



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
June 26, 2025**

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. [Click here for more information.](#)

Zoom Link: <https://us02web.zoom.us/j/82798962704>

CLOSED SESSION - 2:30 p.m.

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

WORK SESSION

2:55 p.m. - HOA Financial Assistance Discussion

3:40 p.m. - Aerial Transit Discussion

4:40 p.m. - Winter 2024-2025 Transportation End of Season Report

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Appointment of David Kleinman and Reappointment of Julian Coffman to the Recreation Advisory Board for a Term Ending June 2028

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Child Care Scholarship Program Update
2. City Manager Work Plan
3. April Sales Tax Report

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

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from May 15 and 22, and June

VI. CONSENT AGENDA

1. Request to Approve Resolution No. 14-2025, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP)
2. Request to Approve a Contract with Musco Sports Lighting LLC in a Form Approved by the City Attorney's Office, Not to Exceed \$341,739, to Install Field Sports Lights, Poles, Electrical Service Panels, and Lighting Controls at the Park City Sports Complex Stadium Field
3. Request to Grant a New, Realigned Sanitary Sewer Easement to the Snyderville Basin Water Reclamation District for the Community Center Project in the City Park Subdivision
4. Request to Authorize the Mayor to Execute the First Amendment to the Interlocal Agreement for Joint Use of Facilities for Recreation

VII. NEW BUSINESS

1. Consideration to Authorize the City Manager to Execute an Amendment, in a Form Approved by the City Attorney's Office, for Geneva Rock Products to Install the Thaynes Pathway Phase 1 Golf Net
(A) Public Input (B) Action

VIII. JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION

1. 2025 General Plan - The Consultant Team Will Provide a Project Update and Overview of the Draft General Plan Recommendations

IX. ADJOURNMENT

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

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

City Council Work Session Staff Report



Subject: Consideration of Requests for Financial Assistance from Affordable HOAs
Author: Rhoda Stauffer, Housing Program
Department: Economic Development and Housing
Date: June 26, 2025

Recommendation

Review and consider providing policy direction to create a new affordable housing homeowners association (HOA) loan or grant pilot program to help support emergency or major capital maintenance on affordable housing units constructed by Park City Municipal.

The City's supply of affordable housing generally includes two types of deed-restricted housing: (1) those built and funded by the City using sub-contractors, and (2) those built and funded by private developers as part of a development obligation.

This report is focused solely on the deed-restricted housing units built by the City, which includes approximately 40 units across the following developments: the Snow Creek Cottages, The Retreat at the Park, Central Park City Condominiums, and Woodside Park, Phase 1. The program can be expanded, if desired, to all affordable units, and we plan to have potential lenders attend the work session in the event we obtain additional questions about their parameters.

The initial policy questions for the City Council to consider are likely:

1. Should Park City create an affordable HOA loan or grant pilot program for capital maintenance?
2. Should the new pilot program be limited to only HOAs that are 100% affordable or should the pilot program be available to any affordable deed-restricted homeowner seeking assistance for HOA capital improvements?
3. How much money should be allocated initially to the pilot the program?
4. Who should administer the pilot program?
5. What other types of criteria should be considered to create the pilot program?

Executive Summary

Over the past few years, Park City has been approached by two of the City's affordable housing HOAs requesting financial assistance to address capital repairs, maintenance, and escalating HOA fees.

In Utah, both market-rate and affordable residential developments commonly operate under HOA structures that manage shared and common property responsibilities. While this model is intended to effectively manage capital replacements — such as roofs, siding, solar systems and more — it is also common for HOAs to struggle with

adequately funding reserve accounts to keep monthly HOA dues affordable, thereby requiring intermittent special assessments. In addition, inflation has made it increasingly difficult to set aside sufficient funds for large capital maintenance — particularly in Park City, where the rising costs for labor, materials, supplies, and equipment have amplified the challenge to a degree.

Currently, most affordable HOAs facing major capital needs have limited options: impose special assessments or seek conventional loans — both of which pose additional challenges for residents of affordable units. As a result, the Housing Team engaged several affordable housing professionals, municipal peers, and HOA lending experts throughout the Mountain West to evaluate other programs of HOA assistance.

Unfortunately, we were unable to find any other municipality-operated affordable HOA financial assistance or lending program for emergency capital needs. Instead, we have found that existing programs are limited to individual low-income homeowners and not extended to entire HOAs. However, conversations with local and regional financial institutions specializing in HOA loans, confirmed that lending directly to HOAs is available, but the loans can be difficult to obtain and utilize standard interest rates.

State Laws Governing HOA Reserve Studies

Following the tragic collapse of Champlain Tower South in Surfside, Florida on June 24, 2021, the Community Associations Institute (CAI) convened task forces to explore changes to laws and best practices for the community association housing model to help other communities avoid this type of failure. It also considered legislative solutions to address building safety.

By October 2021, the CAI released a [Public Policy Report](#) on condominium safety. In addition to providing recommendations for laws that support ongoing review of building maintenance and periodic structural integrity inspections for covered communities, the Report recommended changes in federal law and regulations to incentivize timely compliance by addressing the financial burdens on municipalities and households. These included: (a) authorizing the use of certain grant funds for structural inspections of covered condominium communities; (b) engaging federal housing agencies to develop government insured or guaranteed corrective maintenance loan products; and (c) easing the financial impacts of corrective maintenance on households through certain tax deductions. (Report, at pp. 37-42.)

Many states have enacted legislation dealing with community association reserve and operating funds in an effort to protect owners from fiscal problems and financial hardship. In addition, the CAI issued a [Report on Reserve Studies And Funding Resources](#) (updated June 2025). Reserve studies are budgetary planning tools to help community associations prepare for the common area maintenance and replacement expenditures for which they are responsible. A Reserve Study includes a physical and financial analysis along with a recommended funding plan such that maintenance and replacement projects can be completed in a timely manner without reliance on additional funding sources.

Many states have enacted legislation requiring community associations to conduct periodic reserve studies, and in some cases, to also adequately fund their reserves, to protect owners from the fiscal problems and financial hardship from large, special assessments to cover capital projects (see Figure 1 for national funding laws).

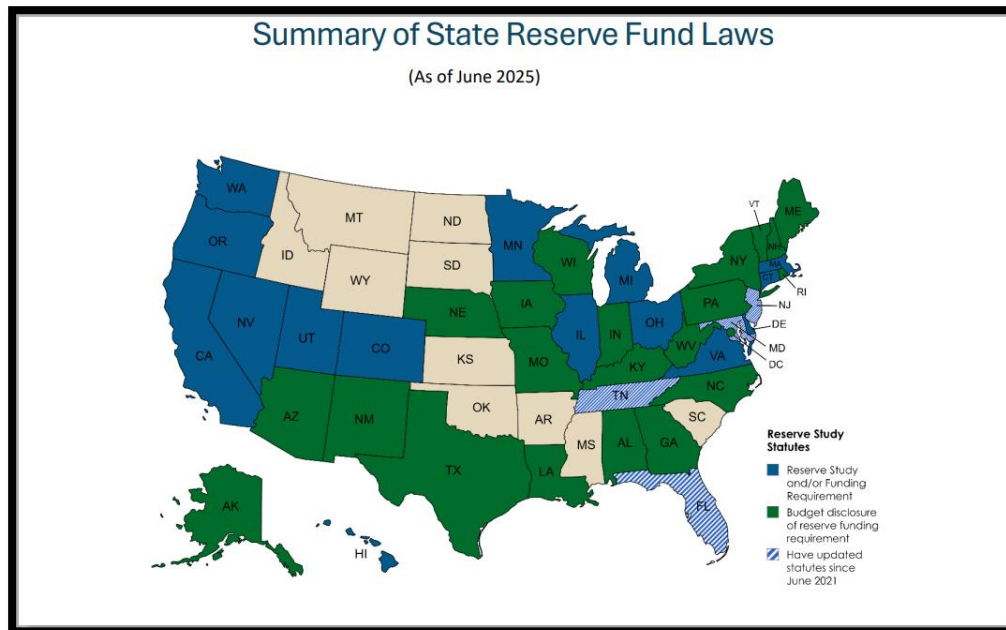


Figure 1

In Utah in 2010, [Senate Bill 278](#) was introduced to establish Reserve Study and Reserve Funding regulations for the first time. The law has been amended from time to time, but currently, condominium associations must conduct a reserve analysis no less frequently than every six years and, if necessary, update a previously conducted reserve analysis no less frequently than every three years.

- Section [57-8-7.5](#). The management committee may conduct a reserve analysis itself or may engage a reliable person or organization, as determined by the management committee, to conduct the reserve analysis. An association of unit owners shall annually provide unit owners a summary of the most recent reserve analysis or update.
- Section [57-8a-211](#). In formulating the association's budget each year, an association shall include a reserve fund line item in: (a) an amount the board determines, based on the reserve analysis, to be prudent; or (b) an amount required by the governing documents, if the governing documents require an amount higher than the amount determined under Subsection (6)(a).

However, there is no statutory requirement in Utah for condominium associations to fund their reserves, as is commonly misunderstood.

Analysis

Private lending to HOA communities is available and a standard practice, but *affordable* HOA financial assistance programs, or programs that are lower than market programs, are not common. Thus, Park City may create its own financial assistance or loan program, perhaps like what the created in the Childcare Program when Park City partnered with the private sector to pilot a new financial subsidy program. Like affordable childcare, the deed restricted units built by Park City Municipal remain a valuable community asset, and important to preserve for future generations.

During our research, we met with several local financial partners, such as Intermountain Mortgage, Cache Valley Bank, Zions Bank, and *afforda*, formerly known as the Utah Center for Neighborhood Stabilization. *afforda* provides construction, pre-development and short-term financing to affordable housing projects. Several of these lenders indicated that it is possible for the City to deposit money into an initial loan program administered by the partner, with guidelines and criteria approved by the City. For example:

1. **Loans:** Initially, two lenders expressed a willingness to develop a program using a deposit from the City as follows:
 - No interest paid to the City; instead, the interest earned would cover the administrative costs of managing the program.
 - Loans would be for 5-10 years, with the HOA paying interest at 2%.
 - Repayment is set up on an autopayment system to avoid delinquencies.
 - The loan pool could begin with \$350,000 as a pilot project to test the concept.
2. **Grants:** Another option is to offer a one-time grant of up to \$75,000 to the four city-sponsored HOAs that apply for the funds and provide good cause to re-invest in the structures as well as the community. This will demonstrate the City's commitment to preserving the long-term affordability of deed restricted units.

In exchange for grant or loan assistance, in theory, the HOAs would commit to some or all of the following:

- Add the funds to their replacement reserves and only use for capital projects.
- Complete Reserve studies every five years and adjust HOA dues accordingly.
- In-between Reserve study years, raise HOA dues annually by an inflationary factor of ~3-5%.
- Maintain exemplary financial management practices including the placement of liens on the property of any owner who does not pay dues.

As far as a potential funding source, the City's affordable housing fund has approximately \$13M set aside for housing development. Future projects already identified include Clark Ranch, Holiday Village and Parkside Apartments (HOPA), and Woodside Park Phase II.

MAIN STREET Aerial Transit

Preliminary Feasibility



Council Direction

Requested a no-cost preliminary review of:

- 1. PRIOR GONDOLA/AERIAL TRANSIT STUDIES**
 - **Summary Delivered April 24, 2025 - Staff Communications Report**
- 2. PRELIMINARY ALIGNMENT(S) – TO DEER VALLEY, AND NOT JUST TO BREW PUB**
- 3. DIFFERENT MODES OF AERIAL TRANSIT**

We seek policy direction on:

- 1. NARROWING (6) ALIGNMENTS EXPLORED**
 - **PURSUE ADVANCED FEASIBILITY STUDIES, REVIEWS & CONCEPT DESIGNS**
- 2. EXPLORING REGIONAL CONVERSATIONS**
- 3. PURSUING AN ECONOMIC IMPACT ANALYSIS**

Collaboration

ENGAGED



NOT ENGAGED



Routes/Alignment

5. FLAGPOLE

4. N. MARSAC

3. BOB WELLS

2. CHINA BRIDGE

1. BREW PUB/SAND RIDGE

6. RICHARDSON FLATS



SNOW
PARK

Mode Types



GONDOLAS

BENEFITS

- ADA Accessible
- Cost
- Higher Capacity
- On Demand - shorter ride time

CHALLENGES

- More towers = more cost
- Higher maintenance



3s – Tri-Cable Systems

BENEFITS

- Longer Spans Between Towers
- Eliminates Ground Impacts
- Barrier Free Entry (ADA)
- Higher Capacity 8,000 PPH
- Vertical Rise Capability

CHALLENGES

- Cost

1. Brew Pub / Sandridge

An aerial photograph of an urban area. A large lot on the left is shaded blue and labeled 'Brew Pub Lot'. Two long, narrow lots on the right are shaded green and labeled 'Sandridge Lots'. The surrounding area includes residential houses, trees, and a street with cars.

Brew Pub Lot

Sandridge Lots

- Pros:
 - Potential activation of Brew Pub Lot and Upper Main anchor location
 - Shortest system distance
 - Lowest interaction with private property
- Cons:
 - Narrow parcels
 - Steep exit requires 2-story portal
 - Minimal space for tower landings
 - Reduces parking supply
 - More difficult transit connections

2. China Bridge

- Pros:
 - Central to town core – potential for additional activation
 - Shorter distance
 - More favorable exit/climb out
 - Incorporated within existing parking garage – potential to integrate with existing parking supply
 - Larger parcel – City owned
- Cons:
 - Private property conflicts (high)
 - Requires near term (10 years) investment for current parking garage structure
 - High cost and complexity for re-development/optimal design integration



China Bridge Background

PARKING GARAGE OVERVIEW

- Typical concrete parking structure lifespan is 50 years
- 2 connected structures – 1986 (South) and 2005 (North)
- Kimley-Horn performed a Parking Structures Conditions Assessment in May 2024
 - South (1986) “exhibiting an accelerated rate of deterioration and corrosion”
 - Recommended “rigorous maintenance procedure to prolong the service life of the garage” and “...begin to prepare and budget to replace the parking structure within the next 10 years”

China Bridge Background

ENGINEERING FINALIZING MAINTENANCE & REPAIR COST SUMMARY

- KH estimated \$5,117,000 for maintenance and repair through 2028
- Engineering solicited proposals and site visits and ***will present findings and a recommendation to Council on July 10***

China Bridge Background

REPLACEMENT COST ESTIMATE*

- North (2005) – 307 spaces - \$18.4M - \$24.5M
- South (1986) – 296 spaces - \$17.7M - \$23.6M
- Structural repairs may negate the need to replace either structure in the near term

*Estimate based on per-stall, above-ground structured parking cost range of \$60K-\$80K

REDEVELOPMENT CHALLENGES

- Within flood plain – below grade parking is difficult and more expensive than a typical below grade structure
- May desire economic activity to justify the replacement costs of below grade



3. City Hall/ Bob Wells Plaza

- Pros:
 - Central to town core
 - Activation potential
 - Adjacent to parking garage
 - Larger parcel
 - Potential interface with existing Transit Center
- Cons:
 - Private property conflicts (high)
 - Difficult climb considering Marsac building and adjacent parking lot
 - Reduces parking supply



4. North Marsac Lot

- Pros:
 - Central to town core
 - Activation potential – integration with a new City Hall Plaza
 - Potential interface with Transit Center
 - Favorable climb out
- Cons:
 - Private property conflicts (high)
 - Reduces parking supply
 - Adjacent to City Hall/Marsac building



5. Flagpole Lot

- Pros:
 - More favorable climb out
 - Best interface with existing Transit Center
 - Larger parcel – best shape
- Cons:
 - Private property conflicts (high)
 - Angle station required
 - Longer system
 - Reduces parking supply





6. Richardson Flats

- Pros:
 - An additional aerial transit route to reduce traffic and serve resort visitors
 - Additive to the economic impact of the City
- Cons:
 - Distance = approx. 3 miles
 - Expensive to construct
 - Private property conflicts (high)
 - May not be additive to the economic impact of Main Street

Council Direction

We seek policy direction:

1. ALIGNMENT DISCUSSION & STRATEGIC SUPPORT

- Which of the six alignments do you wish to explore to Snow Park?
- Next Step for Feasibility – Pursue consultant procurement for the following:
 - Mode (capacity, rider experience, and system)
 - Alignment (landing points, angles, and rights of way)
 - Cost Estimates
 - Traffic Demand Analysis (Reduction of vehicle-miles-traveled)
 - Analog / Best Practices Analysis (California, Colorado, Switzerland, Mexico)
- Strategic Partner Engagement (Summit County, Wasatch County, MIDA, UDOT)

2. PURSUE A LARGER REGIONAL AERIAL TRANSPORTATION NETWORK

- Study Richardson Flats
- Park City Resort and Town Lift Plaza

3. PURSUE AN ECONOMIC IMPACT ANALYSIS

- Increased Sales & Use Tax Revenue



City Council Staff Report

Subject: Winter 2024-2025 Transportation End of Season Report

Author: Tim Sanderson, Franklin Williams, Bill DeGroot, Julia Collins, Robbie Smoot, Andrew Leatham, Johnny Wasden

Department: Transportation

Date: June 12, 2025

Executive Summary

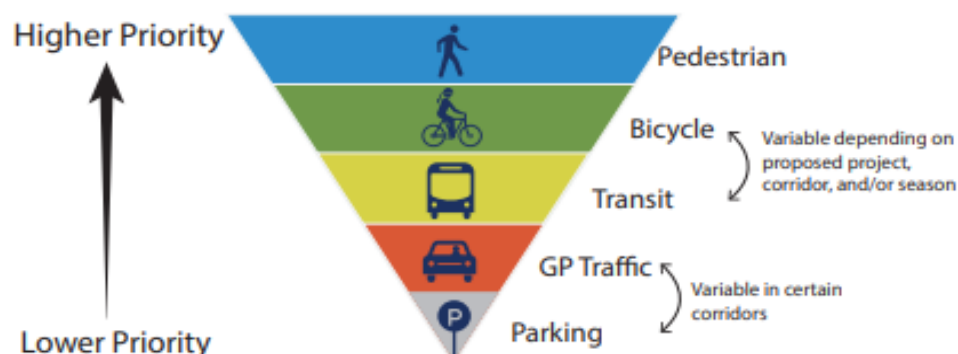
- PCMC Transportation experienced a successful year, indicated by increased system-wide ridership, especially from Richardson Flat Park and Ride to key community destinations;
- PCMC Parking experienced a reduction in parking transactions and revenues. This indicates that progress is being made toward encouraging parking turnover and increasing available parking; and
- PCMC Transportation Planning has several major projects underway that will encourage residents, employees, and visitors to move through the community without using personal automobiles.

Analysis

Park City's Transportation Division intends to support [Park City Forward](#), PCMC's transportation blueprint from 2022. This document outlines six guiding principles:

- Develop a Park Once community;
- Collaborate with regional partners on long-range transportation solutions;
- Identify, manage, and mitigate traffic during peak conditions;
- Expand our world-class biking and walking infrastructure;
- Proactively review and analyze disruptive transportation and transit ideas and innovations.
- Continue to develop and improve the internal Park City Transit system.

Further, future projects and operational decisions are undertaken with consideration of the Park City Modal Hierarchy, which is illustrated below.



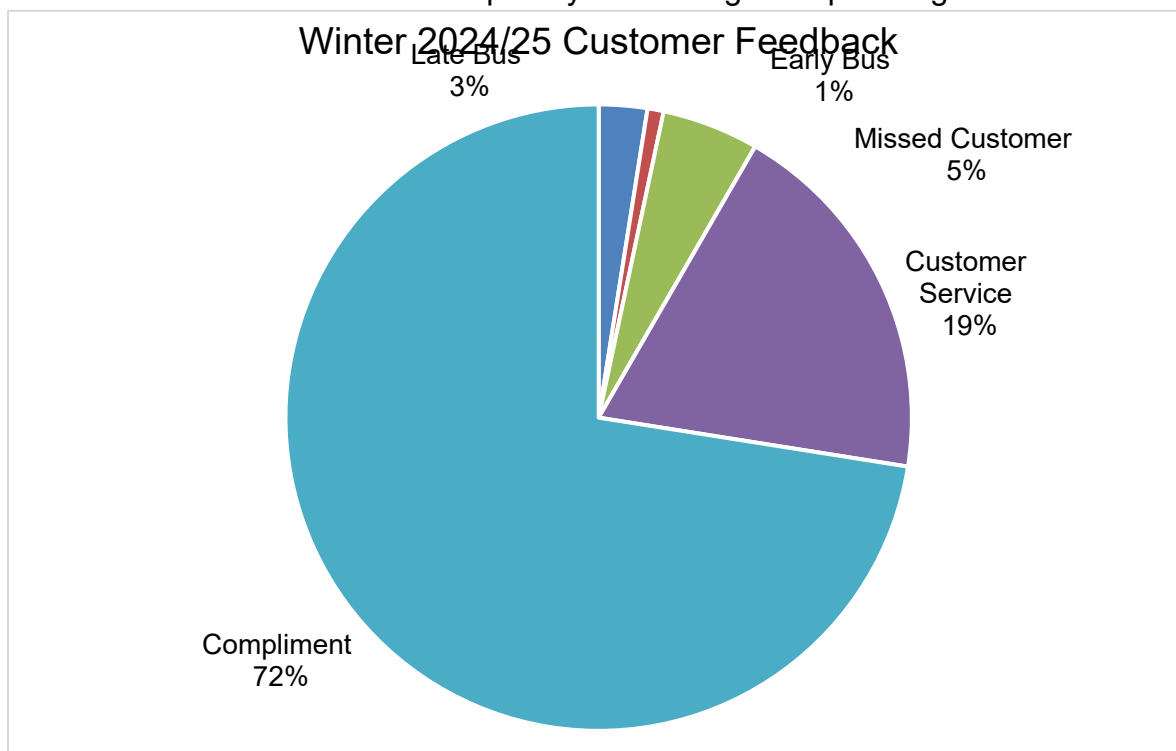
Transit Department

Key Performance Indicators – December 8, 2024, to March 31, 2025:

- Total Customer Boardings (Ridership):
 - 909,139
 - 4% Increase from the previous season
- On-Time Performance (OTP):
 - 74% On-Time
 - 6% increase from the previous season
- Customers per Revenue Hour (CPRH):
 - 22.6 CPRH
 - 3.2 customers per revenue hour decrease from the last winter
 - This decrease was expected due to additional service hours being delivered this year

	<i>Average Peak Day</i>		<i>Average Non-Peak Day</i>		<i>Average Day</i>	
Year	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24
Ridership	10,130	9,216	7,337	7,316	7,974	7,753
CPRH	27.1	29.3	21.2	24.7	22.6	25.8
OTP	63%	60%	77%	71%	74%	68%

- Customer Feedback
 - 120 total comments received
 - Customer service will be a priority for training this upcoming season.



Resort Routes:

Peak day ridership to and from the resorts on Richardson Flat routes experienced a 52% increase.

Ridership	Average Peak Day		Average Non-Peak Day		Average Day	
	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24
6 Old Town Express	827	188	86	42	256	77
7 PC Mountain Express	612	613	423	397	466	448
8 Deer Valley Express	243	313	203	342	212	335

Route 20 Tan:

Introduced in July 2024, the 20 Tan connects Park Meadows and Royal Street to the resorts and OTTC.

Ridership	Average Peak Day		Average Non-Peak Day		Average Day	
	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24
20 Tan	99	N/A	68	N/A	75	N/A

Additional Route Ridership metrics are available in Exhibit 1.

Upcoming Projects:

- CAD/AVL - Fall/Winter 2025
- The Transit Department has placed an order for 13 Electric Gillig 35-ft buses. Delivery of the new buses is expected by the end of October.
- The Transit Department and the Information Technology Department have collaborated on touch-screen interactive tablets at specific bus stops. These allow for more interaction than a bus schedule, with current route timings and locations shown on an interactive screen. These are currently being deployed.

Parking and Travel Demand Management (TDM) Services

Key Performance Indicators:

- Parking Peak Occupancy:
 - Parking Services deployed several (TDM) strategies to encourage transit ridership, reduce neighborhood cut-through impacts, and promote stall turnover using a tiered pricing structure.

	Average Peak Day		Average Non-Peak Day		Average Day	
	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24
China Bridge	484	508	308	289	313	341
Richardson Flat	197	189	59	51	94	97

- **Parking Revenue**
 - Overall paid parking revenue and transactions were down from the previous season. Overall parking revenue and transaction counts declined compared with the previous season, indicating lower downtown parking demand rather than a change in pricing or stall inventory. Increased use of park-and-ride lots appears to have diverted trips from the core, which likely helped reduce traffic congestion. The increase in park and ride utilization and reduction in overall paid parking utilization contribute to reduced traffic congestion in town.

	2024/25	2023/24	Change
Total Transactions	163,567	169,895	-3.8%
Total Revenue	\$1,095,570	\$1,182,692	-7.4%

New and Upcoming Projects:

- **Parking Occupancy Technology**
 - AI-powered parking sensors have been installed in China Bridge to actively and accurately measure occupancy in real time.
 - Phase 2 of the project includes installing real-time signs on the garage's exterior, broadcasting current occupancy, and displaying information regarding parking rates, events, and other pertinent parking and transportation information.
 - This project is intended to reduce unnecessary circulation through Old Town by providing enhanced parking information and wayfinding.
- **Bonanza Flat Paid Parking:**
 - Beginning summer 2025
- Will reduce traffic congestion and improve safety by managing the trailhead parking inventory and offering frequent, free transit service to the area, with the long-term goal of funding operations with this parking revenue
- **Residential Permit Program**
 - The Parking and TDM Services team is engaging Old Town residents to gather feedback and propose concepts on how the program may more effectively serve the community.
 - This project aims to modernize and apply relevant solutions to current parking and access challenges.

Transportation Planning

Key Performance Indicators:

- **Transportation Grant Program**
 - Submitted applications
 - Federal:
 - New expansion of electric buses
 - Replacement support vehicles
 - Replacement of Proterra buses
 - Transit operating & project administration funds
 - State:

- McLeod Bridge Replacement
 - Upcoming applications and projects:
 - Federal
 - Clark Ranch connectivity
 - Wildlife mitigation
 - Buses and charging infrastructure
 - Transportation Sales Tax 3rd Quarter
 - Thaynes Phase 2
 - Recreate 248
 - Transit Signal Priority Technology
 - Bike and pedestrian networks on Monitor Drive and Little Kate

- Encouraging Alternate Modes:

- Social Media:
 - 164 Instagram Followers at season start.
 - 533 Instagram Followers at season end.
 - Frequent posting about using Richardson Flat PnR.
- Events:
 - Held 12 Unique Events
 - Made approximately 1,100 contacts. (Exhibit 2)
- Ride-on Winter Commute Incentive Program:

	2024/25	2023/24
Total Trips	27,000	26,000
Total Distance	380,854	400,222

- PCMC Winter Challenge

	2024/25	2023/24
Total Trips	2,600	1,500
Total Distance	54,387	35,960

- Current Projects:

- Thaynes Phases 1 and 2:
 - The project's goal is to create a pedestrian network through the Thaynes neighborhood, making it easier and safer for people to reach the Farm and McLeod Trails, parks, commercial shopping, and the Park City Resort area.
 - Phase 2 will be in a more residential section of the neighborhood, and as such, Transportation Planning will conduct extensive outreach as the project moves forward.
- Re-create 248
 - We have been working directly with Council and the Transportation Liaisons to workshop the study's direction, including the transportation modes evaluated, the needs and purpose of the study, and what modes make sense to move forward based on the results of the alternative analysis screenings.

- The study will be completed in January 2026. It will determine what transportation mode should move forward to the Environmental Analysis and ultimately design to be constructed before the 2034 Olympics.
- Biking and Walking Projects
 - Following the adoption of the [Park City Bicycle and Pedestrian Plan](#) (BPP), staff have advanced multiple active transportation initiatives.
 - Transportation Planning has collaborated across departments to include BPP projects in ongoing capital efforts. This reflects a strategic commitment to embedding active transportation infrastructure throughout Park City's broader capital investments.
 - Projects underway:
 - Restriping Park Ave.
 - Crosswalk treatment guidelines
 - Neighborhoods First pilot projects
 - Royal Street and Empire bikeway
 - Updating and expanding bicycle parking
- New Bus Signage at OTTC
 - This project involves replacing outdated, damaged, and missing signage at the OTTC. Phase 1 was completed in April 2025. Phase 2, scheduled for completion this fall, will include the installation of new rooftop signage to improve visibility and help customers more easily find the correct boarding area.
- Bus Stop Improvements
 - The project aims to improve 83 of the 143 bus stops to improve accessibility and safety by focusing on ADA compliance, filling in missing gaps in pathways, and better signage and amenities.
 - Phase 1, completed in 2024, improved 18 stops and installed nine shelters. 8 of the nine shelters will be enhanced with public art this summer.
 - Final design is slated for completion in January 2026, with construction occurring in both 2026 and 2027.
 - City staff are leveraging federal grant funding that has been awarded to this project and applying for more funding to advance critical bus stop connectivity initiatives, such as high comfort bike and pedestrian networks on Monitor Drive and Little Kate Road.
- Dogs on Bus Policy:
 - Pilot policy from June 2 through November 1, 2025.
 - Evaluate the feasibility and safety of allowing dogs equipped with muzzles and leashes dogs on buses alongside their owners.
 - Effectiveness will be assessed based on ridership feedback and the number of reported incidents, if any.
 - Intended to improve ridership to trailheads, especially Bonanza Flats.
 - Policy is found in exhibit 4

- 20 Tan Extension:
 - Resulting from numerous requests, Transportation Planning recommends a route deviation on the 20 Tan.
 - This deviation would flag down service along Aerie and Mellow Mountain Drive.
 - Based upon current service levels, this would be a cost-neutral adjustment.
 - There are challenging aspects of this deviation, especially during snow events, which may require service suspension due to road conditions.
 - Exhibit 3 illustrates the proposed routing.

Traffic Mitigation

- Peak Day Operations
 - Winter Peak Day Operations focused on the following goals: Neighborhood Protection, Transit Priority, and Traffic Congestion Mitigation.
 - In 2024/25, the number of peak days increased slightly from 66 to 68, focusing on weekends, holidays, and periods around special events.
- Residential Protection
 - Thaynes Canyon:
 - Park City Mountain continued paid reserved parking for the third straight year, which again diversified morning traffic and reduced cut-through traffic in the neighborhood. Traffic counts during the peak months were consistent with the prior year, with even further reductions during some months. Peak day staffing was reduced to one parking officer at Thaynes Canyon and Park Avenue on Max Peak Day mornings.
 - 14th and 15th Streets:
 - Barricades were again placed at the intersections of 14th and 15th streets and Empire Avenue for the duration of the ski season for the second year in a row.
 - A drop arm gate was installed at 14th Street, which allowed streets crews to temporarily open the gate for plowing operations.
 - A second gate will be installed at 15th Street this year.
 - Hillside/Prospect/Chambers:
 - A combination of police, parking, and Kane Security staff were posted on peak days during resort egress to reduce cut-through traffic on these narrow and steep Old Town Streets.
 - Traffic count data showed that over a seven-year period, 2024/2025 saw some of the lowest traffic counts on Hillside Avenue.
 - Deer Valley Loop:

- City staff worked closely with Deer Valley Resort to enhance the safety of residential driveways located within the designated overflow parking area on the Deer Valley Loop.
- New barricades were linked together with PVC connectors and were placed on each side of affected driveways and extended to 20 feet. The new traffic control devices and enhanced signage solved the problem and increased safety for residents and pedestrians.
- Traffic Congestion Mitigation/Transit Prioritization
 - Temporary signal installed at the Marsac Roundabout
 - Police officers assigned to monitor and temporarily stop the southbound entrance and allow transit to exit the OTTC safely.
 - Observations indicate that the flashing yellow light had a positive effect on the operation of the roundabout and that the brief pause in southbound traffic not only helped the buses to exit the transit center but also helped to clear the northbound leg from Marsac Avenue.
 - This pilot was an essential step in UDOT's recommendation to install a permanent solution at the location.

Exhibits

Exhibit 1: Winter Season Route Ridership
 Exhibit 2: Winter Season Outreach
 Exhibit 3: 20 Tan Extension Routing
 Exhibit 4: Pilot Dogs on Bus Policy



Exhibit 1 - Winter Route Ridership

'24/'25 '23/'24

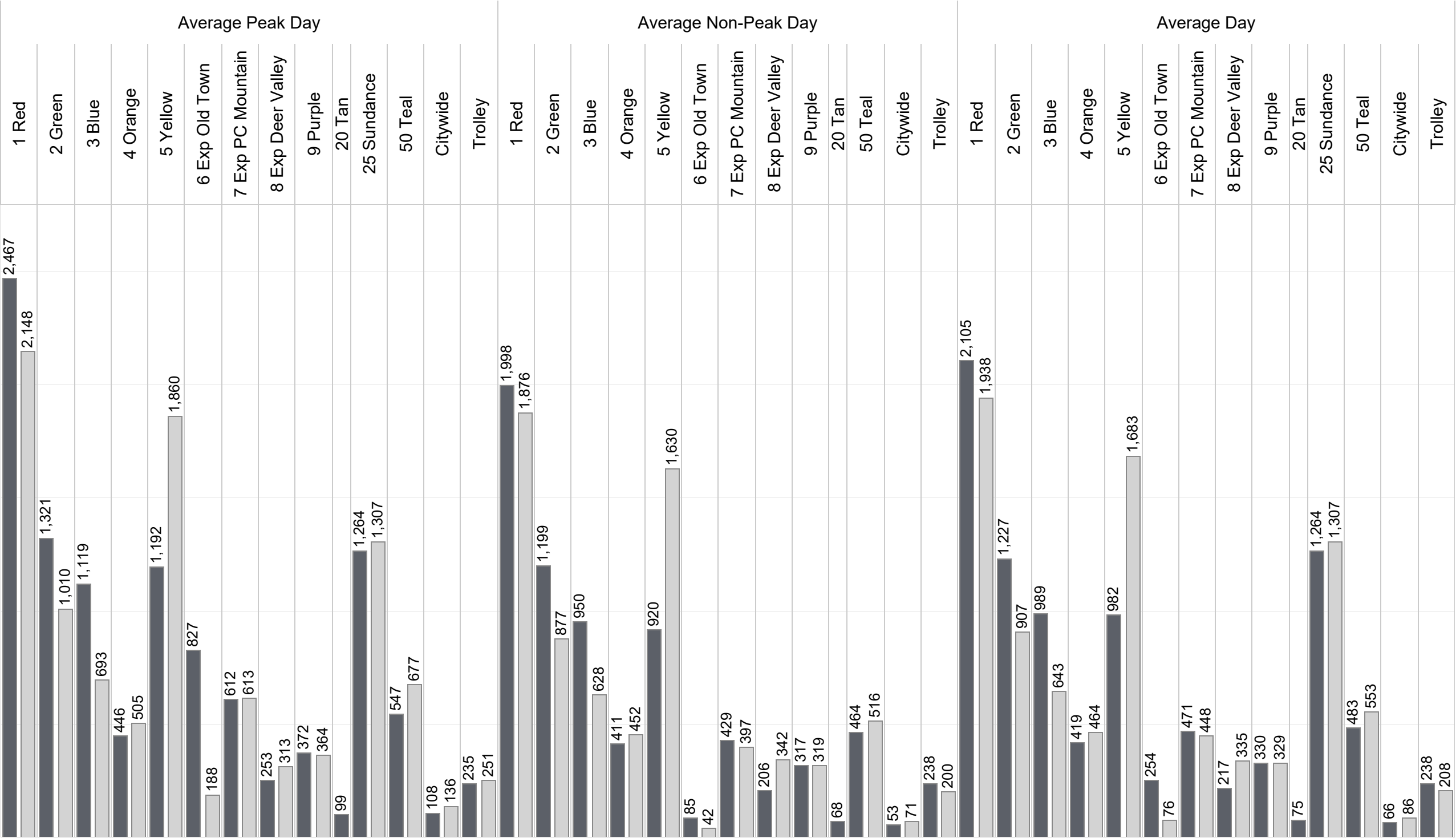
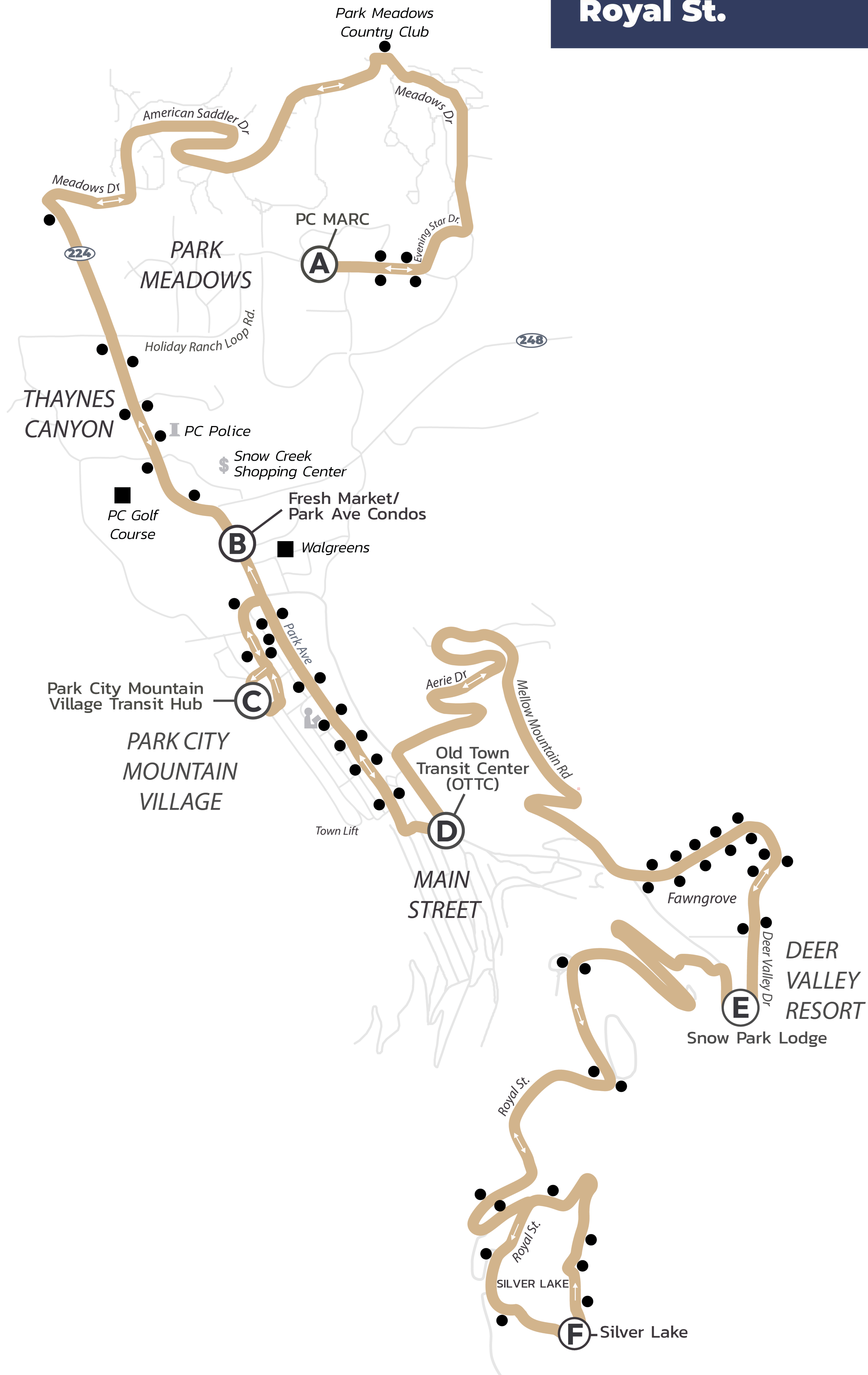


Exhibit 2: Winter Season Outreach Events

Date	Event	Location	Highlights
5-Dec	PCMR Employee Welcome	Grand Summit Hotel (Canyons)	30 Employees engaged
9-Dec	Ride On Kickoff	Richardson Flat P&R	Low engagement
12-Dec	Ride On Kickoff	Ecker Hill/Jeremy Ranch	Low engagement
19-Dec	J1 Welcome Night	The Prospector	100+ engaged. 80% of booth materials in Spanish.
20-Dec	PCMR J1 Welcome	The Lodge at PCMV	100 attendees.
24-Jan	Sundance Activation	Richardson Flat P&R	50 visitors
14-Feb	President's Weekend Booth	Richardson Flat P&R	High engagement.
25-Feb	Christian Center Dinner	Christian Center	Connected with J1s and donors.
25-Mar	State of the City	Park City Library	15–20 engaged
1-Apr	Ride on @ Gaper Day	PCMR	70–100 engaged
3-Apr	Ride On @ Deer Valley	Deer Valley	50–60 engaged
3-Apr	Ride On @ Fresh Market	Fresh Market	50–60 attendees.

20 Tan Meadows Dr. & Royal St.



Park City Transit



Dogs on Bus Pilot Policy

Purpose

Define a safe process for allowing dogs on Park City Transit buses during a limited pilot program in accordance with State and Federal guidelines.

This pilot will run from **June 2 through November 1, 2025.**

Policy

- Service animals and well-behaved dogs are welcome during the pilot period.
- Only one dog per owner is allowed on the bus.
- Dogs must be licensed and current on vaccinations.
- Dog owners must remain with their dog at all times.
- Dogs must remain on a leash at all times. Leashes must not exceed 6 feet in length. If the leash is retractable, it must be locked to 6 feet or less.
- All dogs must wear a properly fitted muzzle while riding the bus. Dogs without a muzzle are not permitted to board.
- Dogs and their owners must board and exit the bus through the rear side door.
- Dogs must remain in the back of the bus at all times during the trip.
- Dogs are not allowed to occupy seats or block aisles; they must sit on the floor or on their owner's lap.
- Owners must clean up after their pet.
- In situations where the bus is full, for passenger and pet safety, the decision is left to the driver's discretion to determine the appropriate limit of dogs onboard.
- Dog owners have sole responsibility for their dog. Park City Transit shall not be liable for any injury or damage caused by any dog.

Non-compliance with these rules will result in being instructed to vacate the bus.

For passengers who are unable to travel with dogs in proximity, please contact (435-640-7819) for other arrangements. *Dog owners who fail to comply with the above policy will be instructed to exit the vehicle.*

City Council Staff Report



Subject: Recreation Advisory Board Appointments
Author: Tate Shaw, Assistant Recreation Director
Department: Recreation Department
Date: June 26, 2025

Recommendation

After reviewing applications and conducting interviews, we recommend Council provide advice and consent to the following Park City residents who have been nominated by the Mayor to serve on the Recreation Advisory Board (RAB) for the terms outlined below:

Name	Term
Julian Coffman (Reappointment)	July 2025-June 2028
David Kleinman	July 2025-June 2028

Appointments to the RAB are made by the Mayor with the advice and consent of the City Council ([Park City Municipal Code 2-4-14\(A\)](#)).

Analysis

The Recreation Advisory Board advises the City Council on matters related to parks and recreation. The Board consists of five to nine members with three-year staggered terms. RAB vacancies are created by terms that end each June.

This year’s RAB recruitment was posted on the Park City Website, Park Record Newspaper, KPCW, and social media. We received six applications, of which four qualified. One applicant was seeking reappointment. We recommend appointing two individuals to the Board, each for a three-year term, which will result in the Board having eight members.

The interview committee consisted of Councilor Ed Parigian, RAB representative and Vice-Chair Meg Steele, Assistant Recreation Director Tate Shaw, and Division Manager Heather Todd. The committee interviewed all applicants on May 7 and 8 with the goal of building and maintaining a Board whose members will keep all aspects of recreation in mind and not singularly focus on a particular issue, sport, constituency, capital project, facility amenity, or areas outside of the Board’s advisory realm.

The Mayor nominates Julian Coffman (reappointment) and David Kleinman for appointments.

With these recommended appointments, the Recreation Advisory Board Roster would be:

Name	Term End
Julian Coffman	June 2028
David Kleinman	June 2028
Abby McNulty	June 2027
Susan Mayo	June 2027
Kathy Carey	June 2027
Holland Lincoln	June 2026
Jody Whitesides	June 2026
Kraig Moyes	June 2026

Attachments

Exhibit A: Interview Questions

Exhibit A

Recreation Advisory Board *Interview Questions*

1. What recreation facilities or programs do you or your family participate in?
2. What is the role of public recreation in the community?
3. What are your views on the issue of public recreation facilities versus private facilities?
4. What do you perceive to be the single greatest improvement that could be made to the recreational offerings in Park City?
5. If selected to be on RAB, what would you want to see accomplished within the next three years?
6. How do you balance the competing needs of user groups with limited facilities? What criteria or data would you use to evaluate scheduling and usage?
7. What are your thoughts on the level of taxpayer support recreation should receive. In other words, should the department be funded with user fees, taxes or a combination of the two. Why?
8. Any questions for us?

City Council Staff Communications Report



Subject: Child Care Needs-Based Scholarship Program
Author: Michelle Downard
Department: Executive
Date: June 26, 2025

Summary

Review performance data on Park City's Child Care Needs-Based Scholarship Program that provides financial support to qualifying resident households and the workforce. Park City's Program has been nationally recognized, increased local providers' participation in the State's DWS Child Care subsidy, and supported 112 households with 129 children.

In September 2025, staff will return to the Council to suggest potential adjustments to qualifying criteria to contemplate needs the Program is not capturing, expand childcare capacity (children up to age three), and provide additional financial support to providers.

Background

On [June 22, 2023](#), the City Council made a one-time \$1,000,000 allocation to support community childcare needs, and on [October 26, 2023](#), approved a contract with [Upwards](#) to administer the Program. The Park City Community Foundation's Early Childhood Alliance covered the administrative costs, allowing 100% of public funds to go directly toward tuition and provider incentives. The Program focuses on the greatest need: lower-income Park City resident households and the workforce with young children.

Since the launch on January 1, 2024, the Program expanded to Summit County in June 2024, and the City Council has received ongoing performance updates. Most recently, on [March 20, 2025](#), the City Council received the Impact Report and performance data from the Program's first year. The Impact Report estimates the program provides a \$4.64 million boost to the local economy, driven by working parents being able to secure employment, thereby increasing work hours and productivity, and reducing costs associated with employee turnover. The Impact Report concluded that the Program demonstrates how targeted public investment can yield substantial economic and social/community returns. The City Council requested we consider more outreach, identify needs that the Program is not addressing, improve child care capacity (children up to age three), and maintain the Child Care Needs-Based Scholarship Program through FY26.

On [May 1, 2025](#), while discussing recommendations from the Nonprofit Services Advisory Committee, the City Council requested we consider program adjustments to provide more support to childcare providers.

Recognition

The Program has been recognized on a local and national scale, outlined in the March 20, 2025, staff report. Since then, on April 9, 2025, Mayor Worel was invited by Moms First to represent Park City at Child Care Hill Day in Washington, D.C., where she spoke alongside industry leaders on advancing childcare solutions. On May 5-6, 2025, Michelle Downard highlighted the program as a best-practice case study at the U.S. Chamber of Commerce's Business Leads Fellowship Program Master Class, showing how community-driven efforts can make a lasting impact.

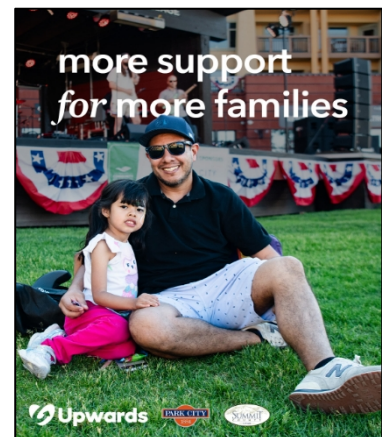
In June 2025, the Program was highlighted as the feature on [Utah Insights](#), a PBS Utah public affairs program. The segment explores how the City's new program is helping local families afford childcare while supporting a stronger, more resilient workforce and community.

Analysis

In April 2025, the annually updated AMIs were released with notable increases. For example, the 100% AMI for a household of 4 increased from \$151,700 to \$168,600, expanding the number of eligible households for the Program. As a result, Upwards and PCMC renewed the outreach efforts to capture eligible households, including eblasts, weekly posts on PCMC social platforms (Facebook, Instagram, X, Next Door), and the PCMC newsletter. Several hundred flyers and brochures were distributed in over 80 locations citywide, including medical offices, hospital, grocery stores, recreational facilities, libraries, laundromats, and more. In addition, the program was promoted at the Park City Community Foundation's Summer Solstice Event on June 20, 2025.

In addition, previous applicants denied scholarships due to their income exceeding the previous AMI limit were directly contacted to reassess eligibility. This resulted in 2 more participating households (a total of 3 children).

Email Marketing & Social Media Posts



Flyer & Brochure



Need financial assistance for childcare?

Park City Municipal, Summit County, and Upwards have partnered to provide scholarships to local families to cover childcare costs!

How to get started:

- 1. Sign Up**
Use the QR code or sign up at:
 - upwards.com/childcare-assistance/park-city
 - upwards.com/childcare-assistance/summit-county
- 2. Create Your Application**
Answer a few short questions about your family. An Upwards care manager will guide you through the application process.
Documents needed:
 - Proof of the child's age
 - Proof of income
 - Proof of residency
 - Proof of Park City, PCMC or Summit County workforce
 - Proof of DWS benefits (if eligible)
- 3. Select Your Caregiver**
Verify your childcare provider's eligibility or get matched with a caregiver from our scholarship program!
 Have a provider you love? They can participate when they serve children enrolled in Department of Workforce Services (DWS) and can earn up to \$300 in monthly incentives.

Eligibility Requirements

- Have a child up to kindergarten eligibility age
- Reside or work in the Park City or Summit County.
- Have a household income less than 100% of the newly increased Summit County AMI

We've recently increased the AMI used to determine eligibility—if you applied before and didn't qualify, we encourage you to try again.

Visit upwards.com/childcare-assistance/park-city for full eligibility criteria.

- You may qualify for up to \$1700 per month per child.
- Resident must contribute 10% of the household income to childcare. This is for all children in the home and not per child.
- Eligible workplace applicants are limited to \$200 per child.

See how much you qualify for



Have questions? Call us at (323) 410-5479
upwards.com/childcare-assistance/park-city | upwards.com/childcare-assistance/summit-county



Need Financial Assistance for Childcare?

Park City Municipal, Summit County, and Upwards have partnered to provide scholarships to local families with childcare costs.

How to get started:

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 - upwards.com/childcare-assistance/park-city
 - upwards.com/childcare-assistance/summit-county
- 2. Create Your Application**
Answer a few short questions about your family. An Upwards Care Navigator will guide you through the application process.
Documents needed:
 - Proof of the child's age
 - Proof of income
 - Proof of residency
 - Proof of Park City, PCMC or Summit County workforce
 - Proof of DWS benefits (if eligible)
- 3. Select Your Caregiver**
Verify your childcare provider's eligibility or get matched with a caregiver from our scholarship program!
 Have a provider you love? They can participate when they serve children enrolled in Department of Workforce Services.

See how much you qualify for



PCMC Scholarship Awards

By May 31, 2025, 27 participating child care providers were awarded scholarships to 112 households, supporting a total of 129 children. The average scholarship, based on the 10% household contribution and the cost of childcare, resulted in an average monthly scholarship of \$793.88. A flat workforce scholarship of \$200.00, for a combined scholarship average of \$463.70 per month for residents and the workforce. Additional performance data is provided in Exhibit A.

The most common reason for unenrollment is a loss of eligibility (relocating, new employment outside of city limits, or children aging out). We also saw a decrease of 14 children in June 2025, which aligns with the end of the school year. We expect enrollments to increase in August/September 2025 when school resumes.

Park City Municipal has promoted the Program during employee recruitments and encouraged staff members to enroll, resulting in 15 households participating, which is the highest participation of any employer. Other participating employers range from 1 to 4 households each with a substantial 63% of employers with only 1 household participant each. (See Exhibit A)

As of May 31, 2025, \$652,015 in scholarships had been distributed to qualified households, including \$575,215 (88%) in tuition scholarships and \$76,800 (12%) in provider incentives.

Our Program has directly increased DWS Child Care Assistance participation (State funding) in Summit County from approximately 5 to 24 children. DWS participants received an average scholarship of \$749 per month from the state, resulting in an average of \$17,976 monthly financial assistance to DWS-enrolled families and further expanding the impact of our financial support.

Funding

On [June 12, 2025](#), the City Council adopted the final budget, which included funding to maintain the Program through FY26. Since approximately \$333,000 remained from the \$1M approved in FY24, \$300,000 additional budget was recommended through June 30, 2026, for a total contribution of \$633,000 in FY26.

Moving forward, the Council must decide how to integrate the program into ongoing funding, as the FY26 budget continues to represent one-time funding. In addition, if the Program's programmatic and qualifying scholarship criteria are increased, the amount of overall allocations during FY26 and beyond are necessary.

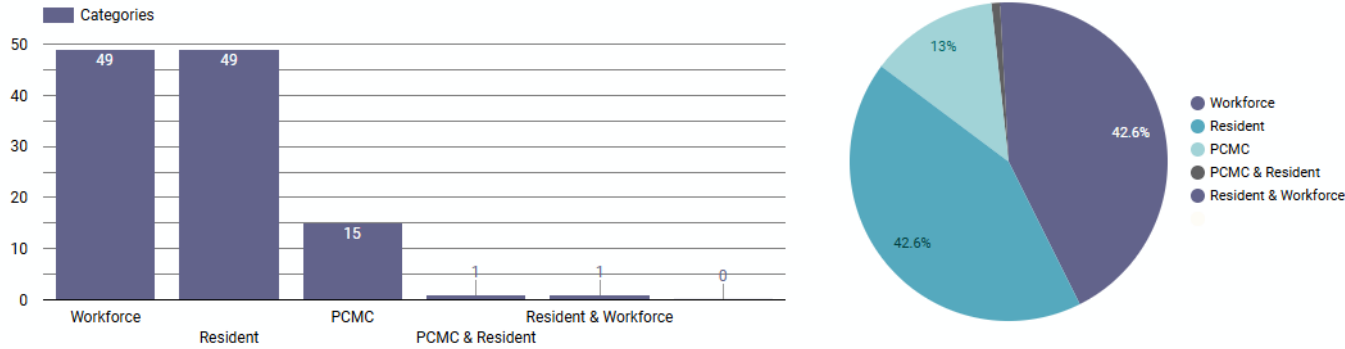
EXHIBITS

- A Park City Scholarship Performance Data
- B Programmatic and Qualifying Scholarship Criteria

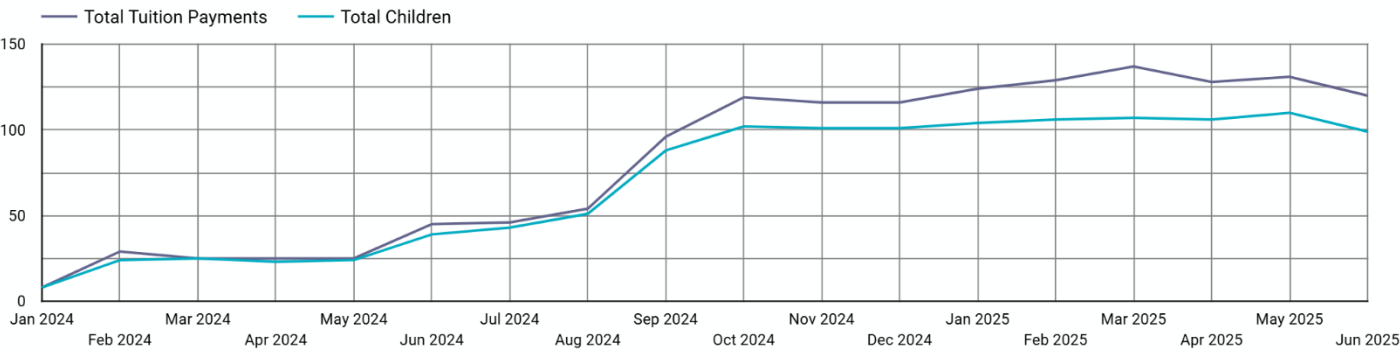


Park City Needs-Based Child Care Scholarship Data
January 1, 2024 – May 31, 2025

Enrolled Family Categories



Tuition Transactions Over time



DWS Enrollments

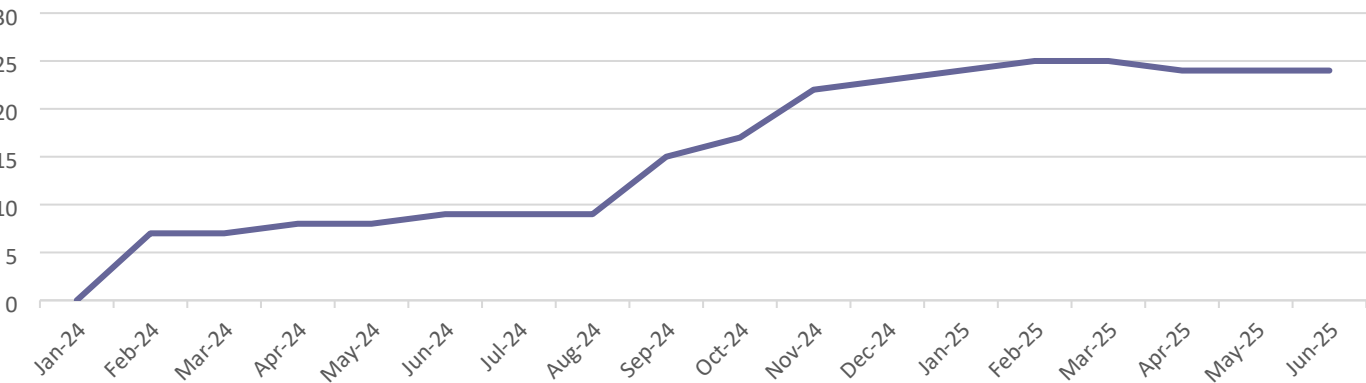
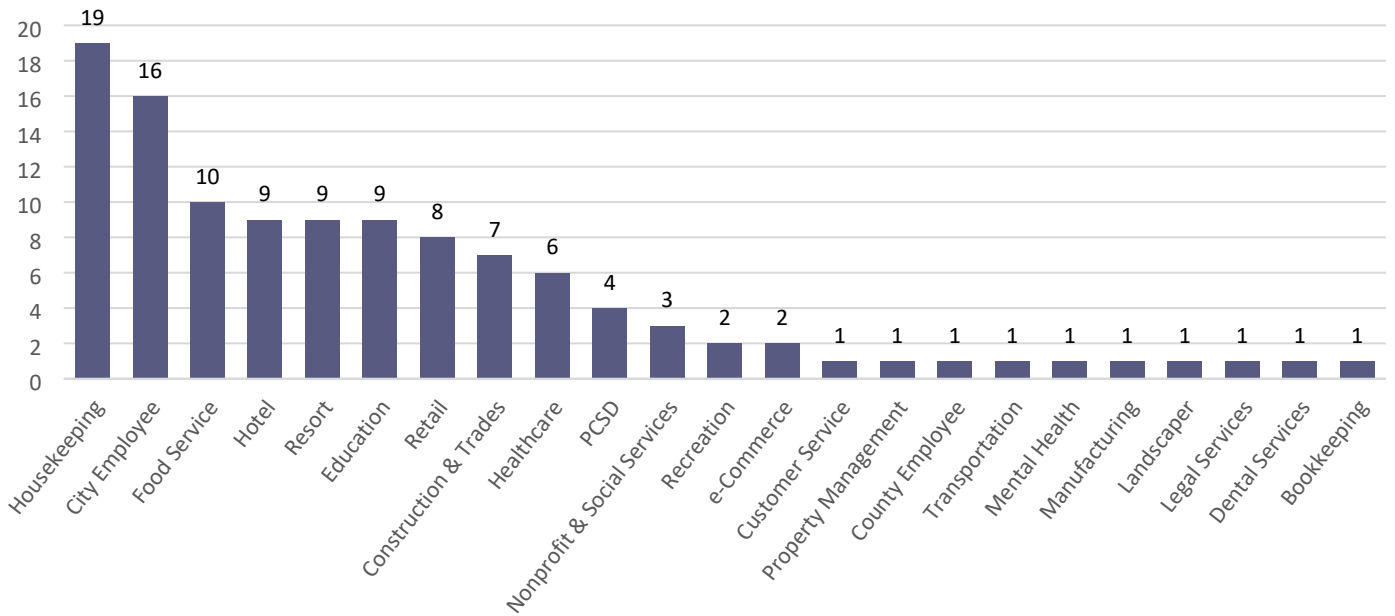
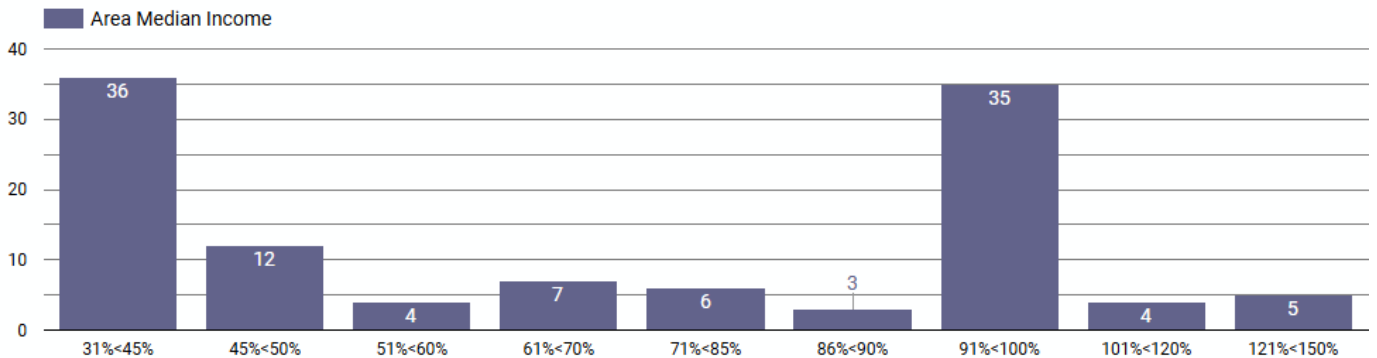


EXHIBIT A

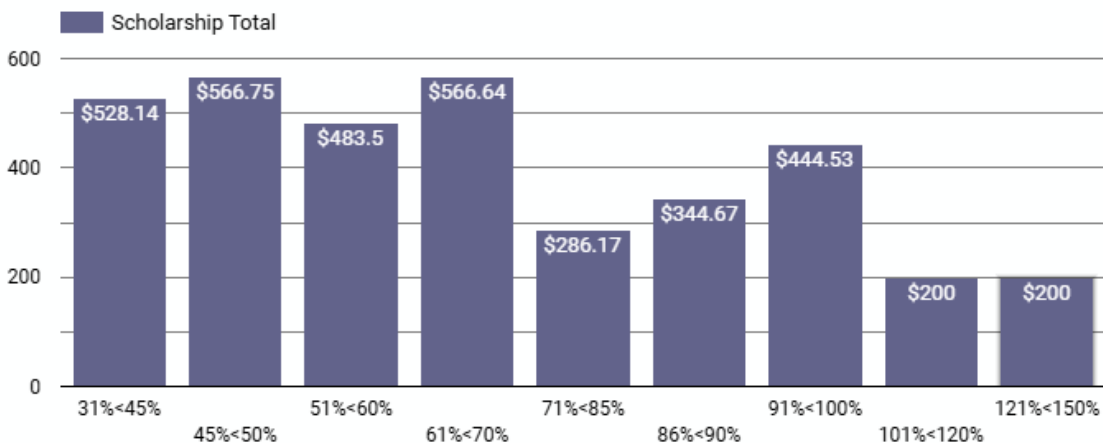
Workforce



Area Median Income



Avg Scholarship Amount By Area Median Income



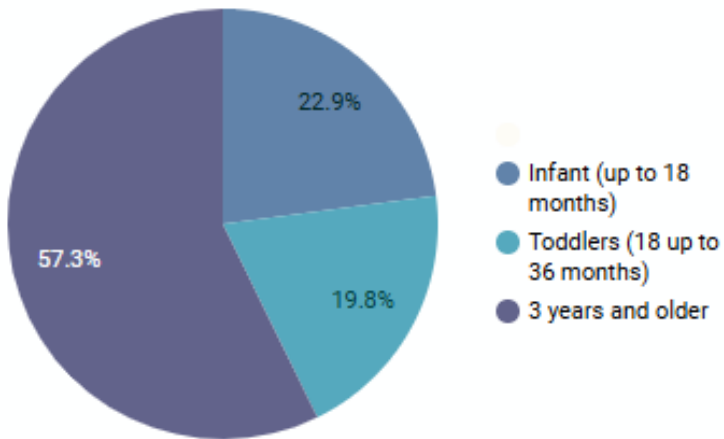
Age Ranges

Total Children

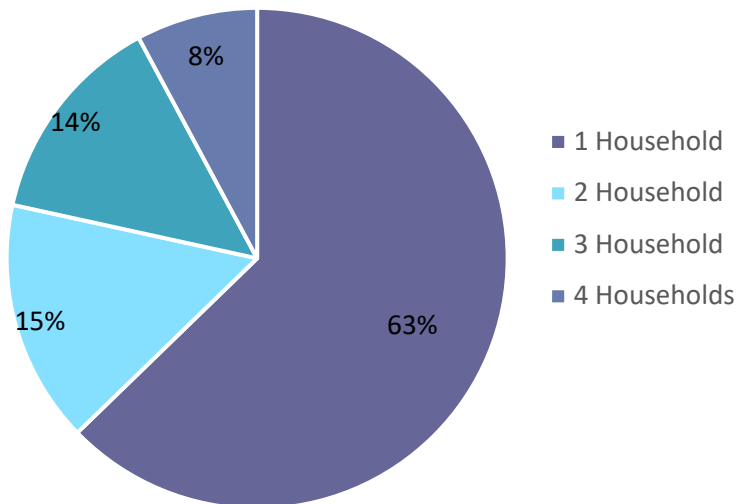
129

Avg # Children / Families

1.17



Households per Employer *excluding PCMC



PCMC Child Care Needs-Based Scholarship Program Criteria

1. Resident Child Care Tuition Scholarship

- a. Requirements
 - i. At least one parent is a Park City resident;
 - ii. Children up to kindergarten eligibility age;
 - iii. A household income of less than 100% Summit County AMI;
 - iv. Child enrolled in a regulated child care provider located within Summit County; and
 - v. Households must contribute 10% of the household income to child care per month (aggregate, not per child).
- b. Scholarship Available
 - i. PCMC scholarship will cover the remaining child care expenses up to actual costs, but no more than \$1,700 monthly tuition per child per month, however,
 - 1. Households who are identified as potentially eligible (as identified by the administrator) must apply for DWS Child Care Assistance or any other federal or state-funded program; and
 - 2. The scholarships will not be provided for child care expenses awarded federal or state assistance.

2. Workforce Child Care Tuition Scholarship

- a. Requirements
 - i. At least one parent is a Park City resident or works within Park City;
 - ii. Children up to kindergarten eligibility age;
 - iii. A household income of less than 100% Summit County AMI; and
 - iv. Child enrolled in a regulated child care provider that is located within Summit County.
- b. Scholarship Available
 - i. \$200 per child per month; or

3. Full-time PCMC Employee Children Tuition Scholarship

- a. Requirements
 - i. At least one parent is an employee of Park City Municipal
 - ii. Children up to kindergarten eligibility age;
 - iii. and
 - iv. Child enrolled in any regulated child care provider (not limited to providers located in Summit County).
- b. Scholarship Available
 - i. \$200 per child per month.

4. Regulated Child Care Provider Incentive to Serve Children Enrolled in DWS Child Care Assistance

- a. Requirements
 - i. Children up to kindergarten eligibility age;
 - ii. Park City resident or workforce child enrolled in DWS Child Care Assistance; and
 - iii. A regulated child care provider located within Summit County.
- b. Incentive available
 - i. \$300 per child per month.



City Manager Work Plan

Quarterly Update June, 2025

The 2025 Work Plan was introduced on [March 26, 2025](#), and outlines City Manager priorities, representing focus areas and a platform for mutual accountability. The Plan contemplates the process of considering, implementing, suspending, or terminating policies, programs, and capital projects. It is updated quarterly and will be used to enhance organizational focus and clarity.

Overarching **City Council Values and Priorities**, identified during the February 2024 City Council Annual Retreat:

- **Balance** – Park City should balance the realities of our tourism economy with our residential quality of life and historic character — and seek creative solutions to enhance both the resident and visitor experience;
- **Connectivity** – Park City should maximize opportunities for interpersonal connection among community members while also removing barriers that prevent connection between our physical spaces; and
- **Experience** – Park City should maintain and enhance the unique characteristics that make it the place of choice to live, work, play, and create — fostering an inclusive, welcoming, and family-friendly community.

The City Council also identified and ranked numerous other priorities:

1. Transportation
2. Core Services
3. Housing
4. Community
5. Community Development and Planning
6. Neighborhoods
7. Economic Development
8. Recreation
9. Sustainability
10. Equity
11. Organizational Capacity

Notes – The Plan does not describe City resources already committed to core and essential service delivery, such as public safety, public works, utilities, recreation, land use, financial management, human resources, engagement, and technology. Instead, the Plan was created with existing staffing thresholds in mind. Additional resources are likely required before adding new initiatives.

Existing Priority Long-Term Planning and Community Development Initiatives

- General Plan (5 Phases)
 - Milestone: Phases 1, 2, 3, and 4 complete
 - June 26, 2025- Phase 5: Introduce the draft document in a joint Planning Commission and Council meeting, post the draft plan to the project webpage, and begin the public review and comment process
 - Deadline: August 2025- Scheduled completion and Council adoption
- Bonanza Small Area Plan
 - Milestone: July 11, 2024- City Council approved the Small Area Plan
 - May 22, 2025- The City Council reviewed the draft code
 - June 11 and June 25- the Planning Commission will forward a recommendation to the City Council
 - July 10, 2025- return to City Council
- Recreate – SR-248
 - Data collection and alternatives development and purpose/needs screening - Complete
 - Jan-May 2025- Level 1 Screening- Complete
 - Jun-Oct 2025- Level 2 Screening and Modeling
 - Nov 2025-Jan 2026- Local Preferred Alternative
 - 2026-2027- Environmental and Preliminary Engineering
 - 1 year post approval- Final Design
 - 2-3 years post approval- Construction
- SR – 224 Bus Rapid Transit (BRT)
 - Milestone: December 2024- Contractor Selection
 - Jan-Feb 2025- Develop MOU and BRT Station Design Workshop
 - February 2025- Draft 30% design (based on NEPA LPA). Engineering and Transportation Planning provided comments
 - February 27, 2025- Council presentation (travel time analysis and impacts)
 - March 2025- Mayor and Council discussion with UDOT and HVT
 - Spring 2025- Contractor pricing available (not received from HVT)
 - June 5, 2025- policy direction regarding landscaped medians
 - June 12, 2025- Council discussed Thaynes/Snow Creek station, Box of Rocks widening, and overall project widening
 - Summer 2025- Funding discussion continued
 - EOY 2025- Final design completed
 - 2026/2027- Construction Targeted
- DVR Resort Base Area Public Improvement District and Letter of Intent
 - Milestones: February 27, 2025- DVR New Business (and Public Hearing)
 - March 3, 2025- Old Business item held for Council review and discussion
 - March 26, 2025- Adopted during the Council Special Meeting
 - April 2025- Convened Council Liaisons regarding the Letter of Intent
 - Next Steps: June- 2025 DVR/PCMC working group discussing the Letter of Intent and working toward the PPPA
- Engine House Affordable Housing P3
 - May 15, 2025- Staff Comms Project Update
 - July/August 2025 - Council accepted a request from Engine House to reconsider the soils remediation plans – Work Session planned
 - August 2025- City Staff and Council Member site visit
 - Fall 2025- Expected project completion

New/Next Chapter Long-Term Planning and Community Development Initiatives

- Bonanza 5-Acre Site Redevelopment RFP
 - **State of the City Goal:** *By June 1st, identify developer and move forward with design. Finalize negotiations with the KAC*
 - April 3, 2025- RFP Due
 - April- May 2025- Score RFP Responses
 - June 12, 2025- Brinshore selected as development partner
 - Next Steps: ENA negotiations underway to create a roadmap to a MOU/Pre-Development Agreement. Internal Team: Sneddon, Eggleton, Brabson, Downard, Briggs, and outside transactional experts
- City Hall Future
 - February 14, 2025- Council supported installing All-Gender Restroom (AGR), Council Chamber IT upgrades, wayfinding signs, an analysis of departments, and a furniture upgrade. Council also requested interior wayfinding signage including a directory and directional signage for restrooms and elevators
 - March 27, 2025- Invitation for Quotes for the AGR was sent to approved vendors. Proposals for the IT Upgrade received and in review
 - Deliverable: July-Aug 2025- Tentative construction
 - July 10 to August 14- AGR Construction
 - July 11 to August 13- Council Chamber IT Upgrade
 - Next Steps: Obtain quotes on wayfinding signage
 - Fall 2025- Sustainability suite used as an initial 'case study'. Requires moving Sustainability/Trails to Miner's Hospital basement
- Space Needs Assessment for Transit and Public Works
 - February 14, 2025- Council directed the Iron Horse departments to determine their current needs
 - May 22, 2025- Staff Communication did not identify immediate operational needs. Council requested analysis of moving PW or Transit to the Gordo site, which is underway
- Recycle Utah Relocation
 - Park City, Summit County, and Recycle Utah meeting to develop a decentralized collection plan and review the current Summit County Waste Master Plan
 - June 12, 2025 – Council work session held and directed to continue to seek a long-term partnership
 - Park City requested a copy of Recycle Utah's study to understand the benefits and impacts of their proposal and for the item to be included at the June Joint City/County Council Meeting
- Quinns Junction Area Park & Ride
 - **State of the City Goal:** *By September 1, agree on a Park and Ride location along the 248 corridor and begin design*
 - March 14, 2025- SC Regional Park and Ride Study completed and presented at the joint City and County Council meeting
 - April 10, 2025- Work session presented alternative for park and rides
 - June 5, 2025- Work session discussion on the two alternatives for park and ride implementation at Quinns Junction area
 - Deliverable: in progress to aid Council's site selection, includes layout concepts, roadway access, transit access and service levels, costs, environmental, and land ownership

- DABS Retail Liquor Store Location - NW Corner Old Hwy 40 & SR248
 - Utah DFCM and UDOT inquired about surplus land abutting Hwy 40 (old frontage road, across from the anticipated Maverik Station) for a new retail store
 - The surplus parcel straddles City and County boundaries, creating a split jurisdiction. Neither jurisdiction has zoning for this use, but the State is exempt from local zoning. (UT Code 17-27a-304)
 - Negotiations ongoing.
- Main Street Area Plan
 - **State of the City Goal:** *By October 1, agree upon a circulation and parking plan for the Main Street Core as well as begin planning for improvements to Miner's Park to enhance the Main Street experience*
 - April 21, 2025- RSOQ for Circulation and Parking awarded to Kimley-Horn
 - Developing a MSAP-focused scope for snowmelt and heat generation
 - June 26- Work session to review:
 - Aerials transportation/gondola feasibility discussion
 - China Bridge replacement/redevelopment as Engineering delivers ongoing maintenance cost estimates
 - Circulation and parking plan to commence July 2025
- Pickleball RFP
 - Negotiations Ongoing
 - June 20- ENA execution planned
 - July 10- Staff Communications planned to summarize status update
- Seniors Center on Mawhinney Lot
 - **State of the City Goal:** *By June 1st, identify the final location of the Senior Center and begin preparing an RFP*
 - May 1, 2025- Council work session reviewed initial Mawhinney site-suitability considerations. Council supported pursuing redevelopment
 - May 27- RSOQ released with a June 20 deadline
 - July 2025 - Final RSOQ Interviews for design team
 - September 2025 – Approve design team contract
 - October 2025-January 2026 - Concept Design (Includes land use process)
 - February 2026 - Council approves design
 - Tentative timeline:
 - July 2026 - Council approves Schematic Design
 - July 2026 - RFP for CMAR (Construction Manager at Risk)
 - August 2026 - Select CMAR firm
 - December 2026 - CUP/MPD approved by Planning Commission
 - January 2027 – Construction Targeted
- Housing Resolution
 - April 24, 2024- work session to update the Housing Resolution and the Moderate Income Housing Plan as Housing Element to the 2025 General Plan
 - May 14, 2025- Presented to Planning Commission
 - June 12, 2025- The amended Housing Resolution and MIHP presented to Council and return annually thereafter
 - August 2025- Update MIHP in the General Plan
- Clark Ranch Affordable Housing P3
 - January 9, 2025- Council requested 3 different pricing options
 - June 13, 2025- Frontage Road RFP closed
 - July 2025- Council reviews the 3 options from the Alexander Co.

- August 2025- Planning Commission project review scheduled to begin
 - Draft a PAB (Private Activity Bond) application for November 20th submission
- Public Utilities Rate Structure – Complete
 - March 27, 2025- Alternative SFR rate structure identified
 - April 24, 2024- Council received a plan to close the revenue reductions and an update on irrigation accounts
 - July 1, 2025- Alternative SFR rates will be implemented
- Childcare Scholarship Program
 - March 20, 2025- Council reviewed the Impact Report and supported \$300k in the FY26 budget to continue the program
 - April 2025- Represented PCMC's Program in Washington D.C.
 - May 2025- Presented at Business Leads Master Class hosted by the U.S. Chamber of Commerce in Idaho
 - Deliverable: June 2025- Council will receive a quarterly performance update
 - Deliverable: September 2025- Council requested a work session to evaluate program criteria and performance
- EV Charger Program
 - April 2025- Staff Communication regarding the current program and 45 chargers
 - New chargers being installed at Snow Creek commercial area (near Zions Bank)
 - June 2025- RFPs being issued for fast charger installation and for maintenance and upkeep of existing infrastructure
- Geothermal Study
 - June 6- Staff attended conference to learn from other communities, financial institutions, utilities, and consultants on successful project structure and financing
 - Initial study completed. Developing a scope for Phase II
 - Deliverable: Staff communication update on the findings and recommendation

Existing Capital Projects Delivery

- City Park Community Center Building
 - April 2025- Plat application to Planning Commission
 - May 2025- Project out to bid
 - Deliverables:
 - June 2025 - Council approved additional \$4.1M, total project \$19.1M
 - July 2025- Construction Contract approval
 - Aug 2025- Construction targeted after summer camp ends
 - Dec 2026- Construction completion
- PC MARC Aquatics
 - Milestones: March 7, 2025- Council approved construction contract with Northridge Construction
 - April 2025- Construction Began
 - Lap pool removed and old mechanical room gutted
 - Site leveling, installation of new utilities, and storm drains underway
 - Deliverable: May 2026- Construction Completion
- Main Street Water Line Replacement
 - Completed:
 - Spring 2025- Phase III (final phase) – Fire lines and service lines, beginning at 5th Street to the top of Main
 - April 2025- 4th to 5th Street
 - May 2025- 4th Street to Swede
 - June 2025 – Install Main Street slurry seal from Heber Ave to Swede Alley

- October 2025- Areas beneath dining decks will be sealed (after decks are removed as possible)
- RMP Undergrounding (Munchkin, Woodbine, Kearns)
 - Equipment and contracts ordered. Monitoring tariff impacts
 - Deliverable: Fall 2025 – Construction Targeted
 - Fall 2026- Construction Complete
- Gordo Property Environmental Cleanup
 - February 6, 2025- Staff Communication on remediation update
 - March 2025- Final documentation sent to DEQ for review
- Bus Stop Improvements Citywide
 - Milestone: Nov 2024- Professional Services Agreement approved by Council
 - Feb 2024- Jan 2025- Field Survey and Design
 - Nov 2024- Phase 1 – Construction Complete
 - Deliverables:
 - Mar 2025 to Dec 2025 – Phase 2 Design/Construction Document prep
 - Feb 2026- Phase 2 Contractor Selection
 - May 2026- Phase 2 Construction Targeted
- Thaynes Pathway Construction
 - Milestone: Mar 20, 2025- Phase I Construction Agreement approved by Council
 - May 2025- Phase I Construction Began – Multiuse path installation and including storm drain reconstruction along Thaynes Canyon Rd. and Webster Dr.
 - Nov 2025 – Construction Complete
 - Deliverables: Phase II Planning and Design
- Snow Creek Crossing
 - March 13, 2025 - Council supported a tunnel as the long-term solution with aesthetic improvements to widen the tunnel, entrance, and exit
 - April 24, 2025 - UDOT expressed strong reservations about installing a temporary crossing before beginning construction on a tunnel
 - May 2025 - Met with adjacent property owners, except the Yarrow. All expressed general support at this preliminary stage
 - June 2025 - Launching procurement to source a designer
 - August 2025 - Tentative approval of design contract and touch point with Council on the Yarrow
- Homestake Roadway & Multi-use Trail Improvements
 - April 2025- Finalized Easements
 - March 2025- Contractor selected
 - April 2025- Construction agreement approved by Council
 - May 2025- Construction Began
 - October 2025- Construction Complete
- Ability Way Roadway Reconstruction & Trail Improvements
 - June 2025 – Construction Began
 - Oct 2025 – Construction Complete
- 10 Street Stairs Reconstruction- Complete
 - April 2025 – Construction Began
 - June 2025 – Construction Complete
- Bus Charger on Shortline
 - April 2025 – Construction Began
 - June 2025 – Construction Complete

Existing Core/Internal Services

- Workforce recruitment and retention- Hire Deputy City Managers- Completed
 - Feb 28, 2025- Panel interviews completed
 - March 28, 2025- Final interviews completed
 - April 21, 2025- Started Work- Completed
- Financial and Accounting Software System (ERP) Implementation
 - April 1, 2025- Phase 1 – Financials go-live (9-month Implementation)
 - Includes: Accounting, Accounts Payable, Budgeting, Capital Assets, Cash Management, Contract Management, eProcurement, Project & Grant Accounting, Purchasing, Accounts Receivable, General Billing, Cashiering, Enterprise Analytics, and Reporting w/Executive Insights
 - Jan 2025 - Jan 2026- Phase 2 – UB Phase (~12-month implementation)
 - Apr 2025 - Jan 2026- Phase 3 – Permitting & Licensing (~9-month implementation)
 - Phase 4 & 5 – Payroll and Asset Management (~9-month implementation each)
 - **Each phase requires extensive commitment not only from departments, but Finance and IT
 - Departments with completed or currently planned roll-outs:
 - Finance, Budget, Procurement (Phase 1 – Financials)
 - Water Department (Phase 2 - UB)
 - Building, Planning, Engineering, and Licensing (Phase 3 – Permitting)
 - HR and Finance (Phase 4 – Payroll)
 - Fleet, Building Maintenance (Phase 5 – Asset Management) – Will likely onboard more departments after initial implementation
 - Departments not scheduled for implementation: Golf, MARC/Parks, Ice
 - *We are planning demos for these departments. Tyler Technologies recently acquired a company that specializes in recreation software
- Credit Card Processing Fees
 - Completed merchant fee audit to evaluate more favorable rates
 - Deliverable: Analyze both the fee and threshold for credit card transactions. Based upon findings, we may propose a fee schedule update. Additionally, we will return to Council in December with an update on transaction fees throughout the City's point of sale systems to report on performance and new vendor costs
 - Finance moved to a new credit card merchant processor (preferred processor with new EERP system)
 - MARC and Golf transitioned to new credit card merchant processors that work better with their POS systems w/lower monthly rates. This will also allow Golf to collect no-show fees
 - Utility Billing will move to a new payment processor, along with all other web payments, as part of the Enterprise upgrade
- Year-end Close, Annual Audit, Comprehensive Financial Statements, and GFOA COA Award
 - June 30, 2025- Year-end close and audit preparation begin
 - Sept 2025- Close out and account reconciliation
 - Oct 2025- Final trial balance for FY25 provided to auditors
 - Dec 2025- GFOA Certificate of Achievement applied for
 - Dec 2025- Impact fee and state reporting (fraud risk assessment, audited financial statements, financial certification)
- Fraud-Risk Audits

- Apr 2025- Introductory meeting with an audit firm within our pooled financial advisors
 - Auditors will evaluate the contract and supporting documentation for the MKSK contract and will reach out with next steps for the AUP review
 - Next Steps: Provide an overview of the Water Department for the COS study
- Workforce Learning and Organizational Development Program
 - March 2025- New software (Absorb) launched
 - Phased training started with OSHA and compliance is ongoing
- Health Insurance Renewal- Completed
 - April - RFP secured a not-to-exceed 16% contract renewal
 - May - June 2025- Open Enrollment with new Health Insurance Providers
 - Completed: 100% participation in Open Enrollment. 14% average contract renewal with Regence and Select Health
- Annual Budgeting Process- Completed
 - March 2025- Internal Budget Planning, Results Team, Capital Committee, Executive, & Council (major initiatives)
 - Apr – May- Present Recommended Budget, Fee Schedule, and Policy Updates
 - May 1, 2025- Adopt Tentative Budget
 - May – June- Refine Tentative Budget, Finalize Fees, Policies, Public Hearings
 - Completed: June 12, 2025- Adopt Final Budgets (PCMC, LPA, RDA), Fee Schedule, Policies, and Ordinances
 - Interview each Councilor to determine opportunity areas and hold a Council work session in September
 - New Process for FY27 budgeting
- Legislative Platform
 - January 26, 2025- 2025 Platform approved
 - Jan – Mar 2025- Ongoing efforts and updates during 2025 Legislative Session
 - Next Steps: Develop legislative tracking best practices or long-term goals to improve the process



City Council Staff Report

Subject: April Sales Tax Report
Author: Budget Team
Department: Budget
Date: June 26, 2025

Sales Tax Distribution

The following bullets summarize the citywide April sales tax distribution, excluding Transient Room Tax:

Monthly:

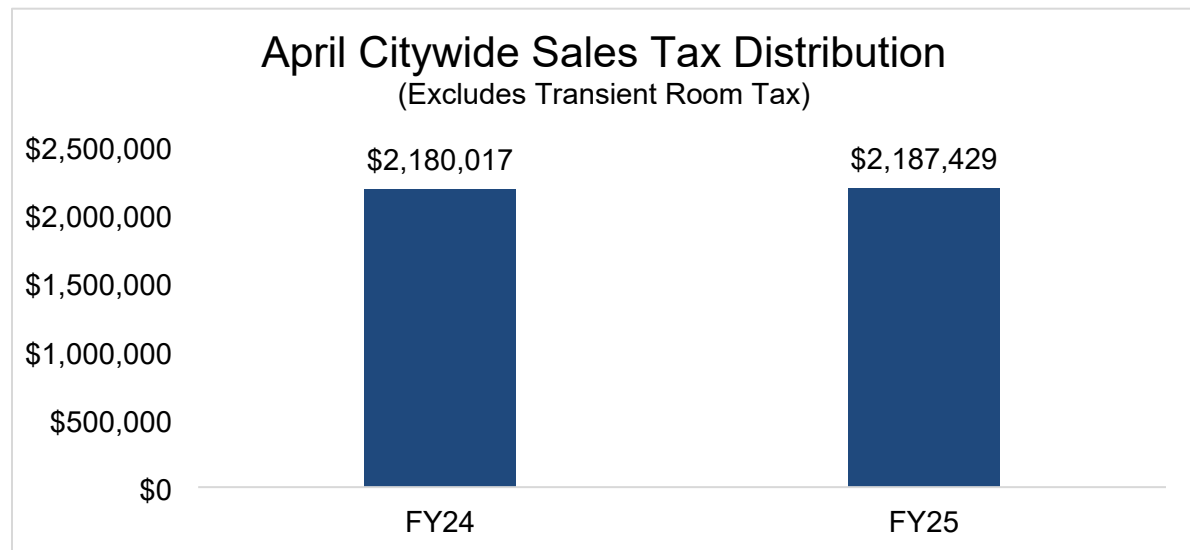
- \$7,412 (+0.3%) increase from last April's distribution;
- \$137,487 (-5.9%) below the April budget;

Quarterly:

- \$361,274 (+2.3%) increase over the same quarter last year;
- \$596,278 (+3.8%) above the last quarter's budget;

Year-to-Date:

- YTD revenues are \$878,352 (+2.2%) above last year; and
- YTD revenue is \$913,611 (+2.3%) above the budgeted amount.



Transient Room Tax distribution summary:

Monthly:

- Decrease of \$27,565 (-19.5%) from last April;
- \$81,489 (-41.8%) below the April budget;

Quarterly:

- The last quarter saw a decrease of \$53,514 (-2.9%) from the same quarter last year;

- The last quarter lagged behind the budgeted amount by \$69,727 (-3.7%);

Year-to-Date:

- YTD Transient Room Tax has decreased \$55,099 (-1.3%) compared with last year; and
- YTD revenue is tracking below the budget by \$155,963 (-3.5%).

Sales Tax Analysis

Sales tax revenue (excluding Transient Room Tax) continued to perform relatively well through April. Although the month came in a bit softer than the budget plan, cumulative revenue for the winter/spring quarter remains comfortably ahead of last year and above our forecasted amount, leaving the fiscal year-to-date total solidly in positive territory.

The statewide unemployment rate remains below 3%, and the state's consumer-confidence index has held steady near its five-year average, supporting continued discretionary spending, which has helped sustain sales tax revenue despite ongoing uncertainty. Park City's comparatively high household incomes and well-capitalized visitor base also provide a degree of insulation from broader economic fluctuations, allowing local spending to hold up even when national indicators turn mixed. This dynamic was highlighted in the April distribution as the total statewide point-of-sale decreased by \$11.8 million (-13%), while Park City's point-of-sale (the amount collected from the Local Option before the statewide distribution) was up \$11,451 (+1.3%). Barring an unexpected downturn, we expect sales tax revenue to finish the year modestly ahead of projections.

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

Exhibits

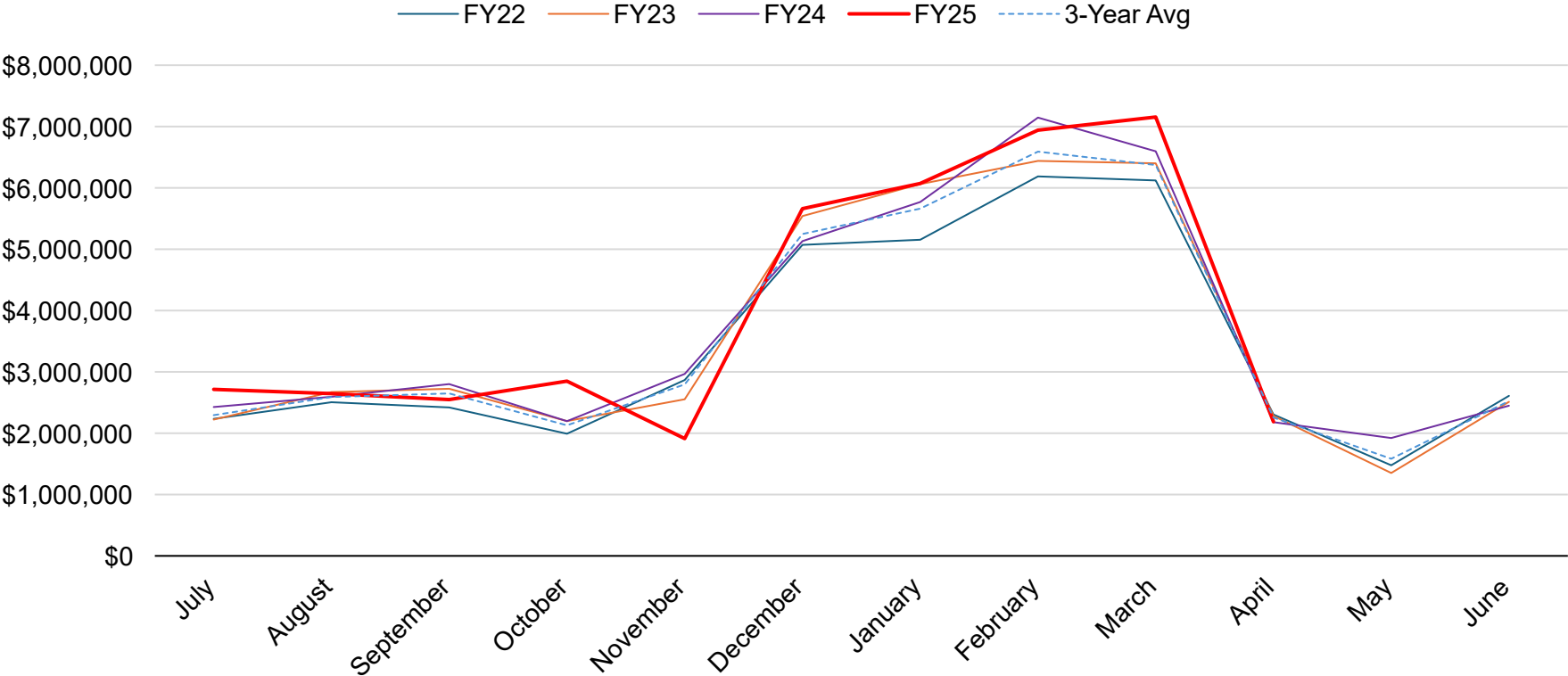
- A *FY25 April Sales Tax Distribution*
- B *FY25 April Sales Tax Revenue by Filing Month*

April Sales Tax Distribution Appendix I



Sales Tax Distributions

Annual Distribution Sales Tax Revenue Over Time by Month



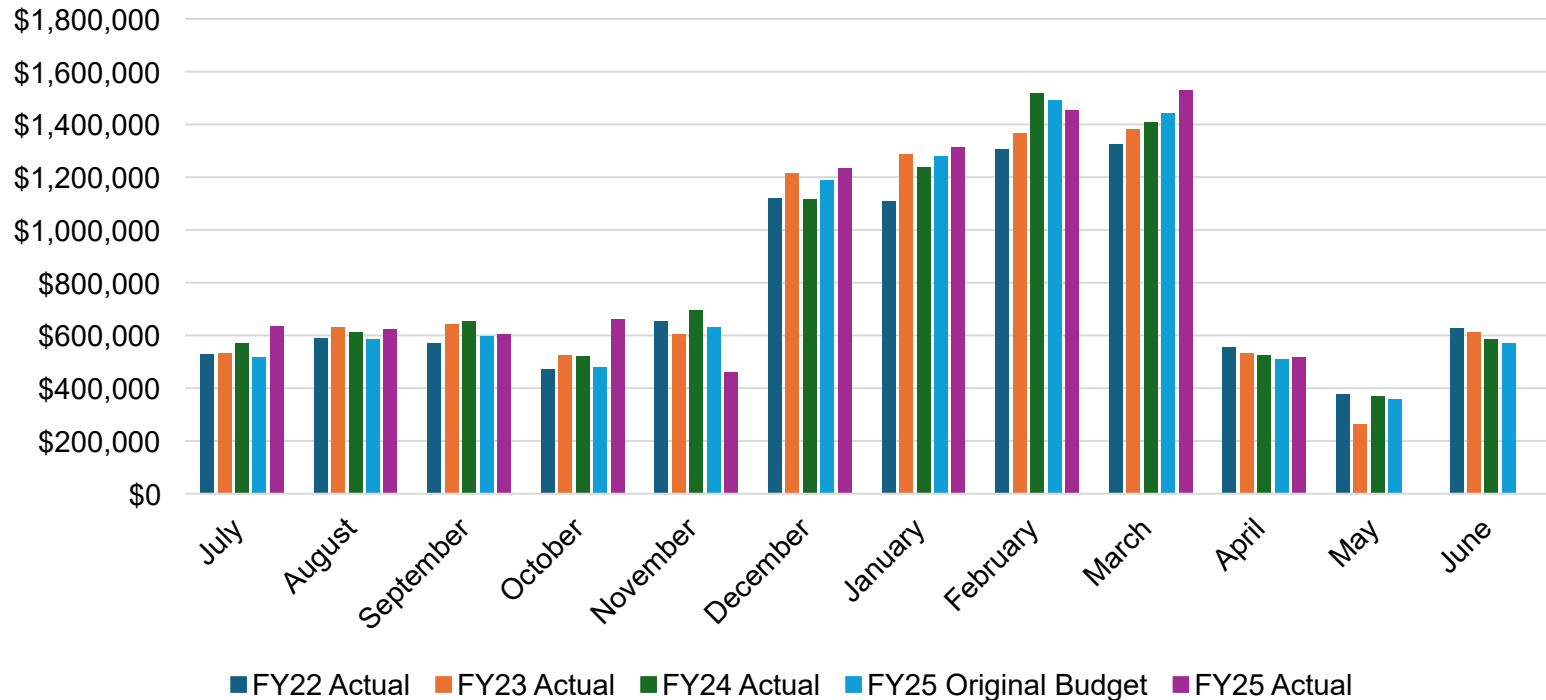
Local Option Sales Tax Distribution

Local Option Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$518,823	\$634,037	11.08%	22.21%
August	\$589,690	\$631,245	\$612,827	\$585,635	\$623,012	1.66%	6.38%
September	\$569,012	\$641,829	\$655,342	\$598,894	\$604,981	-7.68%	1.02%
October	\$473,070	\$526,872	\$521,364	\$481,303	\$661,089	26.80%	37.35%
November	\$655,496	\$603,371	\$695,129	\$632,204	\$460,257	-33.79%	-27.20%
December	\$1,119,655	\$1,216,593	\$1,116,760	\$1,186,617	\$1,233,701	10.47%	3.97%
January	\$1,110,233	\$1,288,403	\$1,236,790	\$1,280,238	\$1,312,696	6.14%	2.54%
February	\$1,305,827	\$1,366,459	\$1,518,413	\$1,490,333	\$1,453,765	-4.26%	-2.45%
March	\$1,323,165	\$1,380,769	\$1,408,614	\$1,440,978	\$1,530,462	8.65%	6.21%
April	\$556,420	\$534,284	\$525,152	\$510,006	\$515,667	-1.81%	1.11%
May	\$375,382	\$264,260	\$370,168	\$358,026	\$0	-100.00%	-100.00%
June	\$626,591	\$611,246	\$586,773	\$570,586	\$0	-100.00%	-100.00%
Total	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$9,029,667	-8.03%	-6.46%

Local Option Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$518,823	\$634,037	11.08%	22.21%
August	\$1,119,361	\$1,164,051	\$1,183,618	\$1,104,457	\$1,257,049	6.20%	13.82%
September	\$1,688,373	\$1,805,880	\$1,838,960	\$1,703,351	\$1,862,030	1.25%	9.32%
October	\$2,161,443	\$2,332,752	\$2,360,324	\$2,184,655	\$2,523,119	6.90%	15.49%
November	\$2,816,939	\$2,936,124	\$3,055,453	\$2,816,858	\$2,983,376	-2.36%	5.91%
December	\$3,936,593	\$4,152,716	\$4,172,213	\$4,003,475	\$4,217,077	1.08%	5.34%
January	\$5,046,826	\$5,441,119	\$5,409,003	\$5,283,713	\$5,529,773	2.23%	4.66%
February	\$6,352,653	\$6,807,579	\$6,927,416	\$6,774,047	\$6,983,537	0.81%	3.09%
March	\$7,675,818	\$8,188,348	\$8,336,030	\$8,215,025	\$8,513,999	2.13%	3.64%
April	\$8,232,238	\$8,722,631	\$8,861,182	\$8,725,031	\$9,029,667	1.90%	3.49%
May	\$8,607,619	\$8,986,891	\$9,231,350	\$9,083,057	\$0	-100.00%	-100.00%
June	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$0	-100.00%	-100.00%

Local Option Sales Tax Distribution

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



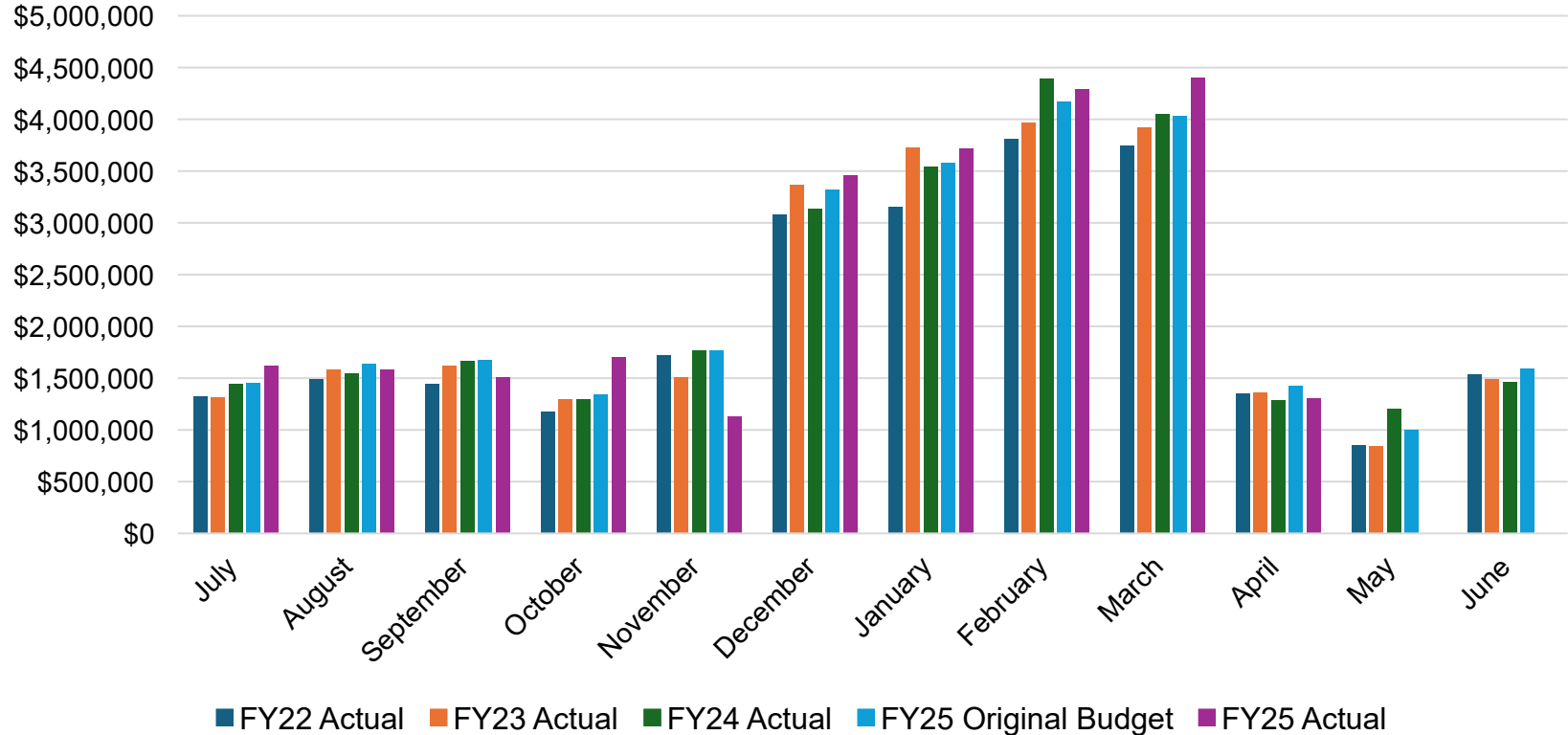
Resort Sales Tax Distribution

Resort Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,451,745	\$1,618,474	12.2%	11.48%
August	\$1,486,151	\$1,586,065	\$1,541,605	\$1,638,695	\$1,580,122	2.50%	-3.57%
September	\$1,439,786	\$1,615,491	\$1,668,124	\$1,675,796	\$1,508,595	-9.56%	-9.98%
October	\$1,177,422	\$1,296,056	\$1,299,701	\$1,346,760	\$1,700,690	30.85%	26.28%
November	\$1,717,615	\$1,512,524	\$1,764,089	\$1,769,002	\$1,125,600	-36.19%	-36.37%
December	\$3,082,526	\$3,368,390	\$3,140,247	\$3,320,335	\$3,458,333	10.13%	4.16%
January	\$3,157,600	\$3,729,527	\$3,538,256	\$3,582,301	\$3,722,264	5.20%	3.91%
February	\$3,812,931	\$3,965,502	\$4,397,749	\$4,170,179	\$4,295,595	-2.32%	3.01%
March	\$3,746,856	\$3,920,247	\$4,053,790	\$4,032,077	\$4,399,342	8.52%	9.11%
April	\$1,354,702	\$1,356,848	\$1,283,854	\$1,427,075	\$1,302,002	1.41%	-8.76%
May	\$849,574	\$844,454	\$1,202,996	\$1,001,812	\$0	-100.00%	-100.00%
June	\$1,538,289	\$1,491,338	\$1,462,232	\$1,596,586	\$0	-100.00%	-100.00%
Total	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$24,711,018	-7.78%	-8.52%

Resort Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,451,745	\$1,618,474	12.16%	11.48%
August	\$2,810,341	\$2,898,396	\$2,984,553	\$3,090,440	\$3,198,596	7.17%	3.50%
September	\$4,250,127	\$4,513,887	\$4,652,677	\$4,766,236	\$4,707,191	1.17%	-1.24%
October	\$5,427,549	\$5,809,943	\$5,952,378	\$6,112,997	\$6,407,882	7.65%	4.82%
November	\$7,145,164	\$7,322,467	\$7,716,467	\$7,881,999	\$7,533,482	-2.37%	-4.42%
December	\$10,227,690	\$10,690,858	\$10,856,714	\$11,202,334	\$10,991,815	1.24%	-1.88%
January	\$13,385,290	\$14,420,385	\$14,394,970	\$14,784,635	\$14,714,079	2.22%	-0.48%
February	\$17,198,221	\$18,385,887	\$18,792,719	\$18,954,814	\$19,009,674	1.15%	0.29%
March	\$20,945,078	\$22,306,135	\$22,846,508	\$22,986,891	\$23,409,016	2.46%	1.84%
April	\$22,299,780	\$23,662,982	\$24,130,362	\$24,413,966	\$24,711,018	2.41%	1.22%
May	\$23,149,354	\$24,507,436	\$25,333,358	\$25,415,778	\$0	-100.00%	-100.00%
June	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$0	-100.00%	-100.00%

Resort Sales Tax Distribution

Resort Sales Tax Historical Sales Tax Revenues Over Time by Month



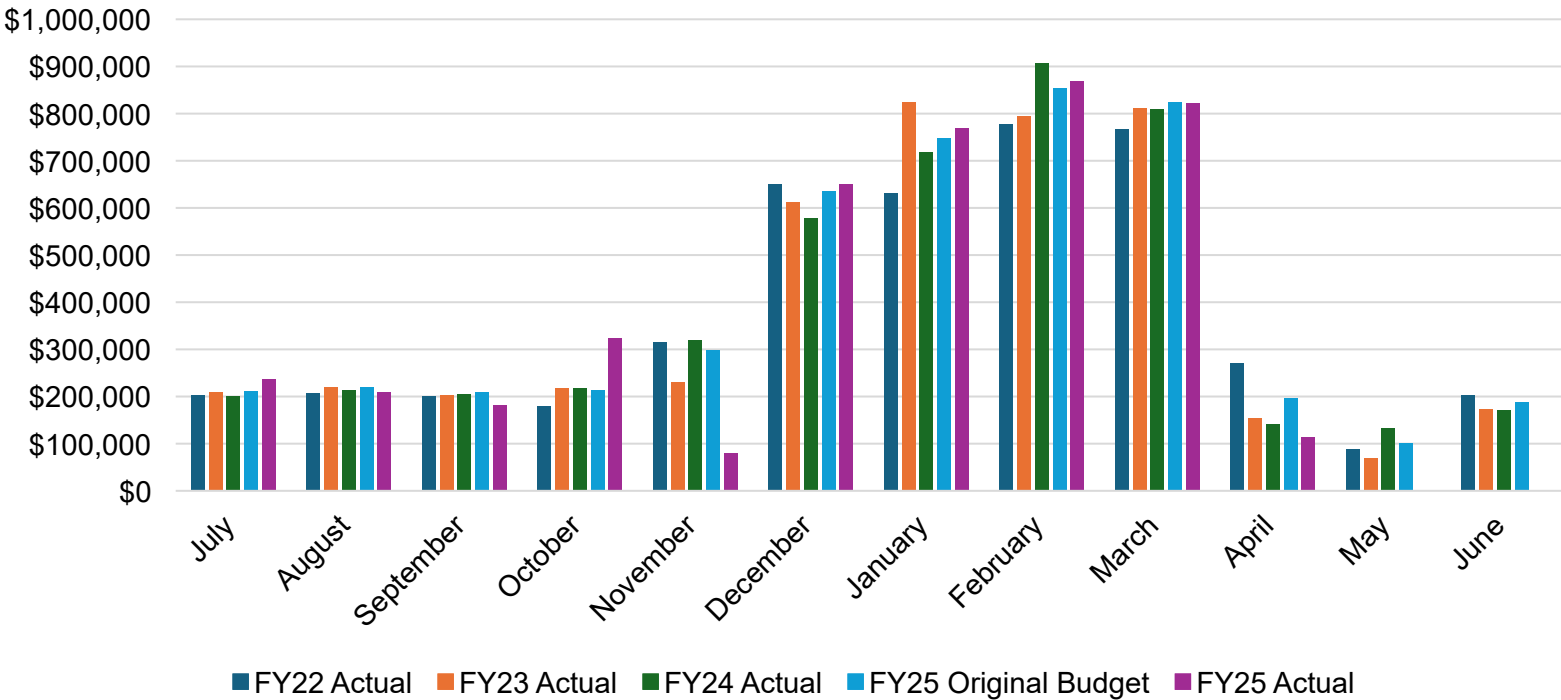
Transient Room Tax Distribution

Transient Room Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$206,192	\$219,874	\$212,683	\$220,274	\$209,093	-1.69%	-5.08%
September	\$200,321	\$203,178	\$203,721	\$209,401	\$181,611	-10.85%	-13.27%
October	\$179,897	\$217,406	\$217,701	\$212,085	\$322,638	48.20%	52.13%
November	\$315,172	\$229,493	\$319,441	\$297,988	\$78,992	-75.27%	-73.49%
December	\$650,240	\$611,583	\$577,710	\$634,366	\$649,471	12.42%	2.38%
January	\$630,062	\$823,076	\$717,139	\$748,424	\$768,614	7.18%	2.70%
February	\$778,153	\$793,379	\$906,424	\$854,527	\$868,234	-4.21%	1.60%
March	\$767,199	\$811,367	\$809,258	\$823,445	\$821,500	1.51%	-0.24%
April	\$270,230	\$154,497	\$141,257	\$195,180	\$113,692	-19.51%	-41.75%
May	\$87,896	\$69,124	\$132,111	\$99,707	\$0	-100.00%	-100.00%
June	\$203,021	\$172,713	\$171,123	\$188,585	\$0	-100.00%	-100.00%
Total	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$4,249,859	-7.78%	-9.46%

Transient Room Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$407,972	\$427,810	\$412,307	\$430,405	\$445,106	7.96%	3.42%
September	\$608,293	\$630,988	\$616,027	\$639,806	\$626,717	1.74%	-2.05%
October	\$788,190	\$848,393	\$833,728	\$851,891	\$949,356	13.87%	11.44%
November	\$1,103,363	\$1,077,886	\$1,153,169	\$1,149,880	\$1,028,347	-10.82%	-10.57%
December	\$1,753,602	\$1,689,469	\$1,730,880	\$1,784,246	\$1,677,819	-3.07%	-5.96%
January	\$2,383,664	\$2,512,545	\$2,448,018	\$2,532,669	\$2,446,433	-0.06%	-3.40%
February	\$3,161,817	\$3,305,925	\$3,354,443	\$3,387,196	\$3,314,667	-1.19%	-2.14%
March	\$3,929,016	\$4,117,292	\$4,163,701	\$4,210,642	\$4,136,167	-0.66%	-1.77%
April	\$4,199,246	\$4,271,788	\$4,304,958	\$4,405,822	\$4,249,859	-1.28%	-3.54%
May	\$4,287,142	\$4,340,912	\$4,437,069	\$4,505,529	\$0	-100.00%	-100.00%
June	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$0	-100.00%	-100.00%

Transient Room Tax Distribution

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



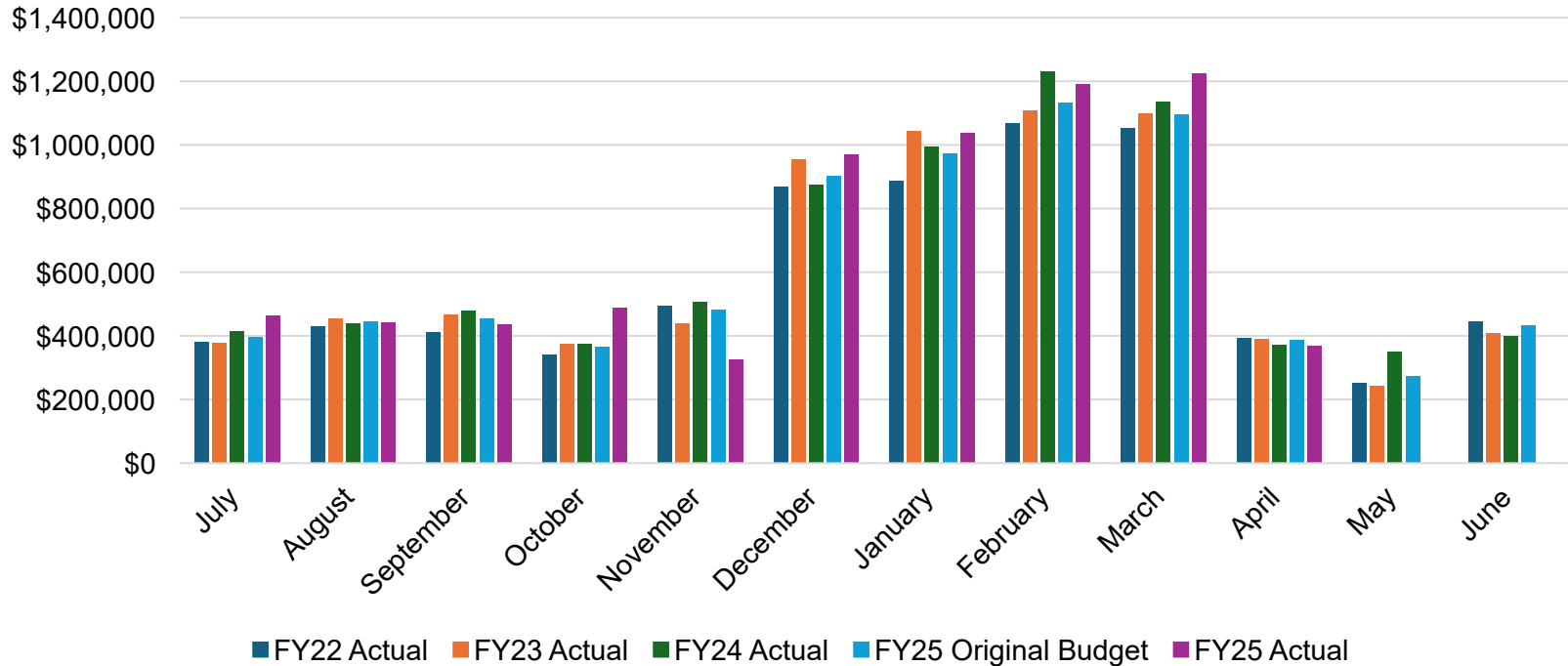
Transportation Sales Taxes Distributions

Transportation Sales Taxes - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$394,540	\$462,510	11.93%	17.23%
August	\$429,532	\$453,180	\$439,674	\$445,348	\$442,599	0.67%	-0.62%
September	\$411,403	\$467,427	\$477,474	\$455,431	\$434,807	-8.94%	-4.53%
October	\$341,061	\$375,061	\$375,137	\$366,009	\$487,245	29.88%	33.12%
November	\$494,289	\$437,648	\$507,667	\$480,761	\$326,755	-35.64%	-32.03%
December	\$868,834	\$955,716	\$874,845	\$902,367	\$969,064	10.77%	7.39%
January	\$886,424	\$1,043,825	\$994,634	\$973,561	\$1,036,865	4.25%	6.50%
February	\$1,068,449	\$1,107,890	\$1,229,933	\$1,133,329	\$1,191,877	-3.09%	5.17%
March	\$1,051,270	\$1,099,522	\$1,134,098	\$1,095,797	\$1,225,418	8.05%	11.83%
April	\$393,681	\$390,607	\$371,011	\$387,836	\$369,760	-0.34%	-4.66%
May	\$252,065	\$242,686	\$348,567	\$272,262	\$0	-100.00%	-100.00%
June	\$444,710	\$409,441	\$399,687	\$433,904	\$0	-100.00%	-100.00%
Total	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$6,946,901	-8.18%	-5.37%

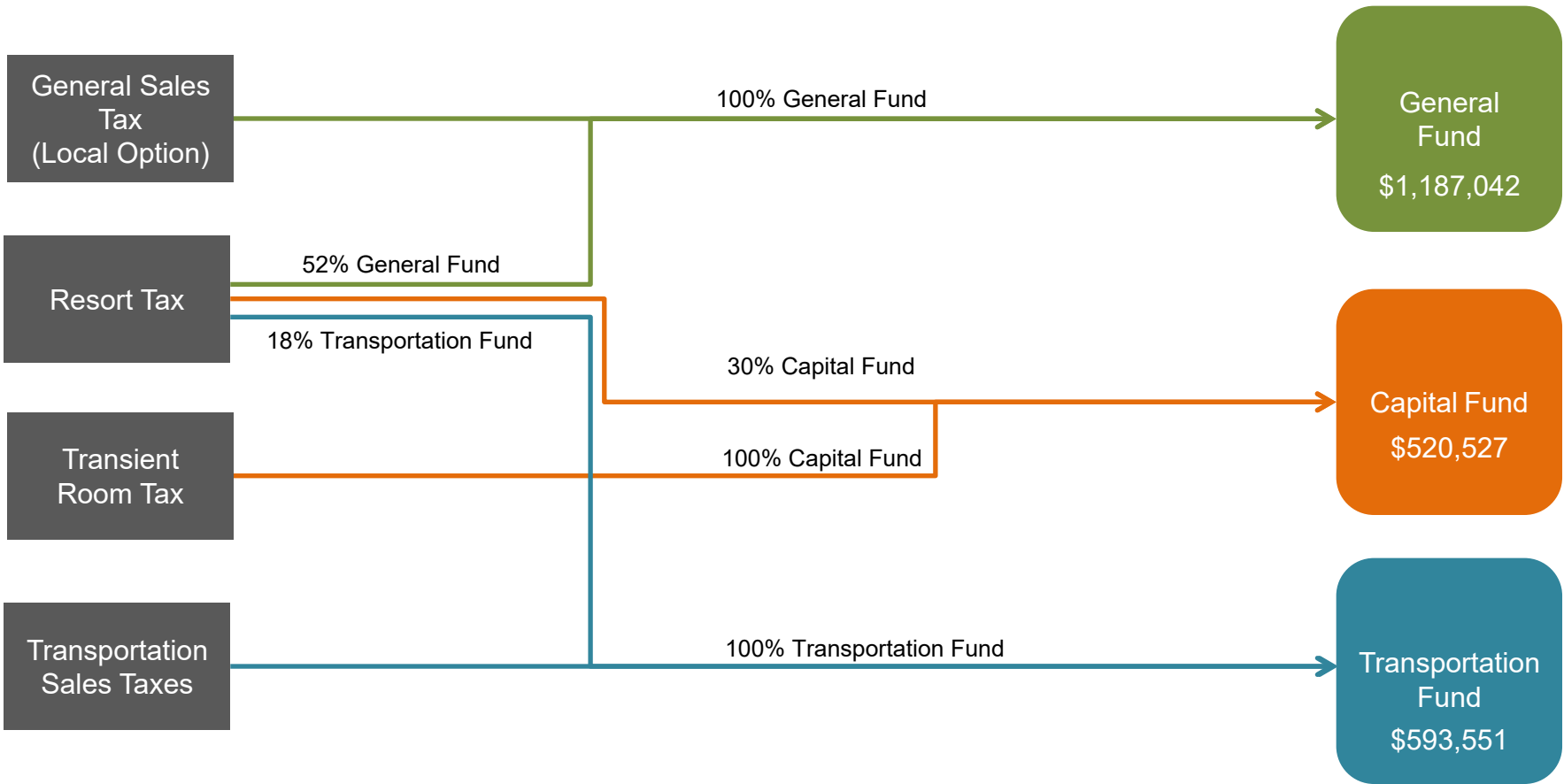
Transportation Sales Taxes - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$394,540	\$462,510	11.93%	17.23%
August	\$809,998	\$830,296	\$852,890	\$839,888	\$905,110	6.12%	7.77%
September	\$1,221,401	\$1,297,723	\$1,330,364	\$1,295,319	\$1,339,916	0.72%	3.44%
October	\$1,562,462	\$1,672,784	\$1,705,501	\$1,661,328	\$1,827,162	7.13%	9.98%
November	\$2,056,751	\$2,110,432	\$2,213,168	\$2,142,089	\$2,153,917	-2.68%	0.55%
December	\$2,925,585	\$3,066,148	\$3,088,013	\$3,044,456	\$3,122,981	1.13%	2.58%
January	\$3,812,009	\$4,109,973	\$4,082,647	\$4,018,017	\$4,159,846	1.89%	3.53%
February	\$4,880,458	\$5,217,863	\$5,312,580	\$5,151,346	\$5,351,723	0.74%	3.89%
March	\$5,931,728	\$6,317,384	\$6,446,678	\$6,247,142	\$6,577,141	2.02%	5.28%
April	\$6,325,409	\$6,707,992	\$6,817,689	\$6,634,978	\$6,946,901	1.90%	4.70%
May	\$6,577,475	\$6,950,678	\$7,166,256	\$6,907,240	\$0	-100.00%	-100.00%
June	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$0	-100.00%	-100.00%

Transportation Sales Tax Distributions

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



April Sales Tax Revenue by Fund

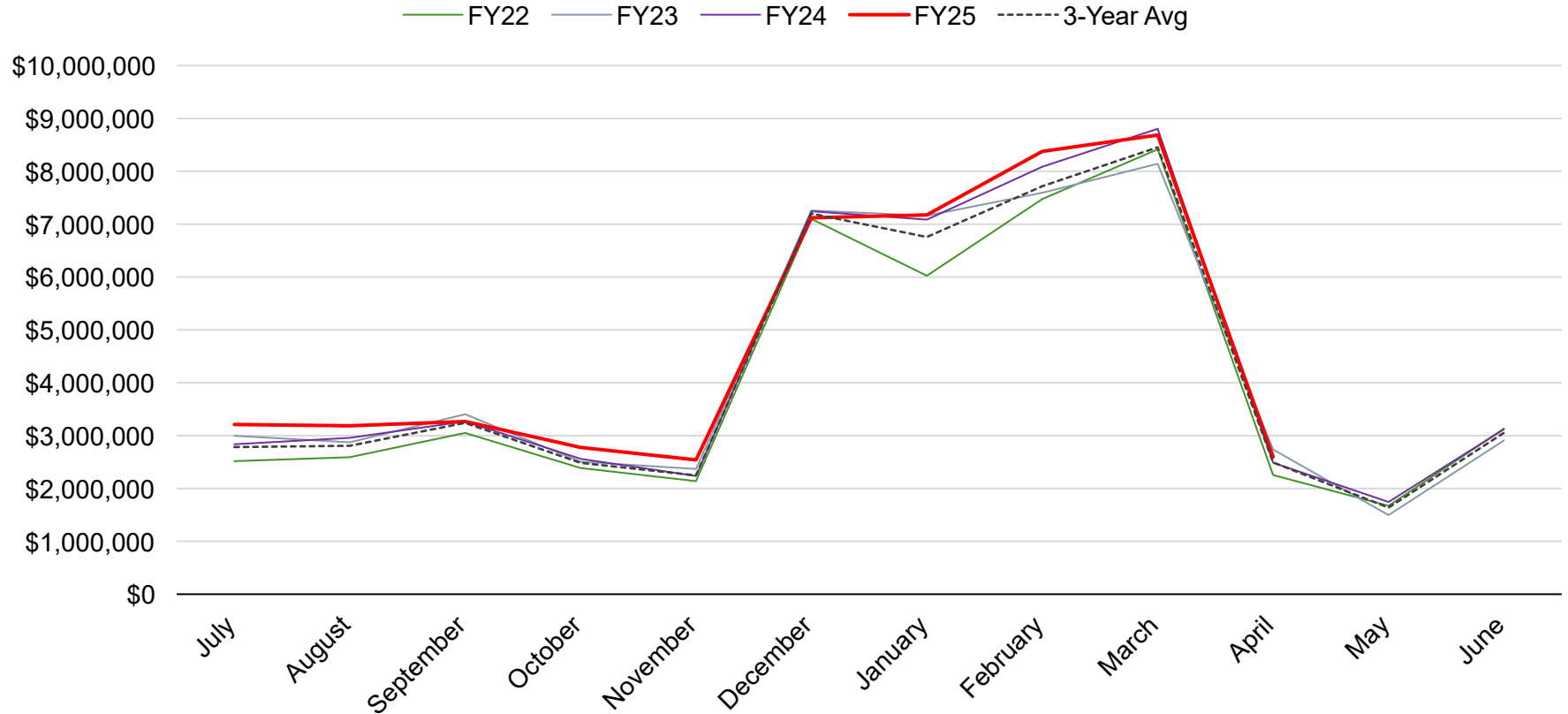


April Sales Tax Filings Revenue Appendix II



Sales Tax Revenue

Annual Actual Sales Tax Revenue Over Time by Month



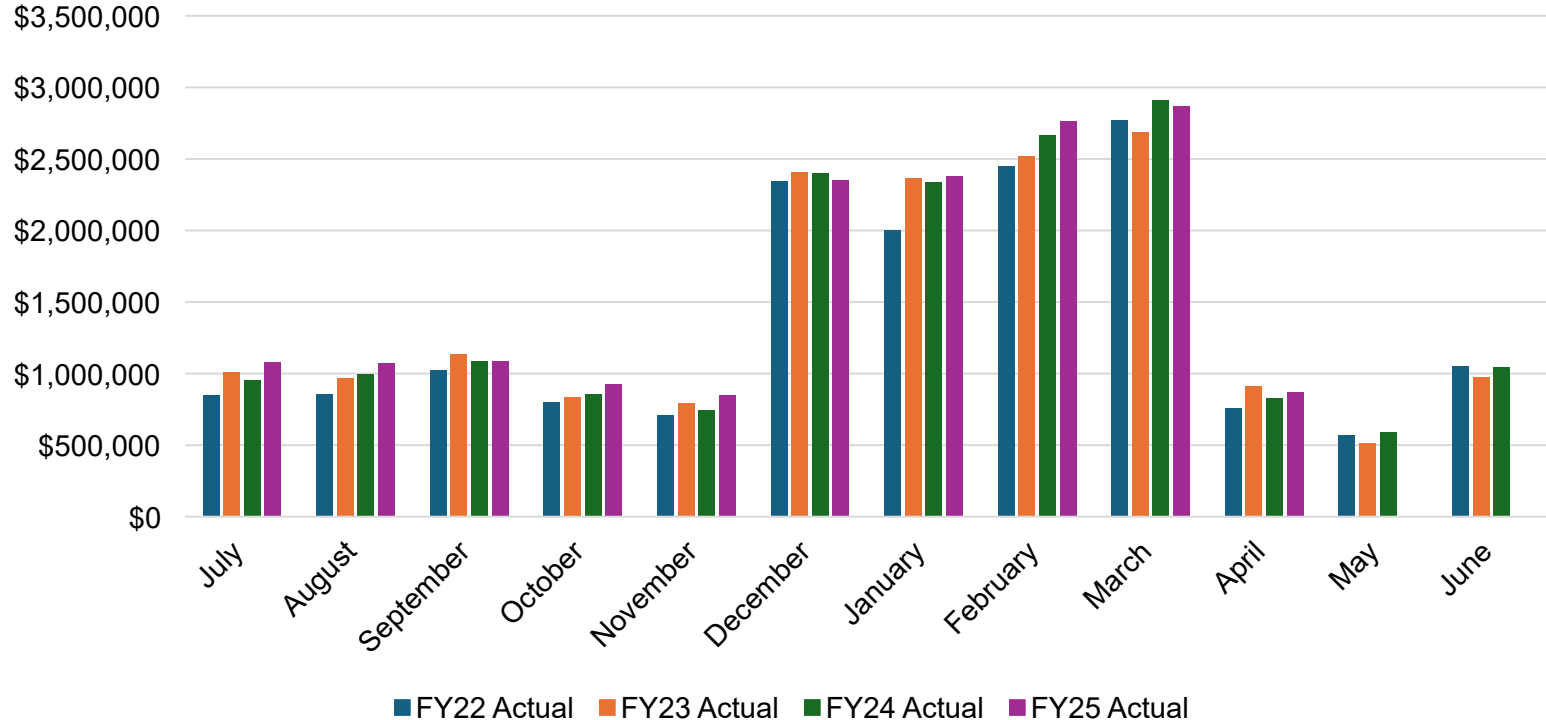
Local Option Sales Tax

Local Option Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$847,859	\$1,011,896	\$952,577	\$1,078,267	13.19%
August	\$857,988	\$966,504	\$993,987	\$1,072,206	7.87%
September	\$1,020,252	\$1,132,367	\$1,088,081	\$1,087,617	-0.04%
October	\$801,286	\$838,395	\$852,944	\$924,728	8.42%
November	\$712,206	\$793,974	\$746,876	\$851,156	13.96%
December	\$2,345,388	\$2,409,643	\$2,403,033	\$2,353,718	-2.05%
January	\$2,002,372	\$2,363,459	\$2,338,807	\$2,378,808	1.71%
February	\$2,451,609	\$2,519,980	\$2,664,490	\$2,766,696	3.84%
March	\$2,772,301	\$2,687,921	\$2,912,653	\$2,866,423	-1.59%
April	\$755,906	\$910,595	\$830,088	\$868,595	4.64%
May	\$566,444	\$513,305	\$592,016	\$0	-100.00%
June	\$1,049,026	\$976,540	\$1,045,605	\$0	-100.00%
Total	\$16,182,637	\$17,124,579	\$17,421,157	\$16,248,214	-6.73%

Local Option Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$847,859	\$1,011,896	\$952,577	\$1,078,267	13.19%
August	\$1,705,847	\$1,978,400	\$1,946,564	\$2,150,473	10.48%
September	\$2,726,100	\$3,110,767	\$3,034,645	\$3,238,091	6.70%
October	\$3,527,385	\$3,949,161	\$3,887,589	\$4,162,818	7.08%
November	\$4,239,591	\$4,743,135	\$4,634,465	\$5,013,974	8.19%
December	\$6,584,979	\$7,152,778	\$7,037,498	\$7,367,692	4.69%
January	\$8,587,351	\$9,516,237	\$9,376,305	\$9,746,501	3.95%
February	\$11,038,960	\$12,036,217	\$12,040,795	\$12,513,196	3.92%
March	\$13,811,261	\$14,724,139	\$14,953,448	\$15,379,619	2.85%
April	\$14,567,166	\$15,634,734	\$15,783,536	\$16,248,214	2.94%
May	\$15,133,611	\$16,148,039	\$16,375,552	\$0	-100.00%
June	\$16,182,637	\$17,124,579	\$17,421,157	\$0	-100.00%

Local Option Sales Tax

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



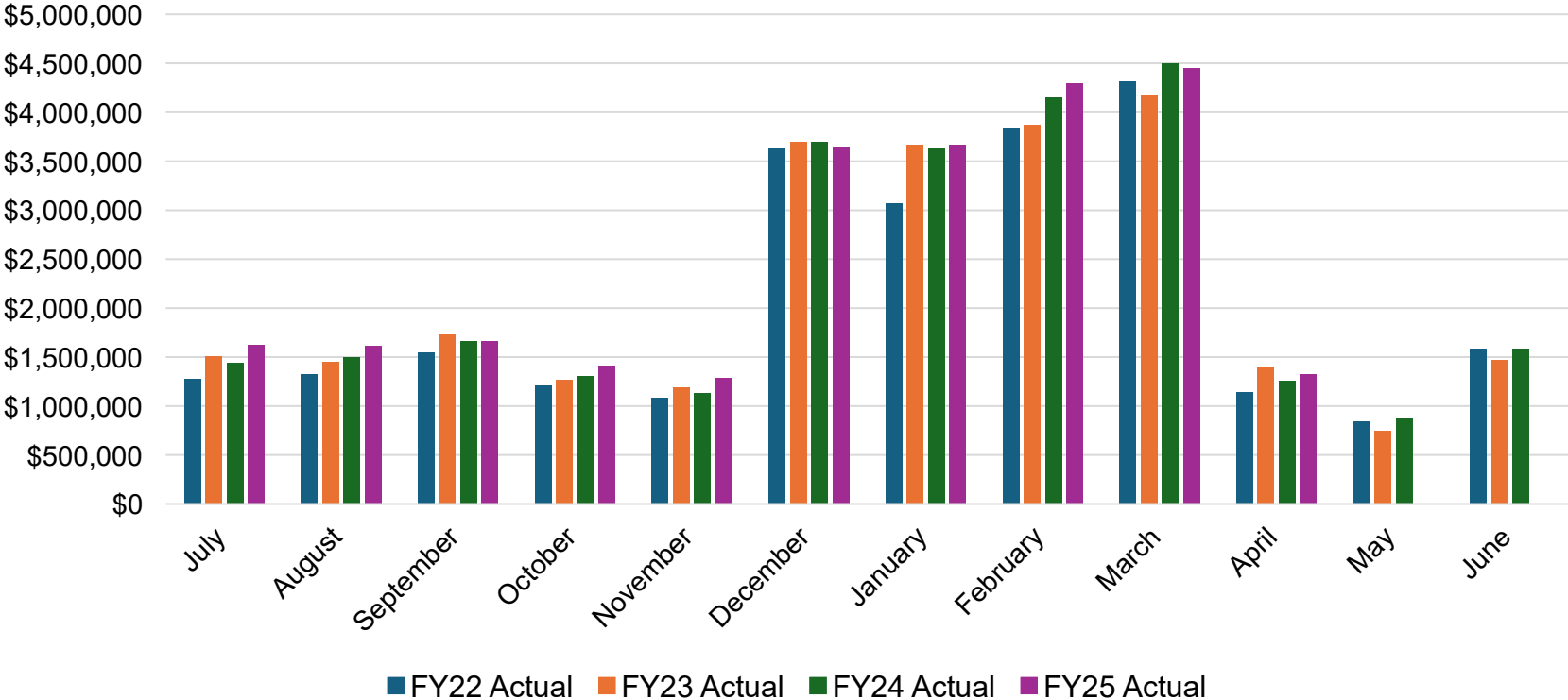
Resort Sales Tax

Resort Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$1,278,165	\$1,511,668	\$1,438,710	\$1,627,069	13.1%
August	\$1,326,453	\$1,455,310	\$1,499,796	\$1,612,166	7.49%
September	\$1,546,430	\$1,733,538	\$1,663,612	\$1,663,792	0.01%
October	\$1,206,744	\$1,271,637	\$1,302,666	\$1,414,842	8.61%
November	\$1,087,514	\$1,195,718	\$1,134,384	\$1,284,756	13.26%
December	\$3,631,877	\$3,700,428	\$3,701,177	\$3,644,833	-1.52%
January	\$3,072,425	\$3,666,913	\$3,632,427	\$3,675,264	1.18%
February	\$3,838,942	\$3,874,189	\$4,150,996	\$4,296,279	3.50%
March	\$4,317,316	\$4,174,254	\$4,503,299	\$4,452,912	-1.12%
April	\$1,142,621	\$1,396,458	\$1,262,908	\$1,322,370	4.71%
May	\$841,528	\$748,429	\$877,324	\$0	-100.00%
June	\$1,586,271	\$1,472,908	\$1,584,133	\$0	-100.00%
Total	\$24,876,286	\$26,201,450	\$26,751,431	\$24,994,284	-6.57%

Resort Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$1,278,165	\$1,511,668	\$1,438,710	\$1,627,069	13.09%
August	\$2,604,619	\$2,966,978	\$2,938,506	\$3,239,235	10.23%
September	\$4,151,049	\$4,700,516	\$4,602,118	\$4,903,027	6.54%
October	\$5,357,793	\$5,972,153	\$5,904,784	\$6,317,869	7.00%
November	\$6,445,306	\$7,167,871	\$7,039,168	\$7,602,625	8.00%
December	\$10,077,184	\$10,868,299	\$10,740,345	\$11,247,458	4.72%
January	\$13,149,609	\$14,535,212	\$14,372,772	\$14,922,722	3.83%
February	\$16,988,551	\$18,409,401	\$18,523,768	\$19,219,002	3.75%
March	\$21,305,866	\$22,583,655	\$23,027,066	\$23,671,914	2.80%
April	\$22,448,487	\$23,980,113	\$24,289,974	\$24,994,284	2.90%
May	\$23,290,015	\$24,728,543	\$25,167,298	\$0	-100.00%
June	\$24,876,286	\$26,201,450	\$26,751,431	\$0	-100.00%

Resort Sales Tax

Resort Sales Tax
Historical Sales Tax Revenues Over Time by Month



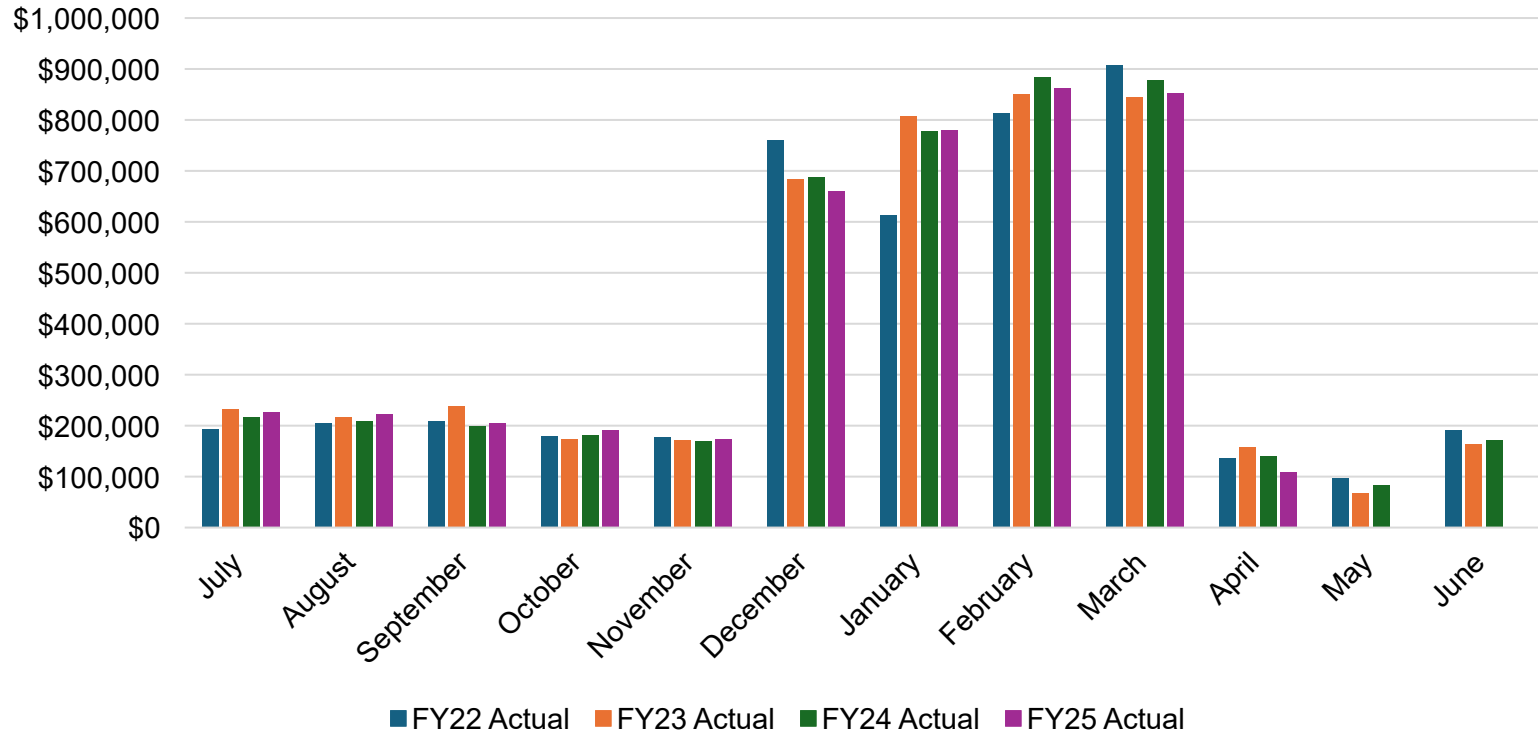
Transient Room Tax

Transient Room Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$192,873	\$232,611	\$216,818	\$225,900	4.19%
August	\$205,990	\$215,889	\$209,397	\$223,423	6.70%
September	\$208,310	\$239,365	\$199,374	\$205,050	2.85%
October	\$180,412	\$174,220	\$180,961	\$191,188	5.65%
November	\$178,568	\$171,062	\$169,907	\$173,110	1.89%
December	\$760,154	\$683,571	\$687,474	\$659,681	-4.04%
January	\$612,523	\$806,674	\$778,616	\$779,985	0.18%
February	\$813,161	\$851,654	\$883,396	\$862,279	-2.39%
March	\$908,326	\$843,928	\$877,999	\$852,503	-2.90%
April	\$135,990	\$157,703	\$140,945	\$108,888	-22.74%
May	\$97,843	\$68,221	\$82,512	\$0	-100.00%
June	\$190,768	\$163,767	\$171,933	\$0	-100.00%
Total	\$4,484,918	\$4,608,665	\$4,599,333	\$4,282,008	-6.90%

Transient Room Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$192,873	\$232,611	\$216,818	\$225,900	4.19%
August	\$398,863	\$448,500	\$426,215	\$449,323	5.42%
September	\$607,173	\$687,865	\$625,589	\$654,373	4.60%
October	\$787,585	\$862,085	\$806,550	\$845,561	4.84%
November	\$966,153	\$1,033,147	\$976,457	\$1,018,671	4.32%
December	\$1,726,307	\$1,716,718	\$1,663,931	\$1,678,352	0.87%
January	\$2,338,830	\$2,523,392	\$2,442,547	\$2,458,338	0.65%
February	\$3,151,991	\$3,375,045	\$3,325,944	\$3,320,617	-0.16%
March	\$4,060,317	\$4,218,974	\$4,203,942	\$4,173,120	-0.73%
April	\$4,196,307	\$4,376,677	\$4,344,887	\$4,282,008	-1.45%
May	\$4,294,150	\$4,444,898	\$4,427,399	\$0	-100.00%
June	\$4,484,918	\$4,608,665	\$4,599,333	\$0	-100.00%

Transient Room Tax

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



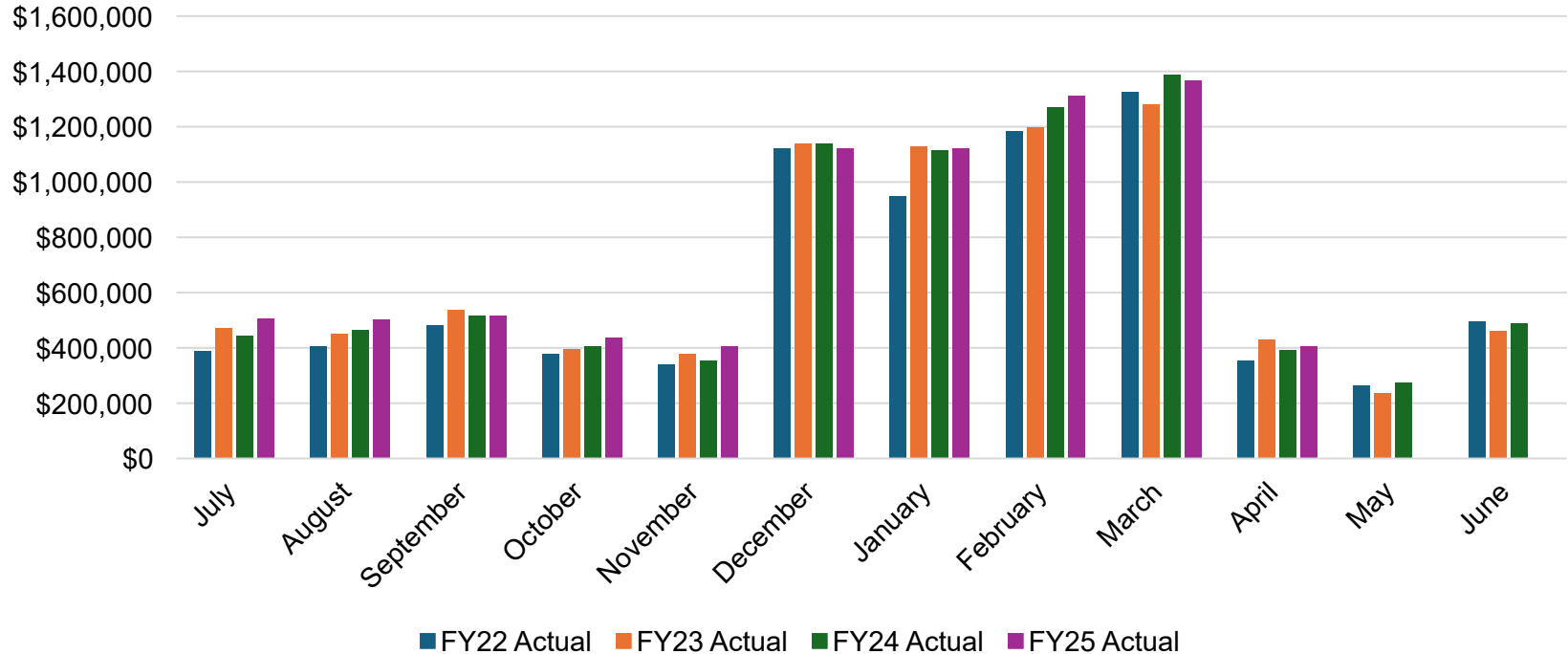
Transportation Sales Taxes

Transportation Sales Taxes - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$390,672	\$473,233	\$445,214	\$505,387	13.52%
August	\$407,156	\$451,676	\$464,119	\$501,440	8.04%
September	\$483,722	\$538,851	\$515,944	\$515,914	-0.01%
October	\$379,156	\$396,141	\$405,231	\$437,229	7.90%
November	\$338,960	\$378,840	\$355,287	\$404,795	13.93%
December	\$1,121,425	\$1,141,152	\$1,139,934	\$1,121,810	-1.59%
January	\$949,802	\$1,130,562	\$1,115,066	\$1,121,143	0.55%
February	\$1,184,078	\$1,199,723	\$1,270,962	\$1,313,745	3.37%
March	\$1,326,767	\$1,280,599	\$1,387,964	\$1,367,361	-1.48%
April	\$355,690	\$432,256	\$393,773	\$405,061	2.87%
May	\$264,388	\$236,848	\$275,232	\$0	-100.00%
June	\$496,475	\$459,990	\$490,875	\$0	-100.00%
Total	\$7,698,290	\$8,119,871	\$8,259,601	\$7,693,885	-6.85%

Transportation Sales Taxes - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$390,672	\$473,233	\$445,214	\$505,387	13.52%
August	\$797,829	\$924,909	\$909,333	\$1,006,827	10.72%
September	\$1,281,550	\$1,463,760	\$1,425,277	\$1,522,741	6.84%
October	\$1,660,706	\$1,859,901	\$1,830,509	\$1,959,970	7.07%
November	\$1,999,666	\$2,238,741	\$2,185,796	\$2,364,764	8.19%
December	\$3,121,091	\$3,379,894	\$3,325,730	\$3,486,574	4.84%
January	\$4,070,893	\$4,510,455	\$4,440,795	\$4,607,717	3.76%
February	\$5,254,971	\$5,710,178	\$5,711,758	\$5,921,462	3.67%
March	\$6,581,738	\$6,990,777	\$7,099,722	\$7,288,823	2.66%
April	\$6,937,427	\$7,423,033	\$7,493,495	\$7,693,885	2.67%
May	\$7,201,815	\$7,659,880	\$7,768,726	\$0	-100.00%
June	\$7,698,290	\$8,119,871	\$8,259,601	\$0	-100.00%

Transportation Sales Taxes

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





PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

May 15, 2025

The Council of Park City, Summit County, Utah, met in open meeting on May 15, 2025, at 2:00 p.m. in the Council Chambers.

Council Member Dickey moved to close the meeting to discuss property and litigation at 2:00 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Rubell moved to adjourn from Closed Meeting at 4:25 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

WORK SESSION

FY26 Budget Follow-Up and Fee Discussion:

Amy Villarreal and Darien Holznagel, Human Resources Department, presented this item. Villarreal reviewed the recommended COLA increase of 2.5%. Council Member Parigian asked how they got that percentage. Holznagel stated this was based on the CPI Index for the western United States.

Hans Jaspersen, Budget Department, indicated they would come back in August to review Planning, Building, and Engineering fees. They would also discuss cost recovery for the MARC and Ice Arena at that time, per the Council's request. Changes in the fee schedule for FY26 included water, irrigation, and stormwater rates. Council Member Rubell asserted the irrigation fees report indicated that they were going with three options. Jason Christensen, Water Manager, stated that was an error and they were going with the Council's preferred option as discussed previously.

Vaughn Robinson, Golf Manager, discussed Golf fees and stated some feedback from Council after receiving public comments at the last meeting where this was discussed

1 was to have a 10 play 9-hole punch pass and possibly giving the resident rate to
2 associations during association play only. He noted the Council also discussed having a
3 military rate. Council Member Parigian supported all those fee changes. Council
4 Member Toly asked about offering the resident benefit to the workforce. Robinson
5 stated currently they would fall in the green fee rate. He gave options for additional
6 reduced rates for play at the end of the day if the Council desired, and noted the term
7 “workforce” was hard to define. Council Member Ciraco asked who the employee punch
8 pass was for, to which Robinson stated it was for City employees and fire district
9 employees. Council Member Rubell supported keeping the fees simple. He stated the
10 City did a lot for the greater Park City residents and he knew residents supported the
11 golf course in other ways. He supported all the fees discussed in April but didn’t support
12 additional changes. Council Member Dickey supported the fees and stated he would
13 support seeing discounts for the workforce but thought it didn’t have to be implemented
14 this year. He wanted to get through the season to see how the fees affected the greater
15 Park City players and then the workforce could be addressed next year. Council
16 Member Ciraco agreed the fees should be simple. Council Member Rubell suggested
17 simplifying the punch passes to only offering the 5-punch pass. Jasperson clarified the
18 Council wanted to go with the 5-punch pass only. It was indicated the punch passes
19 carried over from year to year.

20
21 Jasperson referred to Ice and stated there were no fee changes. They looked at
22 charging Wasatch County players the nonresident rate per the Council’s request and
23 stated there would be a 1% revenue change. Council Member Rubell felt there needed
24 to be consistency in rates. Since this didn’t change operations, he wanted to charge the
25 non-resident fee to Wasatch County users. Amanda Angevine, Ice Arena Manager,
26 indicated the ice arena’s programs were the bottom of the pyramid for ice sports, and
27 then players could move on to clubs. They needed to attract people to have strong
28 programs with enough players. Council Member Rubell stated residents complained
29 about getting ice time, so he didn’t think City funds should be used to subsidize non-
30 residents. Council Members Dickey and Toly supported Angevine’s recommendation.
31 Council Member Ciraco stated the ice arena was a municipal operation, so he struggled
32 with broadening the subsidy outside the City and county boundary. He would like to see
33 if there was an impact, but he wanted to prioritize the people paying for it. He supported
34 the fees for this year and continuing the conversation in aligning fees across all
35 recreation assets. Council Member Rubell asked if resident golf fees should be
36 extended to Summit County and Wasatch County. He didn’t think residents should pay
37 for services for those who didn’t contribute to the tax base. Council Member Parigian
38 supported the current fees and stated Wasatch County didn’t have an ice sheet. Council
39 Members Toly and Dickey supported a future conversation. Mayor Worel asked that this
40 be part of the August fee discussion.

41
42 Jasperson asked if Council supported the 2.5% COLA and the fee schedule as
43 presented with the changes to Golf. The majority of Council affirmed with Council
44 Member Rubell not in favor.
45

Fraud Risk Assessment Update:

Mindy Finlinson, Finance Manager, reviewed the City consistently scored “Low Risk” in the last four out of five years. Last year, the Council requested looking into the internal audit function. She issued an RFP for a pool of audit firms to perform the audit tasks. She proposed an “Agreed Upon Procedures (AUP)” review and “Cost of Service” study. Council Member Rubell asked if this was the midyear review requested by the Council. Finlinson stated this was coming back with the proposed AUP approach and asking Council to select what to look at. Council Member Rubell stated he approved of using the AUP and wanted a project that was not a Public Works project since those projects consistently ran well. He thought the City Manager should decide. Regarding the cost-of-service study, he suggested looking at the Water Department for cost-of-service benchmarking. The Council agreed to both the review and study. Matt Dias, City Manager, summarized the Council gave discretion on the AUP and approved Water benchmarking for the cost-of-service study. Finlinson stated they didn’t select a Transit project because those projects were audited due to federal funding.

REGULAR MEETING

I. ROLL CALL

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

II. PRESENTATIONS

1. Consideration to Approve Resolution No. 08-2025, a Resolution Proclaiming June 2025, as Pride Month in Park City:

Virginia Solomon and Chris Campbell, Summit Pride Board Members, presented this item. Solomon was grateful for the City’s support considering the national landscape at this time. Campbell thanked the City for helping LGBTQ+ individuals feel a sense of community and stated edicts were now prohibiting transgender people from serving in the military and they were trying to isolate the LGBTQ+ community. Solomon noted the consequences of this discrimination, such as the Sundance Film Festival leaving Utah and tourism money lost in North Carolina.

Council Member Toly moved to approve Resolution No. 08-2025, a resolution proclaiming June 2025, as Pride Month in Park City. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. Presentation of the 2025 Cindy Matsumoto Historic Preservation Award and Consideration to Approve Resolution No. 09-2025, a Resolution Proclaiming May 2025 as Historic Preservation Month in Park City:

Lola Beatlebrox, Historic Preservation Board, introduced Anna Nizhoni, a local artist who advocated for sacred lands. She stated 517 Park Avenue received the preservation award this year and noted Nizhoni created a piece of art recognizing this structure. Jacob Klopfenstein, Planner 1, explained the historic districts in the City and reviewed current preservation efforts.

Council Member Ciraco moved to approve Resolution No. 09-2025, a resolution proclaiming May 2025 as Historic Preservation Month in Park City. Council Member Toly seconded the motion

RESULT: APPROVED

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

3. Park City - Summit County Arts and Culture Interim Report by Jocelyn Scudder, Arts Council Executive Director:

Chris Eggleton, Economic Development Director, Jocelyn Scudder, Park City and Summit County Arts Council, and Amanda Golden and Jasmine Metcalf, Design Local, were present for this item. Scudder reviewed the Arts Council began in 1986 and they filled the gap with the City or County not having an arts staff. She noted there was a big economic benefit for having arts in the community. They had artists who lived and created here and the Public Art Advisory Board (PAAB) contributed with great public art projects.

Metcalf reviewed the study's progress so far in reaching master plan outcomes. Some challenges they found included funding, visibility, community engagement, target audience, and cost of living vs. artist support. Opportunities included expanding the arts, leveraging existing assets, integrating art into other sectors of the community, historical and cultural heritage, and collaborations and partnerships. Metcalf explained the pillars of the master plan: community building, accessibility and inclusivity, economic development, and sense of place. Their recommendations in the plan were to focus on funding and support, having spaces in different places, and having the arts in the everyday.

Metcalf benchmarked Summit County with other resort communities and often it ranked low in comparison. They would do further research to ensure they were comparing

1 similar situations. Scudder stated there would be specific objectives at the conclusion of
2 the study related to Park City, and she would do regular check-ins to make sure the City
3 was in line with the Arts Council's goals.

4 5 **III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

6 7 **Council Questions and Comments:**

8 Council Member Toly attended the Wasatch Back Economic Summit this week and also
9 spoke at the US Ski and Snowboard Conference. She attended the City's Spring
10 Projects Open House as well.

11
12 Council Member Rubell indicated there was a problem in the community with regard to
13 recycling. He stated the diversion rate was 12%, which was one third the average of
14 other communities. He stated Recycle Utah would be moving in a year and there was
15 the potential of needing to haul recycling far distances. He asked the Council to
16 consider a new site for the recycling center, and work with the County on a possible
17 location on the Gilmor property. He also asked if there was support for a capital
18 investment of \$10 million for this purpose.

19
20 Mayor Worel indicated the City worked with Summit County on the Gilmor property and
21 they offered Recycle Utah four acres to build a facility. Recycle Utah had not accepted
22 that offer yet. She also stated the County, City, and Recycle Utah met on a regular
23 basis and they were preparing a waste diversion proposal. Council Member Rubell
24 stated he understood the site in question was not suitable for the community's growing
25 needs. He hoped to move it forward in a collaborative way. The more pressing issue
26 was funding. Council Members Ciraco and Parigian supported having a conversation.
27 Council Member Toly supported this discussion and asked that it include Luke Cartin's
28 update. Council Member Dickey supported this discussion and looked for a timeline.
29 Matt Dias, City Manager, stated they were working with Summit County and Recycle
30 Utah on an agreement. He would work with the Sustainability Director and return with
31 an update. Council Member Rubell's concern was the time delay. Dias stated if a
32 funding requirement was needed, a budget amendment could be made at any time. He
33 reviewed that recycling services were provided by the County so he would return with
34 an update in June. Council Member Toly asked for an overview of how the County's
35 recycling process worked in the community at the next joint meeting on June 27th.
36 Council Member Rubell wanted to keep those issues separate and indicated the
37 community core service was different than what he wanted to discuss.

38
39 Council Member Parigian announced the Park City High Boys' Tennis Team was in the
40 finals and he wished them luck. Mayor Worel thanked staff and the public for coming out
41 to the Spring Projects Open House.

42 43 **Staff Communications Reports:**

44 45 **1. EngineHouse, 1875 Homestake Road Project Update:**

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Teri Orr, 84060, stated Bonanza Park was proposed as an Arts and Culture district 10 years ago, but now the majority of the space would be for affordable housing. She encouraged the Council to put the senior center in this space as well as senior apartments mixed in with housing for other ages. She envisioned having performing arts in this space as well. She thought affordable housing could be built where the current senior center and the Mawhinney lot were located.

Finnley Whitney 84098 read his eComment: "We are speaking on behalf of the students who decorated the PC hill with rainbow paper on the morning of May 7th. The idea for this peaceful display came in the months after the introduction of House Bill 77, which bans certain flags in government buildings. It was specifically created to target Utah's queer community and their allies. The idea to create a large pride flag was not to negatively target the high school, Park City School District, or the City itself, but rather, to promote allyship and raise awareness of the House Bill. We believe that promoting acceptance within and for the queer community is crucial to our livelihood and therefore only engaged in peaceful protesting and civil disobedience. Our activities were completely student-led and not sponsored by any club, teacher, or administrative member. Our funds came from students and donations from the PCHS's Gay Straight Alliance club, Encircle, and Summit Pride. Additionally, we always had a plan for cleaning the paper by the end of the day. The majority had been picked up before school got out due to wind concerns. Specifically, a group went up around 8 pm that night to pick up the rest of the paper and tape. Everything was disposed of correctly. Although we recognize that Park City is an inclusive and accepting space, we strongly encourage the City Council to do everything in its legal power to promote a safe space for the LGBTQ+ population and their allies. This could include such as adopting inclusive flags, which has been done in Salt Lake City, or funding a permanent pride-related display or mural."

Erin Ferguson eComment: "SPSW supports Park City's effort to obtain a WCPP grant, specifically to: "Prepare an application as the lead grant applicant for a non-construction project. This approach will help determine the design and location of the project, evaluate new technologies such as animal sensor activated warnings, and identify ways to promote education and outreach." SPSW would also like to offer our assistance in applying for the WCPP grant. SPSW has years of knowledge and experience regarding wildlife vehicle collisions in the area, specifically on SR224. This wealth of knowledge is the result of consulting with and working alongside experts in the field, resulting in valuable relationships accentuated by citizen science and the powers of observation to document and record important, pertinent data. The serious level of wildlife vehicle collisions, as well as the area of the highest number of wildlife vehicle

collisions in Summit County, has been thoroughly researched and documented. There were 48 wildlife vehicle collisions in 2024, double the 10-year annual average documented by BIO-WEST for UDOT Region 2 in 2021. This clearly indicates that the most effective and efficient wildlife mitigation measures are needed. With the current annual cost of wildlife vehicle collisions at \$2 million*, the implementation of evidence-based solutions will provide the needed economic and safety provisions for local residents, local workers, and visitors who travel SR 224 at the current level of 30,000 AADT. Every possible effort to reduce wildlife vehicle collisions on SR 224 is vitally needed. Therefore, in addition to supporting Park City's effort to acquire WCPP funding, SPSW would like to extend an invitation to Park City, Summit County, High Valley Transit, UDOT, and DWR to join us in our independent engineering assessment of SR 224 that will indicate the most viable and feasible solutions for the growing number of wildlife vehicle collisions along this corridor. It is already underway, and will provide meaningful results in a timely manner (Phase 1 schedule is attached). We have contracted with a renowned landscape architect to prepare this objective assessment of evidence based solutions for SR 224. The team is focusing on the areas with the highest number of wildlife vehicle collisions. (Rock Design Associates' team qualifications attached). Please note that we are not asking for money at this point; we are simply asking for Park City to collaborate on the independent assessment of the best evidence-based solutions for wildlife vehicle collisions for this roadway, those solutions and locations to be determined by the engineering team of experts (see attached). We have broad public support for this effort as the community has made this independent engineering assessment possible through their monetary donations. Save People Save Wildlife appreciates all of the work that staff and Council have put towards this effort. SPSW looks forward to working with all regional partners to address solutions for the safety of our wildlife and our motorists who travel SR 224. We await your response and will attend the May 15, 2025 meeting where, hopefully, we all may have an open dialogue on this matter of importance. Working together will guide us towards more fruitful results and a timely implementation of the most effective solutions.” (Attachments with this comment are attached to this document.)

Herve Lavenant eComment: “I am writing to express my strong support for the resolution proclaiming June 2025 as Pride Month in Park City and for the associated Pride Month activations proposed by Summit Pride. Diversity, Equity, and Inclusion (DEI) are fundamental values that enrich our community and strengthen the fabric of our society. Embracing DEI means recognizing and celebrating the unique differences that each individual brings, whether it be in terms of race, ethnicity, gender, sexual orientation, or any other aspect of identity. By fostering an inclusive environment, we not only honor the dignity and worth of every person but also create a community where everyone feels valued and respected. Catering to all citizens, not just the majority, is crucial for building a truly inclusive and equitable community. When we ensure that the needs and voices of all individuals are heard and addressed, we foster a sense of belonging and empowerment. This approach not only enhances social cohesion but also drives innovation and creativity, as diverse perspectives lead to more comprehensive and effective solutions. For Park City, where tourism plays a significant

1 role in the local economy, demonstrating a commitment to DEI is particularly important.
2 Tourists belong to all communities and are increasingly seeking destinations that are
3 not only beautiful and entertaining but also inclusive and welcoming to themselves - to
4 all. By celebrating Pride Month and supporting the LGBTQ+ community, we send a
5 clear message that Park City is a place where everyone is valued and respected. This
6 can enhance our reputation as a forward-thinking and inclusive destination, attracting a
7 diverse range of visitors and boosting our local economy. The LGBTQ+ community
8 represents a significant and vibrant segment of our population altogether. According to
9 recent studies, the LGBTQ+ community is a substantial and growing demographic, with
10 considerable economic influence. By supporting Pride Month activations, we
11 acknowledge the importance of this community and demonstrate our commitment to
12 their rights and well-being. This not only fosters a sense of belonging among LGBTQ+
13 individuals but also attracts LGBTQ+ tourists, who are more likely to visit and support
14 businesses in destinations that are openly inclusive. To be clear, today, 27% of GenZ
15 and 16% of Millennials identify as LGBTQ+. Their overall economic share is
16 dramatically increasing; being welcoming early is an economic proposition for our
17 future. The proposed activities, including displaying Pride banners on City light poles on
18 Main Street and installing transit decals with the theme "Ride with Pride," are wonderful
19 initiatives that visibly demonstrate our commitment to DEI. These activations will not
20 only celebrate the LGBTQ+ community but also send a powerful message of
21 acceptance and support to all residents and visitors of Park City. Celebrating Pride
22 Month is an opportunity to highlight the contributions of LGBTQ+ individuals and to
23 reaffirm our dedication to creating a welcoming and inclusive community for everyone. It
24 is a time to reflect on the progress we have made and to recognize the work that still
25 lies ahead in the pursuit of equality and justice for all. I urge the City Council to support
26 this resolution and the proposed activations. By doing so, we will take a meaningful step
27 towards continuing to build a more inclusive and equitable Park City."

28
29 Mayor Worel closed the public input portion of the meeting.
30

31 V. CONSENT AGENDA

32
33 **1. Request to Authorize the City Manager to Execute an Agreement with Ineo**
34 **Systrans USA Inc. in a Form Approved by the City Attorney's Office for the**
35 **Purchase of Computer Aided Dispatching (CAD)/Automatic Vehicle Location**
36 **(AVL) System Not to Exceed \$1,200,000:**
37

38 **2. Request to Authorize the City Manager to Enter into Agreements in a Form**
39 **Approved by the City Attorney's Office with: Asphalt Preservation for Type II**
40 **Slurry Seals, Not to Exceed \$151,689.60; C&B Asphalt for Bike and Golf Cart Path**
41 **Overlays Not to Exceed \$179,056.00; Morgan Asphalt for Rotomilling, Pavement**
42 **Overlays, and Utility Adjustments Not to Exceed \$1,139,329.52; Asphalt**
43 **Preservation for Crack Sealing Not to Exceed \$64,980.00:**
44

3. Request to Authorize the City Manager to Execute a Contract with Trevor Dahl and Garth Franklin in a Form Approved by the City Attorney's Office and Recommended by the Public Art Advisory Board (PAAB) for the Creation of Artistic Pool Fencing Panels for the PC MARC Pool Renovation:

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

RESULT: APPROVED

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

VI. OLD BUSINESS

1. Consideration of a Request from Studio Crossing LLC to Waive \$1.6 Million in Impact and Development Permit Fees for the Voluntary Affordable Housing Portions of the Studio Crossings Project:

JJ Trussell, Deputy Building Official, and Justin Keyes and Gary Crandall, applicant, presented this item. Keyes stated the project was moving along at a fast pace and he anticipated a ribbon cutting ceremony in November. He reviewed their other projects and the history with this parcel of land. He indicated they were building voluntary affordable housing in this community and asserted this was a community where people would want to live. They planned multimodal paths around the development, parks and pocket parks, and a transit stop. Keyes indicated these amenities would make the project infeasible, but the applicant wanted this community for those who worked here and wanted to live in the City. He requested a fee waiver of \$1,913,012 million which was the maximum exemption for low-income housing. He referred to other affordable housing projects and the fee waivers given were higher costs per unit than this request.

Crandall stated IHC hospital reserved several apartments for their employees and they hoped to put a med spa in there. His plan included senior housing as well for those who wanted to downsize. They put a lot of effort and thought into this project and hoped for consideration.

Council Member Ciraco asked how much common space was in the project, to which Keyes stated it was close to 40% open space. Council Member Toly asked about the senior housing. Keyes stated the units were not reserved and there were no income requirements. They also adjusted the unit designs based on feedback from the seniors. Council Member Dickey stated there were talks about deeper affordable housing and asked what the outcome was. Keyes indicated they were going to build 208 units instead of 195 units and the additional studios would be reduced to 50% AMI.

Mayor Worel opened the public hearing.

1 John Kenworthy, 84060, thanked the Crandall family for being a community-first local
2 family. The fee waiver was a \$9,000 per unit subsidy if the full waiver was supported.
3 He stated these were superior units and he supported waiving the \$1.9 million in fees.

4
5 Mayor Worel closed the public hearing.

6
7 Trussell stated the \$1.6 million fee waiver represented the recommendation from the fee
8 committee. The 1.9 million represented a waiver for 166 units. A waiver for the 208 units
9 would be \$2.4 million. Council Member Parigian appreciated the developer lowering the
10 AMI to 50%. Council Member Rubell stated the staff recommended a waiver and he
11 supported that. He thought the Crandall's were a great partner to work with. He wanted
12 developers to feel incentivized by the standards set.

13
14 Council Member Dickey thought consistency was key. This project was not built by a
15 public or nonprofit entity and therefore did not comply with the policy for fee waivers.
16 The purpose of the policy was to incentivize housing that would not otherwise be
17 developed. This development had market rate housing and commercial. It incentivized
18 housing and the project was moving forward with construction. He did not support giving
19 a fee waiver. Council Member Toly appreciated that the developers worked with the
20 seniors as well as lowering AMIs on a few units and adding public benefit, so she
21 supported the \$1.6 million fee waiver.

22
23 Council Member Ciraco stated the City made affordable housing a priority and he
24 reviewed the efforts thus far. He thought getting an additional 143 units on top of the
25 housing obligation should be encouraged and the way to encourage that behavior was
26 through fee waivers. He thought the amenities were critical too. He asserted \$1.9 million
27 was justified because of the common space and he imagined other residents from the
28 community would use that. He supported the \$1.9 million over the recommended
29 amount because of the common space.

30
31 Council Member Toly moved to approve waiving \$1.6 million in impact and development
32 permit fees for the voluntary affordable housing portions of the Studio Crossings
33 Project. Council Member Parigian seconded the motion.

34
35 Council Member Rubell asked what the extra \$300,000 included. Trussell stated the
36 committee figured the fee waiver based on the number of units. That number was the
37 difference between the 185 contemplated units and the actual number of units of 208.
38 Council Member Rubell asked if \$1.9 million would be the fee recommendation if the
39 number was updated, to which Trussell affirmed.

40 **RESULT: MOTION FAILED**

41 **AYES:** Council Members Parigian and Toly

42 **NAYS:** Council Members Ciraco, Dickey, and Rubell

Council Member Ciraco moved to approve the maximum fee waiver based on the calculation of 166 units in impact and development permit fees for the voluntary affordable housing portions of the Studio Crossings Project. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

NAY: Council Member Dickey

2. Consideration to Approve Ordinance No. 2025-08, an Ordinance Amending the Municipal Code of Park City Title 15, Chapter 1, Sections 8, 18, and 21, Regarding Land Use Appeal Authorities:

Margaret Plane and Mark Harrington, City Attorney's Office, presented this item. Plane reviewed the Appeal Authority was reviewed when there was a vacancy on the board. Upon consideration by the Planning Commission, it was recommended this board be replaced by a law-trained hearing officer. In the proposed code, the hearing officer process would be recorded, and a written record would be retained. In addition, the public hearing requirement was removed. The code was drafted so multiple hearing officers could be appointed, and they would be randomly assigned to appeals. The Planning Commission recommended returning the Historic District Design Review (HDDR) appeals to the Historic Preservation Board. The Commission also recommended that the applicant would have standing. They recommended retaining the 300 feet as currently required, and adding in state law language, "the damage different in kind" as part of standing. Another recommendation was modifying the current LMC to say that you have to give public or written public comment, and be a property owner, business owner, or a resident. They also recommended shifting to an on-the-record review. They retained the statute that the Council would retain the final decision-making authority on land use matters.

Council Member Ciraco wanted the standing provision clarified, and asked if it was living within 300 feet or made public comment on the item, and that the individual was a business owner, resident, or property owner. Plane referenced Subsection D, Standing to Appeal, which was broken into three categories: You have to be a land use applicant; an adversely affected party, which meant someone other than the applicant who either lives 300 feet, from current code, or will suffer damage different in kind than the general community; and then the requirement to be a property owner, business owner, or resident who commented. Mayor Worel asked if an eComment in the public record would count as public comment, to which Harrington affirmed and clarified this was for the appeals hearing officer and not the district court.

Council Member Rubell asked if the applicant could go to district court if they didn't like the ruling of the appeals officer, to which Harrington stated they could if they met the state criteria. Council Member Rubell asked if the only other change was in regard to the HDDR appeals. Harrington indicated the state gave the City authority for some things to go straight to district court and those would not go to a hearing officer. Council

1 Member Rubell asked for an example of how the Council could get involved. Harrington
2 stated that Council always had final settlement authority on behalf of the City. He noted
3 that the recent change in state law was defined as certain type of settlement that
4 needed to follow a new process; thus Council still had authority to settle land use
5 matters, but if it was contrary to existing code, the Council first had to go to the Planning
6 Commission to get a recommendation and hold a public hearing, a step that would now
7 be eliminated by the consent agreement. Therefore, Council would need to approve the
8 settlement in an open meeting. Council Member Rubell expressed concern with having
9 a single person hearing the appeal, but noted the Council could balance that by having
10 the final decision.

11
12 Council Member Parigian asked if HB368 required one hearing officer or if there could
13 be more, to which Harrington stated the City had the ability to designate the number of
14 its appeal body. He reviewed different types of appeals and who would hear those.
15 Council Member Toly asked why the Planning Commission wanted the change in
16 standing. Plane and Harrington discussed specific appeals where broader standing
17 would have been beneficial.

18
19 Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed
20 the public hearing.

21
22 Council Member Dickey indicated he was comfortable with the amendments, and like
23 others, struggled with standing but supported it.

24
25 Council Member Dickey moved to approve Ordinance No. 2025-08, an ordinance
26 amending the Municipal Code of Park City Title 15, Chapter 1, Sections 8, 18, and 21,
27 regarding Land Use Appeal Authorities. Council Member Toly seconded the motion.

28 **RESULT: APPROVED**

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

30
31 **3. Discuss Wildlife Crossings Pilot Program:**

32 Julia Collins and Kate Swedburg, Transportation Planning Department, presented this
33 item. Collins reviewed the history of wildlife/vehicle mitigations and the Federal Highway
34 Administration (FHWA) Wildlife Crossing Pilot program. She asked if Council supported
35 working with UDOT to evaluate fencing alternatives along SR224, applying for a grant to
36 evaluate program locations, technology, etc., and if staff should attend Save People
37 Save Wildlife (SPSW) crossing project milestone meetings. Collins indicated the grant
38 would require a 20% match, and noted UDOT was open to fencing along that corridor
39 and they would work with Save People Save Wildlife.

40
41 Council Member Rubell asked what the City was doing to collaborate with Save People
42 Save Wildlife. Collins stated the City had remained neutral but they were looking to
43 engage with them on this project. Council Member Rubell asked if there were other
44 opportunities to engage with them. Collins stated she could get back to Council on that.

Council Member Ciraco asked how this would look with the SR224 BRT project with the potentially widened road. He also asked how the City could work with High Valley Transit (HVT) on reducing wildlife/vehicle conflict. Collins stated the regional partners supported these proposals that Council was considering tonight. Council Member Toly asked what type of fencing would be used or what had been used in other areas. Collins stated there were a lot of things on the table and she was excited to collaborate with UDOT. The fencing would be located where the wildlife crossings were, mainly between mile post marker 3-6, which was from Payday to Canyons Resort Drive.

Council Members Toly, Dickey, and Parigian supported working with UDOT to evaluate fencing alternatives along SR224, applying for a grant to evaluate program locations, technology, etc., and having staff attend Save People Save Wildlife (SPSW) crossing project milestone meetings. Council Member Rubell was supportive and encouraged the City to work more closely with SPSW. Council Member Ciraco was also supportive and looked forward to having the City work with SPSW.

VII. WORK SESSION

1. 1800 Park Avenue Project Discussion:

Justin Keyes, representing the developer, requested continuing this item to a future date because this property received an offer to purchase. The purchase offer would keep the property as-is. He would return if the property did not sell. Mayor Worel asked for more advanced warning if an item was continued as a courtesy to staff. Council Member Rubell stated this area was being redeveloped and this project should be allowed to redevelop under the new code even if the new code was not yet approved. He thought this could be used as a case study regardless of the applicant's intent.

Council Member Ciraco thought the code amendments for the Bonanza Park Mixed Use Area (BPMX) would not allow hotels, so he wanted to keep the current hotels that were already there. Council Member Toly asked if hotels would be part of the BPMX district. Dias stated many things would be discussed. Council Member Toly asked if they could grandfather in hotels. Council Member Rubell asked if the tunnel could be part of the discussion with the prospective buyer. Keyes stated the hotel and nightly rental limitation killed many deals, so that should be considered in the code amendments. The other limitation was retail limited to 15,000 square feet. He offered to volunteer his time to discuss this further. Dias stated the potential next conversation on this would be June 5th. The Council agreed to the continuation.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

May 22, 2025

The Council of Park City, Summit County, Utah, met in open meeting on May 22, 2025, at 3:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property, advice of counsel, and litigation at 3:00 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 4:25 p.m. Council Member Council Member Dickey seconded the motion.

RESULT: APPROVED

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

WORK SESSION

EPA and Richardson Flat CERCLA Site Update:

James Hou, Environmental Protection Agency (EPA) Remedial Project Manager, presented this item and indicated they were working on an engineering evaluation and cost analysis for the Richardson Flat site. The analysis would give them a couple options for moving forward with the area. He reviewed the mining history and the legacy of the community, and noted the mining resulted in mine tailings which needed to be dealt with today. He referred to Operable Units Two and Three and stated this area went from Richardson Flat Road to I-80. There were many tailings within these units. The Richardson Flat Tailings Site was not a superfund site, so it didn't qualify for cleanup funding. The EPA had \$17 million set aside for cleanup at Richardson Flat. Those funds were acquired by the EPA when United Park City Mines (UPCM) defaulted. Their intent was to hold back a portion of that money so they could characterize a supplemental claim at OU4. There weren't enough funds to clean everything, but they would do as much as possible in a phased approach. He asserted there were tailings next to the Rail Trail that could create a risk, especially if children were playing in it.

Hou explained the timeline for this project. After the analysis was completed, they would draft an action memorandum and then plan the removal. After the tailings removal, which he estimated would begin next year and last three years, there would be site control and additional evaluation if needed.

Mayor Worel asked when the public comment portion would begin, to which Hou stated within the next couple of months. Council Member Toly asked Hou to walk through the full level of cleanup that would be involved. Hou stated he wanted to wait to present the alternatives, to make it fair to the process.

Council Member Ciraco stated the IRA Act set aside money for mining waste cleanup and asked if there was a way to tap into those funds to supplement the money for this project. Hou stated most of the sites were listed in the act and this site was not listed. Council Member Ciraco asked if there would be a detailed explanation of how contaminated the materials were, as the public information sessions began. Hou stated the document would talk about risk, but risk was on a spectrum. They would have an open house to discuss those things with the public.

Council Member Rubell asked if this was just an environmental effort or if there was another purpose in cleaning up the area. Hou stated the cleanup was the end of the project, and managing risk from exposure was the purpose. They would do as much as possible with the funds available. Council Member Parigian asked if this area would be buildable after cleanup. Hou stated most of the work was going to be done in a floodplain. He noted the Department of Environmental Quality (DEQ) would have to sign off on building within the boundary. Council Member Toly asked if the EPA would explain the removal process to the public during the public information period, to which Hou affirmed.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell hoped to see the Council move forward with the Bonanza Park 5-Acre RFP. Council Member Toly stated she and Mayor Worel attended Mayor and Council in the Neighborhood meeting in Park City Heights. She knew the Clark Ranch housing project was near there and comprised 2% of the open space there. She requested moving forward on a conservation easement for the remainder of that property. Cartin stated he would draft a staff communications report on that.

Mayor Worel noted paid parking would be in effect on the Bonanza Flat Trailheads and residents could register for free parking on the City website. She attended a media roundtable where the editors from the three media outlets met and engaged in various topics.

Staff Communications Reports:

1. Employee Review and Compensation Score Card:

Council Member Parigian asked what the process was for merit increases and how the City Attorney fit into that. Sarah Mangano, Human Resources Director, stated all employees went through the same process for merit increases.

2. Iron Horse Public Works and Transit Facility Update:

Council Member Parigian asked about square footage for the Public Works building and why it was needed since the Public Utilities staff had moved. Troy Dayley, Public Works Manager, stated if a new building was built, he would want all his equipment, which was scattered in different places around the City, in one place. Council Member Parigian referred to Transit, and asked if they were planning on all those offerings. Tim Sanderson, Transportation Manager, stated they were at capacity, so with new projects, they would need a place to store additional vehicles. Vehicle storage was the main concern, but office space was sufficient. Sanderson stated they could be creative with additional service, such as adding storage space at future park and ride locations. It was early to speculate on needs 10 years into the future.

Council Member Rubell indicated a few months ago the Council heard the need to separate buses and accommodate growth in the Transit Department. Now there was no need. He also heard a need to use the Gordo property for other purposes. He asked if the Council agreed to direct staff to look at sites, including the Gordo property, for these departments. The Council supported having staff look at the Gordo property and other potential sites in the area for City facilities. Sara Wineman, Housing Project Manager, stated the Quinns Junction area was the best area for Public Works and Transit. Dayley noted that a previous study designed a facility at the Gordo property for Public Works and Public Utilities and those designs were 20% complete. Council Member Dickey felt the Council had looked at Gordo and they knew it would work as a park and ride, there

1 was no need for a new Transit facility today, and he thought the City was where they
2 needed to be and more analysis was unnecessary. Dayley indicated a new building
3 would be nice and efficiencies would be gained by bringing everything under one roof.
4 But he also thought some efficiency would be lost by not being centrally located. He
5 preferred staying in the current location for the time being. Council Member Rubell
6 asserted the value of the land in the current Public Works site had to be considered
7 based on proposed development. Council Member Ciraco agreed the Iron Horse
8 location was a prime parcel, and he suggested looking at the Gordo lot for these
9 departments.

10
11 Council Member Dickey indicated they had a study showing the Gordo parcel was big
12 enough for a park and ride and a Transit facility. He wanted to let Transit and Public
13 Works focus on delivering great service. Council Member Rubell felt this direction
14 supported the direction given at the retreat. The majority of Council supported Council
15 Member Rubell's proposal to look at sites for a Transit and Public Works facility.
16 Wineman asked what new information Council Member Rubell wanted. She stated the
17 property was analyzed previously when City Hall was contemplated being moved to the
18 Iron Horse property. Then at the Council retreat the Council asked for the needs of
19 Public Works and Transit. Council Member Rubell stated the need was identified and it
20 was large. He thought there was value in freeing up the land on Iron Horse for other
21 opportunities. He asked to see what it looked like to move Transit and Public Works to a
22 new parcel and what the space requirements would be. Sanderson stated he didn't
23 want to build something to current needs, but it should be built to future needs. Those
24 needs would become clearer as the projects firmed up. Council Member Parigian asked
25 for pros and cons for a move to Gordo. Dias noted more work could be done on this and
26 they would also look at storage. Council Member Toly asked to look at the Quinns area
27 and look at the cost. Council Member Ciraco asked for cost and benefit analysis for this
28 land.

29
30 Council Member Dickey stated the Council could also drill down on the City Hall
31 conversion to a hotel. Mayor Worel stated the majority of Council did not want to include
32 City Hall in the direction given.

34 **3. Phoston Spur and US-40 Corridor Studies Update:**

36 **4. Quinns Junction Area Park and Ride Update:**

38 **III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON 39 THE AGENDA)**

40
41 Mayor Worel opened the meeting for any who wished to speak or submit comments on
42 items not on the agenda.

43
44 Douglas Duditch stated he was concerned with the Rail Trail. The public said over and
45 over they didn't want anything done to that trail. He went to a meeting and saw a poster

with a monorail by the Rail Trail. He didn't want this issue to keep coming up. He asked who had authority over the Rail Trail. He also wanted to know why there weren't environmental studies for this area. Mayor Worel asked Dudich to contact Luke Cartin, Environmental Sustainability Manager.

Dana Williams 84060 stated he spent 12 years as the liaison to the Environmental Protection Agency (EPA) and the Richardson Flat site was the Park City repository. Then the EPA took the City repository away and stated they were going to clean it up. He thought it would be beneficial to create a taskforce to bring institutional knowledge to the cleanup project.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 24, 2025:

Council Member Toly moved to approve the City Council meeting minutes from April 24, 2025. Council Member Dickey seconded the motion.

Council Member Parigian asked if minutes approved in February could be amended. Michelle Kellogg, City Recorder, indicated that once the minutes had been approved by the Council, they could not be amended.

RESULT: APPROVED

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract with Arts Council of Park City and Summit County, in a Form Approved by the City Attorney's Office, Not to Exceed \$120,000 for Three Years of Services:

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

RESULT: APPROVED

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

VI. OLD BUSINESS

1. Consideration to Authorize the City Manager to Execute Two Construction Agreements with Calvin L. Wadsworth Construction Company, LLC, in a Form Approved by the City Attorney's Office Not to Exceed \$1,476,109 to Provide All

Required Services to Deliver a Working Snowmelt System within the Limits of the High School Tunnel:

John Robertson, City Engineer, reviewed they worked through the state contract process and two contracts were needed for this project because of the cost limits the state set. He noted all access to the tunnel would be cut off during construction and they would make an area for people to cross during that time. He thought the work should be substantially completed before school started in the fall. He requested an additional \$800,000 to the existing \$800,000 budget so the project could be fully funded and they could cover potential changes. Robertson addressed Council Member Parigian's concern about glycol used in the snowmelt system and stated it was a food grade chemical and not toxic.

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

Council Member Parigian asked if the City was in litigation with the first contractor, to which Robertson affirmed. Council Member Parigian stated a full-time employee could be hired for much less than \$1.5 million. Robertson stated a snowmelt system would create a safer system to get people through the tunnel and thought safety was a priority.

Council Member Parigian moved to authorize the City Manager to execute two construction agreements with Calvin L. Wadsworth Construction Company, LLC, in a form approved by the City Attorney's Office not to exceed \$1,476,109 to provide all required services to deliver a working snowmelt system within the limits of the high school tunnel. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. Discuss Proposed Bonanza Park Land Management Code Amendments:

Rebecca Ward and Alec Barton, Planning Department, John Frontero and Bill Johnson, Planning Commission, and Erik Daenitz, Zions Public Finance, were present for this item. Ward reviewed the current draft code was not feasible for new property owners in the Bonanza District. They evaluated some components of the code that could be modified to increase feasibility, which included allowing 20% nightly rentals, hotels with up to 150 rooms, deeper parking reductions, increasing building height to five stories, and decreasing affordable housing requirements to 10%. Other levers that helped, but would not increase feasibility on their own, included frontage protection zone (FPZ) setback and stepback reductions, open space reductions, creating a public infrastructure district (PID) and public/private partnerships.

Daenitz stated his new analysis took away the eight primary levers: FPZ setbacks, 30% open space, vertical height, nightly rentals, parking reductions, a percentage of square feet no more than 60% AMI and another limit no more than 80% AMI, and a hotel unit maximum. He reviewed some new scenarios and stated he hoped the Council could

1 make decisions based on the current Bonanza Park Mixed Use Area (BPMX) and a
2 potential new BPMX.

3 Ward summarized scenarios that could work in the small area plan, including 10% of
4 nightly rentals and parking reductions up to 30%, 10% nightly rentals and 95 hotel
5 rooms, and/or reduced open space to 22% and parking to 35%. She reviewed the
6 affordable housing requirement for the small area plan with 20% being affordable. The
7 proposed project enhancements would have 25% affordable housing with 60% AMI and
8 35% of affordable housing with 80% AMI. She explained the difference between nightly
9 rentals and hotels, including bed and breakfast establishments. She also explained the
10 current code with regard to FPZ. The proposed code would keep the same FPZ
11 provisions but would add the stepback provision.

12
13 Council Member Rubell asked about a hostel in the area, to which Ward explained it
14 was a boarding area. Council Member Rubell stated ski lifts weren't allowed but
15 gondolas were allowed, to which Ward affirmed. Council Member Rubell referred to
16 parking and asked how shared parking agreements were reflected. Ward stated
17 property owners could make agreements with adjacent owners and present it to the
18 Planning Commission for development approval for shared use parking. This would be
19 a solution to reduce parking and meet the demand. Council Member Rubell asked if
20 there was a term for the agreement. Ward stated there was a condition that it would be
21 reevaluated if something triggered that requirement. Council Member Rubell thought
22 there could be a parking pool for an area so the property owners wouldn't have to make
23 agreements and asserted this was one idea that could incentivize development.

24
25 Council Member Parigian asked how future development would be feasible if this code
26 passed and developers built in this area. Daenitz stated buying and selling was a sign of
27 economic growth. Council Member Parigian asked if the area would lack vibrancy if
28 second homeowners bought the residential units. Ward stated the Planning
29 Commission discussed this and favored hotels in the area to promote vibrancy. She
30 noted there would be infill to allow for local residents and workforce. Discussion on
31 nightly rentals and for-sale units ensued.

32
33 Council Member Toly stated many of the residents' concerns were parking and traffic,
34 and asked if parking and building height were the things that would make the
35 development feasible. Daenitz pointed to the feasibility of reducing parking by 10% and
36 implementing a reduction in open space. Council Member Toly asked if there was a
37 bigger lever the developer could do to have less parking but have more transit solutions.
38 Ward stated the connection was there, but it wasn't a primary lever in the draft code.
39 She thought there were connections in other communities that promoted parking
40 reductions, such as car share opportunities, which would allow people to remain mobile
41 without owning their own car. Council Member Toly stated there was a need for a park
42 and ride outside of town and thought a developer's homeowners could use a share of
43 the park and ride. She also noted police officers and firefighters did not live in the City
44 limits for the most part, and asked if there could be a tradeoff, for example there could

1 be more attainable units with less density or there could be more nightly rentals but less
2 density.

3
4 Council Member Dickey wondered why the land remained so expensive if developers
5 could not afford to buy it and develop it. Daenitz stated they tried to base this concept
6 on empirical data and there hadn't been many land purchases to compare. Council
7 Member Ciraco felt it was harder to redevelop a property that had a higher cashflow
8 than a property with no cashflow since the high cashflow made the property more
9 valuable. He asked if this neighborhood could make transportation planning a priority, to
10 which Ward affirmed and stated the General Plan was being evaluated to ensure uses
11 supported the transportation connections. Council Member Ciraco asked about the FPZ
12 and open space requirement levers, and stated all those things affected the mass on
13 the site. He felt reducing FPZ could keep the height lower. Ward stated the master
14 planned development code allowed for flexibility for site-specific design for certain
15 parameters.

16
17 Mayor Worel asked how condo hotels were looked at here. Daenitz stated they couldn't
18 figure them for feasibility, but it gave developers flexibility in how they raised funds for
19 the development.

20
21 Mayor Worel opened the public hearing.

22
23 Jeff Camp 84060 stated traffic and transportation were concerns. He proposed widening
24 Bonanza since Deer Valley Drive was four lanes and Kearns Boulevard was four lanes
25 and asserted that would clear up the congestion. He also didn't know when the City
26 became a developer. He thought tourists brought in money and then left. He couldn't
27 enjoy the town because it was clogged with tourists. He wanted Council to consider how
28 this project would affect the locals.

29
30 Kathy Hunter 84060 stated there was a tug between development and locals. She
31 agreed with Council Member Parigian and Camp, and wanted to protect what made
32 Park City magical. She liked the height of buildings maxed out at 30 feet. She requested
33 keeping the height lower and doing renderings that showed the height compared to the
34 view. She felt the changes discussed tonight catered to developers and didn't protect
35 the community.

36
37 Mayor Worel closed the public hearing.

38
39 Ward stated she was looking for direction on which levers to evaluate with the Planning
40 Commission.

41
42 Affordable Units – the Council agreed to leave this as drafted at 20%.

43
44 Open Space – current code required 30%. Council Member Toly did not support
45 lowering that percentage and asked if a bonus could be offered if open space was

1 developed as an ice rink or another similar activation. Council Member Parigian
2 supported reducing open space to 20%. Council Member Rubell supported it as drafted.
3 Council Member Dickey supported an open space reduction to 22%. Council Member
4 Ciraco asked what open space was for the Main Street Business District. Ward stated
5 there was no setback, landscape, or open space requirements. Council Member Ciraco
6 stated the open space requirement had no bearing on the allowable square footage on
7 the parcel. Ward stated it depended on the size of the site, and sometimes open space
8 could be satisfied in the setbacks. This was a volume-based district, it would allow for
9 more density. Council Member Ciraco supported reducing open space to 20%. It was
10 indicated the majority of Council favored a reduction in open space.

11
12 Nightly Rentals – current code prohibited. Ward proposed some options for nightly
13 rentals: allow up to 20% in the project, allow up to 20% but only when affordable units
14 were increased or another enhancement was met, or grandfather existing residential
15 properties to allow for future nightly rentals. Council Member Rubell supported having
16 20% or more and grandfathering existing developed properties. Mayor Worel asked if
17 grandfathered units would go with the property, to which Ward affirmed. Council
18 Member Parigian supported grandfathering existing residential and allowing all units for
19 nightly rentals to get the building height down. Council Member Toly supported 20%.
20 Council Member Dickey stated 20% of the project was half the units of residential. He
21 supported the current draft. Council Member Ciraco supported 20%-30% nightly rentals
22 with other project enhancements, and supported grandfathering for existing residential.
23 Council Member Toly didn't support 45% of residential units being nightly rentals, so
24 she wanted to leave the code as drafted.

25
26 Frontero noted if the code was reduced to 10% nightly rentals, it would mean 26% of
27 the residential portion of the mixed use, and asked if that was more attractive for
28 Council Members Dickey and Toly. Council Member Dickey stated he preferred to
29 reduce open space and parking to see if that made development feasible before
30 increasing nightly rentals.

31
32 Hotels – current code was drafted for up to 75 rooms. Council Member Ciraco thought
33 hotels promoted vibrancy and supported 150 rooms or smaller, and not on every parcel
34 in the zone. Council Member Dickey thought hotels should be scaled to property size.
35 He supported up to 100 rooms but wanted to figure size to other buildings in the
36 neighborhoods. Council Member Toly stated guests wanted a hot tub and a kitchen.
37 She didn't understand why it mattered if the room had a kitchen or not. Council Member
38 Ciraco stated rooms with kitchens were more like nightly rentals. Council Member
39 Parigian favored a max of 50 rooms per hotel. Council Member Rubell didn't think
40 wanting hotels but not wanting nightly rentals made sense since they were a similar
41 use. He left the maximum number up to the Planning Commission. In terms of use, he
42 thought some transient use was good within the bounds of residential use. Ward
43 understood that Council favored hotels that were compatible with the neighborhood
44 scale. She noted Council Member Toly wanted hotels with kitchens

Johnson reviewed how the Planning Commission landed on hotels in the code. They looked for triggers to incentivize developers in this area. This was a tool to increase feasibility. Ward stated the Planning Commission would continue to evaluate this with a potential increase. Daenitz stated revenue created feasibility so the more revenue potential, the less impacts in other areas. The top three incentives were hotels, nightly rentals, and height, followed by parking and setbacks. Mayor Worel stated the consensus for hotels was on neighborhood compatibility. Council Member Ciraco supported 100 rooms or less. Council Member Dickey agreed and asked for visual examples of that mass. Council Member Toly asked what the area would look like if the developer maximized their profit with all the levers. The Council ultimately agreed to leave this as drafted at up to 75 rooms.

Parking Reductions – Council Member Toly supported exploring further reductions. Council Member Parigian stated it depended on the use. Council Member Rubell stated there was a difference between residential and commercial and he thought shared or pool parking made sense. He didn't want to be too prescriptive. He wanted to limit parking but not to a point that would create problems in the neighborhood. He wanted the uses balanced in the neighborhood and didn't want a row of hotels. Council Member Ciraco supported leaving the code as drafted for now but he could reengage if desired. Council Member Dickey asked if parking was by use and the reduction would be across the board by use. Ward clarified it was a reduction dependent on the mix of uses within a project. Council Member Dickey supported a 25%-35% parking reduction. Dias summarized the Council was supportive of exploring further parking reductions.

Building Height – The Council supported leaving it as drafted at 45 feet maximum.

FPZ – Council Member Rubell supported three stories at a 30-foot setback and supported a fourth story with a stepback if the zone was between 30-100 feet. Council Member Parigian supported a 30-foot setback with 30 feet height, or three stories. He thought the developer had to earn the fourth story. He wanted two stories with a 30-50 foot setback. He wanted it as drafted. Frontero stated the Planning Commission heard there was interest in going up to four stories as long as there were project enhancements. A 10-foot stepback would make the building look like less massing. Council Members Toly and Dickey wanted to keep this as drafted. Council Member Ciraco wanted to get something going and he wanted to see some projects come in and then tweak the code. He supported Council Member Rubell's proposal. It was indicated the majority of the Council wanted to keep the FPZ as drafted.

Ward summarized the Planning Commission would evaluate open space reductions, reductions to parking, and nightly rentals. Ward reviewed three scenarios that worked 10% nightly rentals (25% of the residential units) and parking reductions up to 30%; 10% nightly rentals (25% of the residential units) and 95 hotel rooms; or reduce open space to 22% and parking to 35%. Council Member Rubell stated 10% nightly rentals (25% residential) and parking reductions up to 30% worked for him. Council Member

Dickey supported clustering nightly rentals in a hotel and having residential units for residences.

Frontero explained the Planning Commission wanted to get the Council feedback and he was confident they would come back with something the Council wanted to move forward with.

Council Member Dickey moved to continue the proposed Bonanza Park Land Management Code Amendments discussion to July 10, 2025. Council Member Toly seconded the motion.

RESULT: CONTINUED TO JULY 10, 2025

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

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-09, an Ordinance Amending Park City Code Section 2-8-20, Adjusting Membership of the Police Complaint Review Committee:

Michelle Downard, Resident Advocate, and Chief Carpenter presented this item. Downard stated this amendment would create an alternate seat which would allow the alternate to vote when another member was absent. The purpose of the committee was to review complaints made against the police. She noted the meetings were infrequent and many schedules were not able to meet at short notice. Chief Carpenter indicated they received some complaints, but usually those were dealt with at the sergeant level. There was a current complaint that required the committee to convene. Council Member Rubell complimented Downard and Chief Carpenter for their work and was pleased that the complaints were so few.

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

Council Member Toly moved to approve Ordinance No. 2025-09, an ordinance amending Park City Code Section 2-8-20, Adjusting Membership of the Police Complaint Review Committee. Council Member Ciraco seconded the motion.

Council Member Rubell wanted to clarify that when the complaints were reviewed by the committee, there were large packets of material provided, and that took a lot of time for the members to review and discuss.

RESULT: APPROVED

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

VIII. APPOINTMENTS

2. Appointment of Alison Walding Sanderson, Rory Murphy, and Sharon Serpico Hanson (alternate) to the Police Complaint Review Committee for three-year terms beginning on June 30, 2025:

Council Member Dickey moved to appoint Alison Walding Sanderson, Rory Murphy, and Sharon Serpico Hanson (alternate) to the Police Complaint Review Committee for three-year terms beginning on June 30, 2025. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

1. Appointment of Emma Garrard, Bailey Quinn, Jess Griffiths, and Phillip Hildebrandt to Fill the Four Vacancies on the Park City Public Art Advisory Board (PAAB) through June 30, 2028:

Stephanie Valdez, Public Art Coordinator, reviewed that a recent code amendment expanded the membership to nine members. The board recommended the above-named applicants to serve on the board.

Council Member Dickey moved to appoint Emma Garrard, Bailey Quinn, Jess Griffiths, and Phillip Hildebrandt to the Park City Public Art Advisory Board through June 30, 2028. Council Member Toly seconded the motion.

RESULT: APPROVED

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

NEW BUSINESS - CONTINUED

2. Consideration to Approve the 2025 Park City Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit for August 1-3, 2025:

Chris Phinney, Special Events Manager, and Hillary Gilson, Arts Festival Director, presented this item. Phinney noted any changes to the supplemental plan must come to the Council for approval. Gilson stated they anticipated the same number of attendees as last year. Changes this year included an additional young artist clay booth, moving the creation station to the Heber East gate, ticketing software, and keeping the spirit garden open until 9:00 p.m. on Saturday.

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

Council Member Dickey moved to approve the 2025 Park City Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit for August 1-3, 2025. Council Member Toly seconded the motion.

RESULT: APPROVED

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

Council Member Toly moved to close the meeting for procurement at 9:01 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 9:45 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

June 5, 2025

The Council of Park City, Summit County, Utah, met in open meeting on June 5, 2025, at 3:15 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 3:20 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 3:55 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

WORK SESSION

Final FY26 Budget Preview:

Jessica Morgan, Penny Frates, Robbie Smoot, and Jed Briggs, Budget Team, presented this item. Smoot reported on March Sales Tax and stated it was above the previous year. Morgan referred to the staff report and noted all FY25 budget changes were in there as well as budget proposals for FY26. Frates stated one addition to the budget was a \$4,000 grant awarded to the library.

Park and Rides Discussion:

Conor Campobasso, Julia Collins, and Alex Roy, Transportation Planning, presented this item. Campobasso indicated they looked at multiple options for a Quinns area park and ride location. Option One focused on the Richardson Flat lot as the main hub and making improvements there. Option Two was using the Gordo parcel as the main lot and Richardson Flat as an overflow lot. He noted his team answered questions from the previous Council discussion and those were in the staff report.

1 Council Member Toly referred to removing soil from Richardson Flat and asked if it
2 would take 12-18 months to which Campobasso affirmed. Council Member Toly asked
3 how long it would take to build the enhanced site, to which it was indicated three years
4 total. Council Member Toly asked if the Gordo parcel was ready to build, to which
5 Campobasso stated there needed to be a little prep work, but it would go faster. Council
6 Member Toly asked if there was a total cost estimate, to which Campobasso stated not
7 yet. Council Member Toly asked if moving forward with Richardson Flat would require
8 the City to open the Flagstaff agreement. Margaret Plane, City Attorney, stated the City
9 had a ground lease currently, so the agreement would need to be opened depending on
10 what infrastructure the City wanted to put in.

11
12 Council Member Dickey asked what would happen after the Council chose a site. Roy
13 stated next steps would be to work with the planning and technical team. Multiple
14 options could be considered for each site. There would be a site development plan that
15 would need to be followed. There was a range of costs with whichever site was chosen.
16 Council Member Dickey asked what it would take to get the Richardson Flat
17 landowner's consent, to which Plane stated they could talk about this separately.
18 Council Member Dickey stated they had been told Richardson Flat couldn't be
19 improved. He asked if the pavement would have to be removed in order to remove the
20 soil if the lot was improved. Campobasso stated if utilities were put in, there would have
21 to be soil remediation. Council Member Dickey asked what staff's recommendation was
22 for a park and ride from a transportation planning perspective. Collins stated this was
23 subjective analysis, and they could come back with high/low on costs between the two
24 sites, travel time to get to the two sites, transportation operation impacts, and/or user
25 experience, but at this point they could not give a recommendation.

26
27 Council Member Parigian stated Richardson Flat was never completely full. He didn't
28 think it needed to be expanded at this time and wanted to focus on getting people to
29 park there. He didn't want to put water out there for \$5 million. Sanderson stated they
30 would follow Council direction, but the location didn't make park and rides successful,
31 rather the transit service made park and rides successful. They needed a plan to follow
32 as they were working on Re-create 248 because a parking plan was part of the traffic
33 plan. Council Member Parigian asked if the traffic plan could go forward no matter
34 where the park and ride was located. He didn't want to spend money if the lot wasn't full
35 yet. He asked what issues were discovered from the park and rides survey. Roy stated
36 they could pull information from the surveys, but the primary answer was that
37 commuters wanted fast, reliable service. Restrooms, real-time information and a warm
38 place to wait were also priorities for those who parked at park and ride lots. These
39 services could be provided at both locations. Council Member Parigian wanted to
40 continue using Richardson Flat for another year to see how it goes.

41
42 Council Member Ciraco asked how long it took for soil remediation at the Gordo parcel,
43 to which Dias stated two years, and the City spent \$3 million on that project. Council
44 Member Ciraco asked if the soil could remain on the Richardson Flat site. He also
45 asked if either site could get over-the-top aerial routes to Snow Park or Park City

Mountain Resort (PCMR). Campobasso stated they would look at that. Council Member Ciraco asked how many acres were being leased at Richardson Flat. It was indicated they would have to get back to Council on that. Roy noted another 750 parking stalls could fit in the leased area. Council Member Ciraco stated this was a big investment and he wanted to get it right, and asserted parking at Richardson Flat had increased each year over the last three years. Roy noted the increase was from outreach and marketing efforts and he would expect that to continue.

Council Member Toly asked if they had survey data from Richardson Flat users, to which Roy stated responses were from a City/county study. Council Member Toly indicated she heard people wanted convenience when using park and rides and asked to see something on human behavior. Collins stated they would give some access options for both site options.

Roy summarized they would respond to the questions posed today and would come back and report to the Council. Matt Dias asked Roy to look into the flyover from U.S. 40 to Richardson Flat, and stated he knew that would be a conversation with UDOT. He clarified the Council wanted a discussion with the Richardson Flat landowner on using land that was outside of the leased area parameters. Council Member Ciraco felt if the service was increased to Richardson Flat, the use would increase. He agreed the other work should be done as well.

SR-224 Bus Rapid Transit (BRT) Update:

Tim Sanderson presented this item and stated he was looking for the Council's guidance to pass along to their UDOT and High Valley Transit (HVT) partners. Roy indicated by removing the intermittent landscaped medians along SR224, the road width could be reduced. He noted there was a tradeoff with the aesthetic of the design. It would shrink the width by 10 feet at those locations, eliminate the need for long-term maintenance, and save construction costs. He noted Save People Save Wildlife (SPSW) supported removing the median. The cons to the proposal were that it would prohibit a left turn to the white barn or a turnaround area for emergency vehicles.

Council Member Parigian referred to the median north of Meadows Drive and stated without the landscaped median, the road would be very wide. Gabe Shields, HVT, noted there could be a striped median or a raised concrete curb-like median. Council Member Parigian was afraid there would be head-on collisions. He referred to the median south of Meadows Drive, and stated they didn't know if the road would be widened there. Robert Stewart, UDOT, stated the BRT project would include widening the pavement to create a dedicated bus lane. Minimizing the widened pavement was a priority to the Council. There were many options to narrow the road, such as eliminating the shoulder, but bike riders would not be happy. They could eliminate the sidewalk, but pedestrians would not be happy. They could widen the road, and asserted every option had tradeoffs. Council Member Parigian stated people he talked to didn't want the BRT in the City. He thought the mile of BRT within the City could be done with the next project and noted bus transfers would always be needed with this proposed project. Stewart

1 stated widening was an issue so eliminating the median would help with that. The scope
2 of the project included the BRT going into the City limits.

3
4 Council Member Ciraco asked about safety concerns from removing the landscaped
5 median. Stewart indicated having more distance between opposing lanes was better.
6 Council Member Dickey asked what the total widening was, to which Gabe Shields
7 stated the road would be 10 feet wider if the landscaped median was kept or a 7-foot
8 reduction if the median was omitted. The Council agreed that the landscaped median
9 should remain in the project.

10 11 **REGULAR MEETING**

12 13 **I. ROLL CALL**

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

15 16 **II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

17 18 **Council Questions and Comments:**

19 Council Member Toly attended CityTour and highlighted her takeaways. She
20 congratulated the high school seniors who were graduating. She went to a high tea
21 event at the senior center. She noted she was the liaison to the seniors and reviewed
22 the City sent out an RSOQ for a new senior center.

23
24 Council Member Parigian stated the election season was upon us and people were
25 taking sides. He hoped candidates and supporters would be civil this year. Council
26 Member Ciraco attended CityTour and thanked Scott VanHartesvelt and Paige Galvin
27 for their work to make it a success. Council Member Dickey agreed CityTour was great.
28 Mayor Worel indicated she spoke at Parley's Park 5th grade graduation ceremony and
29 she congratulated all graduates this year. She indicated the Council received a letter
30 from EngineHouse to request reimbursement for soil issues and asked if the majority
31 wanted this on a future agenda. The Council agreed to discuss this.

32 33 **Staff Communications Reports:**

34

1. March Sales Tax Report:

2. 2025 Grant Funding Update:

3. National Community Survey Report:

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Brad Holmes 84003, represented Larry H. Miller, the landowner at Richardson Flat. They wanted to work collaboratively with the City on soils and the park and ride, and they looked forward to being partners.

Katie Wright 84060 gave public input at a Council meeting and the subsequent vote did not go her way. As a result, she wrote a letter to the editor and expressed her dissatisfaction with the tone and tenor of some of the Council's comments at that meeting, as well as their rejection of inviting outside sources to weigh in. From that, Council Member Parigian posted on social media and called her a bully and a partisan hack and falsely accused her of a social media smear campaign. She did not post on social media about this topic. She thought this was disrespect for the public and she was concerned that this behavior was normalized. She asked to go back to civil discourse where people could disagree and weigh in on who should be elected or not, but name-calling and lies had no place.

John Greenfield 84060 thanked Council Members Ciraco and Parigian for asking all the questions about the Richardson Flat Park and Ride. He recalled the proposed park and ride right off the highway and wanted to know why that option wasn't being discussed. He remembered UDOT talked about flyovers, but the Council was not willing to discuss that. This was a park and ride for special days. He thought the park and ride should be in the best spot and felt a park and ride could be done at Clark Ranch. He hoped all options for park and ride locations would be considered.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 28, 2025, and May 1 and 14, 2025:

Council Member Toly moved to approve the City Council meeting minutes from April 28, 2025, and May 1 and 14, 2025. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

V. CONSENT AGENDA

1. Request to Approve Resolution No. 10-2025, a Resolution Proclaiming June 6, 2025 as National Naloxone Awareness Day:

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

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

VI. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2025-10, an Ordinance Amending Sections 13-1-1 and 13-1-2 of the Municipal Code of Park City to Allow for Changes to Water Base Rate Billing:

Jason Christensen, Water Resource Manager, stated these code changes were needed before water and irrigation rate changes went into effect on July 1st.

Council Member Dickey asked what the guidelines were to measure the irrigation portion of the land. Christensen stated they excluded areas that were non-irrigated land as well as improved areas. They wanted to work with customers who had concerns with the measured areas.

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

Matt Dias stated this rate adjustment impacted a lot of accounts, and he asked Christensen to review how customers could reach out to the Public Utilities Department. Christensen stated they had over 5,000 accounts. The majority of bills would be reduced, but 10% of accounts would increase since they were in the penalty usage area.

Council Member Ciraco moved to approve Ordinance No. 2025-10, an ordinance amending Sections 13-1-1 and 13-1-2 of the Municipal Code of Park City to allow for changes to water base rate billing. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

2. Community Center Project Budget Discussion:

Ken Fisher, Recreation Director, and Seth Striefel, Sparano Mooney, were present for this item. Fisher stated there were insufficient funds to complete the community center as designed. They were \$4 million short, with a new total cost of \$19 million. Fisher explained \$2 million was for unexpected site work, which included relocating the sewer main, replacing the aging water line and adding three-phase power to the site. He noted there was sales tax revenue to cover that funding gap.

Mayor Worel asked what percentage of day camp children lived in 84060. Fisher didn't know, but he stated residents and workforce got first priority in registering for camp and all the spots were filled with those people.

Council Member Ciraco felt the increased price was still in the ballpark. Council Member Toly asked what would be done with the old playground equipment, to which Fisher stated it was installed in 1992. Council Member Toly wanted to make sure there was good shade at the playground. She noted projects did not get cheaper and asked what could be done to ensure there were no surprises in the future. Fisher stated the further out the project, the harder it was to make accurate estimates. Council Member Parigian asked what the implication was in reducing the vapor barrier width. Striefel stated it would not make much difference, and they were comfortable making that change. Council Member Parigian questioned other downgraded materials.

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

Council Member Dickey stated the value engineering was great, but he didn't want to downgrade the playground equipment. Fisher stated the other playground equipment was equal quality. The Council supported bridging the funding gap.

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-11 Amending the Land Management Code to Address Radon Mitigation Retrofits, Childcare Facility Updates, Steep Slope Conditional Use Permit Updates, Materials and Opacity for New Residential Structures in Historic Districts, Residential Driveway Widths in Non-Historic Districts, and Changes to Comply with State Code:

Jacob Klopfenstein, Lillian Zollinger, Elissa Martin, and Jaron Ehlers, Planning Department, and Doug Stephens, Historic Preservation Board Chair, presented this item. Klopfenstein reviewed the radon amendment required notice to applicants during the building permit stage. Zollinger reviewed updates to steep slope conditional use

1 permits (CUP), including criteria and reviews. Martin stated the non-historic structures
2 code amendments would make materials for these structures in the Historic Districts
3 more flexible. Council Member Toly asked for examples of fire-resistant materials, to
4 which Martin stated there was a fiber cement siding that had the look of wood. Stephens
5 indicated fibrous and aluminum products had improved a lot. Council Member Toly
6 asked about vinyl windows for historic structures. Stephens stated this code
7 amendment was for additions to the historic structures so that was not addressed.

8
9 Martin addressed the amendment for maximum driveway width in non-historic
10 residential zoning districts and stated it clarified language to align with the City's
11 interpretation. Klopfenstein discussed the childcare land use regulation amendments
12 and indicated the in-home babysitting was expanded to include up to eight children, the
13 care facility would need to go through an administrative CUP for approval, and it revised
14 criteria for the CUP. Ehlers added the amendments aligned with state regulations,
15 provided flexibility for parking requirements, required a notice to surrounding property
16 owners, and removed the capability of the Planning Commission to require a childcare
17 center for MPD and AMPDs.

18
19 Zollinger noted there were code amendments to reflect changes made to state code,
20 including the addition of a mobile business definition and updated food truck use and
21 permitting, a business license review timeline for uses not defined in the code, updated
22 single family, duplex, and townhome subdivision reviews, and the removal of the lot line
23 adjustment process and the replacement with a boundary adjustment and boundary
24 establishment.

25
26 Council Member Ciraco asked if the steep slope CUP amendment could be considered
27 more restrictive. Zollinger stated the previous code did not have the word "finish", so
28 she didn't consider it more restrictive. She noted the amendment was intended to
29 address the steep slope and not the lowest floor plane. Bill Johnson, Planning
30 Commissioner, stated the intent had always been what this amendment clarified.
31 Council Member Ciraco asked if there was room in the permitting process to allow
32 someone to have a deeper height. Zollinger read the definition that addressed that.

33
34 Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed
35 the public hearing.

36
37 Council Member Dickey moved to approve Ordinance No. 2025-11 amending the Land
38 Management Code to address radon mitigation retrofits, childcare facility updates, steep
39 slope conditional use permit updates, materials and opacity for new residential
40 structures in historic districts, residential driveway widths in non-historic districts, and
41 changes to comply with state code. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

2. Public Hearing to Consider Ordinance No. 2025-13, and Ordinance Establishing Compensation for the Elected and Statutory Officers for FY26:

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

It was indicated action on this item would be taken next week.

3. Public Hearing to Consider Executive Municipal Officer Compensation:

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

It was indicated action on this item would be taken next week.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

City Council Staff Report



Subject: Comprehensive Emergency Management Plan Adoption
Author: Mike McComb, Emergency Program Manager
Department: Police
Date: June 26, 2025

Recommendation

Review the amended 2025 Comprehensive Emergency Management Plan (CEMP) and adopt by resolution the CEMP to continue compliance with existing Federal and State requirements and standards.

Executive Summary

- The City's CEMP requires formal annual adoption by the Council to remain compliant with National Incident Management System (NIMS) requirements and to continue eligibility for Emergency Management Program Grant (EMPG) funding and/or Public Assistance reimbursements through the Federal Emergency Management Agency (FEMA). Additionally, Utah State Code (Utah's Emergency Management Act) requires each political subdivision to adopt an emergency operations plan.
- The original CEMP was adopted in August of 2007 and has been re-adopted annually since then.

The Problem and Opportunity

Without formal adoption of a CEMP and a separate Pre-Disaster Mitigation Plan, the City is ineligible for certain Federal grants and Federal disaster Public Assistance reimbursements following an emergency. Further, NIMS compliance has become a *de facto* requirement for other Federal assistance and grants. State assistance to municipalities through the Utah Division of Emergency Management (DEM) is also available with approved emergency management plans, required training, an assigned Emergency Manager, and CEMP adoption.

Background

- The Robert T. Stafford Disaster Relief and Emergency Assistance Act (the Stafford Act), as amended (42 U.S.C. §§ 5121 et seq.) and Section 662 of the Post Katrina Emergency Management Reform Act of 2006, as amended (6 U.S.C. § 762), authorize non-disaster Federal preparedness grants to U.S. States and territories, administered by FEMA. Of note the EMPG and most other FEMA-administrated grants are currently pending comprehensive reviews at the Federal level.

Analysis

The CEMP, the Continuity of Operations Plan/Continuity of Government (COOP/COG) Plan, and the Emergency Distribution Management Plan were reviewed.

Nature of the Change	Page(s) Affected
Minor grammatical updates to the CEMP	Various
Adds language to require that the line of succession is determined annually by City Council at the first regular meeting of each calendar year.	17

Minor grammatical updates to the 2020 COOP/COG Plan (PROTECTED)	Appendix R
--	------------

In addition to the basic plan, 23 appendices lay out the details of Mitigation, Preparedness, Response, and Recovery for Park City Municipal Corporation. Some appendices are private or protected documents under Utah Code §§ 63G-2-201, 63G-2-302, or 63G-2-305 due to their contents. Preliminary work with Summit County has begun for the five-year update of the 2022 Pre-Disaster Mitigation Plan (Appendix W). Work with stakeholders has also begin to update the 2021 Community Wildfire Preparedness Plan (Appendix T), which is intended to incorporate recent State legislation impacting the wildland-urban interface.

The basic CEMP (**Exhibit A**) is provided for review and adoption. The resolution to adopt the CEMP is **Exhibit B**.

Exhibits

Exhibit A	2025 CEMP as amended
Exhibit B	A RESOLUTION ADOPTING THE PARK CITY COMPREHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP)



PARK CITY MUNICIPAL CORPORATION

COMPREHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP)

June 2025

Re-adopted 6/26/2025

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APPENDICES (provided under separate covers)

- Appendix A. Park City Municipal Code - Emergency Management & Responsibilities
- Appendix B. State of Utah Code Annotated 1953 - Title 53 – Emergency Management Act
- Appendix C. Hazard Identification and Vulnerability Analysis Worksheets and
Emergency/Disaster Action Plans (HIVA/EAP)*
- Appendix D. Emergency Preparedness for City Facilities*
- Appendix E. Training, Implementation and Exercise Plan
- Appendix F. Incident Command System (ICS)
- Appendix G. Mutual Aid Agreements
- Appendix H. Resource List and Contracts
- Appendix I. Employee Contact List*
- Appendix J. Available FEMA Training Courses
- Appendix K. Emergency Operations Center (EOC)*
- Appendix L. Emergency Support Functions (ESF)*
- Appendix M. Community Preparedness Information and Plan
- Appendix N. Acronyms and Glossary
- Appendix O. Form and Log Templates
- Appendix P. Emergency Manager (EM) Notification Procedure
- Appendix Q. Standard Operating Procedures (SOP) in Support of ESFs*
- Appendix R. Continuity of Operations Plan (COOP)*
- Appendix S. Distribution Management Plan (in development)
- Appendix T. Community Wildfire Preparedness Plan, 2021 Update
- Appendix U. Citywide Evacuation Standard Operation Procedures, including Department of
Homeland Security Crisis Event Response and Recovery Access (CERRA)
Framework
- Appendix V. National Disaster Recovery Framework, including Recovery Support Functions
- Appendix W. Pre-Disaster Mitigation Plan

* Parts or all of these appendices are Private or Protected pursuant to Utah Code §§ 63G-2-201, 63G-2-302, or 63G-2-305



Resolution No. 23-07

A RESOLUTION ADOPTING THE USE OF THE NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS)

WHEREAS, natural and man-made disasters may occur in any part of Park City, and;

WHEREAS, Utah State Code Title 63, State Affairs in General, Chapter 5a, Disaster Response and Recovery outlines authority, and;

WHEREAS, Park City is responsible to respond to emergency incidents as well as disasters with local responders, i.e. Law Enforcement, Fire, Emergency Medical Services, Public Services, and other such departments and divisions that might be required, and;

WHEREAS, City departments may be called to respond to and/or assist in response and/or recovery from the effects of emergency incidents and disasters, and;

WHEREAS, Park City is committed to achieving a system that will provide a consistent approach for local, State and Federal governments to work effectively and efficiently together to prevent, prepare for, respond to and recover from domestic emergency and disaster incidents, regardless of cause, size or complexity, and;

WHEREAS, The Homeland Security Presidential Directive (HSPD-5) requires Federal departments and local jurisdictions to adopt the National Incident Management Systems (NIMS), and;

WHEREAS, in times of disaster, local and State agencies work closely with Federal agencies, and;

WHEREAS, NIMS provides a consistent nationwide template for all agencies to work together to prevent, prepare for, respond to and recover from all hazards, and;

WHEREAS, as a condition for Federal preparedness assistance, beginning in Federal Fiscal Year 2005, local organizations are mandated by HSPD-5 to adopt NIMS as the model for incident management in times of disaster;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Park City, Utah as follows:

SECTION 1. ADOPTION. Park City Municipal Corporation hereby adopts the National Incident Management System (NIMS) to be used by all City departments in response to all

incidents and/or disasters within Park City.

SECTION 2. EFFECTIVE DATE. This resolution shall take effect upon adoption.

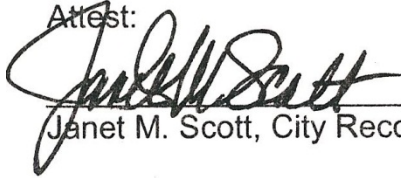
PASSED AND ADOPTED by the City Council this 9th day of August, 2007.

PARK CITY MUNICIPAL CORPORATION



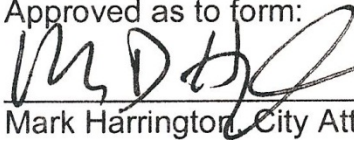
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark Harrington, City Attorney



**Park City Municipal Corporation
Comprehensive Emergency Management Plan**

Record of Changes

Pursuant to Resolution 14-2025, the City Manager may approve amendments to the Comprehensive Emergency Management Plan (CEMP), which shall remain in effect for up to one year or until permanently ratified by the City Council.

Nature of Changes	Date of Change	Pages Affected	City Manager's Signature
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PARK CITY MUNICIPAL CORPORATION COMPREHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP)

PURPOSE

The purpose of the Park City Comprehensive Emergency Management Plan (CEMP) is to develop a comprehensive emergency management program that will provide a system to mitigate the effects of an emergency or disaster, preserve life, respond during emergencies, provide necessary assistance, and establish a recovery system to return the community to its normal state of affairs.

This plan defines the roles and responsibilities of each department and functions within the City organization by providing guidance to accomplish incident objectives, lists of guidelines, plans, assessments, and resources.

This document is intended to serve as a living document with dynamic content, periodic reviews, and updates to reflect changes in technologies, techniques, organizations, tactics, procedures, and other considerations.

CONCEPT & PRINCIPLES

On February 28, 2003, the President issued Homeland Security Presidential Directive (HSPD) - 5 *Management of Domestic Incidents*, which directs the Secretary of Homeland Security to develop and administer a National Incident Management System (NIMS). This plan utilizes the tenants of NIMS, including the Incident Command System (ICS), as the basis for operations and to the level the various tenants apply to local government. In adopting this CEMP, Park City Municipal Corporation also adopts NIMS and ICS as required in HSPD-5.

It is Park City Municipal Corporation's responsibility as a local government to undertake comprehensive emergency management planning to protect life and property from the effect of an event prompted by natural or man-made occurrences. Local government has the primary responsibility for emergency management activities. When the emergency exceeds the local government's capabilities to respond, assistance will be requested from Summit County, and then the State of Utah. The Federal Government will provide assistance to the State when appropriate.

This plan is based upon the concept that the emergency functions for City departments, functions or groups will generally parallel their normal day-to-day functions. To the extent possible, the same personnel and material resources will be employed in both cases.

Day-to-day functions that do not contribute directly to the emergency response or operations may be suspended for the duration of the incident. Efforts that would normally be required for those functions will be redirected to accomplish the emergency response tasks.

A CEMP should be concerned with all types of emergency situations. It is more than an operational plan and it accounts for activities before, during, and after emergency operations. While the City has a plan as outlined herein, adequate resources may not be available to carry out

all phases of the plan depending on circumstances, such as the size and type of a specific emergency or disaster. The following are the four phases of emergency management contemplated by a CEMP:

Phases of Emergency Management

1. Mitigation: Mitigation activities eliminate or reduce the probability of an occurrence, or reduce an incident's negative impacts. Actions accomplished before an event save the most lives, prevent the most damage, and are by far the most cost-effective. City departments will enforce all public safety mandates including land use management and building codes; and recommend to governing bodies legislation required to improve the emergency readiness of the City. These activities also include long-term efforts to reduce the undesirable effects of unavoidable hazards.
2. Preparedness: Preparedness activities develop the response capabilities required during an incident. Preparedness consists of almost any pre-disaster action which increases the safety or effectiveness of disaster response. Preparedness consists of those activities that have the potential to save lives, reduce property damage, and increase individual and community control over the subsequent disaster response. Emergency Action Plans spell out the scope of activities required for community response. Departments shall ensure that employees are trained to implement emergency and disaster procedures and instructions. Departments shall validate their level of emergency readiness through internal drills and participation in exercises selected by the Emergency Program Manager (EPM). Other governments or agencies may also participate in these exercises. Exercise results shall be documented and used in a continuous planning effort to improve the City's emergency readiness posture. In addition to the ongoing training and education of City employees and elected officials in the CEMP, local citizens and businesses shall also be educated on their responsibilities in preparing for an emergency.
3. Response: Response is the actual provision of services during an incident or crisis. These activities help reduce casualties and damage and speeds recovery from the incident. The active use of resources to address immediate and short-term effects of an emergency or disaster constitutes the response phase and is the focus of Emergency Action Plans. These responses may include emergency and short-term medical care, return of vital life-support systems to minimum operating conditions, mass communications, evacuations, and initial damage assessments. When any department within the City receives information about a potential emergency or disaster, it will conduct an initial assessment, determine the need to alert others, and set in motion appropriate actions to reduce risk and potential impacts. Emergency response activities will be described in department Emergency/Disaster Action Plans and may involve activating the Emergency Operations Center (EOC) for coordination and support of the Incident Command System (ICS). Departments will strive to provide support to warning and emergency public information, save lives and property, supply basic human needs, maintain or restore essential services, and protect vital resources and the environment.

4. Recovery: Recovery is both short-term and long-term. Recovery involves detailed damage assessments, complete restoration of vital life-support systems, financial assistance, and long-term medical care. While there is no definite point at which response ends and recovery begins, most recovery efforts will occur after the emergency organization is deactivated and departments have returned to pre-disaster operations, integrated with normal day-to-day functions. The recovery period is an opportune time to institute mitigation measures and lessons learned, particularly those related to the recent incident. Examples of recovery actions include provision of temporary housing and food, restoration of non-vital government services, and reconstruction of damaged areas. The City adopts the framework and basic guidelines detailed in the National Disaster Recovery Framework included in the appendices, as well as the Recovery Support Functions detailed therein.

OBJECTIVES CONTAINED WITHIN THE CEMP

1. Defines the roles and responsibilities of key members of City staff, City departments or functions, and elected officials, to mitigate, prepare for, respond to, and recover from the effects of any major emergency or disaster.
2. Establishes and defines roles and responsibilities within NIMS and ICS, as required by law.
3. Ensures that essential City services are maintained during an emergency or disaster.
4. Outlines the cooperative efforts between the City, the County, other political subdivisions, independent service districts, supporting agencies, and the State in response to an emergency or disaster.
5. Provides the necessary Mitigation, Preparedness, Response, Recovery, Mutual Aid, Action Plans, Hazard Identification, Risk Assessment, Emergency Support Functions, Resource Lists, Contact Lists and documents in appendices and compendiums to accomplish the activities laid out in this CEMP.

CHAPTER 1 – Authority

Emergency Authority

A compendium of existing local and State legislation pertaining to emergency management and authority is shown in Appendices A and B.

Mayor

Statutory Authority

The Mayor, as outlined in City Code 2-2-3, shall be the chief executive of the City. The Mayor shall be recognized as the head of the City government for all ceremonial and legal purposes and shall execute and authenticate legal instruments requiring signature as such official. Further, the Mayor has emergency powers as set out in Utah Code 53-2a-205 and 208. The Mayor heads the Multi-Agency Coordination Group/Emergency Policy Group.

Proclamation of Local Emergency

In the event of or threat of, as disaster, attack, internal disturbance, natural phenomenon, or technological hazard, the Mayor may proclaim a state of “Local Emergency” under Utah Code 53-2a-208.

Order Evacuations

Under Utah Code 53-2a-205, if necessary for the preservation of life, the Mayor may issue an order for the evacuation of all or part of the population from any stricken or threatened area within the City, recommending routes, modes of transportation, and destinations in relation to an evacuation (see City Evacuation Standard Operating Procedures, Appendix U).

Appointment of Special Police

Under City Code 2-4-12C, the Mayor may upon any emergency, riot, pestilence, invasion, or at any time as deemed necessary for the peace, good order, or health of the City, order the Chief of Police to appoint special policemen for a specified time.

City Council

Emergency Ordinances

Emergency ordinances, as outlined in City Code 2-3-7C, may be enacted by City Council for the preservation of public property, health, peace, or safety. Further, the City Council may authorize expenditures for an emergency in excess of the budget as outlined in Utah Code 10-6-129.

Emergency Interim Successors

The City Council and Mayor shall annually set out Emergency Interim Successors for Local Officers as set out in Utah Code 53-2a-807 (*see also* Continuity of Government Operations

- Succession of Command, and the Continuity of Operations Plan (COOP)/Continuity of Government Plan, Appendix R - PROTECTED).

City Manager

Statutory Authority

The City Manager is the Chief Administrative Officer of the City as defined in City Code 2-4-1 and will administer all affairs of the City as directed in City Code 2-4-3 A through M. In the absence of the Mayor, the City Manager may proclaim a state of “Local Emergency” as provided for in City Code and Utah Code 53-2a-203.

Administrative Authority

The City Manager or his/her designee or successor, as Chief Administrative Officer shall administer all emergency or disaster operations as outlined in the CEMP, including serving as EOC Operations Commander, Unified Commander (UC), Area Commander (AC) and/or Incident Commander (IC) where necessary and appropriate.

City Attorney

Statutory Authority

The City Attorney shall be the legal representative of the City and shall advise the Mayor and Council and City officials in matters relating to their official powers and duties and perform such other duties as the Mayor and Council may prescribe by ordinance, resolution, or otherwise as outlined in City Code 2-4-10.

Chief of Police/Deputy Fire Marshal

Statutory Authority

The Chief of Police shall direct the police department in the enforcement of all the laws of the City and all statutes of the State of Utah applicable to the City as outlined in City Code 2-4-12, 6-3-6 and 11-9-2, including urgent evacuation orders under Utah Code 53-2a-205. The Chief of Police shall also serve as the City’s Deputy Fire Marshal.

Emergency Manager

Statutory Authority

The Emergency Manager is appointed to act in accordance with the Emergency Management Act, Utah Code Section 53-2a-1402. Emergency successors for the emergency program manager are designated in the Continuity of Government Operations - Succession of Command, and the Continuity of Operations Plan (COOP)/Continuity of Government Plan, Appendix R – PROTECTED. The Emergency Manager shall (a) create a plan to coordinate emergency preparedness, response, mitigation, coordination, and other recovery activities; and (b) coordinate with other emergency managers and officials to ensure efficient, appropriate, and coordinated emergency preparedness, response, mitigation, and recovery.

Administrative Authority

The Emergency Program Manager (EPM), also known as the Emergency Manager (EM) is hereby appointed by the City Manager to act as the City's designated manager to be involved in all areas of emergency management for the City. The EM's responsibilities include: maintenance of the CEMP with all of its appendices (which must be updated and adopted annually); establishing and maintaining the City's State and Federal NIMS compliance; serving as Emergency Operations Center (EOC) Manager; establishing, maintaining, and participating in the training of all City staff in emergency preparedness and response; helping set City building preparedness and response to building specific emergencies; identifying and analyzing potential hazards to the community and the City's response; serving as liaison to the Summit County Emergency Manager and Region 2 of the Utah Division of Emergency Management; participating in individual incidents as a coordinator and review officer; and in conjunction with the Community Engagement Manager, setting up citizen and business emergency preparedness programs. The EPM works with a policy and review body called the Emergency Management Group (EMG). The City Manager may reassign the responsibilities of EM at any time.

Community Engagement Manager

Administrative Authority

The Community Engagement Manager is hereby appointed by the City Manager to act as the City's designated Public Information Officer (PIO). The City Manager may reassign the responsibilities of the PIO at any time.

Chief Building Official/Chief Fire Official

Statutory Authority

The Chief Building Official shall be responsible for the enforcement of the building codes, and all other such codes as adopted by the City and as outlined in City Code 6-1-2, 6-3-6, 11-2-2, 11-2-3 and 11-9-1.

CHAPTER 2 – Organization

Departments within the City have emergency functions in addition to their normal duties. Each department is responsible for developing and maintaining its own emergency management procedures with assistance from the Emergency Manager and in accordance with the CEMP. Departments will prepare plans, forms, documents, and procedures to carry out their missions as outlined in the CEMP. Specific responsibilities for some departments may be outlined within the CEMP and/or its appendices.

Emergency Management Group (EMG)

An Emergency Management Group (EMG) has been established to assist in the preparation of the CEMP, make periodic reviews and amendments, provide assistance and direction to the Emergency Program Manager (EPM) and assist departments with their components and implementation of the CEMP. The EPM is Chair of this group and the Police Chief is the Vice Chair.

The Emergency Management Group (EMG) members are:

1. City Manager – Operations Commander
2. Deputy City Manager - Internal Services
3. Deputy City Manager - External Services
4. Emergency Program Manager (EPM) - *Chair*
5. Community Engagement Manager (PIO)
6. Information Technology Director
7. Chief of Police – *Vice Chair*
8. City Attorney
9. Public Works Director
10. Chief Building Official
11. City Engineer
12. Public Utilities Director

Outside Agencies and other members may be added as determined by the City Manager

The Committee will ensure that emergency policies, activities, and resources are coordinated among the City departments. On no less than an annual basis, the EPM will hold an EMG policy review meeting, make necessary CEMP amendments, and hold a training session for Committee members and elected City officials.

At least three times annually, the EPM will also facilitate emergency response drills or exercises to evaluate portions of this plan, its components, and individual departments' emergency management procedures.

Departmental Emergency Management

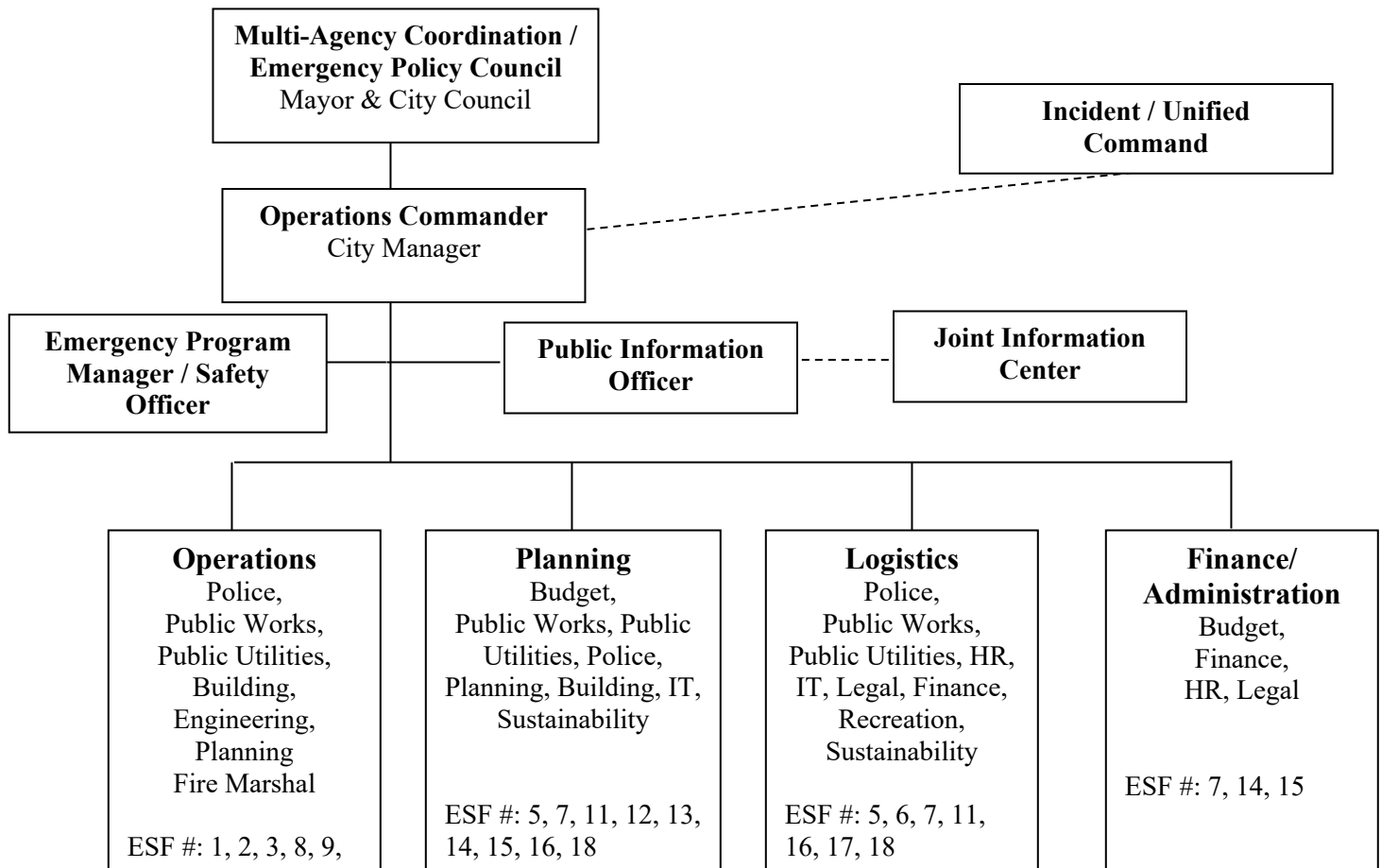
Under the direction of each City department manager or designee, each department will educate its employees on the CEMP and how it impacts their department, including individual and department roles and responsibilities, specific facility action plans, and conduct regular training to meet the requirements of the CEMP. Further, training in the ICS will be conducted at all levels, including the need to complete tasks while under the supervision of an Incident Commander who may not be a regular supervisor. An outline of FEMA training required for various line and supervisory levels of City staff are outlined in Appendices E and F.

Direction and Control

The final responsibility for all emergency management belongs to the City Manager. The EMG is responsible for all policy level recommendations and changes. The City Council shall adopt by resolution the CEMP and compliance with NIMS, including all appendices and compendiums that encompass the total plan as periodically amended and recommended by the EMG. During response operations, elected officials will be available to interact with constituents and forward community concerns, provide emergency policy direction, enact emergency legislation, provide for funding, and provide designated public information in conjunction with the Public Information Officer (PIO) and/or other duties as agreed upon with the Operations Commander

The EPM has responsibility for coordinating the entire emergency plan and response program, and makes routine decisions for this committee. During emergency operations, the EPM ensures that the policy and coordination of all groups are working in concerted, supportive effort to overcome the emergency situation.

CEMP Organizational Chart - ICS Model



Continuity of Government Operations

Succession of Command

1. The line of succession of the City Manager as the Operations Commander is to the Deputy City Managers, the Chief of Police, and then to the Emergency Manager. In the event the Emergency Manager assumes the Operations Commander position, the EM will be replaced by a trained Acting Emergency Manager.

The line of succession of the City Manager, such as in the case of an appointment of an Acting City Manager, is to the Deputy City Managers, the City Attorney, and then the Chief of Police. An Acting City Manager may not serve as Emergency Manager or Acting Emergency Manager at the same time.

2. The line of succession for the Emergency Manager is a trained Acting Emergency Manager. A minimum of three (3) Acting Emergency Managers from department manager-level City staff members shall be trained and qualified to assume the role of Emergency Manager. The Acting Emergency Manager will fully assume duties as Emergency Manager and be relieved of their departmental duties by their departmental next-in-command.

3. The line of succession of each City department is according to the operating procedures established by each department and should be no fewer than three staff members deep. This succession is further detailed in Appendix R, Continuity of Operations/Continuity of Government Plan (PROTECTED).
4. The line of succession of the Mayor is to the Mayor Pro Tempore, to the Alternate Mayor Pro Tempore, and then to the most senior member of the City Council. This line of succession is determined annually by City Council at the first regular meeting of each calendar year.
5. The line of succession of the City Council shall be governed by Park City Municipal Code 2-2-9. In the event a majority of Council members are unavailable or unable to fill vacancies by appointment, then emergency interim succession is pursuant to Utah Code 53-2a-807.

Preservation of Records

1. In order to develop after-action reports, all documents, messages, and logs will be maintained and submitted to the EPM immediately after deactivating emergency operations.
2. Documentation of emergency response actions is required for the following:
 - a. Accounting/reimbursement
 - b. Response action improvement
 - c. Possible legal action
 - d. Economic recovery

Administrative Items

Emergency Authority

1. A compendium of existing State legislation pertaining to emergency management are shown in Appendices A and B.

Mutual Aid/Automatic Aid

1. Should local government resources prove inadequate during an emergency operation, requests for assistance from other local jurisdictions and higher levels of government will be made according to existing or emergency negotiated mutual aid/automatic aid agreements and memorandums of understanding entered into by duly authorized officials and formalized in writing whenever possible. See Appendix G.

Consumer Protection

1. Consumer complaints pertaining to alleged unfair or illegal business practices will be referred to the State Attorney General's Consumer Protection Division.

Accounting for Resources, Costs and Losses

During a large-scale disaster, proper accounting of costs and losses is required for insurance, Federal disaster assistance, or reimbursements under Mutual Aid Agreements or similar instruments. Care should be taken to record all direct and indirect costs. Park City will use accounting methods in accordance with Federal guidelines. Required documentation will be forwarded to appropriate agencies.

Incident Command System (ICS)

The Incident Command System is one of the key organizational systems of the National Incident Command System (NIMS). The ICS provides overall management at the incident site. The Incident Commander develops a management structure based on the needs of the incident. All appropriate elected officials, department heads, managers, supervisors, and line personnel shall be trained in the ICS. *See* Appendices E and F.

Plan Development and Maintenance

If a plan is to be effective, its contents must be known and understood by those who are responsible for its implementation. The Emergency Program Manager (EPM) and members of the Emergency Management Group (EMG) will brief appropriate public/private sector officials in emergency management operations of this plan in particular.

The plan shall be updated at least once every year. Training for all employees and elected officials shall be ongoing.

CHAPTER 3 – Procedures and Operations

Emergency Levels

During an emergency situation, a timely and well-documented system of assessing the damage experienced or expected is crucial for determining appropriate responses, alleviating victim suffering and hardship, managing resources effectively, and planning future hazard mitigation activities.

When carrying out the Comprehensive Emergency Management Plan, the transition from normal operations to emergency operations must be orderly. To achieve unified response operations, all departments must have a common definition and status of emergencies. These defined levels of an emergency provide a transition from normal operating posture to full alert and provide for coordination with other agencies. When responding to emergencies, the following apply:

Level III: NO OUTSIDE ASSISTANCE NECESSARY

An emergency that poses a threat to life, property, or the environment and where ample local resources exist. The responding department(s) handles the incident with on-duty resources and notifies the City Manager or their designee via department notification protocols.

Level II: ENHANCED RESPONSE REQUIRED

An emergency of a greater hazard, which poses a threat to life, property, or the environment, and requires extensive ongoing coordination between several City departments or supporting agencies. Park City personnel handle the emergency with City resources, mutual aid, and resource sharing. Once a Level II emergency is in effect, any request for assistance or resources from the on-scene Incident Commander will take precedence over other daily activities. Incident Commanders responding to Level II emergencies will notify the City Manager or their designee via department notification protocols. If needed, request for EOC activation may be made by responding Incident Commander(s), involved department chiefs or department heads, the City Manager, or the Emergency Program Manager.

Level I: MAJOR INCIDENT

An emergency involving a catastrophic incident. The incident may result from a natural or man-made disaster such as earthquake, flood, fire, terrorism, etc. The incident may result in an immediate threat to persons, property, or the environment and requires the resources of the entire City, including extensive government, private, and outside assistance. The Mayor or designee may issue a formal declaration of emergency.

During response operations, responders maintain the principle of centralized control and decentralized execution. All response actions are in harmony and orchestrated by legal authority from the Emergency Operations Center.

As City departments, agencies, and non-governmental organizations progress from normal operations to an emergency posture, they go through the response conditions outlined below in accordance with the emergency level. For example, a locally-occurring Level II incident would initially require Response Condition II.

Response Conditions

Response Condition - III: NO OUTSIDE ASSISTANCE NECESSARY

1. Monitor the situation regularly.
2. Review applicable plans and Standard Operating Procedures.
3. Review the status of all equipment and supplies.
4. Notify the City Manager and key personnel.

Response Condition II: ENHANCED RESPONSE REQUIRED

1. The Emergency Operations Center may be activated as needed with partial staffing.
2. Notify City Manager and key personnel.
3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented.
4. Place personnel on standby status as needed.

Response Condition I: MAJOR INCIDENT

1. Place Emergency Operations Center on full staffing.
2. Bring equipment and supplies to full operational status.
3. Recall personnel as necessary.
4. Freeze supplies and resources and commit them to the emergency as needed.
5. Notify County, State, and partner agencies as appropriate.

Incident Levels	Response Conditions		
	Response Condition III: NO OUTSIDE ASSISTANCE NECESSARY (little to no local impact)	Response Condition II: ENHANCED RESPONSE REQUIRED (potential for moderate impact, ongoing)	Response Condition I: MAJOR INCIDENT (potential for extraordinary impact)
Level I: MAJOR INCIDENT A catastrophic incident resulting from a natural or man-made disaster such as earthquake, flood, fire, terrorism, etc. The incident may constitute an immediate threat to persons, property, or the environment, and <u>may require the resources of the entire City, including government, private, and outside assistance.</u>	1. Monitor the situation regularly. 2. Review applicable plans and Standard Operating Procedures. 3. Review the status of all equipment and supplies. 4. Notify the City Manager and key personnel. <i>NOTE: May be appropriate if Level I incident occurs at a National level, or in a neighboring State or jurisdiction.</i>	1. The Emergency Operations Center may be activated as needed with partial staffing. 2. Notify City Manager and key personnel. 3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented. 4. Place personnel on standby status as needed. <i>NOTE: May be appropriate if Level I incident occurs in nearby or neighboring jurisdiction, with potential for local impact.</i>	1. Place Emergency Operations Center on full staffing. 2. Bring equipment and supplies to full operational status. 3. Recall personnel as necessary. 4. Freeze supplies and resources and commit them to the emergency as needed. 5. Notify the County and the State
Level II: ENHANCED RESPONSE REQUIRED An emergency of a greater hazard, posing a threat to life, property, or the environment, and may require efforts and coordination between <u>more than one or more City departments and supporting agencies.</u>	1. Monitor the situation regularly. 2. Review applicable plans and Standard Operating Procedures. 3. Review the status of all equipment and supplies. 4. Notify the City Manager and key personnel. <i>NOTE: May be appropriate if Level II incident occurs in nearby or neighboring jurisdiction, with potential for local impact.</i>	1. The Emergency Operations Center may be activated as needed with partial staffing. 2. Notify City Manager and key personnel. 3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented. 4. Place personnel on standby status as needed.	1. Place Emergency Operations Center on full staffing. 2. Bring equipment and supplies to full operational status. 3. Recall personnel as necessary. 4. Freeze supplies and resources and commit them to the emergency as needed. 5. Notify the County and the State <i>NOTE: May be appropriate if Level II incident expands.</i>
Level III: NO OUTSIDE ASSISTANCE NECESSARY A local emergency that poses a threat to life, property, or the environment and where ample local resources exist to mitigate the effects. <u>Typically managed by one or more City department or local supporting agencies.</u>	1. Monitor the situation regularly. 2. Review applicable plans and Standard Operating Procedures. 3. Review the status of all equipment and supplies. 4. Notify the City Manager and key personnel.	1. The Emergency Operations Center (or Mobile Command Trailer) may be activated as needed with partial staffing. 2. Notify City Manager and key personnel. 3. Accelerate repair or procurement of equipment and supplies on an emergency basis 24 hours a day, if necessary. Emergency procedures for procurement of supplies and equipment may be implemented. 4. Place personnel on standby status as needed. <i>NOTE: Upgrading response condition may be appropriate if incident expands, consider upgrading to Level II incident.</i>	Not Applicable

NOTE: The above procedures are provided as an initial response guide only and shall not constrain or limit appropriate emergency actions of any responding department or agency. It is entirely possible - even likely - to move between Response Conditions and Incident Levels as an incident progresses, is managed, and is mitigated.

Declaration of Emergency

Park City is normally the primary responder to a disaster occurring within City limits. As such, it rapidly mobilizes response resources, assesses the situation, and plans a course of action. Once the situation exceeds Park City's capability to respond, officials will first seek supplemental resources from supporting agencies, Summit County and neighboring Counties, then the State of Utah, and finally the Federal government.

A local "emergency" may be declared by proclamation of the Mayor. In the absence of the Mayor, an interim successor, or City Manager may declare an emergency. Nothing in this section is intended to preclude the declaration of an emergency and the exercise of emergency powers as long as those actions are consistent with the requirements of declaring an emergency outlined herein.

The proclamation declaring the emergency will be filed with the City Recorder and will state four things:

- Nature of the emergency.
- Areas threatened.
- Various conditions which cause the emergency to be declared.
- Initial period of the emergency.

The declaration is kept on file with other supporting documentation to justify the disbursement of disaster assistance funds if available. See Appendix O for templates.

Emergency Operations Center (EOC)

The EOC serves as a centralized management center for emergency operations, communications, and coordination. Here, decisions are made by the EOC managers based upon information provided by the Incident Commander (IC) and other personnel. Regardless of size or process, every facility should designate an area where decision-makers can gather during an emergency.

Each facility must determine its requirements for an EOC based upon the functions to be performed and the number of people involved. Ideally, the EOC is a dedicated area equipped with communications equipment, reference materials, activity logs and all the tools necessary to respond quickly and appropriately to an emergency.

EOC Resources:

- Communications equipment
- A physical copy of the emergency management plan and EOC procedures
- Blueprints, maps, status boards
- A list of EOC personnel and descriptions of their duties
- Technical information and data for advising responders

- Building security system information
- Information and data management capabilities
- Directories
- Backup power, communications, and lighting
- Emergency supplies
- Mobile Command Trailer
- Emergency Mass Notification System
- Unmanned Aerial System (UAS or ‘drone’) and licensed pilot

An EOC has been established within the Police Department, 2060 Park Avenue. Those participating in the EOC will be located in secure meeting space adjacent to Police Records/Reception (the Lloyd D. Evans, Sr. Meeting Room). The Emergency Policy Council (EPC) will be located in the secure Police Department Administrative Conference Room. The general operations of the EOC functions will be conducted within the confines of the space available at the time of activation of the EOC.

1. Secondary Emergency Operations Center. Should the primary EOC location become unavailable or unviable due to structural failure, road inaccessibility, etc., EOC functions will be moved to the Public Works Facility or the Marsac Building, as available and appropriate. The EOC shall function at that location until such time as the primary EOC becomes operational or an alternate site is identified that can better support EOC operations.

2. Alternate Emergency Operations Center. In the event Park City Municipal Corporation facilities designated for use as EOC sites become unavailable or unusable, the EOC function may be moved to the Summit County EOC at the Summit County Health Department in Park City, the Summit County Search & Rescue Building in Kamas, the Summit County Mobile Command (SCMC), or the Park City Mobile Command Trailer (MCT).

3. Authority to Activate EOC. Activation of the EOC is solely the responsibility of the City Manager, designee, or successor. The City Manager may consult with the Emergency Program Manager, Chief of Police, PIO, Public Works Director, and the Mayor in making the determination to activate the EOC; however, the final decision rests with the City Manager. In the absence of the City Manager or an immediate successor, in order to expedite the City’s emergency response, the Emergency Program Manager may activate the EOC but shall notify the City Manager and Chief of Police as soon as immediately practicable.

4. EOC Command Structure. While the EOC is functional, the City Manager will act as the Operations Commander, unless that responsibility is delegated to another senior staff member. The City Manager will interact with the appropriate manager or managers when addressing the incident response, assessment, operations, and recovery phases. Each City Department or function involved in any phase of an incident will have a management representative located within the EOC operations area, or in a location directed by the City Manager. The EPM or designee shall manage the EOC. See Appendix K.

CHAPTER 4 – Incident Response and Management

Emergency Support Functions (ESF) Concept

In order to facilitate the delivery of emergency services during a disaster, Park City has adopted the Emergency Support Function (ESF) task concept found in the National Response Framework (NRF), and is organized along departmental lines. The Emergency Support Function concept is based on the idea of designating specific emergency response tasks to City departments and outside organizations best suited to complete the designated task. Each function has an assigned department or organization responsible for that function with other departments and organizations playing supporting roles.

ESF Overview

The tasks that may need to be performed in emergency situations have been categorized as Emergency Support Functions (ESFs) under the National Incident Management System (NIMS), and Park City's CEMP generally follows that categorization. The tasks have been grouped into 18 Emergency Support Functions. Each ESF is supported by Standard Operating Procedures (SOP) for that ESF. See ESF and SOP details in Appendices L and Q.

ESF 1 TRANSPORTATION	Transit/Fleet/Public Works
Coordinate the use of transportation resources required to perform the emergency response, recovery and assistance mission.	
ESF 2 COMMUNICATIONS	Summit County Public Safety Dispatch/ Information Technology / Public Information Officer
Coordinate and provide communication support, and, where necessary, establish temporary telecommunications support.	
ESF 3 PUBLIC WORKS & ENGINEERING	Public Works/Public Utilities/ Building/Planning/Engineering
Assist in lifesaving or life-protection activity following a disaster. This may include technical advice and evaluation, engineering services, construction management and inspection, emergency contracting, and emergency repairs.	
ESF 4 FIREFIGHTING	Park City Fire District (PCFD)
Manage and coordinate firefighting and emergency medical activity.	
ESF 5 INFORMATION & PLANNING	Emergency Operations Center / Public Information Officer / Joint Information Center
Collect, process, and organize information about a potential or actual disaster or emergency. Quickly disseminate accurate information to the public.	
ESF 6 MASS CARE, EMERGENCY ASSISTANCE, TEMPORARY HOUSING & HUMAN SERVICES	Red Cross/FEMA/ Golf-Recreation-Ice-Library (GRIL)
Coordinate activities involved with emergency shelter, mass feeding, bulk distribution of relief supplies for victims of disaster, and disaster welfare information.	

ESF 7 LOGISTICS	Sustainability/Finance/Emergency Operations Center
Provide logistical and resource support. This includes provision of emergency relief supplies, space, office equipment, office supplies, telecommunications, contracting services, transportation services, and personnel.	
ESF 8 PUBLIC HEALTH & MEDICAL SERVICES	Summit County Health/ PCFD
Provide assistance in identifying and meeting the health and medical needs of disaster victims and emergency responders.	
ESF 9 URBAN SEARCH & RESCUE	PCFD/Summit County Sheriff's Office/ Park City Police
Provide support in locating, extricating, and treating victims if buildings are damaged or collapsed.	
ESF 10 OIL & HAZARDOUS MATERIALS RESPONSE	PCFD/Summit County Health
Provide support in response to actual or potential discharge and/or release of hazardous materials.	
ESF 11 FOOD & WATER	Golf-Recreation-Ice-Library (GRIL)
Identify food and water needs. Identify sources of water; arrange for manpower and transportation to the disaster area and distribute as needed to responders and mass shelters.	
ESF 12 UTILITIES	Public Works/Public Utilities/Utility Companies
Assist in coordinating efforts to provide emergency power and fuel to support response operations as well as providing power and fuel to restore normal community functions.	
ESF 13 LAW ENFORCEMENT	Police
Provide sufficient resources to maintain civil order under emergency conditions.	
ESF 14 LEGAL	City Attorney's Office
Review local legal authorities and State statutes relating to emergency activities and advise City decision makers.	
ESF 15 FINANCE MANAGEMENT	Finance/Budget
Create a central management committee to oversee the emergency purchasing and reimbursement process. Maintain a disaster documentation system.	
ESF 16 FACILITIES	Building/Engineering/Building Maintenance/Planning
Coordinate the inspection and use of City owned/operated facilities to support disaster response and recovery operations.	
ESF 17 VOLUNTEERS & DONATIONS	GRIL/Finance & Budget
Coordinate the use of volunteers (Recreation Departments) and donated goods (Finance & Budget) in support of disaster recovery operations.	
ESF 18 ANIMALS	Summit County Animal Control/ UT Community Animal Response Program
Provide for emergency evacuation, medical care, shelter, food and water for domestic animals.	
ESF 19 PUBLIC-PRIVATE PARTNERSHIPS	Emergency Operations Center (ad hoc, incident-based)

Departmental Roles and Responsibilities

General Responsibilities

1. General Preparedness Responsibilities

The following common responsibilities are assigned to each department listed in this plan. Further, each department shall create an internal emergency management organization and develop standard operating procedures (SOP) in accordance with the provisions of this plan. Preparation activities include:

- Establishing departmental and individual responsibilities (as indicated in this plan); identify emergency tasks.
- Working with other departments to enhance cooperation and coordination, and eliminate redundancy. Departments having shared responsibilities should coordinate work to complement and support each other's efforts.
- Establishing education and training programs so that each division and employee will know exactly where, when, and how to respond.
- Developing site-specific plans for department facilities as necessary.
- Ensuring employee job descriptions reflect assigned emergency duties.
- Training staff and volunteers to perform emergency duties and tasks.
- Identifying, categorizing and inventorying all available departmental resources, including but not limited to fixed assets, personnel and contracts.
- Developing procedures for mobilizing and employing additional resources.
- Ensuring communication capabilities.
- Preparing to provide internal logistical support to department operations during the initial emergency response phase.
- Prepare Standard Operating Procedures (SOP) in support of ESF responsibilities.

2. General Response Responsibilities

The following common responsibilities are assigned to each department listed in this plan, but are not all-inclusive – additional actions may be appropriate or required:

- Upon receipt of an alert or warning, initiate notification actions to alert employees and volunteers of assigned response duties.
- As appropriate:
 - Suspend or curtail normal business activities
 - Recall essential off-duty employees
 - Release non-essential employees
 - Evacuate departmental facilities
- As requested, augment the City's effort to warn the public through use of vehicles equipped with public address systems, sirens, radio, uniformed and credentialed employees going door-to-door, etc.
- Keep the Operations Commander informed of field activities, and maintain communications with the Incident Commander and/or EOC.
- Activate a departmental operations center to support and facilitate department response activities, maintain an events log, and report information within the ICS or to the EOC.
- Report damages and status of critical facilities within the ICS or EOC.
- If appropriate or requested, send a representative to the EOC.

- Ensure staff members tasked to work with the EOC have the authority to commit resources and set policies.
- Coordinate with the EOC to establish protocols for interfacing with County, State, Federal responders.
- Utilize only the Public Information Officer to release any information to the media, as coordinated with the Incident Commander.
- Submit reports to the EPM detailing departmental emergency expenditures and obligations.

Individual Responsibilities

1. Chief Administrative Officer/City Manager/Deputy City Manager (Executive)

- Provide overall administration, direction and control of the emergency, damage assessment, and response operation within Park City
- Serve as a member of the Emergency Management Group (EMG)
- Command the EOC
- Coordinate with the Mayor and Emergency Policy Council
- Provide risk management reporting and City insurance program
- Identify and provide resources (supplies, equipment, and personnel) as requested

2. Emergency Program Manager (Executive)

- Assist the City Manager with the planning, management, and control of emergency operations
- Make the Emergency Operations Center available to Park City officials for conducting overall direction/coordination of response and recovery operations. Manage and coordinate the EOC and interdepartmental operations.
- Maintain supplies and equipment for the Emergency Operations Center.
- Coordinate department provision of supplies, equipment, and personnel as requested.
- Work with the PIO and volunteer agencies to inform citizens of protective actions.
- Coordinate with other departments to ensure that special needs populations receive information regarding actions taken for them to protect their life and property, or available resources as appropriate.
- Conduct after-action meetings and prepare after-action reports in conjunction with the Operations Commander and/or Incident Commander(s).
- Additional responsibilities prior to an emergency include:
 - Updating the Comprehensive Emergency Management Plan, and providing updated copies of the CEMP.
 - Coordinating emergency management exercises involving the City and community.
 - Participating in community preparedness training in conjunction with the PIO.
 - Coordinating the Special Needs Registry and assisting in Access and Special Needs community planning.

3. Mayor and City Council

- Monitor situations within their constituencies and coordinate information with City Manager or designee.
- Mayor submits formal local Declarations of Emergency.
- Meet formally as a City Council/Policy Group/Multiagency Coordination Group as necessary.
- Mayor or designee acts as official City spokesperson in concert with the PIO, as

- needed.
- e. Provide emergency policy direction.
- f. Issue emergency rules and proclamations with the force of law during proclaimed emergency period.
- g. Identify and allocate funds to meet disaster expenditure needs.
- h. Extend or terminate Declarations of Emergency.

4. Finance

- a. Perform financial support functions in the EOC or on-scene as assigned.
- b. Assist IC and/or EOC initial situation/damage reports as per field units' observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- d. Provide appraisers to assist with damage assessments.
- e. Process emergency purchases/procurement.
- f. Establish and maintain a system whereby incident costs are identified and accumulated for County, State and Federal reimbursement.
- g. Ensure payroll system is functional to pay employees and contractors.
- h. Coordinate financial resources.
- i. Maintain records of expenditures and use of resources.
- j. In conjunction with Budget and EOC assistance, manage any Donations Programs.
- k. Under the direction of the City Manager, assist with the resolution of claims and accounting for resources expended during the emergency.

5. City Attorney

- a. Provide legal advice to staff and Council.
- b. Be familiar with laws governing emergency powers and advise on all related issues.
- c. Review and approve as to form all emergency documents signed by the Mayor or designee.
- d. Perform functions in the EOC as needed or assigned.
- e. Act as liaison between the Emergency Policy Council and the Operations Commander.

6. City Recorder (Executive)

- a. Provide safekeeping of vital records during the emergency.
- b. Co-sign all emergency documents signed by the Mayor or designee.
- c. Assist in logging and documenting all actions during the emergency.
- d. Provide administrative support to Operations Commander.

7. Police

- a. Perform functions in the EOC and/or on-scene as assigned.
- b. Provide the IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- d. Augment warning system by providing siren-equipped and/or public address mobile units, and/or manpower for door-to-door warning.
- e. Coordinate search and rescue and heavy rescue operations in conjunction with PCFD and SCSO as needed.
- f. Maintain law and order and provide public safety activities as required.
- g. Provide security for key facilities.
- h. Protect property in evacuated areas.
- i. Enforce orders of fire officers and implement/enforce evacuation orders, when

- necessary.
- j. Provide law enforcement and traffic control in support of emergency actions.
- k. Organizes auxiliary law enforcement personnel and commits available resources to maintain peace.

8. Budget and Grants

- a. Perform functions in the EOC or on-scene as assigned.
- b. Provide IC and/or EOC initial situation/damage reports as per field unit's observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested .
- d. In conjunction with Finance and EOC assistance, manage any Donations Programs .
- e. Provide planning, logistic and financial support to operations.

9. Sustainability/Community Engagement

- a. Perform functions in the EOC or on-scene as assigned.
- b. Provide IC and/or EOC initial situation/damage reports as per field unit's observations and reports from the general public.
- c. Provide logistical and resource support as requested, which may include, the provision of emergency relief supplies, space, office equipment, office supplies, telecommunications, contracting services, transportation services, and personnel.
- d. Serve as the Public Information Officer (PIO).
- e. Under the direction of the City Manager, collects, organizes, prepares and distributes public information materials about a potential or actual disaster or emergency.
- f. Participate with the EPM in disseminating and training in citizen and business preparedness plans.
- g. In conjunction with the Mayor, act as the designated contact for the news media and public.
- h. Ensure that access and special needs populations receive information regarding actions to protect their life and property.

10. Public Works/Public Utilities/Transit

- a. Perform functions in the EOC or on-scene as assigned.
- b. Provide the IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- d. Assist with initial infrastructure damage assessment of horizontal construction, i.e., roads, bridges, stormwater culverts, etc.
- e. Provide heavy equipment to support rescue operations.
- f. Provide technical information on damaged structures.
- g. Provide traffic control signs and barricades.
- h. Assist with the identification of evacuation routes and keep evacuation routes clear of stalled vehicles.
- i. Coordinate the disposal of solid waste from congregate care facilities (shelter/mass feeding).
- j. Coordinate emergency utility support requirements with public and private utilities.
- k. Operate fleet repair facility.
- l. Provide for availability of motor fuels, vehicles and fuel driven equipment.
- m. Provide for storage of equipment and vehicles in a safe place.
- n. Provide comprehensive list of City vehicles and equipment to IC or EOC.
- o. Provides for the removal of debris and maintenance of roadways.

- p. Obtains additional equipment and transportation resources.
- q. Establish contracts for outside services in compliance with FEMA schedules.
- r. Coordinate transportation requirements for special needs agencies/individuals.
- s. Provide buses for evacuations and temporary shelters.
- t. Provide additional bus transportation resources.
- u. Coordinate mobilization of emergency transportation services.
- v. Use transportation communication links to provide damage assessment information.
- w. Ensure that transportation assets meet the demands of emergency response personnel.
- x. Maintain a resource list of all Park City fleet equipment and provides the EOC with updates of disaster damage to the fleet.
- y. Maintain fuel resources, controls and rations fuel as needed.

11. Information Technology

- a. Perform functions in the EOC or on-scene as assigned.
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- d. Maintain all communication and data systems.
- e. Protect archives and necessary documents.
- f. Provide supplies, equipment, and personnel as requested.

12. Building/Fire Marshal/Engineering

- a. Perform functions in the EOC or on-scene as assigned.
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- e. Direct building inspectors and/or rapid assessment teams to assist with damage assessment and safety of City facilities.
- f. Provide Fire Marshal services.

13. Planning

- a. Perform functions in the EOC or on-scene as assigned.
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- d. Assist in initial planning and ongoing planning during an emergency.
- e. Organize staff to support damage assessment teams and participate in Citywide damage assessment and recovery with the Building Department.
- e. Provide documents and maps to assist in response and recovery.
- f. Support Building and Engineering Departments in their emergency functions.

14. Human Resources

- a. Perform functions in the EOC or on-scene as assigned.
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- d. Establish an employee call back system.
- e. Establish a system to check on employee's families and communicate that information.
- f. Assist with employee needs at work and with their families.
- g. Track staff labor assignment requests and assist with obtaining outside labor/staff.

15. GRIL [for the purpose of this document, “GRIL” refers to the Golf, Recreation, Ice, and Library departments working jointly]

- a. Perform functions in the EOC or on-scene, as assigned.
- b. Provide IC and/or EOC initial situation/damage reports as per field unit observations and reports from the general public.
- c. Provide supplies, equipment, and personnel as requested.
- d. Assist with the assessment of human needs during and after a disaster.
- e. Obtain and supply food and water to City and emergency staff.
- f. Coordinate with the Red Cross and other agencies as necessary to provide emergency programs for basic human needs, to include reception centers, shelters, and mass feeding at City-designated shelters.
- g. Provide assistance in the registration of people at congregate care facilities (shelter/mass feeding).
- h. Work in close concert with Red Cross and others in activation and operation of short term, and longer-term shelters/disaster centers.
- i. With assistance from the EOC, manage Volunteer Programs.
- j. Provide facilities for emergency shelter, food, and water distribution points, child care facilities as needed.
- k. Provide receiving and distribution sites and assist with the delivery of goods – *see* Appendix S.

CHAPTER 5 – Damage Assessment and Recovery

Damage Assessment and Analysis Information

1. Accurate damage assessment information must be obtained as soon as possible, consistent with safety considerations, in order to:
 - a. Evaluate the impact on the population and socioeconomic system of Park City and its ability to respond and recover.
 - b. Assist the Governor with determining local and State levels of contribution to the recovery effort.
 - c. Allow the State Coordination Officer and the Federal Emergency Management Agency Regional Director to determine the kinds and quantities of disaster assistance to be provided by the State and Federal government, if appropriate.
 - d. Document the need for supplementary Federal assistance under a Presidential ‘Emergency’ or ‘Major Disaster’ Declaration.
 - e. Notify insurers of damaged/destroyed property.

Damage Assessment and Reporting

1. Initial Damage Assessment. The nature and magnitude of a disaster will determine how quickly an Initial Damage Assessment can be conducted. Widespread debris, collapsed bridges, inundated roads, and unsafe buildings are a few of the problems that can delay the assessment. Immediately after a disaster, a preliminary assessment will provide the best information regarding the extent and magnitude of the damage. The Building, Planning, and Engineering, and Police Departments will perform the majority of this function, supported by facility managers, Streets/Stormwater, Public Works, and Park City Fire District.

2. Damage Assessment Forms. During the response and recovery phases of a disaster, it

is vital that the State Coordinating Officer and the Governor have accurate damage, cost, and socioeconomic impact information available in summary form. This will determine how best to supplement the action taken by Park City and whether Federal assistance is required. See Appendix O.

3. City Manager. It is the responsibility of the City Manager or designee to coordinate with City and County elected and appointed officials to determine a systematic, unified course of action. The following items should be covered:

- a. Outline the scope (geographic area) and magnitude (severity) of the damage.
- b. Assess the socioeconomic impact on the City.
- c. Discuss the need for requesting outside assistance, the nature of such assistance, and implications of accepting aid.
- d. Specify the geographic areas and damage categories which need to be examined in greater detail.
- e. Ascertain needed resources and request additional resources from or provide assistance to other jurisdictions as appropriate.

4. Department Managers. Department managers oversee the gathering of damage assessment information. To assure accurate and efficient collection of data, department heads must take the following actions:

- a. Designate small assessment teams (two or three City staff members) with specific areas of expertise.
- b. Assign the team to a specific geographic area or category of damage.
- c. Brief team members to ensure uniformity and understanding of damage categories, community impact, costs, reporting, procedures, etc.
- d. Identify damage sites by map location and street address. Roads and bridges should be listed by pre-assigned Utah State Department of Transportation numbers. Maps and photo identifications of damage sites will aid in conducting future surveys and on-site assessments.
- e. Provide each team with supplies to effectively perform the assessments (maps, cameras, list of property owners and locations). Direct teams to photograph damage sites and attach brief descriptions detailing vital information and describing the damage.
- f. Establish a deadline for gathering information so it can be summarized and presented.
- g. Gather and maintain supporting documentation (invoices, contracts, expenditure records) for costs incurred in emergency response and mitigation work. Copies of emergency expenditure records should be maintained and attached to each damage site file.

Incident Reporting

1. Description and Purpose. Situation Reports should be made to continually update disaster status information. The information provided in the initial and subsequent Situation Reports should outline a sequential record of actions taken from the point of first response through restoration activities. The degree of detail will vary with the type and severity of the events.

2. Content and Format. Situation Reports contain specific data and answer the following

basic questions:

- a. Location and nature of damage, impact on community lifelines.
- b. Description of the categories and degree of damage.
- c. Socioeconomic impact on the community.
- d. Response actions being taken by the City.
- e. Form of supplemental State and Federal assistance requested.
- f. Public assistance and individual assistance for the community.

Reports and Record Keeping

1. A number of prescribed documents, reports and records must be executed and maintained during disaster operations. These ensure prompt and coordinated State and Federal disaster response and maximize financial assistance.

2. Once an emergency is declared an ‘**Emergency**’ or ‘**Major Disaster**’ by the President of the United States, Federal disaster assistance programs may be made available to the State and its designated political subdivisions. The Federal Emergency Management Agency is responsible for coordinating and administering all Federal disaster relief programs through the Region VIII office. Subsequent to a presidential declaration, the Federal Coordinating Officer will establish a field office in the disaster area to administer disaster relief programs according to Public Law 93-288, the Robert T. Stafford Disaster Relief and Emergency Assistance, and the Code of Federal Regulations, Title 44, Part 206.

3. An accurate record system maintained separately from normal day-to-day operations should be established immediately at the onset of the emergency. All recipients of State and Federal funds must maintain adequate disbursement and accounting records of costs incurred for approved disaster work.

4. One of the main responsibilities of Park City officials involved in disaster operations will be the preparation and maintenance of all required documents, reports, and records. The Governor’s Authorized Representative is responsible for the execution of all necessary documents on behalf of the State of Utah for State and Federal disaster assistance, including certifying any applications for public assistance. In addition, the Governor’s Authorized Representative will provide guidance and assistance to Park City officials involved in the preparation and maintenance of their required reports and records.

5. All contracts subject to FEMA Public Assistance (PA) must follow the **Procurement Guidance as found in Title 44 of the [Code of Federal Regulations Part 13.36](#)** and established Park City Purchasing Policies.

END



Resolution No. 14-2025

**A RESOLUTION ADOPTING THE PARK CITY COMPREHENSIVE
EMERGENCY MANAGEMENT PLAN (CEMP)**

WHEREAS, the purpose of the CEMP is to develop a comprehensive emergency management program that will provide a system to mitigate the effects of an emergency or disaster, preserve life, respond during emergencies, provide necessary assistance, and establish a recovery system, in order to return the community to its normal state of affairs; and

WHEREAS, this plan attempts to define clearly the roles and responsibilities of each department and function within the City organization by providing guidance in accomplishing the objectives of this plan with lists of guidelines, plans, assessments and resources; and

WHEREAS, on February 28, 2003, the President issued Homeland Security Presidential Directive (HSPD) - 5 *Management of Domestic Incidents*, which directs the Secretary of Homeland Security to develop and administer a National Incident Management System (NIMS) and the directive also requires Federal Departments and agencies to make adoption of the NIMS by State, Tribal and local organizations a condition for Federal preparedness assistance beginning in Federal FY 2005; and

WHEREAS, Utah Code Annotated 53-2a-1403 requires political subdivisions to adopt an emergency operations plan; and

WHEREAS, certain State and Federal disaster reimbursements require local jurisdictions to adopt a CEMP and train in NIMS and Incident Command Systems (ICS); and

WHEREAS, certain Federal grant programs require an adopted CEMP; and

WHEREAS, the City Manager and the Emergency Management Group (EMG) have reviewed the updated Comprehensive Emergency Management Plan with all of its attachments as periodically amended by the EMG and recommends adoption by the City Council; and

WHEREAS, the City Council deems it in the best interest of Park City Municipal Corporation to formally adopt it;

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

SECTION 1. ADOPTION. The Comprehensive Emergency Management Plan, dated June 26, 2025 attached hereto, along with all appendices and compendiums as periodically amended, are hereby adopted, to replace any and all others previously adopted. Any amendments

approved by the City Manager shall be effective for not more than one year unless ratified by the City Council.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 26th day of June, 2025

PARK CITY MUNICIPAL CORPORATION

Nann Worel, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney

City Council Staff Report



Subject: PCSC Stadium Field Lights
Author: Ken Fisher, Recreation Director
Department: Recreation
Date: June 26, 2025

Recommendation

Review and consider approving a contract with Musco Sports Lighting LLC (Musco) pursuant to the State of Utah Cooperative Contract to install field sports lights, poles, an electrical service panel, and lighting controls not to exceed \$341,739 at the Park City Sports Complex Stadium Field.

Background

In 2019, Staff contacted three major sports lighting manufacturers. After proposals and presentations, checking references, and visiting sites, Musco was determined to be the firm that fit the Recreation Department's needs. Musco is one of two vendors in the State of Utah Cooperative Contracts for ballfield sports lights and has a regional office in Salt Lake City.

In 2021, the field lights on two multi-purpose fields at the Park City Sports Complex (PCSC) were retrofitted with LED fixtures and wireless controls by Musco.

In 2023, the field lights, light poles, and controls at City Park multi-purpose were replaced with Musco LED lights and wireless controls.

The new LED lights were designed to the specifications of the International Dark Skies Association and have reduced or eliminated the issues of light spill and glow associated with the previous sports lights.

Analysis

Adding field lighting to the Stadium Field at the PCSC has been planned since the field opened in 2006. During construction, electrical conduits were installed around the perimeter of the field to accommodate future sports lighting. The addition of field lights will increase the usage of the field and help alleviate current field demands, as the facility will be able to be used till 10 p.m.

Musco works directly with the International Dark Skies Association to certify its installations, eliminating light spills to adjoining properties while providing optimized light levels and safety on the playing field.

Musco has installed LED sports lights at the PCSC at Quinn's, City Park, Park City High School, and several other locations in the Salt Lake Valley and has always been very responsive to Recreation's maintenance and technology requests. Musco has an automated control system that allows the lights to be scheduled and controlled by

phone. The control center also sends messages to the City and Musco headquarters, where troubleshooting and repairs can often be performed remotely.

The State of Utah Cooperative Contracts program was established to enhance efficiency and provide the best value for the Utah procurement process. By selecting a vendor like Musco from the Cooperative Contracts program, eligible users (e.g., political subdivisions such as PCMC) can utilize the existing state cooperative contract with that vendor for commonly purchased items, which typically leads to significant cost and time savings. The Musco “best value determination” state contract offers a minimum discount of five percent (5%) off the list price for lighting system hardware and turn-key installation, while also addressing indemnity and insurance provisions that usually require negotiations between the entity and the City.

The Musco proposal/agreement includes a 25-year warranty covering all maintenance costs for their ballfield sports lights. The installation is scheduled to begin in September and is expected to take approximately three weeks.

Funding

There is sufficient funding for the project in the LED Upgrade Quinns Field CIP.



City Council Staff Report

Subject: Sanitary Sewer Easement in City Park
Author: Matt Twombly
Department: Engineering
Date: June 26, 2025

Recommendation

Consider granting a new, realigned sanitary sewer easement to the Snyderville Basin Water Reclamation District (SBWRD) for the Community Center project in the City Park Subdivision. The new easement is required by SBWRD to reconstruct the sewer main outside the future Community Center building footprint, in City Park. SBWRD will abandon the portion of the existing easement that will no longer be used, allowing for the development of the Community Center.

Executive Summary

There is currently a 20-foot-wide sanitary sewer easement granted to SBWRD in 1985 for the sewer main line that runs through City Park. The easement and reconstruction of the sewer main enabled the construction of the 5,000-square-foot Recreation Building at 1400 Sullivan Road in 1986. Similarly, to construct the new 15,000-square-foot Community Center, the existing sewer line must be realigned outside the new building footprint, and the existing sanitary sewer easement abandoned (see Exhibit B). A new 20-foot-wide sanitary sewer easement is required for the reconstruction, ongoing service, and maintenance of the realigned sanitary sewer main through City Park (see Exhibit A).

Analysis

On December 11, 2024, the Planning Commission approved the Community Center MPD for a 15,000-square-foot Community Center to replace the existing 5,000-square-foot Recreation Building at City Park. On February 24, 2025, the SBWRD Board approved the Line Extension Agreement with PCMC to realign the sanitary sewer main line for the Community Center project. On April 2, 2025, the Planning Commission approved the three-lot City Park Subdivision.

Before a Building Permit is issued for the Community Center project, the approved City Park Subdivision plat must be recorded with the County Recorder's Office. SBWRD requires that the new easement for the sewer line be recorded before the subdivision plat is signed. Once the Council approves this request, the easement can be recorded and included on the plat for signature.

In addition to the recording of the easement, the engineered construction drawings must be approved by SBWRD. The Community Center design team, comprising Sparano + Mooney and Alliance Engineering, has been collaborating with SBWRD on the construction drawings for the sewer lateral reconstruction. It is necessary to reconstruct

the sewer main according to SBWRD standards, which requires no angles greater than 22 degrees. The project team is coordinating the impacts of the new sewer realignment with other departments, including Recreation, Parks, Streets, Public Utilities, and Engineering.

Staff recommends that the City Council consider granting a new sanitary sewer easement to relocate the sewer main line, thereby allowing the Community Center project to proceed. SBWRD will abandon the portion of the existing easement that is no longer needed once they have relocated their facilities.

Funding

There is a nominal fee (\$10) to record the SBWRD sanitary sewer easement with the Summit County Recorder.

Exhibits

- A. Proposed New SBWRD Easement to be Recorded*
- B. Map of Site with Both Easements*

When recorded return to:
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, Utah 84098

Parcel No(s): SA-235-1-X

**GRANT OF EASEMENT
FOR
WASTEWATER COLLECTION AND TRANSPORTATION FACILITIES**

Park City Municipal Corporation, a Utah municipal corporation (“Grantor”), does hereby convey and warrant to the **Snyderville Basin Water Reclamation District**, a Utah special district (the “District”), for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement for the purpose of accessing, constructing, operating, cleaning, maintaining, repairing, relocating and replacing pipelines, vaults, manholes, meters, telemetry and any other related appurtenances for the collection and transportation of wastewater (collectively “Facilities”), over, across, through and under the premises of the Grantor situated in Summit County, Utah which are more specifically described on Exhibit A and depicted on Exhibit B, attached hereto and incorporated herein.

Grantor further grants and conveys to the District, its contractors and agents, access to the easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted.

Grantor, and its successors in interest, hereby forever relinquish the right to construct any structures or improvement in the easement area that would interfere with the operation, repair or replacement of the Facilities. The District shall have the right to remove any trees or tree roots (including poisoning of roots from inside of sewer lines), brush, improvements or obstructions of any kind and nature within the easement area that may, in District’s sole judgment and discretion, injure or interfere with the Facilities without any obligation of restoration or compensation. Grantor shall not bury or cover any manhole or place any other personal property or improvements on or over a manhole. Grantor shall not change the contour of the ground within the easement area without prior written consent of the District, which consent shall not be unreasonably withheld. If Grantor alters the surface of the easement, including resurfacing or repaving asphalt, Grantor shall be responsible to adjust wastewater manholes to grade according to District standards.

Grantor acknowledges and agrees that the District must be able to access the Facilities at all times in case of a backup or emergency. Accordingly, Grantor shall not place, or allow to be placed, any personal property within the easement area that impairs or restricts the District’s ability to transport equipment, machinery or vehicles over or through the easement area. Subject to the foregoing, the District shall restore, repair or replace, any asphalt parking areas, sidewalks,

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Exhibit A

LEGAL DESCRIPTION
SANITARY SEWER EASEMENT
PARK CITY COMMUNITY CENTER

A 20-foot-wide sanitary sewer easement located in the southeast quarter of the southwest quarter of Section 9, and the northeast quarter of the northwest quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said easement being 10 feet on each side of the following described centerline:

Beginning at a point that is North 60°11'52" East 432.53 feet from a brass cap in a metal casting at the centerline angle point in Park Avenue adjacent to 1450 Park Avenue, said point also being on the east boundary of an existing sanitary sewer easement recorded December 20, 1988, as Entry No. 301868 in Book 0504 at Page 0823 in the Office of the Recorder, Summit County, Utah; and running thence South 22°31'33" West 199.12 feet; thence South 31°21'05" East 205.11 feet; thence South 70°41'35" East 170.16 feet to the east boundary of said existing sanitary sewer easement. The boundary of the above described easement shall be lengthened or shortened as necessary to create a closed figure and be coincident with the east boundary of said existing sanitary sewer easement.

The basis of bearing for the above description is South 35°59'00" West 2800.78 feet between a found brass cap in a metal casting at the centerline angle point in Park Avenue adjacent to 1450 Park Avenue and a found brass cap in a metal casting at the intersection of 9th Street and Park Avenue

Description contains 0.26 acres.

Exhibit B

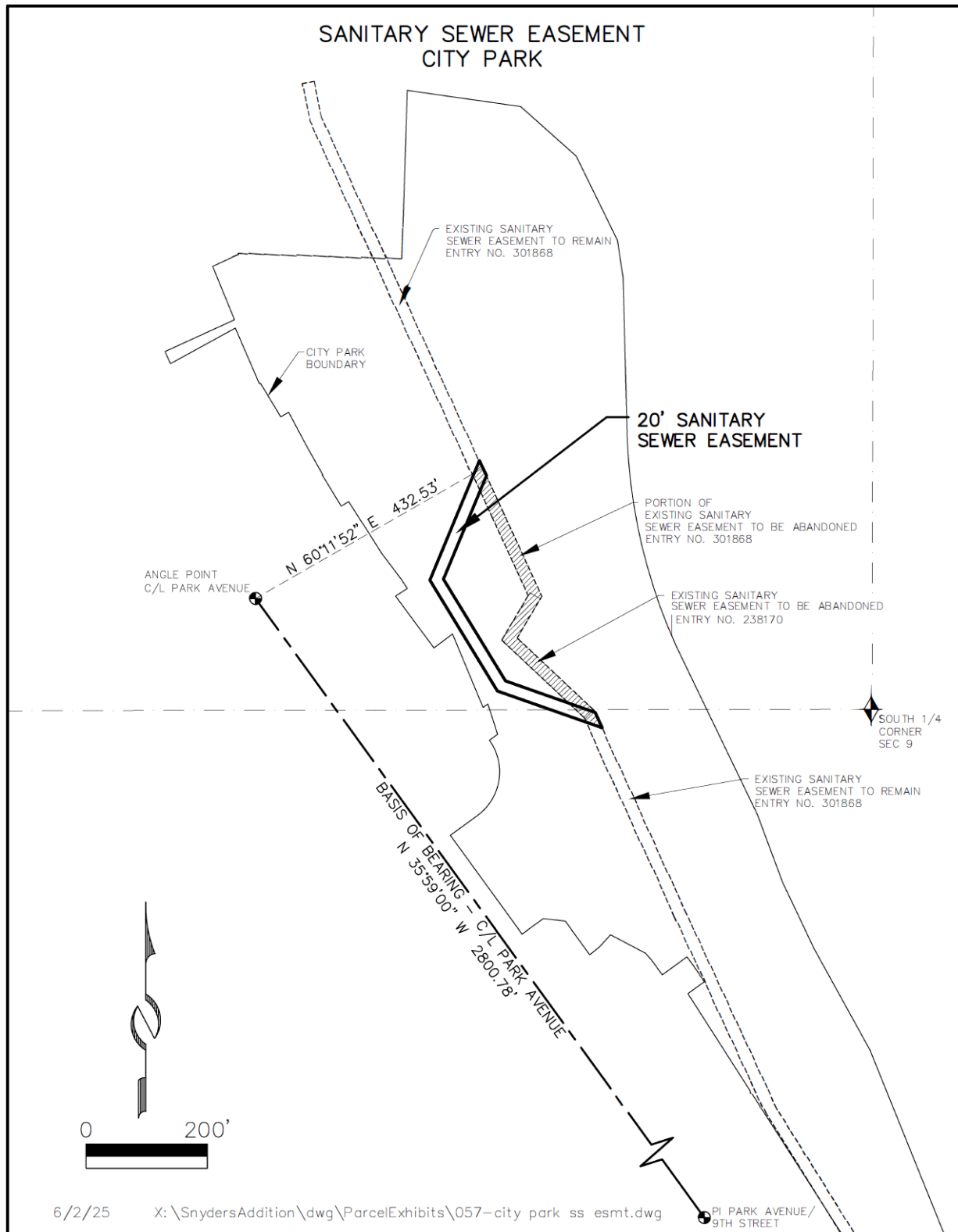


Exhibit C

LEGAL DESCRIPTION
SANITARY SEWER EASEMENT ABANDONED
PARK CITY COMMUNITY CENTER

A portion of a 20 foot wide sanitary sewer easement located in the southeast quarter of the southwest quarter of Section 9, and the northeast quarter of the northwest quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said portion being described as follows:

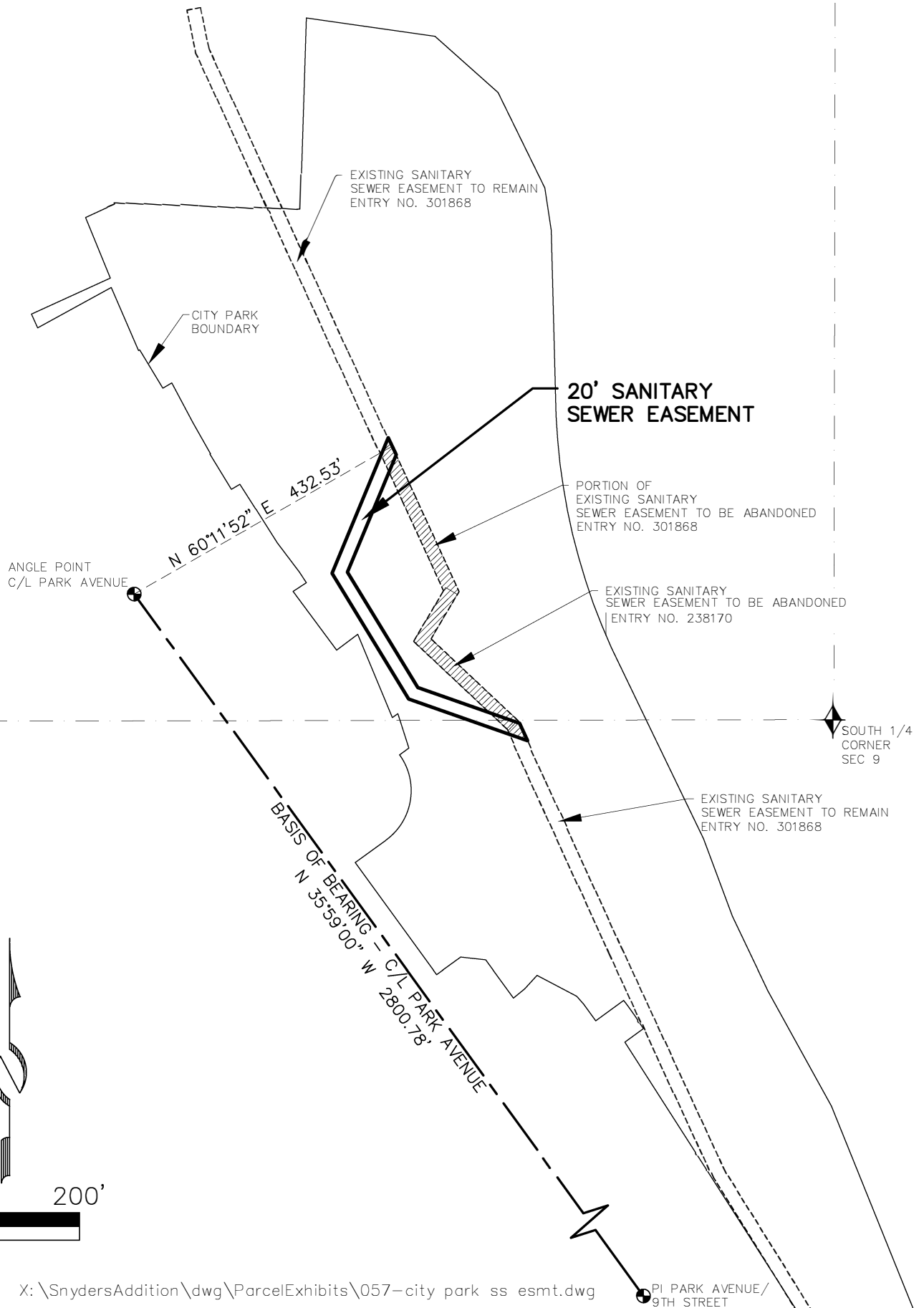
Beginning at a point that is North 58°24'16" East 433.96 feet from a brass cap in a metal casting at the centerline angle point in Park Avenue adjacent to 1450 Park Avenue, said point also being on the east boundary of an existing sanitary sewer easement recorded December 20, 1988, as Entry No. 301868 in Book 0504 at Page 0823 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the east side of said existing easement the following five (5) courses: 1) South 24°39'54" East 93.75 feet; thence 2) South 24°42'42" East 152.45 feet; thence 3) South 30°40'18" West 79.92 feet; thence 4) South 46°47'42" East 174.94 feet; thence 5) South 24°34'42" East 30.97 feet; thence North 70°41'35" West 27.75 feet to the west side of said existing easement; thence coincident with the west side of said existing easement the following five (5) courses: 1) North 24°34'42" West 7.81 feet; thence 2) North 46°47'42" West 187.06 feet; thence 3) North 30°40'18" East 85.46 feet; thence 4) North 24°42'42" West 141.95 feet; thence 5) North 24°39'54" West 75.24 feet; thence North 22°31'33" East 27.26 feet to the point of beginning.

The basis of bearing for the above description is South 35°59'00" West 2800.78 feet between a found brass cap in a metal casting at the centerline angle point in Park Avenue adjacent to 1450 Park Avenue and a found brass cap in a metal casting at the intersection of 9th Street and Park Avenue

Description contains 0.24 acres.

Exhibit B

SANITARY SEWER EASEMENT CITY PARK



City Council Staff Report



Subject: Amendment to Interlocal Agreement for Joint Use of Facilities for Recreation
Author: Tate Shaw, Assistant Recreation Director
Department: Recreation
Date: June 26, 2025

Recommendation

City Council should consider the First Amendment to the Interlocal Agreement for Joint Use of Facilities for Recreation (ILA) and authorize the Mayor to execute the agreement.

This Amendment specifies site-specific modifications to the agreement between the Snyderville Basin Special Recreation District (SBSRD) and the Park City School District (PCSD) and updates the agreement's expiration date to align with corresponding agreements between Park City Municipal Corporation (PCMC) and the partnering entities.

Executive Summary

For several decades PCMC, SBSRD, and PCSD have collaborated on shared use of recreation facilities in the region to support community needs, growing participation, and minimizing duplicative amenities. Multiple agreements are in place with differing expiration dates that contribute to our ongoing cooperation:

- 1990 PCMC/PCSD agreement expiration in November 2026;
- 1996 SBSRD/PCSD agreement expiration in December 2026; and
- Interlocal Agreement (ILA) for Joint Use of Facilities expires in May 2029.

By aligning the ILA expiration date with the other agreements, we will provide more clarity regarding operations, maintenance, and scheduling responsibilities. All three agreements in their current form, if approved, would expire at the end of 2026. As the proposed expiration date approaches, the three entities are committed to assessing how best to continue their shared use of recreation facilities given the sometimes-shifting goals and priorities of the independent entities.

The goal is to have a new ILA agreement in place at the time this agreement expires in 2026.

Background

In November 2023, the District Director of SBSRD initiated discussions with representatives from the PCSD and PCMC regarding the ILA. Although the existing agreement was set to automatically renew through May 2029, SBSRD expressed a desire to amend the agreement to better reflect the District's evolving needs, such as increased community use in the fieldhouse and within PCSD's facilities.

It was mutually agreed that the current terms would remain in place while all parties worked collaboratively to clarify and refine roles and responsibilities over the course of the year. A joint meeting of the stakeholders was held on January 9, 2024, to discuss the long-term direction of the ILA. Following internal review processes within each entity, a staff committee was formed to guide revision recommendations, including Justine Kadziel (SBSRD), Todd Klarich (PCSD), and Tate Shaw and Jessica Moran (PCMC).

In July 2024, the Committee began to evaluate the implications of the forthcoming expiration of the Fourth Amendment to the 1990 PCMC/PCSD Agreement, currently set to terminate in November 2026, and its potential impact on the ILA beyond that date. Additionally, it was noted that a separate agreement between SBSRD and PCSD is scheduled to expire in December 2026, while the ILA, in its current form, would have remained in effect through May 2029.

Analysis

Several challenges emerged during the revision discussions, including leadership changes at PCSD, the development of new facilities like SBSRD's Trailside East Complex, the forthcoming PCSD Athletics Master Plan upgrades, SBSRD Silver Creek Village, and the PCMC Aquatics Renovation and Community Center Projects that are not currently in the outdated ILA. The Ecker Hill Middle School Lease Agreement between SBSRD and PCSD also needs to be addressed, as it has the potential for automatic renewal in 2026. With the significant change in the recreation facility landscape, the committee determined the best approach is to align the ILA expiration date with the individual agreements and proposed an expiration of December 31, 2026.

Necessary revisions were made to site-specific areas of the ILA, focusing on those areas that affect SBSRD. Suggested revisions were sent to both PCSD and PCMC for review. The changes were incorporated and drafted the First Amendment to the ILA, which refers to the "Original Agreement being amended so that the Agreement shall be in effect upon its execution by each Party and shall terminate on December 31, 2026."

Some key changes that have been proposed include:

- **Term Date Change:** The ILA's term date will be updated to December 31, 2026.
 - The intended purpose is to align with:
 - 1990 PCMC/PCSD agreement expiration in November 2026.
 - 1996 SBSRD/PCSD agreement expiration in December 2026.

This alignment of dates will give more clarity to the parties regarding ownership as well as their respective maintenance and scheduling responsibilities, etc., as all three agreements in their current form would sunset together.

- **Addition of Trailside East Complex:** The new complex will be incorporated into the site-specific agreements.
- **Playground Maintenance Responsibility:** PCSD will assume responsibility for the maintenance of the playground at EHMS.

- **Scheduling Responsibilities for Elementary School Gymnasiums:** PCSD (or specific elementary schools like TSES and JRES) will take on the responsibility of scheduling user groups at these gymnasiums and collecting associated fees from those rentals.
- **Fieldhouse Turf Field Use:** The provision allowing PCSD free use of The Fieldhouse turf field during “in season” will be removed.
- **General Clean-up and Consistency of Language:** The document was cleaned up to ensure clarity and consistency throughout. One of the most challenging aspects of the original ILA and the parties’ performance thereunder was the lack of communication between SBSRD/PCMC and PCSD. Over the past year, significant improvements have been made in this area, and staff is optimistic that this positive trend will continue.

Since SBSRD initiated these changes and the impacts were primarily to SBSRD and PCSD, the committee recommended that the succession of approvals should commence with the SBSRD Board, then move to the PCSD Board, and finish with PCMC City Council.

On April 10, 2025, SBSRD staff presented this to their Board. The SBSRD Board approved of the Amendment and thanked staff for the site-specific changes and for aligning expiration dates.

On May 20, 2025, the Amendment was on the consent agenda of the PCSD School Board meeting and approved by the PCSD Board. The Amendment is now ready for the Council’s consideration.

As the proposed expiration date of December 31, 2026, approaches, the three entities are committed to assessing how best to continue their shared use of these facilities and making the necessary adjustments to promote recreation and enhance the quality of life for all residents in the region.

Exhibits

Exhibit A: First Amendment to the Interlocal Agreement for Joint Use of Facilities for Recreation

FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR JOINT USE OF FACILITIES FOR RECREATION

This FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR JOINT USE OF FACILITIES FOR RECREATION (the “First Amendment”) is made and entered into this ____ day of _____, 2025 (the “Effective Date”) by and between SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT (“SBSRD”), PARK CITY MUNICIPAL CORPORATION (“PCMC”), and PARK CITY SCHOOL DISTRICT (“PCSD”). SBSRD, PCMC, and PCSD shall be referred together as the “Parties,” or individually as a “Party.”

WITNESSETH

A. The Parties entered into that certain Agreement for Joint Use of Facilities for Recreation, dated May 1, 2012, as further amended and restated in that certain Interlocal Agreement for Joint Use of Facilities for Recreation, dated May 2019 (together, the “Original Agreement”).

B. The Parties desire to amend the Original Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and in the Original Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are incorporated herein by this reference.

2. Scope. Except as expressly set forth in this First Amendment, the Original Agreement shall remain unmodified and in full force and effect, and is hereby affirmed and ratified. In the event of any inconsistency between the terms of the Original Agreement and the terms of this First Amendment, the terms of this First Amendment shall govern and control in all respects. All references to the Original Agreement shall be deemed references to the Original Agreement as amended hereby.

3. Amendment. The Original Agreement is amended as follows:

3.1 Section 13, Term, is deleted in form and substance, and replaced in its entirety by the following:

13. **Term**. This Agreement shall be in effect upon its execution by each Party (the “Effective Date”) and shall terminate on December 31, 2026.

3.2 Exhibit C is deleted in form and substance, and replaced in its entirety by the amended and redlined Exhibit C, as set forth in Addendum A, which is incorporated herein by this reference.

4. Severability. In the event that any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be

deemed severable from the remainder of this First Amendment and shall in no way affect any other condition, covenant, or other provision herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such condition, covenant, or other provision shall be deemed valid to the extent of the scope and breadth permitted by law.

5. Further Action/Amendment. The Parties shall execute and deliver all documents, provide all information, and take or forbear from all such action as may be necessary or appropriate to achieve the purposes of this First Amendment.

6. Counterparts. This First Amendment may be executed by electronic or digital means, including signature software applications such as DocuSign and in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were upon the same instrument. Any Party's facsimile, digital or electronic signature and any emailed copy of a Party's signature shall be deemed a binding signature.

7. Governing Law. This First Amendment shall be construed and enforced in accordance with the laws of the State of Utah.

8. No Third-Party Beneficiary Rights. This First Amendment is not intended to create, nor shall it be in any way interpreted or construed to create, any third-party beneficiary rights in any person not a Party hereto.

9. Authority. The individuals who execute this First Amendment represent and warrant that they are duly authorized to execute this instrument on behalf of each Party and that no other signature, act, or authorization is necessary to bind the Parties to this First Amendment.

IN WITNESS WHEREOF the Parties have caused this First Amendment to be executed as of the Effective Date.

(Signatures on following page)

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

By: Administrative Control Board

Ben Castro
Chair

Approved as to Form:

David L. Thomas
Chief Civil Deputy

PARK CITY MUNICIPAL CORPORATION

Nann Worel
Mayor

Approved as to Form:

Margaret Plane
City Attorney

PARK CITY SCHOOL DISTRICT

By: Park City School Board

Chair

Approved as to Form:

School Board Attorney

INTERLOCAL AGREEMENT FOR JOINT USE OF FACILITIES FOR RECREATION

THIS INTERLOCAL AGREEMENT FOR JOINT USE OF FACILITIES FOR RECREATION (“Agreement”) is made and entered into this ____ day of _____, 2019 by and between Snyderville Basin Special Recreation District (“SBSRD”) Park City Municipal Corporation (“PCMC”) and the Park City School District (“PCSD”) (individually each a “Party,” collectively, the “Parties”).

EXHIBITS AS FOLLOWS

Exhibit A: Recognized Stakeholders
Exhibit B: Tier System
Exhibit C: Site Specific Agreements (1 through 17)
Exhibit D: Interagency Field Use Policies, May 2019
Exhibit E: PCMC/PCSD Lease and Agreement, November 1990
Exhibit F: SBSRD/PCSD Lease and Joint Use Agreement, December 1996
Exhibit G: PCMC/SBSRD Inter-local Agreement for Regional Ice, August 2004
Exhibit G1: PCMC/SBSRD Letter of Consent modifying Ice Arena Funding Allocations, May, 2009
Exhibit G2: Memorandum of Understanding and Agreement for Event Flooring, February, 2010
Exhibit H: Jurisdictional Boundary Map
Exhibit I: Library Field Preservation Easement

WHEREAS, SBSRD is a political subdivision of the State of Utah, established for the purpose of providing recreational facilities and programs to meet the recreation needs of Snyderville Basin residents, and

WHEREAS, PCMC is a political subdivision of the State of Utah, providing municipal services including recreational facilities and programs to the residents and visitors of the incorporated area of Park City, Utah, and

WHEREAS, PCSD is a political subdivision of the State of Utah, providing educational services to residents of PCSD and is the current owner of certain parcels of land upon which it and SBSRD have built school sports fields, gymnasium facilities, an aquatic complex and other amenities, and

WHEREAS, each of the Parties mutually agree that inter-agency cooperation provides for efficient delivery of recreation facilities and programs which are best realized through joint, cooperative and consolidated effort, and

WHEREAS, SBSRD, PCMC and PCSD have mutual interests in helping young people learn and develop recreation skills and in providing lifelong opportunities for people of all ages to participate in recreation activities, and

WHEREAS, the purposes of this Agreement are to maximize the school sites and the use of community recreation facilities for the benefit of residents and taxpayers within all jurisdictions and to enable the Parties hereto to take a unified approach in providing recreational resources to the students of PCSD and to residents within the SBSRD service territory boundary, as well as to the general public. It is the further purpose of this Agreement to provide for appropriate development, management, maintenance, and operation of those facilities and services described herein.

WHEREAS, PCMC, SBSRD and PCSD wish to clarify and augment existing agreements, to wit: Lease and Agreement for Use of School Facilities for Recreation between PCMC and PCSD (11/08/90) attached as Exhibit E, Lease and Joint Use Agreement – Middle School Facilities for Recreation between SBSRD and PCSD (12/10/96) attached as Exhibit F, and the Inter-local Cooperative Agreement for Regional Ice Facility between PCMC and SBSRD (8/26/04) attached as Exhibit G, and related documents attached as exhibit G1 and G2.

WHEREAS, the governing bodies of each jurisdiction desire to clarify and augment existing agreements specified herein which all Parties agree have benefited the constituents of each jurisdiction, and to ratify and reaffirm specified existing agreements between SBSRD and PCSD and between PCMC and PCSD so long as such agreements do not conflict with specific provisions of this Agreement,

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Definition and Description of Parties and Terms:

- a. “SBSRD” shall mean the Snyderville Basin Special Recreation District, a Utah body politic, whose principal address is c/o District Director, 5715 Trailside Drive, Park City, Utah 84098.
- b. “PCMC” shall mean Park City Municipal Corporation, a Utah body politic, whose principal address is c/o City Manager, P.O. Box 1480, Park City, Utah 84060.
- c. “PCSD” shall mean Park City School District, a political subdivision of the State of Utah, whose principal address is c/o Superintendent, 2700 Kearns Blvd., Park City, Utah, 84060. PCSD may also encompass the Board of Education of Park City School District as the governing body of PCSD.
- d. “Fields and Facilities” shall mean the all playing fields and buildings or fixtures constructed thereon described and/or located herein and on Exhibits attached hereto.
- e. “Regional Recreation Committee” shall mean an oversight committee comprised of the following members: two SBSRD Board Members; two Park City Council Members; two members of the Board of Education of PCSD, and two appointed staff liaisons from each jurisdiction. The Regional Recreation Committee is

advisory only and shall be responsible for making recommendations to the governing boards of the Parties. The Regional Recreation Committee will appoint a Fields and Facilities Joint Use Committee.

- f. “Regional Recreation Program” shall mean the SBSRD and PCMC recreation program inventory existing at the time of execution of this document and other recreation programs developed by either SBSRD or PCMC over time, and as directed pursuant to this Agreement.
- g. “Stakeholder” shall mean user groups recognized by the Parties with a need to declare home field(s) or facilities as a requirement of their club or league. To qualify, Stakeholder groups must be comprised of no less than seventy-five percent (75%) of athletes residing within the boundaries of the PCSD or SBSRD service territory boundary and be considered in good standing on all Stakeholder requirements (fees/rosters). The user group will support SBSRD and PCMC through payment of established user fees that contribute to ongoing field/facility maintenance costs. A list of recognized Stakeholders at the time of execution of this document is attached as Exhibit A and may be amended from time to time.
- 2. h. “Tier System” shall mean the classification of fields by the Parties according to the use, expectation, and impact of play. This program will selectively raise the quality of specific fields through limited programming and public education. The Tier System is described and attached as Exhibit B and may be amended from time to time

3. Purpose of Agreement:

In establishing this Agreement, SBSRD, PCMC and PCSD seek to:

- a. Encourage the joint use of the Fields and Facilities between the Parties, and give priority usage, after the owning Party’s programming and/or on-going community obligations are met, to the requests submitted by the other Parties and Stakeholder groups;
- b. To designate the rights and responsibilities of each Party to effectively and efficiently manage the shared use of the Fields and Facilities;
- c. Establish procedures to encourage cooperative working relationships between SBSRD, PCMC and PCSD personnel at all levels and to quickly resolve issues;
- d. Encourage joint and cooperative ventures, including facility maintenance and development;
- e. Equitably distribute the time and cost of the use of the Fields and Facilities;

- f. Regularly report the outcomes of joint use endeavors to SBSRD, PCMC and PCSD personnel, elected officials and citizens.

4. General Provisions of the Agreement:

- a. SBSRD and PCSD entered into a Lease and Joint Use Agreement for Use of Middle School Facilities for Recreation, effective December 10, 1996 (Middle School Facilities Lease), for use of fields at the Ecker Hill Middle School site. Subject to prior termination, as provided therein, the term is for thirty (30) years commencing on December 10, 1996. At the option of SBSRD the Middle School Facilities Lease shall be extended upon the same terms and conditions for an additional twenty (20) year term. The extended term shall be automatic unless the SBSRD notifies the District, in writing, at least one-hundred and eighty (180) days prior to the expiration of the original term of SBSRD's intention to not extend the term of the Middle School Facilities Lease. This Agreement is intended to clarify and augment the Middle School Facilities Lease.
- b. PCMC and PCSD entered into a Lease and Agreement for Use of School Facilities for Recreation, effective November 8, 1990, for use of fields and facilities at the North 40 Fields, Treasure Mountain Junior High School, and Park City High School. Subject to prior termination, as provided, the term is for thirty (30) years commencing November 8, 1990. PCMC, at its sole discretion, may extend the term by twenty (20) years by providing notice to PCSD of its intent to extend by November 8, 2019. This Agreement is intended to clarify the Lease and Use Agreement in particular for the following provisions:
 - 1. PCMC shall be entitled to use PCSD gymnasium facilities up to three hundred (300) hours per calendar year. The three hundred (300) hours may be used for adult or youth programs and be scheduled through the PCSD District office.
 - 2. In consideration for the three hundred (300) hours of PCSD gymnasium use, PCMC has spent over One Million Dollars (\$1,000,000) to construct the high school field complex, and continues to maintain PCSD fields at Park City High School, Treasure Mountain Junior High School and the North 40 to the standards of all other city-owned athletic facilities. This includes all costs associated with operation of the facilities including irrigation water, janitorial, utilities, garbage collection, repairs and maintenance.
- c. This Agreement is general in nature to the Fields and Facilities. Each site lends itself to unique opportunities for recreational use and improvement. When deemed appropriate by the Parties, individual site specific plans and maintenance agreements will be approved by the Parties for implementation, and thereafter be

attached hereto and made a part hereof. Individual site specific agreements as of the date of this Agreement are attached as Exhibit C, 1 through 17.

- d. This Agreement is intended to enhance and not interfere with the primary missions of SBSRD, PCMC and PCSD.
- e. The ultimate responsibility for decisions related to use of facility space shall remain with the owner of the facility.
- f. Each Party recognizes and respects the SBSRD, PCMC and PCSD budget and administrative processes that must be used in providing services.
- g. It is an objective of SBSRD, PCMC and PCSD to increase general community access to and use of school facilities. While the focus and priorities addressed in this Agreement are centered around access by SBSRD, PCMC and PCSD to their respective facilities, all Parties agree to cooperate to the extent possible to increase general community use of the facilities.

The execution of this Agreement and a renewal or extension of this Agreement must be authorized by the governing boards of each jurisdiction.

5. Regional Recreation Committee

- a. There is created under the terms of the Agreement an advisory committee comprised of six (6) governing board members and six (6) staff liaisons, selected as follows:
 - Two (2) members of the Board of Education of PCSD appointed by the Board and two (2) PCSD staff liaisons appointed by the PCSD Superintendent of Schools.
 - Two (2) SBSRD Board members appointed by the Recreation District Board and two (2) staff liaisons appointed by the SBSRD District Director.
 - Two (2) City Council members appointed by the Park City Council and two (2) staff liaisons appointed by the City Manager.

The Advisory Committee may make recommendations to SBSRD, PCMC and PCSD governing boards regarding matters relevant to the satisfactory operations of the Fields and Facilities.

b. The governing Board of each jurisdiction and their executive officer shall appoint members of the Regional Recreation Committee annually. In the appointment or re-appointment of any committee member, each jurisdiction should provide for the staggered terms of its representatives.

c. Any vacancies on the Regional Recreation Committee may be filled by a replacement named by the governing board or executive officer appointing the person creating the vacancy. The Committee will continue to function with the vacancy. The

existence of a vacancy shall not affect any actions taken by the Committee during the period of any vacancy.

d. The Regional Recreation Committee shall establish a “Fields and Facilities Joint Use Committee” (Joint Use Committee) to supervise the scheduling and day-to-day operation of the Fields and Facilities. Through the Joint Use Committee, this Agreement seeks to provide a framework and administrative support for collaboration and decision-making among SBSRD, PCMC and PCSD personnel.

1. The Joint Use Committee will be made up of SBSRD and PCMC Recreation staff, , and PCSD athletic department and school facilities staff. PCSD athletic department personnel will invite Physical Education teachers for input as deemed necessary.

e. The Regional Recreation Committee shall meet annually in April to review this Agreement and the effectiveness of operations under the management of the Joint Use Committee. Any Party may request additional meetings upon giving sufficient notice to the other Parties designating the time, place and purpose of any special meeting.

6. Fields and Facilities Joint Use Committee:

- a. The Fields and Facilities Joint Use Committee will receive requested calendaring of activities and events from each Party and, through its designee, shall coordinate access to and use of the Fields and Facilities within the parameters and limitations set by this Agreement and Exhibits hereto.
- b. Field and Facility schedules will be based on priorities established by the managing entity with the understanding that all fields of PCSD can be scheduled only by PCSD during school hours or during times that are scheduled for events sponsored by the PCSD or the Utah High School Athletic Activities Association. Improved scheduling may create an opportunity to expand programming.
- c. Field schedules will be based on Joint Use Committee consensus to achieve balanced field use, i.e., which programs or clubs are best suited to which facilities in the greater Park City area. Items to be considered should include: appropriate field for the sport, support facilities (parking, access, rest room availability), condition of the field, days, dates and times of play, impact to surrounding neighborhood, consideration of park maintenance programs and work schedules.
- d. Field use overlays will be reviewed twice annually, in late February/early March (six to eight weeks before spring season) and again in late May/early June (before the end of the school year) for the Fall season to spell out responsibilities of field use.
 1. SBSRD and PCMC shall be responsible for preparation and maintenance of all playing fields and facilities located within their respective boundaries for SBSRD and PCMC sponsored programs.

Each jurisdiction will absorb prep-related expenses for these programs. The Joint Use Committee will address any departures from this policy.

2. SBSRD and PCMC events staff and the PCSD designated Facilities Coordinator, Athletic Director and other school administrators, as necessary, shall be responsible for ongoing communication with the Joint Use Committee to ensure that use of a rolling calendar for advance scheduling of special events (up to one (1) year in advance) continues to respect the prioritization policies of each Party and every venue, or seeks approval for a policy exception from the governing jurisdiction.
- e. An end-of-season meeting will be held to evaluate field conditions, and make recommendations for field use in spring season.
- f. Scheduling of indoor facilities will be coordinated at standing meetings to be held in September. The purpose of the meeting is to review requests for facility use for school athletics and public recreation programs in the coming school year (schools, PC MARC, Field House, and Ice Rink). .

A programming subcommittee will be appointed by the Joint Use Committee to meet on an as needed basis. Its purpose is to review what public recreation programs are happening when, to be sure programs are complementary and compatible.

7. Regional Recreation Program Administration

- a. Each jurisdiction will operate youth and adult recreation programs under the following guidelines:
 1. No fee differentials. All residents of SBSRD, PCMC and PCSD will pay the resident rate for facility use and program participation. Entities may establish earlier registration periods for constituents before opening registration to all jurisdictions.
 2. Registration and participant fees for all programs will be received by the sponsoring jurisdiction.
 3. Unless otherwise agreed to by the Parties, in the development of new regional recreation programs each Party agrees to utilize hard structure facilities currently owned and operated by its jurisdiction to avoid constituent confusion over the program sponsor.
 4. Fields will be scheduled as described in Section 5, above.
 5. Site-specific policies attached hereto as Exhibit C, 1 through 17, will guide maintenance, hours of use, scheduling and coordination, improvements, and compensation.

8. General Guidelines for Joint Use

- a. All joint use programming and activities scheduled under this Agreement will comply with the “Interagency Field Use Policies,” attached hereto as Exhibit D (including its own Exhibits A and B), which have been adopted by SBSRD, PCMC and PCSD.
- b. The mutual goal of SBSRD, PCMC and PCSD will be to maintain program continuity, giving adequate notification of scheduling changes or facility use to allow completion of a program cycle and, when necessary, to relocate programming. When possible, each Party will assist the other in locating alternative space.
- c. PCSD will formulate and enforce general rules and regulations governing student and PCSD personnel conduct and use of the Fields and Facilities on PCSD property during school hours and for school purposes which use shall be under the supervision of PCSD personnel.
- d. SBSRD and PCMC will formulate and adopt rules and regulations governing the conduct and use of the Fields and Facilities on PCSD property by the general public during those hours not scheduled by the PCSD.
- e. All programming and activities scheduled under this Agreement will comply with and enforce the owner Party’s policies. The Parties agree that indoor use of other Parties’ facilities for recreation or athletic programs will require higher levels of supervision by the using Party.
- f. When any Party to this Agreement contemplates a change in policy, fees, budget or organization that could impact the joint use access of the others, that Party will consult with the other Parties far enough in advance so that the other Parties can analyze the impacts and plan for the change.
- g. Each of the Parties hereto will adopt and implement appropriate risk management measures to minimize and/or eliminate liability during those periods of respective use of recreation facilities by that Party. Each of the Parties agrees to provide immediate notice to the other of any dangerous or unsafe condition on the premises that is discovered or created at the Facilities through sponsors or participants of an event scheduled by either Party. Each of the Parties shall correct any noted deficiencies under their risk management programs immediately upon becoming aware of the same.
- h. In lieu of damage deposits, the Parties agree to pay the reasonable value of, or to repair, any damage to the Fields and Facilities or Amenities or owner property missing from the premises that occurs during use while under the supervision of that Party.

1. The owner Party shall, through its designated representative, inspect areas of use and shall notify the user Party of damage or loss within three (3) working days after inspection.
 2. Such notification shall consist of sending an email to the user Party's designated representative with the area or areas involved, description of damage, and estimated and/or fixed costs of repairs or property replacement.
 3. Except as otherwise mutually agreed, the user Party shall not cause repairs to be made to any building or item of equipment for which the owner Party has responsibility. The owner Party agrees to make such repairs within the estimated and/or fixed costs agreed upon. The user Party agrees to reimburse the owner Party at the agreed upon cost.
 4. The owner Party shall invoice the user Party within seven (7) days of completion of repairs or replacement of missing property. The invoice shall itemize all work hours, equipment and materials with cost rates as applied to the repair work. If the repair is contracted, a copy of the contractor's itemized statement must be attached. Actual costs shall be invoiced if less than estimated and/or fixed costs. Reimbursement shall be made within thirty (30) days from receipt of such invoice.
 5. The user Party shall retain the right to disagree with any and all items of damage to buildings or equipment or missing property as identified by the owner Party provided this challenge is made within ten (10) working days after a first notification. Disagreements shall be made in writing to the owner Party and shall clearly identify the reasons for refusing responsibility for damages. Failure to do so within the prescribed time period shall be considered as acceptance of responsibility by the user Party. Settlement of disagreements shall be made by an on-site investigation involving both the owner and user Parties and their designated representatives. In the event agreement cannot be reached, the matter shall be referred to the Regional Recreation Committee for review and consideration. The decision of the Regional Recreation Committee on such matters shall be final.
- i. Specific requests by any Party for services, equipment or facilities not covered under this Agreement may be provided, at direct charge, to the Party making the request. For example, SBSRD and PCMC will pay PCSD for custodial or other support staff, which are required or requested at a time that a school custodian is not normally scheduled in the school building as specified in the Facilities Request Form. If the PCSD wishes to have SBSRD or PCMC perform field preps for athletic events which are outside of regular maintenance, then PCSD agrees to compensate the provider of the service at an agreed upon rate.

- j. User fees to support broader public use of the Fields and Facilities by local residents may be charged by the Party scheduling the event or activity to help offset the expense of operations and maintenance. Increases in user fees are subject to the approval of the governing boards of the jurisdictions.

SBSRD shall collect the revenue associated with field user fees paid by Stakeholders for field use in Fall seasons and PCMC shall collect the revenue associated with field user fees paid by Stakeholders for field use in Spring seasons.

- 1. For non-stakeholder reservations requested by constituents residing within the boundaries of PCSD, the scheduling Party will assess resident user fees based upon established fee schedules adopted by its governing board. The scheduling Party will keep revenues.
 - 2. Non-resident, or “out of area” user fees shall be assessed by the scheduling Party based upon established fee schedules adopted by its governing board. The scheduling Party will keep revenues.
- k. Where possible, SBSRD, PCMC and PCSD will pursue opportunities to develop and improve joint use Fields and Facilities to support recreation and athletic programming by all Parties.
- l. Special events, including tournaments, are subject to a special event permitting process independent of this Agreement, and the event regulations and rate schedules adopted by SBSRD/Summit County, PCMC, and PCSD as amended from time to time.

9. Hold Harmless Indemnification and Insurance.

a. **HOLD HARMLESS; INDEMNIFICATION:**

SBSRD, PCMC and PCSD agree to assume all risks in the operation of their own recreation programs and facilities and will be solely responsible and answerable in damages for any and all accidents or injury to persons or property which arise out of their own programs even if they occur on another Party’s property. SBSRD agrees to indemnify, hold harmless and defend PCMC, PCSD, and their agents and employees from all claims, damages, demands, actions, costs and charges, including attorney’s fees, arising out of or by reason of any of its agents’ or employees’ acts or omissions or the operation of SBSRD’s programs on premises specified in the Exhibits attached hereto. PCMC agrees to indemnify, hold harmless and defend SBSRD, PCSD, and their agents and employees from all claims, damages, demands, actions, costs and charges, including attorney’s fees, arising out of or by reason of any of its agents’ or employees’ acts or omissions or the operation of SBSRD or PCMC programs on premises specified in the Exhibits attached hereto. PCSD agrees to indemnify, hold harmless and defend SBSRD, PCMC, and their agents and employees from all claims, damages, demands, actions, costs and charges, including attorney’s fees, arising out of or by reason of any of its agents’ or employees’ acts or omissions or the

operation of PCSD programs on premises specified in the Exhibits attached hereto. This indemnity provision shall be valid and enforceable only to the extent of the negligence of the Party. The provisions of this section shall survive the expiration or termination of this Agreement. This section supersedes Section 8.0 (a) in the PCMC/PCSD Lease and Agreement for Use dated November, 1990.

b. **INSURANCE:**

For the duration of this Agreement, each Party shall maintain a policy of general liability insurance written on an occurrence basis in an amount of at least Two Million Dollars (\$2,000,000) per person and Two Million Dollar (\$2,000,000) per incident or occurrence. SBSRD shall be named as an additional insured on the PCMC and PCSD policy. PCMC shall be named as an additional insured on the SBSRD and PCSD policy. PCSD shall be named as an additional insured on the SBSRD and PCMC policy. The insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. A Certificate of Insurance with a thirty (30)-day cancellation notice provision to each Party shall be provided to each Party and shall be maintained continuously during the term of this Agreement. Such certificate shall provide that the insurance coverage is primary and not contributory to any insurance policy maintained by the other Parties. Each Party may carry whatever additional insurance it deems appropriate. SBSRD will continue to carry building and contents insurance on recreation out-buildings at Ecker Hill Middle School which it operates and maintains. This section supersedes Section 8.0 (b) in the PCMC/PCSD Lease and Agreement for Use dated November, 1990. PCMC will no longer be required to hold Fire and Extended Coverage Insurance on the leasehold improvements.

10. Event and Concession Revenues

- a. Ticket prices, if any, for an event or activity will be determined by the event organizer. However, the distribution of ticket revenues and responsibility of payment of all taxes, if any, shall be agreed upon between the property owner and event organizer unless otherwise prescribed in the Individual Site Specific Agreements attached as Exhibit C.
- b. With permission of the property owner and/or contracted vendor, concessions may be sold at the option of the event or activity organizer. However, the distribution of concession revenues and responsibility of payment of all taxes, if any, shall be agreed upon between the property owner, contracted vendor, and event organizer unless otherwise prescribed in the Individual Site Specific Agreements attached as Exhibit C. Event organizers will be required to honor any pre-existing agreements the property owner has in place.

11. Compliance with Applicable Law. When using the Fields and Facilities, each Party hereto will comply with all applicable federal, state and local government laws, regulations, and orders as well as any Conservation Easements or Deed Restrictions related to the property, with respect to which the Party has been notified in writing of same. If a specific event or activity scheduled by any Party would violate any such

law, regulation, or order, all steps necessary to comply therewith will be taken, including canceling the event if compliance is not possible.

12. Suitable Use. The Parties will use the Fields and Facilities only in the manner for which they were constructed, and will not make any permanent or substantial physical change to the Fields and Facilities without first obtaining written approval of SBSRD, PCMC, or PCSD as may be appropriate.
13. Term. This Agreement shall be in effect upon its execution and filing with the keeper of the records by each of the Parties hereto for a period of five (5) years. The keepers of the record are the PCSD Business Administrator, PCMC Recreation Manager and SBSRD Planning & Legal Affairs Manager, respectively. This Agreement will automatically renew for five (5) year terms unless a Party gives written notice of its intent to not renew at least six (6) months prior to the expiration of the term. This Agreement will automatically expire no later than December 9, 2046. In the event of any default of any provision of this Agreement, the non-defaulting Parties shall give the defaulting Party notice of the default, which if not cured within thirty (30) days may constitute grounds for terminating this Agreement. Any uncured default under the SBSRD/PCSD Lease and Joint Use Agreement dated December, 1996, or the PCMC/PCSD Lease and Agreement for Use dated November, 1990 (as such agreements have been modified herein) shall be grounds for termination or modification of this Agreement.
14. Cancellation and Termination. It is agreed that any Party shall have the privilege, with cause, to cancel and annul this Agreement on one (1) year prior written notice by registered mail, or by personal delivery of written notice, to the other Parties. If any one Party chooses to terminate this Agreement, the Agreement will be terminated for all Parties. Termination of this Agreement will not cause termination of any other agreement between the Parties.
15. Integrated Contract. Except for the SBSRD/PCSD Lease and Joint Use Agreement dated December, 1996, the PCMC/PCSD Lease and Agreement for Use dated November, 1990 and the PCMC/SBSRD Inter-local Cooperative Agreement for Regional Ice Facility dated August, 2004 all terms of which expressly remain in force unless specifically rescinded or modified by the terms of this Agreement, this Agreement represents the agreement between the Parties with respect to the Fields and Facilities and uses addressed by this Agreement. This Agreement only supersedes the aforementioned other joint use agreements or understandings between the Parties whether written or oral which are in conflict with the provisions of this Agreement.
16. No Assignment. SBSRD, PCMC, and PCSD shall not assign their rights and duties under this Agreement without the prior written consent of the other Parties.
17. Modification. There may be no modification of this Agreement, except in writing, signed by all Parties and executed with the same formalities as this instrument. New Fields and Facilities will be incorporated by the addition of site specific addenda. The Parties acknowledge that over time the needs of each Party may change due to population growth and demographic change and therefore the terms of this

Agreement will need to be modified from time to time. The Parties agree to negotiate in good faith and make necessary amendments to this Agreement to accomplish this intent.

18. Clause Headings. The clause headings appearing in this Agreement have been inserted for the purpose of convenience and ready reference. They do not purport to, and shall not be deemed to, define, limit, or extend the scope or intent of the clauses to which they appertain.
19. Notice: Any notice required or called for under the terms of this Agreement shall be delivered by personal delivery or registered mail to the following addresses:

Superintendent	District Director	City Manager
PCSD	SBSRD	PCMC
2700 Kearns Blvd.	5715 Trailside Drive	P.O. Box 1480
Park City, UT 84060	Park City, UT 84098	Park City, UT 84060

20.Independent Relationship: The Parties intend that an independent relationship will be created by this Agreement. No agent, employee or representative of any of the Parties shall be deemed to be an employee, agent or representative of any of the other Parties for any purpose, and the employees of the respective Parties are not entitled to any of the benefits the other Parties provide for their employees. Each Party will be solely and entirely responsible for its acts and for the acts of its agents, employees or representatives during the performance of this Agreement.

21. Waiver: No failure of a Party to exercise any power given to it under this Agreement, or to insist upon strict compliance by the other Parties with any obligation, responsibility, or condition under it, and no custom or practice of the Parties at variance with its terms shall constitute a waiver of that Party's right to demand exact compliance with those terms upon any subsequent default.

22. Government Records Access Management Act: The Parties acknowledge that each is a governmental entity subject to the Utah Government Records Access and Management Act ("GRAMA"), Utah Code Ann. §§ 63G-2-101 to -901. As a result, each Party is required to disclose certain information and materials to the public, upon request. Each Party agrees to cooperate with each other where requests for documents, materials and data in its possession relating to this Agreement and its performance hereunder are sought under GRAMA.

23. Governmental Immunity: Each Party is a body corporate and politic of the State of Utah, subject to the Governmental Immunity Act of Utah (the "Act"), Utah Code Ann. §§ 63G-7-101 to -904. The Parties agree that each Party shall only be liable within the parameters of the Governmental Immunity Act. Nothing contained in this Agreement shall be construed in any way, to modify the limits of liability set forth in that Act or the basis for liability as established in the Act.

24. Nondiscrimination: The Parties will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, color, national origin, sex, gender identification, sexual orientation, age or disability..
25. No Separate Entity: This Agreement does not create a separate legal or administrative entity and no third party rights are created by the enactment of this Agreement. As allowed in UCA §11-13-201, the Parties are cooperating jointly together to exercise their individual powers and privileges.
26. No Third Party Beneficiaries: There are no intended third party beneficiaries to this Agreement. It is expressly understood that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any claim or right of action by any third person under this Agreement. It is the express intention of the Parties that any person, other than the Party who receives benefits under this Agreement, shall be deemed an incidental beneficiary only.
27. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the *Utah Interlocal Cooperation Act*, the Parties agree as follows:
- a. This Agreement shall be conditioned upon the approval and execution of this Agreement by the Parties pursuant to and in accordance with the provisions of the *Utah Interlocal Cooperation Act*, as set forth in UCA Title 11, Chapter 13, including the adoption of resolutions of approval, but only if such resolutions of the governing bodies of the Parties are required by the *Utah Interlocal Cooperation Act*.
 - b. In accordance with the provisions of UCA §11-13-202.5(3), this Agreement shall be submitted to the attorney authorized to represent each Party for review as to proper form and compliance with applicable law before this Agreement may take effect.
 - c. A duly executed copy of this Agreement shall be filed with the keeper of records of each Party, pursuant to §11-13-209 of the *Utah Interlocal Cooperation Act*.
 - d. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement unless this Agreement has been amended to authorize such acquisition. To the extent that a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.
28. Severability: The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.
29. Exclusive Remedies: The remedies of the Parties specified herein shall be exclusive. None of the Parties shall have any other right, remedy or priority whatsoever.

30. Counterparts: This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the Parties, notwithstanding that each of the Parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by facsimile shall be deemed an original signed copy of this Agreement.

EXHIBIT A

Stakeholders 2019

Field Stakeholders

Adult Soccer
Park City Soccer Club
Park City Youth Lacrosse
Park City High School Lacrosse
Park City High School Summer Baseball
Silver Strikers Baseball Park City Baseball
Park City Ute (Youth) Conference Football
212 Lacrosse

Ice Arena Stakeholders

Park City Curling Club
Park City Ice Miners
Park City Speed Skating Club
Park City High School Hockey
Figure Skating Club of Park City
Predators Women's Hockey
Wasatch High School Hockey

Indoor Sport Stakeholders

Competitive Basketball
Volleyball
Park City High School Sports

EXHIBIT B

Parks Maintenance **Tier System**

Purpose: To balance out the use and maintenance of fields without taking away the quality and safety of the fields. To classify fields according to the use, impact of play, and the level of service to maintain turf at a safe maintenance standard.

Tier 1

Description: High expectation and visibility. Demand for a quality play surface is essential for the games to be played. These fields are not to be used as practice areas and will be maintained at the highest safety and aesthetic standards.

Tier 2

Description: Tier 2 fields are commonly used for a variety of purposes. These fields may be used for sports events or even non-sports related events. The parks departments will maintain these fields to a public safety standard with a secondary emphasis on maintaining high aesthetic values. These fields may also serve a specific neighborhood for kite flying, Frisbee or other types of non-organized play. These fields may be used as practice sites but would be better used for games.

Tier 3

Description: There may be a limited capital investment to protect. Works well for practice area. Can be scheduled for games when needed. Maintenance will include monitoring safety and basic upkeep. Playability and turf quality are secondary.

Tier 4

Description: Tier 4 fields are classified as synthetic turf fields. These are fields that can be scheduled for play during inclement weather. These are also suited for intense practice of sports.

ADDENDUM A

EXHIBIT C INDIVIDUAL SITE SPECIFIC AGREEMENTS

For purposes of the site specific agreements in this Exhibit C, the following definitions will apply:

School Facility Improvements shall include any capital improvements made to buildings, structures or parking facilities that directly benefit the school operations, regardless of whether the general public also utilizes these improvements. Such capital improvements include, but are not limited to, gymnasiums, the aquatic center and school parking lots. School Facility Improvements are not capital improvements to the playing fields.

Field Improvements shall include any capital improvements to the playing fields, including those intended primarily to make fields playable, such as irrigation modifications, large scale sodding of fields, bleachers, and improvements to drainage.

The following site specific agreements are contained herein:

1. TREASURE MOUNTAIN JUNIOR HIGH SCHOOL
2. PARK CITY HIGH SCHOOL FIELD COMPLEX
3. NORTH 40 FIELDS
4. DOZIER FIELD AT PARK CITY HIGH SCHOOL
5. ECKER HILL MIDDLE SCHOOL
6. TRAILSIDE ELEMENTARY SCHOOL
7. JEREMY RANCH ELEMENTARY
8. CITY PARK
9. CREEKSIDE PARK
10. LIBRARY FIELD
11. PARK CITY MUNICIPAL ATHLETIC AND RECREATION CENTER (PC MARC)
12. PARK CITY SPORTS COMPLEX
13. PARK CITY ICE ARENA
14. TRAILSIDE PARK
- ~~14.~~ 15. TRAILSIDE EAST PARK
- ~~15.~~ 16. WILLOW CREEK PARK
17. MATT KNOOP MEMORIAL PARK
- ~~16.~~ 18. BASIN RECREATION FIELDHOUSE
- ~~17.~~ MATT KNOOP MEMORIAL PARK

EXHIBIT C-1: TREASURE MOUNTAIN JUNIOR HIGH SCHOOL

Lease/Own

PCSD owns the facility. PCMC has entered into a long term lease agreement with PCSD for the use of playing fields and gymnasium located at Treasure Mountain Junior High School ("TMJH").

Field Maintenance

PCMC shall keep and maintain the sports field complex and all structures, improvements and equipment which may now or hereafter be on TMJH property in good condition and repair, consistent with standards for similar PCMC and PCSD facilities and the required standards set by the National Federation of High School Sports (NFHS) for Utah High School Activities Association (UHSAA) sanctioned sports. PCMC will pay for all expenses associated with field maintenance activities and repairs within the complex. PCMC will pay for the irrigation water for the playing fields.

PCMC will supply necessary field equipment which includes soccer goals, soccer nets and baseball bases for PCSD use. PCMC does not supply game specific equipment for PCSD use.

In the Spring and Fall, PCMC will perform initial field set up for PCSD use. If PCSD wishes to have PCMC perform field preps outside of regular maintenance PCSD agrees to compensate PCMC for the service at the agreed upon rate.

PCSD will maintain all non-playing field areas and will be responsible for all irrigation water for non-playing field areas.

PCMC shall bear the cost of janitorial services in the exterior restroom building, and trash removal from the complex. PCSD shall bear the costs for repair and maintenance to the restroom infrastructure.

PCMC shall bear the cost of trash removal from the complex.

In the Spring and Fall, TMJH physical education teachers will be given the opportunity to review PCMC parks maintenance schedules on a periodic basis and to respond in order to avoid foreseeable conflicts. The parties shall establish a reasonable schedule of maintenance to be conducted during regular business hours and to provide the least interference with the activities scheduled by the parties.

Field Hours of Use

PCSD will be assured priority in the use of the recreation fields for official school purposes by permitting PCSD to reserve space in advance of PCMC or other groups, and by scheduling PCMC activities during non-school hours and non-sessioned school periods.

Subject to the understanding that all fields of PCSD can be scheduled only by PCSD during school hours or during times that are scheduled for events sponsored by the PCSD or the UHSAA, PCMC will have exclusive use of the field complex during all non-school hours during the school year and during non-sessioned school periods. Unless otherwise agreed to by the

Parties, non-school hours shall mean after 5:00 pm Monday through Friday and all day Saturday and Sunday. A non-sessioned school period means the period that school is not in session for summer break as per the official school calendar adopted by PCSD and which is generally from the first week of June till the third week of August. Outside of the school year PCMC will have exclusive rights to schedule and use the field complex.

Field Scheduling and Coordination

Scheduling during PCSD school hours of use will be managed by PCSD personnel in accordance with PCSD policies. PCSD scheduling/use will be communicated to PCMC Field Scheduler.

Scheduling during PCMC hours of use will be managed by PCMC in combination with the Fields and Facilities Joint Use Committee and in accordance with Interagency Field Use Policies adopted by the parties.

The parties will use best efforts to avoid parking conflicts between school functions and field complex activities through communication of calendars and development of parking plans by designated staff.

Field Improvements

PCMC shall not commence construction of new facilities, or demolition of existing structures or improvements without prior written consent from PCSD, which consent will not be unreasonably withheld. (ref. Exhibit E 5.0 (b))

PCSD shall have the right to use any PCMC installed facilities and amenities on school property for PCSD purposes during school hours and for scheduled school purposes.

PCSD may displace recreation improvements for the construction or development of any school facility provided that PCSD gives PCMC twelve (12) months written notice of intent to displace the improvements and compensates PCMC for the current value of improvements. The value may be established by mutual agreement or independent appraisal. (ref. Exhibit E 3.0 (e))

School Facility Maintenance

PCSD shall keep and maintain the school facility and equipment which may now or hereafter be on PCSD property in good condition and repair, consistent with standards for similar PCSD facilities. PCSD will pay for all expenses associated with utilities, garbage collection, and standard duties and hours of custodial service

PCMC will ensure that school facilities utilized for Park City Recreation Programs will be left in substantially the same condition as existed prior to the scheduled activity.

School Facility Scheduling and Hours of Use

PCSD keeps the master schedule for gymnasiums at TMJH. PCMC will submit a School Facility Request Form for all activities according to PCSD policy. PCSD will make TMJH facilities available for use by PCMC on a first priority basis after the scheduling requirements for its own programs have been met. PCSD will respond as to the acceptance, denial or changes to each request in a timely manner.

PCMC will submit a School Facility Request Form on behalf of SBSRD for purposes of scheduling youth recreation basketball leagues operated by the SBSRD which are considered joint programs between PCMC and SBSRD.

TMJH representatives including the principal, physical education teachers and custodial staff will be given the opportunity to review and respond to PCMC facility use schedules at the beginning of each academic quarter during the school year. The purpose of this review is to avoid foreseeable conflicts and to jointly approve programming operated by PCMC/SBSRD for the benefit of the community.

PCMC will schedule TMJH gymnasium for indoor stakeholders use. Any issues with the stakeholders will be communicated by PCSD to PCMC who will then talk to stakeholder and promptly resolve the issue to the reasonable satisfaction of PCSD. Any fees collected from stakeholders will belong to PCMC.

School Facility Improvements

PCSD shall not commence construction of new facilities, renovation of existing shared use facilities, or demolition of existing shared use structures or improvements without the prior written notification of PCMC so that program adjustments can be made.

Compensation Agreement

PCMC shall be entitled to use gymnasium facilities in the Leased Premises for up to three hundred (300) hours per year at no charge. PCSD will maintain records showing the actual use of the facilities by PCMC.

PCSD will pay actual utility costs and custodial services for the first three hundred (300) hours of gymnasium use. PCMC shall bear the cost of custodial or other support staff, which is required or requested by PCMC in excess of the established work hours of custodial staff.

Field Use Fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council. Revenues will be used to for upkeep of field facilities. There will be no charge for PCSD sponsored programs or events approved in response to a field use application submitted by PCSD.

Facility Use Guidelines for Field/Facility Events

Permitting for special events utilizing field facilities will be restricted to non-school hours during the school year and during non-sessioned school periods.

Permitting for special events utilizing other TMJH school facilities will be scheduled through PCSD.

Local and out of area user group events are appropriate at this venue.

Refer to the PCMC Event Planning Guide for more detailed information on permit processing

EXHIBIT C-2: PARK CITY HIGH SCHOOL FIELD COMPLEX

Lease/Own

PCSD owns the facility and PCMC has entered into a long term lease agreement with PCSD for the use of playing fields and the gymnasium located at the Park City High School ("PCHS") Field Complex. Dozier Field is not included in the lease and nothing in this Site Specific Agreement for the Park City High School Field Complex is intended to apply to it. There is a separate Site Specific Agreement applicable only to Dozier Field.

Field Maintenance

PCMC shall keep and maintain the sports field complex and all structures, improvements and equipment which may now or hereafter be on the field complex property in good condition and repair, consistent with standards for similar PCMC and PCSD facilities and the required standards set by the NFHS for UHSAA sanctioned sports. PCMC will pay for all expenses associated with field maintenance activities and repairs within the complex. PCMC will pay for the irrigation water for the playing fields.

PCMC will supply necessary field equipment which includes soccer goals, soccer nets and baseball bases for PCSD use. PCMC does not supply game specific equipment for PCSD use.

In the Spring and Fall PCMC will perform initial field set up for PCSD use. If PCSD wishes to have PCMC perform field preps outside of regular maintenance the PCSD agrees to compensate PCMC for the service at the agreed upon rate.

PCSD will maintain all non-playing field areas and will be responsible for all irrigation water for non-playing field areas.

PCMC shall bear the cost of janitorial services in the exterior restroom/concession building, and trash removal from the complex. PCSD shall bear the costs for repair and maintenance to the restroom/concession infrastructure.

PCMC shall bear the cost of trash removal from the complex.

In the Spring and Fall, PCHS physical education teachers will be given the opportunity to review PCMC parks maintenance schedules on a periodic basis and to respond in order to avoid foreseeable conflicts. The parties shall establish a reasonable schedule of maintenance to be conducted during regular business hours and to provide the least interference with the activities scheduled by the parties.

Field Hours of Use

The PCSD will be assured priority in the use of the recreation fields for official school purposes by permitting the PCSD to reserve space in advance of PCMC or other groups and scheduling PCMC activities during non-school hours and non-sessioned school periods.

Subject to the understanding that all fields of PCSD can be scheduled only by PCSD during school hours or during times that are scheduled for events sponsored by the PCSD or the UHSAA, PCMC will have exclusive use of the field complex during all non-school hours during

the school year and during non-sessioned school periods. Unless otherwise agreed to by the parties, non-school hours shall mean after 5:00 pm Monday through Friday and all day Saturday and Sunday. A Non-sessioned school period means the period that school is not in session for summer break as per the official school calendar adopted by PCSD. Outside of the school year PCMC will have exclusive rights to schedule and use the field complex.

Field Scheduling and Coordination

Scheduling during PCSD hours of use will be managed by PCSD personnel in accordance with PCSD. PCSD scheduling/use will be communicated to PCMC Field Scheduler.

Scheduling during PCMC hours of use will be managed by PCMC in combination with the Joint Use Committee for Fields and in accordance with Interagency Field Use Policies adopted by the parties.

The parties will use best efforts to avoid parking conflicts between school functions and field complex activities through communication of calendars and development of parking plans by designated staff.

Field Improvements

PCMC shall not commence construction of new facilities, or demolition of existing structures or improvements without prior written consent from PCSD, which consent will not be unreasonably withheld. (ref. Exhibit E 5.0 (b)) .

PCSD shall have the right to use any PCMC installed facilities and amenities on school property for PCSD purposes during school hours and for scheduled school purposes.

PCSD may displace recreation improvements for the construction or development of any school facility provided that PCSD gives PCMC twelve (12) months written notice of intent to displace the improvements and compensates PCMC for the current value of improvements. The value may be established by mutual agreement or independent appraisal. (ref. Exhibit E 3.0 (e))

School Facility Maintenance

PCSD shall keep and maintain the school facility and equipment which may now or hereafter be on PCSD property in good condition and repair, consistent with standards for similar PCSD facilities. PCSD will pay for all expenses associated with utilities, garbage collection, and standard duties and hours of custodial service. This is for interior facility space.

PCMC will ensure that school facilities utilized for Park City Recreation Programs will be left in substantially the same condition as existed prior to the scheduled activity.

School Facility Scheduling and Hours of Use

PCSD keeps the master schedule for gymnasiums at PCHS. PCMC will submit a School Facility Request Form for all activities according to PCSD policy. PCSD will make PCHS facilities available for use by PCMC on a first priority basis after the scheduling requirements for its own programs have been met. PCSD will respond as to the acceptance, denial or changes to each request in a timely manner.

PCHS representatives including the principal, physical education teachers and custodial staff will be given the opportunity to review and respond to PCMC facility use schedules at the beginning of each academic quarter during the school year. The purpose of this review is to avoid

foreseeable conflicts and to jointly approve programming operated by PCMC for the benefit of the community.

School Facility Improvements

PCSD shall not commence construction of new facilities, renovation of existing shared use facilities, or demolition of existing shared use structures or improvements without the prior written notification of PCMC so that program adjustments can be made.

Compensation Agreement

PCMC shall be entitled to use gymnasium facilities in the Leased Premises for up to three hundred (300) hours per year at no charge. PCSD will maintain records showing the actual use of the facilities by PCMC.

PCSD will pay actual utility costs and custodial services for the first three hundred (300) hours of gymnasium use. PCMC shall bear the cost of custodial or other support staff, which is required or requested by PCMC in excess of the established work hours of custodial staff.

Field Use Fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council. Revenues will be used to for upkeep of field facilities. There will be no charge for PCSD sponsored programs or events approved in response to a field use application submitted by PCSD.

Facility Use Guidelines for Field/Facility Events

Permitting for special events utilizing field facilities will be restricted to non-school hours during the school year and during non-sessioned school periods.

Permitting for special events utilizing other PCHS school facilities will be scheduled through PCSD.

Local and out of area user group events are appropriate at this venue.

Refer to the PCMC Event Planning Guide for more detailed information on permit processing

EXHIBIT C-3: NORTH 40 FIELDS

Lease/Own

PCSD owns the facility. PCMC has entered into a long term lease agreement with the PCSD for the use of playing fields located at the North 40 Fields.

Field Maintenance

PCMC shall keep and maintain the sports field complex and all structures, improvements and equipment which may now or hereafter be on North 40 property in good condition and repair, consistent with standards for similar PCMC and PCSD facilities and the required standards set by the NFHS for UHSAA sanctioned sports. PCMC will pay for all expenses associated with field maintenance activities and repairs within the complex. PCMC will pay for the irrigation water for the playing fields.

PCMC will supply necessary field equipment which includes soccer goals, and soccer nets for PCSD use. PCMC does not supply game specific equipment for PCSD use.

In the Spring and Fall, PCMC will perform initial field set up for PCSD use. If the PCSD wishes to have PCMC perform field preps outside of regular maintenance, the PCSD agrees to compensate PCMC for the service at the agreed upon rate.

PCSD will maintain all non-playing field areas and will be responsible for all irrigation water for non-playing field areas.

PCMC shall bear the cost of trash removal from the complex.

In the Spring and Fall, TMJH physical education teachers will be given the opportunity to review PCMC parks maintenance schedules on a periodic basis and to respond in order to avoid foreseeable conflicts. The parties shall establish a reasonable schedule of maintenance to be conducted during regular business hours and to provide the least interference with the activities scheduled by the parties.

Field Hours of Use

PCSD will be assured priority in the use of the recreation fields for official school purposes by permitting PCSD to reserve space in advance of PCMC or other groups and scheduling PCMC activities around the times school is in session.

Subject to the understanding that all fields of PCSD can be scheduled only by PCSD during school hours or during times that are scheduled for events sponsored by the PCSD or the UHSAA, PCMC will have exclusive use of the field complex during all non-school hours during the school year and during non-sessioned school periods. Unless otherwise agreed to by the parties, non-school hours shall mean after 5:00 pm Monday through Friday and all day Saturday and Sunday. A non-sessioned school period means the period that school is not in session for summer break. Outside of the school year, PCMC has exclusive rights to schedule and use the field complex.

Field Scheduling and Coordination

Scheduling during PCSD hours of use will be managed by PCSD personnel in accordance with PCSD policies.

Scheduling during PCMC hours of use will be managed by PCMC in combination with the Joint Use Committee for Fields and in accordance with Interagency Field Use Policies adopted by the parties.

The parties will make best effort to avoid parking conflicts between school functions and field complex activities through communication of calendars and development of parking plans by designated staff.

Field Improvements

PCMC shall not commence construction of new facilities, or demolition of existing structures or improvements without prior written consent from PCSD, which consent will not be unreasonably withheld. (ref. Exhibit E 5.0 (b))

PCSD shall have the right to use any PCMC installed facilities and amenities on school property for PCSD purposes during school hours and for scheduled school purposes.

PCSD may displace recreation improvements for the construction or development of any school facility provided that PCSD gives PCMC twelve (12) months written notice of intent to displace the improvements and compensates PCMC for the current value of improvements. The value may be established by mutual agreement or independent appraisal. (ref. Exhibit E 3.0 (e))

Compensation Agreement

Field Use Fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council. Revenues will be used to for upkeep of field facilities. There will be no charge for PCSD sponsored programs or events approved in response to a field use application submitted by PCSD.

Facility Use Guidelines for Field Events

Permitting for special events utilizing field facilities will be restricted to non-school hours during the school year and during non-sessioned school periods.

Local and out of area user group events are appropriate at this venue. An effort will be made to limit the scheduling of adult sports.

Refer to the PCMC Event Planning Guide for more detailed information on permit processing.

EXHIBIT C-4: DOZIER FIELD AT PCHS

Lease/Own

PCSD owns, operates and maintains Dozier Field at PCHS. PCSD has agreed to allow PCMC to schedule the facility for community use and recreation programs.

Field Maintenance

PCSD shall keep and maintain the Dozier Field complex and all structures, improvements and equipment which may now or hereafter be on Dozier Field property in good condition and repair, consistent with standards for similar PCSD facilities and the required standards set by the NFHS for UHSAA sanctioned sports.

PCMC will provide all set up, maintenance, and cleaning for any PCMC event. PCMC shall bear the cost of janitorial services in the restroom building and trash removal from the complex after any PCMC sponsored event.

PCSD will provide all set up, maintenance, and cleaning for any PCSD event. PCSD shall bear the cost of janitorial services in the restroom building and trash removal from the complex after any PCSD sponsored event.

PCSD will provide any snow removal at its discretion. PCMC will not provide any snow removal.

PCSD will supply necessary field equipment which includes goals, nets and corner flags for both PCSD and PCMC use. Club sports, such as lacrosse, shall be subject to an additional charge for field fencing.

The concession stand and press box (lights, P.A. system and scoreboard) at Dozier field will not be made available for non-school events other than if PCSD approves use on an event by event basis.

Field Hours of Use

PCSD will be assured priority in the use of Dozier Fields for official school purposes by permitting PCSD to reserve space in advance of PCMC or other groups and scheduling PCMC activities around the times school is in session.

Subject to the understanding that all fields of PCSD can be scheduled only by PCSD during school hours or during times that are scheduled for events sponsored by the PCSD or the UHSAA , PCMC will schedule use of Dozier Field for those periods not scheduled by PCSD.

Any requests for field lighting must be approved by PCSD.

Facility locked when not in use limiting public access. If access is needed contact PCSD or PCMC.

Field Scheduling and Coordination

PCSD keeps the master schedule for Dozier Field. The PCSD has scheduling priority on Dozier Field. A “Request for Use of School Facilities” must be filled out and submitted for non-school activities not programmed by PCMC. PCMC will communicate field use schedules to PCSD Athletic Director.

PCSD will schedule all school events through PCSD staff scheduling for each quarter. Remaining open times during non-sessioned school periods will be available for scheduling by PCMC. All scheduling handled by Park City Recreation will be clearly communicated with the PCSD Athletic Director to confirm availability and to give notification to PCSD of use dates.

Compensation Agreement

Field Use Fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council. There will be no charge for PCMC, PCSD or SBSRD sponsored programs approved by PCMC/PCSD.

Any visitor event or special event fees will be collected by PCMC. The collected fees will be split after expenses: seventy five percent (75%) to PCMC and twenty five percent (25%) to PCSD. Any requests for fee waivers must be agreed to by both PCMC and PCSD.

The fees for above mentioned visitor events are set with agreement between PCMC and PCSD. For Dozier Field, there is an additional fee for use of the “gate” option if an event chooses to charge entry fees. Additional fees apply for field fencing, and use of the press box, lights and/or concession stand. Refer to PCSD Fee Schedule for additional fees

Should PCSD want to schedule use of Dozier for a home, visitor or special event during summer hours or school year evening hours, it will notify Park City Recreation to verify scheduling. PCSD would then take responsibility for contracts, fees and collection, set up, maintenance and clean-up of the event. PCSD would also have the right to waive any fees for use of facility without PCMC agreement.

Field Improvements

Any improvements needed or desired at Dozier Field will be exclusively handled by PCSD.

Parking

Parking for users at Dozier Field is limited to the parking lots which are marked for parking. The gates on the Lucky John Drive side of the field will not be opened for non-school events unless approved by PCMC and PCSD.

Facility Use Guidelines for Events

Permitting for special events will be restricted to non-school hours during the school year and during non-sessioned school periods and must be approved by PCSD.

Portable fencing is required at this venue for events and games. It is the responsibility of PCSD to set up and remove the fencing.

Local and out of area user group events are appropriate at this venue.

Refer to the PCMC Special Event Planning Guide for more detailed information on permit processing.

EXHIBIT C-5: ECKER HILL MIDDLE SCHOOL

Lease/Own:

SBSRD has entered into a long-term lease agreement with ~~the~~ PCSD for the use of playfields and reasonable public access to the swimming pool, as outlined in, Exhibit F (the "Lease"). ~~Additionally, In addition, the~~ PCSD will provide ~~to~~ the public reasonable access to the ~~gymnasium~~ at EHMS, which ~~it~~the PCSD owns and maintains, at times that ~~do~~will not conflict with its use ~~by PCSD~~ for educational purposes.

Field Maintenance:

SBSRD shall keep and maintain the sports field complex, ~~including and~~ all structures, improvements, and equipment currently or hereafter located ~~which may now or hereafter be~~ on EHMS property, in good condition and repair, consistent with standards for similar SBSRD and PCSD facilities. SBSRD will cover pay for all expenses associated with field maintenance activities and repairs within the complex. PCSD will be responsible for the cost of pay for water. Water connections have been established to provide additional water through alternative service providers in the event of a drought or ~~other~~ system failure. ~~The Parties will negotiate in good faith to share the~~ cost expense of additional water.

SBSRD shall bear the cost of janitorial services ~~for in~~ the recreation out-buildings, and trash removal from the complex. ~~PCSD will be responsible for bear the cost of~~ dumpster fees. ~~If At such time~~ PCSD determines that the amount believes the impact of garbage generated by as a result of field complex activities sy exceeds their in excess of standard dumpster capacity, the Parties will agree on the location of an additional dumpster, the cost of which will be borne solely by to be paid for at the sole expense of SBSRD.

In the Spring and Fall, the EHMS ~~principal or designee physical education teachers~~ will have be given the opportunity to review the SBSRD parks maintenance schedules and ~~respond to help in order to~~ avoid foreseeable conflicts. ~~The Parties shall establish a reasonable maintenance schedule of maintenance to be conducted during regular business hours, minimizing and to provide the least interference with the physical education, recess activities, and special events scheduled by the Parties.~~

SBSRD shall bear the cost of winter trails grooming at EHMS ~~for the benefit of~~ both students and the public.

Field Hours of Use:

~~The~~ PCSD will have exclusive use of the field complex from 6:00 a.m. ~~to through~~ 4:00 p.m., Monday through Friday, on days when school is in session, each week during days that school is in session unless ~~otherwise~~ mutually agreed upon with ~~the~~ SBSRD.

SBSRD will have exclusive use of the field complex during all non-school hours and during the school year and during non-sessioned school periods. ~~Unless otherwise agreed to by the Parties,~~ non-school hours shall mean after 4:00 p.m. and before prior to 6:00 a.m., Monday through Friday, and all-day on Saturday and Sunday. ~~A non-sessioned school period~~ refers means to the time when school is not in session, including summer break (generally from June 15 to August

~~15) the period that school is not in session for summer break which is generally from June 15 to August 15~~ and published school breaks during the academic year.

Field Scheduling and Coordination

Scheduling during PCSD hours of use will be managed by PCSD personnel in accordance with PCSD policies.

Scheduling during SBSRD hours of use will be managed by SBSRD in collaboration with the Joint Use Committee for Fields and in accordance with the Interagency Field Use Policies adopted by the Parties.

The Parties will make their best efforts to avoid parking conflicts between school functions and field complex activities through communication of calendars and the development of parking plans by designated staff.

School Facility and Field Improvements:

Neither PCSD nor SBSRD shall commence construction of new facilities, renovation of existing facilities, or demolition of existing structures or improvements without the prior written consent ~~offrom~~ the other party, which consent shall not be unreasonably withheld.

In May of 2008, the Park City School Board granted permission to SBSRD to make hardscape improvements in ~~the~~ areas adjacent to bleacher seating and behind backstops. ~~-These Said~~ improvements ~~were to be~~ made at the sole expense of ~~the~~ SBSRD.

In June of 2008, the Park City School Board granted permission to SBSRD to improve and expand ~~for improvement of expanded~~ field space on the south-west end of the Pinebrook field. ~~This Said~~ improvement ~~was to be~~ made at the sole expense of ~~the~~ SBSRD and maintained under the terms of this Agreement.

PCSD shall have the right to use any SBSRD ~~installed~~ facilities and amenities on school property for PCSD purposes during school hours and for scheduled school activities ~~purposes~~.

Playground

~~PCSD/SBSRD~~ will monitor safety and provide weekly inspections and maintenance ~~of~~ the playground equipment and safety surface ~~at no charge to PCSD~~. Replacement of bark within the fall zone will be provided by SBSRD.

School Facility Maintenance

PCSD shall keep and maintain the school facilities and equipment ~~currently which may now~~ or hereafter located ~~be~~ on PCSD property in good condition and repair, consistent with standards for similar PCSD facilities. ~~-PCSD will cover pay for~~ all expenses associated with utilities, garbage collection, and standard custodial services ~~duties and hours of custodial service~~. ~~-Repair to~~ of joint use ~~areas~~ shared within the school will be in accordance with Section 7 of the General Guidelines for Joint Use.

SBSRD will ensure that school facilities used ~~utilized~~ for SBSRD programs ~~are will be~~ left in substantially the same condition as they were ~~existed~~ prior to the scheduled activity.

School Facility Scheduling and Hours of Use

~~SBSRD will submit a School Facility Request Form for all activities according to PCSD policy. PCSD will make EHMS facilities available for use by SBSRD on a first-priority basis, after the scheduling requirements for its own programs have been met. PCSD will respond to each request in a timely manner, indicatingas to the acceptance, denial, or any changes to each request in a timely manner.~~

SBSRD will schedule the EHMS gymnasium for indoor user group access. Any issues with the user groups will be communicated by PCSD to SBSRD, who will then address them with the user group. Any fees collected from user groups will belong to SBSRD.

EHMS representatives, including the principal, physical education teachers, and custodial staff, ~~have~~will be given the opportunity to review and respond to SBSRD facility use schedules at the beginning of each academic quarter ~~during the school year~~. The purpose of this review is to avoid foreseeable conflicts and to jointly approve programming operated by SBSRD for the benefit of EHMS students and community user groups.

SBSRD shall bear the cost of custodial or other support staff required or requested by SBSRD beyond the established work hours of custodial staff.

~~SBSRD will schedule EHMS gymnasium for indoor Stakeholders use. Any issues with the Stakeholders will be communicated by PCSD to SBSRD who will then talk to Stakeholder. Any fees collected from Stakeholders will belong to SBSRD.~~

Gym Use

~~SBSRD shall be entitled to use gymnasium facilities for up to three hundred (300) hours per year at no charge. PCSD will maintain records showing the actual use of the facilities by SBSRD.~~

~~PCSD will pay actual utility costs and custodial services for the first three hundred (300) hours of gymnasium use. SBSRD shall bear the cost of custodial or other support staff, which is required or requested by SBSRD in excess of the established work hours of custodial staff.~~

Aquatic Center

PCSD has adopted the PCSD Administrators' Manual, which outlines three priority uses ~~for~~of the Aquatic Center, as follows: (1) District Instructional Facility during the school day; (2) Community Recreation Programs before and after school, evenings, weekends, and holidays, and; (3) Home pool for PCHS Swimming.

The Aquatic Center schedule is published on the PCSD website, listing hours for public programs and activities, including, but not limited to, Open Swim, Lap Swim, Master Swim, Tiny Tot, and water fitness classes.

SBSRD will utilize the Ecker Hill Aquatic Center pool facilities for summer and school break camp activities during open plunge pool hours established by PCSD. SBSRD will pay PCSD on a per-participant basis at the established resident rate.

School Facility Improvements

~~PCSD shall not commence construction of new facilities, renovation of existing shared-use facilities, or demolition of existing shared-use structures or improvements without the prior written notification of the SBSRD so that program adjustments can be made.~~

Compensation Agreement

PCSD will ~~allow~~provide SBSRD ~~to with~~ use of EHMS school facilities for youth programs and camps held during non-school hours, including school breaks and summer break, at no charge. ~~basketball programs and camps held during school break periods at no charge.~~ There will also be no charge for other SBSRD programs deemed by the school principal to directly benefit EHMS students of EHMS. ~~Consideration of fee waivers for other SBSRD-sponsored programs or events approved in response to a facilities request application submitted by SBSRD will be determined on a case-by-case basis by PCSD.~~

SBSRD shall bear the cost of custodial or other support staff for its programs, ~~if which is~~ required or requested by either SBSRD or PCSD, ~~beyond in excess of~~ the established work hours of the custodial staff.

~~When~~At such time PCSD budgets for the resurfacing of the gymnasium floor, PCSD will notify SBSRD, ~~allowing for consideration so that consideration~~ of a monetary contribution toward the resurfacing ~~may be considered in its adopted budget~~the budget adopted by the SBSRD.

Field ~~u~~Use ~~f~~Fees will be charged by SBSRD in accordance with the fee schedules adopted by ~~the~~ SBSRD. Revenues will be used for the upkeep of ~~f~~Field facilities. There will be no charge for PCSD--sponsored programs or events approved in response to a field use application submitted by PCSD.

~~SBSRD will utilize Ecker Hill Aquatic Center pool facilities for summer and school break camp activities during open-plunge pool hours established by PCSD. SBSRD will pay PCSD on a per participant basis at the established resident rate.~~

Facility Use Guidelines for Field/Facility Events

Permitting for special events utilizing ~~f~~Field facilities will be restricted to non-school hours during the school year and during non-session~~ed~~ school periods, and will be scheduled through SBSRD.

~~Permitting for special events utilizing other EHMS school facilities will be scheduled through PCSD.~~

SBSRD and Aquatic Center staff will coordinate ~~the scheduling in the calendaring~~ of special events and activities ~~in an effort~~ to manage parking demands at this site.

Local and out--of--area user group events are appropriate at this venue.

~~Refer to the SBSRD Event Planning Guide for more detailed information on permit processing.~~

EXHIBIT C-6: TRAILSIDE ELEMENTARY SCHOOL

Lease/Own:

PCSD owns Trailside Elementary (TSE) facilities.

Field Maintenance:

SBSRD ~~shall maintain the playfields to the best of its abilities, recognizing that the field is primarily used by students for recess, and access to the area is limited. shall maintain the playfields, specifically excluding the baseball field, according to field maintenance standards adopted by the SBSRD.~~ SBSRD will ~~cover pay for~~ all expenses associated with field maintenance activities and repairs within the playfield area, except any irrigation or irrigation-related ~~associated~~ repairs. PCSD will ~~be responsible pay for~~ the cost of water.

SBSRD will be responsible for removing trash ~~removal~~ from the playfield area to the dumpsters at ~~TSE to dumpsters at~~ Trailside Park.

In the Spring and Fall, the TSE principal, ~~or designee,~~ will ~~have be given~~ the opportunity to review the SBSRD parks maintenance schedules ~~and to identify any potential foreseeable conflicts.~~ The Parties shall establish a reasonable maintenance ~~schedule of maintenance~~ to be conducted during regular business hours, ensuring minimal ~~and to provide the least~~ interference with physical education, recess activities, and special events.

Field Hours of Use:

PCSD will have exclusive use of the playfields from 6:00 a.m. ~~to through~~ 4:00 p.m., Monday through Friday, on days when each week during days that school is in session, unless otherwise mutually agreed upon with SBSRD.

SBSRD will have exclusive use of the field ~~during all complex during all~~ non-school hours and non-session periods. ~~during the school year and during non-sessioned school periods.~~ Unless otherwise agreed ~~to~~ by the Parties, non-school hours shall mean after 4:00 p.m. and ~~before prior to~~ 6:00 a.m., Monday through Friday, and ~~all day all-day on~~ Saturday and Sunday. -A non-sessioned ~~school~~ period refers means to the time when school period that school is not in session, including for summer break (generally from June 15 to August 15) and which is generally from June 15 to August 15 and published published school breaks during the academic year.

Field Scheduling and Coordination

Scheduling during PCSD hours of use will be managed by PCSD personnel in accordance with PCSD policies.

Scheduling during SBSRD hours of use will be managed by SBSRD in collaborationmbination with the Joint Use Committee for Fields and in accordance with the Interagency Field Use Policies adopted by the Parties.

The Parties will make their best efforts to avoid parking conflicts between school functions, playfield activities, and shared parking at Trailside Park and Trailside East Park through communication of calendars and the development of parking plans by designated staff.

School Facility and Field Improvements:

Neither PCSD nor SBSRD shall commence construction of new facilities, renovation of existing facilities, or demolition of existing structures or improvements without ~~the~~ prior written consent from the other party, which consent shall not be unreasonably withheld.

PCSD shall have the right to use any SBSRD ~~installed~~ facilities and amenities on school property for PCSD purposes during school hours and for scheduled school activities~~purposes~~.

School Facility Maintenance

~~PCSD shall keep and maintain the school facility and equipment which may now or hereafter be on PCSD property in good condition and repair, consistent with standards for similar PCSD facilities. PCSD will pay for all expenses associated with utilities, garbage collection, and standard duties and hours of custodial service. Repair of joint use areas shared within the school will be in accordance with section 7 of the General Guidelines for Joint Use.~~

~~SBSRD will ensure that school facilities utilized for SBSRD Programs will be left in substantially the same condition as existed prior to the scheduled activity. SBSRD shall bear the cost of custodial or other support staff for SBSRD programs, which is required or requested by either Party in excess of the established work hours of custodial staff.~~

School Facility Scheduling and Hours of Use

~~TSE will schedule the TSE gymnasium for user group access, including SBSRD activities. All user groups, including SBSRD, will submit a School Facility Request Form in accordance with PCSD policy. SBSRD will submit a School Facility Request Form for all activities according to PCSD policy. PCSD will make TSE facilities available to for use by SBSRD on a first ~~priority~~ basis after the scheduling requirements for its own programs have been met, and will accommodate other user groups afterward. PCSD will respond to each request regarding as to the acceptance acceptance, denial, or changes to each request in a timely manner. Any issues with user groups will be communicated by TSE, and all fees collected will belong to PCSD.~~

~~TSE representatives, including the principal, physical education teachers, and custodial staff will be given the opportunity to review and respond to all user group requests SBSRD facility use schedules at the beginning of each academic quarter during the school year. The purpose of this review is to avoid foreseeable conflicts and ~~to~~ jointly approve programming ~~operated by SBSRD for the benefit of TSE students~~.~~

~~SBSRD will schedule TSE gymnasium for indoor Stakeholders use. Any issues with the Stakeholders will be communicated by PCSD to SBSRD who will then talk to Stakeholder and promptly resolve the issue to the reasonable satisfaction of PCSD. Any fees collected from Stakeholders will belong to SBSRD.~~

School Facility Improvements

~~PCSD shall not commence construction of new facilities, renovation of existing shared use facilities, or demolition of existing shared use structures or improvements without the prior notification of the SBSRD so that program adjustments can be made.~~

Shared Parking

SBSRD and PCSD mutually agree to allow shared use of parking under the following terms and conditions. ~~PCSD wishes~~desires to use SBSRD property ~~of SBSRD~~ located at 5715 Trailside Drive as a public parking area during PCSD-sponsored events. PCSD administrators at TSE shall provide SBSRD with 48 hours' notice ~~to SBSRD~~ prior to any school event that may require overflow parking. SBSRD ~~wishes~~desires to use PCSD property ~~of PCSD~~ at TSE as a public parking area during times when at such times the field facility or gymnasium are programmed by ~~the SBSRD~~ after school hours, ~~and~~ on weekends, and during non-sessioned ~~school~~ periods.

Compensation Agreement

~~PCSD will provide SBSRD with use of TSE school facilities for youth basketball programs and camps held during school break periods at no charge. There will be no charge for other SBSRD programs deemed by the school principal to directly benefit students of TSE. Consideration of fee waivers for other SBSRD-sponsored programs or events approved in response to a facilities request application submitted by SBSRD will be determined on a case-by-case basis by PCSD.~~

~~SBSRD shall bear the cost of custodial or other support staff, which is required or requested by either SBSRD or PCSD in excess of the established work hours of custodial staff.~~

Field ~~u~~Use ~~f~~ees will be charged by SBSRD in accordance with the fee schedules adopted by SBSRD. ~~Revenues will be used to for upkeep of field facilities.~~ There will be no charge for PCSD-sponsored programs or events approved in response to a field use application submitted by PCSD. TSE administrators shall provide a 48-hour notice to SBSRD for TSE-sponsored events on SBSRD property. This notice is to ensure there are no scheduling conflicts and that field maintenance work can be planned effectively.

All indoor rental fees for use of PCSD facilities will be charged by PCSD in accordance with the fee schedules adopted by PCSD.

Facility Use Guidelines for Field/Facility Events

Permitting for special events utilizing field facilities will be restricted to non-school hours during the school year and ~~during non-sessioned school~~ periods, and will be scheduled through SBSRD.

~~Permitting for special events utilizing other TSE school facilities will be scheduled through PCSD.~~

Local and out-of-area user group events are appropriate at this venue.

~~Refer to the SBSRD Event Planning Guide for more detailed information on permit processing.~~

EXHIBIT C-7: JEREMY RANCH ELEMENTARY SCHOOL

Lease/Own:

PCSD owns Jeremy Ranch Elementary (JRE) facilities.

Field Maintenance:

~~SBSRD shall maintain the playfields to the best of its abilities, recognizing that the field is primarily used by students for recess, and access to the area is limited. SBSRD shall maintain the playfields according to field maintenance standards adopted by the SBSRD. The~~ SBSRD will ~~cover pay for~~ all expenses associated with field maintenance activities and repairs within the playfield area, except ~~for~~ any irrigation or irrigation-~~related associated~~ repairs. PCSD will ~~be responsible for the cost of water pay for water.~~

SBSRD will be responsible for ~~removing~~ trash ~~removal~~ from the playfield area to ~~the~~ dumpsters at JRE.

In the Spring and Fall, the JRE principal, ~~or designee,~~ will ~~have the be given the~~ opportunity to review ~~the~~ SBSRD parks maintenance schedules ~~in order~~ to identify any ~~potential foreseeable~~ conflicts. ~~The Parties shall establish a reasonable maintenance schedule of maintenance to be conducted during regular business hours, ensuring minimal interference and to provide the least interference with physical education, recess activities, and special events.~~

Field Hours of Use:

PCSD will have exclusive use of the playfields from 6:00 a.m. ~~to through~~ 4:00 p.m., Monday through Friday, ~~on days when school is in session, each week during days that school is in session~~ unless ~~otherwise~~ mutually agreed upon with SBSRD.

SBSRD will have exclusive use of the field during all non-school hours ~~and non-session periods. during the school year and during non-sessioned school periods.~~ Unless otherwise agreed ~~to~~ by the Parties, non-school hours shall mean after 4:00 p.m. and ~~before prior to~~ 6:00 a.m., Monday through Friday, and all-day ~~on~~ Saturday and Sunday. ~~A non-session period refers to the time when school is not in session, including summer break (generally from June 15 to August 15) and published school breaks during the academic year. The school year shall mean that period from August 15 to June 15.~~

Field Scheduling and Coordination

Scheduling during PCSD hours of use will be managed by PCSD personnel in accordance with PCSD policies.

Scheduling during SBSRD hours of use will be managed by SBSRD in ~~collaboration~~ ~~mbination~~ with the Joint Use Committee for Fields and in accordance with ~~the~~ Interagency Field Use Policies adopted by the parties.

The Parties will make ~~their~~ best efforts to avoid parking conflicts between school functions and playfields ~~activities~~ through communication of calendars and ~~the~~ development of parking plans by designated staff.

School Facility and Field Improvements

Neither PCSD nor SBSRD shall commence construction of new facilities, renovation of existing facilities, or demolition of existing structures or improvements without prior written consent from the other party, which consent shall not be unreasonably withheld.

PCSD shall have the right to use any SBSRD-installed facilities and amenities on school property for PCSD purposes during school hours and for scheduled school activities.

School Facility Scheduling and Hours of Use

JRE will schedule the JRE gymnasium for user group access, including SBSRD activities. All user groups, including SBSRD, will submit a School Facility Request Form in accordance with PCSD policy. SBSRD will submit a School Facility Request Form for all activities according to PCSD policy. PCSD will make JRE facilities available to for use by SBSRD on a first-priority basis after the scheduling requirements for its own programs have been met, and will accommodate other user groups afterward. PCSD will respond to each request regarding as to the acceptance, denial, or changes to each request in a timely manner. Any issues with user groups will be communicated by JRE, and all fees collected will belong to PCSD.

JRE representatives, including the principal, physical education teachers, and custodial staff will be given the opportunity to review and respond to all user group requests SBSRD facility use schedules at the beginning of each academic quarter during the school year. The purpose of this review is to avoid foreseeable conflicts and to jointly approve programming operated by SBSRD for the benefit of JRE students.

SBSRD will schedule JRE gymnasium for indoor Stakeholders use. Any issues with the Stakeholders will be communicated by PCSD to SBSRD who will then talk to Stakeholder and promptly resolve the issue to the reasonable satisfaction of PCSD. Any fees collected from Stakeholders will belong to SBSRD.

Field Improvements

Neither PCSD nor SBSRD shall commence construction of new facilities, renovation of existing facilities, or demolition of existing structures or improvements without the prior written consent from the other, which consent shall not be unreasonably withheld.

PCSD shall have the right to use any SBSRD-installed facilities and amenities on school property for PCSD purposes during school hours and for scheduled school purposes.

Compensation Agreement

SBSRD shall bear the cost of custodial or other support staff, which is required or requested by either SBSRD or PCSD in excess of the established work hours of custodial staff.

Field uUse fees will be charged by SBSRD in accordance with the fee schedules adopted by SBSRD. Interagency Field Use Policies. Revenues will be used to for upkeep of field facilities. There will be no charge for PCSD-sponsored programs or events approved in response to a field use application submitted by PCSD.

All indoor rental fees for use of PCSD facilities will be charged by PCSD in accordance with the fee schedules adopted by PCSD.

Facility Use Guidelines for Field Events

Permitting for special events utilizing field facilities will be restricted to non-school hours during the school year and during non-session~~ed school~~ periods, and will be scheduled through SBSRD.

Local and out--of--area user group events are appropriate~~appropriate~~ at this venue.

Refer to the SBSRD Event Planning Guide for more detailed information on permit processing

~~PCSD has granted an Access Agreement to SBSRD to the East Canyon trailhead.~~

EXHIBIT C-8: CITY PARK

Lease/Own

PCMC owns, operates and maintains City Park.

Maintenance

PCMC shall maintain the sports fields and facilities and amenities according to maintenance standards adopted by PCMC. PCMC will pay for all expenses associated with park maintenance activities, repairs and water.

Hours of Use

Each park amenity and facility has its own hours of operation. City Park is closed from 2 a.m. to 6 a.m. seven (7) days a week.

Scheduling and Coordination

Scheduling of City Park facilities will be managed by PCMC in combination with the Joint Use Committee for Fields and in accordance with Interagency Field Use Policies adopted by the parties.

Scheduling of City Park facilities (Skate Park, Pavilions, Gazebo Area, Basketball, Jack Sutton Field, Rugby Field, Volleyball and Tennis Courts) will be managed by Park City Recreation. Other than pavilions and volleyball courts on the North End,, the facilities are not generally available for exclusive use with the exception of special events approved by PCMC and programs sponsored by Park City Recreation.

Improvements

PCMC will be solely responsible for all City Park improvements.

Compensation

City Park facility fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council. Revenues will be used to for upkeep of field facilities. There will be no charge for PCSD or SBSRD sponsored programs approved by PCMC in response to a facility use application submitted by PCSD or SBSRD.

Facility Use Guidelines for Events

Local and out of area user group events are appropriate at this venue.

Refer to the PCMC Event Planning Guide for more detailed information on permit processing.

EXHIBIT C-9: CREEKSIDE PARK

Lease/Own

PCMC owns, operates and maintains Creekside Park.

Maintenance

PCMC shall maintain the dirt jump park, facilities and amenities according to maintenance standards adopted by PCMC. PCMC will pay for all expenses associated with park maintenance activities, repairs and water.

Hours of Use

Creekside Park is closed from 2 a.m. to 6 a.m., seven (7) days a week.

Scheduling and Coordination

Dirt Jump Park: Park City Recreation sponsored programs have first priority and are the only entity that is permitted to have exclusive use of the facility. Scheduling will be managed by PCMC.

Playground and Pavilion: These facilities are not available for exclusive use.

Improvements

PCMC will be solely responsible for all Creekside Park improvements.

Compensation

Creekside Park facility fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council.

Facility Use Guidelines for Events

Local and out of area user group events are generally not allowed at this venue.

The facilities are not generally available for exclusive use with the exception of programs sponsored by Park City Recreation.

EXHIBIT C-10: LIBRARY FIELD

Lease/Own

PCMC owns, operates and maintains the Library Field. There is a third-party preservation easement on this parcel that limits potential improvements. This easement is held by Summit Lands Conservancy.

Maintenance

PCMC shall maintain the Library Field to maintenance standards adopted by PCMC. PCMC will pay for all expenses associated with park maintenance activities, repairs and water.

Hours of Use

The Library Field is closed from 2 a.m. to 6 a.m., seven (7) days a week.

Scheduling and Coordination

The field is not available for scheduled local or out of area events. The field is unscheduled and open for public use by anyone.

Improvements

PCMC will be solely responsible for all Library Field improvements. Approval is required from Summit land Conservancy

Facility Use Guidelines for Events

Local and out of area user group events are generally not allowed at this venue.

The facilities are not available for exclusive use.

EXHIBIT C-11: PARK CITY MUNICIPAL ATHLETIC & RECREATION CENTER (PC MARC)

Lease/Own

PCMC owns, operates and maintains the Park City Municipal Athletic & Recreation Center (PC MARC).

Maintenance

PCMC shall keep and maintain the PC MARC facility and equipment in good condition and repair, consistent with standards for similar PCMC facilities. PCMC will pay for all expenses associated with utilities, garbage collection, and standard duties and hours of custodial service.

PC MARC Scheduling and Hours of Use

PCMC will establish standard hours of operation. Generally, the PC MARC will be open seven (7) days a week, with reduced hours or full closure on holidays, as noticed.

Scheduling will be managed by PCMC. PCMC programs will have first priority. PCSD along with other stakeholders and local residents will have second priority with outside entities having remaining time on a space available basis.

Improvements

PCMC will be responsible for all PC MARC improvements.

Compensation Agreement

PCMC will provide PCSD with use of the tennis facilities for Park City High School Tennis Teams during approved in-season hours as specified in “scheduling and hours of use,” above. The courts may be used for team practices at no charge. PCSD will compensate PCMC for match/tournament play at the per court/per hour resident rate.

Use of the PC MARC by Park City High School Athletics during the off-season, or other than established in-season hours of use, will be paid for according to the PC MARC approved fee schedule.

PCMC will provide PCSD with use of facilities for pre-scheduled PCSD gym classes. PCSD will compensate PCMC for facility usage and fees associated with this use.

Consideration of fee waivers for PCSD sponsored programs or events approved in response to a facilities request application submitted by PCSD will be determined on a case by case basis by PCMC.

PCMC will provide SBSRD use of the PC MARC gymnasium at no charge for a maximum of 130 hours during the months of October through February. This use is for youth recreation basketball programs.

The PC MARC gymnasium & Tennis Courts may be used for special events which may limit public access to these facilities.

PC MARC facility fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council.

Facility Use Guidelines for Events

The regular and routine business of the PC MARC, Recreation Department and PCMC shall receive primary use including but not limited to open or drop-in play, tournaments, organized programs and community sponsored celebrations.

Additional uses prioritized as follows:

1. Community events or celebrations held specifically for residents of the community.
2. Fundraising activities held to benefit local non-profit organizations
3. Outside uses that would be of a public nature and have an economic benefit to PCMC
4. Outside private uses with restricted admission that would have an economic benefit to the City.

Local and out of area user group events are appropriate at this venue.

Refer to the PCMC Event Planning Guide for more detailed information on permit processing

EXHIBIT C-12: PARK CITY SPORTS COMPLEX

Field Lease/Own.

PCMC owns, operates and maintains Park City Sports Complex. The Deed related to this property limits the use of the property to educational, open and recreation uses.

Field Maintenance.

PCMC shall maintain the sports fields and facilities and amenities according to maintenance standards adopted by PCMC which meet the required standards set by the NFHS for UHSAA sanctioned sports. PCMC will pay for all expenses associated with park maintenance activities, repairs, snow removal and water

Snow may be removed from the Sportex Field at the discretion of the City.

Field Hours of Use.

Park City Sports Complex has four fields of which two have lights. The non-lighted fields will be open from dawn to dusk and the two lighted fields will be open from dawn to 11 p.m., seven days a week.

Lighting Management Plan - Park City Sports Complex –(8-16-06)

The sports lights on fields C and D at the Complex will be operated by Park City Recreation. During daylight savings hours (March to October) no games will be scheduled past 9 p.m. and the game should be completed before approximately 10 PM. The lights will be turned off thirty (30) minutes after the last game, and no later than 11 PM. From November through February the Sportex (artificial grass) field may be cleared of snow and available for use. If field lights are needed then they must be turned off a half hour after the last scheduled use and no later than 8 p.m.

The parking lot lights are arranged on the site to provide the minimum lighting necessary for ingress and egress to the buildings. The lights at the Ice Rink parking lot and overflow lot will be used every night throughout the year.

The management of all of the lights at the Sports Complex will be subject to change by the Police Chief, Chief Building Inspector, Fire Marshall, Fire Chief, City Manager, and/or City Council and as may be regulated for use by any Federal, State or City codes and ordinances.

Field Scheduling and Coordination

Scheduling of field facilities will be managed by PCMC in combination with the Joint Use Committee for Fields and in accordance with Interagency Field Use Policies adopted by the parties.

Field Improvements.

PCMC will be solely responsible for all Park City Sports Complex improvements.

Field Compensation

Field Use Fees will be charged by PCMC in accordance with fee schedules adopted by the Park City Council. Revenues will be used to for upkeep of field facilities. There will be no charge for PCSD or SBSRD sponsored programs approved by PCMC in response to a field use application

submitted by PCSD or SBSRD. PCMC acknowledges the \$50,000 gift from the PCSD to help complete the Sportex field.

Facility Use Guidelines for Events

Local and out of area user group events are appropriate at this venue.

Refer to the PCMC Event Planning Guide for more detailed information on permit processing

EXHIBIT C-13: PARK CITY ICE ARENA

Lease/Own.

PCMC owns, operates and maintains the Park City Ice Arena in accordance with the Inter-local Cooperative Agreement for Regional Ice Facility with the SBSRD dated August 26, 2004 (Exhibit G) . The Deed related to this property limits the use of the property to educational, open and recreation uses.

Maintenance.

PCMC shall keep and maintain the Ice Arena and equipment in good condition and repair, consistent with standards for similar PCMC facilities. PCMC will pay for all expenses associated with utilities, garbage collection, and standard duties and hours of custodial service.

Scheduling and Hours of Use.

Hours of operation are based on the demand for ice. Generally, the Ice Arena will be open seven days a week, with possible reduced hours or full closure on some holidays and for scheduled maintenance.

Scheduling will be managed by PCMC. PCMC programs will have first priority after events are scheduled. SBSRD along with Stakeholders and local residents will have second priority. Outside entities may use the facility on a space available basis.

Ice programs and ice events sponsored by the facility take priority. All events must comply with the deed restrictions of this property requiring use to be recreational or educational, and with the Ice Strategic Plan adopted by PCMC.

Improvements.

PCMC will be responsible for all Ice Arena improvements.

Compensation Agreement

Use of the Ice Arena by those who live or work in Summit County qualify for local resident rates. Residents of Wasatch Counties also qualify for local rates.

Under the terms of the Interlocal Agreement for Ice, SBSRD will make an annual contribution to the Capital Replacement Reserve Fund. Per Exhibit G1 Letter of Consent: “The District and the City agree to review the amount of annual contribution and Use Guidelines every third year following the opening of the Ice Facility and to mutually agree upon allocations to the Ice Facility Reserve Fund, the CRRF and the Expansion Fund.”

Use of the Ice Arena by Park City School groups will be paid for according to the Park City Ice Arena approved fee schedule.

PCMC will provide PCSD with use of facilities for pre-scheduled PCSD gym classes. PCSD will compensate PCMC for facility usage according to the Park City Ice Arena approved fee schedule.

Consideration of fee waivers for PCSD sponsored programs or events approved in response to a facilities request application submitted by PCSD will be determined on a case-by-case basis by PCMC.

Facility Use Guidelines for Events

Local and out of area user group events are appropriate at this venue.

Events will limited to one per month during the peak season (October – March). Events creating significant program interruption will be limited to non-peak seasons (April – September).

Refer to the PCMC Event Planning Guide for more detailed information on permit processing

EXHIBIT C-14: TRAILSIDE PARK

Lease/Own:

SBSRD owns, operates, and maintains Trailside Park.

Maintenance:

SBSRD shall maintain the sports fields, ~~and~~ facilities, and amenities in accordance with the according to maintenance standards adopted by ~~SBSRD~~. ~~SBSRD will cover all expenses associated pay for all expenses associated~~ with park maintenance activities, repairs, and water.

Hours of Use:

Trailside Park is open from dawn to dusk, seven (7) days a week.

~~Meeting rooms are available 7 a.m. to 10 p.m., seven (7) days a week.~~

Scheduling and Coordination

Scheduling of field facilities will be managed by SBSRD in collaboration~~combination~~ with the Joint Use Committee for Fields and in accordance with the Interagency Field Use Policies adopted by the Parties.

Scheduling of the Trailside Park facilities (Bike Park, Skate Park, ~~Pavilions~~, Tennis/Pickleball Courts, and Pavilions and Volleyball courts) will be managed by SBSRD. ~~Except for the pavilions, these~~Other than pavilions, the facilities are ~~not~~ generally not available for exclusive use, ~~except for with the exception of special events~~ special events approved by SBSRD.

~~PCSD and PCMC may submit a Trailside Meeting Room Request Form for community education based activities according to SRSRD policy. SBSRD will make Trailside meeting facilities available for use by PCSD and PCMC on a space available basis after the scheduling requirements for SBSRD programs have been met. SBSRD will respond as to the acceptance, denial or changes to each request in a timely manner.~~

Shared Parking

~~PCSD and SBSRD will make best efforts to avoid parking conflicts between park functions, school functions and shared parking at Trailside Park and/or TSE through communication of calendars and development of parking plans by designated staff.~~

PCSD and SBSRD mutually agree to allow shared use of parking under the following terms and conditions. ~~PCSD wishes~~desires to use SBSRD property ~~of SBSRD~~ located at 5715 Trailside Drive as a public parking area during PCSD-sponsored events. PCSD administrators at TSE shall provide SBSRD with 48--hours' notice ~~to SBSRD~~ prior to any school event that may require overflow parking. SBSRD wishes to use PCSD property at TSE as a public parking area during times when the field facility or gymnasium are programmed by SBSRD after school hours, on weekends, and during non-session periods.

PCSD and SBSRD will make their best efforts to avoid parking conflicts between park functions, school functions, and shared parking at Trailside Park and/or TSE by coordinating calendars and developing parking plans through designated staff.

Improvements:

SBSRD will be solely responsible for all improvements to Trailside Park ~~improvements~~, subject to the Summit County Conditional Use Permit process.

Compensation

Field ~~u~~Use ~~f~~Fees will be charged by SBSRD in accordance with schedules adopted by ~~the~~ SBSRD. ~~Revenues will be used to for upkeep of Field facilities.~~ There will be no charge for PCSD or PCMC--sponsored programs approved by SBSRD in response to a field use application submitted by PCSD or PCMC.

Facility Use Guidelines for Events

~~Local and out of area user group events are appropriate at this venue.~~

~~Refer to the SBSRD Event Planning Guide for more detailed information on permit processing.~~

EXHIBIT C-15: TRAILSIDE EAST PARK

Lease/Own

SBSRD owns, operates, and maintains Trailside East Park.

Maintenance

SBSRD shall maintain the sports fields, facilities, and amenities in accordance with the maintenance standards adopted by SBSRD. SBSRD will cover all expenses associated with park maintenance activities, repairs, and water.

Hours of Use

Trailside East Park is open from dawn to dusk, seven (7) days a week.

Scheduling and Coordination

Scheduling of field facilities will be managed by SBSRD in collaboration with the Joint Use Committee for Fields and in accordance with the Interagency Field Use Policies adopted by the Parties.

SBSRD will manage the scheduling of the Trailside East Park pavilions.

Shared Parking

PCSD and SBSRD mutually agree to allow shared use of parking under the following terms and conditions. PCSD wishes to use SBSRD property located at 5650 Trailside Drive as a public parking area during PCSD-sponsored events. PCSD administrators at TSE shall provide SBSRD with 48-hours' notice prior to any school event that may require overflow parking. SBSRD wishes to use PCSD property at TSE as a public parking area during times when the field facility or gymnasium are programmed by SBSRD after school hours, on weekends, and during non-session periods.

PCSD and SBSRD will make their best efforts to avoid parking conflicts between park functions, school functions, and shared parking at Trailside East Park and/or TSE by coordinating calendars and developing parking plans through designated staff.

Improvements

SBSRD will be solely responsible for all improvements to Trailside East Park, subject to the Summit County Conditional Use Permit process.

Compensation

Field use fees will be charged by SBSRD in accordance with schedules adopted by SBSRD. There will be no charge for PCSD or PCMC-sponsored programs approved by SBSRD in response to a field use application submitted by PCSD or PCMC.

EXHIBIT C-165: WILLOW CREEK PARK

Lease/Own:

SBSRD owns, operates, and maintains Willow Creek Park.

Maintenance:

SBSRD shall maintain the sports fields, ~~and~~ facilities, and amenities in accordance with the according to maintenance standards adopted by SBSRD. ~~SBSRD will cover pay for~~ all expenses associated with park maintenance activities, repairs, and water.

SBSRD maintains the winter trails grooming program in and around Willow Creek Park. ~~Budget and weather permitting, SBSRD maintains a portion of the one acre pond for ice skating.~~

Hours of Use:

Willow Creek Park is open from dawn to dusk, seven (7) days a week.

Ice skating, ~~winter pond use, and~~ Nordic skiing are free and open to the public.

Scheduling and Coordination

Scheduling of field facilities will be managed by SBSRD in collaboration with the Joint Use Committee for Fields and in accordance with the Interagency Field Use Policies adopted by the Parties.

Scheduling of the Willow Creek Park facilities (Basketball, Volleyball, Tennis/Pickleball Courts, and Pavilions) will be managed by SBSRD. Except for the pavilions, these facilities are generally not available for exclusive use, except for special events approved by SBSRD, in combination with the Joint Use Committee for Fields and in accordance with Interagency Field Use Policies adopted by the parties.

Improvements:

SBSRD will be solely responsible for all improvements to Willow Creek Park ~~improvements~~, subject to the Summit County Conditional Use Permit process.

Compensation

Field ~~u~~Use ~~f~~ees will be charged by SBSRD in accordance with schedules adopted by SBSRD. ~~Revenues will be used to for upkeep of Field facilities.~~ There will be no charge for PCSD or PCMC-sponsored programs approved by SBSRD in response to a field use application submitted by PCSD or PCMC.

Facility Use Guidelines for Events

~~Local and out of area user group events are appropriate at this venue. However, no two out of area user group events will be programmed at this venue on back to back weekends.~~

~~Due to the proximity of the community-wide trail system to this venue, park and trail events will be managed to avoid potential conflicts.~~

Refer to the SBSRD Event Planning Guide for more detailed information on permit processing.

EXHIBIT C-16: BASIN RECREATION FIELDHOUSE

Lease/Own:

~~SBSRD owns, operates and maintains the Basin Recreation Fieldhouse.~~

Maintenance:

~~SBSRD shall keep and maintain the Fieldhouse facility and equipment which may now or hereafter be on SBSRD property in good condition and repair, consistent with standards for similar SBSRD facilities. SBSRD will pay for all expenses associated with utilities, garbage collection, and standard duties and hours of custodial service.~~

Fieldhouse Scheduling and Hours of Use

~~SBSRD will establish standard hours of operation. Generally, the Fieldhouse will be open seven (7) days a week, with reduced hours or full closure on holidays, as noticed.~~

~~Scheduling will be managed by SBSRD. SBSRD programs will have first priority. PCSD along with other stakeholders and local residents will have second priority with outside entities having remaining time on a space available basis.~~

~~During the first quarter of the school year, a SBSRD Fieldhouse representative will meet with the PCHS Athletic Director or designee to review and respond to PCSD facility use schedule requests for the current academic year. The purpose of this review is to accommodate in season PCHS Athletic program practices during the hours of 3:00—5 p.m., Monday through Thursday. The PCHS Athletic Director will be responsible for allocating time to in-season PCHS sanctioned sports.~~

Improvements

~~SBSRD will be responsible for all Fieldhouse improvements.~~

Compensation Agreement

~~SBSRD will provide PCSD with use of Fieldhouse facilities for PCHS sanctioned Athletics at no charge during approved in-season hours as specified in “scheduling and hours of use,” above.~~

~~Use of the Fieldhouse by High School Athletics during the off season, or other than established in-season hours of use will be paid for according to the stakeholder fee schedule adopted by SBSRD at the lowest user rate.~~

~~SBSRD will provide PCSD with use of Fieldh House facilities for the pre-scheduled PCSD Fifth Grade Track Meet, or for a “rain out” venue on a space available basis at no charge. Consideration of fee waivers for other PCSD sponsored programs or events approved in response to a facilities request application submitted by PCSD will be determined on a case-by-case basis by SBSRD.~~

~~SBSRD will provide PCMC with use of Fieldhouse facilities as a “rain out” venue on a space available basis at no charge.~~

SBSRD will support the PCSD Park City High Post High School Special Education Program for students with disabilities use of facilities and job training program at no charge to the PCSD or program participants.

Facility Use Guidelines for Events

1. ~~Programs and special events sponsored by SBSRD will take first priority.~~
 - a. ~~In accordance with CC&R's of the Newpark Development Agreement, SBSRD will utilize the Fieldhouse facility for ten (10) days per calendar year for non-athletic events such as concerts and conventions.~~
2. ~~PCSD and Stakeholder games/practices will take second priority.~~
 - a. ~~Reservations by Stakeholder groups may be submitted up to six (6) months in advance. Schedules will be confirmed within two (2) weeks of the time the reservation is submitted.~~
 - b. ~~All PCSD UHSAA sanctioned sports will be given priority from 3-5 p.m. on Mondays-Thursdays during the school year.~~
 - c. ~~Reservations for Stakeholder activities may be submitted on an ongoing basis and will be scheduled according to space availability and user history.~~
3. ~~Non-resident groups will take third priority.~~
 - a. ~~Reservations for non-resident groups may be submitted up to three (3) months in advance. Schedules will be confirmed within two (2) weeks of the time the reservation is submitted.~~
4. ~~A Fieldhouse Use Application and Agreement must be submitted to SBSRD at the time the reservation is made.~~
 - a. ~~Deposits: Reservations require a fifty percent (50%) deposit at the time of reservation confirmation.~~
 - b. ~~Final Payment: Final payment for facility use is due twenty-four (24) hours prior to occupancy. Special final payment arrangements will be considered at the request of Stakeholder groups reserving large blocks of time.~~
 - c. ~~Cancellations: If a reserved facility is cancelled within forty-eight (48) hours prior to use, the entire fee will be forfeited. If, due to unforeseen circumstances, a cancellation is initiated by SBSRD staff, the reservation holder will be given a full refund for that specific date or SBSRD will provide a credit toward a mutually agreed upon future reservation.~~
5. ~~Proof of local status is required for advanced reservations and to qualify for local user fees.~~

EXHIBIT C-17: MATT KNOOP MEMORIAL PARK

Lease/Own:

SBSRD owns, operates, and maintains Matt Knoop Memorial Park.

Maintenance:

SBSRD shall maintain the sports fields, ~~and~~ facilities, and amenities in accordance with ~~the~~~~according to~~ maintenance standards adopted by SBSRD. ~~SBSRD will cover pay for~~ all expenses associated with park maintenance activities, repairs, and water.

SBSRD maintains the winter trails grooming program in and around Matt Knoop Memorial Park.

Hours of Use:

Matt Knoop Memorial Park is open from dawn to dusk, seven (7) days a week.

Scheduling and Coordination

Scheduling of field facilities will be managed by SBSRD in ~~collaboration~~~~mbination~~ with the Joint Use Committee for Fields and in accordance with the Interagency Field Use Policies adopted by the Parties.

SBSRD will manage the scheduling of the Matt Knoop Memorial Park pavilions.

Improvements:

SBSRD will be solely responsible for all improvements to Matt Knoop Memorial Park ~~improvements~~, subject to the Summit County Conditional Use Permit process.~~applicable Summit County permit process.~~

Compensation

Field ~~u~~Use ~~f~~ees will be charged by SBSRD in accordance with schedules adopted by ~~SBSRD~~. ~~Revenues will be used to for upkeep of Field facilities.~~ There will be no charge for PCSD or PCMC--sponsored programs approved by SBSRD in response to a field use application submitted by PCSD or PCMC.

EXHIBIT C-16: BASIN RECREATION FIELDHOUSE

Lease/Own

SBSRD owns, operates, and maintains the Basin Recreation Fieldhouse.

Maintenance

SBSRD shall keep and maintain The Fieldhouse facility and any equipment now or hereafter located on SBSRD property in good condition and repair, consistent with standards for similar SBSRD facilities. SBSRD will cover all expenses associated with utilities, garbage collection, and standard custodial services.

Fieldhouse Scheduling and Hours of Use

SBSRD will establish standard hours of operation. Generally, The Fieldhouse will be open seven (7) days a week, with reduced hours or full closure on holidays, as notified.

Scheduling will be managed by SBSRD. SBSRD programs will have first priority, followed by PCSD, other user groups, and local residents. Outside entities will have access to the remaining time on a space-available basis.

An SBSRD representative will meet quarterly with the PCHS Athletic Director or designee to review and respond to PCSD facility use schedule requests at The Fieldhouse. The PCHS Athletic Director will be responsible for scheduling PCHS sports teams in the facility during the time agreed upon in the meeting. Any additional time requested by PCHS sports teams outside of the agreed-upon schedule will need to be requested.

Improvements

SBSRD shall be responsible for all improvements to The Fieldhouse.

Compensation Agreement

Fees will be charged by SBSRD in accordance with schedules adopted by SBSRD.

SBSRD will support the PCSD Park City High Post High School Special Education Program for students with disabilities in their use of facilities and job training program at no charge to PCSD or program participants.

Facility Use Guidelines for Events

~~Local and out of area user group events are appropriate at this venue. However, no two (2) out of area user group events will be programmed at this venue on back-to-back weekends.~~

~~Due to the proximity of the community wide trail system to this venue, park and trail events will be managed to avoid potential conflicts.~~

Refer to the SBSRD Event Planning Guide for more detailed information on permit processing.



City Council Staff Report

Subject: Construction Agreement Amendment for Additional Thaynes Pathway Golf Protection Net

Author: Steven Dennis PE, PMP

Department: Engineering

Date: June 26, 2025

Recommendation

Consider a new request that resulted from additional neighborhood public engagement to place a protective golf net adjacent to the new shared-use path on Thaynes Canyon Drive. If supportive, consider authorizing the City Manager to execute an amendment to the construction contract with Geneva Rock Products Inc. (Geneva) for the Thaynes Pathway Phase 1 project for installation.

Executive Summary

As a result of additional neighborhood engagement, City teams are presenting a potential contract amendment to enhance safety along the new pathway under construction at the driving range. As a reminder, we are in the midst of a two-phased project to construct a shared-use path to provide better access from the neighborhood to the citywide pathway system. 80% grant funded, the new path extends from the McLeod Creek Trail (Snow Creek Shopping Center) through the neighborhood to Empire Ave and the Park City Mountain Village base area.

During the planning and design efforts for Phase 1, we considered levels of protection and liability mitigation and determined that a robust landscape barrier struck a balance of appropriate mitigation and neighborhood compatibility. However, the Project Team (engineering, community engagement, executive) conducted additional engagement and now recommends the more mature landscaping AND a new safety net.

The City already uses one type of golf netting at the end of the driving range, so this netting would provide an additional protection in the new area created by the new pathway. If the City Council supports an additional net in addition to the landscape improvements, we must determine the costs of varying net heights, which are discussed below.

Analysis

On November 21, 2023, a design professional services agreement with Alliance Engineering was executed to collect topographic survey data for the Thaynes Pathway Phase 1 Project. On [March 7, 2024](#), the City Council approved a design professional services agreement with Kimley-Horn & Associates to design and prepare construction documents for the Project. In September 2024, we combined the path project with a neighborhood storm drain improvement project to improve economies of scale and minimize construction impacts. On [March 20, 2025](#), the City Council approved a construction agreement with Geneva for the combined project.

On May 7, 2025, we hosted a neighborhood meeting to share project details and timing, attended by approximately 25 residents. A significant takeaway from the conversation was the safety of path users and errant golf balls from the driving range.

During the project planning, we identified the increased liability associated with constructing a new path parallel to an existing driving range. Instead of an additional net, we considerably increased the scope of the landscaping budget to create a firmer and more robust barrier to shield the pathway and its users. This strategy is supported by a report generated by the Utah Risk Management Agency (URMA) that states:

“This analysis and URMA’s historical data shows that while the financial risk of errant golf balls is not high, there remains a possibility of pedestrian injury. Even with mitigation strategies like additional trees and netting, the risk of property damage or injury cannot be eliminated. It is recommended to incorporate additional protective measures if a sidewalk path is built to reduce the risk of errant golf balls striking pedestrians.”

Since May 7, 2025, we priced three different height options, summarized below.

1. 25-Foot Net—offers minimal protection to adjacent homes and some protection for trail users. Visual impacts are minor and would lessen with the combination of mature and new trees.
2. 50-foot Net —offers some protection to adjacent homes and considerable protection for trail users. Visual impacts are more significant, as the net would be visible between the mature trees and behind the new trees.
3. 75-foot Net —more closely matches what is seen at a typical driving range and offers maximum protection to adjacent homes and trail users. Visual impacts are high, as the net would be visible above the tree line.

Table 1

Scope of Work	Estimated Cost	Required Funding
25-Foot Net	\$238,227	\$0
50-Foot Net	\$411,461	\$0
75-Foot Net	\$719,202	\$192,202

Visualizations are presented in Exhibits A through D.

We recommend the 50-foot net because it has the best cost-to-protection ratio and the visual impacts can still be mitigated with the landscaping plan.

Funding

Due to the grant funding obtained, the current project budget has funding to support the installation of the 25- and 50-foot options. Additional funding is required for the 75-foot option. It should be noted that the allocation of funds will diminish project reserves and contingency earmarked for Phase 2 (along 3 Kings Dr) construction of the Thaynes Pathway Project. A summary of the project financials is below.

Table 2

Funding Source	Amount
UDOT Grant	\$960,000
Summit County 3 rd Quarter Grant	\$1,160,000
Transit Fund	\$500,000
Current Project Budget	\$2,620,000

Table 3

Scope of Work	Amount
Phase 1 Design Services	\$252,000
Phase 1 Construction	\$1,650,000 ¹
Phase 2 Design Services	\$496,000
Funding for Phase 2 Construction/Contingency	\$527,000

¹. Approximately \$305,000 is related to the storm drain improvements, which the Public Utilities Department will fund.

Discussion

1. Should an additional net be installed to enhance safety along the newly constructed pathway?
2. If yes, which option does the City Council support?
3. If yes, authorize an amendment to the construction agreement with Geneva to install the net.

NOTE: As a quick update on Phase 1 construction progress, Geneva has paved the pathway on the west side of SR-224 and restored Thaynes Canyon Drive to two-way traffic flow. Landscaping restoration is underway as Geneva begins demolition activities on the east side of SR-224. See progress photos below in Exhibit E.

Exhibits

- A. Additional Net Concept
- B. 25-Foot Net Visualization
- C. 50-Foot Net Visualization
- D. 75-Foot Net Visualization
- E. Thaynes Pathway Phase 1 Progress Photos

Exhibit A – Additional Net Layout



Exhibit B – 25-Foot Net Visualization



Exhibit C – 50-Foot Net Visualization



Exhibit D – 75-Foot Net Visualization



Exhibit E – Thaynes Pathway Phase 1 Progress Photos









2025

PARK CITY

General Plan

ACKNOWLEDGEMENTS

TO BE ADDED AT 100%

DRAFT

DRAFT

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APPENDIX A: COMMUNITY ENGAGEMENT & OUTREACH

APPENDIX B: EXISTING TRENDS & ANALYSIS

APPENDIX C: REFERENCE PLANS



LETTER FROM THE MAYOR



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INTRODUCTION



OVERVIEW

ABOUT THE PLAN

Park City's General Plan is the community-driven blueprint that builds upon prior planning documents and visioning to guide future development, growth, and land use policy. It captures a shared community vision, how and where people live, work, shop, and play, and translates that vision into goals, policies, and strategies for land use, transportation, housing, open space, public facilities, and more. By setting clear expectations for infrastructure investments and growth patterns, the General Plan provides consistency and predictability for residents, developers, and decision-makers alike.

Under Utah law (Utah Code § 10-9a-401 et seq.), every municipality must adopt a General Plan and review it regularly. At a minimum, the Plan must include:

- **Transportation/Circulation Element:** Mapping existing and future roads, transit routes, and active-transportation corridors;
- **Land Use Element:** Designating where different types and intensities of development should occur;
- **Moderate-Income Housing Element:** Identifying realistic opportunities to meet the community's affordable-housing needs over the next five years; and
- **Water Use and Preservation Element:** Aligning local water policy with regional conservation goals.

The General Plan is an advisory guide for land use decisions. Public uses must conform to the Plan, including publicly owned properties, streets, and public utilities.

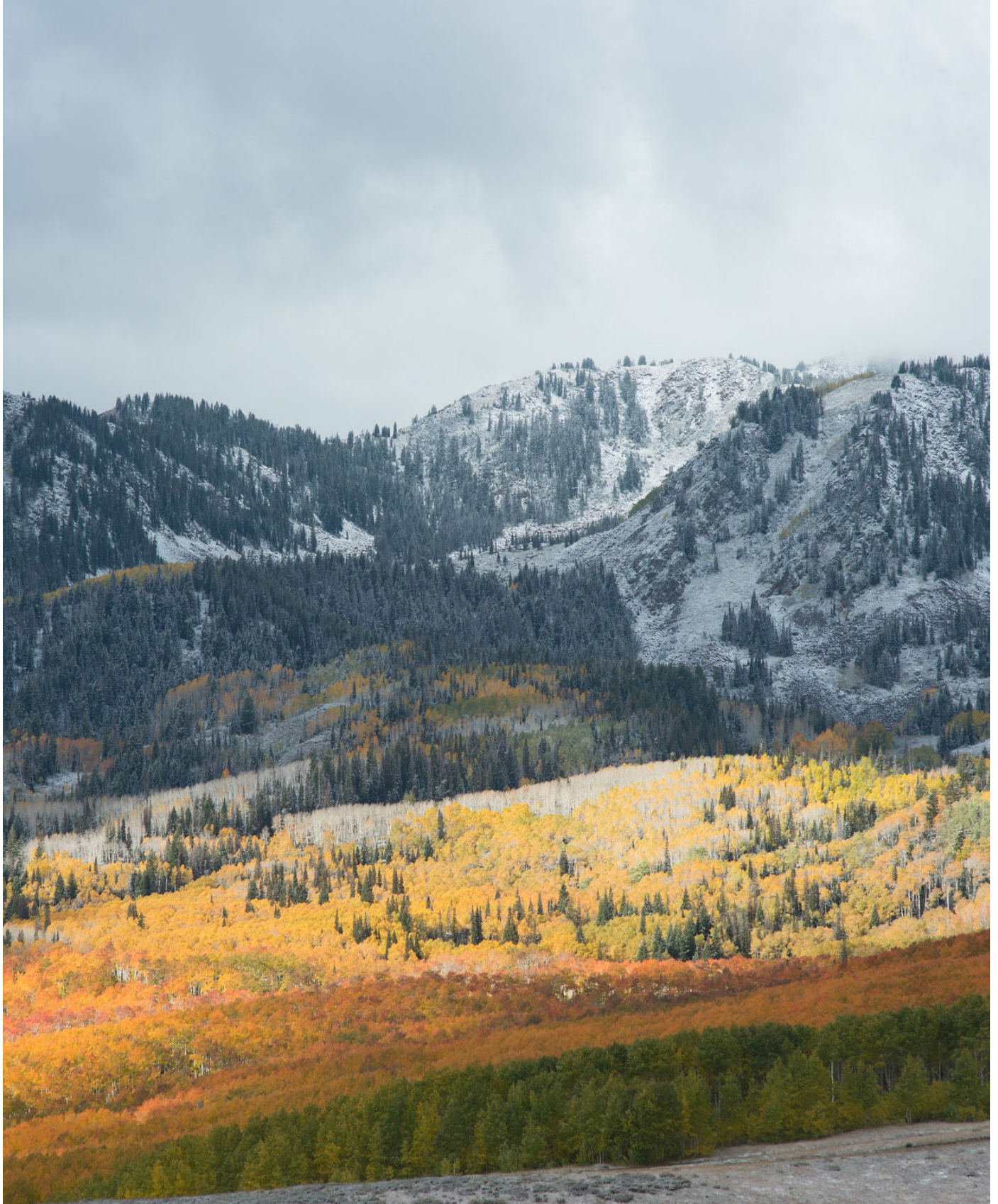


Main Street, Old Town

WHY NOW?

Since Park City's last General Plan was adopted in 2014, numerous shifts have occurred that make an update both timely and essential. Over the past decade, demographic trends have evolved with a growing year-round population alongside a dynamic tourism economy that influence transportation needs, housing demand, and public-service capacities. Infrastructure investments and energy-conservation priorities have also advanced, particularly around transit expansions and renewable energy, which the 2014 Plan does not fully address.

Moreover, recent state statutes now require stronger emphasis on affordable housing and water conservation, two critical challenges for mountain communities facing rising housing costs and variable water supplies. By updating the General Plan, Park City can integrate the new statutory elements, harness fresh data on growth projections and resource use, and reaffirm community values through renewed public engagement. This comprehensive refresh will align local policy with current conditions, legal requirements, and the City's enduring commitment to balanced, sustainable development.



Bonanza Flats

PLAN FRAMEWORK

OVERVIEW

The General Plan provides a long-range outlook for Park City, to guide preservation and future planning decisions. The framework includes the Vision, Plan Themes, Focus Areas, and Strategies and Actions.

VISION

The vision is aspirational, capturing the core community values and what the community hopes to achieve.

PLAN THEMES AND FOCUS AREAS

The core values incorporated in the vision statement direct the goals for each of the Plan Themes. Each Plan Theme includes Focus Areas which are an effort or desired result to provide direction for how to achieve the community's vision and values.

The Plan Themes guide the structure of the Park City General Plan. These are not listed by priority level.

STRATEGIES & ACTION

Each Plan Theme and Focus Area includes a series of recommended strategies that give clear direction on action steps and implementation to achieve the Plan vision and goals.

NEIGHBORHOOD PLANS

The plan includes a Neighborhood Plan for each of Park City's neighborhoods. This identifies key characteristics of the area and specific recommendations for the neighborhood, all based on individual neighborhood feedback.

FUTURE LAND USE NODE TYPES MAP

The General Plan includes a future land use map which identifies transportation and land use opportunities. This map identifies areas most appropriate for context-sensitive development and key multi-modal improvements. The city's existing Zone District Map is incorporated to ensure future development is consistent with existing development patterns.

IMPLEMENTATION PLAN

This chapter identifies the departments and partners who might support implementation of each General Plan Strategy.



VISION STATEMENT

“

Park City is a mountain community that preserves our small-town feel, unique character and history, natural environment, open space, and world class recreation. We advance multi-modal transportation and innovation for residents, workforce and visitors, while fostering thoughtful planning and land uses for balanced growth, today and for future generations.

”



MISSION STATEMENTS

- *We will be a welcoming community.*
- *We will preserve our open space and conservation areas.*
- *We will not increase our road network and will look at creative multi-modal solutions to address traffic and mobility.*
- *We will increase mixed-use centers in our neighborhoods that people can walk to.*
- *We will offer housing options to a variety of demographics.*
- *We will continue to be a healthy community.*
- *We will offer housing options for a variety of age groups (young families, seniors, etc.).*

PLAN THEMES



TRANSPORTATION

We value a connected community with great access to recreation and open spaces and a variety of transportation options for visitors, workforce, and residents.

FOCUS AREAS

- *Data Backed Decision Making*
- *Transit Improvements*
- *Traffic Management*
- *Parking*
- *Preserve Park City's Small Town Feel*
- *Walkable and Bikeable Neighborhoods*
- *Special Events*



COMMUNITY CHARACTER

We value our unique community, quality of life, and authentic character. We support a variety of options that create housing opportunities for all groups within the community. We preserve our historic districts and cultural elements and celebrate the history of Park City.

FOCUS AREAS

- *Small Town Feel*
- *Sense of Community*
- *Land Use Growth*
- *Technology*
- *Historic Preservation*



MODERATE INCOME HOUSING

We will provide housing options for various groups, including workforce, seniors, and first-time home buyers.

FOCUS AREAS

- *Variety of Housing options*
- *Workforce Housing*



WATER AND OPEN SPACE PRESERVATION

We protect our resources and plan for future generations and climate change. We strive to preserve our open and natural lands and create a green buffer around Park City.

FOCUS AREAS

- *Water Preservation*
- *Open Space Conservation*
- *Sensitive Lands*



SUSTAINABILITY

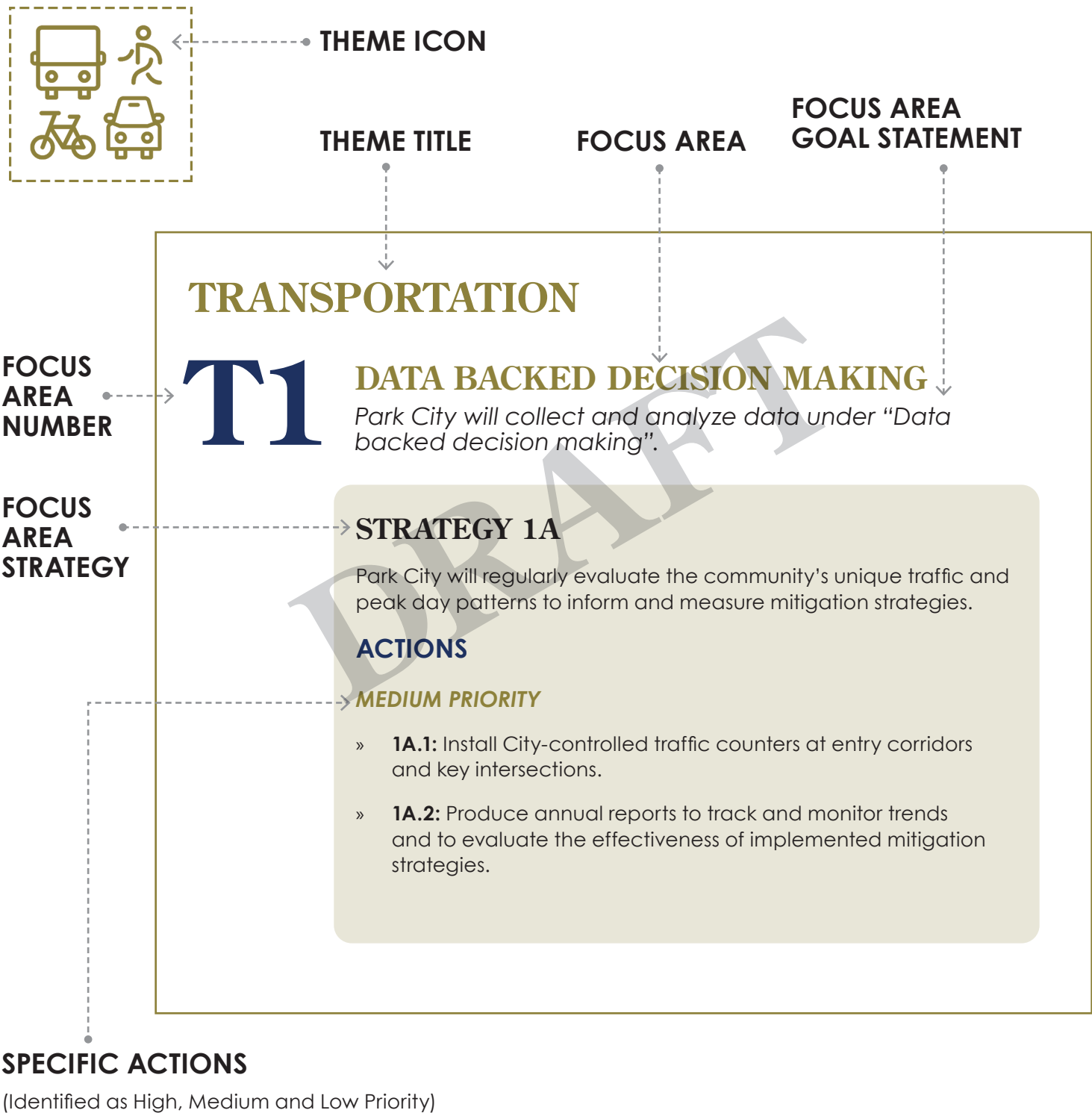
We value our natural environment and preserve and protect natural areas.

FOCUS AREAS

- *Environment*
- *Wildfires*
- *Waste Reduction*
- *Energy Efficiency*

PLAN STRUCTURE

Each Plan Theme includes a set of Strategies and Actions. The example below identifies the key elements of each recommendation. The recommendations have been organized based on High, Medium, and Low priorities to support implementation. These are identifies based on the importance of the action to the successful implementation of each strategy and level of impact each will likely have.



PLAN PROCESS

PROCESS OVERVIEW

The General Plan update process took place from June 2024 through August 2025 across five phases. In **Phase 1 (June–September 2024)**, staff compiled baseline data, then convened advisory bodies in **Phase 2 (July–October 2024)**. **Phase 3 (November 2024–January 2025)** translated community feedback into a draft vision and goals, and **Phase 4 (December 2024–May 2025)** produced the Plan's required elements: land use, transportation, housing, water conservation. Finally, in **Phase 5 (June–August 2025)**, the draft was released for public comment and put up for adoption. **Three engagement windows** sought public input: Project Awareness & Values Identification (June–October 2024), Ideas & Alternatives Development (November 2024–March 2025), and Draft & Final Plan Sharing (April–July 2025).

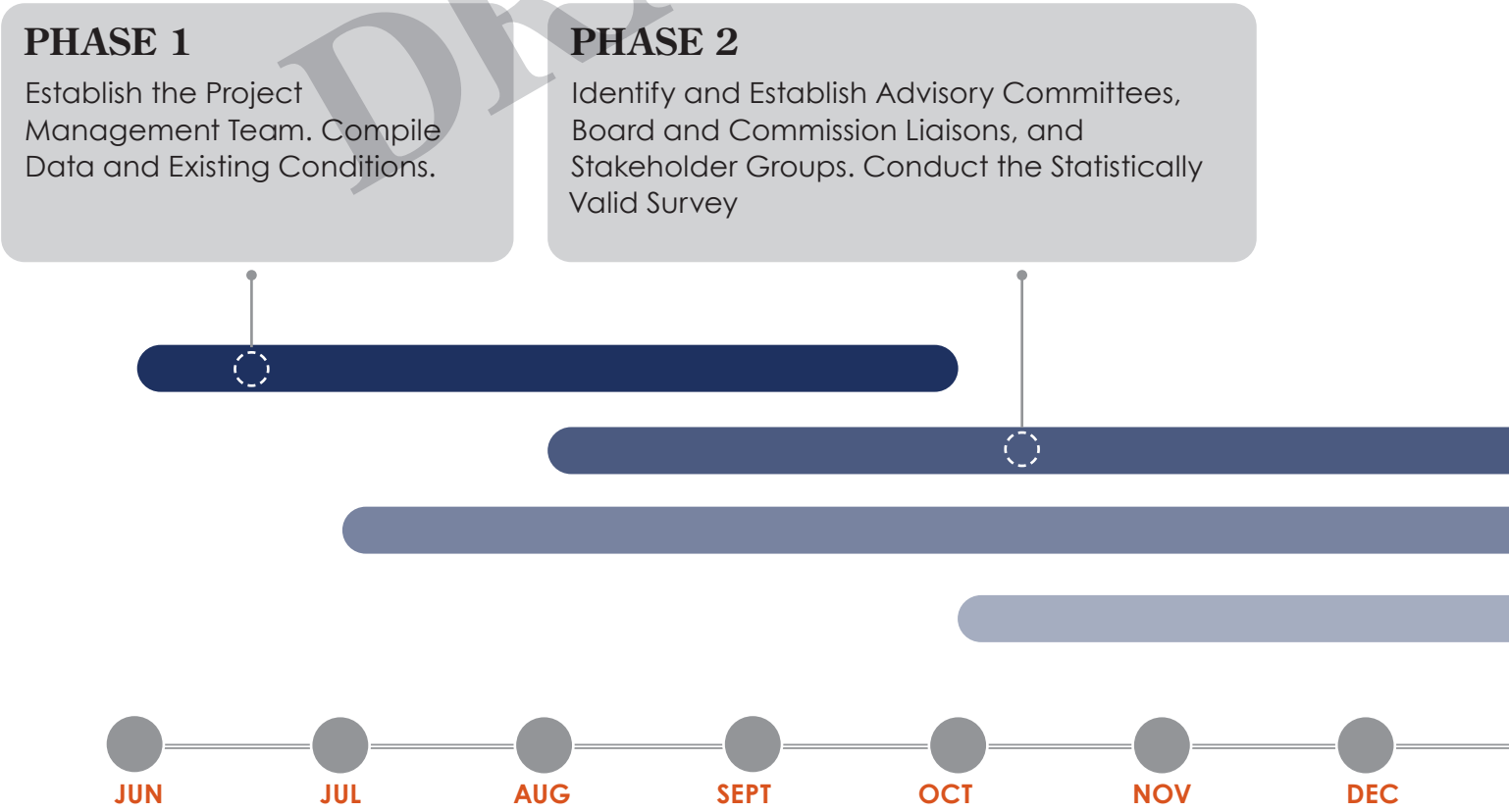
ENGAGEMENT WINDOWS

1

PROJECT AWARENESS & VALUES IDENTIFICATION

- Council Interviews
- Advisory Committee Meeting
- Technical Advisory Committee Meeting
- Statistically Valid Survey
- Project Launch-Open House
- Project Website

PROJECT TIMELINE



2

IDEAS & ALTERNATIVES DEVELOPMENT

- Online Questionnaire
- Focus Groups
- Neighborhood Open Houses
- Continued Advisory Meetings
- Updates to Project Website
- Community Open House

3

DRAFT & FINAL PLAN SHARING

- Workshops with Advisory Committees
- Public Presentation
- Draft Plan for Public Comment
- Open House

PHASE 3

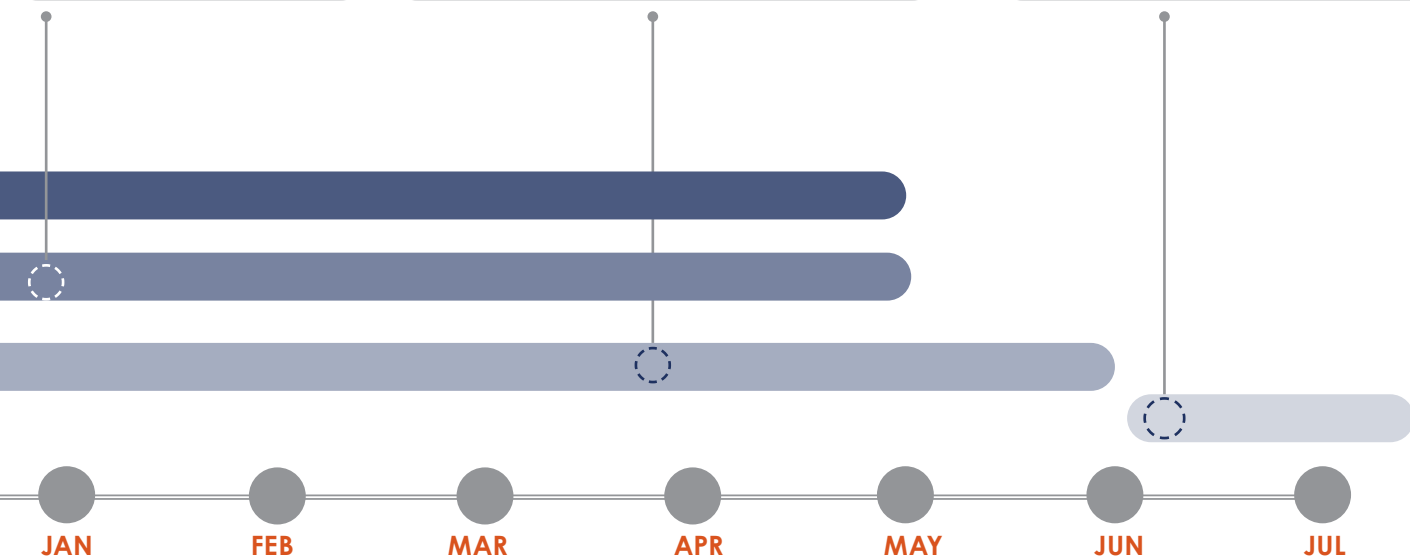
Lead Community Visioning and Goals

PHASE 4

Develop General Plan Elements in conformance with Community Goals and the requirements of Utah Code

PHASE 5

General Plan Adoption



ENGAGEMENT OVERVIEW

ENGAGEMENT VISION

To create a shared Vision for Park City's General Plan through transparent and inclusive engagement among residents, stakeholders, and diverse voices, the project included three engagement windows.

1

ENGAGEMENT WINDOW

Project Awareness & Values Identification

SEPT - DEC 2024



Technical Advisory Committee Meetings

2

ENGAGEMENT WINDOW

Ideas & Alternatives Development

JAN - MARCH 2025



Open House 1

3

ENGAGEMENT WINDOW

Draft & Final Plan Sharing

MAY - JULY 2025



Open House 2



Open House 3

HOW WE ENGAGED IN THE COMMUNITY

1,118 TOTAL PARTICIPANTS



COMMUNITY INTERACTION

- » Open House
- » Project Website
- » Statistically Valid Survey
- » Online Questionnaire
- » Focus Groups
- » Youth Council Work Session



ADVISORY COMMITTEES

- » Technical Advisory Committee
- » General Plan Advisory Committee
- » Neighborhood Advisory Committees



ADVISORY BOARDS

- » Historic Preservation Board
- » Public Art Advisory Board
- » Recreation Advisory Board



CITY COUNCIL AND PLANNING COMMISSION

- » City Council Interviews and Presentation
- » Planning Commission Presentation



DRIVERS & TREND



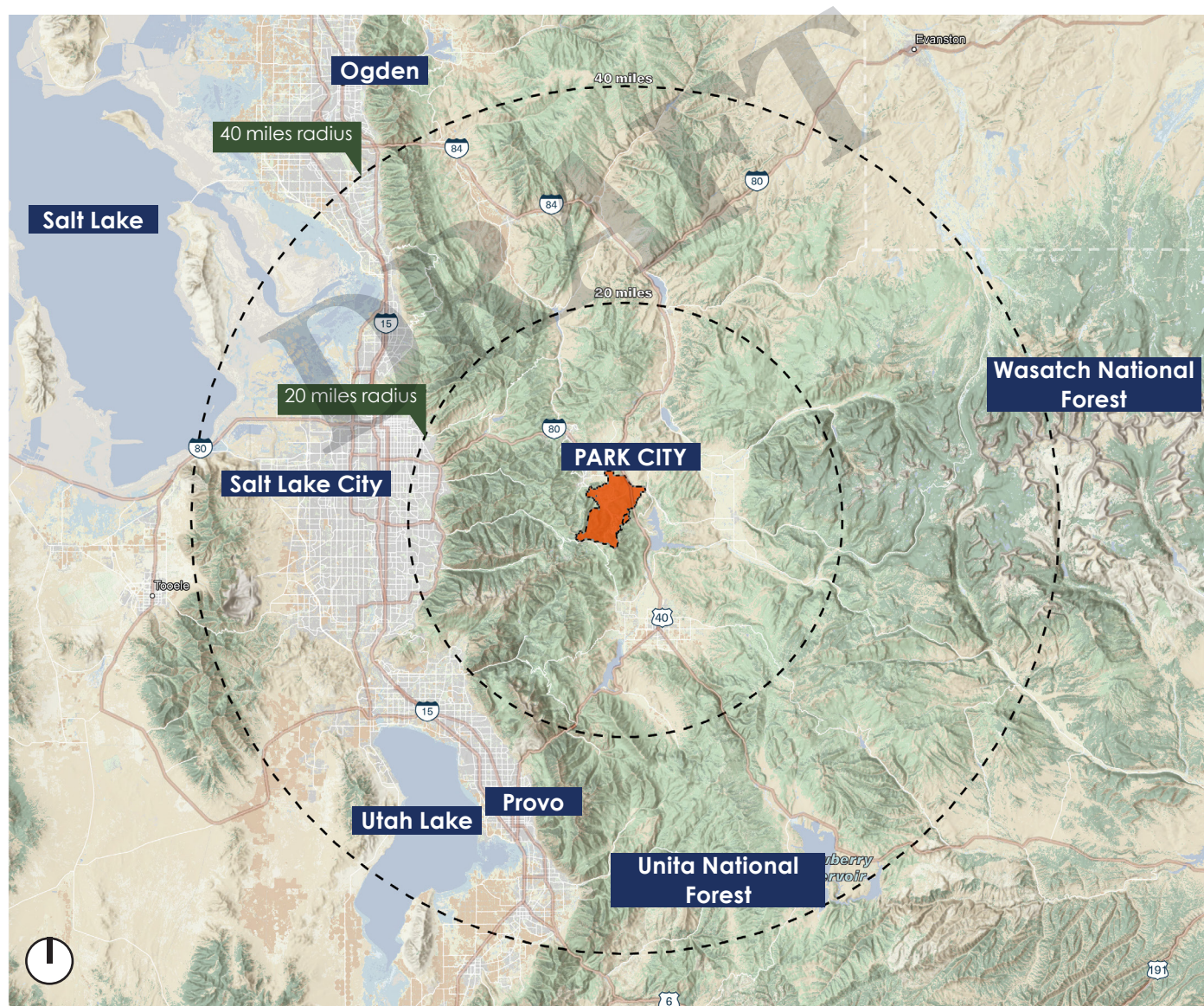
ENDS

REGIONAL CONTEXT

CONTEXT

Covering roughly 22.2 square miles within the rapidly growing Wasatch Back, Park City is just 32 miles from the Wasatch Front, offering easy access from the I-80 corridor in the heart of Summit County, Utah. Deer Valley Resort and Park City Mountain, both within and surrounding the Park City community, are prime destinations for outdoor enthusiasts. Wasatch County – Utah's fastest growing county between 2010 and 2020 with continued growth – on the City's eastern and southern border includes developments like the Jordanelle Specially Planned Area with approximately 15,000 units, and the Military Installation Development Authority (MIDA) project area, including the Deer Valley East Village. The MIDA project area is planned to include

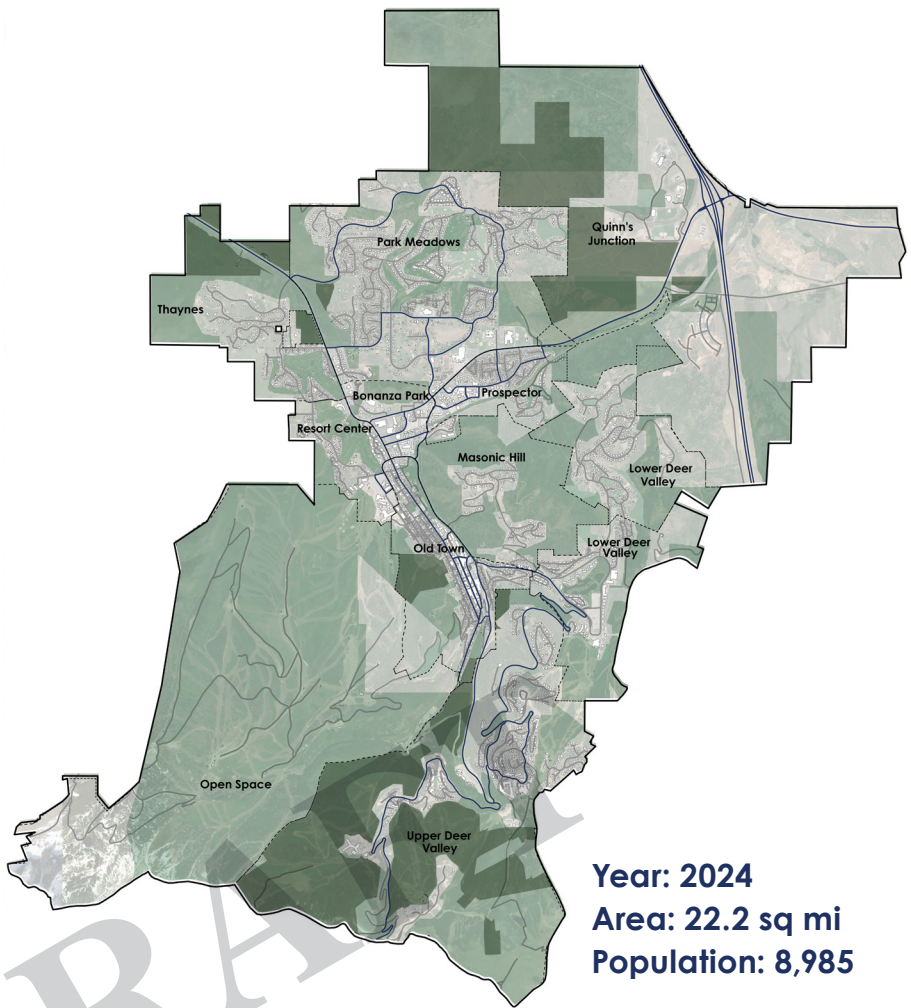
seven hotels, over 1,000 condominium units, 410 townhomes, approximately 750 single-family homes, over 600 workforce housing units, and approximately 325,000 square feet of retail space, with potential increases under review. Hideout, Utah, incorporated in 2008 with continued boundary expansions, has a pending unit count of about 2,500. To the City's north and east within Summit County, development at The Canyons and Silver Creek continues, and projects like the Cline Dahle and Dakota Pacific are under review. Throughout the engagement process, community members noted that in the context of regional growth, preserving quality of life, Park City's small-town character, and open space buffer are critical concerns.



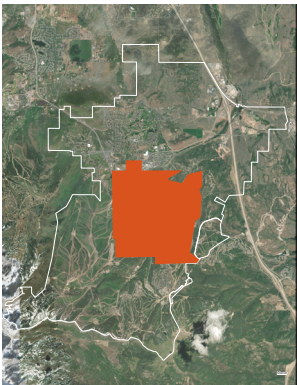
PARK CITY TODAY

GROWTH OVER THE YEARS

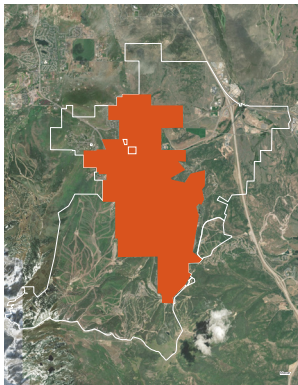
Since 1970, Park City has undergone a dramatic expansion in both land area and population but the increase in geography has far outpaced gains in resident numbers. In 1970, the City covered just 4.03 square miles and was home to 1,193 residents. By 1980, its footprint had nearly doubled to 7.27 square miles, yet the population rose to only 2,823. The following decade saw continued growth: in 1990 Park City encompassed 8.33 square miles with 4,448 people. After the Winter Olympics, boundaries more than doubled again to 17.64 square miles by 2012, while population climbed to 7,431. Today, in 2024, Park City spans 22.2 square miles, with a population of 8,985.



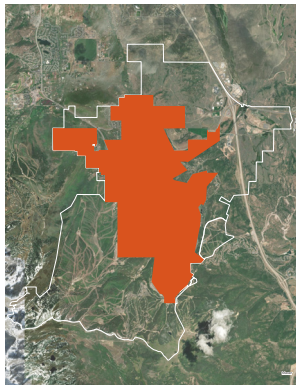
Year: 2024
Area: 22.2 sq mi
Population: 8,985



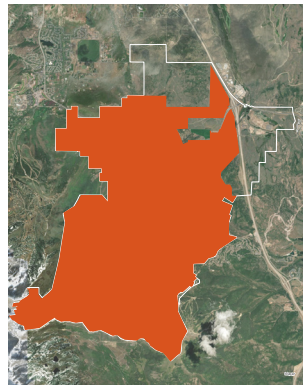
Year: 1970
Area: 4.03 sq mi
Population: 1,193



Year: 1980
Area: 7.27 sq mi
Population: 2,823



Year: 1990
Area: 8.33 sq mi
Population: 4,468



Year: 2012
Area: 17.64 sq mi
Population: 7,431

COMMUNITY PROFILE

KEY HIGHLIGHTS

- Based on the Mountainland Association of Governments' projections, Park City's full-time population is only projected to grow by a total of 202 residents (2%) between 2030 and 2050 under current trends.*
- Park City's population increases by 81% during the day, compared to 14% for the County. This trend shows that more people commute into Park City for work than those who commute out. Park City's daytime population is comprised of 80.55% workers and visitors, and 19.45% residents.
- The projected increase in employment in and around Park City indicates that in 2050 Park City is estimated to have 27,158 employees, with an increase of approximately 6,000 employees compared to 2020. This increase will likely have a significant impact on traffic and commuting patterns if no new workforce housing is provided within city boundaries and if transit focused improvements are not made.
- There has been an increase in the median age from 38.5 (2014) to 43.9 (2024). This along with current and projected age demographics suggest that Park City has an aging population with a high percentage of empty nesters and senior households.
- Of Park City's 8,585 housing units, just 33% are occupied, compared to 52% for the County, leaving 67% of Park City's housing units vacant. Of these, 77% or 4,438 units, are for seasonal, recreational, or occasional use, accounting for more than half of Park City's housing stock overall.
- According to the Park City Affordable Housing Analysis (Kem C. Gardner Policy Institute, 2023), about 37.5% of Park City's workforce lives within Summit County, and 62.5% live outside of the County, meaning many commute into the community for work.

**This depends on development of vested density at the resort base areas and the rezoning of the Bonanza Park neighborhood into a mixed-use district.*



Old Town

43.9

Median Age (2024)

59.2

Diversity Index (2024)

Diversity Index: A measure that ranges from 0 to 100 indicating the likelihood that two randomly selected individuals in an area belong to different race or ethnic groups. A higher index suggests greater demographic diversity.

80.5%

Daytime Population:
Non-Residents

Daytime Population: The estimated number of people present in a geographic area during typical business hours (9 a.m. to 5 p.m.), including both residents and inbound commuters (workforce and visitors). This figure helps assess demand for services and infrastructure throughout the day.

12.1%

Workforce living in
the City

56.2%

Employment in the
Service Industry

Population in the Service Industry: The percentage of the civilian employed population working in service-related occupations, such as hospitality, food services, personal care, and recreation. This category is often prominent in tourism-driven economies.

0.49

Primary to Secondary
Housing Ratio (2024)

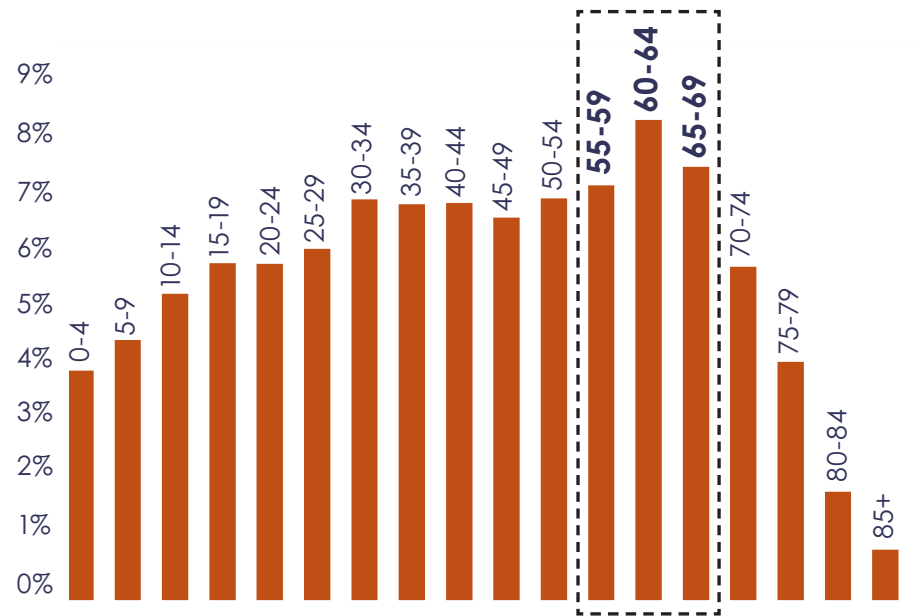
Primary to Secondary Housing Ratio: The ratio comparing primary (full-time resident) housing units to secondary or seasonal/vacation homes. A lower ratio indicates a higher proportion of second homes relative to primary residences.

Source: ESRI Business Analyst 2024

COMMUNITY PROFILE

AGE DEMOGRAPHICS

The highest concentration of residents is within the 55–69 age groups, suggesting a community that is aging. This has implications for housing needs, healthcare services, and mobility planning tailored to older adults. Lower percentages in the 0–14 and 15–24 age groups may indicate fewer young families or a lack of affordability for younger populations.



Age Groups in Park City (2024)
Source: ESRI Business Analyst 2024

TRANSPORTATION TRENDS

A vast majority of residents (over 80%) drove alone in 2023, highlighting Park City's dependence on private vehicles. Public transit, biking, and walking modes remain underutilized.

Total inbound traffic is expected to rise by nearly 30% between 2023 and 2050, reflecting regional growth and increased demand on infrastructure. Traffic on SR248 is projected to grow by two-thirds, more than on SR224, indicating it may become a key corridor requiring priority for upgrades, safety improvements, and multimodal integration.



Drove Alone: People
3086 (2023)



Carpool: People
275 (2023)



Walked or Bicycle: People
155 (2023)



Public Transit: People
175 (2023)



Worked from Home: People
1140 (2023)

Modes of Transport
Source: American Community Survey 5-year Estimates 2023

Average Annual Daily Traffic

Road	2023	2032	2050
SR224	31,500	32,000	33,000
SR248	21,000	25,500	35,000
Total Inbound	52,500	57,500	68,000

Source: UDOT Utah Statewide Travel Model 2024

MEDIAN HOME PRICE

The median home price has tripled in the last 10 years, rising from \$1,000,000 in 2010 to \$3,675,000 in 2024, raising concerns about affordability and access to homeownership within the community. The data shows a significant increase in median home prices over a 14-year period. The scale of the increase may affect housing market dynamics, including access to ownership and demand for different types of housing.

Median Home Price: 2010

\$1,000,000

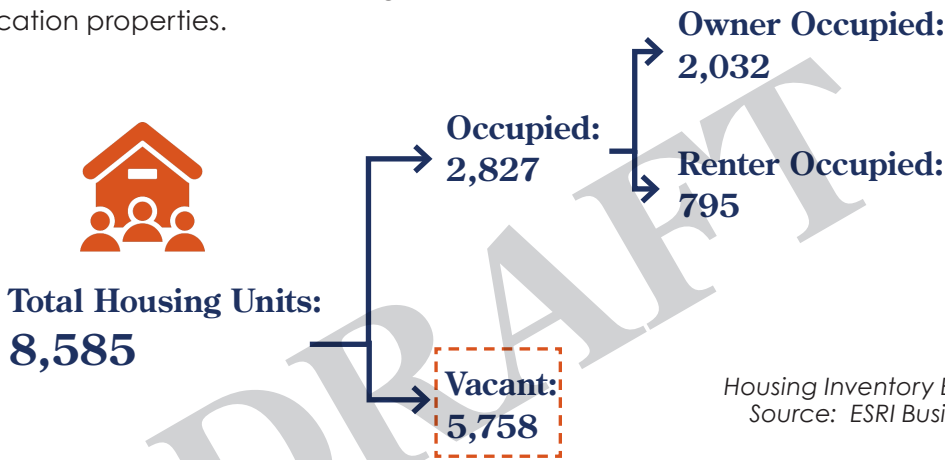
Median Home Price: 2024

\$3,675,000

Source: Redfin, 2014 General Plan

HOUSING TRENDS

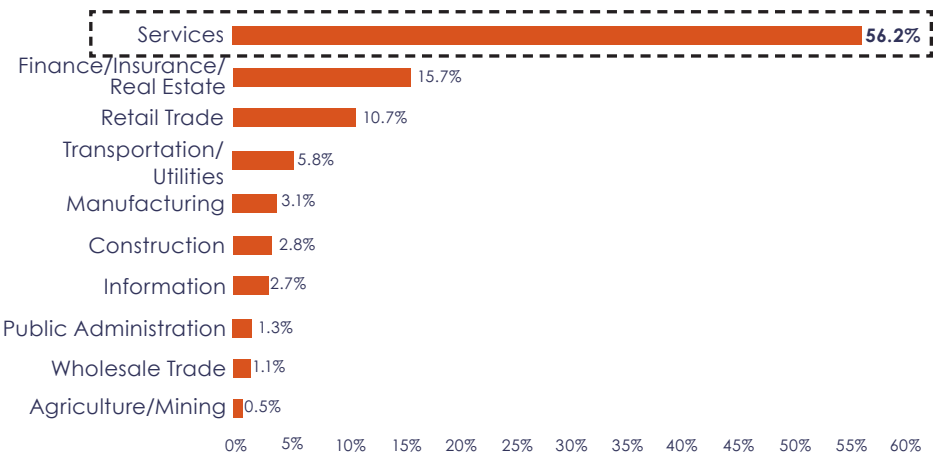
Out of 8,585 total housing units, only 2,827 are occupied, meaning over 67% of units are vacant, likely as second homes or short-term rentals. High vacancy rates often reflect seasonal use, with a significant number of homes serving as second residences or vacation properties.



Housing Inventory Breakdown (2024)
Source: ESRI Business Analyst 2024

EMPLOYMENT

According to 2024 data, the services sector accounts for 56.2% of employment in Park City. Other prominent sectors include finance/insurance/real estate (15.7%), retail trade (10.7%), and transportation/utilities (5.8%). The services sector, which includes hospitality, food services, and recreation, represents the majority of local employment reflecting the tourism-oriented economy.



Employment by Industry in Park City (2024)
Source: ESRI Business Analyst 2024

PLAN ALIGNMENT

PARK CITY GENERAL PLAN 2014

The 2014 General Plan establishes the foundational vision and guiding principles that continue to shape Park City's growth and conservation efforts. Built around the community's Core Values: Small Town Character, Natural Setting, Sense of Community, and Historic Character, it articulates a clear filter test of "keep Park City, Park City" for every policy decision. By documenting trends since the 2002 Winter Olympics and setting population targets around 7,500 residents, this Plan provides the baseline against which future updates measure both new development and preservation initiatives. Its emphasis on protecting the town's unique charm and natural surroundings ensures that as Park City evolves, it retains the very qualities that distinguish it from "Anywhere USA."

PARK CITY VISION 2020: FINAL VISION & STRATEGIC ACTION PLAN

Vision 2020 translates broad community aspirations into a concrete, ten-year framework of projects, policies, and performance check-ins. Crafted through an open and inclusive engagement process, it reflects a collective permission from residents to pursue bold but attainable actions that advance Park City's long-term vision. The Plan's structure, which embeds progress reviews every three to five years, offers a dynamic model for tracking implementation and course-correcting as needed.

PARK CITY FORWARD 2022

Park City Forward offers a thirty-year blueprint for the City's transportation network, marrying local values with pragmatic investment strategies. It addresses the evolving needs of residents, businesses, and visitors, ensuring that limited transportation funds are allocated to projects that bolster multimodal connectivity while respecting the City's natural setting and historic character. By anticipating growth in surrounding communities and coordinating with regional partners, this Plan positions Park City to manage traffic, transit, and trail expansion in harmony with broader Wasatch Back objectives.

PARK CITY SHORT RANGE TRANSIT PLAN 2020

The Short-Range Transit Plan serves as Park City's five-year operational playbook for public transportation, detailing route modifications, frequency adjustments, and fleet requirements. Functioning as both a business plan and tactical guide for Park City Transit (PCT), the SRTP aligns day-to-day service decisions with broader mobility goals. It allows policymakers to respond swiftly to shifting ridership patterns, budgetary changes, and emerging technologies, ensuring that transit service remains efficient, reliable, and responsive to community needs. As part of the General Plan Update, the SRTP's granular analysis anchors the Update's short-term action items in realistic service metrics and cost forecasts.



OPPORTUNITIES & CHALLENGES

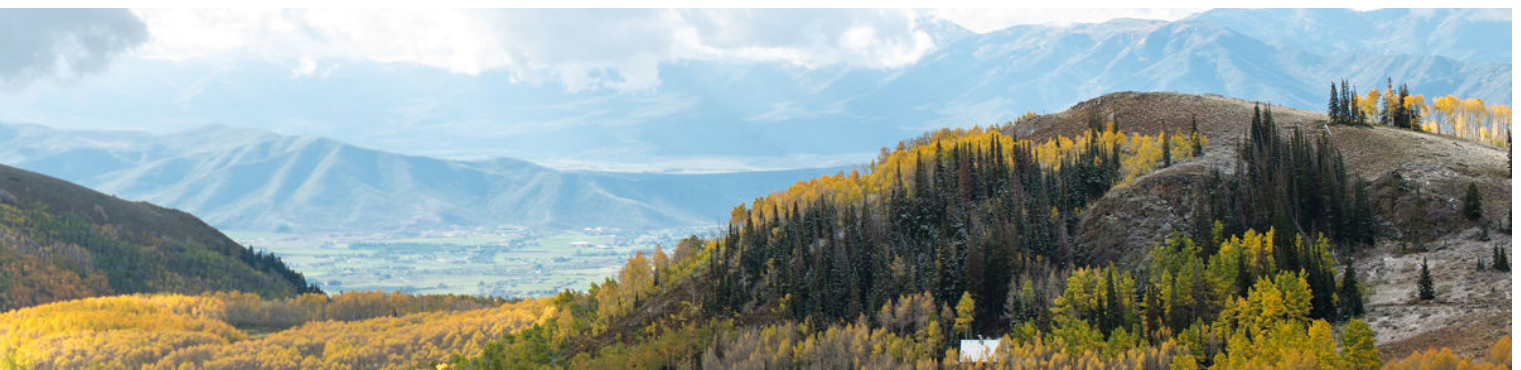
OPPORTUNITIES

- **Preserving Community Values:** Residents strongly value Park City's sense of community, environmental quality, and authenticity. There is an opportunity to preserve these values while adapting to change.
- **Diversifying Housing Options:** Survey respondents supported a variety of housing types, especially seasonal employee housing, income-restricted housing, and smaller units to accommodate a broader range of residents.
- **Enhancing Transportation Choices:** Improving walkability, expanding bus routes, and implementing alternative parking strategies were identified as key steps to reduce congestion and improve mobility.
- **Supporting Parks and Open Space:** Parks, trails, and natural areas are among the most valued aspects of life in Park City. Continued investment in trail connections, preservation, and wildfire mitigation is widely supported.
- **Revitalizing Underutilized Areas:** Redevelopment of outdated properties and support for locally focused businesses can help reinforce neighborhood vibrancy while meeting evolving community needs.

CHALLENGES

- **Traffic and Congestion:** 71% of survey respondents identified traffic as the top challenge, especially related to event-based travel, recreation access, and workforce commuting.
- **Housing Affordability:** Many residents expressed concern over the lack of affordable and workforce housing, with only 12.1% of the workforce currently living within the city.
- **Growth Pressures:** Community members noted that managing growth while preserving quality of life, small-town character, and natural areas is a critical concern.
- **Transportation Infrastructure:** Limitations in transit availability, public parking, and walkability were seen as significant barriers to getting around, especially during peak visitor periods.
- **Balancing Tourism and Local Needs:** Residents expressed the need to balance the demands of tourism with everyday needs of full-time residents, including access to services, housing, and mobility.

**As articulated in the General Plan Survey and Engagement Process.*



Bonanza Flats



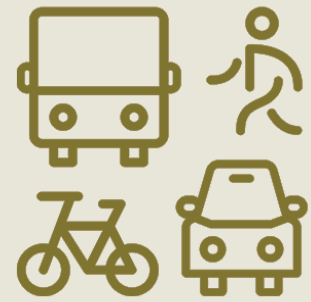
PLAN THEMES





TRANSPORTATION

We value a connected community with great access to recreation and open spaces and a variety of transportation options for visitors, workforce, and residents.



FOCUS AREAS

T1. Data Backed Decision Making

T2. Transit Improvements

T3. Traffic Management

T4. Parking

T5. Preserve Park City's Small-Town Feel

T6. Walkable and Bikeable Neighborhoods

T7. Special Events

T8. Emergency Planning

TRANSPORTATION

INTRODUCTION

The results of the Statistically Valid Survey indicate that 71% of Park City residents find traffic and congestion to be Park City's biggest challenge. Residents indicated that prioritizing walkability and pedestrians is a top priority over the next five to ten years. A capture lot system for workers and visitors was the second most popular transportation option for respondents. Improving transit and easing congestion without impacting the small-town feel and open space that define Park City were also common themes.

In 2023, the leading non-interstate volumes in Park City occur along SR-224 (31,500 vehicles per day), SR-248 (21,000 vehicles per day), and Deer Valley Drive (19,500 vehicles per day). In 2023, of the 13,461 people that were employed within Park City, 87.4% lived outside of the city, meaning that the majority of the people who work in Park City live outside of the city and must commute to work from elsewhere. Overall, the city has a net inflow of commuters, with more people coming to the city to work than leaving the city to work. By 2050, SR-224 is expected to grow in traffic volumes by 5% to 33,000 vehicles, Deer Valley Drive by 10% to 21,500 vehicles, and SR-248 by 66% to 35,000 vehicles per day.

The Transportation Plan Theme provides an opportunity to address this key community priority. This Plan Theme focuses on ways to increase transit and mobility focused improvements while preserving Park City's small town feel. A key priority for these actions and strategies is to find solutions that will not require widening of existing roadways. Solutions to traffic and congestion are complex, and the community has indicated support for measures that would enable multi-modal improvements over improvements for individual cars. While the community prioritizes limitation of expansion of roads, there may be innovative solutions in the future that could be best implemented with some additional space. For this reason, this plan is clear that if lane widening is ever considered in the future, it must only be used to provide multi-modal improvements and should not be used to increase car driving lanes.

WHAT WE HEARD

71% of respondents feel the **biggest challenge in the eyes of the residents is traffic and congestion.** (Survey)

81% approximate increase in daytime population in Park City. (Existing Trends)

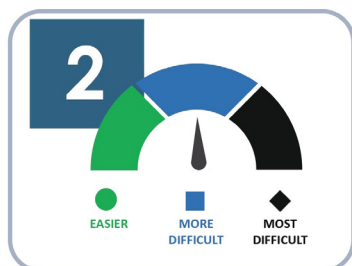
Residents prefer a focus on improved walkability and transit services for workers and visitors and prioritization of transportation improvements.

Park City residents feel that streets that prioritize walkability, and park and ride lots with express/worker transit service should be the top factors to consider when prioritizing projects in the next 5 to 10 years.

More than half of Park City residents reported that among all transportation challenges, infrastructure limitations creates the most issues.

PREFERRED SCENARIO

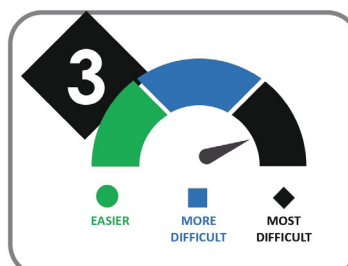
SCENARIO 2: More Difficult



34.63%

This scenario focuses on reducing car dependency while fostering a livable, transit-oriented, and pedestrian-focused environment.

SCENARIO 3: Most Difficult



34.07%

This scenario prioritizes people over cars, ensuring that visitors and residents alike can navigate Park City without relying on personal vehicles with consideration for the needs of residents.

CURRENT INITIATIVES

Park City has taken significant steps since the 2014 General Plan to address traffic, congestion, and transportation options. This section describes some of these achievements.

T2: TRANSIT IMPROVEMENTS

- The City is partnering with Summit County, High Valley Transit, and the Utah Department of Transportation to establish SR-224 Bus Rapid Transit.
- The Re-Create 248 Transit Study is focused on transforming travel along the SR-248 corridor. By considering the regional nature of traffic patterns and transportation needs, the study aims to identify solutions that expand mobility options for visitors, the workforce, and residents. The outcome will be an enhanced transit system along SR-248. Twelve potential transit modes and two corridor alignments are being evaluated. The goal is to identify a Locally Preferred Alternative by January 2026.
- The City supported increased capture lot usage at Richardson Flat and conducted needs analysis in partnership with Summit County for future capture lot site feasibility.
- As a result of a recent Emerging Disruptors transportation study, the City is working with Summit County and stakeholders to improve airport connections to the City.
- High Valley Transit operates low frequency service to Salt Lake City.
- The City piloted an on-demand micro transit system, but it was ultimately determined the pilot did not meet the goals due to the cost of operations.
- Park City Transit, Engineering, and Transportation Planning worked to improve Park Avenue bus stops and are working on improvements to 80 more stops through 2028.

T3: TRAFFIC MANAGEMENT

- Park City Forward, adopted in 2022, included 84 transportation initiatives with minimal recommendations to widen existing streets or highways.
- The City is advancing code amendments to reduce parking ratios, allow shared and off-site parking, set parking maximums, and support alternative strategies like carshare and EV spaces.
- The Bonanza Park Small Area Plan recommends a new walkable mixed-use zone where residents can live within ¼ mile of public transit, amenities, and services.
- The City hired a traffic manager to oversee traffic operations during the peak winter and event days, when traffic and transit are the busiest and need the most operational support.
- The City operates several TDM programs including Guaranteed Ride Home, Ride On Park City, and UTA Vanpool.
- The City launched and championed the Ride On platform that educates the public on alternative transportation choices and rewards businesses and individuals who compete in monthly and seasonal challenges.

T4: PARKING

- The Downtown and Main Street Parking Management Plan was completed and is regularly reviewed and updated regarding parking rates and enforcement policies.
- On April 27, 2023, the City Council adopted an Ordinance updating bike parking requirements for new development, including standards for outdoor racks and indoor bike storage.
- The City is updating Traffic Impact Study Guidelines and the Land Management Code to establish measurable options for developers to reduce single-occupancy vehicles and enhance transit ridership, walking, biking, and

other modes of transportation through parking reductions and comprehensive Transportation Demand Management plans.

T5: PRESERVE PARK CITY'S SMALL-TOWN FEEL

- The Neighborhoods First Streets Program was developed to work with residents to make neighborhoods safer and more livable by implementing traffic calming strategies, resolve street parking concerns, and generally respond to requests from the public that impact our local streets.
- In the summer of 2025 Park City is implementing temporary traffic calming measures to evaluate the effectiveness before investing in permanent improvements.

T6: WALKABLE AND BIKEABLE NEIGHBORHOODS

- City investments have been made to install bike racks throughout the community's business districts, transit stops, and recreational facilities.
- On January 4, 2018, the City Council adopted a Resolution, approving a complete streets policy to encourage walking, bicycling, and transit use while continuing safe operations for all users and modes.
- Bonanza Park Master Plan outlines possible connectivity improvements.

T7: SPECIAL EVENTS

- During peak events, the peak day management team establish drop and load zones for private transportation carriers.



Bus Transit System



Bike Trails

TRANSPORTATION

T1

DATA BACKED DECISION MAKING

Park City will collect and analyze data under “Data backed decision making”.

STRATEGY 1A

Park City will regularly evaluate the community's unique traffic and peak day patterns to inform and measure mitigation strategies.

ACTIONS

MEDIUM PRIORITY

- » **1A.1:** Install City-controlled traffic counters at entry corridors and key intersections.
- » **1A.2:** Produce annual reports to track and monitor trends and to evaluate the effectiveness of implemented mitigation strategies.

T2

TRANSIT IMPROVEMENTS

Park City will prioritize an efficient and effective transit system that provides convenient, predictable, and reliable connections for visitors, the workforce, and residents.

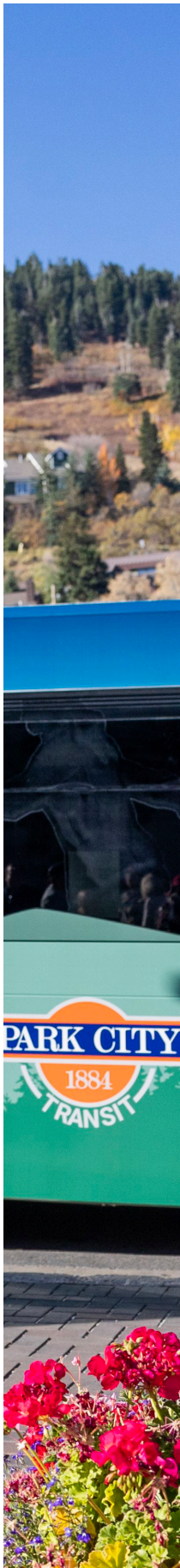
STRATEGY 2A

Advance high-capacity transit on the SR-224 and SR-248 corridors in coordination with High Valley Transit and the Utah Department of Transportation (UDOT) to serve as the primary transit spines connecting regional capture lots to key destinations.

ACTIONS

HIGH PRIORITY

- » **2A.1:** Support the planning, design, and implementation of SR-224 Bus Rapid Transit.
- » **2A.2:** Complete the Re-Create 248 Transit Study in early 2026 to address projected corridor needs.
- » **2A.3:** Identify the location for a capture lot along SR-248 by September 1, 2025.



T2

MEDIUM PRIORITY

- » **2A.4:** Partner with Summit County, Wasatch County, and UDOT to improve existing and develop new park-and-ride hubs identified in the capture lot capacity analysis to connect visitors and the workforce with convenient and seamless access to parking, reliable transit connections, and supportive amenities such as retail, grocery, and childcare for employees and visitors.
- » **2A.5:** Complete a detailed analysis of comprehensive capture lot capacity needs, addressing multiple horizon years, travel markets, and demand for special events by the summer of 2026.

STRATEGY 2B

Build on the Short-Range Transit Plan and Transportation Master Plan Park City Forward to build the transit network, increase transit frequency, and improve regional connections.

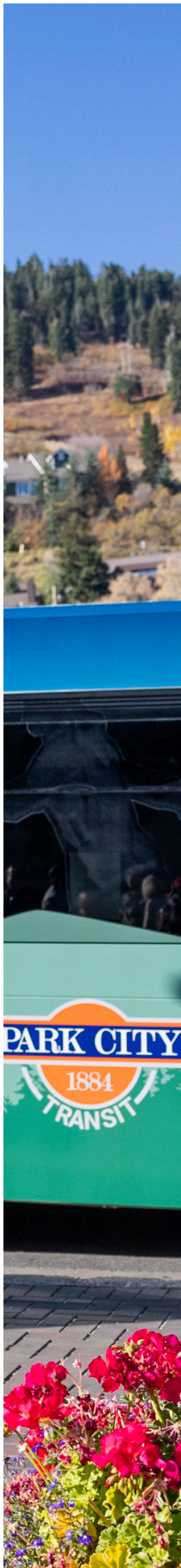
ACTIONS

HIGH PRIORITY

- » **2B.1:** Evaluate traffic signals and corridors for transit signal priority to provide more reliable transit operation.
- » **2B.2:** Increase headways on key internal routes to 10-15 minutes during peak hours.
- » **2B.3:** Partner with High Valley Transit, Summit County, the Wasatch Front, and stakeholders to enhance the Park City-Salt Lake City Connect Route to provide direct and frequent service between Park City and the Salt Lake City International Airport.
- » **2B.4:** Work toward dedicated transit lanes and other required infrastructure wherever feasible within Park City to maintain speed and reliability during congested periods.

MEDIUM PRIORITY

- » **2B.5:** Continue to electrify and modernize the City's transit fleet.
- » **2B.6:** Establish a parking permit program that allows residents in areas not proximate to a transit stop to park near a transit stop in their neighborhood.
- » **2B.7:** Improve or replace the current mobile app used for transit service with an app that is more user friendly to a range of riders.
- » **2B.8:** Partner with High Valley Transit to increase service frequency to Wasatch Back communities to provide reliable commutes for the workforce.



TRANSPORTATION

T2

LOW PRIORITY

- » **2B.9:** Complete planned upgrades for local bus stops with improved amenities and accessibility features, including relevant route information, by 2026 and begin planning for the next round of improvements starting in 2026.
- » **2B.10:** Track the performance of the summer Transit to Trails Program and make data-informed refinements and service expansions to improve user experience.
- » **2B.11:** Evaluate new Transit to Trail connections to mitigate trail user parking in residential and commercial areas.
- » **2B.12:** Evaluate transit improvements for trail users including regional park-and-rides and transit connections for recreation users in all seasons.
- » **2B.13:** Evaluate the feasibility of a gondola system to connect key destinations within Park City, providing a high-capacity transit option that bypasses vehicle congestion.
- » **2B.14:** Adopt design guidelines for transit stops compatible with the City's mountain town aesthetic.

STRATEGY 2C

Park City will develop a network of internal mobility hubs as shown in the Node Types Map, including ones in the Thaynes and Park Meadows neighborhoods, as well as more developed ones in Bonanza and Old Town, and supportive infrastructure to enhance first- and last-mile connections.

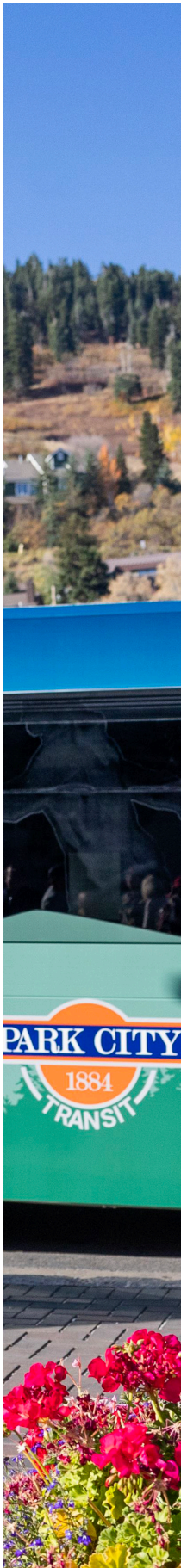
ACTIONS

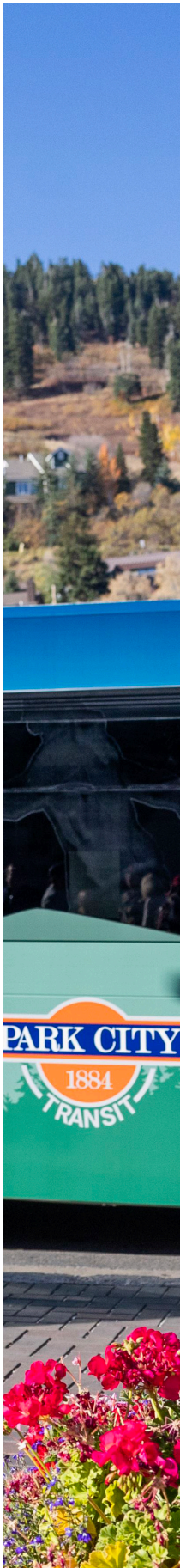
HIGH PRIORITY

- » **2C.1:** Improve pedestrian and bike access to key hubs from surrounding neighborhoods.
- » **2A.2:** Provide dynamic signage, real-time transit arrival information, and user-friendly wayfinding to support seamless multimodal transfers.

MEDIUM PRIORITY

- » **2C.3:** Build mobility hubs in areas with existing routes with high ridership, higher density, mixed-use development, and activity centers to support transit-oriented development and provide access for all users in areas like Old Town and Bonanza Park.





T2

LOW PRIORITY

- » **2C.4:** Co-locate bike shares, e-bike and transit charging infrastructure, and transit amenities such as; coffee stands, food trucks, and warming yurts, where demand exists.

T3

TRAFFIC MANAGEMENT

Park City will enhance transit, walking, biking, and other active travel modes and utilize dynamic travel demand methods to ease vehicular congestion without expanding roads.

STRATEGY 3A

Evaluate long-term congestion pricing and/or flex-lanes on SR-224 and SR-248.

ACTIONS

MEDIUM PRIORITY

- » **3A.1:** Explore coordination with UDOT to institute a flex lane system to manage peak inbound and outbound traffic flows along SR-224 and SR-248 to add directional capacity without requiring roadway widening.

LOW PRIORITY

- » **3A.2:** Explore the feasibility of congestion pricing and other demand-based policy tools along SR-224 and SR-248, with attention to mitigating impacts on the workforce and residents.

STRATEGY 3B

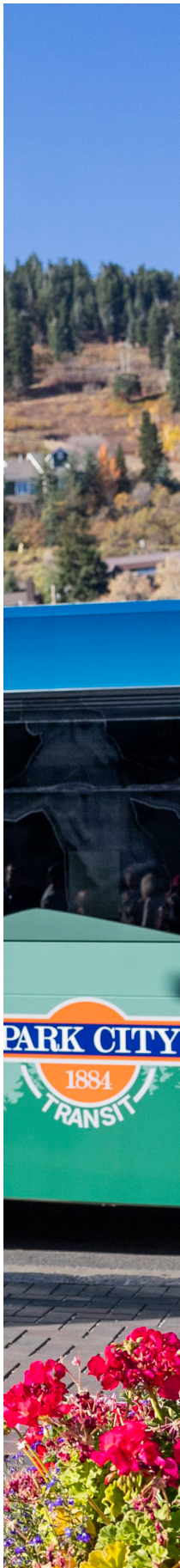
Park City will prioritize using pricing, mode shift, and land use policy, instead of roadway widening, to manage congestion.

ACTIONS

HIGH PRIORITY

- » **3B.1:** Update Zoning Districts to allow for mixed use within the City's commercial districts, such as Quinn's Junction and Bonanza Park, in key areas, reducing trip demand and length by bringing housing, jobs, and services closer together.

TRANSPORTATION



MEDIUM PRIORITY

- » **3B.2:** Require event organizers to provide regional transit and shuttle services for major events, including connections to wider Summit County, the Wasatch Back, and the Wasatch Front. Expand charter bus and rideshare incentives for large gatherings.

STRATEGY 3C

Deploy smart traffic management tools to inform dynamic operations and user guidance.

ACTIONS

HIGH PRIORITY

- » **3C.1:** Coordinate with resort partners to expand real-time travel info, parking availability displays, and traffic monitoring.

MEDIUM PRIORITY

- » **3C.2:** Coordinate traffic signal timing and publicly available traveler info systems with transit operations to minimize delay of transit at traffic signals and provide more accurate transit travel time estimates.
- » **3C.3:** Evaluate traffic volumes and signal timing to optimize traffic signals to minimize vehicle delay.

STRATEGY 3D

Strengthen policies that reduce reliance on single-occupancy vehicles by requiring and incentivizing multimodal transportation through planning, development, and transportation initiatives.

ACTIONS

HIGH PRIORITY

- » **3D.1:** Incorporate trip reduction strategies and shared parking provisions into broader zoning reform efforts, including mixed-use friendly policies in areas like Quinn's Junction Community Mixed-Use Node.
- » **3D.2:** Provide carpooling and vanpooling incentives, particularly for commuters, including construction teams.

T3

MEDIUM PRIORITY

- » **3D.3:** Require major employers to appoint Transportation Demand Management coordinators to oversee and promote sustainable commute options and collaborate with City staff or an approved third-party entity to monitor compliance and trip reduction goals.
- » **3D.4:** Continue developing clear policies for new developments, resorts, and major employers to integrate trip reduction strategies, establish mode-shift targets, and reduce parking through formal City mechanisms.

LOW PRIORITY

- » **3D.5:** Evaluate the effectiveness of the Ride On Park City program by analyzing its impact on mode share, seasonal variation, and travel behavior.
- » **3D.6:** Annually recognize and celebrate the accomplishments of major employers who successfully implement Transportation Demand Management (TDM) strategies and highlight which strategies were most effective.

STRATEGY 3E

Reduce wildlife-vehicle collisions.

ACTIONS

HIGH PRIORITY

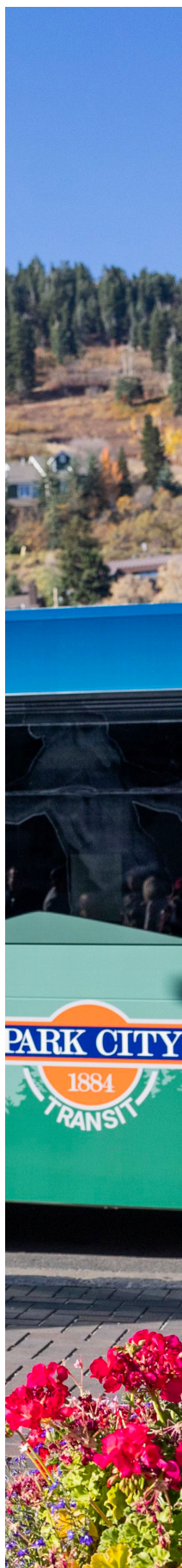
- » **3E.1:** Improve fencing along SR-224 and SR-248 to allow animal crossings at designated areas.
- » **3E.2:** Install streetlights along high crash corridors.
- » **3E.3:** Provide median barriers with occasional gaps to allow animals to cross while enhancing drivers night-time vision.

MEDIUM PRIORITY

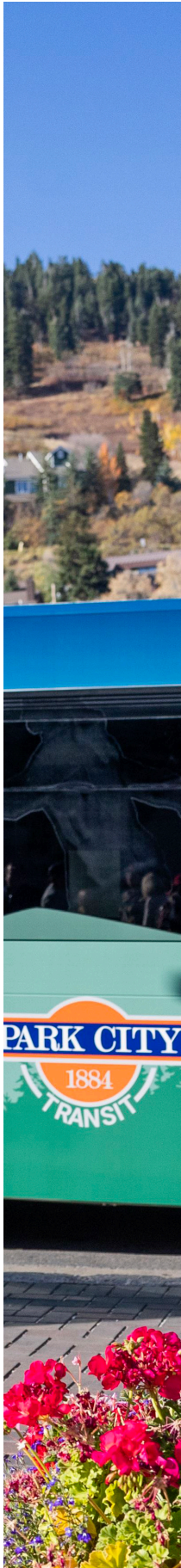
- » **3E.4:** The City will work with UDOT to explore locations along SR-224 and SR-248 for grade separated wildlife crossings.
- » **3E.5:** Grade the shoulders of roadways more gently to provide better visibility to animals on the side of the road.

LOW PRIORITY

- » **3E.6:** Mow and maintain roadway shoulders to remove animal food sources close to busy roadways.
- » **3E.7:** Continue supporting animal awareness art such as the reflective silhouettes along SR-224.



TRANSPORTATION



T4

PARKING

Park City will prioritize parking access for non-SOV (Single Occupancy Vehicle) modes to support the existing character.

STRATEGY 4A

Use parking pricing and policy updates to support mode shift goals, reduce vehicle congestion, and prioritize access for residents and high-occupancy travel.

ACTIONS

HIGH PRIORITY

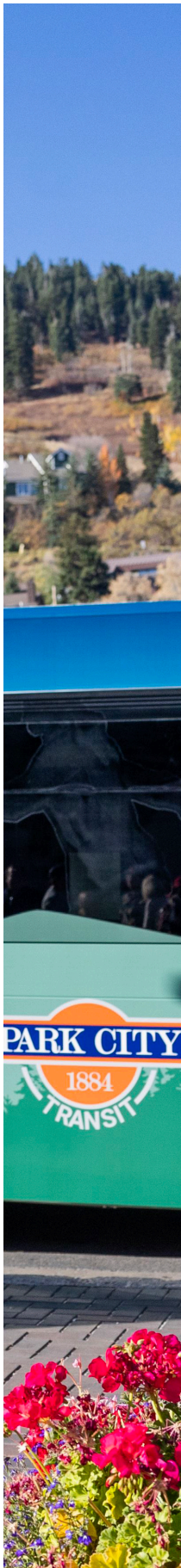
- » **4A.1:** Partner with resorts to further increase parking pricing and reservation systems as a strategy to reduce single-occupancy vehicle and personal vehicle use.
- » **4A.2:** Integrate capture lots with ski resort transit service.

MEDIUM PRIORITY

- » **4A.3:** Conduct a city-wide parking study to assess the current parking needs, future needs, shared parking policies, and possible parking lots to eliminate or build in the future.
- » **4A.4:** Update the Land Management Code to include parking maximums instead of parking minimums.

LOW PRIORITY

- » **4A.5:** Develop policies and partnerships with private developments to implement policies that mitigate spillover parking impacts on nearby residents and businesses.
- » **4A.6:** Update parking code to prohibit the leasing of parking spaces for uses other than those intended for the development.
- » **4A.7:** Provide discounts or permit options for residents and employees to maintain equitable access to important destinations.
- » **4A.8:** Eliminate excess surface parking lots in core areas, such as in Old Town, to make room for streetscape elements, active transportation, and transit.



STRATEGY 4B

Continue to implement the bike parking requirements of Ordinance No. 2023-18 for new development

ACTIONS

MEDIUM PRIORITY

- » **4B.1:** Ensure ongoing implementation of the Install A Rack Program for public bike parking.
- » **4B.2:** Regularly evaluate the bike parking and bike storage requirements of Ordinance No. 2023-18 to ensure they reflect best practices. Identify incentives to bring existing developments into compliance.

T5

PRESERVE PARK CITY'S SMALL TOWN FEEL

Park City will manage vehicular traffic and elevate pedestrian and bicyclist safety to preserve neighborhoods.

STRATEGY 5A

Implement Main Street circulation improvements to enhance safety and efficiency in Old Town and support a more walkable, less car-dependent downtown.

ACTIONS

HIGH PRIORITY

- » **5A.1:** Convert Main Street into a pedestrian and transit-only area during peak seasons and weekends to improve walking and biking access, support events, and enhance transit service.

MEDIUM PRIORITY

- » **5A.2:** Preserve space for transit and emergency vehicle access.

TRANSPORTATION

T5

LOW PRIORITY

- » **5A.3:** Explore conversion to one-way traffic with wider sidewalks, with consideration of transit routes.
- » **5A.4:** Work with downtown businesses to ensure sufficient parking and freight access.
- » **5A.5:** Enforce e-bike regulations to ensure safety for all users of trails and roadways.

STRATEGY 5B

Continue to expand and implement traffic calming initiatives through the Neighborhoods First Streets Program.

ACTIONS

HIGH PRIORITY

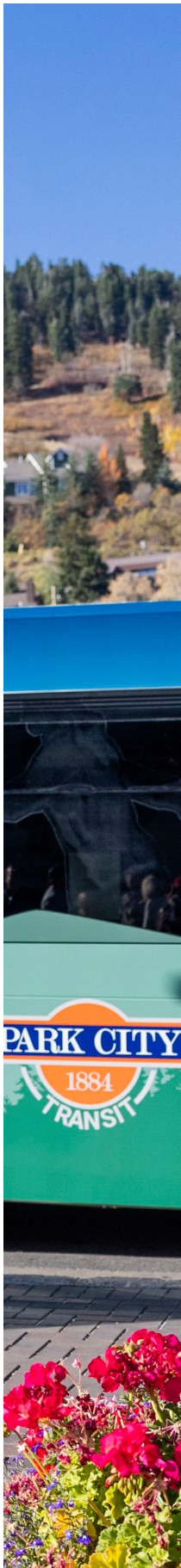
- » **5B.1:** Use traffic calming measures such as curb extensions, signage, and striping to slow vehicles.
- » **5B.2:** Reduce street parking where it impairs visibility or crossing safety.

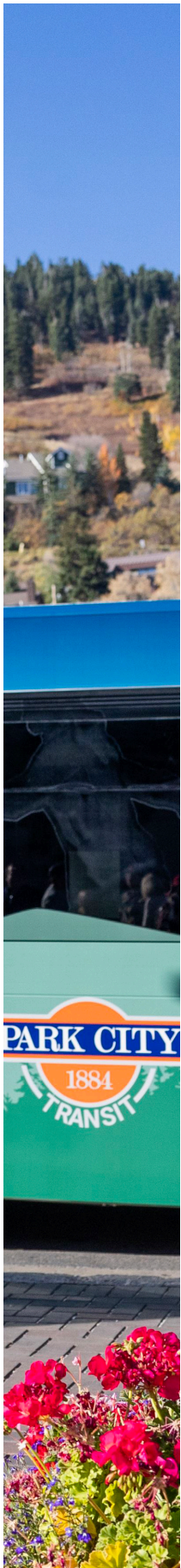
MEDIUM PRIORITY

- » **5B.3:** Support resident-led proposals for street redesign where appropriate.

LOW PRIORITY

- » **5B.4:** Adopt design guidelines for traffic calming measures compatible with Park City's Mountain town and neighborhood aesthetics.
- » **5B.5:** Combine traffic calming initiatives with pavement maintenance projects, larger capital projects, and bus stop improvements where applicable.





T6 WALKABLE AND BIKEABLE NEIGHBORHOODS

Park City will enhance the safety and comfort of active transportation facilities to promote wider adoption.

STRATEGY 6A

Continue to build out the high-comfort active transportation network by implementing priority segments of the 2024 Bike and Pedestrian Plan.

ACTIONS

MEDIUM PRIORITY

- » **6A.1:** Where appropriate, consider reallocating select on-street parking to expand sidewalks or add separated pathways, improving comfort and connectivity for people walking and biking, particularly in areas with disconnected street networks or large-lot developments.
- » **6A.2:** Support trail and path interconnections to other jurisdictions.

STRATEGY 6B

Support winter access and maintenance to ensure year-round multimodal access.

ACTIONS

HIGH PRIORITY

- » **6B.1:** Prioritize timely snow removal on all designated walking and biking routes. Ensure snow storage does not obstruct sidewalks, crossings, or bike lanes.
- » **6B.2:** Update the City's snow removal codes to require sidewalks and trails on private property to be maintained and to prohibit snow storage on areas with public access easements.

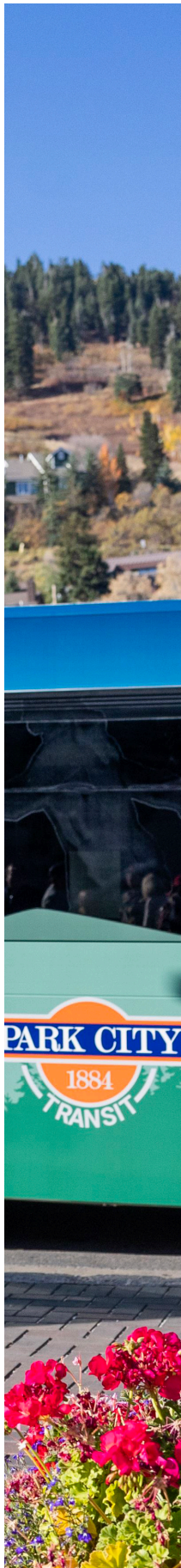
MEDIUM PRIORITY

- » **6B.3:** Explore expanding compact winter maintenance equipment fleet specifically for sidewalks and protected bikeways.

LOW PRIORITY

- » **6B.4:** Implement a heated sidewalk network in Old Town and at future mobility nodes.

TRANSPORTATION



STRATEGY 6C

Improve crossings and reduce barriers to ensure safety and accessibility on key corridors.

ACTIONS

HIGH PRIORITY

- » **6C.1:** Install pedestrian safety design elements such as high-visibility crosswalks and refuge islands (raised medians for separation of pedestrians from vehicular traffic) at intersections with known crash histories.

MEDIUM PRIORITY

- » **6C.2:** Adopt a Vision Zero policy to work towards improving safety across all Park City roadways and improving the appeal of active transportation through infrastructure investment, roadway speed reductions, and other measures.

LOW PRIORITY

- » **6C.3:** Evaluate additional grade-separated crossings for walking and biking on SR-224 and SR-248.
- » **6C.4:** Update the City's Complete Streets Policy.
- » **6C.5:** Collaborate with Summit County to expand the bikeshare system.

T7

SPECIAL EVENTS

Park City will be forward-thinking in transportation investments that can accommodate unique uses without overbuilding

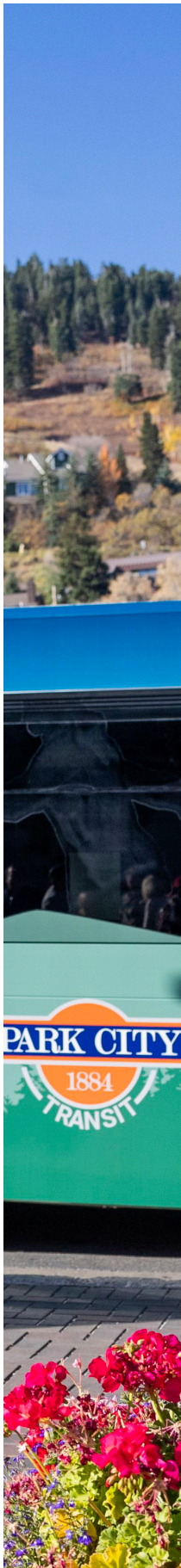
STRATEGY 7A

In preparation for the 2034 Olympic Games, collaborate for transportation infrastructure and operational protocols to support the Games.

ACTIONS

HIGH PRIORITY

- » **7A.1:** Design flexible systems that serve Olympic needs without overbuilding infrastructure with limited long-term utility, setting Park City up for success in 2034 and beyond.



MEDIUM PRIORITY

- » **7A.2:** Evaluate today's opportunities and barriers to providing remote parking, managed access zones, and event-specific transit service.
- » **7A.3:** Plan for staging areas, equipment sharing, and limited local road capacity.

T8 **EMERGENCY PLANNING**

Park City will evolve their emergency planning as conditions change.

STRATEGY 8A

Update evacuation plans and public communication protocols to ensure emergency plans remain current, known to the public, and well-linked to transportation needs.

ACTIONS

HIGH PRIORITY

- » **8A.1:** Collaborate with the Emergency Management Team to align infrastructure with evacuation needs.
- » **8A.2:** Regularly provide updated digital and printed evacuation route materials.

MEDIUM PRIORITY

- » **8A.3:** Evaluate the need for additional emergency egress roadways.

LOW PRIORITY

- » **8A.4:** Assess evacuation route capacity as part of development project reviews.



COMMUNITY CHARACTER

We value our unique community, quality of life, and authentic character. We support a variety of options that create housing opportunities for all groups within the community. We preserve our historic districts and cultural elements and celebrate the history of Park City.



FOCUS AREAS

- C1. Small Town Feel
- C2. Sense of Community
- C3. Land Use Growth
- C4. Technology
- C5. Historic Preservation

COMMUNITY CHARACTER

INTRODUCTION

During the General Plan community engagement process, we heard that preserving Park City's small-town feel and the natural setting were some of the key goals that the updated General Plan needs to address. Aligning land use recommendations with transportation strategies is a key component of this plan and is represented in the Node Types Map. Focusing on a growth scenario that prioritizes growing within existing city boundaries, supporting infill development, both for residential and mixed-use projects, and creating walkable neighborhoods with access to basic services, was chosen as the preferred option for the future of the city.

The preservation of historic structures, open spaces, view corridors, and cultural landscapes also defines Park City's sense of place and character. Park City's historic resources include commercial, residential, and mining structures/sites:

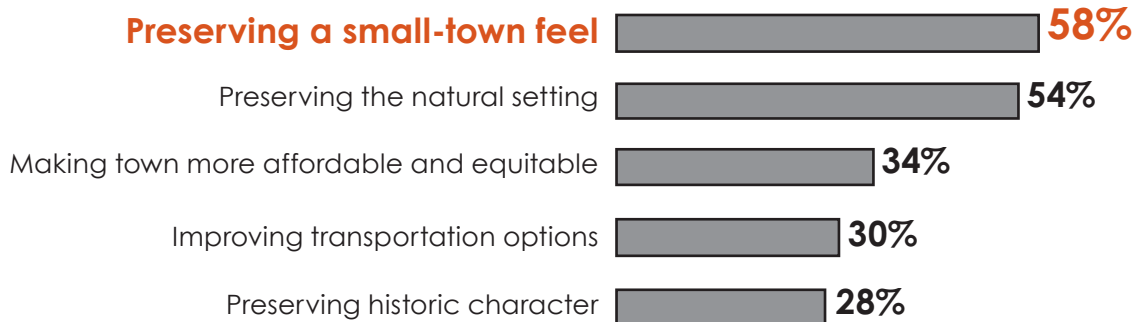
- 400+ Landmark & Significant Sites on Park City's Historic Sites Inventory
- 85+ Sites on the National Register of Historic Places
- 12 Mining Sites with 50+ Resources
- 3 District/Multiple Property Designations on the National Register of Historic Places
 - » Main Street Historic District (listed in 1979)
 - » Mining Boom Era Residences (Thematic District/ Multiple Property Listing; listed in 1984)
 - » Historic Mining Resources (Multiple Property Listing; listed in 2023)

Therefore, Park City will continue to protect and celebrate its historic resources from four historic eras:

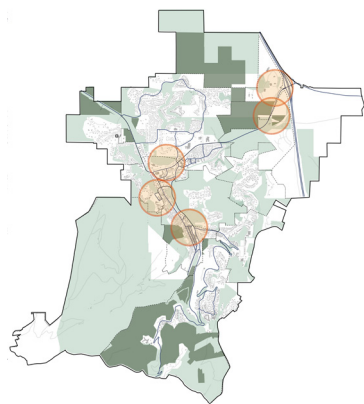
- Settlement and Mining Boom Era [1868 – 1893]
- Mature Mining Era [1894 – 1930]
- Mining Decline and Emergence of Recreation Industry [1931 – 1962]
- Recreation and Resort Industry Establishment [1963 – 1982]

WHAT WE HEARD

Which goals should Park City focus on? (Statistically valid survey)



PREFERRED SCENARIO



SCENARIO 1: Neighborhood Infill Development

38%

- » This scenario focused on small-scale, medium-density projects that fit the local context. It emphasizes diverse housing typologies, while also incentivizing adaptive reuse. This supports vibrant, walkable neighborhoods and strengthens local economies.

» **54%** agreed that creative multimodal solutions to address traffic and mobility concerns is a desired mission for the city compared to increases in the existing road network. (Questionnaire)

- » Overall strong support for Park City's vision statement, particularly highlighting its small-town character, natural environment, open space, and recreation opportunities. (Questionnaire)

Community feedback indicates a notable interest in developing walkable, mixed-use neighborhood centers.

A sense of community is the top value that represents Park City according to the statistically valid survey. Respondents from the survey feel that the City should focus on reinforcing and improving that sense of community.

Most residents cite the many opportunities for outdoor and recreation activities as a top reason why they decide to live in Park City. Residents also mention the balance of both small-town feel and easy access to services and access to Salt Lake City as a great benefit to living in Park City.

CURRENT INITIATIVES

Park City has taken significant steps since the 2014 General Plan to protect neighborhood character, promote historic preservation, and update the development review process. This section describes some of these achievements.

C1: SMALL TOWN FEEL

- Maximum residential lot sizes were established in the Historic Residential – 1, Historic Residential – 2, and Historic Residential Medium Zoning Districts.
- Since 2014, the Recreation Department upgraded the seasonal dome and sports lighting on fields to maximize playing light and minimizing neighborhood impacts from light pollution. Free outdoor ice skating and cross-country skiing are also beneficial to the local and visitor alike.
- In 2017 City Council adopted an Ordinance to define Conventional Chain Business as a business with ten or more other locations that operate with standardized menus, products, apparel, architectural design, and/or signage and logo. Conventional Chain Businesses are limited to no more than seven in Storefront Property within the HRC Zoning District and no more than 17 in Storefront Property within the HCB Zoning District.
- The City provides Economic Development Grants to local businesses.
- The City collaborated in the award of the return of the Winter Olympics – the 2034 Winter Olympics.
- The renewal of the United States Ski and Snowboard Association agreement for the MARC to continue to be 'An Official Training Center' for the US Ski and Snowboard Team was renewed through the 2034 Olympic Games.
- In 2020, the City Council adopted an Ordinance establishing a cap on Nightly Rentals in the Historic Residential – Low Density Zoning District. At the request of residents, the City Council approved the following ordinances:
 - » Ordinance No. 2015-44 prohibiting nightly rentals in the Neighborhood of the Historic Residential – Low Zoning District.
 - » Ordinance No. 2020-38 prohibiting nightly rentals in the Meadows Estates Subdivision.
 - » Ordinance No. 2021-16 prohibiting nightly rentals in the Fairway Meadows Subdivision.
 - » Ordinance No. 2021-52 prohibiting nightly rentals in the Hidden Oaks at Deer Valley Subdivision.
 - » Ordinance No. 2023-16 prohibiting nightly rentals in the Chatham Crossing and West Ridge Subdivisions.

C2: SENSE OF COMMUNITY

- On November 19, 2020, the City Council adopted an Ordinance to create an Urban Park Zone, providing additional protections for the long-term continuation of Rotary Park, Creekside Park, Prospector Park, City Park, and the Municipal Golf Course. This was an important resident-led partnership with the City Council and Planning and Recreation staff.
- The adopted Bike and Ped Plan outlines planned improvements between citywide parks and recreation.
- On January 21, 2021, City Council adopted an Ordinance establishing dark sky regulations for outdoor lighting to minimize light impacts to wildlife and neighbors, preserving starry night skies. Since the adoption of the dark sky regulations, the City is retrofitting streetlights and upgrading the 118 streetlights leased from Rocky Mountain Power with dark sky compliant lights, and has brought City properties into compliance with the new regulations.
- The City has collaborated with Historic Park City Alliance, the Kimball Arts Festival, and permits special events that foster community involvement and promote arts and culture.
- In July of 2020, the City Council adopted Resolution No. 18-2020 appropriating 1% of

Capital Improvement Project funds to be spent to acquire and integrate public art.

- In 2018 and 2023 the City coordinated art installations on utility boxes through the EmPOWERment project.

C3: LAND USE & GROWTH

- In July of 2024, the City Council adopted the Bonanza Park Small Area Plan to create a new mixed-use neighborhood.
- The City purchased the Treasure Hill, Bonanza Flat, and Clark Ranch open space acreage.
- City annexed approximately 1,200 acres in the southeast Quinn's Junction area and zoned the property Recreation and Open Space and Entry Corridor Protection and Sensitive Land Overlays to bring City-owned property allocated for open space and potential affordable housing into the City boundary.

C5: HISTORIC PRESERVATION

Celebration & Education:

- Ongoing recognition and celebration of preservation efforts through the City's annual Preservation Award.
- Education and information provided regarding outside financial support, such as state and federal historic tax credits.
- Incentives: Financial incentives for preservation, rehabilitation, and restoration continue to be offered through the City's Historic District Grant Program.

Stewardship, Collaboration, and Innovation:

- Established agreements with the two ski resort entities to identify historic mining structures and sites and implemented funding mechanisms for their preservation and protection.
- Preservation and stabilization efforts on several high-priority mining structures.

Documentation:

- Completion of Intensive Level Surveys (ILS) of all the City's designated historic resources.

Policy and Regulations:

- Compatibility standards implemented and adopted into the Land Management Code.
- Consideration of flexibility regarding seasonal enclosures and temporary structures; updates regarding parking and driveways.
- Updates to land use standards to maintain the vibrant, active nature of Main Street.
- Proposed illustration of the Design Guidelines to provide more clarity and understanding.



Old Town

COMMUNITY CHARACTER



C1

SMALL TOWN FEEL

Park City will maintain its small town feel and mountain community character.

STRATEGY 1A

Maintain existing road network and prioritize limiting road width expansions for additional travel lanes.

ACTIONS

HIGH PRIORITY

- » **1A.1:** Align transportation improvements with Node Types Map and work within existing road geometries.
- » **1A.2:** Explore alternative transportation strategies to manage existing traffic and future volume increases.

STRATEGY 1B

Support and ensure the year-round and long-term resilience of the Park City economy.

ACTIONS

MEDIUM PRIORITY

- » **1B.1:** Offer economic incentives and assistance for small and local businesses, including the creation of a revolving loan fund or a local grant program, particularly those that align with the City's community vision and goals.
- » **1B.2:** Streamline small business applications permits.
- » **1B.3:** Work with regional higher education institutions, trade organizations, or non-profit organizations to establish learning opportunities for community members seeking additional skill development.

LOW PRIORITY

- » **1B.4:** Explore additional tools beyond the existing Vibrant Commercial Storefront ordinance to ensure businesses remain active and open to the public, particularly along Main Street.
- » **1B.5:** Explore opportunities to enable the economy to be responsive to broader economic changes, such as business diversification, shop local campaigns, and completing an economic risk assessment.



C1

STRATEGY 1C

Encourage small scale compatible commercial infill.

ACTIONS

HIGH PRIORITY

- » **1C.1:** Review the City's land use tables to update uses appropriate in each Zoning District and Node Type.
- » **1C.2:** Support locally-serving commercial uses through initiatives like ground floor activation requirements, reduced parking minimums, and technical assistance such as streamlined permitting.

MEDIUM PRIORITY

- » **1C.3:** Support public private partnerships for small businesses and locally-serving commercial uses.
- » **1C.4:** Explore the use of public infrastructure districts (PID), infrastructure financing districts (IFD), community reinvestment areas (CRA), and other increment financing to support targeted development areas, consistent with the identified nodes in the Node Types Map.

LOW PRIORITY

- » **1C.5:** Create/support a City economic development program or entity to pursue economic development possibilities that brings together local business associations, provides support to local businesses, and diversifies the local economy.

STRATEGY 1D

Increase Park City's walkability through an improved pedestrian friendly environment.

ACTIONS

HIGH PRIORITY

- » **1D.1:** Identify gaps in the pedestrian network and work to create a continuous pedestrian system.
- » **1D.2:** Create walkable and universally accessible public realms in all new developments and around identified growth nodes, including continuous and ADA compliant sidewalks.

LOW PRIORITY

- » **1D.3:** Explore potential code amendments to foster live- work opportunities in commercial areas.

COMMUNITY CHARACTER



C1

STRATEGY 1E

Support the continued success of the multi-seasonal tourism economy while preserving the community character.

ACTIONS

HIGH PRIORITY

- » **1E.1:** Continue to support the Park City Chamber of Commerce's sustainable tourism plan, including visitor messaging and managing the impacts from tourism.

MEDIUM PRIORITY

- » **1E.2:** Incorporate year-round workforce support programs to help employees in the tourism industry access housing, childcare, and other essential services, ensuring they can build sustainable lives within the community.
- » **1E.3:** Allow cutting edge, green technology in appropriate areas to visually represent Park City's commitment to sustainable tourism.

STRATEGY 1F

Prioritize high quality design in new developments and redevelopment that respects the existing scale, style, and massing of buildings.

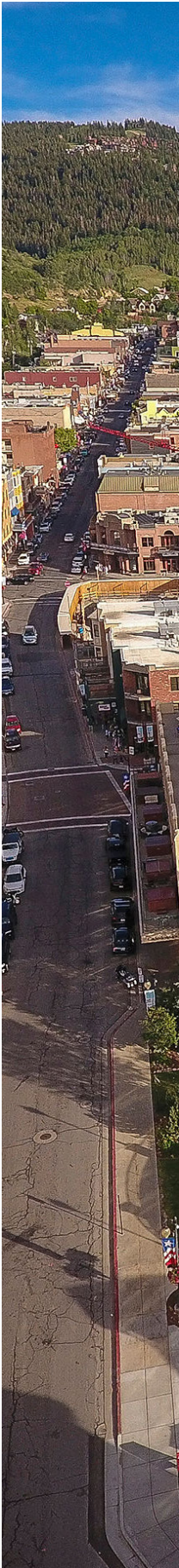
ACTIONS

HIGH PRIORITY

- » **1F.1:** Identify the attributes that make Park City unique and protect by incorporating regulations into the current zoning code.

MEDIUM PRIORITY

- » **1F.2:** Define design elements for each neighborhood that reinforce neighborhood identity and sense of place.



C2

SENSE OF COMMUNITY

Park City will make sure its residents have sense of belonging and are provided with places and opportunities to gather and interact.

STRATEGY 2A

Protect Park City's character and unique sense of place.

ACTIONS

HIGH PRIORITY

- » **2A.1:** Encourage the design of new development that is compatible with the scale, aesthetics and materiality of historic structures for Old Town and the character of each individual neighborhood.
- » **2A.2:** Limit development on agricultural lands to farm buildings, on-site housing, and accessory structures for operational agricultural sites.
- » **2A.3:** Incentivize high quality design that respects the existing character and scale of Park City.

STRATEGY 2B

Strengthen existing neighborhoods through context-sensitive design requirements and creation of gathering places.

ACTIONS

HIGH PRIORITY

- » **2B.1:** Allow for improved connectivity between neighborhood nodes, such as through trails.

MEDIUM PRIORITY

- » **2B.2:** Identify needs for gathering places by conducting a study to see if there are community park deficits within certain neighborhoods and plan for these in conjunction with the nodes identified in the Node Types Map.

COMMUNITY CHARACTER

C2

STRATEGY 2C

Strive for equity and plan for all groups within the community.

ACTIONS

MEDIUM PRIORITY

- » **2C.1:** Continue to support and advance efforts related to community engagement for typically underrepresented demographics, including young people and those community members whose first language is not English.
- » **2C.2:** Work with other local governments to ensure community needs related to access to healthcare, childcare, multi-modal transportation, food, and other basic services are provided for all community members including underserved groups.
- » **2C.3:** Work with community partners to provide information and facilitate conversation around planning topics with the Spanish-speaking community.
- » **2C.4:** Study the needs of an aging community to consider opportunities to age in place, like attainable housing options, accessibility & mobility, services near residential areas, and programs to avoid isolation and loneliness.
- » **2C.5:** Support community organizations and programs that provide bilingual education and communication opportunities.

STRATEGY 2D

Provide easy access to trails and recreation opportunities.

ACTIONS

HIGH PRIORITY

- » **2D.1:** Link mobility and transit improvements with trail and recreation access.
- » **2D.2:** Incentivize trail corridors and connection to existing trails in new developments or redevelopments.

MEDIUM PRIORITY

- » **2D.3:** Create a trail access management plan that includes parking and transit solutions at trailheads.





C2

STRATEGY 2E

Continue to support Arts & Culture and incorporate it into the public realm.

ACTIONS

MEDIUM PRIORITY

- » **2E.1:** Incentivize public art as part of new developments by requiring art installations for larger developments and mixed-use development in accordance with the city's public arts policy.
- » **2E.2:** Update existing public art map / brochure with QR codes at art installation locations where more information about the artist and artwork is available.
- » **2E.3:** Continue to support local artists and events.
- » **2E.4:** Consider other types of summer festivals in partnership with the resorts for vibrancy.
- » **2E.5:** Explore updates to the Land Management Code related to maker's spaces and adaptive reuse to ensure they are allowed in context-appropriate locations.

LOW PRIORITY

- » **2E.6:** Support installation of public art on city owned parcels.
- » **2E.7:** Support public art projects, festivals, and events that showcase the work and achievements of local and regional artists and craftsmen.
- » **2E.8:** Support live music and other arts and culture events, including concert series, street performances, and festivals in resort areas, business districts and community gathering spaces, including alignment with special event permitting and municipal code regulation.
- » **2E.9:** Explore a potential amphitheater or other type of facility for live music events.

COMMUNITY CHARACTER



C3

LAND USE & GROWTH

Park City will plan for future growth while protecting open spaces and its current scale.

STRATEGY 3A

Protect open space, discourage sprawl, and direct growth inward.

ACTIONS

HIGH PRIORITY

- » **3A.1:** Allow context appropriate infill in existing neighborhoods to discourage sprawl and utilize existing infrastructure.
- » **3A.2:** Identify local and regional wildlife corridors through designation of open space and/or an overlay zone to ensure safe connections between natural areas for wildlife movement. Include overland wildlife corridors for SR 224, SR 248, and US 40 to accommodate wildlife movement.
- » **3A.3:** Update the Sensitive Lands Overlay to ensure consistency with the original Overlay and reflects best practices.
- » **3A.4:** Update the Land Management Code to allow for smaller lot sizes and compact development.
- » **3A.5:** Study the incorporation of Accessory Apartments in residential neighborhoods where compatible to enable compact and efficient development in areas with existing infrastructure.

MEDIUM PRIORITY

- » **3A.6:** Continue to review and update the city's code to support the idea of mountain views along key entry corridors.
- » **3A.7:** Ensure ecosystems health and wildlife corridors are reflected in zoning.
- » **3A.8:** Create additional site planning requirements to site development in a way that preserves vegetation, slopes, landforms, and the like.

LOW PRIORITY

- » **3A.9:** Evaluate and locate a new light industrial zone, medical cannabis production establishment overlay.



C3

STRATEGY 3B

Create walkable mixed-use nodes that can accommodate new growth, while providing access to services, retail and transportation.

ACTIONS

HIGH PRIORITY

- » **3B.1:** Incentivize and support residential development in and near Infill Nodes in areas like Quinn's Junction, Resort Center, and Old Town, consistent with the Node Types Map.
- » **3B.2:** Incentivize and support small scale commercial development in and near Infill Nodes, consistent with the Future Land Use map (i.e. streamline building application process as one incentive).
- » **3B.3:** Plan for future residential development in conjunction with transportation efforts, focusing along key transportation Corridors, consistent with the Node Types Map.

STRATEGY 3C

Evaluate potential station area planning around future BRT stops.

ACTIONS

MEDIUM PRIORITY

- » **3C.1:** Analyze the possibility of applying to HRTZ funding if area adjacent to future BRT stops complies with minimum density and affordability requirements defined by state law.

STRATEGY 3D

Encourage infill development and enable a variety of housing typologies that provide a diverse mix and respond to the needs of various demographic and socioeconomic groups.

ACTIONS

HIGH PRIORITY

- » **3D.1:** Update residential and commercial Zoning Districts to allow for small scale residential infill where compatible with existing neighborhood character and scale.
- » **3D.2:** Allow the creation of Accessory Apartments in residential neighborhoods when compatible with existing character, and located in near proximity of transit, amenities, and services.

COMMUNITY CHARACTER

C3

MEDIUM PRIORITY

- » **3D.3:** Explore the use of Design Guidelines to ensure that infill development is compatible with existing neighborhood mass and scale.

LOW PRIORITY

- » **3D.4:** Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

STRATEGY 3E

Create a comprehensive plan for City properties and rights-of-ways to evaluate areas that need improvement in preparation of the 2034 Olympics and beyond.

ACTIONS

HIGH PRIORITY

- » **3E.1:** Analyze availability of public properties and potential for small scale housing that can serve athletes and can then become workforce or seasonal housing
- » **3E.2:** Prepare a plan of specific action with deadlines to ensure the community is at its best when hosting the Olympics in 2034 and beyond.

C4

TECHNOLOGY

Park City will analyze options to incorporate technology to improve quality of life and overall communications.

STRATEGY 4A

Support the Integration of Smart City Infrastructure and technology that supports energy efficiency and renewables.

ACTIONS

MEDIUM PRIORITY

- » **4A.1:** Develop a Citywide Fiber and Conduit Master Plan to ensure new developments and infrastructure projects incorporate high-speed broadband capacity.
- » **4A.2:** Promote co-location of small wireless facilities on existing structures and integrate aesthetically into the built environment, reducing the need for future macro towers.





LOW PRIORITY

- » **4A.3:** Ensure the City's land use regulations accommodate and encourage emerging technologies, including AI systems, small wireless facilities, and smart infrastructure.

C5 HISTORIC PRESERVATION

Park City will protect, preserve, enhance, and celebrate the historic character of the community.

STRATEGY 5A

Develop a clear understanding of the ski era resources in Park City.

ACTIONS

HIGH PRIORITY

- » **5A.1:** Conduct a Reconnaissance Level Survey (RLS) by 2026.
- » **5A.2:** Conduct an Intensive Level Survey (ILS) of key clusters/ areas identified during the RLS by 2027.

MEDIUM PRIORITY

- » **5A.3:** Establish an honorary designation for properties that are identified as contributing to this era of Park City's history.

STRATEGY 5B

Confirm the key resources and sites related to Park City's Olympic host legacy.

ACTIONS

HIGH PRIORITY

- » **5B.1:** Create a GIS feature layer to document 2002 Olympic host-related sites and their key attributes.

MEDIUM PRIORITY

- » **5B.2:** Create an ArcGIS StoryMap or Web Experience page to provide information regarding Park City's Olympic host-related sites in a user-friendly format.

COMMUNITY CHARACTER



STRATEGY 5C

Continue to document and monitor Mining Era resources, especially in Park City's residential and business districts, which provide the foundation of Park City's historic resources and character.

ACTIONS

HIGH PRIORITY

- » **5C.1:** Identify potential Mining Era resources not currently on the Historic Site Inventory and clarify why they are not included (e.g., removal requested, insufficient documentation, etc.)
- » **5C.2:** Streamline the current Historic Sites inventory into an online, searchable database using GIS or other location-based tools.

LOW PRIORITY

- » **5C.3:** Update the knowledge of identified Mining Era residences with additional details to further the understanding of their importance and contribution to Park City's history.

STRATEGY 5D

Continue to recognize preservation projects, share success stories to inspire future efforts, and provide technical resources to property owners.

ACTIONS

HIGH PRIORITY

- » **5D.1:** Invest in and expand education, outreach, and recognition efforts.

MEDIUM PRIORITY

- » **5D.2:** Establish an annual event designed to celebrate exemplary preservation efforts, while also providing a regular means to educate and inform property owners about the benefits and opportunities of historic preservation.
- » **5D.3:** Showcase the sustainability of historic preservation efforts by documenting and sharing information about the estimated embodied energy, durability of materials, and passive features of structures.



STRATEGY 5E

Provide access to historic preservation best practices, recognizing the range and diversity of Park City's historic resources.

ACTIONS

HIGH PRIORITY

- » **5E.1:** Provide regular training opportunities for staff and board members to understand and apply best practices to Park's City's regulatory and policy framework for historic resources.

STRATEGY 5F

Continue to educate the community and visitors about the history and evolution of Park City.

ACTIONS

HIGH PRIORITY

- » **5F.1:** Celebrate and highlight Park City's mining, skiing, and 2002 Olympic Host legacies as defining eras for the city's character and history.
- » **5F.2:** Create an online resource, such as a webpage or ArcGIS StoryMap, to serve as a means for celebrating property owners' ongoing stewardship and preservation of the City's historic resources within the Historic District.
- » **5F.3:** Use the online stewardship and preservation resource to provide:
 - a high-level and user-friendly overview of the purpose of the Historic District Regulations
 - an overview of the process for making modifications to their properties
 - potential resources available to support property owners in their preservation efforts

MEDIUM PRIORITY

- » **5F.4:** Leverage Park City's 2002 Olympic Host legacy to prepare for and support the 2034 Olympic Games.
- » **5F.5:** Collaborate with the resorts and the Park City Museum to create educational and promotional materials for the Ski Resort and Olympic eras.

COMMUNITY CHARACTER



- » **5F.6:** Continue to collaborate with the resorts, Friends of Ski Mountain Mining History, and the Park City Museum to create educational and promotional materials featuring the intersection of Park City's mine sites and resort activities.
- » **5F.7:** Collaborate with the Park City Museum to update and develop self-guided walking tour resources, in physical and digital formats. Evaluate developing both streamlined and more detailed versions to appeal to a range of ages and interest levels.
- » **5F.8:** Continue to celebrate Park City's history through public art and integrate historic information into existing and future educational and informational resources, such as the Park City Public Art StoryMap.

STRATEGY 5G

Collaborate with the Park City Museum, Utah Historical Society, and other partners to help tell the story of less well-known aspects of Park City's history.

ACTIONS

HIGH PRIORITY

- » **5G.1:** Document and confirm additional details regarding the ethnic groups that have called Park City home, either temporarily or long-term.

MEDIUM PRIORITY

- » **5G.2:** Create a means to highlight and further recognize additional details, such as a plaque, award, or other means of recognition, in addition to existing forms of celebration and recognition.

LOW PRIORITY

- » **5G.3:** Establish or expand educational materials that focus on Park City's historic and current cultural and ethnic diversity.
- » **5G.4:** Develop a guided walking tour focused on highlighting areas historically occupied by ethnic groups, such as Park City's Chinatown.
- » **5G.5:** Develop online resources and/or self-guided walking tour resources, such as ArcGIS StoryMaps to provide opportunities for residents and visitors to learn more about the many aspects of Park City's history.



STRATEGY 5H

Continue to support the adaptive re-use of historic buildings through incentives.

ACTIONS

HIGH PRIORITY

- » **5H.1:** Continue to research, identify, and utilize financial incentives for historic preservation efforts.
- » **5H.2:** Continue to offer the Historic District matching grant program to offer incentives for preservation, rehabilitation, and renovation of historic landmark sites. Consider having a “focus” for each round of grants to highlight different types of properties and needs.

STRATEGY 5I

Establish options to incentivize the preservation of the documented historic resources associated with the ski era.

ACTIONS

HIGH PRIORITY

- » **5I.1:** Establish financial incentives for qualified resources of the ski industry identified by the Ski Era Intensive Level Survey (ILS).

MEDIUM PRIORITY

- » **5I.2:** The financial incentives for the ski era can be established as a separate grant program or revolving loan fund from the programs supporting Park City's current Historic Sites Inventory, with requirements tailored toward ski era resources.

LOW PRIORITY

- » **5I.3:** Consider regulatory exceptions for ski era sites, such as setback flexibility or parking exemptions, for property owners that record a façade easement.
- » **5I.4:** Consider density bonus incentives if the ski era resource(s) of a site undergoing redevelopment are preserved.

COMMUNITY CHARACTER



STRATEGY 5J

Continue to foster collaborative efforts to preserve, protect, and promote Park City's historic resources.

ACTIONS

HIGH PRIORITY

- » **5J.1:** Continue to partner with Friends of Ski Mountain Mining History and the ski resorts on celebrating and highlighting the intersection of Park City's skiing and mining culture.

STRATEGY 5K

Proactively work to protect the historic mining sites and structures from both physical and environmental damage.

ACTIONS

HIGH PRIORITY

- » **5K.1:** Establish an annual (or other regular recurring) wildfire mitigation process, to clear vegetation around/adjacent to historic mining sites.
- » **5K.2:** Establish strategies to counteract and prevent vandalism of remote mining sites and structures.

STRATEGY 5L

Continue to explore opportunities to integrate historic preservation with other initiatives, such as sustainability, workforce housing, arts/culture, and recreation/trails/open space.

ACTIONS

HIGH PRIORITY

- » **5L.1:** Integrate affordable and attainable housing with the preservation of historic structures, including the acquisition of additional properties.

MEDIUM PRIORITY

- » **5L.2:** Create an awareness campaign to promote the connections between Historic Preservation and Sustainability.

LOW PRIORITY

- » **5L.3:** Develop a tracking mechanism for estimating the embodied energy in Park City's existing and historic resources.



STRATEGY 5M

Proactively work to protect Old Town's historic resources from wildfire damage.

ACTIONS

HIGH PRIORITY

- » **5M.1:** Collaborate with Rocky Mountain Power on efforts to underground power lines, establishing a timeline for undergrounding by 2026.
- » **5M.2:** Prioritize Old Town and the City's historic districts for undergrounding completion.

STRATEGY 5N

Support the integration of small-scale mixed-use components into Park City's older and historic neighborhoods to discourage sprawl and support walkable neighborhoods.

ACTIONS

HIGH PRIORITY

- » **5N.1:** Review the Land Management Code (LMC) to identify barriers to mixed uses in key historic neighborhoods, including Thaynes, Lower Deer Valley, Masonic Hill, and Park Meadows.

MEDIUM PRIORITY

- » **5N.2:** Establish parameters for the size, scale, and extent of allowing mixed uses in neighborhoods.

STRATEGY 5O

Continue to regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code (LMC) for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility.

ACTIONS

HIGH PRIORITY

- » **5O.1:** Consider requiring more detailed mitigation plans to ensure construction activity does not cause physical damage or disturb the future integrity of nearby Historic Sites.

COMMUNITY CHARACTER



- » **50.2:** Annually evaluate and update, as needed, the LMC to maintain regulatory consistency and to reflect changes and developments in available materials and best practices for sustainability.

MEDIUM PRIORITY

- » **50.3:** Evaluate streetscape standards that support walkability efforts and reinforce the historic nature of Park City's older neighborhoods/urban form.
- » **50.4:** Evaluate modifications that may target better infill compatibility for the Historic Districts.
- » **50.5:** Evaluate updates to the LMC to support the preservation and compatible rehabilitation and/or renovation of ski era structures.

LOW PRIORITY

- » **50.6:** Evaluate the potential for a Carbon Tax or Land Management Code update to incentivize the reuse and renovation of existing and historic structures rather than demolition.
- » **50.7:** Consider integrating requirements for deconstruction of historic structures to the Application for Demolition and Certificate of Appropriateness for Demolition process.

STRATEGY 5P

Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.

ACTIONS

MEDIUM PRIORITY

- » **5P.1:** Identify issues that threaten the aesthetic experience of the districts and refine the LMC based on findings. The aesthetic experience shall be measured from the pedestrian experience at the primary street frontage.
- » **5P.2:** Analyze the influence of site design and architecture as part of the review.



STRATEGY 5Q

Continue to promote and strengthen Main Street as the historic core of Park City.

ACTIONS

HIGH PRIORITY

- » **5Q.1:** Continue the partnerships with the Historic Park City Alliance (HPCA) and the Park City Museum to address the needs and concerns of local business owners.
- » **5Q.2:** Retain a civic presence in the Main Street area.
- » **5Q.3:** Continue to use Main Street as a key location for events, festivals, and celebrations. Ensure improvements are geared toward supporting these crowds – restrooms, drinking fountains, shade, etc.

MEDIUM PRIORITY

- » **5Q.4:** Develop a grant program tailored for business owners of historic commercial structures.
- » **5Q.5:** Evaluate and document potential new assets in the Main Street area through a bi-annual Reconnaissance Level Survey (RLS).
- » **5Q.6:** Retain existing historic assets in the Main Street area using incentives and regulations.
- » **5Q.7:** Regularly review and update the LMC to:
 - ensure vertical zoning is effective for creating and maintaining a vibrant streetscape.
 - ensure compatible infill while supporting the use of new materials and construction methods and techniques.

LOW PRIORITY

- » **5Q.8:** Work to re-establish a cultural element in the Main Street area through strategic partnerships.

COMMUNITY CHARACTER



STRATEGY 5R

Support efforts for a pedestrian-first environment along Main Street and within Old Town.

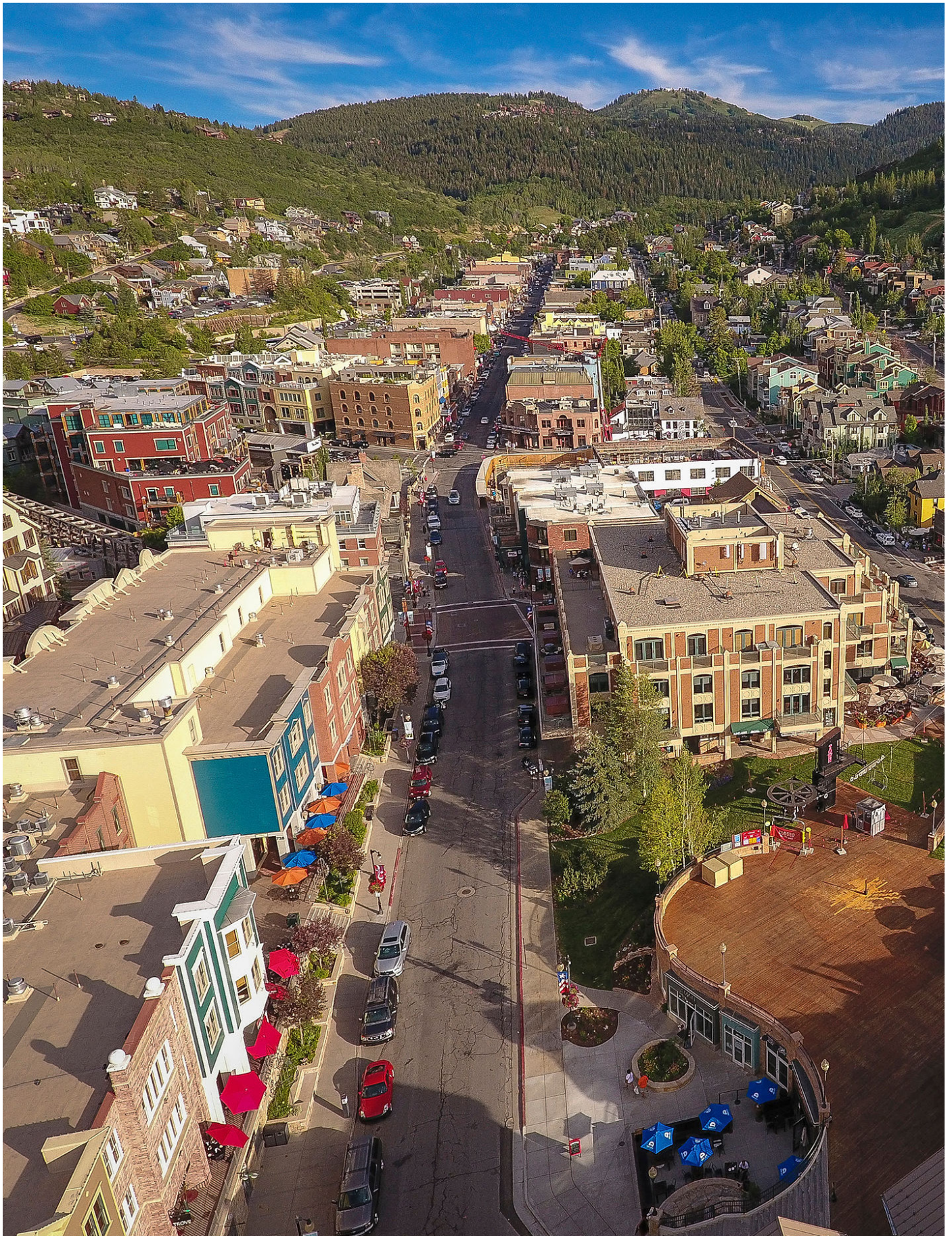
ACTIONS

HIGH PRIORITY

- » **5R.1:** Regularly evaluate Land Management Code regulations for residential and commercial parking requirements and identify opportunities to reduce the impacts of parking in Old Town.
- » **5R.2:** Regularly evaluate the Old Town Residential Parking Permit program to ensure balance between resident, business, and visitor parking.

MEDIUM PRIORITY

- » **5R.3:** Continue to prioritize people-centric spaces while respecting the cultural heritage of Main Street.
- » **5R.4:** Transform surface parking lots into underground parking structures to create opportunities for more open spaces or compatible infill development.
- » **5R.5:** Update the Land Management Code to encourage pedestrian-oriented design and to minimize the visual impacts of cars in the Historic Districts.





MODERATE INCOME HOUSING

We will provide housing options for various groups, including workforce, seniors, and first-time home buyers.



FOCUS AREAS

H1. Variety of Housing Options

H2. Workforce Housing

MODERATE INCOME HOUSING

INTRODUCTION

Like many mountain communities in the West, Park City has seen an increase in housing costs over the past few decades, along with a shortage of options that meet the needs of diverse groups such as first-time homebuyers, older residents, and local workers.

Throughout the General Plan engagement process, including as part of the statistically valid survey, the community has identified affordability and equity as top priorities, focusing especially on seasonal and workforce housing, attainable housing, and affordable housing. With a significant number of people commuting into Park City each day, expanding affordable and workforce housing within city limits will help improve traffic and congestion, and reduce daily commutes.

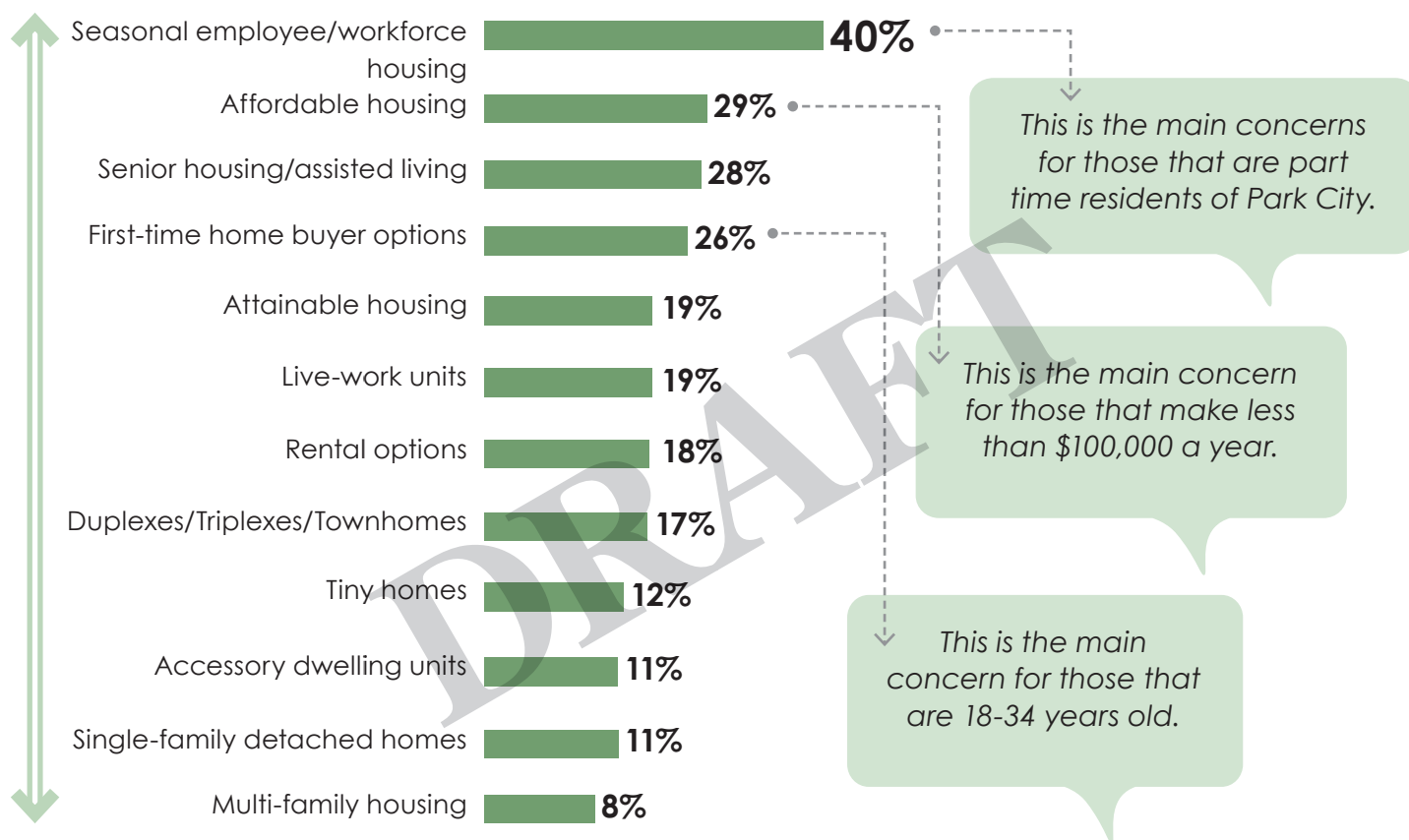
The City has adopted a Moderate Income Housing Plan, as required by the State of Utah. The Strategies and Actions included in the General Plan are intended to support the city's Housing Plan and does not duplicate those efforts. Instead, the General Plan focuses on ways to support context-appropriate housing development and integration with transportation improvements as part of the Node Map.

WHAT WE HEARD

34% identified making the town more affordable and equitable as one of the key goals for the new General Plan. (Survey)

There is a need to accommodate a broader range of housing typologies within the city to better respond to the diverse needs of different demographics and age groups. (Survey & Questionnaire)

Housing Developments to Prioritize (Survey)



Preferred Types of Housing Developments (Questionnaire)

Mixed-Use Development



62%

Workforce Housing



52%

Medium- Density Housing



39%

CURRENT INITIATIVES

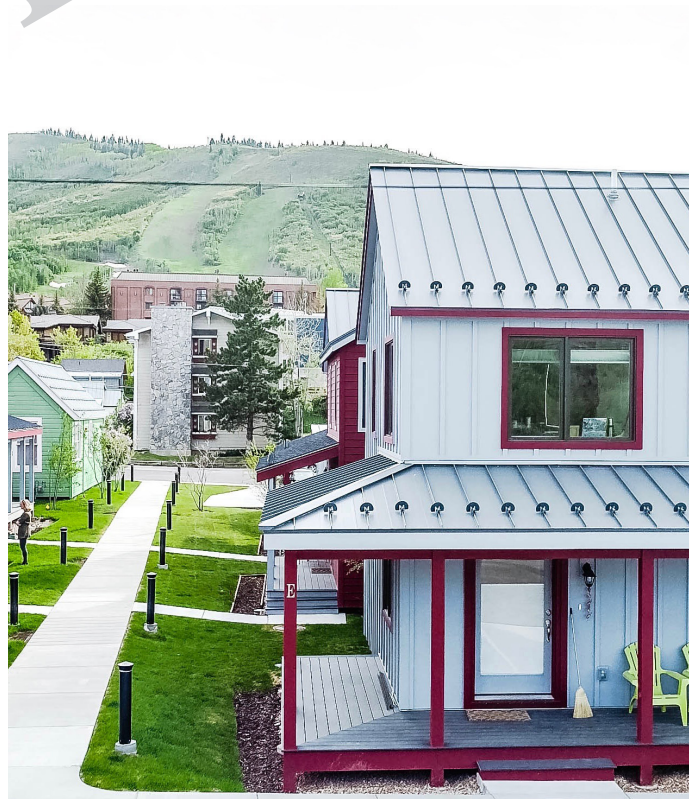
Park City has taken significant steps since the 2014 General Plan to achieve more affordable housing within the City as well as reduce barriers to build more attainable and affordable housing. This section describes some of these achievements.

H1: VARIETY OF HOUSING OPTIONS

- In 2021, the City adopted an Ordinance updating Accessory Apartment regulations to incentivize development, including removal of the requirement that the property owner live on site, removal of a cap on the number of Accessory Apartments allowed within a 300-foot radius, reducing the minimum size to 280 square feet, and allowing Accessory Apartments in the Community Transition Zoning District.
- RDA funds were used to complete three projects totaling 27 homeownership units. Another project, EngineHouse, is in production and will include 99 affordable rental units.
- In 2016, the City expanded the housing program to include two levels of affordability: affordable at 80% and below and attainable from 81-150% of Area Median Income.
- The City collects annual compliance reports for all deed restricted properties.
- Five-year housing assessments are completed with the help of the University of Utah Kem C. Gardner Institute detailing existing stock and needs.
- In 2021, a new Affordable Master Planned Development code was established to reduce setbacks and open space requirements and increase building height for projects that include more than 50% of the square footage as deed restricted affordable units.



Snow Creek Cottages



The Retreat at the Park Affordable Housing



Snow Creek Cottages

MODERATE INCOME HOUSING



H1

VARIETY OF HOUSING OPTIONS

Park City will incentivize housing options for all residents.

STRATEGY 1A

Provide a range of housing options at varying price levels that address a tiered approach (affordable, attainable) to provide diverse housing options for all ages and groups of the population.

ACTIONS

HIGH PRIORITY

- » **1A.1:** Evaluate existing incentives for construction of affordable and attainable housing. Focus on mixed-use node areas as identified in the Node Types Map.
- » **1A.2:** Incentivize housing developments that provide a housing mix and incorporate senior living housing.
- » **1A.3:** Evaluate Accessory Apartment regulations to understand obstacles to development.
- » **1A.4:** Evaluate allowing duplexes in single-family neighborhoods in the context of compatibility and factors like proximity to transit and services.

MEDIUM PRIORITY

- » **1A.5:** Regularly evaluate the Affordable Master Planned Development code to ensure compatible projects and to update to reflect current market conditions.
- » **1A.6:** Consider an Accessory Apartment toolkit that establishes pre-approved plans and evaluates the potential for pre-fabrication and a pilot program for installations.

LOW PRIORITY

- » **1A.7:** Create an affordable housing toolkit that aligns development needs with existing scale and character in each neighborhood as shown in the Node Types Map and proposed building typologies.
- » **1A.8:** Evaluate allowing tiny homes as an appropriate housing typology in the Quinn's Junction Mixed-Use Node, based on compatibility with scale and surrounding land uses.



H2 WORKFORCE HOUSING

Park City will prioritize housing for 15% of the total workforce within the City boundary.

STRATEGY 2A

Continue to facilitate workforce housing in the City and increase incentives for employment centers to incorporate workforce housing in new developments.

ACTIONS

HIGH PRIORITY

- » **2A.1:** Implement resident occupied deed restrictions to enable the workforce to live in the community.
- » **2A.2:** Evaluate the current code regarding parking requirements for workforce housing development that is deed restricted and within a ¼ mile walk of a transit stop that includes a sidewalk / trail to access. Update as needed.

MEDIUM PRIORITY

- » **2A.3:** Coordinate with regional partners, resorts and major employers to create workforce housing.
- » **2A.4:** Expand the City's land banking program to include sites for workforce housing.
- » **2A.5:** Regularly review the Land Management Code incentives for affordable housing to make sure they reflect current market conditions.
- » **2A.6:** Work with private landowners including resorts, to expand housing stock and typologies.
- » **2A.7:** Create land use regulations for seasonal workforce housing typologies like single-room occupancy or dormitory-style projects that reflect best practices, provide quality amenities for tenants, and are compatible in scale, massing, and design.

LOW PRIORITY

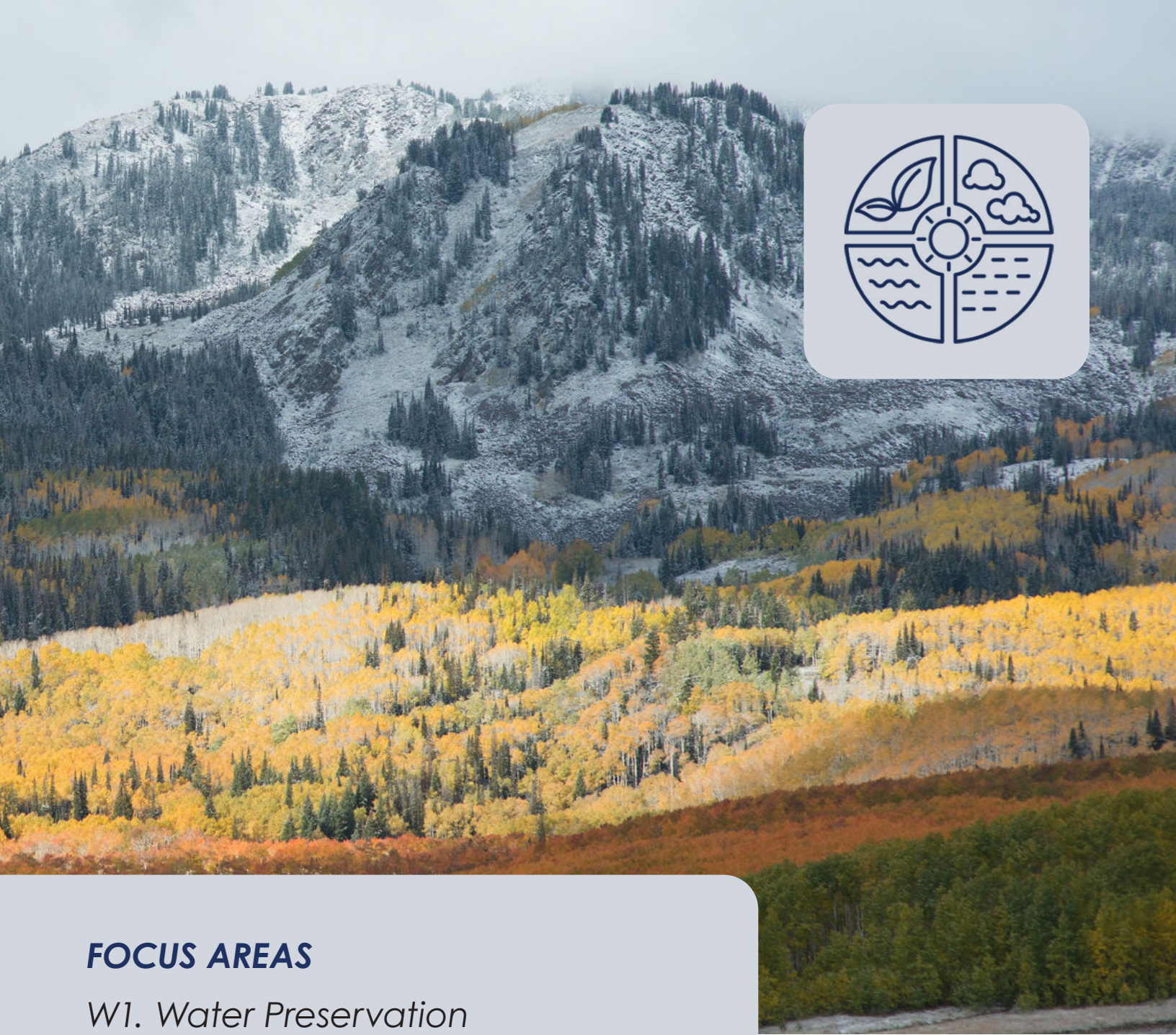
- » **2A.8:** Establish a strategic plan with local governments, businesses, and developers to build local expertise and share the risk and return for housing projects.
- » **2A.9:** Work with other government / governmental entities on housing, such as the Park City School District, Park City Fire District, Park City Hospital, etc., to create essential worker housing.
- » **2A.10:** Evaluate existing and pipeline developments, water and wastewater infrastructure, and traffic generation to determine where capacity exists for deed restricted infill housing.



WATER & OPEN SPACE PRESERVATION

We protect our resources and plan for future generations, natural hazards, and climate change.

We preserve our open and natural lands and create a green buffer around Park City.



FOCUS AREAS

W1. Water Preservation

W2. Open Space Conservation

W3. Sensitive Lands

WATER & OPEN SPACE PRESERVATION

INTRODUCTION

Preservation of open spaces and water resources are key considerations in the mountain-west and for the Park City community.

Public feedback during the General Plan process, strongly emphasizes the importance of preserving Park City's natural environment and open spaces. Over half of survey respondents (54%) identified the protection of the natural setting as a top goal, while 50% ranked it among the city's most defining characteristics. Additionally, 32% selected "Preservation" as one of the top five values for the community. In the public survey, conserving open spaces and natural areas emerged as the highest-priority mission statement, reflecting widespread public support for environmental stewardship and the protection of Park City's unique landscape.

Park City includes a number of sensitive lands areas - from wildlife corridors and waterways to historic mining soils - that are important to protect and conserve. The General Plan focuses on opportunities to protect existing water resources, address habitat fragmentation, and support soil remediation.

WHAT WE HEARD

54% of respondents want preserving the natural setting as one of the top goals for Park City.
(Survey)

50% of respondents choose preservation of the natural environment as one of the top three characteristics associated with Park City. (Survey)

32% of respondents chose 'Preservation' as one of the top five values important for Park City.
(Survey)

When it came to key mission statements asked about in the Questionnaire, preserving open spaces and conservation areas was the top priority for Park City residents, receiving the highest level of support.
(Questionnaire)

Residents reported that parks and open spaces as well as conservation and natural spaces were the most important land use priorities.

Preservation is the second most popular value to improve and/or reinforce. Moreover, preserving a small-town feel and preserving nature were top goals that residents want the City to focus on.

Things that I love about Park City- Ease of access to great skiing and mountain biking along with natural beauty.

Access to nature, range of outdoor activities in a beautiful setting are some of the aspects valued about Park City.

When thinking about sustainability in Park City, respondents reported that wildfire mitigation, open space conservation, and water quality management should be the top priority for the next 5 to 10 years.

CURRENT INITIATIVES

Park City has taken significant steps since the 2014 General Plan to reduce water consumption for both domestic and commercial uses, as well as take proactive actions towards water conservation. This section describes some of these achievements.

W1: WATER PRESERVATION

- Park City has been proactive in minimizing water consumption for both domestic and commercial applications.
 - » The City updated the water conservation plan in 2020.
 - » The City adopted a water conservation goal for Weber Basin Drainage which targets a 33 percent reduction in water loss by 2030 using 2019 as a benchmark.
 - » In the summer, almost 70 percent of Park City's water consumption is used for irrigation. Park City has implemented irrigation mandates to reduce the likelihood of overloading the roughly 11 MGD capacity of the Park City water system.
 - » Park City has made significant steps since 2014 to reduce water loss which primarily occurs as potable water is transported through pipelines to outlets. Steps include: Metering of homes, residential, commercial, irrigation and snowmaking sites; establishment of the WaterSmart Portal, and leak tracking and notification system.
 - » Following adoption of water-efficient landscape ordinances, Park City in conjunction with the Weber Basin Water Conservancy District is now offering a financial incentive to property owners that replace their grass lawns with drought and fire-resistant landscaping.



Mc Polin Barn



City's view during winter

WATER & OPEN SPACE PRESERVATION

W1

WATER PRESERVATION

Park City will support initiatives that result in water reduction and efficiency.

STRATEGY 1A

Reduce water demand and protect water supply through collaboration, education, and technology

ACTIONS

HIGH PRIORITY

- » **1A.1:** Incentivize water efficiency improvements in existing developments, such as offering rebates for turf replacement, smart irrigation controllers, or water audits.
- » **1A.2:** Encourage remodels and conversions of outdoor spaces to adopt water-efficient landscaping rather than focusing solely on indoor fixtures.
- » **1A.3:** Continue updating land use regulations to require or encourage water-wise landscaping, including examples like native plantings and drip irrigation systems.
- » **1A.4:** Incentivize water-wise development: Combine ordinances and incentives to encourage better water-wise landscaping and best practices for both existing and new developments.

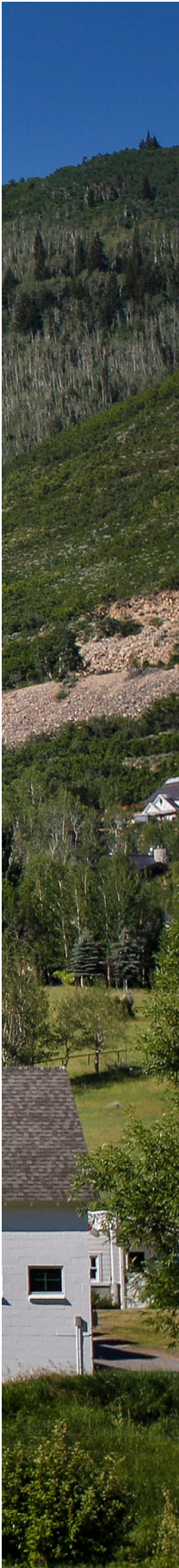
MEDIUM PRIORITY

- » **1A.5:** Support water conservation initiatives including pricing tools, leak protection, place-based data measurements, and water-wise policies to conserve existing supply.
- » **1A.6:** Evaluate site-level water demand during development approval processes, particularly for outdoor water use, to promote long-term cost efficiency and sustainable design.
- » **1A.7:** Incorporate water efficiency standards for landscaping that define a maximum water budget for irrigated landscape areas and plant water use categories.
- » **1A.8:** Partner with programs like Localscapes and Utah Water Ways to amplify water conservation messaging and adoption of sustainable landscaping practices (see sidebar).

LOW PRIORITY

- » **1A.9:** Explore tiered water pricing strategies to incentivize efficient use and reduce wasteful consumption.





W1

- » **1A.10:** Coordinate with resorts to improve snowmaking efficiency through technology, weather monitoring, water recapture, and optimized schedules.
- » **1A.11:** Collaborate with the Utah Division of Water Resources on expanded cloud seeding programs to enhance water supply and snowpack.

STRATEGY 1B

Protect and improve water quality through a holistic and collaborative approach.

ACTIONS

HIGH PRIORITY

- » **1B.1:** Safeguard water delivery systems from wildfire threats by installing fire-resistant materials, establishing defensible space around key infrastructure, and incorporating green infrastructure and water infiltration practices.

MEDIUM PRIORITY

- » **1B.2:** Monitor and evaluate PFAS levels in groundwater wells and assess feasibility of treatment options; incorporate findings into mitigation planning.
- » **1B.3:** Work with ski industry partners to proactively manage and mitigate emerging contaminants, like PFAS, through treatment and dilution strategies.
- » **1B.4:** Evaluate risks associated with artificial turf, particularly its contribution to microplastics and PFAS contamination, and consider alternatives that support water efficiency and public health.

STRATEGY 1C

Continue to maintain water infrastructure in a state of good repair.

ACTIONS

MEDIUM PRIORITY

- » **1C.1:** Develop and implement a 20-year asset management plan to anticipate needs and budget for aging infrastructure improvements.
- » **1C.2:** Identify water infrastructure investments that align with 2034 Winter Olympic Games planning, leveraging opportunities to secure external funding or partnerships.

WATER & OPEN SPACE PRESERVATION

W1

LOW PRIORITY

- » **1C.3:** Coordinate with other departments to align water infrastructure upgrades with roadway, trail, or other capital projects.

W2

OPEN SPACE CONSERVATION

Park City will implement plans and policies to protect and restore natural environments.

STRATEGY 2A

Protect and enhance natural environments for current and future generations through managing use, preventing degradation of environments, maintaining or improving ecological functions and biodiversity, and protecting existing natural areas from development.

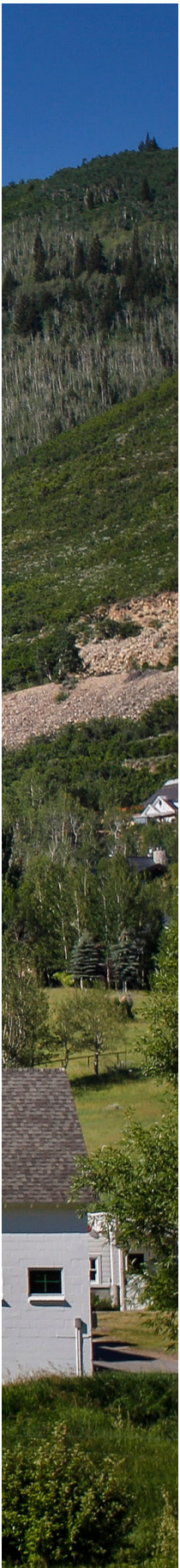
ACTIONS

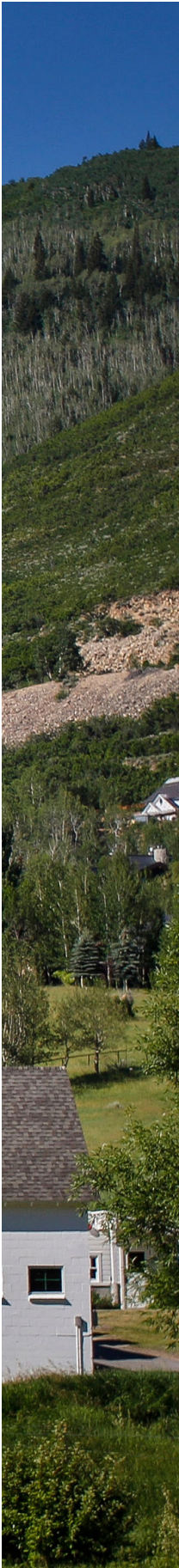
HIGH PRIORITY

- » **2A.1:** Continue to support policies that protect, rehabilitate, and maintain wetlands, riparian zones, and other natural areas to enhance their ability to filter pollutants, provide habitat for wildlife, and store water.

MEDIUM PRIORITY

- » **2A.2:** Create and adopt a natural resource management plan for public open space to balance human use with ecosystem health and protection of biodiversity. Natural resource plans should address best practices for urban environments including, but not limited to, erosion and invasive species.
- » **2A.3:** Develop additional carbon sequestration projects, such as open space conservation, carbon-sequestering vegetation growth, and biochar application (i.e., soil amendments using processed plant matter that is carbon rich produced from biomass sources such as wood chips, plant residues and agricultural waste products).





W2

STRATEGY 2B

Continue conservation efforts to increase the land preserved as open space.

ACTIONS

HIGH PRIORITY

- » **2B.1:** Utilize the 2025 Park City General Plan's conservation analysis layer to create a matrix to prioritize open space acquisitions based on existing environmental conditions and community values, including ecosystem health, sensitive lands, wildlife corridors, viewsheds, and recreation.
- » **2B.2:** Continue to use restrictive covenants such as deed restrictions and conservation easements to protect and expand open space values.
- » **2B.3:** Continue to allocate annual dedicated public funds to ongoing open space acquisitions to maintain key ecological resources, wildlife habitats, and/or migration corridors.

MEDIUM PRIORITY

- » **2B.4:** Evaluate increased opportunities for preservation of open space through comprehensive updates to the Transfer of Development Rights (TDR) sending zones and identify appropriate areas for increased density within receiving zones.
- » **2B.5:** Establish land stewardship education and incentive programs for private landowners with property dedicated as open space.

STRATEGY 2C

Support efforts that maintain, add, and/or enhance natural features within urbanized areas of Park City to reduce heat island effect and improve access to green space for residents and visitors.

ACTIONS

HIGH PRIORITY

- » **2C.1:** Complete and implement a Forestry Plan to develop, maintain, and protect the city's tree canopy.

WATER & OPEN SPACE PRESERVATION

W2

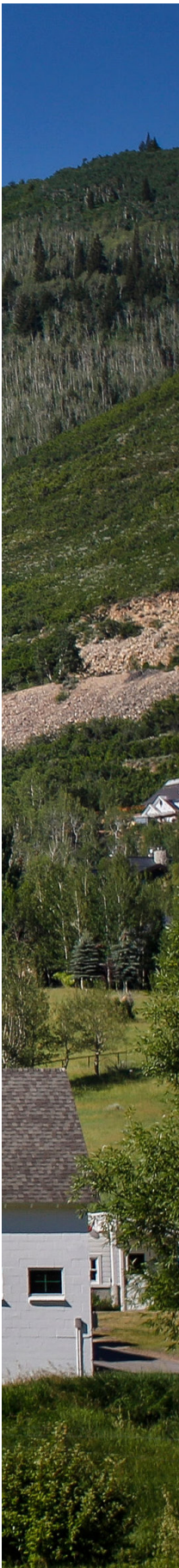
- » **2C.2:** Evaluate areas outside of the Sensitive Lands Overlay to determine whether additional land use regulations are needed to protect the City's natural resources. Additional regulations could include:
 - » Setbacks from water resources such as streams and wetlands based on best practices (e.g., 50 – 500 ft.) and an evaluation of the water resource.
 - » Compatible uses that do not impact flooding or water quality in areas adjacent to streams and wetlands.
 - » Steep slope management during development that prevents adverse effects (e.g., erosion). Consider establishing a Steep Slope Conditional Use Permit for construction on lots with slopes of 30% or greater for properties that are outside of the Historic Districts.

MEDIUM PRIORITY

- » **2C.3:** Update land use regulations related to impermeable surface area of lots to ensure proper drainage, hydrology, and mitigation of heat island effect.
- » **2C.4:** Encourage improvements to stream corridors, such as stream restoration, streambank stabilization and/or restoration of riparian buffer areas, to enhance a range of benefits such as, but not limited to: wildlife corridor and breeding and foraging habitat improvements, water quality improvements, reduction of heat island effect, a more resilient flood zone, and a reduction in peak flow that reduces infrastructure erosion and flooding potential.

LOW PRIORITY

- » **2C.5:** Encourage local agriculture through adoption of standards for community gardens and support structures within neighborhoods and public common areas. See [Healthy Food Policy Project – Zoning for Urban Agriculture](#).





W3

SENSITIVE LANDS

Park City will maintain natural ecosystems that support wildlife health.

STRATEGY 3A

Support the maintenance and preservation of sensitive lands, including wildlife corridors.

ACTIONS

HIGH PRIORITY

- » **3A.1:** Update the boundary and regulations of the Sensitive Land Overlay of the Land Management Code to reflect best practices for ridgeline protection, mitigation on steep slopes, wetland and stream setbacks, and wildlife corridors and habitat.
- » **3A.2:** Utilize findings of the Park City Natural Resource Inventory study to identify sensitive lands to be protected within the Sensitive Lands Overlay.

MEDIUM PRIORITY

- » **3A.3:** Identify local and regional wildlife corridors with a protected area designation, establish buffer zones around these habitats to minimize human impact and maintain natural landscapes, and implement land-use planning and zoning regulations that prioritize the preservation and connectivity of these corridors. Reevaluate local wildlife corridors approximately every 10 years unless major changes in vegetation are present which may necessitate more frequent evaluation.
- » **3A.4:** Within Master Planned Developments, encourage development practices that minimize habitat fragmentation and maintain ecological connectivity (without increasing wildfire risk), such as cluster lot design tactics, wildlife friendly fencing, reduction of fish barriers, and contiguous open space requirements.

WATER & OPEN SPACE PRESERVATION

W3

LOW PRIORITY

- » **3A.5:** Develop overland wildlife corridors for SR-224, SR-248, and US 40 to accommodate wildlife movement. Evaluate transportation improvement projects for potential conflicts with wildlife movements.
- » **3A.6:** Identify opportunities to reduce fish barriers, which are obstacles that impede the ability of fish to travel where necessary to complete their life cycles, and improve stream corridors during infrastructure upgrades and new development.

STRATEGY 3B

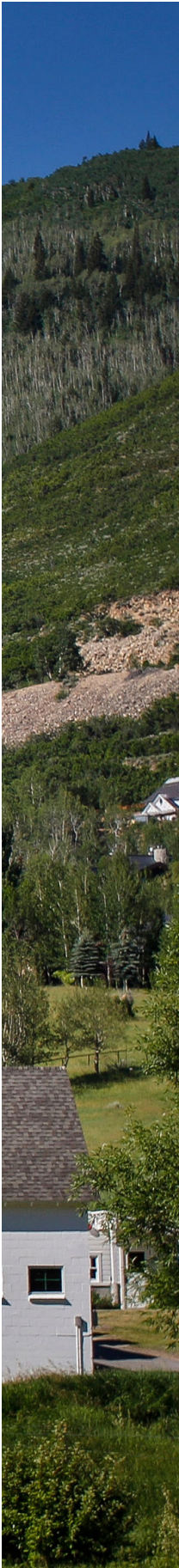
Collaborate with surrounding local governments, conservation organizations, and community members to ensure that sensitive land considerations are integrated into regional planning efforts.

ACTIONS

MEDIUM PRIORITY

- » **3B.1:** Collaborate with Summit County, the Wasatch Front, and Wasatch Back communities to identify and protect regional wildlife corridors and sensitive lands (e.g., collaborate with the Utah Geospatial Resource Center).
- » **3B.2:** Collect and share data for the systems that have influences beyond municipal borders, including: ecosystems, waterways, wildlife corridors, air quality, shared view corridors, open space, and scenic roadways (e.g., collaborate with Utah Department of Natural Resources). Incorporate findings into regional planning strategies.
- » **3B.3:** Update the City's Annexation Policy Plan to expand the green buffer that surrounds the City and ensures that City-owned open space can be brought into the City boundary.





STRATEGY 3C

Continue to promote human health in areas affected by historic mining through comprehensive restoration programs.

ACTIONS

HIGH PRIORITY

- » **3C.1:** Continue to maintain environmental programs that embrace the City's responsibilities to protect public health and environment as set forth in the Park City's Soils Ordinance.
- » **3C.2:** Continue efforts to mitigate and restore contaminated soils to reduce the city's liability and demonstrate compliance with federal regulations.

LOW PRIORITY

- » **3C.3:** Investigate value and feasibility of designating portions of contaminated soils as Brownfield District to potentially receive redevelopment planning assistance and EPA Brownfields Grants for future redevelopment efforts. See [Brownfields Program - Utah Department of Environmental Quality](#).

DRAFT



SUSTAINABILITY

We value our natural environment and preserve and protect natural areas.



FOCUS AREAS

S1. Environmental Leadership

S2. Wildfires

S3. Waste Reduction

S4. Energy Efficiency

SUSTAINABILITY

INTRODUCTION

Public feedback throughout the General Plan process highlights a strong community desire for environmental preservation and proactive planning in Park City. A majority of respondents (61%) to the statistically valid survey, identified the protection of natural open spaces as the top priority for the next five years, while 55% emphasized wildfire mitigation as a key concern over the next decade.

Trailhead parking, neighborhood impacts, and trail development were also noted as important priorities. Residents expressed strong support for financial incentives to promote sustainability, with 75% of open house and questionnaire participants favoring rebate programs, tax credits, or low-interest loans. Tiered pricing strategies for water and energy use, especially for vacant homes were also popular, with 58% and 49% support respectively. On both city and individual levels, preferred strategies included water-efficient landscaping, such as xeriscaping and pollinator gardens, and wildfire resilience measures like defensible space and ignition-resistant building materials.

This feedback underscores a community-wide commitment to conservation, climate resilience, and thoughtful growth. The General Plan provides direction to implement these key considerations.

WHAT WE HEARD

61% of respondents want focusing on preserving of natural open spaces as the top priority in the next five years for Park City. *(Survey)*

55% of respondents want focus on wildfire mitigation as the top priority in the next 5-10 years for Park City. *(Survey)*

35% of respondents want trailhead parking and neighborhood mitigations, and trail development as the top priorities for Park City. *(Survey)*



Preferred Energy-reduction Strategies *(City-level)(Questionnaire)*

- » Financial incentives such as rebate programs, tax credits or low-interest loans. **(75%)**
- » Tiered pricing for water consumption to encourage conservation and reduce excessive use. **(58%)**
- » Tiered pricing that accounts for energy use consumption of vacant homes. **(49%)**



Preferred Energy-reduction Strategies *(Individual-level)*

- » Protecting homes and businesses from wildfire, such as creating a defensible space between landscaping and/or hardening the building with exterior improvements like ignition-resistant materials.
- » Landscaping changes to decrease water utilization and/or preserve native landscaping, such as xeriscaping, pollinator gardens, and/or drip irrigation systems.

CURRENT INITIATIVES

Park City has taken significant steps since the 2014 General Plan to achieve net-zero carbon emission, incentivize energy efficient and waste reduction programs within the community. This section describes some of these achievements.

ADVOCACY

- Park City was an advocate and leader for decarbonization by starting the Mountain Towns 2030 movement in 2019, which drove Park City and others to strive for net zero carbon emissions by 2030 through the creation of a hub for participating communities to collaborate and share resources with one another.
- After the introduction of the Utah Community Renewable Energy Act, Rocky Mountain Power developed the Utah Renewable Communities program, which is a commitment to achieve net-100% renewable electricity by 2030. Park City is recognized as an anchor community, which symbolizes both its financial and ideological commitment to reaching the goals set forth by Utah Renewable Communities.
- Park City has been a member of Tree City USA for over 31 years. This initiative was created by the Arbor Day Foundation to ensure a commitment to urban forestry via adherence to four policies that contribute to the maintenance and growth of each jurisdiction's urban forest.

LOCAL EDUCATION AND OUTREACH

- Ride On Park City - A rewards program to incentivize the use of multimodal transportation to reduce congestion and carbon emissions associated with transportation.

- Try Transit Week - A biannual promotion of the local transit system through themed activities, events, and conversations with local transportation leaders.
- Summit Community Power Works Program: This program provides Summit County and Park City residents with informational resources and incentives to support their engagement with household energy and water conservation efforts. the creation of a hub for participating communities to collaborate and share resources with one another.

DECARBONIZATION BUILDINGS

- Park City established a net-zero energy performance standard for its municipal buildings in 2017, which is in the process of being updated.
- The City champions multiple incentivization programs to support developers in the construction of commercial and mixed-use buildings that operate with reduced or net-zero carbon emissions. These programs include the Utah Commercial Property Assessed Clean Energy program (C-PACE), Rocky Mountain Power's Whole Building Program, free commercial building energy assessments to all local businesses, and incentive packages for efficiency upgrades.
- Park City also has a progressive solar panel ordinance that allows the installation of solar panels.
- In addition to energy conservation, the Park City Utilities Department also uses pricing tools, water smart policies, leak detection, and place-based data measurements to support the conservation of the existing water supply.

LAND

- The McPolin Barn CO2 Sequestration Project (2018) has implemented regenerative agriculture to sequester carbon and improve soil health.
- Park City has implemented a biochar program that uses open space to reduce excess forest fire fuels, sequester carbon, and improve ecosystem health.

WASTE

- To attain the City's overall decarbonization goals, Park City has set a goal to be zero-waste by 2030.

SUSTAINABLE TOURISM ENVIRONMENTAL CONSERVATION

- Park City has integrated policies and strategies that promote environmental conservation within the Park City tourism experience. This includes the Park City Sustainability and Open Space Department management of several undeveloped lands through conservation easements, including in the Quarry Mountain and Iron Mountain areas.

RESILIENT ECONOMY

- Park City has expanded its healthcare and medical facilities, supporting economic growth and resources for residents and visitors. In addition to efforts that create industry diversity, Park City has also engaged in efforts to encourage and back more local businesses over chain businesses within the City.
- According to the Park City Chamber of Commerce, there are 83 projects in progress citywide to support sustainable tourism. Through the emphasis on sustainable tourism, Park City can remain a resilient community that serves the needs of its visitors while providing stability for residents.



Ski-Lifts



Mountain Biking Trails

SUSTAINABILITY



S1

ENVIRONMENTAL LEADERSHIP

Park City leads efforts for environmental sustainability through programs, collaboration, partnerships, and training.

STRATEGY 1A

Develop Sustainability Education and Campaign to increase awareness of existing opportunities related to energy efficiency, renewable generation, indoor air quality, and electrification measures.

ACTIONS

MEDIUM PRIORITY

- » **1A.1:** Advance education and partnership efforts that mitigate waste generation and GHG emissions, including second homes and nightly rentals.
- » **1A.2:** Collaborate interdepartmentally to create and share resources for best practices in sustainable community development.
- » **1A.3:** Use influence through the Olympics and Paralympics Games event period to showcase Park City's climate innovations. Message to organizing committee stakeholders how to support impactful decarbonization efforts and waste reduction strategies.

STRATEGY 1B

Develop sustainability programs to meet Park City's sustainability goals of full carbon neutrality by 2030 and 80 percent GHG reduction by 2050.

ACTIONS

HIGH PRIORITY

- » **1B.1:** Partner with organizations to provide energy reduction advisory services for residents and businesses.

MEDIUM PRIORITY

- » **1B.2:** Partner with utilities and the state to offer building operator training on energy management for larger businesses.



S1

- » **1B.3:** Examine and utilize innovating green financing mechanisms to fund zero emissions infrastructure, and grant assistance for residents and businesses to reduce their energy use and GHG emissions.

STRATEGY 1C

Develop a Climate Action and Resilience Plan and implement actions to further establish climate action efforts and environmental stewardship.

ACTIONS

MEDIUM PRIORITY

- » **1C.1:** Develop a tracking mechanism for goals, objectives, and strategies related to sustainability and resilience to record and communicate progress.
- » **1C.2** Join efforts with other local communities such as Moab, as established in their Climate Action Plan, to advocate for higher-performance building code requirements statewide.
- » **1C.3:** Create a climate action awareness campaign to promote interdisciplinary sustainability-oriented habits that serve overall community resilience.
- » **1C.4:** Improve and foster communication and education with residents and commercial property owners to promote sound environmental management practices and compliance requirements.
- » **1C.5:** Engage in interdepartmental and interjurisdictional collaboration to create educational campaigns aiming to protect and improve ecosystems in Park City and the surrounding region.
- » **1C.6:** Encourage City employees to keep current on training and best practices related to their functions within the City's environmental responsibilities, such as supporting involvement with industry groups.
- » **1C.7:** Work with community partners and conservation groups, such as the Green Business Program, to increase the effectiveness of the City's practices supporting its mission of environmental stewardship. Ensure that public participation continues to be integral to the City's environmental best practices.

SUSTAINABILITY

S1

STRATEGY 1D

Coordinate with community groups, businesses, and resorts to establish and implement environmental standards and practices that promote sustainable tourism.

ACTIONS

HIGH PRIORITY

- » **1D.1:** Collaborate with local resorts to introduce grooming vehicles and other machinery associated with recreational opportunities with reduced carbon emissions. See precedent example: Avoriaz/Morzine, France.
- » **1D.2:** Consult with resorts and other businesses to assess existing energy performance and emissions related to on-site buildings and operations. Work to plan for energy upgrades and community-scale efficiency and resiliency interventions.
- » **1D.3:** Introduce a program, similar to the CopenPay Pilot Program, that incentivizes visitors to engage in activities and volunteer opportunities that encourage sustainable tourism habits.
- » **1D.4:** Evaluate retroactive compliance requirements for outdoor lighting to protect the night sky.

MEDIUM PRIORITY

- » **1D.5:** Continue to support Park City Chamber's Sustainable Tourism Plan for tourism reimagined, where a commitment to long-term sustainability balances the environment, economy, quality of life and visitor experience, including exploration of local carbon offsets for increased visitor stays.

STRATEGY 1E

Continue to promote soil health through comprehensive soil remediation actions and monitoring programs.

ACTIONS

MEDIUM PRIORITY

- » **1E.1:** Continue long-term monitoring programs to track soil health and ensure the effectiveness of remediation efforts.





S1

LOW PRIORITY

- » **1E.2:** Explore the value and feasibility of using phytoremediation tactics, which involves planting hyperaccumulator species that can absorb heavy metals and other pollutants from the soil, helping to clean and restore the soil over time.
- » **1E.3:** For areas not intended for redevelopment, advance planning efforts to recontour and revegetate contaminated soils to promote natural drainage patterns, stabilize the soil, and prevent erosion.
- » **1E.4:** Evaluate a potential grant program for soil remediation or a program to educate property owners about soil remediation grant opportunities.

STRATEGY 1F

Maintain an overarching consideration of fair and positive conditions through the implementation of all recommendations that tie to the community's values.

ACTIONS

MEDIUM PRIORITY

- » **1F.1:** Create a policy that ensures positive quality of life and outcomes for all residents, with reference to existing and future policies that are associated with clean energy and energy efficiency, clean transportation, remediation and reduction of pollution, clean water and wastewater infrastructure, and conservation of natural resources.

S2

WILDFIRES

Park City works proactively to reduce wildfire risk and support emergency efforts.

STRATEGY 2A

Collaborate interdepartmentally to implement actions, protocols, and policies present in the most recent wildfire hazard plans, such as the 2023 Community Wildfire Risk Assessment.

ACTIONS

HIGH PRIORITY

- » **2A.1:** Develop and implement community-wide wildfire awareness education and outreach campaigns.

SUSTAINABILITY



- » **2A.2:** Maintain current pre-attack, evacuation, and community wildfire preparedness plans.
- » **2A.3:** Engage in fuel treatments by reducing the quantity of flammable materials in and around Park City, particularly reducing fuels in the understory on the slopes and following FireWise principles around buildings. Utilize best practices in smoke and carbon emissions reduction for pile burning for on-site biochar production.
- » **2A.4:** Strengthen community and landowner relations, enabling cross-boundary collaboration and increasing the likelihood of developing partnerships to receive funding from wildfire protection grants.
- » **2A.5:** Use the results from current resources on Wildfire risk to prioritize fuel treatment areas. (Examples include: Park City Wildfire Risk Assessment portal (Community Wildfire Risk Assessment | Engage Park City) and the Park City Community Wildfire Preparedness Plan Risk Assessment Reports. Develop and engage quantitative risk assessment analyses to model wildfire risk levels if gaps in the available risk assessments are identified.
- » **2A.6:** Monitor the success of completed fuel treatments in locations outside Park City. Use available mapping solutions in support of awareness and planned activities (e.g., utilize resources such as <https://www.esri.com/en-us/disaster-response/disasters/wildfires>).
- » **2A.7:** Integrate wildfire mitigation techniques like Defense Zones into the cities' landscaping standards.
- » **2A.8:** Update building design and material standards to increase wildfire resiliency.

STRATEGY 2B

Develop programmatic approaches to assess wildfire risk on a more individualized basis and thoughtfully target spot mitigation improvements.

ACTIONS

HIGH PRIORITY

- » **2B.1:** Establish a Fire Property Assessment Program to allow property owners to understand their individualized risks and receive unique mitigation action guidance. Utilize the most up to date resources from local, state, and federal sources.
- » **2B.2:** Provide resources to encourage creating defensible space for wildfire protection. Example from Summit County, Colorado.



- » **2B.3:** Offer a grant program (Truckee, California) to incentivize public-private partnerships in developing wildfire-resilient projects and improvements such as fire detection equipment, fuel reduction activities, and emergency signage additions.

S3 WASTE REDUCTION

Park City works to reduce its environmental footprint by reducing, reusing, and recycling.

STRATEGY 3A

Establish waste reduction and diversion actions.

ACTIONS

HIGH PRIORITY

- » **3A.1:** Require waste reduction in construction mitigation plans through strategies such as minimizing the amount of materials where possible and waste diversion through material reuse, sorting, and recycling procedures.
- » **3A.2:** Continue work with Historic Park City Alliance and expand coordination to other businesses to implement waste streams and propose an approach to zero waste.
- » **3A.3:** Refocus outreach to restaurants and bars and expand availability of glass drop-offs to increase glass diversion.

MEDIUM PRIORITY

- » **3A.4:** Adopt resolution and code to require all businesses to register with an authorized hauler, with haulers required to disclose annual waste hauled, including materials diverted from landfill and ultimate hauling destinations.
- » **3A.5:** Continue to support community organizations working on zero waste programs.
- » **3A.6:** Restrict the types of materials used for to-go containers, such as Styrofoam and single use plastics.
- » **3A.7:** Facilitate waste reduction and improved landfill diversion programs in coordination with businesses.
- » **3A.8:** Refocus outreach to restaurants and bars and expand availability of glass drop-offs to increase glass diversion.
- » **3A.9:** Conduct regular waste characterization studies to evaluate conditions not captured in the existing study.



- » **3A.10:** As required by the Olympics International Organizing Committee, develop a municipal environmental purchasing policy for goods, services, and associated supply chains. See also: City of Moab Sustainability Action Plan.

S4 ENERGY EFFICIENCY

Park City works to achieve net zero energy emissions through policy, technology, and action.

STRATEGY 4A

Prioritize policies that support next steps in achieving energy use reduction, adoption of renewable electricity, and future carbon neutrality.

ACTIONS

HIGH PRIORITY

- » **4A.1:** Adopt a Zero Emissions Stretch Code that is integrated with ASHRAE 90.1 standard and International Energy Conservation Code best practices to promote greater energy efficiency and emission reduction than the base energy code.
- » **4A.2:** Following Resolution 32-2018, which established Park City's goal of reaching 100% renewable electricity by 2030, continue to prioritize coordination with utility providers to support next steps allowable by the Community Renewable Energy Act.

MEDIUM PRIORITY

- » **4A.3:** Adopt requirements for new development to be oriented for passive and/or renewable energy.
- » **4A.4:** Adopt requirements for new developments to be oriented for passive solar design, which involves strategically orienting buildings and using materials that naturally collect, store, and distribute solar energy.
- » **4A.5:** Develop a GHG emissions inventory and tracking system to monitor energy use of different building types and any potential Olympic venues.
- » **4A.6:** Incorporate environmental considerations as an integral part of reviewing future development and redevelopment projects. Develop policies that require contributions to locally offset the proportion of GHG emissions associated with the development's use.



- » **4A.7:** Following Resolution 32-2018, which established Park City's goal of reaching 100% renewable electricity by 2030, continue to prioritize coordination with utility providers to support next steps allowable by the Community Renewable Energy Act.
- » **4A.8:** Explore opportunities for Thermal Energy Networks utilization for snowmelt and heating and cooling buildings.
- » **4A.9:** Ensure water heaters inspected adhere to ULN standard for Utah.
- » **4A.10:** Integrate energy considerations and water conservation in the "Good Cause" review standards for plat amendments that accommodate a larger residence.
- » **4A.11:** Partner with organizations to offer free residential energy advisory services.
- » **4A.12:** Evaluate the feasibility of community-scale programs such as rooftop solar bulk buy or heat pumps and weatherization offers.
- » **4A.13:** Develop a commercial energy benchmarking ordinance and program, similar to Aspen's Building IQ.

LOW PRIORITY

- » **4A.14:** Review the Land Management Code for opportunities to encourage building and site improvements that support the city's climate goals.

STRATEGY 4B

Explore modifications to transportation policies that incentivize or require more efficient operations.

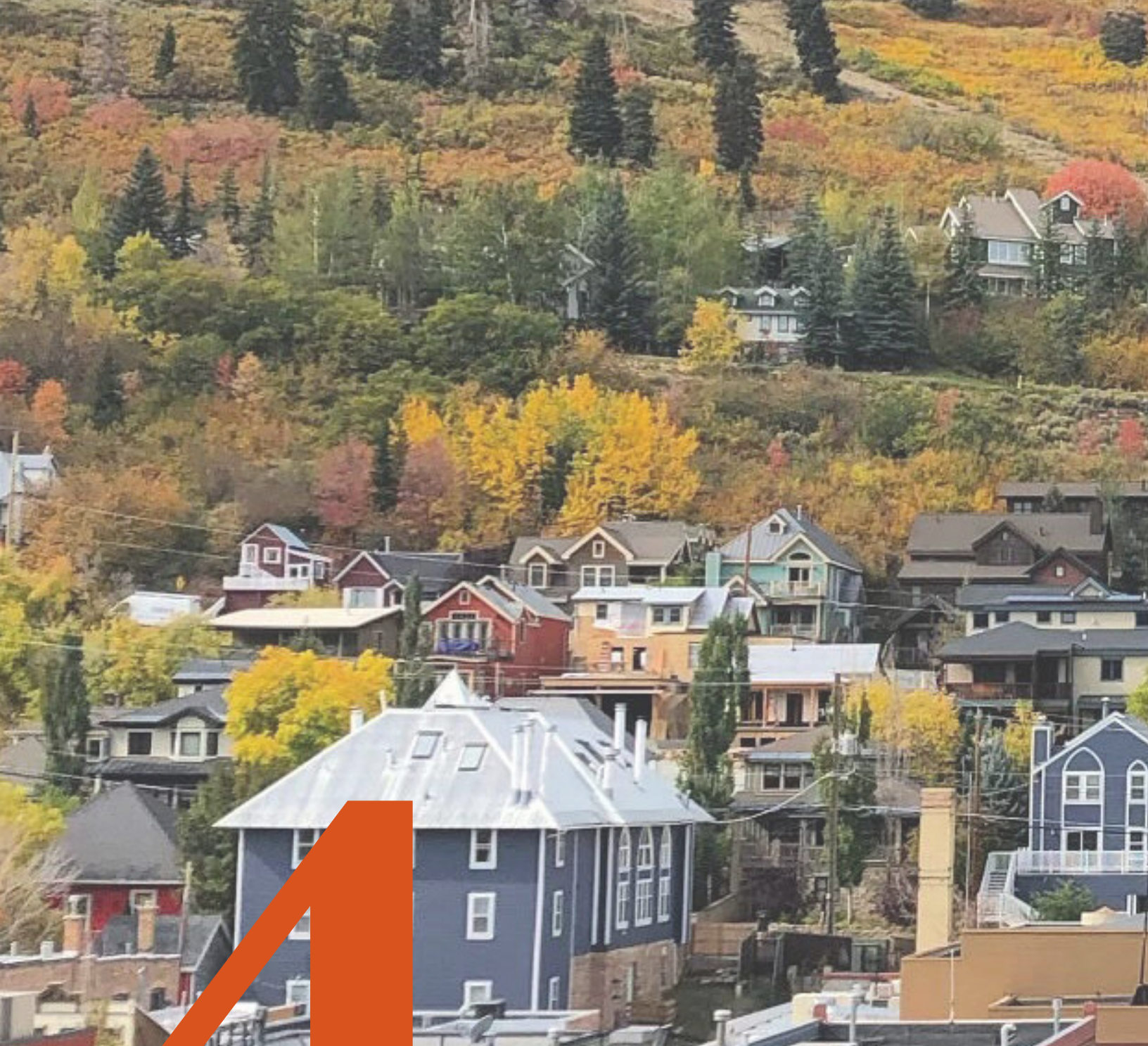
ACTIONS

HIGH PRIORITY

- » **4B.1:** Develop an electric vehicle transition plan for transit vehicles to support the transition to a no- and low-energy bus fleet.

MEDIUM PRIORITY

- » **4B.2:** Develop a municipal fleet electrification plan.
- » **4B.3:** Create incentives for the installation of electric vehicle charging stations in existing developments.
- » **4B.4:** Create a sustainable freight management plan that details potential delivery hubs to reduce vehicle miles traveled by freight vehicles and associated carbon emissions within Park City.



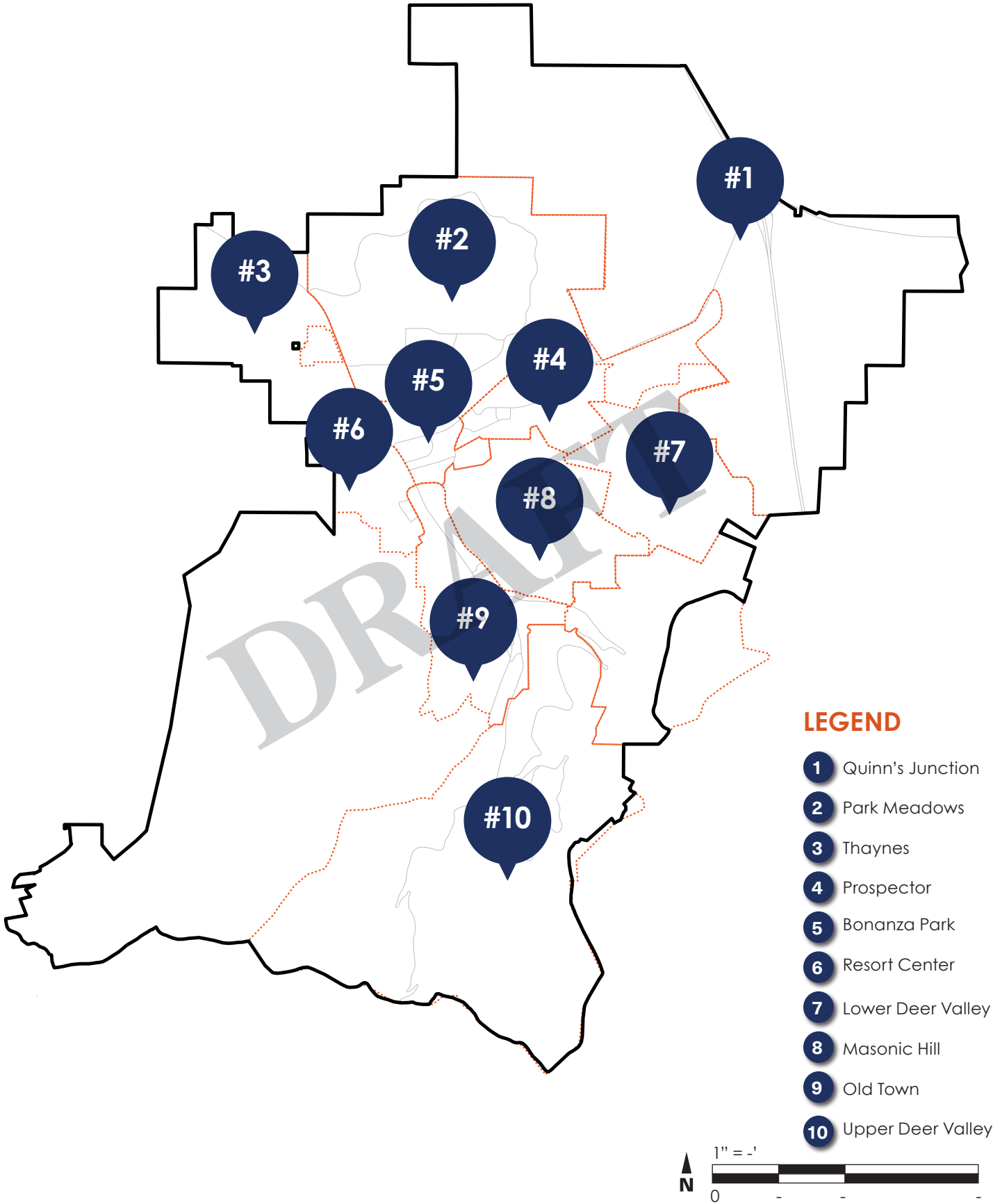
4

NEIGHBORHOOD



PLANS & RECOMMENDATIONS

NEIGHBORHOOD PLANS



KEY TERMS

- **OCCUPANCY**

1. **Owner-Occupied:** A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.
2. **Renter-Occupied:** All occupied housing units that are not owner occupied, whether they are rented or occupied without payment of rent, are classified as renter-occupied units.
3. **Vacant Units:** A vacant housing unit is classified as no one living in the dwelling, unless its occupant or occupants are only temporarily absent, and will be returning. Units temporarily occupied by people who usually live elsewhere (like those staying in a beach cottage or renting a vacation home) are also counted as vacant units. Census data breaks down vacant units into various categories, such as for rent, for sale, and seasonal/recreational/occasional use.

- **DAYTIME POPULATION:** The estimated number of people present in a geographic area during typical business hours (9 a.m. to 5 p.m.), including both residents and inbound commuters (workforce and visitors). This figure helps assess demand for services and infrastructure throughout the day.
- **NIGHTLY RENTALS:** A nightly rental, also known as a short-term rental or vacation rental, refers to a dwelling unit rented out for a short period, typically less than 30 days, to tourists or travelers.



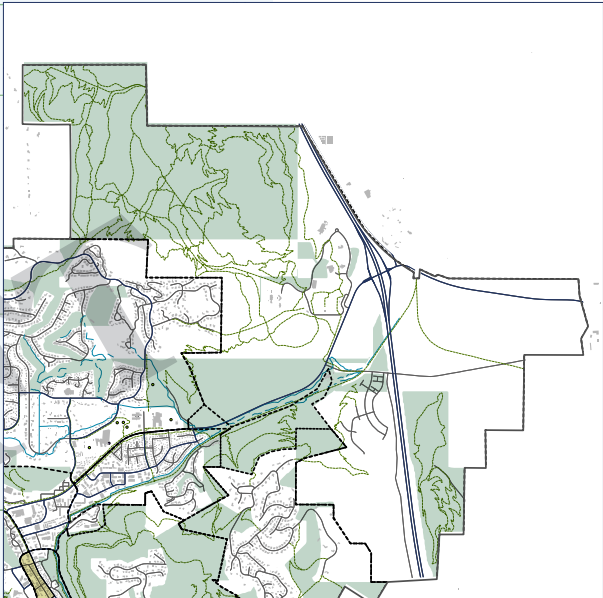
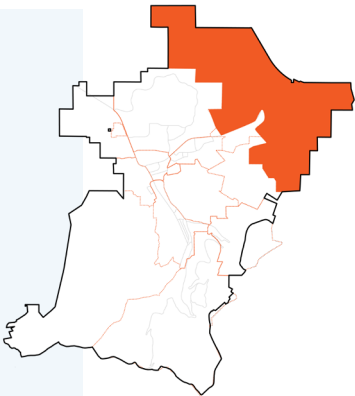
View of the City

QUINN’S JUNCTION

NEIGHBORHOOD SNAPSHOT

Total Acres: 2209 Acres	
Population: 374	Average Density: 0.25 per acre
Occupancy:	Daytime Population:
59.4% Owner Occupied	1048
12.4% Renter Occupied	865 Workers & Visitors
28.2% Vacant Units	183 Residents
Nightly Rentals: Prohibited in Park City Heights and allowed in the market-rate Studio Crossing units.	
Affordable Housing:	
Park City Heights – 79 units	
Peace House – 22 units	
Studio Crossing – 185 units (under construction)	
Sub-neighborhoods:	
Park City Recreation Complex, National Ability Center, Park City Medical Campus, Studio Crossing, Park City Film Studio, Park City Heights	

*Source: 2024 ESRI Business Analyst Report, 2014 General Plan



Quinn's Junction



Quinn's Junction

RECOMMENDATIONS

CREATE A SENSE OF PLACE

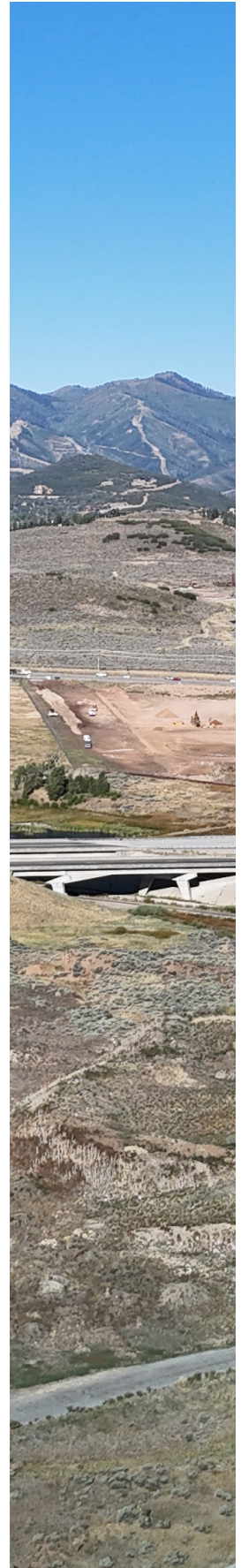
- Preserve and define the eastern entry corridor identity.
- Mitigate the visibility of surface parking lots along the eastern entry corridor.
- Consider compatibility in uses along the boundary with Summit County developments, while distinguishing Park City's entry corridor.
- Encourage community-gathering spaces and events.
- Strengthen the neighborhood with pedestrian and cyclist connections between disparate land uses.
- Establish design guidelines to unify the look and feel of new development in the neighborhood.
- Enforce nightly rental restrictions in Park City Heights.

PROPOSE CONTEXT-APPROPRIATE INFILL

- Quinns Mixed-Use Node: Explore compatible infill with locally-serving retail, services, office, medium density housing, and workforce housing.
- Quinns Mobility Hub: Create a convenient and intuitive capture lot for transit connections that align with Re-Create 248 transit improvements. Integrate multiple transportation modes including transit, carpooling, and bicycle connections to reduce cars driving into town. Allow for services that support and enhance the transit ridership experience like retail and child care.
- Institutional Node: Support the Park City Medical Campus and Recreation Facilities through potential limited and compatible infill for employee housing and basic services to promote a more self-sustaining and less car-dependent area.

IMPROVE TRANSPORTATION NETWORK AND OPTIONS

- Ensure a convenient and intuitive park-and-ride and transit connection in the neighborhood that captures and mitigates peak traffic.
- Mitigate downstream traffic associated with the Park City School Campus and peak-hour traffic.
- Improve north-south trail and open space connectivity across S.R. 248 with pedestrian and bike upgrades.
- Enhance trails from Park City Heights to Richardson Flat, including safe street crossings.



PARK MEADOWS

NEIGHBORHOOD SNAPSHOT

Total Acres: 1555 Acres	Vacant Lots: 31
Population: 2487	Average Density: 0.95 per acre
Occupancy:	Daytime Population:
58.9% Owner Occupied	1937
10.9% Renter Occupied	953 Workers & Visitors
30.2% Vacant Units	984 Residents
Historic Sites:	Parks:
2245 Monitor Drive	Creekside Park
2414 Monitor Drive	

Nightly Rentals: Prohibited in areas zoned Single Family. Allowed in the areas zoned Residential Development and Residential Medium Density except for Fairway Meadows, Meadows Estate, and West Ridge.

Affordable Housing:

Parkside Apartments – 42 units

Holiday Village – 80 units

In 2023, the City approved the Holiday Village and Parkside Apartments (HOPA) redevelopment proposed by Mountainlands Community Housing Trust to increase the affordable units from 122 to 317.

Neighborhood Icons:

Eccles Center

Park City Municipal Athletic & Recreation Center

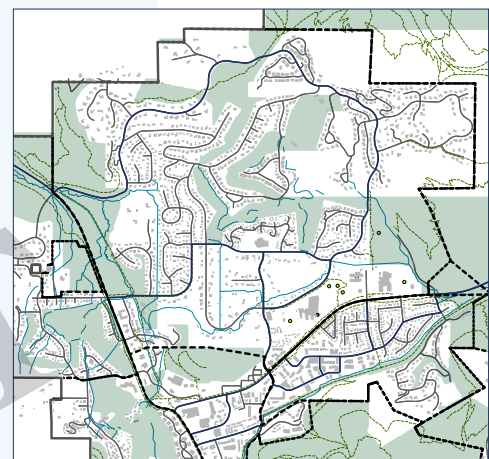
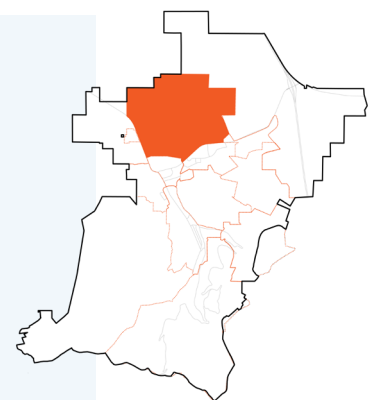
Park Meadows Golf Club

Park City School District Campus

Sub-neighborhoods:

Boothill Condominiums, Broken Spoke, Cove at Eagle Mountain, Eagle Pointe, Fairway Hills, Fairway Meadows, Fairway Village, Finnegans Bluff, Four Lakes Village, Gleneagles, Holiday Ranchettes, Lakeview Cottages, Meadow Estates, McLeod Creek, Park Meadows, Parkview, Racquet Club Village, Risner Ridge, Saddle Condominiums, Sandstone Cove, West Ridge, Willow Ranch, Windrift Condominiums.

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Park Meadows

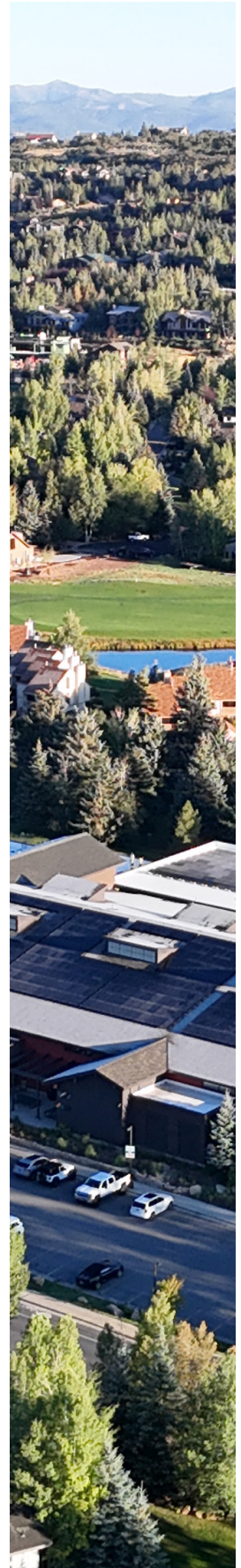
RECOMMENDATIONS

CONNECTIVITY

- Implement traffic calming measures to slow vehicles and discourage through traffic.
- Install traffic signage to improve safety for children and wildlife.
- Improve sidewalk connections and snow clearing in winter.
- Increase transit frequency – especially to connect residents to the resorts.
- Evaluate opportunities to connect residents to transit who are not proximate to a transit stop, including a potential neighborhood circulator or limited residential parking areas near transit stops.
- Establish new outdoor gathering spaces for residents.

PRESERVE NEIGHBORHOOD CHARACTER

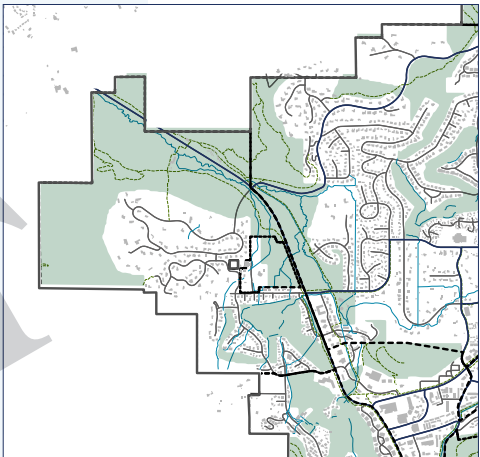
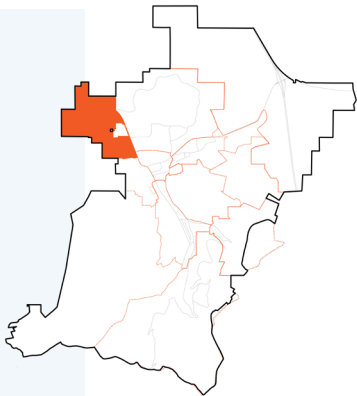
- Preserve open spaces and wildlife habitats.
- Enforce designated trailhead parking to mitigate trail user parking in residential areas.
- Preserve a buffer between commercial clusters and the Park City School District Campus and residential areas.
- Partner with the Park City School District to improve circulation and traffic flow during peak times and to mitigate impacts on residential areas.
- Update home occupation regulations to protect the residential quality of life.
- For those areas within the neighborhood where nightly rentals are allowed, enforce regulations, including occupancy limitations, noise, trash, and parking. Evaluate potential prohibition of nightly rentals where allowed in primary resident areas.
- Mitigate outdoor pickleball in residential areas while allowing outdoor pickleball in recreation and commercial clusters.
- Update land use regulations to ensure compatibility as existing homes are demolished for the construction of new homes.
- Enforce the dark sky code and incentivize retroactive dark sky compliant lighting. Reevaluate seasonal lighting allowances.
- Comprehensively mitigate wildfire through targeted strategies.



THAYNES

NEIGHBORHOOD SNAPSHOT

Total Acres: 660 Acres	Vacant Lots: 21
Population: 338	Average Density: 0.34 per acre
Occupancy: 57.5% Owner Occupied 10.5% Renter Occupied 32% Vacant Units	Daytime Population: 278 130 Workers & Visitors 148 Residents
Historic Sites: McPolin Barn	Parks: Rotary Park
Nightly Rentals: Prohibited.	
Affordable Housing: None	
Neighborhood Icons: McPolin Farm, Park City Golf Course North of Thaynes Canyon Drive	
Sub-neighborhoods: Aspen Springs, Iron Canyon, Thaynes Canyon, Thaynes Creek Ranch Estates	



Thaynes



Thaynes



McPolin Barn

RECOMMENDATIONS

PRESERVE THE MCPOLIN BARN ENTRY CORRIDOR

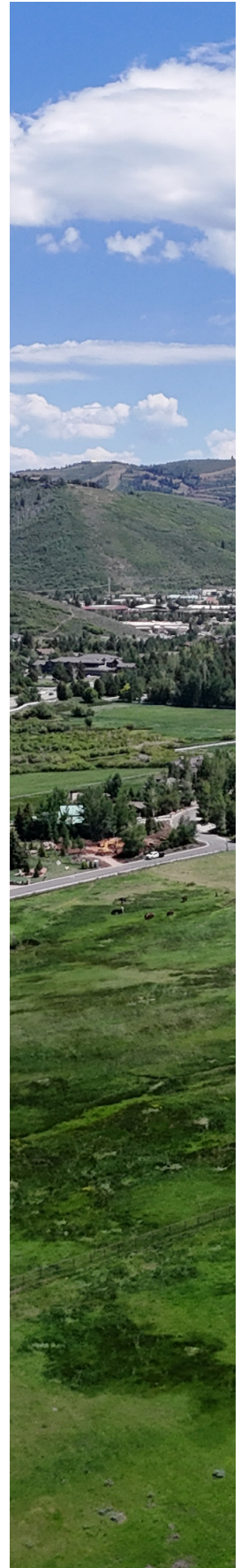
- *Protect open space acreage along the entry corridor.*
- *Maintain the 250-foot Entry Corridor Protection Overlay setback along S.R. 224 to preserve Park City's mountain character and sweeping views.*
- *Uphold the platted restrictions limiting disturbance areas within residential lots.*
- *Update vantage points for context sensitive infill within the residential neighborhood.*
- *Implement comprehensive wildfire mitigation through targeted strategies in coordination with homeowner associations.*

INCREASE CONNECTIONS

- *Provide wildlife and pedestrian crossings for the open space corridors bisected by S.R. 224.*
- *Improve amenities and resident and pedestrian connections to transit stops along S.R. 224.*
- *Connect the pedestrian and bicyclist network within the residential areas.*

RETAIN THE PRIMARY RESIDENT NEIGHBORHOOD CHARACTER

- *Implement traffic calming measures to discourage speeding and through traffic.*
- *Designate and enforce trailhead parking to mitigate impacts in residential areas.*
- *Evaluate parking updates for Rotary Park to mitigate impacts in residential areas.*
- *Uphold the nightly rental prohibition.*

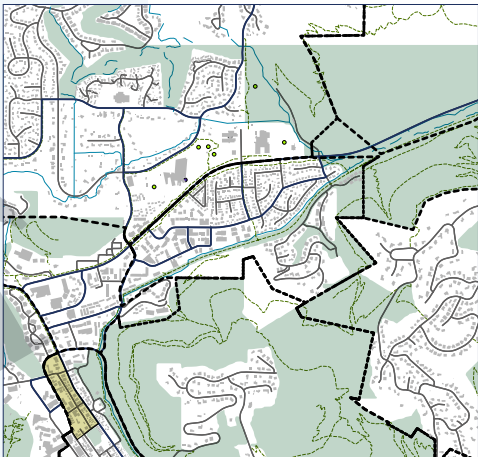
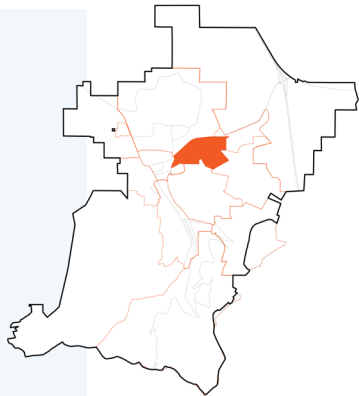


PROSPECTOR

NEIGHBORHOOD SNAPSHOT

Total Acres: 255 Acres	Vacant Lots: 31
Population: 1590	Average Density: 0.95 per acre
Occupancy: 23.7% Owner Occupied 32.6% Renter Occupied 43.6% Vacant Units	Daytime Population: 2297 1914 Workers & Visitors 383 Residents
Historic Sites: 2465 Doc Holiday Drive	Parks: Prospector Park
Nightly Rentals: Prohibited in Prospector Park and Chatham Crossing Subdivisions.	
Affordable Housing: Aspen Villas – 88 units Carriage House – 1 unit Central Park City Condos – 11 units Prospector Square – 23 units Silver Meadows Estates – 49 units	
Neighborhood Icons: Rail Trail Silver Creek	
Sub-neighborhoods: Canyon Crossing, Chatham Crossing, Fenchurch Condos, Prospector Park, Prospector Square, Prospector Village, Silver Meadows Estates	

*Source: 2024 ESRI Business Analyst Report, 2014 General Plan



Prospector



Prospector

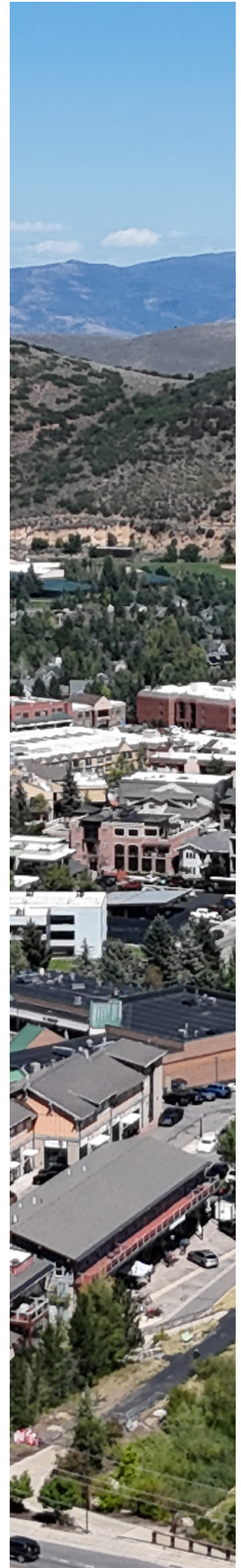
RECOMMENDATIONS

SUPPORT A VIBRANT COMMERCIAL DISTRICT

- Develop an area plan emphasizing better connectivity, business growth, and neighborhood preservation.
- Partner with Prospector Square businesses to ensure functional and vibrant commercial pedestrian walkways and activated outdoor areas.
- Consider residential infill in commercial areas to allow a mix of uses.
- Enhance a sense of place through beautification of rights-of-way and strategic neighborhood improvements.
- Improve connectivity between Old Town, Bonanza Park, and Prospector neighborhoods, especially for pedestrians and bicyclists.
- Optimize shared parking within Prospector Square to efficiently support businesses and residents.
- Continue transit frequency and improve bus stops amenities.
- Update the neighborhood boundary to extend to west Bonanza Drive and south to the Rail Trail to encompass properties within the Prospector Square Subdivision.

PRESERVE RESIDENTIAL NEIGHBORHOOD CHARACTER

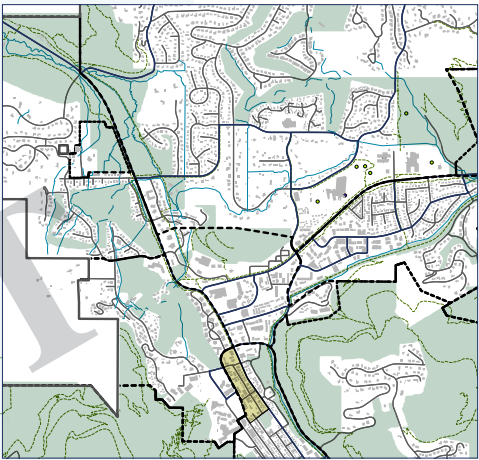
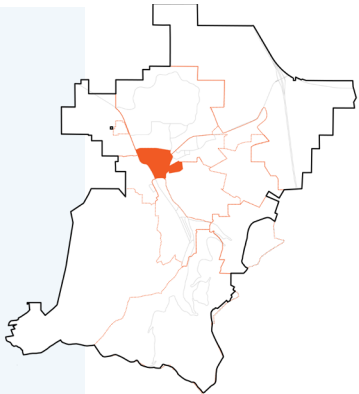
- Mitigate traffic during peak times, especially along Kearns Boulevard.
- Implement traffic calming measures to slow vehicles and discourage through traffic in residential areas. Consider potential roundabouts to improve traffic flow.
- Designate and enforce trailhead parking to mitigate trail users parking in commercial and residential areas.
- Maintain and preserve open space south of the Rail Trail and east of the neighborhood.
- Enforce nightly rental regulations, including occupancy limitations, parking, trash, noise, etc. in areas where they are allowed to protect the residential quality of life.



BONANZA PARK

NEIGHBORHOOD SNAPSHOT

Total Acres: 200 Acres	Vacant Lots: 1
Population: 729	Average Density: 1.15 per acre
Occupancy: 38.0% Owner Occupied 41.9% Renter Occupied 20.1% Vacant Units	Daytime Population: 1553 1265 Workers & Visitors 288 Residents
Historic Feature: In the 1940s, the Daughters of Utah Pioneers installed a memorial commemorating the settlers of Park City along the south of Kearns Boulevard near the Park Avenue intersection. The old town hall bell was later added to the site.	Parks: Olympic Park Welcome Plaza
Nightly Rentals: None	
Affordable Housing Snow Creek Cottages – 13 units Rail Central – 24 units Claimjumper Condos – 1 unit 1616 Short Line Drive (Transit Housing) – 13 units Ironhorse and Fireside – 94 units EngineHouse, a public-private development, will deliver 99 deed restricted units targeting 60% AML.	
Neighborhood Icons: Cemetery Rail Trail	
Sub-neighborhoods Claimjumper Condos, Homestake Condos, Fireside Condos, Ironhorse Apartments, Snow Creek Cottages	



Bonanza Park

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*

RECOMMENDATIONS

IN 2024, THE CITY ADOPTED THE BONANZA PARK SMALL AREA PLAN, ESTABLISHING SIX GOALS FOR THE NEIGHBORHOOD

- *Mixed Use:* Create a mixed-use neighborhood with livability in mind.
- *Local:* Support locally-owned businesses and entrepreneurship.
- *User-Friendly:* Create a safe and intuitive network for pedestrians, cyclists, and transit users.
- *Inclusive:* Expand the availability of affordable and workforce housing units.
- *Green:* Create a more welcoming and sustainable community.
- *Cultural:* Weave arts and culture into the community fabric.

A NEW BONANZA PARK MIXED-USE DISTRICT IS UNDER REVIEW FOR POTENTIAL ADOPTION

- *Sets the Foundation for Critical Connections:* Street types and sidewalk, trail, and signature trails are established for improved connectivity. Property owners dedicating critical connections may qualify for increased density.
- *Encourages Vibrant Streetscapes:* Implements vertical zoning for vibrancy along internal neighborhood streets with active uses on the storefront level and residential and office uses on the upper stories. »
- *Requires Pedestrian-Oriented Design:* Outlines design guidelines for mixed-use pedestrian-scale development that is walkable, with community green spaces connected throughout.
- *Supports Multi-Modal Transportation:* Encourages parking reductions and transportation demand management plans for increased transit ridership and pedestrian and bike infrastructure to mitigate traffic.
- *Encourages Existing Property Owners to Support Critical Connections:* Establishes a path for property owners to reduce and transform existing parking for public access easements or community spaces that enhance walkability, bicycling, and transit ridership.
- *Allows for Increased Height:* The current code allows height exceptions for Master Planned Developments, but only if there is no increase in density. The proposed code allows for height exceptions up to 45 feet with an increase in density when project enhancements like affordable, attainable, and workforce housing, underground parking, transit and pedestrian/bicyclist improvements, and community-serving uses are provided.
- *Allows for Development of Housing Options for Residents:* The current Affordable Master Planned Development (AMPD) code allows for increased height, reduced setbacks and open space, and the potential for reduced parking but limits uses other than residential to 10,000 square feet and requires stepbacks between the third and fourth stories. The proposed code incorporates elements of the AMPD but with greater flexibility for mixed-use projects and also allows for a blend of units ranging from affordable to attainable to market-rate, so long as an average Area Median Income is achieved.



RESORT CENTER

NEIGHBORHOOD SNAPSHOT

Total Acres: 265 Acres

Population:

- 5850 (average daily visitors/employees)
- 1800 (off-peak season daily visitors/employees)
- 17,000 (peak season daily visitors/employees)
- 13,000 (Average peak season daily visitors/employees)

Occupancy:

- 9.6% Owner Occupied
- 3.3% Renter Occupied
- 78.1% Vacant Units

Historic Sites:

- Silver King Consolidated Spiro Tunnel Complex
- 1895 Three Kings Drive
- 175 Snows Lane
- 205 Snows Lane

Affordable Housing:

- Silver Star- 20 units

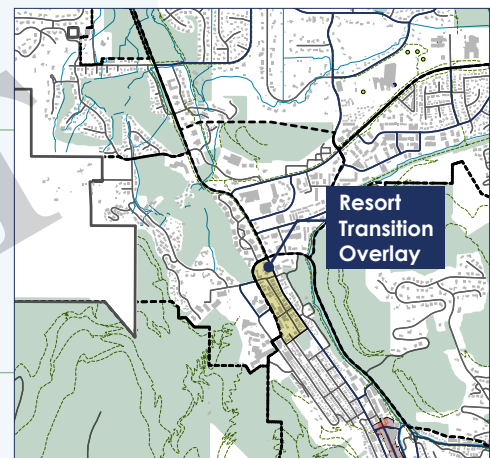
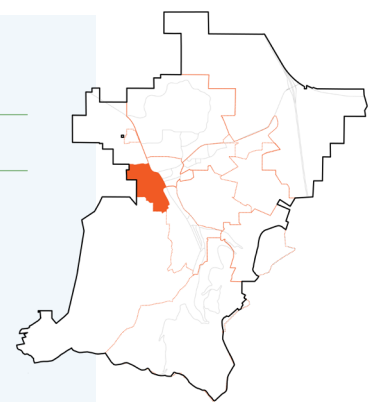
Neighborhood Icons:

- Glenwood Cemetery, Park City Golf Course, Park City Mountain Resort, Three Kings Water Treatment Plant, White Pine Touring Company

Sub-neighborhoods:

- Park Avenue Condos, Payday Condos, Hotel Park City, Rothwell Subdivision, Silver King Condos, Shadow Ridge Condos, Silver Star, Snowflower Condos, Thaynes Canyon Subdivision Phases 4 and 5, and Three Kings Condos.

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Resort Center

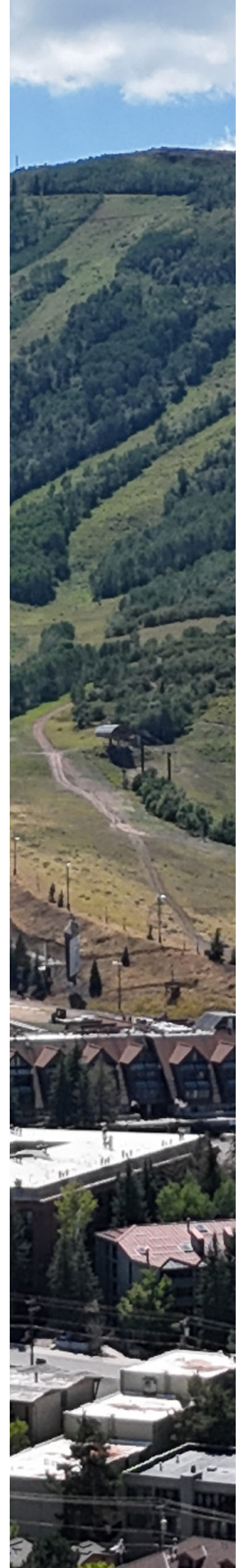
RECOMMENDATIONS

PROMOTE REDEVELOPMENT THAT INTEGRATES A WORLD-CLASS RESORT WITH A STRONG SENSE OF COMMUNITY

- *Resort Center Mobility Hub and Infill:* Integrate uses that support the guest experience at the resort base area, incorporate multiple transportation modes, and integrate workforce housing, offering an affordable alternative for seasonal and year-round employees. The hub will serve as a key transfer point within the transportation network to provide easy access to Bus Rapid Transit and other transportation methods like connections from the Salt Lake City International Airport and the resort area.
- Evaluate the Land Management Code to address opportunities for seasonal workforce housing types like single-room occupancy and dormitory development (see Housing Action 2A.10).
- Maintain the rural character of the transition area between the Resort Center and Thaynes neighborhood and Historic District compatibility between the Resort Center and Old Town.

IMPROVE CONNECTIVITY

- Continue coordination with the resort on paid parking and parking reservations and to improve traffic circulation during peak times.
- Install traffic calming measures in residential areas to discourage speeding and through traffic.
- Enhance pedestrian and bicyclist crosswalks and infrastructure within the neighborhood to nearby community assets like City Park, the library, senior center, trails, and open space.
- Improve transit frequency for locals and residents.
- Create a Resort Center and Old Town overlay to improve connectivity and transitions between the two neighborhoods.



LOWER DEER VALLEY

NEIGHBORHOOD SNAPSHOT

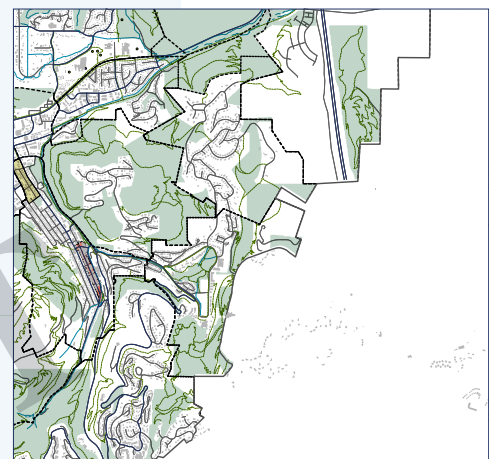
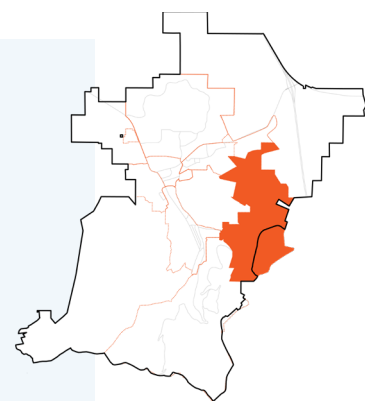
Total Acres: 1332 Acres	
Population: 550	Average Density: 0.61 per acre
Occupancy:	Daytime Population:
21.5% Owner Occupied	1960
3.6% Renter Occupied	1703 Workers & Visitors
74.9% Vacant Units	257 Residents
Affordable Housing:	
St Regis- 4 units	
Nightly Rentals: Prohibited in Hidden Oaks.	

Unbuilt Units:
36 residential lots
Snow Park Village

In 2025, the Planning Commission approved Phase I of Snow Park Village for an underground parking structure. The Phase II vertical development includes 219 Residential Unit Equivalents, 21,890 square feet of commercial uses, and support uses and is pending review.

Sub-neighborhoods:
Snow Park Condos, including Trails End, Lakeside, Aspen Wood, Fawngrove Pinnacle, Amber Daystar, Bristlecone, The Lodges, Silver Baron, Courchevel, Powder Run, St. Regis, and Black Diamond Lodge. Queen Esther Village, Nordic Village, Deer Lake Village, Deer Crest, Snowtop, Hidden Meadows, Hidden Oaks, Royal Oaks, Fox Tail, Hanover-Queen Esther, Morning Star, Snow Park, Solamere.

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Lower Deer Valley



Lower Deer Valley

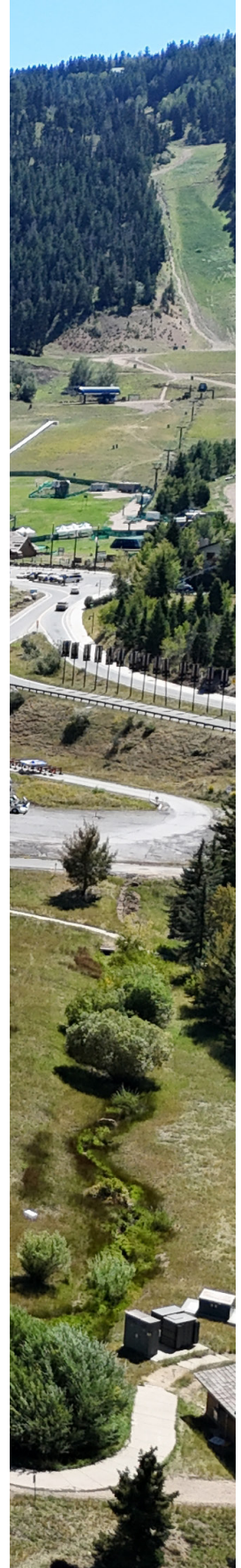
RECOMMENDATIONS

BALANCE THE RESIDENT AND VISITOR EXPERIENCE

- Mitigate peak traffic – not only in the neighborhood but downstream due to impacts within the neighborhood.
- Evaluate new egress connections to Highway 40/Deer Valley East Village for emergency egress, and/or to ease traffic during peak times with careful consideration not to impact Lower Deer Valley residential areas.
- Improve resident access to transit. Where routes do not go to residents, allow residents access to transit through limited residential parking permits or a neighborhood circulator.
- Improve pedestrian and bicyclist connectivity within the neighborhood and to Masonic Hill and Old Town.
- Evaluate more gathering places for locals like parks.
- Update neighborhood wayfinding signage to enhance the visitor experience.
- Improve management of nightly rentals, including occupancy limitations, parking, noise, outdoor lights, and trash management.
- Designate and manage sufficient trailhead parking areas to mitigate trail user impacts in residential neighborhoods.
- Enhance the aesthetic arrival experience to Lower Deer Valley.

PROTECT OPEN SPACE AND NATURAL RESOURCES

- Preserve the visual and aesthetic experience of arriving in Lower Deer Valley.
- Protect view corridors and open space.
- Implement wildfire mitigation strategies in partnership with the resort and homeowner associations.
- Balance e-bike use impacts on trails.

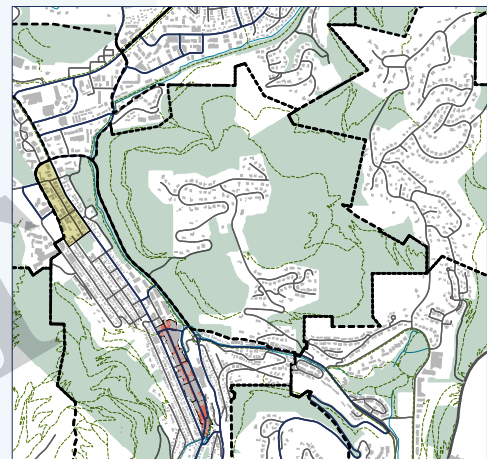
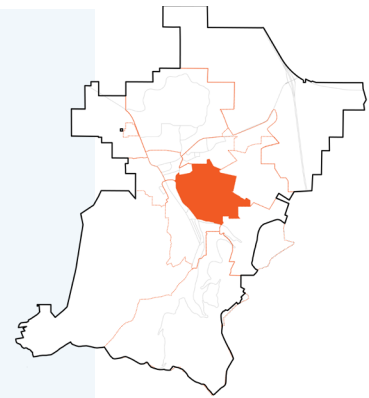


MASONIC HILL

NEIGHBORHOOD SNAPSHOT

Total Acres: 620 Acres	Vacant Lots: 30
Population: 471	Average Density: 0.59 per acre
Occupancy:	Daytime Population:
33.5% Owner Occupied	279
31.1% Renter Occupied	57 Workers & Visitors
35.4% Vacant Units	222 Residents
Nightly Rentals: Prohibited in the Aerie Subdivision, Sunny Side, April Mountain, and Mellow Mountain Estates.	
Sub-neighborhoods:	
Aerie, April Mountain, Condos along Deer Valley Drive, Mellow Mountain, Overlook at Old Town, and Sunny Side.	

**Source: 2024 ESRI Business Analyst Report, 2014 General Plan*



Masonic Hill



View of the neighborhood

RECOMMENDATIONS

PROTECT THE BALANCE BETWEEN OPEN SPACE AND RESIDENTIAL CLUSTERS

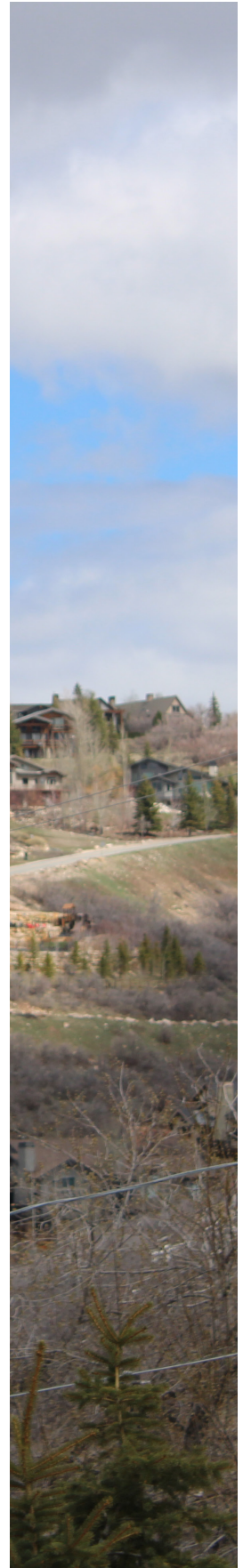
- *Preserve the natural environment within the neighborhood to conserve wildlife habitat through limits of disturbances, prohibition of tall fencing, establishing building pads for platted areas, and incentivizing native vegetation.*
- *Implement comprehensive wildfire mitigation through targeted strategies.*
- *Manage noxious weeds on City-owned open space and coordinate weed control in partnership with property owners.*

IMPROVE CONNECTIONS

- *Comprehensive improvements are needed at the Aerie Drive and Deer Valley Drive intersection for pedestrians, bicyclists, and vehicles.*
- *Better connect Masonic Hill with Old Town, Lower Deer Valley, and the Bonanza Park neighborhoods for pedestrians and bicyclists.*
- *Explore, assess, and implement limited residential parking and bike racks near transit to help residents access transit or consider a transit circulator for the neighborhood.*

PROTECT RESIDENT QUALITY OF LIFE

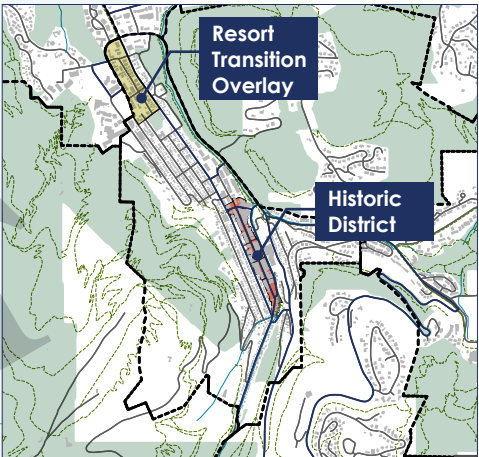
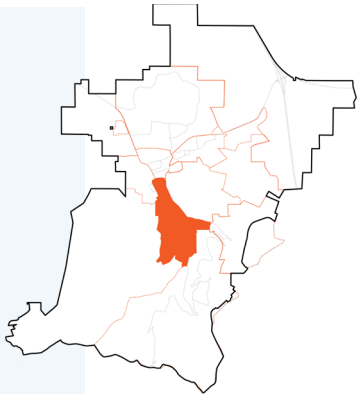
- *Maintain balance between primary residents and nightly rentals and enforce nightly rental regulations, including occupancy limitations, parking, noise, outdoor lights, and trash management.*
- *Mitigate trail use and trailhead parking impacts to the residential areas.*
- *Enforce construction hour limitations and on-street parking restrictions.*
- *Implement traffic calming measures to discourage speeding and through traffic.*



OLD TOWN

NEIGHBORHOOD SNAPSHOT

Total Acres: 532 Acres	Vacant Lots: 50
Population: 1338	Average Density: 3.91 per acre
Occupancy: 17.2% Owner Occupied 11% Renter Occupied 70.3% Vacant Units	Daytime Population: 4259 3926 Workers & Visitors 333 Residents
Historic Districts: Historic Residential Low – Density Historic Residential – 1 Historic Residential – 2 Historic Residential Medium Historic Commercial Business Historic Recreation Commercial	Parks: City Park, Library Park, Skateboard Park
Nightly Rentals: Allowed in all residential areas except for the Lower Rossi Hill (requires a Conditional Use Permit) and Western Historic Residential Low – Density and McHenry sub-neighborhoods (prohibited).	
Affordable Housing: Washington Mill – 8 units The Line Condos – 22 units 1465 Park Avenue – 8 units The Retreat at the Park – 8 units Woodside Park Phase I – 11 units Habitat Homes on Marsac Avenue – 2 units 516 Marsac Avenue – 3 units	
Neighborhood Icons: Main Street Historic District, Historic Mining Era Structures, Miner’s Hospital, Park City Library and Santy Auditorium, Poison Creek Pathway, Shoe Tree, Park City Museum	
Sub-neighborhoods: Deer Valley Drive, Lower Old Town, Upper Old Town, Rossi Hill	



Old Town

*Source: 2024 ESRI Business Analyst Report, 2014 General Plan

RECOMMENDATIONS

PRESERVE THE HISTORIC NEIGHBORHOOD CHARACTER

- Maintain and protect the City's unique Historic Districts.
- Update the Historic District regulations regularly and identify opportunities to support compatible infill and to streamline the review process for simple remodels.
- Incentivize historic building improvements through continued Historic District grants.
- Evaluate undergrounding of powerlines and other wildfire mitigation measures to protect Old Town and the City's historic assets.

PROTECT RESIDENT QUALITY OF LIFE

- Improve management of nightly rentals, including occupancy limitations, parking, noise, outdoor lights, and trash management. Consider a "Good Neighbor" initiative through outreach and education to highlight local regulations for management companies and visitors.
- Explore affordable and attainable housing infill in Old Town compatible with the Historic Districts.
- Enforce trailhead and neighborhood parking restrictions.
- Comprehensively address construction challenges in the dense neighborhood due to narrow rights-of-way, limited parking, and construction impacts.
- Relocate or better screen trash, recycling, and dumpsters in commercial areas. Evaluate updates to the Land Management Code to allow flexibility for commercial screening.
- Enforce trash and recycling receptacle regulations due to narrow streets, especially in winter. Evaluate updates to the Land Management Code to allow flexibility for residential screening.

BETTER CONNECTIVITY

- Connect visitors and employees to Main Street through transit and capture lots.
- Evaluate on-demand transit services, a circulator, or limited residential parking areas near transit for residents who do not live near a transit stop.
- Continue the trolley on Main Street/Swede Alley with consistent routes and predictable schedule.
- Evaluate updates to Old Town parking policies – both commercial and residential parking permit programs – to manage on-street parking limitations.
- Improve the pedestrian experience with increased crosswalks and safer winter-friendly sidewalks (Main Street, especially) and install ADA-accessible improvements.
- Improve pedestrian and bicyclist connections to adjacent neighborhoods like the Resort Center, Lower Deer Valley, Masonic Hill, and Bonanza Park.



UPPER DEER VALLEY

NEIGHBORHOOD SNAPSHOT

Total Acres: 2343 Acres	Vacant Lots: 43
Population: 501	Average Density: 0.34 per acre
Occupancy:	Daytime Population:
19.3% Owner Occupied	1293
5.2% Renter Occupied	1139 Workers & Visitors
75.5% Vacant Units	154 Residents
Historic Sites:	Parks: None
Ontario Mine	
Judge Mine	

Nightly Rentals: Allowed in all but affordable deed restricted units.

Affordable Housing:

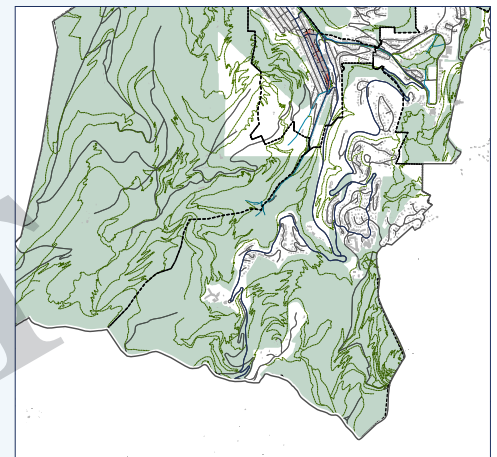
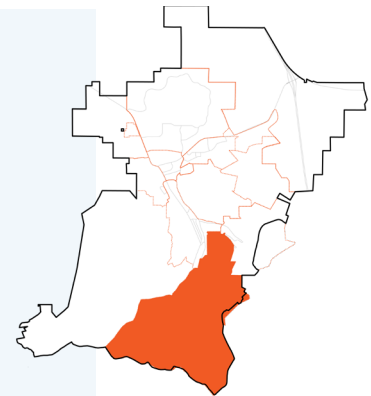
Grand Lodge – 1 unit
Silver Strike – 1 unit
Ironwood – 1 unit
Arrowleaf Lodge – 3 units
Montage – 10 units
Little Belle – 1 unit
Stag Lodge – 1 unit
Sterlingwood – 1 unit
Mt. Cervin – 1 unit
Deer Valley Club – 1 unit
Bald Eagle – 1 unit
Founders Place – 6 units
Sommet Blanc – 6 units

Neighborhood Icons:

Deer Valley Resort

Sub-neighborhoods:

American Flag, Bald Eagle, Empire Pass, Silver Lake, Huntsman Estates, Lookout at Deer Valley, Belleterre, Moonshadow, Bannerwood, Northside Village, The Montage, Sommet Blanc, Red Cloud, Empire Village, Argent, One Empire Pass, Village at Empire Pass, Arrowleaf, Larkspur, Belles at Empire Pass, Paintbrush Homes, Grand Lodge Condos, Ironwood, Nakoma



Upper Deer Valley

RECOMMENDATIONS

PROTECT OPEN SPACE

- Continue investing in open space and preservation for locals to enjoy.
- Evaluate annexing Bonanza Flat into the City boundary.
- Retain buffers of native landscaping to preserve the natural shield that defines the neighborhood.
- Preserve the aesthetic as a grand scale within the forest.
- Comprehensively address wildfire mitigation and evacuation routes for residents and visitors.

BALANCE RESORT AND RESIDENT AREAS

- Improve nightly rental enforcement in the area, addressing impacts like occupancy limitations, outdoor lighting, trash management, parking, noise, etc.
- Evaluate updates to zoning to prohibit nightly rentals in areas that have transitioned to primary residential communities.
- Enforce trailhead parking to mitigate trail user impacts in residential areas.

IMPROVE CONNECTIVITY

- Address peak traffic comprehensively – traffic at the Marsac Roundabout and beyond limits resident access.
- Enforce traction requirements during winter conditions for all vehicles.
- Improve pedestrian and bicyclist connections both within the neighborhood and to Old Town and Lower Deer Valley.





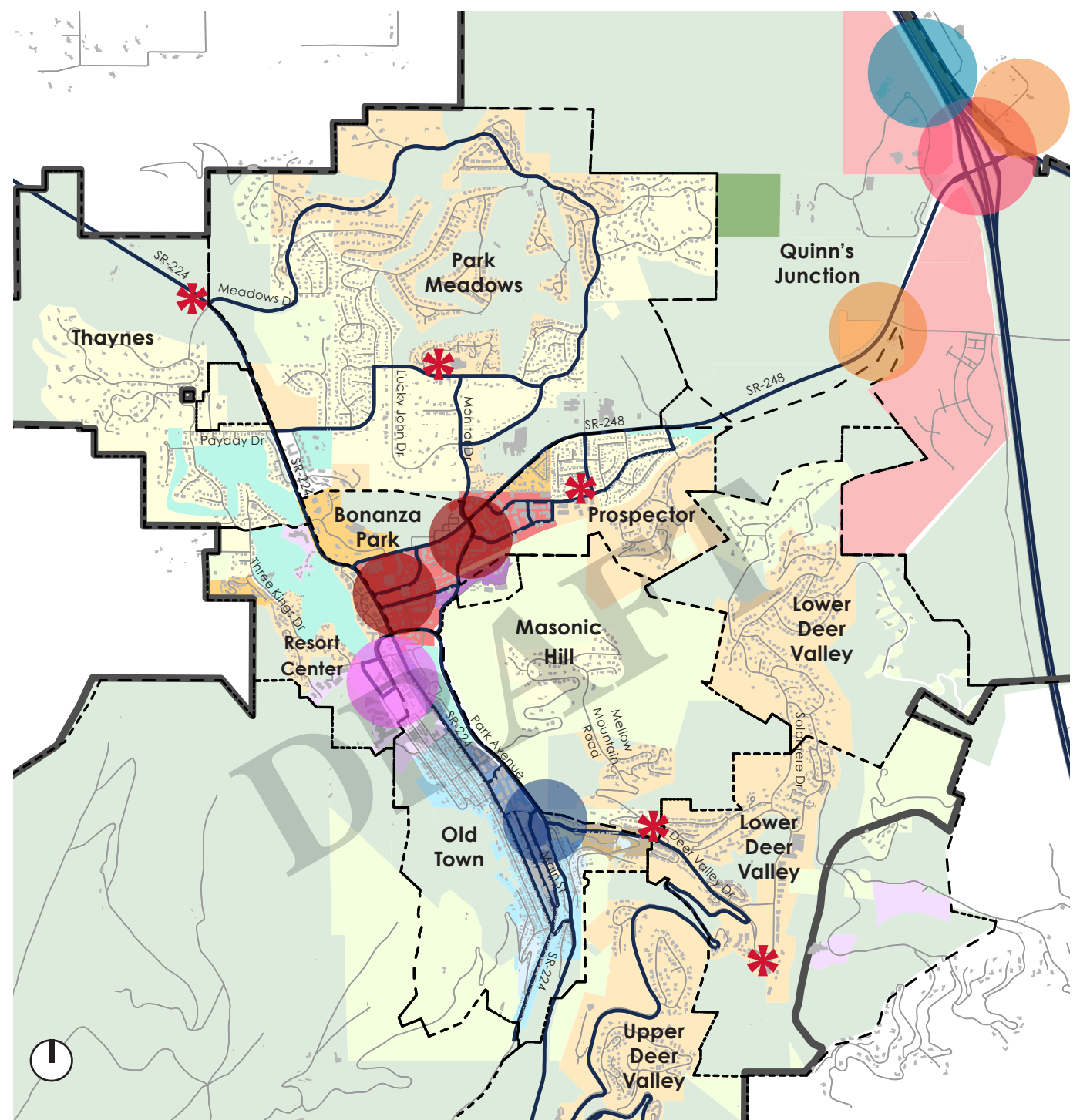
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FUTURE LAND U



USE NODE TYPES

NODE TYPES MAP



ZONING LEGEND

- | | | |
|---|---|---|
| Community Transition | Historic Commercial Business | Residential- Low Density |
| Estate | Historic Recreation Commercial | Residential- Medium Density |
| General Commercial | Historic Residential | Residential Development |
| Single Family | Historic Residential- Low Density | Residential Development- Medium Density |
| Urban Park Zone | Historic Residential-Medium Density | Public Use Transition |
| Light Industrial | Historic Residential 2: Subzone A | Recreation Commercial |
| Medical Cannabis Production Establishment Overlay | Historic Residential 2: Subzone B | Recreation Open Space |
| Preserved Open Space | | Regional Commercial Overlay |

The Node Types Map includes existing zoning to illustrate the current neighborhood character and anticipated development patterns in each neighborhood. Specific Node Types are identified as circles on the map - these are opportunities for context-sensitive development that implements goals around commercial, mixed-use, and housing development found in the General Plan Themes. Neighborhood Mobility Hubs are identified on the map, and are intended to support first-and-last mile transportation connections within existing neighborhoods. Each node type includes a general description, anticipated future land use mix, and character imagery.

NODE TYPE LEGEND

-  Quinn's Junction Community Mixed-Use Node
-  Quinn's Junction Mobility Hub
-  Quinn's Junction Institutional Hub
-  Bonanza Park Mobility Hubs/Corridor Infill Node
-  Resort Center Mobility Hub/Corridor Infill Node
-  Old Town Mobility Hub/Corridor Infill Node
-  Neighborhood Mobility Hubs

NODE TYPES

A

QUINN’S JUNCTION COMMUNITY MIXED-USE NODE

The proposed Community Mixed-Use node in Quinn’s Junction is a larger node that includes retail, services, office, medium density housing, high density housing, and workforce housing. This node should be located at a key intersection, like the area along 248 and should serve a larger area, with retail and services that require a larger footprint.

FUTURE LAND USE MIX



Medium Density Mixed Use



Medium Density Residential



High Density Residential



Commercial



B QUINN'S JUNCTION MOBILITY HUB

The Mobility Hub in Quinn's Junction is a centralized location that integrates multiple transportation modes, and serves as a key transfer point within the regional transportation network. It should be located adjacent to the Quinn's Junction Community Mixed-Use Node. This mobility hub should include a larger capture lot with basic services that serves as gateway to Park City and incentivizes commuters to use transit to travel into Park City and adjacent employment centers.

FUTURE LAND USE MIX



Commercial



Institutional



NODE TYPES

C QUINN’S JUNCTION INSTITUTIONAL HUB

The Institutional Node in Quinn's Junction supports existing institutional areas, with uses focused primarily on services and local institutions, centers of employment, and housing for employees, consolidating existing areas, while incorporating housing and basic services to promote a more self-sustaining and less car-dependent area.

FUTURE LAND USE MIX



Institutional



High Density Residential



Medium Density Mixed Use



D **BONANZA PARK MOBILITY HUBS/CORRIDOR INFILL**

The Bonanza Park Mobility Hub/ Corridor Infill areas are centralized locations that integrate multiple transportation modes, medium density residential infill (within a 1/4 mile radius), as well as basic services and retail. This node reinforces the existing character of Bonanza Park and focuses on increasing walkability, aligning with the goals of the recently adopted Small Area Plan of creating a livable mixed-use neighborhood, where local owned business and entrepreneurship are incentivized, and affordable and workforce housing are part of new development. These hubs should become safe and walkable areas, with an integrated network for transit users, pedestrians, and cyclists.

FUTURE LAND USE MIX



Commercial



Medium Density Mixed Use



Medium Density Residential



NODE TYPES

E RESORT CENTER MOBILITY HUB/CORRIDOR INFILL

The Mobility Hub/ Corridor Infill Node in Resort Center will integrate medium and high density housing typologies, as well as workforce housing, services, and retail. It should offer an affordable alternative for seasonal and year-round employees, and incorporate mixed-use in an area that current lacks these uses, with the goal of creating a more walkable environment and decreasing car dependence.

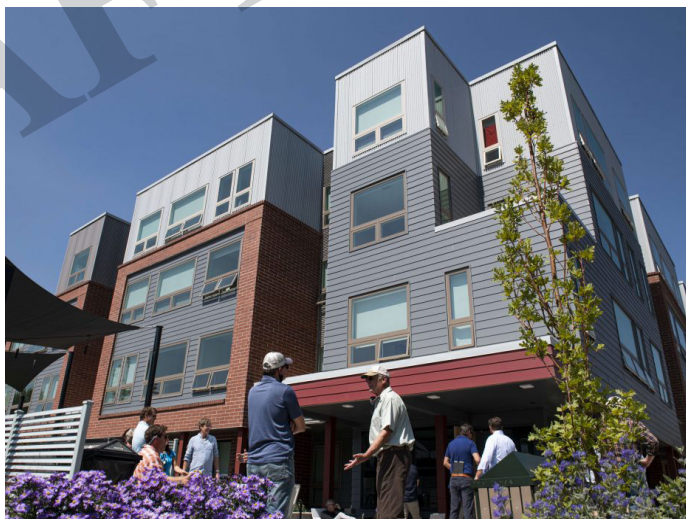
FUTURE LAND USE MIX

Medium Density Mixed Use

Resort Commercial

High Density Residential

Commercial



F

OLD TOWN INFILL

The Old Town Infill Node focuses on residential infill in underutilized surface-level parking lots that have been identified as potential redevelopment opportunities and could be re-purposed to bring workforce into Old Town while preserving the Historic Main Street character and scale. This would improve connectivity, improve residents quality of life, stabilize workforce and business success, and enhance economic vibrancy.

FUTURE LAND USE MIX



Medium Density Residential



NODE TYPES

G NEIGHBORHOOD MOBILITY HUBS

The Neighborhood Mobility Hubs serve as smaller-scale, locally focused gateways to the regional transportation network. Typically located in residential or lower-density mixed-use areas, these hubs support local fixed-route buses and on-demand services. They are designed to offer seamless connections to walking and biking facilities and, in some cases, limited parking for residents to access transit.





Free Trolley Stop- Main Street



6

IMPLEMENTATION



ON PLAN

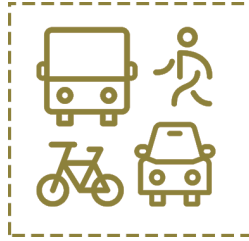
IMPLEMENTATION MATRIX OVERVIEW

The Implementation Matrix identifies the timeframe, departments, and partnerships anticipated for the implementation of each strategy.

- **Timeframe:** Identifies the timeline for the proposed strategies as it relates to implementation: Ongoing which refers to work that the city is already undertaking and is expected to continue; Near-Term which are intended to be implemented in the next 1 - 3 years; Medium-Term which are intended to be implemented in the next 5 years; and Long-Term which are intended to be implemented in 5 - 10 years.
- **Department:** This identifies the City Department(s) that would be responsible for supporting implementation of the strategies.
- **Partnerships:** This identifies non-city partners who may support the implementation of each strategy.



City Hall



TRANSPORTATION

We value a connected community with great access to recreation and open spaces and a variety of transportation options for visitors, workforce, and residents.

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
1. DATA BACKED DECISION MAKING				
1A	Park City will regularly evaluate the community's unique traffic and peak day patterns to inform and measure mitigation strategies.	Ongoing	Transportation, Planning, and Engineering	UDOT
2. TRANSIT IMPROVEMENTS				
2A	Advance high-capacity transit on the SR-224 and SR-248 corridors in coordination with High Valley Transit and the Utah Department of Transportation (UDOT) to serve as the primary transit spines connecting regional capture lots to key destinations.	Medium-Term	Transportation, Planning, and Engineering	UDOT, Summit County, High Valley Transit
2B	Build on the Short-Range Transit Plan and Transportation Master Plan Park City Forward to build the transit network, increase transit frequency, and improve regional connections.	Near-Term	Transportation, Planning	High Valley Transit
2C	Park City will develop a network of internal mobility hubs as shown in the Node Types Map, including ones in the Thaynes and Park Meadows neighborhoods, as well as more developed ones in Bonanza and Old Town, and supportive infrastructure to enhance first- and last-mile connections.	Near-Term	Planning, Transportation, and Engineering	Residents, Park City Chamber, Historic Park City Alliance, Resorts, Major Employers

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
3. TRAFFIC MANAGEMENT				
3A	Evaluate long-term congestion pricing and/or flex-lanes on SR-224 and SR-248.	Long-Term	Transportation, Planning, and Engineering	UDOT, State
3B	Park City will use pricing, mode shift, and land use policy, not roadway widening, to manage congestion.	Ongoing	Transportation, Planning, and Engineering	
3C	Deploy smart traffic management tools to inform dynamic operations and user guidance.	Ongoing	Transportation, Planning, IT, and Engineering	UDOT
3D	Strengthen policies that reduce reliance on single-occupancy vehicles by requiring and incentivizing multimodal transportation through planning, development, and transportation initiatives.	Near-Term	Transportation, Planning, Parking	Resorts, Major Employers
3E	Reduce wildlife-vehicle collisions.	Ongoing	Transportation, Planning, and Engineering	
4. PARKING				
4A	Use parking pricing and policy updates to support mode shift goals, reduce vehicle congestion, and prioritize access for residents and high-occupancy travel.	Near-Term	Planning, Parking	Resorts, Major Employers
4B	Continue to implement the bike parking requirements of Ordinance No. 2023-18 for new development.	Ongoing	Planning	
5. PRESERVE PARK CITY'S SMALL-TOWN FEEL				
5A	Implement Main Street circulation improvements to enhance safety and efficiency in Old Town and support a more walkable, less car-dependent downtown.	Medium-Term	Engineering, Transportation	Historic Park City Alliance
5B	Continue to expand and implement traffic calming initiatives through the Neighborhoods First Streets Program.	Ongoing	Transportation, Planning, and Engineering	

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
6. WALKABLE AND BIKEABLE NEIGHBORHOODS				
6A	Continue to build out the high-comfort active transportation network by implementing priority segments of the 2024 Bike and Pedestrian Plan.	Ongoing	Transportation, Planning, and Engineering	
6B	Support winter access and maintenance to ensure year-round multimodal access.	Ongoing	Public Works	Property and Business Owners
6C	Improve crossings and reduce barriers to ensure safety and accessibility on key corridors.	Near-Term	Transportation, Planning, and Engineering	
7. SPECIAL EVENTS				
7A	In preparation for the 2034 Olympic Games, collaborate for transportation infrastructure and operational protocols to support the Games.	Near-Term	Planning, Transportation, Engineering, Special Events, Executive	State, Summit and Wasatch Counties, UDOT, High Valley Transit
8. EMERGENCY PLANNING				
8A	Update evacuation plans and public communication protocols to ensure emergency plans remain current, known to the public, and well-linked to transportation needs.	Near-Term	Emergency Management, Police, Building, Transportation Planning, Engineering, Public Works	Homeowner and Master owner associations, Park City Chamber, Historic Park City Alliance, Resorts, Major employers, Park City Fire District, Summit and Wasatch Counties



COMMUNITY CHARACTER

We value our unique community, quality of life, and authentic character. We support a variety of options that create housing opportunities for all groups within the community. We preserve our historic districts and cultural elements and celebrate the history of Park City.

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
1. SMALL TOWN FEEL				
1A	Maintain existing road network and do not widen roads to incorporate additional travel lanes.	Ongoing	Planning, Transportation, Engineering	UDOT
1B	Support and ensure the year-round and long-term resilience of the Park City economy.	Ongoing	Economic Development, Planning, Transportation, Special Events	Resorts, Park City Chamber, Historic Park City Alliance, Major employers
1C	Encourage small scale compatible commercial infill.	Near-Term	Planning	Neighborhood residents and Business owners
1D	Increase Park City's walkability through an improved pedestrian friendly environment.	Medium-Term	Planning, Transportation, Engineering	
1E	Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.	Ongoing	Economic Development, Planning, Transportation	Resorts, Park City Chamber, Historic Park City Alliance, Major employers
1F	Prioritize high quality design in new developments and redevelopment that respects the existing scale, style, and massing of buildings.	Near-Term	Planning	

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
2. SENSE OF COMMUNITY				
2A	Protect Park City's character and unique sense of place.	Ongoing	Planning, Transportation, Engineering, Trails and Open Space, Economic Development	
2B	Strengthen existing neighborhoods through context-sensitive design requirements and creation of gathering places.	Near-Term	Planning and Recreation	Neighborhood residents
2C	Strive for equity and plan for all groups within the community.	Ongoing	Planning, Transportation, Engineering, Executive	
2D	Provide easy access to trails and recreation opportunities.	Ongoing	Planning, Transportation, Engineering, Recreation, Trails and Open Space	Mountain Trails Foundation
2E	Continue to support Arts & Culture and incorporate it into the public realm.	Ongoing	Planning and Special Events	Public Arts Advisory Board, Arts Council of Park City and Summit County
3. LAND USE AND GROWTH				
3A	Protect open space, discourage sprawl, and direct growth inward.	Ongoing	Planning	
3B	Create walkable mixed-use nodes that can accommodate new growth, while providing access to services, retail and transportation.	Medium-Term	Engineering, Transportation, and Planning	Neighborhood residents
3C	Evaluate potential station area planning around future BRT stops.	Long-Term	Engineering, Transportation, and Planning	Neighborhood residents
3D	Encourage infill development and enable a variety of housing typologies that provide a diverse mix and respond to the needs of various demographic and socioeconomic groups.	Near-Term	Planning	Neighborhood residents
3E	Create a comprehensive plan for City properties and rights-of-ways to evaluate areas that need improvement in preparation of the 2034 Olympics.	Near Term	Executive, Planning, Transportation, Engineering, Public Works	

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
4. TECHNOLOGY				
4A	Support the Integration of Smart City Infrastructure	Long-Term	IT, Planning, Water, Transportation, Engineering, Public Works, Public Utilities	
5. HISTORIC PRESERVATION				
5A	Develop a clear understanding of the ski era resources in Park City.	Near-Term	Planning	Park City Museum
5B	Confirm the key resources and sites related to Park City's Olympic host legacy.	Near-Term	Planning	Park City Museum
5C	Continue to document and monitor Mining Era resources, especially in Park City's residential and business districts, which provide the foundation of Park City's historic resources and character.	Ongoing	Planning	
5D	Continue to recognize preservation projects, share success stories to inspire future efforts, and provide technical resources to property owners.	Ongoing	Planning	
5E	Provide access to historic preservation best practices, recognizing the range and diversity of Park City's historic resources.	Near-Term	Planning	
5F	Continue to educate the community and visitors about the history and evolution of Park City.	Ongoing	Planning	Park City Museum
5G	Collaborate with the Park City Museum, Utah Historical Society, and other partners to help tell the story of less well-known aspects of Park City's history.	Near-Term	Planning	
5H	Continue to support the adaptive re-use of historic buildings through incentives.	Ongoing	Planning, Economic Development	
5I	Establish options to incentivize the preservation of the documented historic resources associated with the ski era.	Long-Term	Planning	

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
5. HISTORIC PRESERVATION				
5J	Continue to foster collaborative efforts to preserve, protect, and promote Park City's historic resources.	Ongoing	Planning	Park City Museum, Park City Chamber, Historic Park City Alliance
5K	Proactively work to protect the historic mining sites and structures from both physical and environmental damage.	Near-Term	Planning	Park City Museum and Friends of Ski Mountain Mining History, Park City Mountain, and Deer Valley Resort
5L	Continue to explore opportunities to integrate historic preservation with other initiatives, such as sustainability, workforce housing, arts/culture, and recreation/trails/open space.	Ongoing	Planning	
5M	Proactively work to protect Old Town's historic resources from wildfire damage.	Near-Term	Building, Planning, Emergency Management	
5N	Support the integration of small-scale mixed-use components into Park City's older and historic neighborhoods to discourage sprawl and support walkable neighborhoods.	Medium-Term	Planning	
5O	Continue to regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code (LMC) for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility.	Ongoing	Planning	
5P	Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.	Near-Term	Planning	
5Q	Continue to promote and strengthen Main Street as the historic core of Park City.	Ongoing	Planning, Economic Development	Historic Park City Alliance, Park City Museum
5R	Support efforts for a pedestrian-first environment along Main Street and within Old Town.	Long-Term	Planning, Engineering, Transportation, Public Works	Historic Park City Alliance



MODERATE HOUSING

We will provide housing options for various groups, including workforce, seniors, and first-time home buyers.

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
1. VARIETY OF HOUSING OPTIONS				
1A	Provide a range of housing options at varying price levels that address a tiered approach (affordable, attainable) to provide diverse housing options for all ages and groups of the population.	Long-Term	Housing and Planning	Mountainlands Community Housing Trust, Park City Chamber, Historic Park City Alliance, the Resorts and Major employers
2. WORKFORCE HOUSING				
2A	Continue to facilitate workforce housing in the City and increase incentives for employment centers to incorporate workforce housing in new developments.	Ongoing	Housing and Planning	Mountainlands Community Housing Trust, Park City Chamber, Historic Park City Alliance, the Resorts and Major employers



WATER AND OPEN SPACE PRESERVATION

We protect our resources and plan for future generations and climate change. We strive to preserve our open and natural lands and create a green buffer around Park City.

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
1. WATER PRESERVATION				
1A	Reduce water demand and protect water supply through collaboration, education, and technology.	Long-Term	Water	Property management companies, Park City Chamber, Historic Park City Alliance, Homeowner and Master owner associations, Property owners, Business owners
1B	Protect and improve water quality through a holistic and collaborative approach.	Long-Term	Water, Sustainability, Planning	
1C	Continue to maintain water infrastructure in a state of good repair.	Ongoing	Water	
2. OPEN SPACE CONSERVATION				
2A	Protect and enhance natural environments for current and future generations through managing use, preventing degradation of environments, maintaining or improving ecological functions and biodiversity, and protecting existing natural areas from development	Long-Term	Planning, Trails and Open Space, Sustainability	Homeowner and Master owner associations and Property owners

2. OPEN SPACE CONSERVATION

2B	Continue conservation efforts to increase the land preserved as open space.	Ongoing	Trails and Open Space, Planning	Summit and Wasatch Counties, Summit Lands Conservancy and Utah Open Lands
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2C	Support efforts that maintain, add, and/or enhance natural features within urbanized areas of Park City to reduce heat island effect and improve access to green space for residents and visitors.	Medium-Term	Planning	Property owners and Homeowner or Master property owner associations
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3. SENSITIVE LANDS

3A	Support the maintenance and preservation of sensitive lands, including wildlife corridors.	Medium-Term	Planning, Transportation, Engineering	UDOT, Summit and Wasatch Counties
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3B	Collaborate with surrounding local governments, conservation organizations, and community members to ensure that sensitive land considerations are integrated into regional planning efforts.	Long-Term	Executive, Planning, Trails and Open Space	Summit and Wasatch Counties
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3C	Continue to promote human health in areas affected by historic mining through comprehensive restoration programs.	Ongoing	Environmental Regulatory Affairs, Building, and Planning	State and Federal agencies, and Property owners
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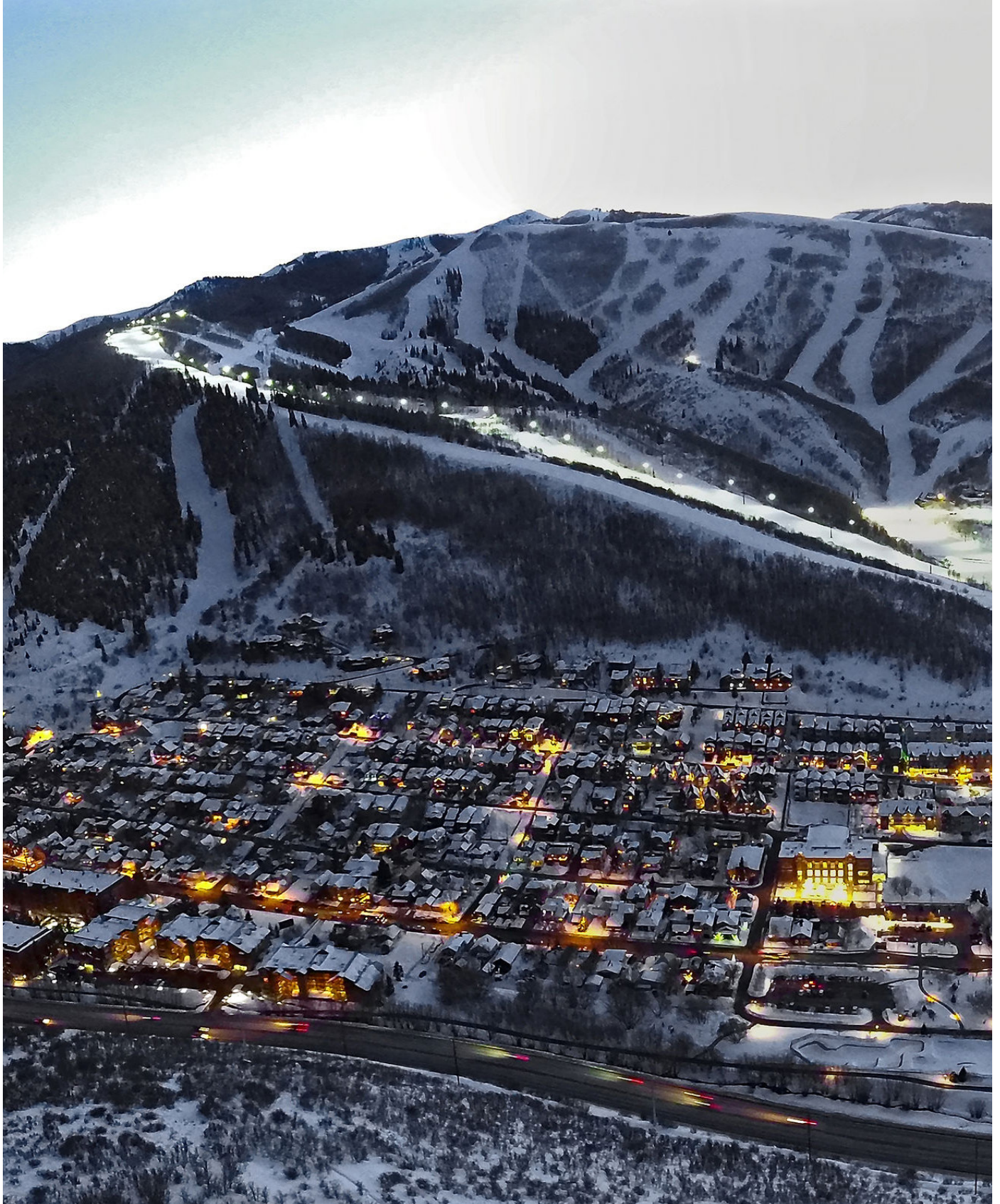


SUSTAINABILITY

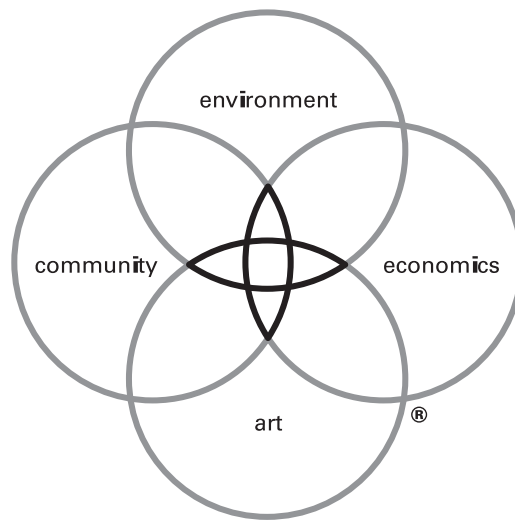
We value our natural environment and preserve and protect natural areas.

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
1. ENVIRONMENTAL LEADERSHIP				
1A	Develop Sustainability Education and Campaign to increase awareness of existing opportunities related to energy efficiency, renewable generation, indoor air quality, and electrification measures.	Medium-Term	Sustainability	XXX
1B	Develop sustainability programs to meet Park City's sustainability goals of full carbon neutrality by 2030 and 80 percent GHG reduction by 2050.	Near-Term	Sustainability	
1C	Develop a Climate Action and Resilience Plan and implement actions to further establish climate action efforts and environmental stewardship.	Near Term	Sustainability	
1D	Coordinate with community groups, businesses, and resorts to establish and implement environmental standards and practices that promote sustainable tourism.	Medium-Term	Sustainability	Park City Chamber, Historic Park City Alliance, Resorts, Hotels and Property management companies
1E	Continue to promote soil health through comprehensive soil remediation actions and monitoring programs.	Ongoing	Environmental Regulatory Affairs, Building, and Planning	State and Federal agencies, and Property owners
1F	Maintain an overarching consideration of fair and positive conditions through the implementation of all recommendations that tie to the community's values.	Long-Term		

FOCUS AREAS & STRATEGIES		TIMEFRAME	DEPARTMENT	PARTNERSHIPS
2. WILDFIRES				
2A	Collaborate interdepartmentally to implement actions, protocols, and policies present in the most recent wildfire hazard plans, such as the 2023 Community Wildfire Risk Assessment.	Near-Term	Emergency Management, Building, Trails and Open Space	Property owners, Resorts, Homeowner associations
2B	Develop programmatic approaches to assess wildfire risk on a more individualized basis and thoughtfully target spot mitigation improvements.	Near-Term	Emergency Management, Building, Trails and Open Space	Property owners, Resorts, Homeowner associations
3. WASTE REDUCTION				
3A	Establish waste reduction and diversion actions.	Medium-Term	Sustainability	Summit County, Recycle Utah, Park City Chamber, Historic Park City Alliance, Resorts, and Major employers
4. ENERGY EFFICIENCY				
4A	Prioritize policies that support next steps in achieving energy use reduction, adoption of renewable electricity, and future carbon neutrality.	Medium-Term	Sustainability and Planning	XXX
4B	Explore modifications to transportation policies that incentivize or require more efficient operations.	Medium-Term	Transportation and Sustainability	



View of the City



DW LEGACY DESIGN®

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