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

October 16, 2025

The Council of Park City, Summit County, Utah, met in open meeting on October 16, 2025, at 2:15 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and advice of counsel at 2:17 p.m. Council Member Ciraco seconded the motion.

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

Council Member Parigian arrived at 2:24 p.m.

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 3:26 p.m. Council Member Toly seconded the motion.

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

WORK SESSION

<u>**Discuss Water Fund Revenue Outlook:**</u>
Jessica Morgan, Budget Analyst, presented this item and indicated there was a $2.4 million revenue shortage due to the modified rates for single-family and irrigation customers. The Water Department reduced their budget by $1.1 million by eliminating staff positions and delaying capital replacements. They were going to wait until the end of the fiscal year to see the actual deficit, but Morgan indicated the projected $1.3 million deficit would be an issue every year. She reviewed the requirements for enterprise funds and stated the Water Fund had to remain an enterprise fund. Some options for addressing the deficit included eliminating the phased-in approach to municipal department water charges and instead charge the full rate immediately, which would bring in $1,031,717 to the Water Fund.

Morgan stated some additional strategies to consider included the administrative interfund transfer (IFT) from the Water Fund to cover overhead and services from other municipal departments such as the Attorney's Office, Building Maintenance, Human Resources, IT, and Finance. The City had the flexibility to fund Water capital projects using General Fund monies or other non-enterprise sources. Morgan also stated they could reassess water impact fees. She also noted there could be a one-time transfer to the Water Fund from the General Fund or they could make a short-term internal loan. They would look more closely at the actual deficit in the spring before they decided on a specific strategy and amount.

Council Member Ciraco indicated the expense structure increased with the construction of the new water facility and he suggested making a General Fund transfer for previous years of municipal department water usage. Mindy Finlinson, Finance Director, stated those years were closed out as far as accounting so a transfer couldn't be tied to previous years, but there could be a one-time infusion from the General Fund. Council Member Ciraco asked them to see what that figure would be. Mayor Pro Tem Rubell asked them to look at a capital offset for the mine-impacted water. Finlinson stated a lot of the operational costs were closed out and explained funds could be transferred but it would be in the form of a subsidy. Mayor Pro Tem Rubell asked if they could pursue that analysis with previous Council direction. McAffee stated for the benchmarking study, they asked for all the mining-related costs as well as the costs for importing water. Finlinson indicated at the end of the fiscal year they would come back with those numbers and the actual deficit and then ask the Council to approve a subsidy.

Council Member Ciraco stated the departments didn't get impact fees when the City waived those for nonprofit projects, and he asked that the Council consider setting money aside to compensate for the loss of impact fees. Council Member Parigian indicated the actual deficit wasn't known at this point, to which McAffee affirmed. Council Member Parigian asked about the IFT, to which Penny Frates, Acting Budget Director, stated it hadn't been updated in a while, but they were working on that. McAffee also noted that extra revenue could come in for leasing water to Deer Valley.

Council Member Toly referred to the impact fees and asked if the Water Department budgeted an annual number, to which McAffee stated he budgeted $1 million annually. Council Members Toly and Ciraco supported implementing the full water rate from municipal departments. McAffee stated it wouldn't solve the long-term problem, but it would help. Council Member Parigian asked if there would be a budget adjustment if the General Fund paid the full water rates for the municipal departments, to which Frates stated they would amend the budget at the end of the fiscal year. Council Member Parigian preferred having a General Fund subsidy and leaving the phased-in municipal water rates as planned. McAffee clarified that when impact fees were waived, the water rate payers made up the difference. Mayor Pro Tem Rubell summarized several strategies to make the Water Fund whole were discussed and stated the only question the Budget team needed answered was if the municipal departments should pay the full water rate this year. Frates confirmed the Golf Department had the budget to pay the full water rate. Mayor Pro Tem Rubell, and Council Members Ciraco, and Toly supported the full water rate payment. Council Member Dickey was excused at 4:25 p.m.

Discuss Proposed Code for Waste and Recycling Requirements for Park City Businesses and Waste Haulers:
Luke Cartin and Celia Peterson, Environmental Sustainability, presented this item. Cartin stated the proposed code amendments would address commercial waste. He noted the press release yesterday regarding a new site for Recycle Utah and thanked those who helped with this partnership. Cartin reviewed the breakdown of what went into the landfill in 2016. He indicated the commercial businesses were not set up for waste removal in the same way as residential in that commercial didn't need a waste account. The code amendments would help with trash and recycling accountability by ensuring they had accounts and that recycling was taking place twice a month. Commercial waste containers would need to be labeled, and annual reporting would be required.

Council Member Dickey rejoined the meeting at 4:36

Cartin explained they could monitor the businesses through the business licensing process or through a business HOA. There would be modified versions of requirements for businesses wanting to self-haul their recyclables.

Council Member Toly asked if discussing zero food waste with restaurants could be implemented. Cartin stated he wanted the code amendments to ensure businesses had waste accounts and then they could educate them, but it wouldn't be required. Council Member Toly asked if there was a problem with businesses putting their trash in residential bins, to which Cartin affirmed. Council Member Toly asked if the code amendments would apply to the nightly rentals. Cartin didn't have an answer at this time since the makeup of those was varied. His goal was to capture 80%, and then they would look at capturing the rest.

Mayor Pro Tem Rubell was excused at 4:45

Council Member Parigian asked how this was different than what was currently being done. Cartin explained businesses would have to have an active trash and recycling account. If the business wanted to self-haul, they would have to qualify to be a self-hauler. Council Member Parigian asked how many haulers were in the area, to which Cartin stated there were 10-12 haulers.

Mayor Pro Tem Rubell returned at 4:53

Council Member Dickey asked what the purpose would be of having authorized haulers. Peterson stated having authorized haulers would ensure that haulers weren't dumping the recyclables in the landfill. Council Member Parigian pointed out that this wouldn't ensure that businesses would use the service. Cartin felt requiring the accounts would end businesses using unauthorized shared service, but he agreed there was no enforcement language for using the containers. Council Member Ciraco asked if this would be renewed with the annual business license process to which Cartin affirmed.

Cartin asked if the Council supported an exemption for small/home-based businesses, such as requiring a 95-gallon bin weekly. Council Member Parigian did not support an exemption. Council Member Toly agreed and stated if there was a problem then it could come back to Council. Council Member Ciraco thought an exemption on some level would make sense and he didn't want to put an unnecessary burden on small businesses. Council Member Dickey supported Cartin's recommendation of having a 95-gallon bin per week. Council Member Ciraco noted home businesses already had waste and recycling accounts. Mayor Pro Tem Rubell agreed there should be allowances for these small/home businesses.

Cartin stated the current draft ordinance stated businesses had to have both waste and recycling accounts. He asked if the Council favored Council Member Parigian's additional language to require usage with those accounts. Council Member Dickey wanted to start with the proposed language and noted they could put in enforcement language later, if needed. Council Member Ciraco indicated that Cartin could bring back data once they got these amendments going. Cartin stated business licensing renewals were in October and he wanted to implement this October 2026, to which the Council agreed to this timeline.

Council Member Toly requested more information on green waste programs whenever Cartin returned with updates, to which the Council agreed. Council Member Dickey referred to the waste generator requirements and stated he wanted the language to be simple. Cartin stated they could make sure the submittal was straightforward and they could provide recyclable education annually.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Pro Tem Jeremy Rubell Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Tana Toly Jodi Emery, Acting City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
Mayor Nann Worel	**Excused**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
No comments were given from Council or staff.

Staff Communications Reports:

1. July 2025 Sales Tax Report:

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

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

Brian Buck, Friends of Ski Mountain Mining, read a statement from Don Roll expressing gratitude for the funds to restore the Thaynes Mine.

Katherine Campbell 84060, indicated that the City put a trail next to their driveway in July. Since that time, there had been off-leash dogs on the driveway and on the deck, children behind the garage, and dogs pooping on the driveway, and she was working with attorneys to resolve this. One solution she suggested was ignored. She feared there would be injuries from sledding down the hill next to her driveway and she would not be responsible for them. She asked for help to get this solved.

Matt Chasney, Kings Crown HOA President, stated there were problems with this affordable housing project. The City didn't hold the developer accountable for poor construction. He asked the Council to provide drawings to their building, perform and review the change order process, and provide a third-party inspection to ensure the development was safe and met code. He asked the Council to stop pushing affordable housing until it resolved known issues affecting residents in existing affordable housing in the City.

Ivonne Timar, Kings Crown resident, reviewed the City allowed additional market rate housing at the development and there were problems that included a shortage of parking for extra vehicles. She felt if on-street parking was allowed, that would be a big help.

Laura England 84060 Kings Crown resident, agreed there was a parking problem with these units. She knew the City was contemplating parking permits and she asked that parking here be looked at.

Mayor Pro Tem Rubell closed the public input portion of the meeting.

Mayor Pro Tem Rubell stated the Housing team would be returning to a future Council meeting to address problems from residents. Sara Wineman, Housing Project Manager, stated they didn't have a presentation yet, but they had an RSOQ out for a consultant to help assess the problems.

IV. CONSIDERATION OF MINUTES

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

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

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Services Agreement with Park City Historical Society and Museum, dba Park City Museum, in a Form Approved by the City Attorney's Office, for Historical Services, Not to Exceed $116,812 for Four Years:

2. Request to Authorize the City Manager to Execute a Professional Services Agreement with Park City Historical Society and Museum, dba Friends of Ski Mountain Mining History, in a Form Approved by the City Attorney's Office, for Historic Restoration of the Thaynes Mine Complex, Not to Exceed $200,000:

3. Request to Authorize the City Manager to Execute a Construction Agreement with Woodward Co., Not to Exceed $194,000, in a Form Approved by the City Attorney's Office, to Expand the Park City Police Department Parking Lot:

4. Request to Authorize the Recreation Advisory Board to Recommend New Name Options for the Park City Community Center Consistent with the Administrative Policy for Naming of Public Areas:

Council Member Parigian moved to remove Consent Agenda Item Four for further discussion. Council Member Toly seconded the motion.

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

Council Member Toly moved to approve Consent Agenda Items One, Two, and Three. Council Member Ciraco seconded the motion.

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

4. Request to Authorize the Recreation Advisory Board to Recommend New Name Options for the Park City Community Center Consistent with the Administrative Policy for Naming of Public Areas:
Council Member Parigian asked Jessica Moran, Recreation Manager, if this was an opportunity for community members to send in suggested names. Moran indicated that people could send their suggestions to her. Council Member Parigian felt this was a great chance to take ownership of the community center.

Council Member Dickey moved to authorize the Recreation Advisory Board to recommend new name options for the Park City Community Center consistent with the administrative policy for naming of public areas. Council Member Parigian seconded the motion.

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

VI. OLD BUSINESS

1. Consideration of the Public Benefits Analysis for the Appropriation of Additional Funds in the Amount of $754,497 towards the EngineHouse Affordable Housing Project; and Consideration to Approve the Appropriation:
Ryan Blair, Property and Environmental Regulatory Manager, and Rory Murphy and Ryan Davis, JFisher Development, were present for this item. Blair reviewed the need for a public benefits analysis and indicated the factors that were considered included what the identified benefit was and what the City's purpose for appropriation was.

Blair stated there were 99-deed restricted affordable housing units, adjacent public transit, and open space in the development. The developer offered to set aside three market rate units for City employee use. Blair reviewed the financial audit and stated the City could fund this request from the soils remediation account or the Housing Program's public private partnership funding source.

Davis clarified the environmental cost was less than 50% of the total cost since the County refunded 50%. He explained the details of the three units being set aside for City employees.

Council Member Ciraco asked if the construction staging area was leased to the developer, to which Blair stated there was an agreement, but it was not leased. Council Member Dickey asked if the costs were unforeseen at the signing of the lease agreement. Murphy indicated the agreement stated the City would cover soil remediation. The County originally said they would take the soil for free but when they saw it, they charged a dump fee. Council Member Dickey clarified that there was a fee even though it was clean soil. Blair stated the soil tested clean, but the ordinance didn't allow for offsite reuse of the material, so they had to take it to a disposal facility.

Council Member Toly asked what the average market rate rent was for the units, to which Davis stated $2,500-$3,900 depending on the unit size. Council Member Toly asked what the City's total cost of the project was, including this soil dumping reimbursement. Blair indicated the City subsidy for each affordable unit was $93,579. Murphy noted the interest list for this development was over 500 people.

Council Member Dickey asked if there were employees on the waitlist today for these units. Stauffer indicated a survey was distributed to City employees and 50 responded that they wanted to live in the City limits. Mayor Pro Tem Rubell asked if that subsidy included the fee waivers, to which Blair affirmed. He noted it did not include a waterline project since that served more than just this project. Mayor Pro Tem Rubell asked if the terms for the three units were negotiable to which Davis affirmed. Davis indicated that IHC had reserved nine units for their employees.

Mayor Pro Tem Rubell opened the public hearing.

Jason Glidden, Mountainlands Community Housing Trust Executive Director, stated he had experience with this project and indicated the original soils remediation budget was $7 million and they came in much lower than that. He also stated the City subsidy was within the range budgeted. He asserted the City should be a good partner and reimburse JFisher.

Mayor Pro Tem Rubell closed the public hearing.

Council Member Parigian asked for clarification on the soils ordinance, to which Blair indicated there was a requirement to dispose of contaminated soils. He noted the code was amended after the cost was incurred. Council Member Parigian supported refunding the amount. Council Member Toly referred to the three units, and stated her intent was to have a financial benefit to the City or employees. She thought the rent was high for employees. Wineman stated she got data on market rate rents in the County and these rents aligned with the median and average rents in the county.

Council Member Dickey asked what they would have done with the soil if the new ordinance was in effect, to which Murphy stated they had a site to dump it for free and they would only have had to pay for the transportation cost.

Council Member Ciraco asked if Kings Crown was in the soil boundary to which Murphy stated it was not. Council Member Dickey stated the agreement was that the City would provide a clean site. He felt there was value in the three units, but it was soft. He wanted to work with Murphy to make him somewhat whole. Council Member Parigian asked that the top floor be painted sky blue. Council Member Toly asked Murphy to work with staff to get to a good place and then come back with some ideas. Council Member Dickey asked if there was an impact on the developer with the market rate units. Davis stated there was no financial impact, but there would be fewer units for the public to rent.

Margaret Plane, City Attorney, stated the motion to continue should include a date certain and if the public hearing would remain open or be closed. She suggested that Council liaisons work with staff and the developer. Rhoda Stauffer, Housing Specialist, didn't recommend a master lease since the City would have to pay the rent even if there wasn't an employee in the unit. Murphy noted to paint the top floor would be $33,000, and he could discuss that with the liaison.

Council Member Dickey moved to continue the public benefits analysis for the appropriation of additional funds in the amount of $754,497 towards the EngineHouse Affordable Housing Project; and the consideration to approve the appropriation to November 6, with the option of reserving six City employee units with an adjustment on the terms and continue the public hearing. Council Member Ciraco seconded the motion.

Mayor Pro Tem Rubell asked to see the financial value when this item returns and the pricing of market rate to 85%-90% of the numbers and ensure that the price would stay in that range.

RESULT: CONTINUED TO NOVEMBER 6, 2025
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Golf Consultant Analysis Presented by True Club Solutions:
Ryan Stemsrud, Brian Hampson, TCS, were present for this item. Stemsrud reviewed the strengths, challenges, opportunities, risks (SCOR) card. Strengths: great location, friendly staff, higher than average participation, demand was higher and fees were below market pricing. Challenges: deferred capital expenses were mounting and those needed to be covered, the course would now have to pay for water, wages were higher than normal, and the infrastructure needed to be updated. Opportunities: educate golfers on the need to increase fees, eliminate season passes and increase the price of punch passes, create restrictions on employee play, lower comp rounds and replace those with paying guests, extend booking revenue for non-residents, and reimagine the course architecture since so much work was needed. Risks: the City could miss out on the high demand, fees were not adequately increased to cover the capital project, without significant renovations maintenance would be difficult, irrigation disrupts the visual appeal of the course, and there were many weeds and thin turf which would lead to poor playing conditions.

Hampson gave an agronomy overview. He suggested reserving an early morning for maintenance. The soil testing should be done by an independent source instead of the fertilizer representative and there should be regular weed control. He explained cultural practices were minimal which affected the greens, tees, and fairways.

Hampson felt the Golf Department was short staffed and he recommended a full-time irrigator, a spray tech, and a mechanic. He stated repairs were made at Public Works and that was inefficient. The recommended capital needs included: tee leveling and resurfacing, fairway contouring and drainage including regressing, full bunker renovation, green and green complex renovation, cart path improvements, a full irrigation replacement, and an equipment lift. These improvements were estimated to cost a total of $6,709,000.

Hampson stated some liabilities included the road crossings, foot bridge handrails, fuel tanks, irrigation pump access, and green waste hauling. Stemsrud displayed a pro forma through 2030 and explained their projections.

Mayor Pro Tem Rubell asked if Council wanted to prioritize local play at local rates, and if Council was interested in looking into capital investment. Council Member Toly stated the irrigation system replacement was priced at $2.6 million but other estimates the City received were much higher. Hampson stated companies tended to over offer and he felt good with his number. Council Member Toly wanted to keep the local play and local rates. Council Member Parigian stated there were no surprises with this report, but he didn't want to pay a lot for it. He felt the biggest issue was the inconsistent surface and thought the weeds needed work. He supported concentrating on the things that could be fixed.

Council Member Dickey asked what was different from maintaining the course to needing capital improvements. Hampson stated the comments in the report were about the quality of the turfgrass. High-level maintenance would keep it in good condition but if the high-level maintenance wasn't there, the grass would degrade significantly. There was only so much that staff could do to the surfaces, infrastructure, and those systems based on their current condition. Doing improvements yourself would require deliberate upkeep throughout the entire organization. Council Member Dickey wanted to read the report to see what could be done internally. He thought affordable golf was key as a municipal course, but at the same time there was a funding conversation, so understanding the range of funding options would be important.

Council Member Ciraco asked if this course was a profitable operation to which Hampson affirmed. Council Member Ciraco asked if the course would continue to be profitable if capital improvements were made, to which Hampson affirmed and stated the capital improvements would restore the course to its original quality, but it wouldn't be a top-tier course. Stemsrud indicated it was hard to charge $125 for golf when it looked this way. Hampson noted greens were important and the work around for municipal golf courses was not to overcomplicate the rest of the course. He felt they could find the right mix. Council Member Ciraco asked if a new irrigation system would reduce the water need, to which Hampson stated it probably would use the same quantity of water, but he hoped there would be a more even distribution of water. Council Member Ciraco noted the proforma suggested an average fee of $65 and stated there was still room to offer a lower fee for locals.

Mayor Pro Tem Rubell summarized there was Council support to prioritize local residents. Regarding the capital investment, this was needed to maintain the course. He supported looking for ways to fund the improvements. Council Member Ciraco reviewed the Council approved replacing the pools at the MARC, so he felt improving the golf course was justified, especially since the improvements had been put off for decades. The Council asked staff to prioritize the investments.

3. Consideration to Adopt Resolution 21-2025, a Resolution Amending the Fee Schedule:

Hans Jasperson, Budget Analyst, presented this item and stated the amendment was a result of an independent cost of service study. He reviewed that the fees were the same as discussed in the August 26th meeting. The last fee study was done in 2010, and at that time, the fees were phased in. Since then, incremental adjustments had been made.

Jasperson indicated the Planning Department fee changes would be phased in over three years. The exceptions to that were the appeals fees and the historic design review fees. The Building Department fees would be reduced due to the increase in construction values. Fees would be divided into single-family, multi-family and commercial. The Engineering Department fee changes would include an update to the hourly rate and moderate fee increases for permits and encroachment agreements. There would also be a fee for bonding on right-of-way work.

Mayor Pro Tem Rubell opened the public hearing. No comments were given. Mayor Pro Tem Rubell closed the public hearing.

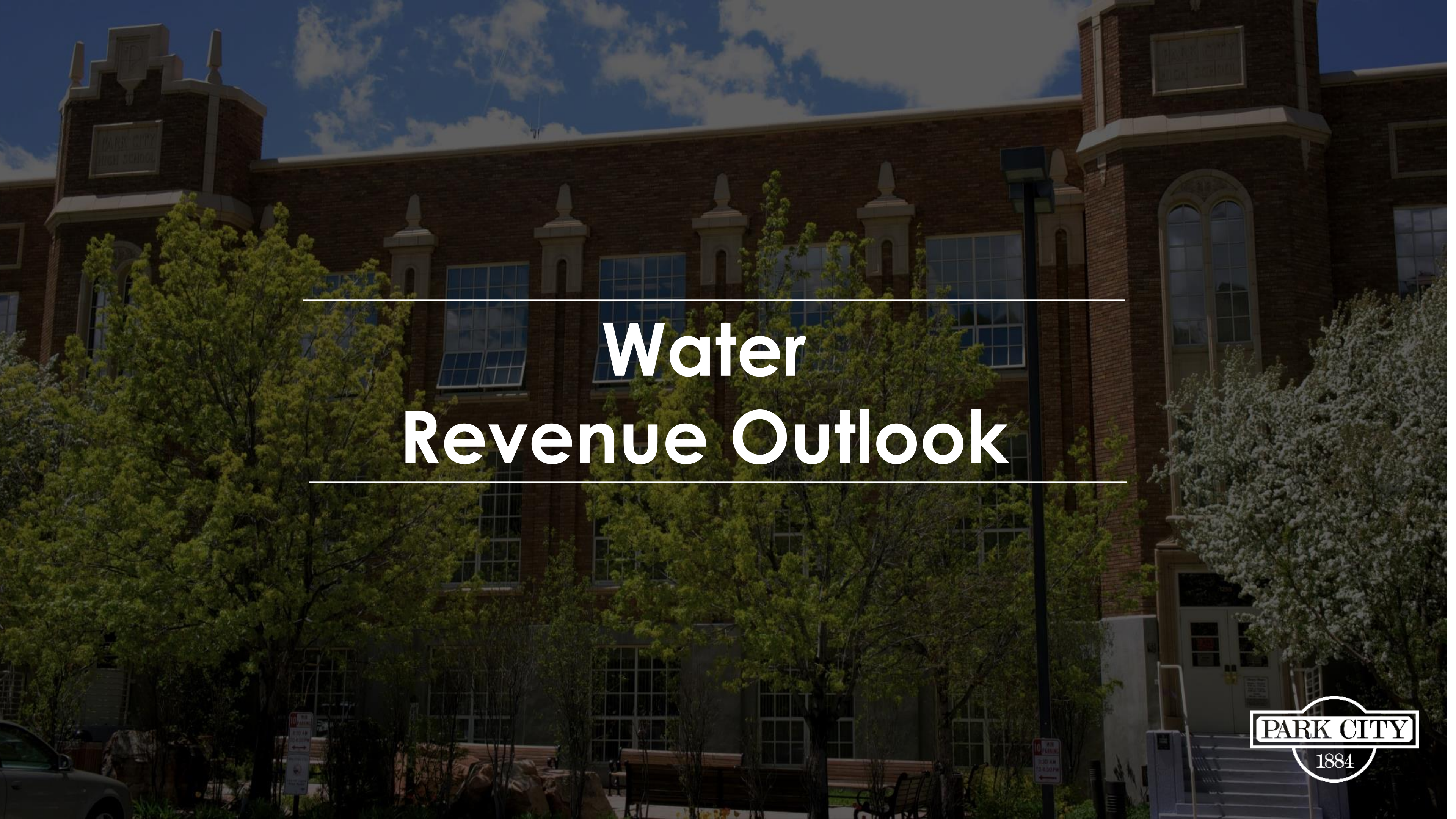
Council Member Ciraco moved to adopt Resolution 21-2025, a resolution amending the Fee Schedule. Council Member Parigian seconded the motion.

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Water Revenue Outlook

Agenda

- Overview of Water Fund Health
- Recommendation to Eliminate the Phase-In of Municipal Water Charges and Implement Full Rates in FY 2026
- Additional Strategies for Contingency & Long-Term Stability
  - IFTs
  - Flexibility in Capital Financing
  - Impact Fees
  - General Fund Transfer

Revenue

Water Fund faces a projected $2.4M revenue shortfall due to modified rates for single-family and irrigation customers.

1. Revenue reduction of $1.1 Million
   - Offset by eliminating several staff positions, reducing operations, maintenance, and capital replacement budgets

2. Revenue reduction of $1.3 Million (Sept 4th)
   - Retroactive refunds for July and August under revised rate structure

PARK CITY 1884

Water Rate

- Council Selected Alternative 1 on Sept 4th
- Negative Balance Increasing Each Year

	Changes Made				Fiscal Year Water Fund Cash Balance				
Alternative	Tier 4	All Tiers	Base Rate	Annual Revenue Change	2027	2028	2029	2030	2031
Current				$0	$837,470	$304,851	$1,437,703	$1,096,973	$630,335
1	**X**			**($1,300,000)**	**($491,780)**	**($2,413,466)**	**($2,732,188)**	**($4,568,039)**	**($6,574,652)**
2	X	X		($600,000)	$223,970	($949,757)	($486,862)	($1,517,648)	($2,695,043)
3	X	X	X	($200,000)	$632,970	($113,352)	$796,181	$225,433	($478,124)
				Minimum Target Cash Balance	$3,536,111	$3,636,584	$3,738,968	$3,850,811	$3,966,011

PARK CITY 1884

Overview

GAAP for Enterprise Funds

- There is outstanding debt that is backed solely by fees
- Laws or regulations require that fees be set to recover costs, including capital costs
- There is a pricing policy requiring fees to be set to recover costs, including capital costs

Purpose of Enterprise Funds

- Shows whether fees cover the true cost of service
- Improves transparency and supports data-driven rate decisions
- Provides a stable, self-sustaining revenue stream for capital and maintenance needs
- Shields operations from General Fund fluctuations

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Overview

We analyzed a broad range of options to address the potential deficit, narrowing our suggestions using criteria such as best practice, sustainability, and fiscal responsibility.

We recommend eliminating the phase-in of municipal water charges and implementing full rates in FY 2026. We do not recommend implementing an official budget adjustment at this time, as several factors, including potential increases in revenue or decreases in expenses, may mitigate the deficit.

Instead, we are providing Council with a menu of contingency options that can be implemented if a deficit scenario is realized. We propose a follow-up review of the Water Fund financials in early spring to determine if a formal adjustment is necessary.

PARK CITY 1884

Immediate Strategy

Eliminate Phased-In Municipal Water Charges

Year	Est. Full Payment	Budgeted Phased-In	Additional Revenue
2026 1/3 payment	$ 1,002,577	$ 342,288	$ 660,289
2027 2/3 payment	$ 1,047,693	$ 698,462	$ 349,231
2028 3/3 payment	$ 1,094,840	$ 1,094,840	$ -

Additional Strategy

Administrative Interfund Transfer (Admin IFT) Review

- Water Fund contributes approximately $1.3 million annually
- Covers overhead services from departments such as Finance, Human Resources, Information Technology, Attorney's Office, and Building Maintenance
- IFTs must be applied with a consistent methodology across all funds
- We are actively reviewing the Admin IFT for all funds

Additional Strategy

The City has the legal flexibility to fund Water Capital Projects using the General Fund or other non-enterprise sources.

Policy Consideration

Continuous use of General Fund resources for enterprise assets is discouraged, as it blurs the line between ratepayer-supported and taxpayer-supported services.

CIP City Project Caveats

For City-sponsored projects requiring new or upsized water infrastructure, the City may fund construction, but once completed, the Water Fund assumes operations and maintenance.

PARK CITY 1884

Additional Strategy

Reassess Water Impact Fees

- Requires new development to contribute toward expanded water infrastructure capacity
  - Revenues can only be used for capital projects directly attributable to new growth (Utah Impact Fees Act)

- Common tool used by Utah cities to fund growth-related infrastructure

- Last discussed: August 26 Council Meeting
  - Next step - Staff will return to Council with follow-up information at a later date

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Additional Strategy

One-time Transfer from the General Fund Balance

- General Fund transferred $1 million to Water Fund in FY25
  - Purpose: bridge funding until new municipal water charges were implemented

- Transfer is permitted to be used for capital
  - Debt Service and Operations are pledged to be funded through water rates
- Council may also consider a short-term internal loan

Waste Ord. Discussion

City Council Work Session

PARK CITY
1884

Goal

Reducing waste sent to Three Mile Landfill while increasing diversion rate

PARK CITY
1884

Summary

We seek policy direction on:

- Feedback on draft ordinance language
  - Hauler
  - Business Licensing
  - Exemption for small/home-based businesses (such as 95-gal bin/weekly)?
- Next steps
  - Timeline:
    - proposed hauler requirements in April of 2026
    - proposed business requirements October 2026
    - Co-create waste plan with businesses and Finance
  - Extensive Outreach

FOR IMMEDIATE RELEASE

Local Partners Launch Next Chapter in Summit County's Waste Diversion Efforts

Included in this plan is an effort to find Recycle Utah a new home. Park City is relinquishing its rights to a 4.18-acre parcel of land in the U.S. 40 corridor specifically so Summit County and Recycle Utah can designate the property as the permanent location for Recycle Utah's future operations. This site will allow Recycle Utah to continue operating a central drop-off and collections center, while remaining a hub for waste education, outreach, and community building.

Summit County

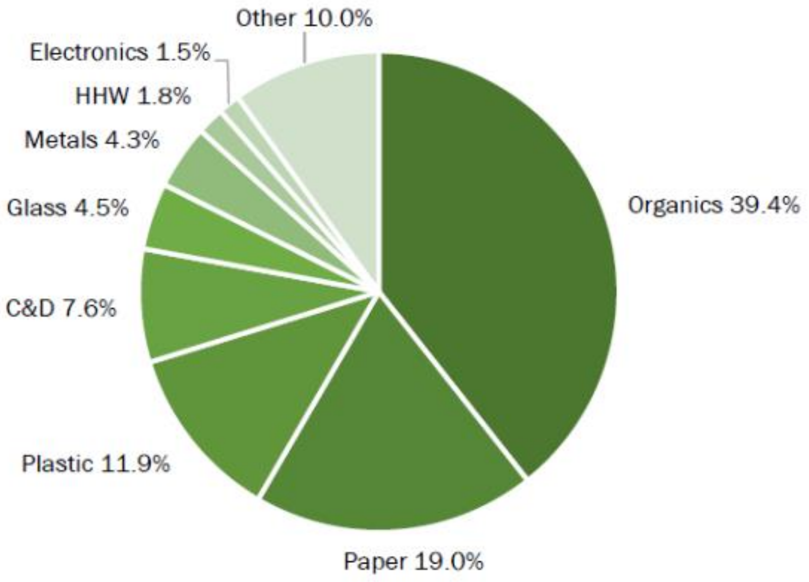
WASTE CHARACTERIZATION STUDY

Table 4-1 provides the detailed tabular composition of the aggregated disposed wastes. This table shows the mean composition, margin of error (at a 90 percent level of confidence) and the estimated tonnage of each of the constituents in the refuse stream.

Table 4-1 Detailed Composition of Aggregate Disposed Wastes

Material Category	Est. Percent	Conf. Int (+/-)	Est. Tons	Material Category	Est. Percent	Conf. Int (+/-)	Est Tons
Paper	**19.0%**	**2.1%**	**7,417**	**Glass**	**4.5%**	**4.0%**	**1,746**
OCC/Kraft Paper (Uncoated)	4.1%	1.0%	1,589	Glass Bottles, Jars & Containers	3.8%	0.8%	1,495
Newspaper	0.4%	0.2%	163	Remainder/Composite Glass	0.6%	0.3%	251
Office Paper (High Grade)	0.3%	0.1%	127	**Organics**	**39.4%**	**4.5%**	**15,329**
Magazines, Catalogs & Brochures	0.8%	0.2%	322	Food Waste	23.2%	4.3%	9,018
Phone Books & Directories	0.2%	0.1%	75	Yard Waste	10.8%	2.7%	4,209
Chipboard/Paperboard	1.1%	0.2%	426	Remainder/Composite Organics	5.4%	1.9%	2,102
Aseptic Boxes & Gable Top Cartons	0.3%	0.1%	132	**C&D**	**7.6%**	**4.0%**	**2,967**
Mixed Recyclable Paper (Low Grade)	0.7%	0.2%	266	Wood - Treated/Painted/Stained	2.6%	1.4%	1,009
Compostable Paper	10.2%	1.6%	3,977	Wood - Untreated/Clean	1.1%	0.6%	418
Remainder/Composite Paper	0.9%	0.2%	340	Drywall/Gypsum Board	0.6%	0.5%	234
Plastic	**11.9%**	**1.3%**	**4,619**	Asphalt Roofing	0.0%	0.0%	14
PET (#1) Bottles and Jars	1.4%	0.3%	548	Asphalt Paving, Brick, Concrete, & Rock	1.1%	0.8%	441
PET (#1) Non-bottle Containers	0.3%	0.1%	134	Carpet & Carpet Padding	0.4%	0.4%	157
HDPE (#2) Natural Containers	0.3%	0.1%	120	Remainder/Composite C & D	1.8%	0.9%	694
HDPE (#2) Colored Containers	0.2%	0.1%	90	**HHW**	**1.8%**	**2.1%**	**718**
Rigid Plastic Containers #3, through #7	1.3%	0.2%	495	HHW	0.3%	0.2%	104
Expanded Polystyrene "Styrofoam"	0.2%	0.0%	92	Batteries (All Types)	0.6%	0.6%	226
Clean Retail Film Bags	0.1%	0.0%	23	Medically-Related Waste	1.0%	1.1%	387
Clean Commercial/Consumer Film	0.1%	0.1%	52	**Electronics**	**1.5%**	**1.5%**	**573**
All Other Film	5.1%	0.9%	1,972	All Electronics	1.5%	0.8%	573
Durable/Bulky Rigid Plastics	1.4%	0.5%	555	**Other**	**10.0%**	**1.5%**	**3,895**
Remainder/Composite Plastic	1.4%	0.3%	537	Textiles & Leather Products	2.6%	0.6%	1,025
Metals	**4.3%**	**1.1%**	**1,684**	Rubber Products	1.1%	0.5%	420
Aluminum Containers	0.6%	0.1%	217	Disposable Diapers & Sanitary Products	2.2%	0.5%	841
Aluminum Foils and Trays	0.3%	0.1%	102	Dirt & Fines	3.0%	0.6%	1,151
Other Non-Ferrous Metals	0.3%	0.1%	110	Bulky Materials	0.6%	0.4%	241
Steel Cans & Lids	0.6%	0.1%	247	Other Materials Not Elsewhere Classified	0.6%	0.2%	217
Other Ferrous Metals	2.6%	0.9%	1,008				
				Grand Total	**100%**		**38,947**
				No. of Samples	*40*		

Figure 4-1 Aggregate Disposed Waste Composition



Material Category	Est. Percent	Conf. Int (+/-)	Est. Tons	Material Category	Est. Percent	Conf. Int (+/-)	Est Tons
Paper	**19.0%**	**2.1%**	**7,417**	**Glass**	**4.5%**	**4.0%**	**1,746**
OCC/Kraft Paper (Uncoated)	4.1%	1.0%	1,589	Glass Bottles, Jars & Containers	3.8%	0.8%	1,495
Newspaper	0.4%	0.2%	163	Remainder/Composite Glass	0.6%	0.3%	251
Office Paper (High Grade)	0.3%	0.1%	127	**Organics**	**39.4%**	**4.5%**	**15,329**
Magazines, Catalogs & Brochures	0.8%	0.2%	322	Food Waste	23.2%	4.3%	9,018
Phone Books & Directories	0.2%	0.1%	75	Yard Waste	10.8%	2.7%	4,209
Chipboard/Paperboard	1.1%	0.2%	426	Remainder/Composite Organics	5.4%	1.9%	2,102
Aseptic Boxes & Gable Top Cartons	0.3%	0.1%	132	**C&D**	**7.6%**	**4.0%**	**2,967**
Mixed Recyclable Paper (Low Grade)	0.7%	0.2%	266	Wood - Treated/Painted/Stained	2.6%	1.4%	1,009
Compostable Paper	10.2%	1.6%	3,977	Wood - Untreated/Clean	1.1%	0.6%	418
Remainder/Composite Paper	0.9%	0.2%	340	Drywall/Gypsum Board	0.6%	0.5%	234
Plastic	**11.9%**	**1.3%**	**4,619**	Asphalt Roofing	0.0%	0.0%	14
PET (#1) Bottles and Jars	1.4%	0.3%	548	Asphalt Paving, Brick, Concrete, & Rock	1.1%	0.8%	441
PET (#1) Non-bottle Containers	0.3%	0.1%	134	Carpet & Carpet Padding	0.4%	0.4%	157
HDPE (#2) Natural Containers	0.3%	0.1%	120	Remainder/Composite C & D	1.8%	0.9%	694
HDPE (#2) Colored Containers	0.2%	0.1%	90	**HHW**	**1.8%**	**2.1%**	**718**
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Expanded Polystyrene "Styrofoam"	0.2%	0.0%	92	Batteries (All Types)	0.6%	0.6%	226
Clean Retail Film Bags	0.1%	0.0%	23	Medically-Related Waste	1.0%	1.1%	387
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All Other Film	5.1%	0.9%	1,972	All Electronics	1.5%	0.8%	573
Durable/Bulky Rigid Plastics	1.4%	0.5%	555	**Other**	**10.0%**	**1.5%**	**3,895**
Remainder/Composite Plastic	1.4%	0.3%	537	Textiles & Leather Products	2.6%	0.6%	1,025
Metals	**4.3%**	**1.1%**	**1,684**	Rubber Products	1.1%	0.5%	420
Aluminum Containers	0.6%	0.1%	217	Disposable Diapers & Sanitary Products	2.2%	0.5%	841
Aluminum Foils and Trays	0.3%	0.1%	102	Dirt & Fines	3.0%	0.6%	1,151
Other Non-Ferrous Metals	0.3%	0.1%	110	Bulky Materials	0.6%	0.4%	241
Steel Cans & Lids	0.6%	0.1%	247	Other Materials Not Elsewhere Classified	0.6%	0.2%	217
Other Ferrous Metals	2.6%	0.9%	1,008				
				Grand Total	**100%**		**38,947**
				No. of Samples	*40*		

HPCA Waste Characterization

Figure 5-2 Divertibility of Restaurant & Bar Refuse

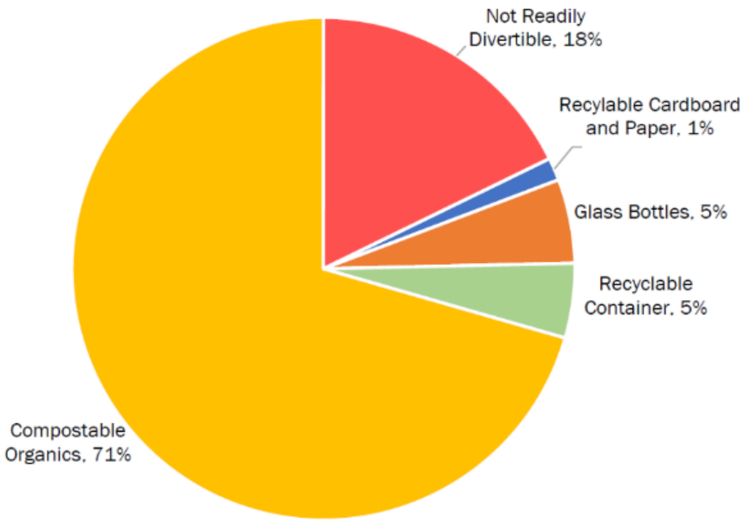

Table 5-1 Detailed Composition of Restaurant & Bar Refuse

Material Category	Mean	+/-	Material Category	Mean	+/-
Paper	**9.4%**	**2.8%**	**Organics**	**65.5%**	**6.7%**
Corrugated Cardboard/Kraft Paper	0.8%	0.4%	Food Waste	65.3%	6.7%
Take Out Containers, Food, and Beverage	0.3%	0.2%	Yard Waste	None Found	
Aseptic Boxes & Gable Top Cartons	0.8%	0.4%	Remainder/Composite Organics	0.1%	0.2%
Mixed Recyclable Paper	0.7%	0.3%	**C&D**	**0.2%**	**0.2%**
Compostable Paper	5.0%	1.9%	Wood - Treated/Painted/Stained	0.0%	0.0%
Remainder/Composite Paper	1.9%	1.6%	Wood - Untreated/Clean	None Found	
Plastic	**13.2%**	**3.9%**	Drywall/Gypsum Board	None Found	
PET (#1) Bottles and Jars	0.8%	0.3%	Asphalt Roofing	None Found	
PET (#1) Non-bottle Containers	0.4%	0.2%	Asphalt Paving, Brick, Concrete, Rock	None Found	
PET (#1) Containers - Contaminated	0.3%	0.1%	Carpet & Carpet Padding	None Found	
HDPE (#2) Natural Containers	0.9%	0.3%	Remainder/Composite C&D	0.1%	0.2%
HDPE (#2) Colored Containers	0.2%	0.2%	**HHW**	**0.0%**	**0.0%**
HDPE (#2) Containers - Contaminated	0.2%	0.2%	Household Hazardous Waste	None Found	
Rigid Plastic Containers #3-#7s	0.6%	0.3%	Batteries (All Types)	None Found	
Plastic Containers #3-#7s - Contaminated	0.4%	0.5%	Medically-Related Waste	None Found	
Expanded Polystyrene "Styrofoam"	0.1%	0.2%	**Electronics**	**0.0%**	**0.0%**
Plastic Bags and Film	5.8%	1.5%	All Electronics	None Found	
Durable/Bulky Rigid Plastics	0.0%	0.0%	**Textiles**	**0.5%**	**0.3%**
Remainder/Composite Plastic	3.4%	4.0%	Recyclable Textiles and Clothing	0.0%	0.1%
Metal	**2.4%**	**1.1%**	Other Textiles and Leather	0.5%	0.3%
Aluminum Containers	0.8%	0.4%	**Other**	**3.2%**	**2.9%**
Aluminum Foils and Trays	0.7%	0.3%	Rubber Products	0.8%	0.3%
Other Non-Ferrous Metals	0.0%	0.0%	Disposable Diapers & Sanitary Products	0.1%	0.2%
Steel Cans & Lids	0.9%	0.9%	Supermix incl. Dirt & Fines	2.0%	3.0%
Other Ferrous Metals	0.0%	0.0%	Bulky Materials	None Found	
Glass	**5.6%**	**4.0%**	Other Materials Not Elsewhere Classified	0.4%	0.2%
Glass Bottles, Jars & Containers	5.4%	3.9%			
Remainder/Composite Glass	0.2%	0.3%	*Total*	*100%*	

Table 5-1 Detailed Composition of Restaurant & Bar Refuse

Material Category	Mean	+/-	Material Category	Mean	+/-
Paper	**9.4%**	**2.8%**	**Organics**	**65.5%**	**6.7%**
Corrugated Cardboard/Kraft Paper	0.8%	0.4%	Food Waste	65.3%	6.7%
Take Out Containers, Food, and Beverage	0.3%	0.2%	Yard Waste	None Found	
Aseptic Boxes & Gable Top Cartons	0.8%	0.4%	Remainder/Composite Organics	0.1%	0.2%
Mixed Recyclable Paper	0.7%	0.3%	**C&D**	**0.2%**	**0.2%**
Compostable Paper	5.0%	1.9%	Wood - Treated/Painted/Stained	0.0%	0.0%
Remainder/Composite Paper	1.9%	1.6%	Wood - Untreated/Clean	None Found	
Plastic	**13.2%**	**3.9%**	Drywall/Gypsum Board	None Found	
PET (#1) Bottles and Jars	0.8%	0.3%	Asphalt Roofing	None Found	
PET (#1) Non-bottle Containers	0.4%	0.2%	Asphalt Paving, Brick, Concrete, Rock	None Found	
PET (#1) Containers - Contaminated	0.3%	0.1%	Carpet & Carpet Padding	None Found	
HDPE (#2) Natural Containers	0.9%	0.3%	Remainder/Composite C&D	0.1%	0.2%
HDPE (#2) Colored Containers	0.2%	0.2%	**HHW**	**0.0%**	**0.0%**
HDPE (#2) Containers - Contaminated	0.2%	0.2%	Household Hazardous Waste	None Found	
Rigid Plastic Containers #3-#7s	0.6%	0.3%	Batteries (All Types)	None Found	
Plastic Containers #3-#7s - Contaminated	0.4%	0.5%	Medically-Related Waste	None Found	
Expanded Polystyrene "Styrofoam"	0.1%	0.2%	**Electronics**	**0.0%**	**0.0%**
Plastic Bags and Film	5.8%	1.5%	All Electronics	None Found	
Durable/Bulky Rigid Plastics	0.0%	0.0%	**Textiles**	**0.5%**	**0.3%**
Remainder/Composite Plastic	3.4%	4.0%	Recyclable Textiles and Clothing	0.0%	0.1%
Metal	**2.4%**	**1.1%**	Other Textiles and Leather	0.5%	0.3%
Aluminum Containers	0.8%	0.4%	**Other**	**3.2%**	**2.9%**
Aluminum Foils and Trays	0.7%	0.3%	Rubber Products	0.8%	0.3%
Other Non-Ferrous Metals	0.0%	0.0%	Disposable Diapers & Sanitary Products	0.1%	0.2%
Steel Cans & Lids	0.9%	0.9%	Supermix incl. Dirt & Fines	2.0%	3.0%
Other Ferrous Metals	0.0%	0.0%	Bulky Materials	None Found	
Glass	**5.6%**	**4.0%**	Other Materials Not Elsewhere Classified	0.4%	0.2%
Glass Bottles, Jars & Containers	5.4%	3.9%			
Remainder/Composite Glass	0.2%	0.3%	*Total*	*100%*	

Residential Waste

Table 5-1 provides the detailed tabular composition of Park City's Single-family residential refuse. This table shows the mean composition and margin of error (+/-), calculated at a 90 percent level of confidence, for each of the constituents in the refuse stream.

Table 7-1 Detailed Composition of Residential Waste

Material Category	Mean	+/-	Material Category	Mean	+/-
Paper	**15.6%**	**1.9%**	**Organics**	**36.2%**	**5.8%**
Corrugated Cardboard/Kraft Paper	1.2%	0.4%	Food Waste	23.2%	3.5%
Take Out Containers, Food, and Beverage	0.5%	0.2%	Yard Waste	11.6%	6.2%
Aseptic Boxes & Gable Top Cartons	0.3%	0.1%	Remainder/Composite Organics	1.5%	1.2%
Mixed Recyclable Paper	3.5%	1.9%	**C&D**	**2.7%**	**1.8%**
Compostable Paper	9.3%	1.4%	Wood - Treated/Painted/Stained	1.7%	1.6%
Remainder/Composite Paper	0.7%	0.2%	Wood - Untreated/Clean	0.3%	0.2%
Plastic	**13.0%**	**2.9%**	Drywall/Gypsum Board	None Found	
PET (#1) Bottles and Jars	0.8%	0.3%	Asphalt Roofing	0.0%	0.0%
PET (#1) Non-bottle Containers	0.6%	0.2%	Asphalt Paving, Brick, Concrete, Rock	0.3%	0.5%
PET (#1) Containers - Contaminated	1.3%	0.6%	Carpet & Carpet Padding	0.0%	0.0%
HDPE (#2) Natural Containers	0.2%	0.1%	Remainder/Composite C&D	0.4%	0.5%
HDPE (#2) Colored Containers	0.4%	0.2%	**HHW**	**0.9%**	**0.4%**
HDPE (#2) Containers - Contaminated	0.1%	0.1%	Household Hazardous Waste or HHW	0.5%	0.2%
Rigid Plastic Containers #3-#7s	0.4%	0.1%	Batteries (All Types)	0.1%	0.1%
Plastic Containers #3-#7s - Contaminated	0.6%	0.3%	Medically-Related Waste	0.4%	0.4%
Expanded Polystyrene "Styrofoam"	0.4%	0.2%	**Electronics**	**0.1%**	**0.2%**
Plastic Bags and Film	6.4%	1.7%	All Electronics	0.1%	0.2%
Durable/Bulky Rigid Plastics	0.5%	0.6%	**Textiles**	**3.4%**	**1.2%**
Remainder/Composite Plastic	1.4%	0.4%	Recyclable Textiles and Clothing	1.4%	1.1%
Metal	**3.4%**	**1.4%**	Other Textiles and Leather	2.1%	0.9%
Aluminum Containers	0.5%	0.1%	**Other**	**19.2%**	**5.4%**
Aluminum Foils and Trays	0.4%	0.2%	Rubber Products	0.6%	0.6%
Other Non-Ferrous Metals	1.2%	1.0%	Disposable Diapers & Sanitary Products	4.0%	1.0%
Steel Cans & Lids	0.6%	0.5%	Supermix incl. Dirt & Fines	12.8%	5.2%
Other Ferrous Metals	0.8%	0.8%	Bulky Materials	0.9%	1.1%
Glass	**5.3%**	**1.4%**	Other Materials Not Elsewhere Classified	1.0%	0.5%
Glass Bottles, Jars & Containers	4.1%	1.3%			
Remainder/Composite Glass	1.2%	0.6%	*Total*	*100%*	
			Number of Samples	*11*	

Figure 7-2 Divertibility of Residential Waste

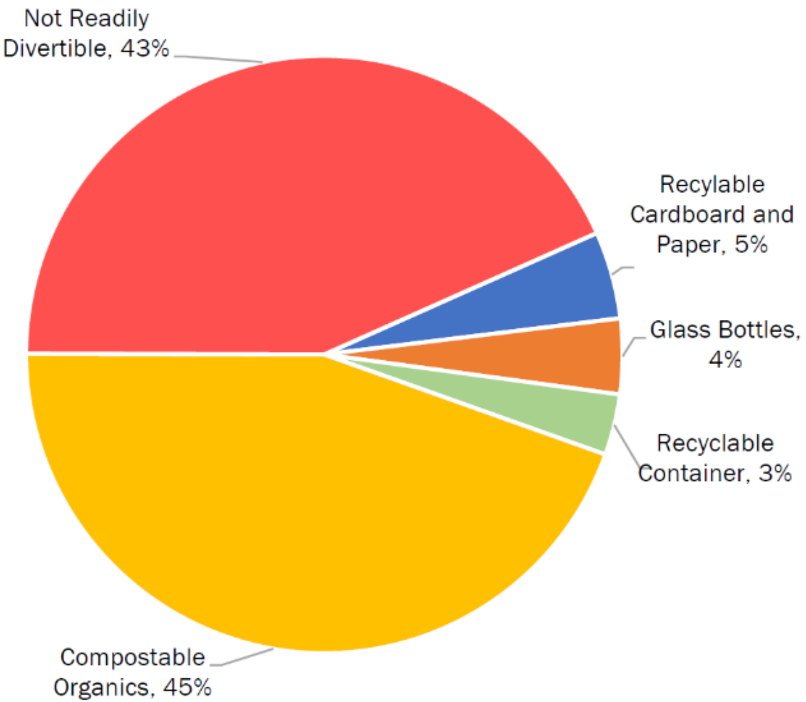

Table 7-1 Detailed Composition of Residential Waste

Material Category	Mean	+/-	Material Category	Mean	+/-
Paper	**15.6%**	**1.9%**	**Organics**	**36.2%**	**5.8%**
Corrugated Cardboard/Kraft Paper	1.2%	0.4%	Food Waste	23.2%	3.5%
Take Out Containers, Food, and Beverage	0.5%	0.2%	Yard Waste	11.6%	6.2%
Aseptic Boxes & Gable Top Cartons	0.3%	0.1%	Remainder/Composite Organics	1.5%	1.2%
Mixed Recyclable Paper	3.5%	1.9%	**C&D**	**2.7%**	**1.8%**
Compostable Paper	9.3%	1.4%	Wood - Treated/Painted/Stained	1.7%	1.6%
Remainder/Composite Paper	0.7%	0.2%	Wood - Untreated/Clean	0.3%	0.2%
Plastic	**13.0%**	**2.9%**	Drywall/Gypsum Board	None Found	
PET (#1) Bottles and Jars	0.8%	0.3%	Asphalt Roofing	0.0%	0.0%
PET (#1) Non-bottle Containers	0.6%	0.2%	Asphalt Paving, Brick, Concrete, Rock	0.3%	0.5%
PET (#1) Containers - Contaminated	1.3%	0.6%	Carpet & Carpet Padding	0.0%	0.0%
HDPE (#2) Natural Containers	0.2%	0.1%	Remainder/Composite C&D	0.4%	0.5%
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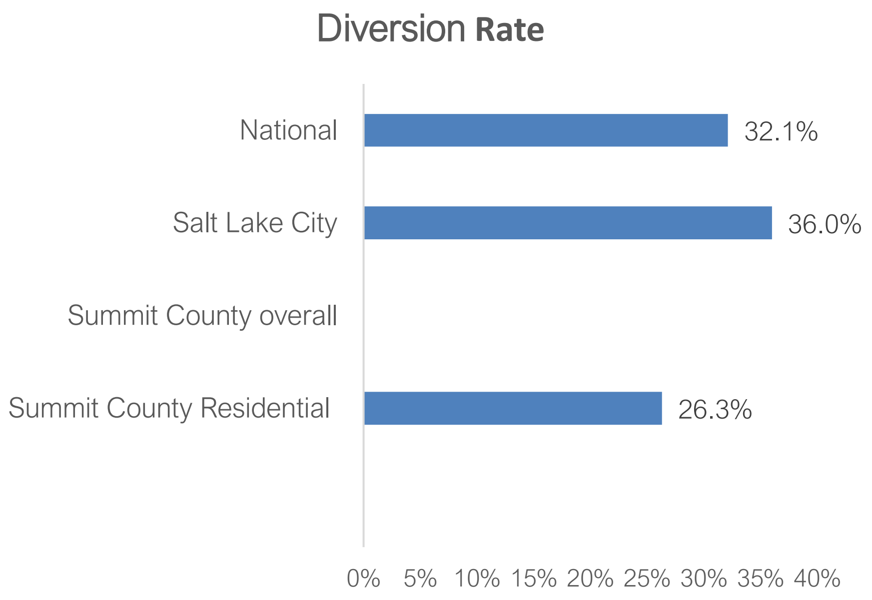
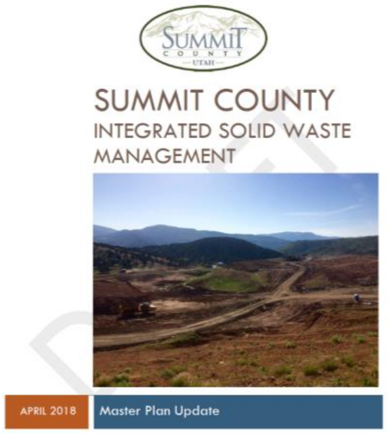
Rigid Plastic Containers #3-#7s	0.4%	0.1%	Batteries (All Types)	0.1%	0.1%
Plastic Containers #3-#7s - Contaminated	0.6%	0.3%	Medically-Related Waste	0.4%	0.4%
Expanded Polystyrene "Styrofoam"	0.4%	0.2%	**Electronics**	**0.1%**	**0.2%**
Plastic Bags and Film	6.4%	1.7%	All Electronics	0.1%	0.2%
Durable/Bulky Rigid Plastics	0.5%	0.6%	**Textiles**	**3.4%**	**1.2%**
Remainder/Composite Plastic	1.4%	0.4%	Recyclable Textiles and Clothing	1.4%	1.1%
Metal	**3.4%**	**1.4%**	Other Textiles and Leather	2.1%	0.9%
Aluminum Containers	0.5%	0.1%	**Other**	**19.2%**	**5.4%**
Aluminum Foils and Trays	0.4%	0.2%	Rubber Products	0.6%	0.6%
Other Non-Ferrous Metals	1.2%	1.0%	Disposable Diapers & Sanitary Products	4.0%	1.0%
Steel Cans & Lids	0.6%	0.5%	Supermix incl. Dirt & Fines	12.8%	5.2%
Other Ferrous Metals	0.8%	0.8%	Bulky Materials	0.9%	1.1%
Glass	**5.3%**	**1.4%**	Other Materials Not Elsewhere Classified	1.0%	0.5%
Glass Bottles, Jars & Containers	4.1%	1.3%			
Remainder/Composite Glass	1.2%	0.6%	*Total*	*100%*	
			Number of Samples	*11*	

Current





Three Mile Landfill

- Final expansion underway
- Expected life of 2053 at a 2-3% growth rate

PARK CITY 1884

Draft Ordinances Outcomes

Hauler

- Collect data
- Understand where it all goes

Business

- Requires proof of trash and recycling
- Creates responsibility to pay for waste
- Allows for master associations and shared waste services

key term: Waste will refer to trash, recycling, food waste, cardboard, glass, etc.

PARK CITY 1884

Draft Ordinance: Hauler

- **Registration and Fees**: Must register annually with the City and pay a required registration fee.
- **Diversion and Delivery**: Must deliver collected recyclables, green waste, and food waste to a facility that recycles more than fifty percent by weight of incoming material. They are prohibited from taking separated items to a landfill
- **Collection Frequency**: Must collect recyclables at least twice per month.
- **Containers and Signage**: Must provide compliant trash and recycling containers, and ensure all containers have appropriate signage aligned with City guidance to prevent contamination.
- **Record Keeping**: Must maintain service agreements and delivery receipts for a minimum of three years and make them available for City inspection.
- **Annual Reporting**: Must provide an annual report total quarterly weight of green waste, recyclables, and waste delivered to their respective facilities/landfills.
- *Proposed improvement: disclose total account number by type of waste*

PARK CITY 1884

Draft Ordinance: Business

- **Business License:** businesses will be required to comply to apply for or renew license
- **Waste and Recycling requirement**: must have at least one trash hauling and one recycling account
- **Waste Plan**: waste accounts with authorized hauler, letter from collective entity (HOA, shared accounts), or self-hauls
- **Self-haul**: ability to haul its waste, however, must register and comply an Authorized Hauler
  – *Should this be the same requirement, or a "scaled down" version? Example: business hauls to RU*
- **Education**: disclose information annually.

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Why?

- I open a new business on Main Street that sells retail goods.
- Landlord states there are shared dumpsters for my use, however it is unclear how it is paid for
- Successful business = more goods = more cardboard + trash

- Increased waste leads to increased costs are now passed along to all shared container businesses
- Because bins are not well labeled, staff does a best guess and is unaware that there is cardboard recycling nearby

- I get ready to open a business on Main Street
- Landlord lets me know that there is a shared service, however I need to contact HPCA to join,

OR

- Landlord provides a letter stating I am using their accounts located in the building
- Costs are fairly recouped
- Waste is placed in correct bins by staff due to them being clearly labeled

Summary

We seek policy direction on:

- Feedback on draft ordinance language
  - Hauler
  - Business Licensing
  - Exemption for small/home-based businesses (such as 95-gal bin/weekly)?
- Next steps
  - Timeline:
    - proposed hauler requirements in April of 2026
    - proposed business requirements October 2026
    - Co-create waste plan with businesses and Finance
  - Extensive Outreach

PARK CITY 1884

EngineHouse Project

Public Benefit Analysis and Appropriation Request

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Council Action

Action Steps:

1. Review the formal **Public Benefits Analysis** (this study).
2. **Hold a public hearing** (tonight).
3. Consider whether to **approve the $754,497 appropriation**

Necessary steps for legal appropriation

Utah Code § 10-8-2: Requires a specific process for expenditures that are <u>not objectively in exchange for fair market value</u>

Legal Framework

The “Corporate Purpose” test

Definition of Corporate Purpose: An expenditure that, in the judgment of the City Council, provides for the "safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the city.“

The Study (Public Benefits Analysis) Must Address:

1. What **identified benefit** the City will receive. (Factor 1)
2. The City's **purpose** for the appropriation. (Factor 2)
3. Whether it is **necessary and appropriate** to accomplish City goals (e.g., affordable housing, economic development). (Factor 3)

PARK CITY 1884

Factor 1 Part 1

Identified Benefits-Supporting the original public benefits

Primary benefit of this funding: to preserve and support the successful completion of the original project

Original Benefits Adopted by Council (Summary):

- **99 deed-restricted affordable units**
- **20,000 sqft.** of publicly accessible open courtyard
- **Promotion of Alternative Transportation** (bicycle and ev charging)
- Accommodation for **future roadway infrastructure** (Munchkin Road)

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Factor 1 Part 2

New tangible benefit

The Offer: In return for the additional appropriation, JF will set aside 3 market rate units for PCMC employees.

Goal: Strengthens the City's ability to recruit and retain talent by offering local housing options.

Impact: Reduces long commutes, traffic congestion, and environmental impacts, stabilizes the local workforce.

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Factors 2 & 3

Supporting City Goals: Affordable Housing & Economic Development

Factor 2 (Purpose): To expand the stock of deed-restricted affordable housing and create a fundamental investment in the core of Park City.

Factor 3 (Necessity):

- Addresses the urgent need for affordable housing.
- Delivers the promised 99 deed-restricted units (at 60% AMI).
- The project serves as a catalyst for the evolution of the Bonanza Park Area (Thoughtful Economic Development).
- The additional employee units support Job Preservation/Recruitment.

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Financial Audit

Requested Amount (JF): $754,497

Invoices Audited by Environmental Staff: $772,749

- **Landfill Dump Fees**: $586,605
- **Trucking and Dump Fees:** $186,252

Potential Sources for Appropriation

- Option 1: CP0267 Soil Remediation (Capital Project Fund)
- Option 2: CP0588 Housing Program Public Private Partnership funding source (Capital Project Fund)
- Alternative: Council may direct staff to appropriate the funds from another source through a budget adjustment.

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Conclusion

The Determination: Approval is justified by the Public Benefit Analysis

Benefits include:

- 99 permanent affordable units
- 3 new City employee units
- Supports key affordable housing goals

Next steps: Public Hearing and Council Vote

True Club SOLUTIONS

A Division Of TROON®

PARK CITY 1884

Park City Golf Club

Park City, UT

TCS ASSESSMENT PRESENTATION
10.16.2025

BRIAN HAMPSON

SENIOR VP, SCIENCE & AGRONOMY

RYAN STEMSRUD

DIRECTOR, OPERATIONS & ANALYTICS

THE TCS AND TROON TEAM

True Club SOLUTIONS
A Troon Company

SCOR Analysis

Strengths

Challenges

Opportunities

Risks

True Club SOLUTIONS
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Strengths

- Located in the center of a world-class destination region with unmatched scenery. Location, location, location.
- Staff is friendly and knows most residents by name.
- Golf participation rate in the local market is higher than the national average. PCGC is the go-to public course option for locals due to its accessibility and affordability for residents.
- Demand is very high and resident green fees are below market pricing, allowing stakeholders to increase rate as needed to cover capital needs.
- Off-season revenue source is secured through lease of the golf shop and golf course to White Pine Touring for Nordic skiing.
- Hotel Park City, a Marriott Autograph Collection hotel, is incorporated into the property, with the golf shop as part of the hotel building next to a Ruth's Chris Steak House. PCGC can "piggy-back" off the hotel marketing budget.
- PCGC does not operate the a la carte food and beverage venues on property but does operate the beverage cart. A la carte service is resource intensive and financially risky, but the beverage cart can be lucrative with controlled costs and nominal labor.

Challenges

- Deferred capital expenses are mounting and will require a capital infusion to cover, beyond the annual income generated within the enterprise fund and its $2.5M cash balance.
- PCGC will have a $230,000 annual water expense starting in FY 2026, reflecting current City water rates. The course previously paid $10,000–$20,000 annually under an outdated base rate.
- Salaries and wages are significantly higher than the benchmarked Clubs. Most of this can be attributed to the cost of employing individuals in a very high cost of living locale like Park City. Recruiting and training employees who are willing to commute from affordable areas like SLC does require an elevated wage.
- Raising funds for capital replacement could be a slow process with the need to either reposition the course's finances in the general fund or pursue other capital generation options like special revenue bonds or general obligation bonds.
- While in-season pricing with cart is set at $110 for non-residents, and $65 for residents, the average green fee in fiscal year 2025 is $41 per round, including carts and pass revenue. This is due to heavily discounted resident pricing and pass programs which will likely take time to unwind.
- PCGC is at an inflection point related to its identity and strategy. It is trying to be both a price sensitive municipal course that caters to resident play with certain season pass holders averaging under $40 per round with cart, while hosting destination players and charging $110. The service levels and presentation of the facility do not align with a $110 fee however the location and scenery help to offset that impact.
- Golf Course infrastructure including greens, tees, fairways, bunkers and irrigation are all in need of modernization with no significant renovations over the last 25 years. These systems are nearing the end of their useful life with no ability to make operational improvements.

Opportunities

- Educate influential resident golfers on the deferred capital and the need to increase fees to cover these costs if they want the golf course to be sustainable long-term.
- Eliminate season passes (again) and increase price of punch passes and resident rates, increasing revenue per round.
- Redesign the punch pass program to separate 9-hole punch passes from 18-hole punch passes so that it will cost more to play 20 9-hole rounds than it will to play 10 18-hole rounds. Many of these 9-hole starts in the afternoon could be sold as 18-hole starts instead, which lowers revenue.
- Create restrictions on employee play, lowering comp rounds and replacing those rounds with paying guests.
- Extend booking window for non-residents and open more tee times for non-resident advanced bookings.
- The course needs renovation work given the age and condition of playing surfaces and infrastructure. A project of this size presents an opportunity to re-imagine the course architecture and appeal through an architect developed master plan.
- After improving course conditioning and presentation and adding service for the arrival/departure guest experience, increase green fees, thereby recouping the costs of improvement and securing the course's infrastructure condition.

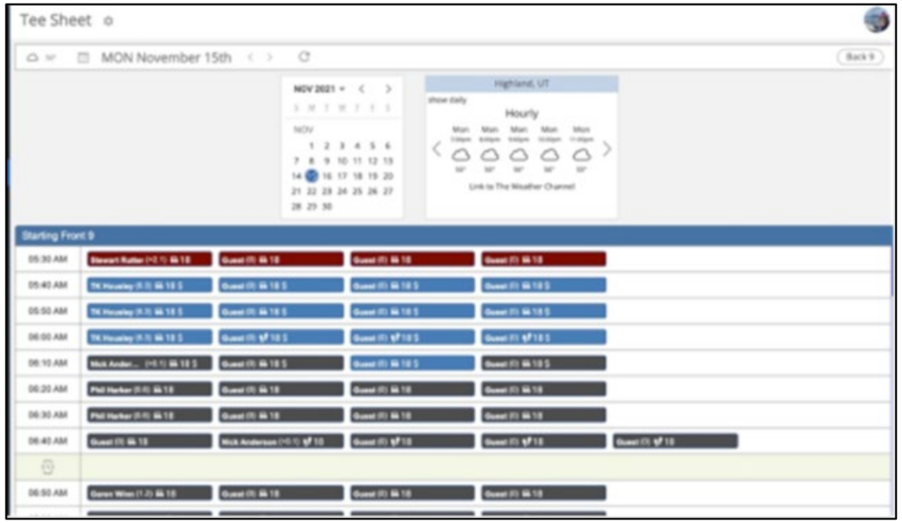
Risks

- Golf market economics change and PCMC misses the opportunity to increase profits by capitalizing on this current period of historically high demand and pricing power.
- Resident green fees are not adequately increased to help cover both the $230,000 new annual irrigation water expense and deferred capital funding, with most of the financial burden placed on non-residents.
- Rates are increased on non-resident play before noticeable improvements are made to the service levels and experience, resulting in guests seeking alternatives, leaving poor reviews, and not returning.
- Course conditions have been in a slow decline for some years as surfaces and soil structure have degraded over time. Without significant renovation work, this decline will continue while making it more difficult for the maintenance team to present a reasonably well-conditioned golf course.
- The irrigation system is over 25 years old and showing signs of poor distribution uniformity. The lack of uniformity is creating wet and dry areas throughout the course. This disrupts the visual appeal of the course while hurting playability and limiting rate increases.
- Technical agronomy decisions regarding fertility and weed control have led to significant populations of weeds and thin turf. If left unchecked, weed pressure will continue to choke out turfgrass, leading to poorer playing conditions.
- Outstanding liabilities should be resolved. They include road crossings, fuel storage, pump access, volunteers, timeclock policies, handrails for bridges and green waste hauling.

Operational Opportunity Assessment

Agronomy & Capital

Agronomy Overview & Objectives



Operational Efficiency and Cost Savings Opportunities

- ❖ Early tee times hurting maintenance access with 300 tee times per day and no closure.
- ❖ Spring opening is rushed with one week or less to prepare. Combines with the tee sheet, work is being deferred.

Fertilization and Soil Chemistry

- ❖ Soil testing performed by fertilizer sales representative who builds the program.
- ❖ This should be done by the Superintendent using a third-party soils consultant who is not tied to product sales.
- ❖ Soil nutrient levels are well balanced.
- ❖ No concerns with irrigation water quality

Pest Management

- Essentially no weed control on the golf course and this has hurt turf uniformity.
- Action should be taken to re-establish healthy turfgrass stands in conjunction with robust weed control programs.

Cultural Practices

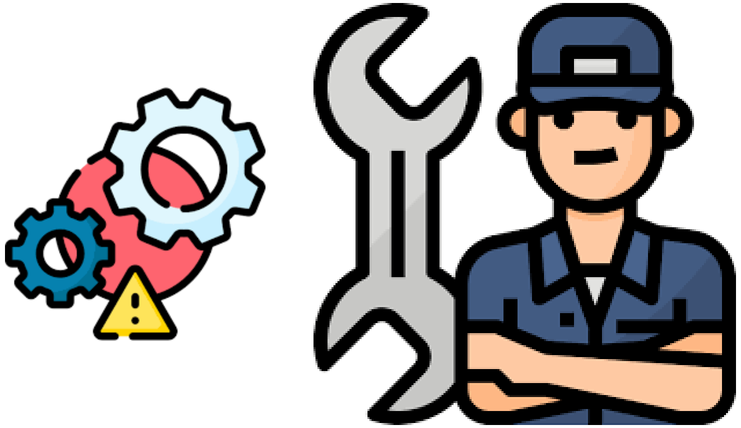
- Minimal work is being done to advance cultural practices and some of this is tied to course access and needed equipment
  - Greens are aerified once annually and that should be twice.
  - Topdressing and verti-cutting monthly when the frequency should be 7-14 days.
  - Tees and Fairways receive very little cultural maintenance. These surfaces need good programming to maintain long term quality.
    - Tees – Topdress and verti-cut monthly.
    - Twice annual hollow core aerification
    - Fairways are only treated with a spooning machine. This practice should be performed with a proper aerifier to improve the effectiveness of this practice. Spot topdressing is recommended as well.

Irrigation

- Greens watering should be deep and infrequent to avoid moss, disease pressure and poa germination. Currently watering nightly with moss present on a number of greens.
- Other portions of the course should irrigate from a daily ET rate rather than minutes per area.
- Recommend the team do a full audit of the database to improve the current system.

Staffing

- Total in-season staff of 20 where 22-26 is a better number.
  - Currently no full-time irrigator, spray tech or mechanic.
  - Add these positions to expand on programming and alleviate the Superintendent of trying to do too much.
- Moving equipment back and forth to public works for repairs is not efficient.
  - Staff are forced to check reels on the ground.
  - Transporting equipment means machines are down for longer periods of time when we don't typically have back up machines.



Capital Needs Assessment

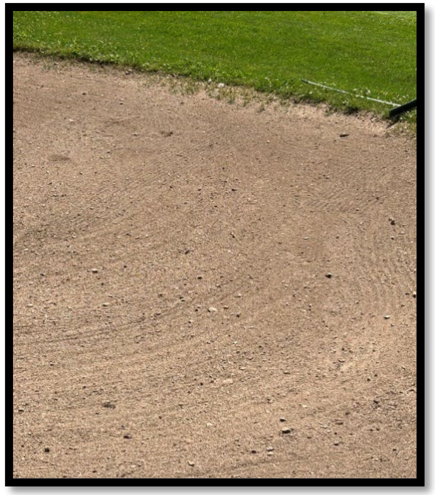
- No significant capital improvements in 25 years
- Capital Planning for features and infrastructure should include:
  - Tee leveling and resurfacing.
  - Fairway contouring and drainage including regrassing.
  - Full bunker renovation
  - Green and green complex renovation
  - Cart path improvements and expansion.
  - Full irrigation system renovation

Severely Sloped Green

Fairway Trench Settlement

Unlevel Tees

Uneven Cart Path Transition to Turf



Bunker Sand Contamination

Capital Needs, Maintenance Facility & Equipment

- Needed upgrades include Fuel tanks and an equipment lift to check reels and perform minor repairs.
- Equipment fleet is a good mix of machine ages with regular replacements taking place.

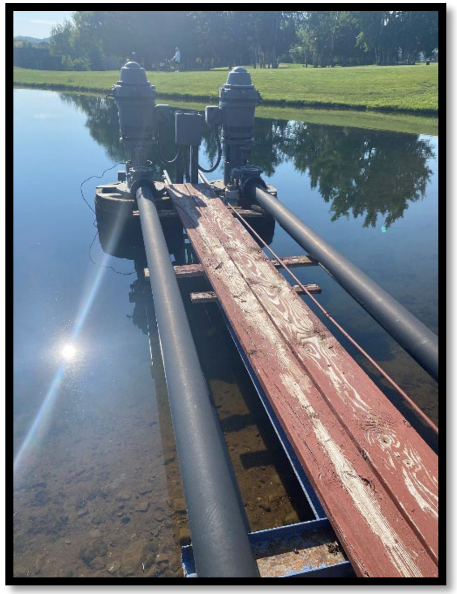
Capital Needs, Maintenance Facility & Equipment

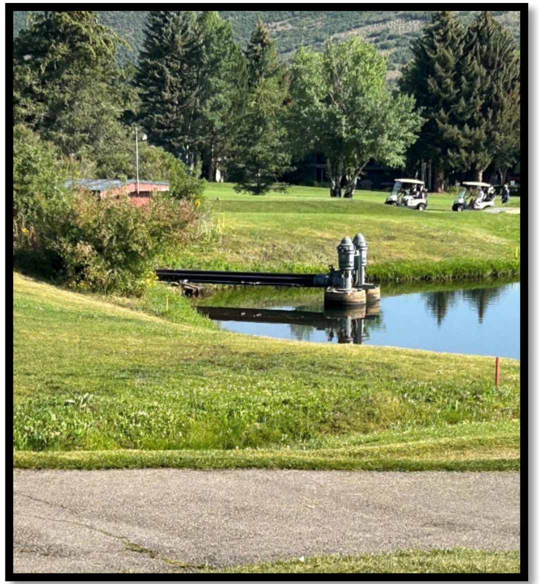
The following table illustrates the financial cost of these capital needs.

Item	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Tee Leveling and Resurfacing	395,000					395,000
Select Fairway Contouring $1.70/Sq. Ft. (Allowance)	20,000	20,000				40,000
Bunker Renovation (~32,000 SF)	450,000					450,000
Greens Renovation (3 acres)			1,575,000			1,575,000
Selective Cart Path Repair	30,000	20,000	20,000			70,000
New Irrigation System (pipe, heads, control)			2,600,000			2,600,000
Re-seed Fairways (30 acres)				315,000		315,000
Above Ground Fuel Storage Tank	80,000					80,000
Maintenance Equipment	441,000	317,000	132,000	244,000	50,000	1,184,000
Total	1,416,000	357,000	4,327,000	559,000	50,000	6,709,000

Liabilities

- Road Crossings
- Foot Bridge Hand-Rails
- Fuel Tanks
- Irrigation Pump Access
  - Pumps
  - Doorway tripping hazard
- Green Waste Hauling





Pro Forma Summary

PARK CITY GOLF CLUB
Troon Pro Forma

	Actual FY '23	Actual FY '24	Actual FY '25	July 1, 2025 - June 30, 2026 FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Rounds & Greens Fees								
Total Rounds	**Not Available**	44,563	49,064	49,436	47,278	46,287	46,659	47,043
Avg Fees per Rd (w/ passes & carts)		36.90	41.51	43.43	49.65	54.50	56.70	59.13
Revenues								
Golf Fees	1,503,208	1,644,343	2,036,554	2,146,990	2,347,498	2,522,835	2,645,673	2,781,503
Range, Club Rental & Other	75,144	163,591	182,684	188,165	193,809	199,624	205,612	211,781
Golf Lessons	57,239	54,378	70,152	72,257	74,424	76,657	78,957	81,325
Merchandise	240,360	278,400	283,846	300,299	315,909	340,213	353,241	366,831
Other Income	67,933	81,178	39,862	41,058	42,290	43,558	44,865	46,211
Food & Beverage Sales	64,098	63,591	63,504	70,384	80,774	94,896	110,010	113,133
Food & Beverage Gratuities	7,857	5,375	6,877	7,622	8,747	10,277	11,913	12,251
Total Revenues	**2,015,839**	**2,290,856**	**2,683,479**	**2,826,774**	**3,063,452**	**3,288,061**	**3,450,271**	**3,613,036**
Cost of Sales								
Golf Lessons	-	-	-	-	-	-	-	-
Merchandise	239,771	234,348	204,822	210,209	205,341	221,139	229,607	238,440
Food & Beverage - Total	30,045	29,294	35,306	35,776	32,980	38,746	44,916	46,191
Total Cost of Sales	**269,816**	**263,642**	**240,128**	**245,985**	**238,321**	**259,884**	**274,523**	**284,632**
Gross Profit	**1,746,023**	**2,027,214**	**2,443,351**	**2,580,789**	**2,825,131**	**3,028,176**	**3,175,748**	**3,328,404**
Operating Expenses								
Salaries & Wages	671,684	770,287	946,030	1,089,646	1,158,122	1,194,971	1,233,028	1,269,987
Employee Taxes and Benefits	219,151	267,842	227,097	259,834	277,463	285,998	294,800	303,640
Employee Related Expenses	1,064	947	1,329	1,595	1,643	1,692	1,743	1,795
Professional Fees	7,538	-	-	-	-	-	-	-
Advertising & Marketing	-	-	-	5,000	5,150	5,305	5,464	5,628
Repairs & Maintenance	109,055	129,893	139,907	174,966	216,658	223,157	229,852	236,748
Other Operating Expenses	154,382	193,008	212,572	209,651	216,376	223,482	230,832	237,748
Total Operating Expenses	**1,162,874**	**1,361,977**	**1,526,935**	**1,740,691**	**1,875,411**	**1,934,606**	**1,995,718**	**2,055,546**
Operating Profit	**583,149**	**665,237**	**916,416**	**840,098**	**949,720**	**1,093,571**	**1,180,030**	**1,272,858**

PRO FORMA SUMMARY

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Fixed Operating Expenses								
Leases - Carts	-	-	-	-	-	-	-	-
Leases - Equipment	-	-	-	-	-	-	-	-
Utilities	40,408	39,273	44,882	118,169	197,435	283,605	289,773	296,079
Total Fixed Operating Expenses	**40,408**	**39,273**	**44,882**	**118,169**	**197,435**	**283,605**	**289,773**	**296,079**
Gross Operating Profit	**542,741**	**625,964**	**871,534**	**721,929**	**752,286**	**809,966**	**890,257**	**976,779**
Other Expenses								
Insurance	8,152	6,625	(8,118)	7,500	7,725	7,957	8,195	8,441
Fees, Permits, Licenses	55,502	49,268	62,400	64,272	66,200	68,186	70,232	72,339
General Fund Fees	131,951	142,070	164,005	168,925	173,993	179,213	184,589	190,127
Total Other Expenses	**195,605**	**197,963**	**218,287**	**240,697**	**247,918**	**255,356**	**263,016**	**270,907**
Net Operating Income	**347,136**	**428,001**	**653,247**	**481,232**	**504,368**	**554,610**	**627,241**	**705,873**
(Depreciation & Amortization)	-	-	-	-	-	-	-	-
Interest Income	66,605	117,416	-	-	-	-	-	-
Gain/(Loss) on Asset Disposal	1,000	71,000	1,425	-	-	-	-	-
Net Income (Loss)	**414,741**	**616,417**	**654,672**	**481,232**	**504,368**	**554,610**	**627,241**	**705,873**
(Capital Expenditures)	(198,701)	(92,411)	(338,869)	(1,416,000)	(357,000)	(4,327,000)	(559,000)	(50,000)
(Capital Reserve - 10% of Revenue)				(282,677)	(306,345)	(328,806)	(345,027)	(361,304)
Tax Grant	168,363	-	-	-	-	-	-	-
Transfer from General Fund	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Net Cash Flow	**409,403**	**549,006**	**340,803**	**(1,192,445)**	**(133,978)**	**(4,076,196)**	**(251,786)**	**319,569**

The information contained in this pro forma is based on assumptions of future events, and does not take into account, nor make provision for, any rise or decline in local or general economic conditions and other circumstances that may have a significant adverse effect on actual results. The projections have been prepared based on current information available. Troon cannot, and does not, warrant or guarantee the information contained in this pro forma to be a projection of the actual results of the operation of the facility. The information contained in this pro forma is not intended to be used as inducement for action and has been prepared in conjunction with a proposal for Troon's management of the facility.

PRO FORMA SUMMARY

True Club SOLUTIONS A Troon Company

FEE RESOLUTION

Building, Planning, & Engineering

October 16, 2025

PARK CITY
1884

RECOMMENDATION

- Consider approving a Resolution Amending Section 1 of the Park City Fee Schedule
- Would update most of the fees for Planning, Building, & Engineering (Exhibit B)
- Effective October 20, 2025

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BACKGROUND

Purpose of BPE Fees

- Reviewing development proposals
- Issuing permits
- Conducting inspections

Previous Fee Study

- Conducted in 2010
- Phased in through 2013
- Most fees set below full cost recovery

Why an Update Was Needed

- Incremental fee adjustments since 2013
- Rising costs: inflation, staffing, development

2025 Fee Study

- TeamZac hired: Local government focus and expertise
- Goals: Align fees, promote equity, ensure sustainability

PLANNING FEES

- Increases phased over 3 years (Exhibit C)
- Most fees reach full cost recovery by FY28
- Exceptions: Appeals & Historic Design Reviews (kept below full cost recovery)

PARK CITY 1884

BUILDING FEES

- Permit fee reduced: 1.05% → 0.61% of construction valuation
- Divided into 3 categories: Single-family, multi-family, & commercial
- Replacing valuation-based Sub-Permit fees with a 1.32% multiplier

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ENGINEERING FEES

- Hourly rate updated: $90 → $110
- Right-of-Way Permit: $200 → $220
- Road Closure Permit: $100 → $220
- New: $110 Encroachment Agreement Fee
- Added items to bonding amounts for ROW work

SUMMARY

- Fees reflect actual service costs
- Promotes equity and transparency
- Supports long-term financial sustainability
- **Recommendation:** Approve Resolution 21-2025

PARK CITY
1884

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

Summary of principal requests:

1. Correct the COSAC record and stop relying on a false narrative. The public record must reflect what COSAC recommended on August 25, 2015, which did not include housing on the ten acres discussed for potential exclusion from conservation.
2. Separate roles and remove conflicts. The City is a co-developer and co applicant while also directing staff recommendations and scheduling. These roles should be separated to preserve integrity and public trust.
3. Stop combining preliminary and final review. Apply the City's standard two-step process. The current attempt to combine reviews is unjustified and risks error.
4. Require complete, stamped technical submittals before further hearings. Sensitive Lands, grading and slope data, stormwater and hydrology, and accurate open space accounting are incomplete or missing.
5. Enforce the ten-acre limit. The current submittal spans more than fourteen acres across three parcels. Development limits are inclusive of setbacks and limits of disturbance, so the application is out of scale and should not advance until brought within the ten-acre cap.
6. Add the 2021 City feasibility work to the record. Prior analysis suggested the west side was unsuitable for housing for multiple reasons. That work must be disclosed and considered.
7. Evaluate regional transportation realities. Traffic studies must include Studio Crossing and the Highway 40 buildout that UDOT and adjacent jurisdictions are advancing.
8. Pause and refer threshold policy back to Council. As with Snow Park in December 2022, send the matter back to Council to decide whether housing on Steve's Point should even be considered under COSAC's recommendation and the conservation values it aimed to preserve.
9. Fully and publicly vet other alternatives for housing development. Pursue conversations with regional partners and adjacent landowners to understand construction and financial feasibility of housing development on nearby parcels.

The COSAC record has been mischaracterized

Staff reports and public messaging repeatedly state that COSAC recommended affordable or senior housing or a fire station on up to ten acres to be carved off the rest of Clark Ranch, the rest of which would be put under a conservation easement. Some even claim this recommendation was unanimous. This is not accurate.

It was the August 25, 2015 COSAC meeting at which they finalized months of discussion and finalized recommendations later brought to Council. Those [August 25, 2015 minutes], which we hereby request you link directly in every forthcoming staff report and on all City and project webpages, state: "Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council."

Those minutes confirm that housing was not discussed as a recommended use. A concept image that included a fire station was shown by Wendy Fisher, but there was no notable discussion of it. Committee discussion focused on recreation related uses, for example equestrian facilities and trailhead bathrooms.

It is also important to review and include minutes from the previous COSAC meeting on August 11, 2015 at which Clark Ranch was discussed extensively. The conversation centered on conservation values, explicitly limiting use so that future councils couldn't reinterpret things, and what "passive recreation" should include. Once again, there is no mention of housing of any kind. The only buildings mentioned are a singular dairy barn, recreational buildings and facilities, and trailhead bathrooms.

Other relevant COSAC meetings:

December 15, 2015 - COSAC is delayed in bringing Clark Ranch to council. They ask for a special January 2016 meeting. No mention of housing.

January 12, 2016 - Confirms August 25, 2015 as the final recommendation meeting for Clark Ranch. At this meeting, there is a mention of affordable housing as a competing interest, NOT a recommended use.

> *Mr. Deters confirmed that Ms. Foster will schedule the presentation on March 10. Ms. Goodman said this means the preface should be really clear.*
>
> *Mr. Calder asked about other competing interests besides fields and dogs. Mr. Dustman identified snow storage, sheds, other municipal interests. Ms. Ryan said also housing: from her perspective, it seems that every open piece of city-owned property is up for grabs for affordable housing. Lastly, Mr. Joyce mentioned drying beds.*
>
> *Ms. Fox suggested to Ms. Ryan that she enumerate all of the things we took off the table. "We recognize there are these interests, and this is our recommendation after reviewing all the competing interests." We should draw a distinction between Mr. Deters' summary and the committee's recommendation.*

February 16, 2016 - Final meeting before presentation to Council where Clark Ranch is discussed.

> *A consultant is looking at county, city, and school-owned properties. On the matrix for Clark Ranch is a dog park and trailhead. NO consideration for anything greater than that. Are looking at UPCM parcels adjacent.*

COSAC members we have personally interviewed and who have offered their own public comment align with our interpretation - housing of any kind was never recommend anywhere on Clark Ranch. As for how this use became part of a long held false narrative, it appears to arise from the March 3, 2016 staff report in which Heinrich Deters wrote:

On August 25th COSAC voted to recommend to City Council the following _values' and physical parameters to the proposed easement. (Exhibit E- Meeting minutes) 1. Aesthetics (primary) and Recreation (secondary) values for the entire area. (Including all of parcel SS-91) 2. Exclude 10 acres as shown on west side for City uses, specifically discussed were senior or affordable housing, and/or essential services such as a fire station.

Deter' summary doesn't say housing was "recommended" as some claim today. It merely says discussed. Yet COSAC's minutes confirm there was no discussion of housing or any large-scale development as an acceptable use anywhere on Clark Ranch, let alone a recommended one. The inaccurate discussion summary over the years has hardened into a false narrative regarding recommended use that is now distorting decision making. The record must be corrected.

Upzoning open space is irreversible in practice

If Council upzones open space and later determines the project is not viable, the upzone remains. This is a one-way door. Rezoning should be removed from consideration until the full development package is evaluated and found suitable under code and policy, and only within the contemplated ten-acre envelope.

Expediency and combined review lack a valid basis

Commissioner Frontero asked at the last work session why staff is combining preliminary and final review and whether this creates risk. We share that concern. Two drivers have been cited informally.

1. City role conflict. The City is a co-developer and co applicant while directing staff recommendations and the hearing calendar. That is an inherent conflict that favors speed over rigor.
2. Private financing cadence. The applicant has linked urgency to bond market timing. Market timing is not a lawful basis to compress City review or to lower technical thresholds.

The Commission has clear authority to control its docket. In December 2022, Commissioner John Kenworthy successfully moved to return Snow Park to Council for threshold policy guidance. Anyone can make a similar motion here.

Incomplete and noncompliant technical submittals

Based on the submittals presented to date, the application is incomplete under multiple Land Management Code provisions. We request that the Commission direct staff to require the following materials before any further hearings or findings.

> 1. Sensitive Lands Overlay materials
> LMC 15 2.21 2 requires a complete Sensitive Lands Analysis at the time of application. The record lacks a full inventory of steep slopes, ridgelines, wetlands, wildlife habitat, and the wildland urban interface. Without this, hillside protections cannot be applied and basic site suitability cannot be determined.
>
> 2. Grading, cuts and fills, and road slope controls
> LMC 15 2.21 4 sets bright line standards that require clear documentation. The record is missing grading cross sections, cut and fill quantities, and a road slope matrix. Without these, the City cannot enforce limits such as maximum fill slope of 3 to 1, the prohibition on benching that enlarges pads, and restrictions on road crossings where natural slopes exceed 30 percent.

3. Stormwater and hydrology
Preliminary and final subdivision findings under LMC 15 7.1 5 and 15 7.1 6 require stamped stormwater and hydrology plans. The record lacks analysis of runoff routing, downstream capacity through Park City Heights, detention basin design, operations and maintenance commitments, and property line edge sections. These omissions raise unresolved questions of drainage, erosion, and public safety.

4. Open space accounting
The Sensitive Lands Overlay requires that 75 percent of steep slope areas remain natural open space. The current submittal appears to count engineered detention basins toward this requirement. We request a clear open space table that distinguishes natural open space from engineered facilities and utility corridors, and that applies the 75 percent test correctly.

5. Traffic and transportation
Traffic analysis must reflect real world conditions on Richardson Flat Road and the SR 248 corridor, and must include vehicles from Studio Crossing. It must also account for UDOT's planned improvements along both sides of Highway 40 to serve significant new residential and visitor units. As Highway 40 congestion grows, drivers will divert to frontage roads and neighborhood streets, including Park City Heights, unless mitigations are planned now.

6. Clustering
LMC 15-6-5(G)(1) specifies that "units should be clustered on the most developable land." This provision suggests that of all of Clark Ranch's acreage, Steve's Point is some of the least desirable land given its steep slope and demand for significant cuts and grading to support development.

The application exceeds the ten-acre cap
LMC 15-6-5(G) states clearly that a "project should be designed to fit the Site, not the Site modified to fit the project." The intended limit for Clark Ranch development is 10 acres, yet the applicant proposes development across three parcels totaling more than 14 acres. Development limits are inclusive of setbacks and limits of disturbance. By that standard the proposal exceeds the ten-acre constraint by more than forty percent. An application that exceeds the cap should not progress until the total disturbed area, including roads, pads, utilities, and buffers as well as other elements required of an MPD including space for snow storage and removal, waste facilities, etc can all fit within the 10 acres. This is especially critical given Council's intent to place the remainder of Clark Ranch under a conservation easement.

Conflicts of interest and process integrity
Today the City is a co-developer and co-applicant, the City directs staff recommendations, and the City controls hearing schedules. This concentration of roles creates an appearance of self-dealing and undermines public confidence. For maximum transparency, the Council should direct staff to use the standard two stage review at the Commission, and should instruct staff not to return to Council until the plan fits within the ten-acre limit and all technical materials are complete.

Prior City feasibility work and current consultant roles
Staff reports reference a 2023 feasibility study by Stereotomic, which is presented as the applicant's local architect and also the source of feasibility conclusions. The record omits earlier City led feasibility

work from 2021, conducted before annexation under the direction of Jason Glidden with support from Elyse Katz. We ask that Council and Commission direct staff to add the 2021 feasibility work, and any related RFPs, RFQs, and RSOQs, to all future packets, and to explain any differences between 2021 and 2023 findings, including consultant roles and potential conflicts, and discussions around access constraints, high cost, steep slopes, lack of services, isolation from transit and support commercial, sewer limitations, soils issues, and UDOT objections.

Policy context on affordable housing
Members of our group live in affordable housing and support creating more well located, durable, and financially sustainable units. We also acknowledge system stresses that have been raised publicly, including capped resale appreciation, rising HOA and maintenance costs, unoccupied deed restricted units, and project budgets that have required additional public money, as with Engine House. These issues argue for careful siting and lifecycle planning. Clark Ranch is isolated, complex, and likely far more expensive than is presently discussed. Better locations exist that align with transit, services, and the General Plan.

We urge you not to force an ill-fitting project on this community. Ask Alexander Company and others to bring forward concepts on sites that are better suited to housing and better aligned with adopted plans.

Specific actions requested
For the Planning Commission

1. Make a motion to pause and refer back to Council, as you did with Snow Park in December 2022, for threshold policy guidance on whether any housing at Steve's Point should even be considered under COSAC's recommendation.
2. Decline to combine preliminary and final review. Proceed only with the standard sequence.
3. Deem the application incomplete until the applicant submits:
   a. A complete Sensitive Lands Analysis under LMC 15 2.21 2.
   b. Grading cross sections, cut and fill quantities, and a road slope matrix sufficient to apply LMC 15 2.21 4.
   c. Stamped stormwater and hydrology plans that meet LMC 15 7.1 5 and 15 7.1 6, including downstream capacity through Park City Heights, detention O and M, and edge sections at property lines.
   d. A corrected open space table that distinguishes natural open space from engineered facilities and demonstrates compliance with the 75 percent standard on steep slopes.
   e. A traffic study that includes Studio Crossing and the Highway 40 growth now planned by UDOT and adjacent jurisdictions.
4. Require conformance to the ten-acre limit across all three parcels, inclusive of setbacks and all limits of disturbance, before scheduling additional hearings.

For the City Council

1. Direct staff to correct the public record by linking directly to the August 25, 2015 COSAC minutes in every staff report and on City webpages, and by striking references that claim COSAC unanimously recommended affordable or senior housing on the ten acres.
2. Separate City roles by clarifying that staff must apply ordinary process and timing. The City's interest as co-developer or co applicant must not influence the review calendar or the interpretation of code.

3. Direct inclusion of the 2021 feasibility work and all associated solicitations and deliverables in the official record, and require a reconciliation memo that explains divergences between 2021 and 2023 conclusions.
4. Set the policy guardrail that upzoning open space will not proceed until the development proposal is proven viable within the ten-acre envelope and fully compliant with the Land Management Code.
5. Steer the program toward better sited projects near transit and services.

Closing
Keep Clark Ranch Wild is committed to a respectful, fact-based dialogue that aligns with the values of Park City residents, the General Plan, and COSAC's work and recommendations. We are not anti-development and we are not anti-affordable housing. We are pro good planning, pro accurate public record, and pro protection of open space where intended. Please pause this process, correct the record, complete the technical analysis the code requires, and ensure that any proposal at Clark Ranch fits within the ten-acre limit and the conservation values established at acquisition.

Thank you for your thoughtful consideration.