



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

**April 11, 2024**

The Council of Park City, Summit County, Utah, met in open meeting on April 11, 2024, at 3:00 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 3:00 p.m. Council Member Ciraco seconded the motion.

**RESULT: APPROVED**

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

**EXCUSED:** Council Members Dickey and Rubell

**CLOSED SESSION**

Council Member Dickey arrived at 3:02 p.m.

Council Member Dickey 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

**STUDY SESSION**

**SR-248 Transportation Visioning Study Session:**

Julia Collins and Conor Campobasso, Senior Transportation Planners, Shane Marshall, UDOT Deputy Director, and Claire Woodman and Alexis Verson, Horrocks Engineering, presented this item.

Campobasso reviewed the problems with the SR248 corridor. Marshall stated UDOT's mindset had changed and they were onboard with finding ways to decrease traffic. Verson discussed the problems on this corridor including increased traffic and increased population in the area. Marshall asked the Council what they thought was broken with the corridor. Council Member Ciraco asked the Council to think about how to manage the cars coming into town since they were headed past SR224 and Kearns Boulevard. He didn't think it was feasible to park cars on expensive land. Council Member Parigian

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did not support expanding the road. He wanted to change behavior and favored expanding the park and rides and getting people on Transit. Council Member Toly wanted to look at the goals wholistically and stated Highway 40 and the proposed parking facility at Quinn's Junction should be looked at as well as SR248. She wanted to know where people who came into town were parking. She noted the schools should be looked at as well with things like start times, parents' drop off times, bus rider requirements, etc. She also wanted to discuss the transportation disruptors.

Council Member Dickey thought about the transportation demand management (TDM) of Park City Mountain Resort (PCMR) which timed their arrivals and spread out the traffic flow. There were four months a year that employees couldn't get into the City because of gridlock. That problem would only get worse. He hoped to track employees and get them into town so they could provide the service needed in the City. He asked how day visitors could be removed from the traffic flow so the town could operate, and noted Transit would play a part in that. Marshall asked if the goal was to remove that gridlock without widening the road and keeping that road local. Council Member Ciraco stated noise associated with the traffic was a problem too.

Mayor Worel stated they needed to figure out how to get the most school traffic off the road. She thought there should be a spot at Quinn's Junction or Gordo where parents could drop off their children and buses would bring them to the schools. Council Member Toly thought carpooling would help. She also noted construction crews should carpool to the construction sites. Council Member Dickey asked if the high school needed a parking lot that big. Council Member Ciraco noted the high school was an open campus so the students could leave for lunch. Collins indicated she would work to include the school district in this dialogue. Council Member Ciraco indicated last March, the Council was shown a presentation on trip generation in the City. Council Dickey was not opposed to expanding the road a few more feet if that would help reduce traffic.

Woodman reviewed three process paths for the Council's consideration. Path A was an alternatives analysis combined with the Federal Transit Authority (FTA)-compliant National Environmental Policy Act (NEPA) process to be eligible for federal funds. Path B would put bus rapid transit (BRT) as the preferred mode with a commitment to fully fund the project without federal funds. She noted she was defining BRT as having a private lane for buses. Path C was maintaining the corridor as it was currently designed. Woodman explained the pros and cons of each path. Council Member Dickey asked about the timeline for the alternatives analysis, to which Woodman stated it was up to the agency to determine the timeline. Marshall indicated NEPA-compliant meant the City was eligible for federal funding. Woodman added the eligibility to compete for federal funds was desirable. The process would be data-driven so you would know the best solution to meet the needs. The con was that anything with the federal government would take longer.

Council Member Parigian asked how long the NEPA process would take, to which Woodman stated it could take up to a year. Collins stated a staff member would be

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assigned to the project to carry it forward. She noted money for the project had been budgeted. Council Member Toly asked what the cost would be to fund a BRT without federal funding, to which it was indicated \$20 million per mile. Council Member Toly asked if the City could get federal funding for Path B because of the Olympics. Marshall referred to the 2002 Olympics and stated there was some kind of environmental process that had to be followed. Council Member Ciraco asked if UDOT would de-prioritize projects that didn't have federal funding. Marshall stated UDOT had a large funding source from the state and that money was leveraged for expedient projects. They would want to do the NEPA process to protect that leveraging. In response to Council Member Parigian's question on the project cost, Woodman stated assumptions on cost were made in the beginning and then they got refined as the project went through the process. Council Member Dickey indicated it was hard to imagine doing this project without federal funding.

Council Member Ciraco stated Path C would not get the City where it wanted to be in 10 years. Mayor Worel felt that this corridor had been studied and she was frustrated it needed to be studied again. She favored Path A to maximize the options. Marshall felt this project could build on the Park City Forward Long-Range Transportation Plan. Council Member Parigian asserted we didn't have numbers and we didn't know if behaviors would change. He favored Path B or C. He didn't want to commit millions of dollars on something they didn't know would work. He felt it was most important to change behavior. Marshall felt the study would produce possible outcomes with the project. Council Member Parigian wanted to look at all the paths. Council Member Toly was hesitant to support Path A because of the extended timeline. She would be more supportive if additional resources were put towards it. Council Member Dickey stated they had a good experience with the current BRT and the park and rides. He knew the scale would increase so he supported Path A.

Verson indicated the City would need to enter into a project charter with UDOT. It was a guiding document to help both parties get consensus on the project, define the key partners, and commit to durable solutions. Collins stated the Transportation Council liaisons could work on a draft or the entire Council could participate. Council Member Dickey clarified the City would do the study in conjunction with UDOT. Marshall stated the project would be defined and both agencies would agree to it. Council Member Parigian requested confirmed numbers of cars coming into the City on a monthly basis. Mayor Worel asked for staff to come back with a plan to move this project along in the fastest way possible.

Collins summarized staff would move forward with Path Process A. They would work on talking with the school district on traffic management and meet with the Council liaisons on creating the project charter. Mayor Worel requested that some emphasis be given to Path Process C to determine if more things could be added.

**REGULAR MEETING**

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**I. ROLL CALL**

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

**II. PRESENTATION**

**1. Rocky Mountain Power Park City to Judge Wildfire Project Overview:**

Luke Cartin, Environmental Sustainability Manager, and Andy Badger, Rocky Mountain Power (RMP) Regional Business Manager, were present for this item. Cartin stated this was an update on the wildfire mitigation project. Badger stated this project was part of fortifying the electric grid. This area was identified as a high-risk area for wildfires and this project would underground the distribution circuit, but the transmission lines would remain above ground. The project was scheduled to run May through October of this year. He noted outreach efforts included an open house and mailers to property owners within 400 feet of the existing transmission lines.

Council Member Ciraco asked why the transmission lines were not being undergrounded. Abhineet Sabharwal, RMP Project Manager, stated the distribution lines were more likely to catch fire. Council Member Toly asked how long the construction would take for each line, to which it was indicated they could accomplish 150 feet per day. Council Member Parigian asked if the transmission poles would still have the wings on them. It was indicated new poles would be installed.

Mayor Worel asked for Badger to return in mid-May to update the Council on undergrounding the lines in the Bonanza Park area.

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

**Council Questions and Comments:**

Council Member Parigian noted there was a good turnout for the Small Area Plan meeting and the Council in the Neighborhood event. Council Member Dickey agreed both Council in the Neighborhood events were great. Council Member Ciraco noted five high school athletes signed sports scholarships with colleges.

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Mayor Worel also discussed the Council in the Neighborhood events and indicated if there was a neighborhood that wanted the Council to come visit, to reach out to her. She stated she had lunch with the International Olympic Committee (IOC) and it was a great opportunity to show off the City.

**Staff Communications Reports:**

**1. Enterprise Resource Planning Software Replacement:**

**2. Sales Tax, Budget Monitoring, and Operating Insights:**

**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. No comments were given. Mayor Worel closed the public input portion of the meeting.

**V. CONSIDERATION OF MINUTES**

**1. Consideration to Approve the City Council Meeting Minutes from March 14 and 22, 2024:**

Council Member Ciraco moved to approve the City Council Meeting minutes from March 14 and 22, 2024. Council Member Dickey seconded the motion.

**RESULT: APPROVED**

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

**EXCUSED:** Council Member Rubell

**VI. CONSENT AGENDA**

**1. Request to Authorize the City Manager to Execute a Construction Agreement with Trapp Construction LLC, as Approved by the City Attorney, for the Placement and Construction of Two Pedestrian Bridges to be Installed on the Rail Trail, in the Amount of \$488,051.87:**

**2. Request from Former Park City Economic Development and Analytics Director, Erik Daenitz, to be Released from any Restrictions in Park City Code 3-1-10:**

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

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**RESULT: APPROVED**

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

**EXCUSED:** Council Member Rubell

**VII. NEW BUSINESS**

**1. FY25 Capital Budget Preview:**

Jed Briggs, Budget Manager, reviewed the timeline in the budget process and noted it was a six-month process. Robbie Smoot indicated his team took a zero-budget approach to the budget this year, which meant all projects would begin with an assumed \$0 budget. Briggs added they looked for money not being used and allocated it for Council-directed projects.

Smoot reviewed the one-time projects scheduled to be constructed. Some of the larger projects included the aquatics replacement at the MARC, Bonanza Park RMP substation mitigation, and the fiber infrastructure program (scheduled for FY28). Council Member Dickey asked if streets were being opened for conduit. Robertson stated \$180,000 was budgeted to help get conduit in the roads. Council Member Dickey asked if there was a plan for installation. Robertson stated he was trying to install it in conjunction with other projects. Mayor Worel asked if it would be installed along with the waterlines on Main Street, to which Robertson affirmed. Smoot added they were looking for grants to help with the fiber installation.

Smoot reviewed recurring capital projects such as equipment replacement. He referred to the Additional Resort Sales Tax revenue and stated that was a major source of funding capital projects. These funds were designated to be used for affordable housing, Treasure Hill, downtown infrastructure, open space, and stormwater. Briggs indicated now that the City was using public/private partnerships (PPP) for affordable housing, this money could be moved over into the emerging community initiatives that included land acquisition, Olympic development, affordable housing, transportation and parking, and PPP. Council Member Toly asked if the PPPs would have a housing element to them. Briggs stated they could. For now, it was a flexible funding source to achieve major initiatives. He looked for direction on using this money for these new purposes. Council Member Parigian was unsure the money should be taken away from housing to be used for other purposes. He thought housing needed all the funding. Council Member Dickey asked if ARST would be the only source of funding for these purposes. Briggs stated other funding could be used as well, but they were struggling to spend the money on affordable housing and he thought it could be used for other purposes. Matt Dias stated this would not preclude the City from using it for housing. It was a policy decision to make the funding more flexible. He noted the most valuable part of the City's contribution to affordable housing was its contribution of land. Briggs indicated last year that money was dedicated to the City Park building and the Park Avenue project, but the dollar amount initially came from ARST. Council Member Dickey supported housing but he thought it made sense to make the funds flexible. Council

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Member Ciraco agreed. Council Member Toly thought there were mixed-use projects that would have affordable housing and she hoped the money could be used for projects that had a housing component. She asked why \$13 million was the budgeted amount. Briggs stated a dollar amount hadn't been solidified. Council Member Toly wanted to have a conversation on what the budget amount should be.

Smoot indicated other large projects included the Homestake Roadway and Trail improvements and Lower Park Avenue Roadway improvements. Projects funded with the Transient Room Tax (TRT) were mostly assigned to the Bonanza Park Small Area 5-acre site. Council Member Dickey asked if this was for the debt service for the area. Briggs indicated the funding was used for design work and the balance was for the improvements.

Jessica Morgan reviewed the water and stormwater projects. She noted Public Utilities provided drinking water and treated stream water and these projects were for maintenance. A large project was the Judge and Spiro Tunnel Maintenance Projects. She noted the Water projects were funded by enterprise funds. Morgan reviewed the 3-year Main Street Waterline Replacement project and indicated this was necessary due to the large number of breakages that were occurring. She stated the major request for stormwater was a new dump truck.

Smoot reviewed the requests for the Transportation and Parking Fund. He stated the projects in this fund were funded through Transit Sales Tax Revenue and grants. There was \$30 million reserved for transportation projects and initiatives. Briggs stated that was the money slated for projects and emergencies. Smoot reviewed some projects included bus stop improvements, a SR248 park and ride site, and the Snow Creek Crossing tunnel. Mayor Worel asked if there would be discussion on at-grade crossings by Snow Creek too. Smoot stated he would pass that along to John Robertson.

Smoot reviewed the Transportation and Parking Fund recurring projects, including software, equipment replacement and bus replacement. Council Member Dickey asked if the Parking Asset Maintenance and Improvements item was for China Bridge. Smoot stated it would go to parking meters. Briggs indicated the China Bridge project was not fully funded. Council Member Dickey asked about signage improvements as well as structural improvements on China Bridge. Briggs stated they were building up a balance to address those improvements. Dias asserted if information came in during this budget cycle, it should be brought to the Council. Smoot indicated the event revenues had gone into a fund to maintain China Bridge. They were waiting to get information on those improvements before moving forward.

Morgan reviewed the Lower Park Avenue RDA fund and the associated projects to improve the area. The only request for new funding was for City Park improvements. The Main Street RDA projects had a few ongoing projects, and they would continue until the funds were terminated. The Golf Fund projects were mostly ongoing funding to replace vehicles and improve facilities and pathways.

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Briggs reviewed the funding mechanisms available to the City, including fund balances, sales tax revenue, grants, and funds from Summit County. He discussed several financing tools available if the City needed financing options, including the Community Reinvestment Agency (CRA), Public Infrastructure District (PID), Housing Transportation Redevelopment Zone (HTRZ), and First Home Investment Zone (FHIZ). Briggs also displayed the City's tax rate, including General Obligation (G.O.) bonds, and compared it with other municipalities in the State. He stated the G.O. debt was low and it would be possible to obtain more bonding with no increase to the taxpayer. If the City raised property taxes, state law required a truth in taxation process.

Council Member Dickey requested that user fees cover the water fees that would be assessed to City departments. He asked what increasing the fees would look like because he didn't want it to be overly burdening to the residents. Council Member Parigian did not want to raise property taxes and thought the water assessment to the departments should be phased in and absorbed by the City initially, and should not be put on the residents. Council Member Dickey indicated a revenue source would have to be found to cover the cost and asked where the money would come from if taxes were not increased. Dias stated he wanted to have a discussion on a potential property tax increase because paying for the water usage was a real need. The other option was to see the usage fees come off the department budgets. Council Member Ciraco thought there was an opportunity to reduce the tax burden as the bonds fell off. At the same time, there were different parts of the City not paying for water and that needed to be figured out.

Council Member Dickey indicated there were high water rates and irrigation rates that were punitive to the users. Then there was a smaller group of residents that played sports and Council didn't want to increase their fees to cover water. He wanted to keep the perspective in balance. Council Member Toly wanted to see the water rates study results to see where the money was needed. Council Member Parigian didn't think the golf course had to use as much water and could practice conservation. Mayor Worel supported letting the users pay an increase in fees in order to help lower income families. Dias summarized they would hold the discussion until the water rate study discussion.

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

**2. Discuss Proposed FY25 Fee Schedule:**

Hans Jasperson, Budget Analyst, presented this item and reviewed fee changes from each department. He noted the cost recovery goal for Recreation was 70% of the associated expenses. He projected cost recovery percentages if there was no fee increase, if there was a 50% increase to non-residents, and moderate increases for residents and non-residents. Jasperson stated the moderate increases were targeted to be what the market would bear while keeping in mind the needs of the residents.

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Jasperson reviewed the Golf fee changes and noted there was a proposed punch pass for City residents for 18 holes that would include a free push cart. A no-show fee could be charged but it was not recommended. Council Member Ciraco thought the no-show fee was a great idea. Vaughn Robinson, Golf Manager, stated the no-show fee was possible but no-shows were not a huge impact now. He would have more information on costs next week.

Jasperson reviewed the fee changes for the ice arena and noted there was concern about allowing users living in the Wasatch Back to be considered residents. He indicated there was not a big impact for allowing that definition of resident. The discount only applied to public skate and skate rentals. He noted there was discussion on having a cost recovery of 70% in order to be consistent with the MARC. The ice arena currently had a 79% cost recovery so lowering that by not raising fees would mean an additional \$100,000 subsidy from the General Fund. Amanda Angevine, Ice Arena Manager, did not recommend lowering the fees. Council Member Dickey did not favor reclassifying Wasatch Back and he wanted to keep a cost recovery goal but did not know what that should be. Angevine noted the fee increases didn't include the cost for personnel and she wanted to consider that before making a recommendation. Council Member Parigian favored a 70% cost recovery since the ice arena would be required to pay for its water. Council Member Ciraco felt consistency was important and favored 70% for all recreation facilities. Council Member Toly supported keeping the local discounts for Wasatch County and favored 70% as a cost recovery goal. Matt Dias stated there were many capital projects and he thought it might be wise to build a buffer. Angevine stated the cost recovery calculation did not include capital. Dias indicated they would come back to Council with a number for the ice arena. Council Member Ciraco stated they should see the water rate study before deciding on this.

Jasperson reviewed municipal election candidate filing fees and asked if Council wanted to discuss changing those fees. The Council did not want to change those fees.

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

**VIII. ADJOURNMENT**

**IX. PARK CITY HOUSING AUTHORITY MEETING**

**ROLL CALL**

<b>Attendee Name</b>	<b>Status</b>
Chair Nann Worel	
Board Member Bill Ciraco	
Board Member Ryan Dickey	
Board Member Ed Parigian	
Board Member Tana Toly	<b>Present</b>

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Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	
Board Member Jeremy Rubell	<b>Excused</b>

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

Chair Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Mayor Worel closed the public input portion of the meeting.

**NEW BUSINESS**

**1. Consideration to Purchase a Property Located at 1800 Homestake Road, #364-  
U to be used as Affordable Housing:**

Rhoda Stauffer, Affordable Housing Specialist, and Bill Pidwell, property owner, presented this item. Stauffer reviewed a deed restriction was placed on the property in 2020. The owner wanted to sell it to the tenant, but the tenant was in the attainable housing qualified category, not affordable category. She provided two options for the Council's consideration: the owner could sell it to a qualified buyer or sell it to the City. She noted the HOA fees were high and it would be difficult for a buyer who qualified in the affordable category to pay those. If the City bought the property, it could rent the unit to the current tenant, use it as a City employee rental, or it could sell it as market rate housing. The staff recommendation was that the City purchase the property and rent to the tenant at the affordable rate for six months, then offer the rental property at 85% AMI.

Pidwell reviewed the history of his ownership of the property. He stated there was no precedent for this situation and he appreciated the Council's consideration. Council Member Dickey asked if there was a City policy for rental units, to which Stauffer stated as she monitored AMIs, the tenants easily met the AMI restrictions. Council Member Parigian asked if it was up to the owner to verify their tenants' AMIs, to which Stauffer affirmed. Council Member Toly asked if the tenants were on the affordable housing waitlist, to which Stauffer indicated they were on the waitlist and were third in line.

Mayor Worel opened the public hearing.

Ramrose Villaruz and Herbert Daluz spoke to the Council. Villaruz stated they represented the diverse community and they thanked the owner of this condo. They dreamed of owning a home. They had worked in the hospitality industry for two decades. They went through many challenges here and they couldn't afford to own a home. They moved from place to place over the years and now they had a stable home

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to live in. They asked the Council to allow them to purchase the condo, either from the City or from the Pidwells.

Mayor Worel closed the public hearing.

Council Member Ciraco stated this was a difficult decision. Council Member Toly stated it would be easier to decide if there weren't two other people ahead of them on the waitlist. Council Member Dickey indicated the question was housing security and that could be handled in the rental agreement. He thought an exception could be made and he supported the Housing team's recommendation. He felt the rent should stay the same for a year before increasing it to the appropriate AMI. He also requested looking at the Homestake policy for those exceeding the AMI. Council Member Parigian supported buying the unit and increasing the rent a little each year. He wanted them to stay in the unit. Stauffer stated the Housing policies would have to change to have them rent the attainable unit. Council Member Parigian asked if they would be required to pay the HOA fee in addition to the rent. Stauffer stated that would be a different policy. The City policy was not to charge the HOA fee. Council Member Ciraco asked if there was movement on the attainable waitlist, to which Stauffer affirmed and noted the first two names on the waitlist did not apply for those other opportunities. Council Member Ciraco asked if the City should buy the unit, rent it to this family for six months at the current rate, and then increase the rent and determine if there was movement on the waitlist. Stauffer stated the application reviewers could contact the top two on the waitlist to see their interest. Council Member Ciraco wanted every opportunity to offer the unit to this family if possible. Council Member Toly supported contacting the others on the waitlist who were ahead of this family. Mayor Worel hoped this family could stay in this unit. She stated the HOA fees were high and she asked if the HOA fees for this development would go higher. Pidwell did not know of any upcoming assessments for this development. He noted he reviewed the financials of buying the property, including the fees, insurance and mortgage, and saw that they could afford the property.

Council Member Dickey asked what the AMI was in the deed restriction. Stauffer indicated the AMI in the deed restriction for renting the unit was 45% and 80% for selling the unit. Pidwell indicated he thought both the rental and buyer AMI was 80%. Council Member Dickey stated moving an affordable unit to an attainable unit was not the goal of the City. He thought it was advantageous to keep it as a rental and the City could absorb the HOA fees. Council Member Ciraco asked if the HOA fees had changed in the last four years. Pidwell stated nothing major. The Council agreed to continue this item until they could find out about the people who were Numbers One and Two on waitlist.

Board Member Dickey moved to continue the consideration to purchase a property located at 1800 Homestake Road, #364-U to be used as affordable housing to a date uncertain. Board Member Ciraco seconded the motion.

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**RESULT: CONTINUED TO A DATE UNCERTAIN**

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

**EXCUSED:** Board Member Rubell

**ADJOURNMENT**

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 05-02-2024

# Corridor Visioning Study Session

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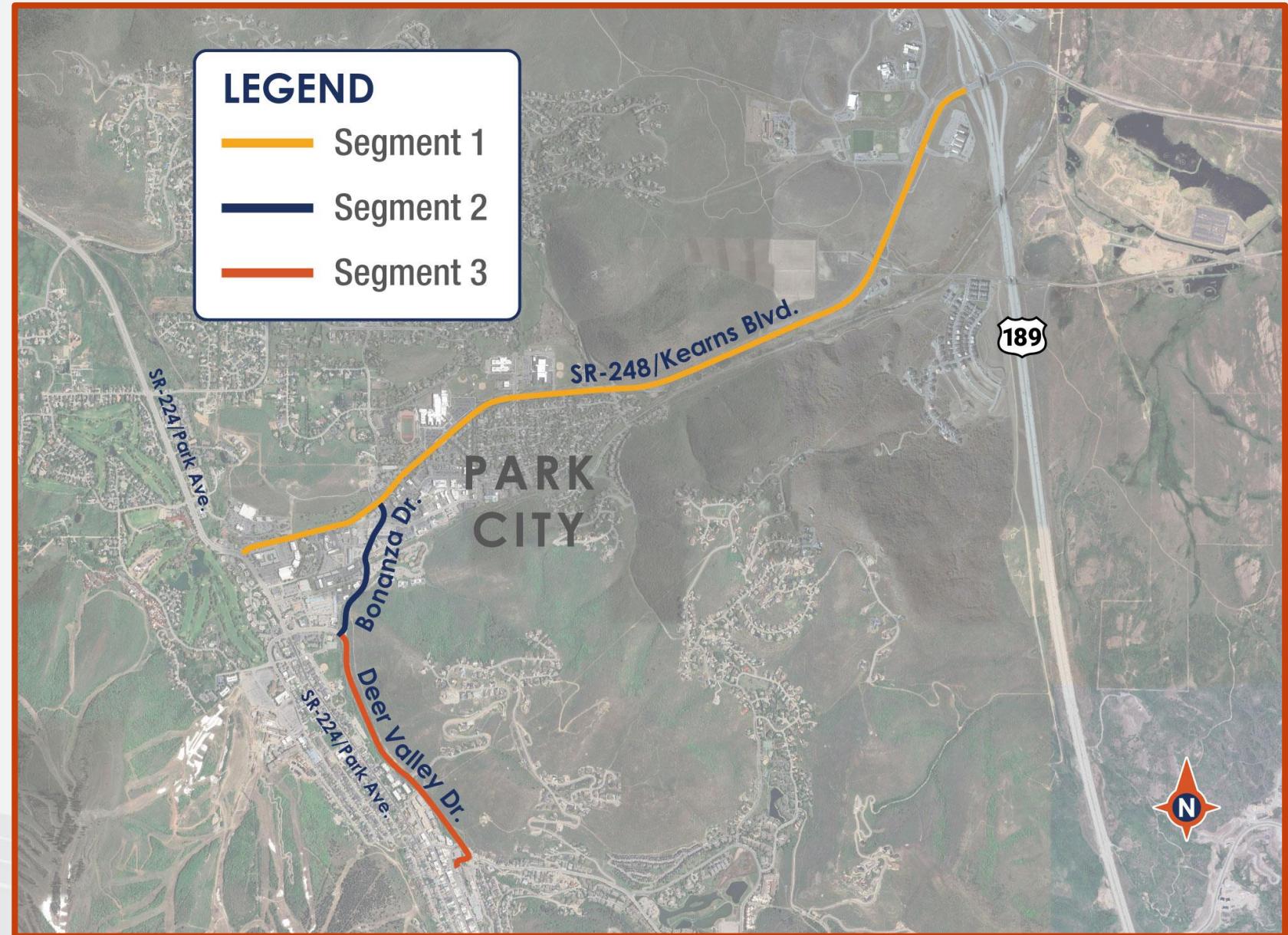
# Agenda

## Welcome!

- Today's goals
- Corridor history
- Corridor trends
- Needs and goals discussion
- Process Paths discussion
- Project Charter overview
- Next Steps



# Study Area



# Today's Goals

- Define what problems we are trying to solve on SR-248.
- Review Council options for a path forward.
- Give Staff direction on next steps for moving the process forward.



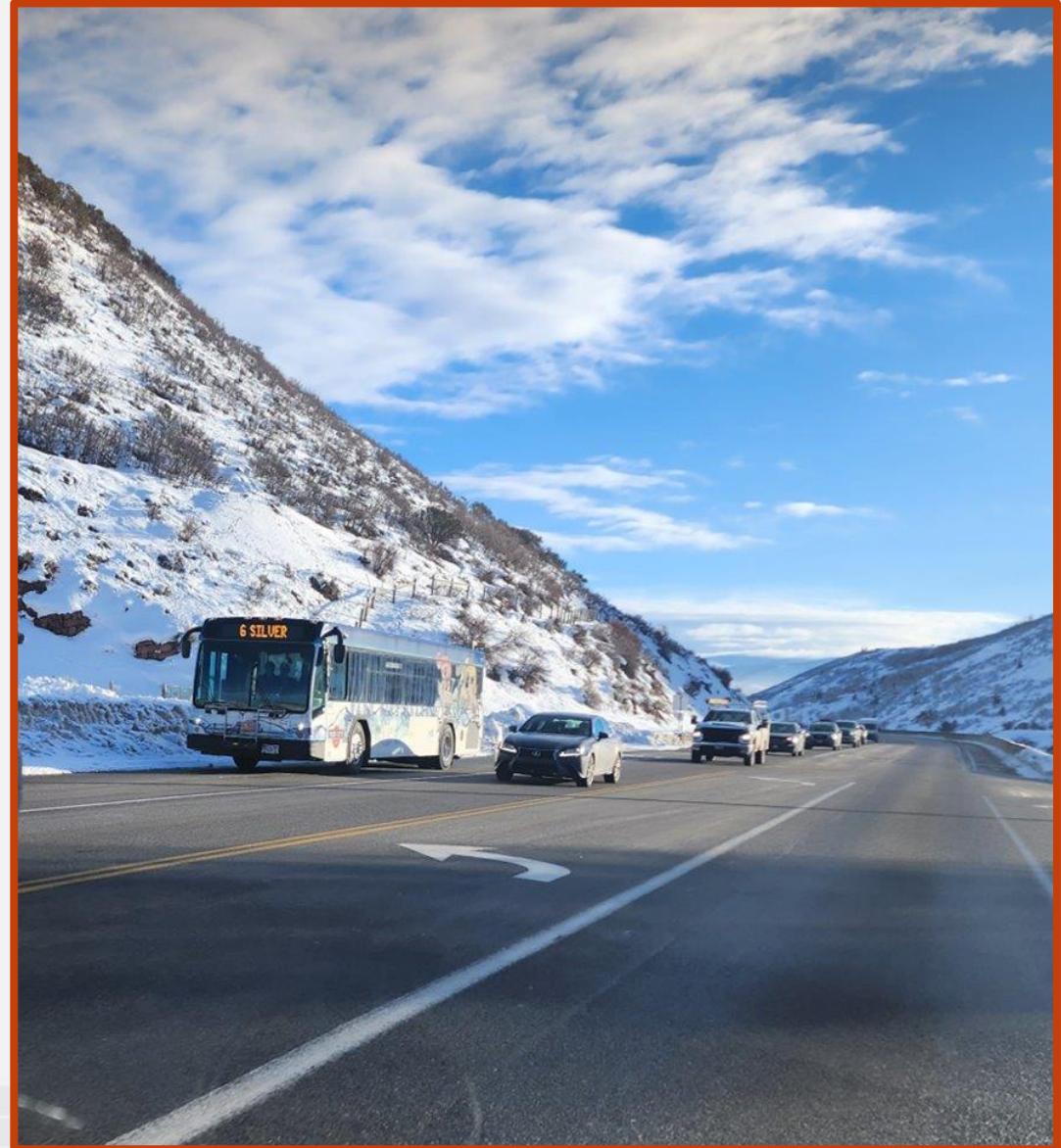
# Corridor History



- Additionally, recent investments on SR-248 total over \$15m

# Corridor trends

- SR-248 carries about 17,000 vehicles per day
- At peak times this is 2,000 vehicles per hour
- The population around SR-248 is growing at a rate of 7% every year
- Traffic volume forecast to increase with the population growth
- Transit running along modified shoulders is able to bypass peak traffic congestion



# Corridor goals discussion

**What are your goals for the corridor?**



# Process Paths Overview

## Three paths for discussion:



- **PATH A:** conduct a transit corridor study to develop a durable solution
- **PATH B:** select and advance a Bus Rapid Transit (BRT) design
- **PATH C:** do not advance a capital project, invest in policy and operations

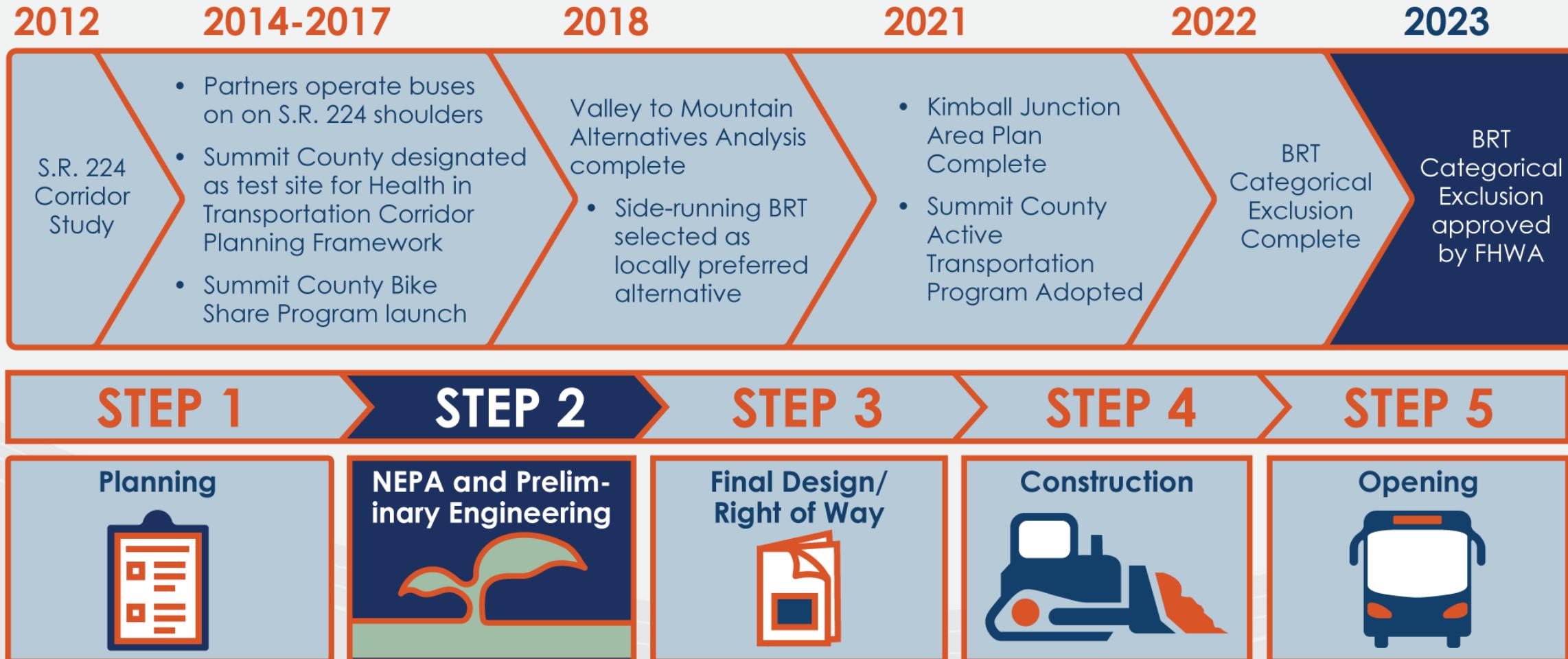
# Path A overview



CONTEXT	PROS	CONS
<p><b>Conduct an alternatives analysis combined with FTA-compliant NEPA process to be eligible for federal funds.</b></p> <p>Quantify <b>benefits</b> to help develop a preferred solution that sticks.</p>	<p>Set PCMC up to have a competitive project for federal dollars.</p> <p>It can be a scalable effort to streamline the process.</p> <p>Helps to align the transit vision.</p> <p>Will confirm an alternative to advance.</p>	<p>It takes time and funding to complete NEPA.</p> <p>The recommended solution may be different than originally envisioned.</p>

# Path A example: SR-224 BRT

## Project History



# Path B overview



CONTEXT	PROS	CONS
<p><b>BRT is the preferred mode with commitment to fully fund without federal dollars.</b></p> <p>Work with UDOT &amp; HVT on a process.</p>	<p>Getting to a shovel-ready project is likely quicker.</p> <p>Demonstrates immediate action.</p> <p>Already momentum for BRT.</p>	<p>Some evaluation of alternatives will be required to know impacts and what to design.</p> <p>Significant unknowns could extend this timeline.</p> <p>NEPA required to secure federal funding for construction.</p>

# Paths A/B – questions?



- **PATH A:** conduct a transit corridor study to develop a durable solution
- **PATH B:** select and advance a Bus Rapid Transit (BRT) design

# Path C overview



CONTEXT	PROS	CONS
<p><b>Maintain corridor as designed today.</b></p> <p>Requires policy changes to mitigate traffic, e.g. in-town parking reductions.</p>	<p>Park City finalizes its vision for the corridor.</p> <p>No additional capital funds will be expended.</p>	<p>Will reduce corridor viability and flexibility long term.</p> <p>It does not better accommodate future transit services on SR-248.</p> <p>May trigger UDOT to maintain operational throughput on the corridor inconsistent with Park City values.</p>

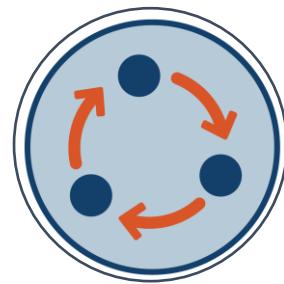
# Process Paths direction

**Which path is the Council interested in moving on?**



# Project Charter overview: PCMC/UDOT

**A guiding document that defines:**



Consensus on the  
process



Key partners to  
advance the plan



Commitment to  
**durable solutions**  
that stick



# SR-248 next steps

- Discussions to inform Project Charter development
- Return to Council in early Summer with SR-248 report card
- UDOT Coordination
- Project Charter finalization
- Initiate the preferred path



RECREATE248



Thank You



# Park City to Judge Wildfire Mitigation Project

2024

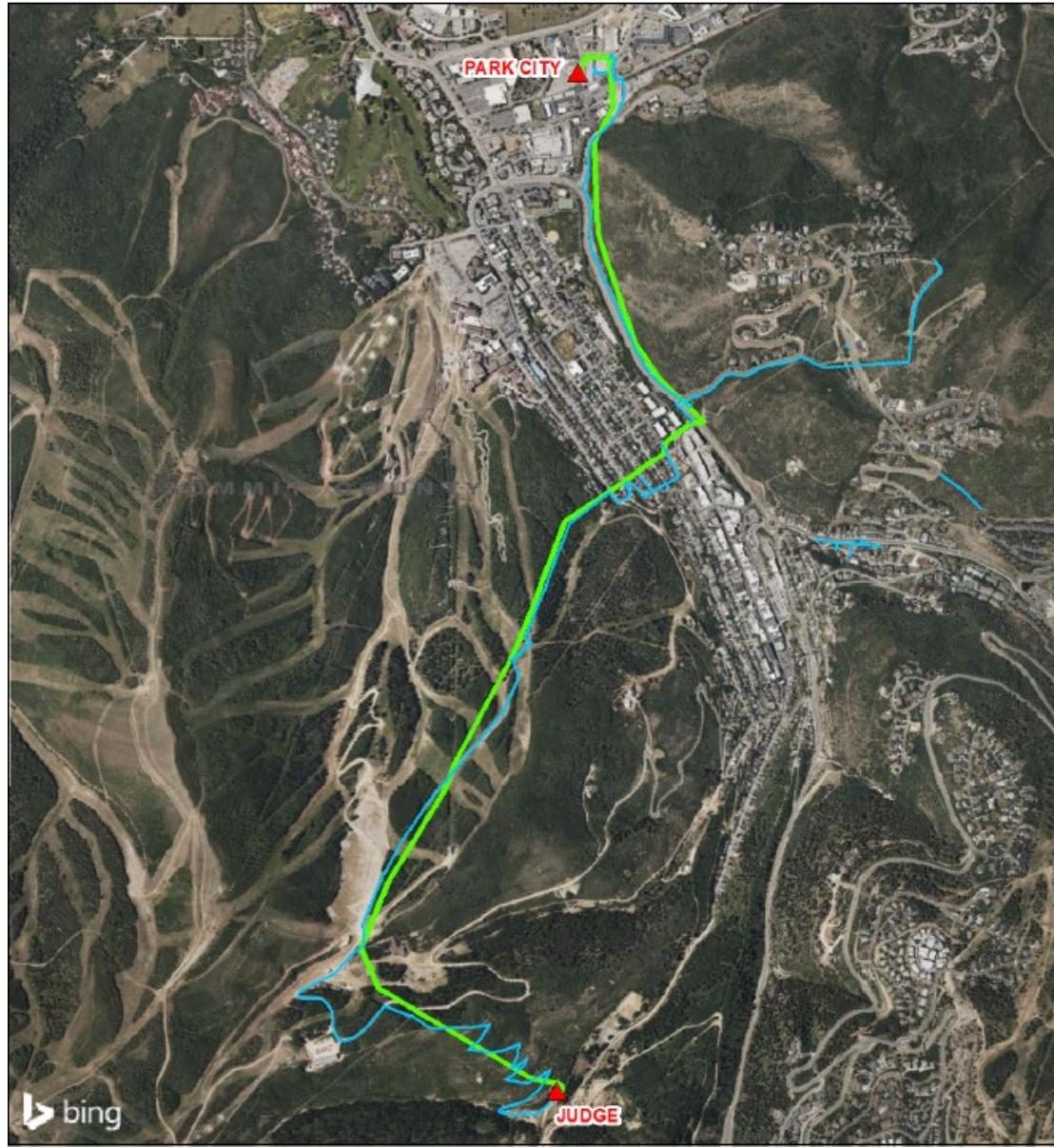


# Wildfire Program Overview

- Utah House Bill 66, Wildfire Fire Planning and Cost Recovery Amendments (2020) requires electric utilities to prepare and submit a wildland fire protection plan in accordance with Utah Code Ann 54-24-201.
- Rocky Mountain Power developed a comprehensive wildfire mitigation plan throughout its service territories. The plan is designed to reduce the probability of utility related wildfires and mitigate damage to electric facilities because of wildfire.

# Project Overview

- Park City to Judge overhead transmission and underbuilt distribution circuits have been identified to be in a Fire High Consequence Area (FHCA). Underbuilt distribution circuit will be converted to underground distribution circuit in 2024.
- Overhead transmission poles will be rebuilt within the existing easements in 2025 and will remain overhead.
- Both circuits originate at the Park City electrical substation, located in Bonanza Park, Park City which then terminates in the Judge electrical substation, located on the south end of Marsac Avenue.



# Project Overview

— New UG Distribution Lines

— Park City-Judge 46kV Transmission Line

▲ Distribution Substation

POWERING YOUR GREATNESS

# Project Scope

- Convert the existing Park City to Judge overhead distribution circuit to underground:
  - This project is limited to its specific scope and does not address other areas of Park City or Summit County.
  - This project does not bury transmission lines (lines on the upper portion of the pole).
  - Project construction will have a combination of open trenching and underground boring depending on the location. Open trenches will be covered each night to accommodate normal traffic flow.
  - Construction signs and flagging with coordinated road closures will be staged in compliance with city requirements.
  - Brief, coordinated power outages may occur.

# Project Schedule

- Construction start – May 2024
- Construction completion – October 2024
- Coordinate with city – throughout project
- Sequence of work:
  - Survey flags
  - Excavating and boring
  - Setting vaults and laying conduit
  - Back filling
  - Install electrical wire and setting equipment
  - Energizing new underground line.

# Project Communication

- Public open house:
  - Tuesday, April 23, 2024 from 5:00pm – 7:pm at the Park City Library
  - Notifications will be mailed to all property owners within 400 feet of existing transmission line and new, underground distribution line alignment
- Door hangers will be distributed 15 days prior to construction
- Project contacts:
  - Burk Rydalch, Black&McDonald (BMEI) Project Manager, 801-759-4114
  - Marshall Clegg, Black&McDonald (BMEI) Project Manager, 801-390-5367
  - Abhineet Sabharwal, Rocky Mountain Power, Project Manager, 801-220-4238
- Rocky Mountain Power Website
  - <https://www.rockymountainpower.net/outages-safety/wildfire-safety.html>

# FY25 Capital Budget Review

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# CIP Committee Process

A lens on our zero-based budget process

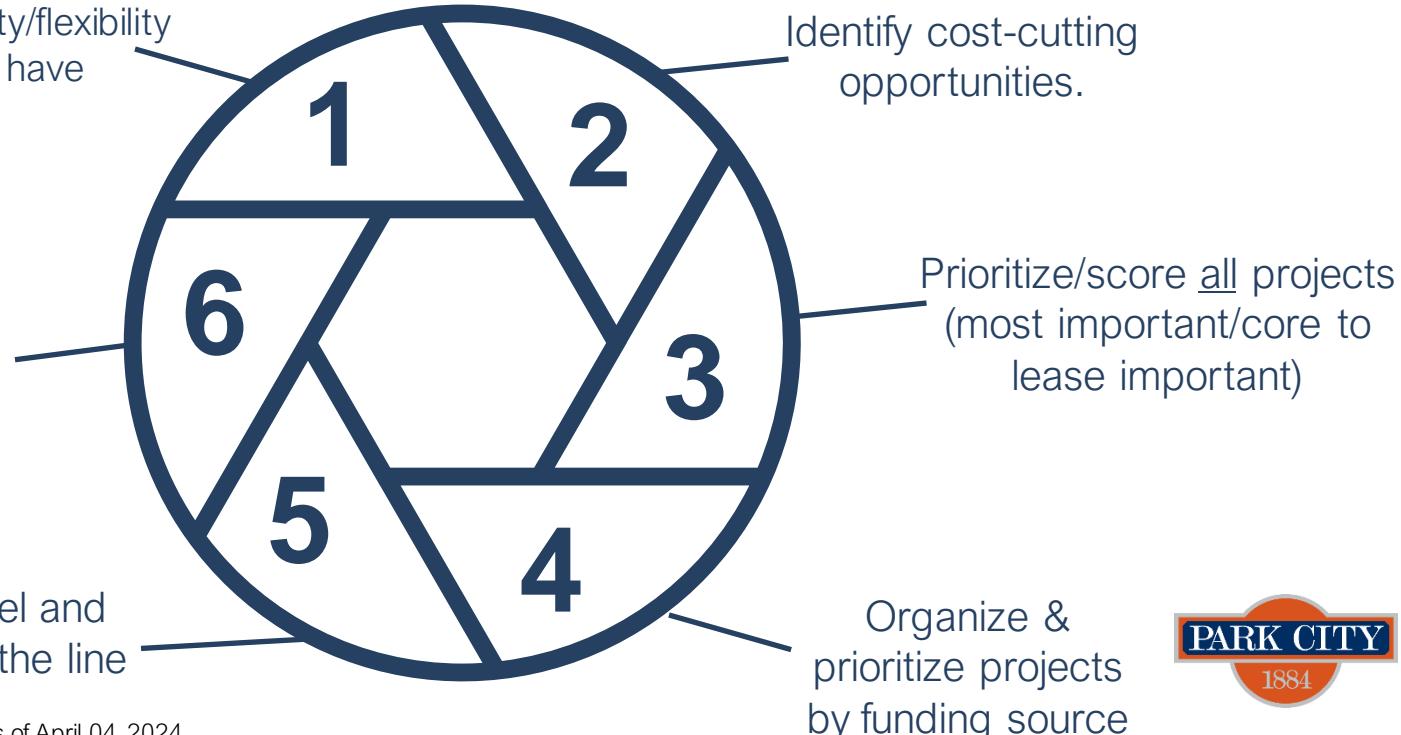
\*All projects begin with an assumed \$0 budget\*

## Guiding Principles:

- Council goal alignment
- Funding source availability/flexibility
- Need to have vs. want to have
- History of investment
- Cost/benefit risk
- Environmental impact

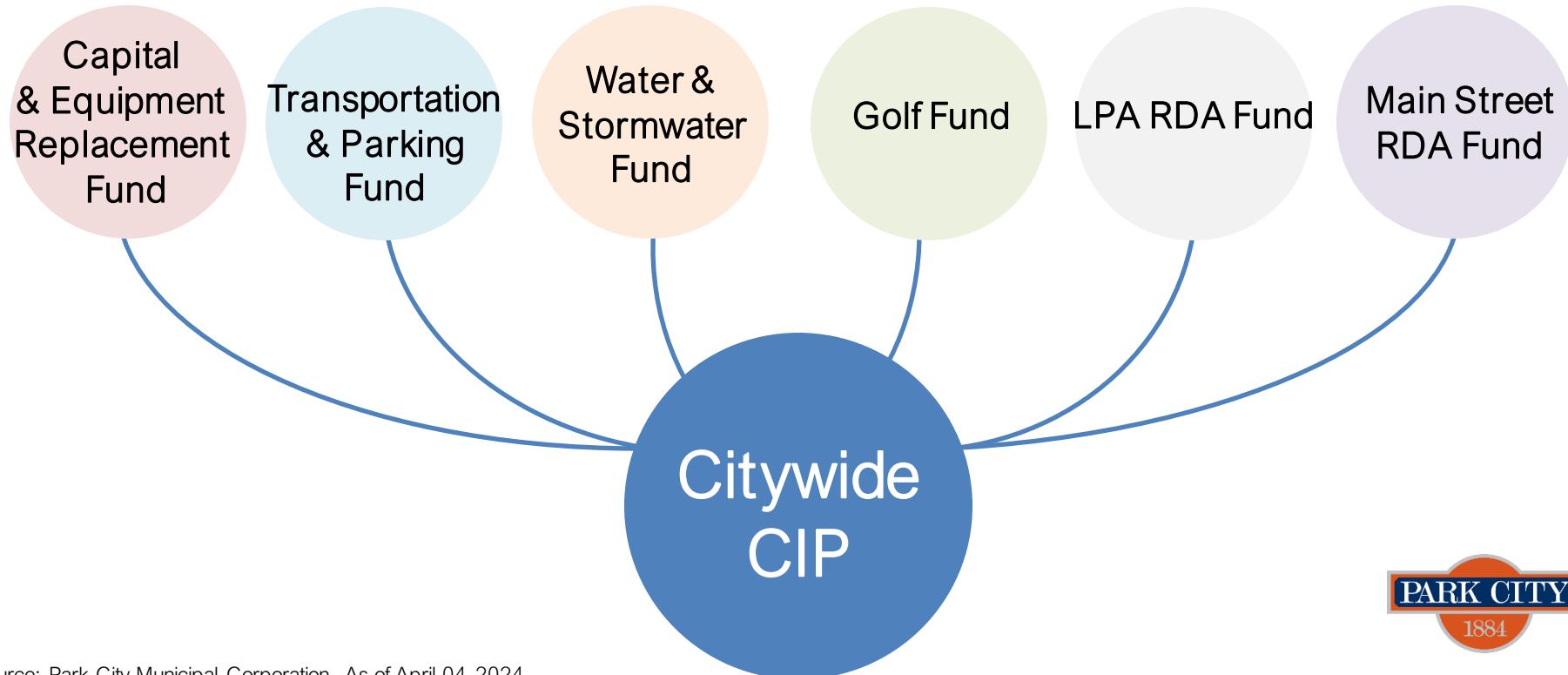
Discuss tradeoffs and opportunities for alternate funding

Determine funding level and projects that fall below the line

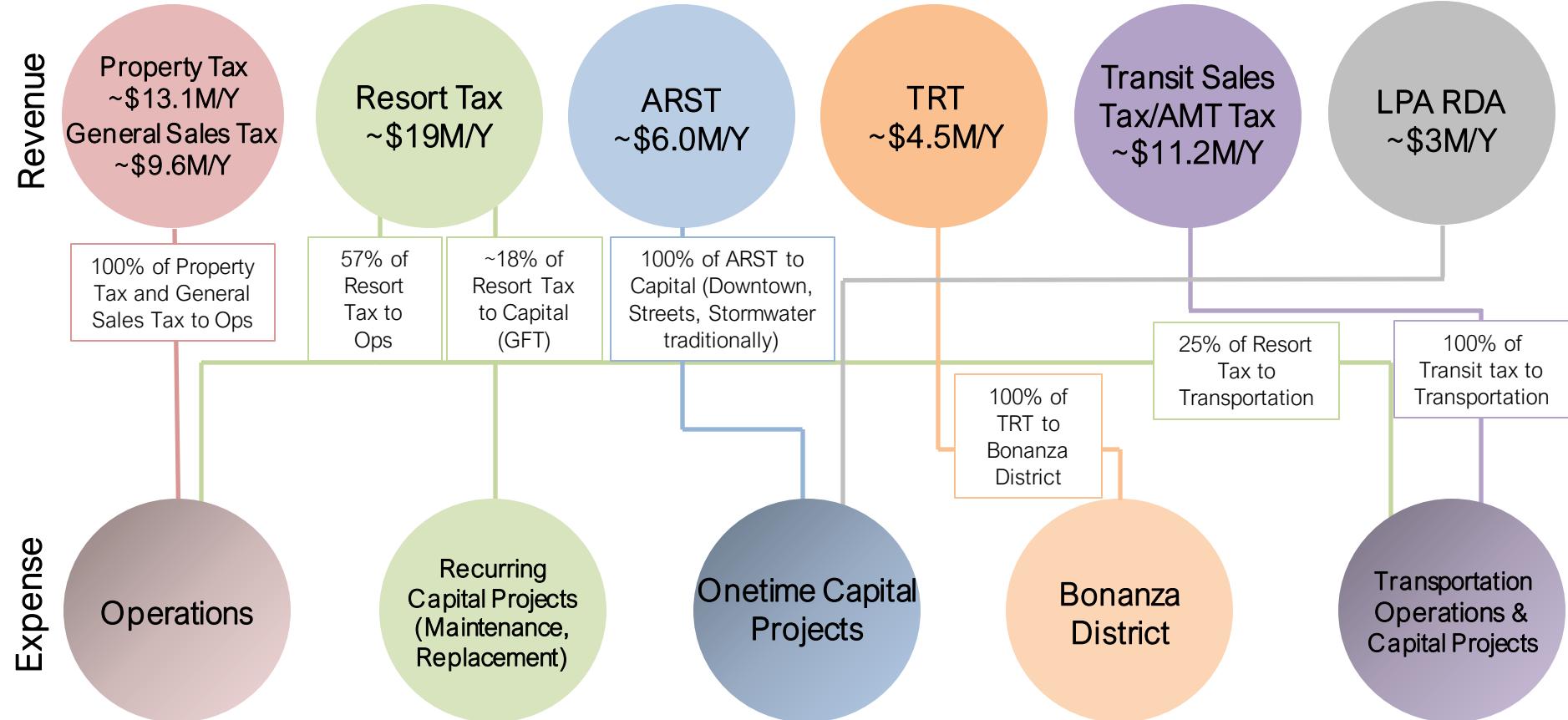


# Citywide Capital Improvement Program

Funds Comprising the Citywide CIP



# Core Recurring City Revenues & Their Uses



# Capital Improvement Fund



# Capital Improvement Fund

## Completed/Defunded Projects

Project	FY24 Total	FY24 Newly Requested	Notes
CP0014 McPolin Farm	\$2,280	(\$2,280)	Project is complete
CP0128 Quinn's Ice/Fields Phase II	\$36,805	(\$36,805)	Project consolidated into other Quinn's improvement project
CP0186 Energy Efficiency Study City Facilities	\$22,305	(\$22,305)	Project is complete
CP0226 Walkability Implementation	\$10,701	(\$10,701)	Project is complete
CP0236 Triangle Property Environmental Remediation	\$99,779	(\$99,779)	No longer own property, moved funds to CP0248
CP0294 Spriggs Barn	\$5,000	(\$5,000)	No activity on project for 10 years
CP0323 Dog Park Improvements	\$40,000	(\$40,000)	Funds were reallocated into other impact fee projects
CP0325 Network & Security Enhancements	\$33,187	(\$33,187)	Project is complete
CP0334 Repair of Historic Wall/Foundation	\$113,254	(\$113,254)	Project is complete
CP0336 Prospector Avenue Reconstruction	\$31,812	(\$31,812)	Project is complete
CP0351 Artificial Turf Replacement Quinn's	\$293,731	(\$293,731)	Project is complete
CP0354 Streets and Water Maintenance Building	\$100,269	(\$100,269)	Project is complete
CP0434 GIS GeoEvent Server License	\$5,000	(\$5,000)	Project is complete
CP0435 GIS Satellite Imagery Multi-Spectral	\$6,000	(\$6,000)	Project is complete
CP0445 Add Uphill Marsac Gate Above Chambers Ave	\$50,000	(\$50,000)	Project is complete



# Capital Improvement Fund

## Completed/Defunded Projects

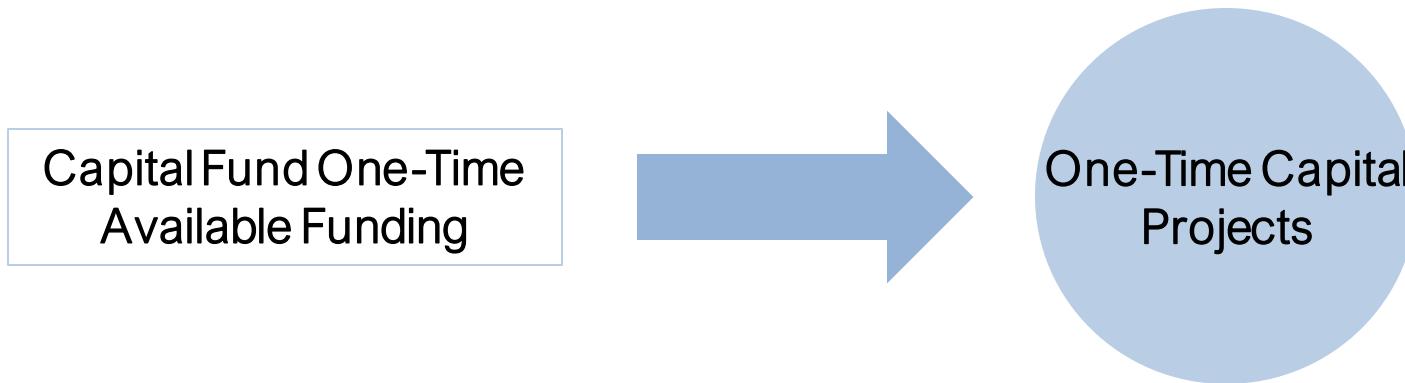
### Cont.

Project	FY24 Total	FY24 Newly Requested	FY25 Base	FY25 Newly Requested	Notes
CP0446 Frontend Bucket Loader	\$300,000	(\$300,000)			Project is complete
CP0449 Roadside Trailhead Signage 2019	\$2,411	(\$2,411)			Project is complete
CP0450 Prospector Square/Rail Trail 2019	\$31,000	(\$31,000)			Project is complete
CP0451 Round Valley Trail 2019	\$10,000	(\$10,000)			Project is complete
CP0454 Prospector Sq. Rail Trail Connector	\$40,900	(\$40,900)			Project is complete
CP0455 Olympic Park Pathway Connector	\$113,000	(\$113,000)			Project is complete
CP0456 PC Heights Pathway	\$65,000	(\$65,000)			Project is complete
CP0525 MARC Cement Pad/Patio	\$30,000	(\$30,000)			Project is complete
CP0526 MARC Leisure Pool Water Feature	\$9,368	(\$9,368)			Project is complete
CP0528 Munchkin & Woodbine Improvements	\$1,727,209	(\$1,727,209)	\$131,616	(\$131,616)	Plan to include in Bonanza Park plan
CP0567 Safety Style Soccer Goals	\$7,711	(\$7,711)			Project is complete
CP0568 Gate for Mine bench and Judge Tunnel	\$1,377	(\$1,377)			Project is complete
CP0569 Replace Vehicle Wash	\$55,370	(\$55,370)			Project is complete
CP0570 Replace Fuel Pump System	\$24,273	(\$24,273)			Project is complete
CP0573 Acoustifence - Pickleball Noise	\$32,259	(\$32,259)			Project is complete



# Capital Improvement Fund

## One-Time Project Funding



# Capital Improvement Fund

## 5-Year One-Time Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000686 PC MARC Furnishings				\$60,000	
0000000689 Backflow Prevention				\$100,000	\$150,000
0000000691 10 Wheeler Dump Truck				\$135,000	
0000000695 MARC Lighting System Replacement				\$50,000	
0000000697 Future Core Software				\$430,000	\$430,000
0000000701 Tress for City Lands				\$15,000	
0000000703 Virtual Conference Room					\$50,000
CP0003 Old Town Stairs		\$49,050			
CP0017 ADA Implementation				\$25,000	
CP0020 City-wide Signs Phase I		\$24,093			
CP0028 5 Year CIP Funding	\$25,395	\$5,000,000			
CP0036 Traffic Calming		\$100,000		\$150,000	
CP0089 Public Art	\$70,074	\$352,805		\$50,000	
CP0150 Ice Facility Capital Replacement					\$1,800,000
CP0248 Middle Silver Creek Watershed		\$334,076			
CP0250 Irrigation Controller Replacement		\$20,000			



# Capital Improvement Fund

## 5-Year One-Time Projects Cont.

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0264 Security Projects		\$27,566			
CP0266 Prospector Drain - Regulatory Project	\$856,712	\$300,000			
CP0267 Soil Repository	\$2,280,043	\$1,745,093			
CP0269 Environmental Revolving Loan Fund	\$58,882				
CP0292 Cemetery Improvements		\$83,026			
CP0311 Senior Community Center		\$2,508,610			
CP0312 Fleet Management Software		\$46,454			
CP0318 Bonanza Park/RMP Substation Mitigation		\$958,568		\$2,541,432	
CP0324 Recreation Software		\$12,000			
CP0326 Website Remodel				\$20,000	
CP0332 Library Technology Equipment Replacement		\$285,341			
CP0333 Engineering Survey Monument Re-establish		\$35,000			
CP0338 Council Chambers Advanced Technology Upgrade		\$437,691			
CP0375 LED Streets Lights Phase I	\$33,053			\$20,000	\$30,000
CP0411 SR248/US 40 Park & Ride Program				\$5,000,000	



# Capital Improvement Fund

## 5-Year Onetime Projects Cont.

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0412 PC MARC Tennis Court Resurface		\$199,135			
CP0431 Bubble Repair		\$23,750			
CP0447 EV Chargers		\$61,799			
CP0535 Santy Chairs Replacement		\$19,760			
CP0559 Marsac Remodel		\$800,000		\$820,000	
CP0560 Forestry Plan		\$100,000			
CP0577 Police Station Parking Lot		\$210,000		\$31,500	
CP0589 Housing Lite Deed Program	\$638,051				
CP0598 PC MARC Aquatics Replacement		\$6,000,000		\$1,500,000	
CP0483 LED Upgrade Quinn's Fields		\$334,296			



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# PC MARC

# Aquatics Replacement



PC MARC Aquatic Replacement- CP0598

- a. Total Budget- \$7,500,000 (FY25 \$1.5M New Request)
- b. Reason: Full replacement and enhancement of existing aquatic facilities, including a new leisure pool, lap pool, and spa. It also includes new support facilities for mechanical and lifeguards and a covered pavilion for rentals.

# Bonanza Park/RMP Substation Mitigation



## CP0318 Bonanza Park/RMP Substation Mitigation

- A Council directed project to underground Snyderville Transmission Line from Boot Hill to the existing substation
- A \$150k study is underway to finalize design and costs
- Total requested budget is \$3.5M

# Fiber Infrastructure Program

No Budget Impact in FY25 – The IT Department plans to further explore the needs in this area and return to Council with more information.

"Fiber Infrastructure" underscores the importance of supporting our growing digital demands, ensuring high-speed and reliable connectivity while meeting a vision of future connectivity.

Fiber is the plumbing of the 21<sup>st</sup> century.

\$20M Request in FY28



# Capital Improvement Fund Recurring Project Funding

~18% of Resort Tax to Capital (GFT)  
~\$3.5M in FY25  
~\$1.8M GF IFT



Recurring  
Capital Projects  
(Maintenance,  
Equipment Rep)



# Capital Improvement Fund

## 5-Year Recurring Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000688 Curb and Gutter Replacement				\$80,000	\$390,000
0000000702 Email For All				\$140,000	\$560,000
0000000704 Police Equipment Replacement Fund				\$157,525	\$566,325
0000000707 GRAMA Request Management Platform				\$8,800	\$35,200
CP0002 Information System Enhancement/Upgrades	\$120,000			\$60,000	\$60,000
CP0006 Pavement Management Implementation	\$609,751	\$630,000	\$630,000	\$100,000	\$4,075,000
CP0041 Trails Master Plan Implementation	\$91,431	\$50,000			
CP0074 Equipment Replacement - Rolling Stock	\$2,247,761	\$1,500,000	\$1,550,000		\$6,770,000
CP0075 Equipment Replacement - Computer		\$370,600	\$50,000	\$400,000	\$1,800,000
CP0142 PC MARC Program Equipment Replacement	\$239,606	\$65,000		\$65,000	\$260,000
CP0146 Asset Management/Replacement Program	\$269,404	\$1,105,418	\$750,000		\$3,400,000
CP0150 Ice Facility Capital Replacement	\$642,057	\$66,000	\$816,000		\$264,000
CP0191 Walkability Maintenance	\$104,486	\$78,825	\$78,825		\$335,000
CP0217 Emergency Management Program	\$13,405	\$15,000	\$15,000		
CP0251 Electronic Record Archiving	\$29,662	\$13,473		\$45,000	\$180,000
CP0280 Aquatics Equipment Replacement	\$185,091	\$34,368		\$25,000	\$100,000



# Capital Improvement Fund

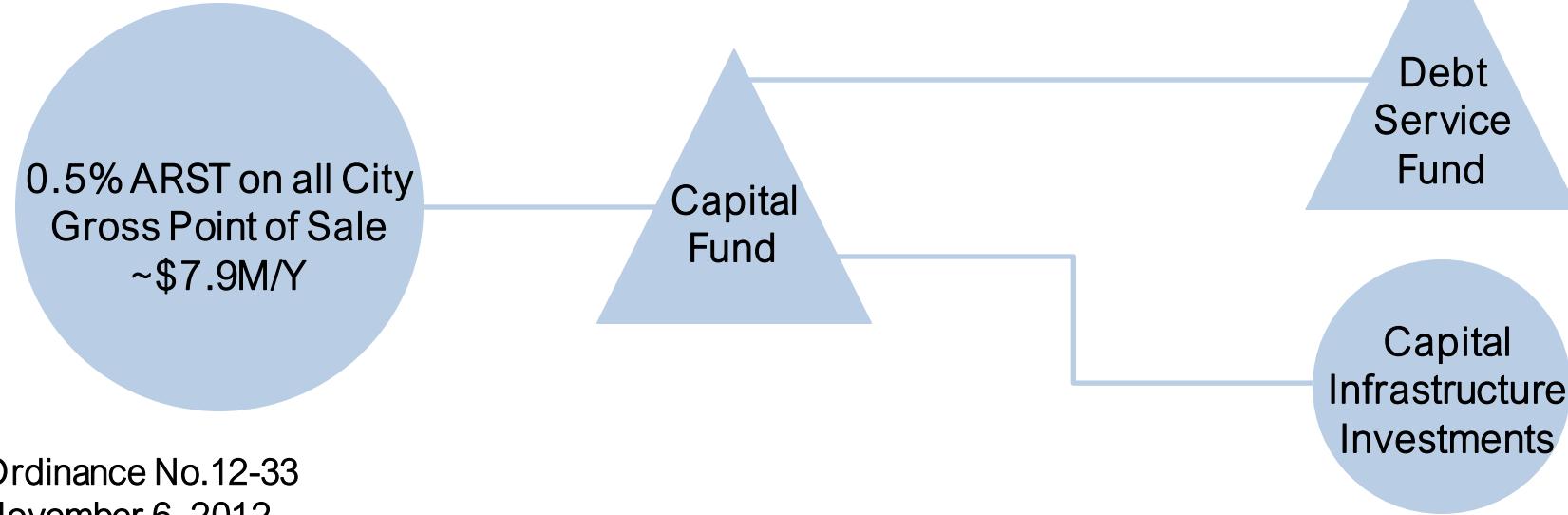
## 5-Year Recurring Projects Cont.

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0332 Library Technology Equipment Replacement	\$87,669	(\$10,954)			
CP0339 City Wide Fiber	\$13,695	\$80,000	\$180,000		\$560,000
CP0340 Fleet Shop Equipment Replacement	\$40,858	\$15,000	\$15,000		\$66,000
CP0352 Parks Irrigation System Efficiency Improvements	\$87,578	\$30,000	\$30,000		\$127,000
CP0378 Legal Software for Electronic Document Management	\$35,000	\$35,000	\$35,000		\$105,000
CP0422 Electrical Generator Upgrades		\$64,000	\$34,000		
CP0432 Software Subscriptions & Licenses	\$113,057				\$255,000
CP0457 City AED Replacement and Maintenance	\$968	\$15,000	\$15,000		\$30,000
CP0579 Guardrail Replacement		\$68,000	\$68,000		\$276,000
CP0581 Street Sign Replacement Program		\$9,754	\$9,754		\$46,262
CP0585 Facility Wireless Upgrades	\$50,000	\$160,000	\$170,000		



# Additional Resort Sales Tax

## Source of Funds



Ordinance No.12-33  
November 6, 2012

“...the City Council intends to allocate all revenue generated with the added 0.5% Additional Resort Communities Sales Tax directly into the Capital Improvement Fund (Fund 31) to be used for but not limited to the following capital projects: Historic Park City/Main Street & Downtown Projects, OTIS (Old Town Infrastructure Streets), Storm Drain Improvements, Open Space Acquisitions and other capital improvement projects as determined appropriate by City Council.”



# Additional Resort Sales Tax

## 5-Year All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000717 Emerging Community Development Projects		\$13,000,000			
0000000711 Affordable Housing Programs				\$1,500,000	
CP0270 Downtown Enhancements Phase II	\$653,094	\$327,104	\$327,104		
CP0329 Main St. Infrastructure Asset Management	\$189,224	\$599,310	\$100,000		\$400,000
CP0361 Land Acquisition/Banking Program	\$750,000				
CP0401 Downtown Projects Plazas	\$543,046				
CP0402 Additional Downtown Projects	\$1,200,000				
CP0474 Upper Main Street Bollards Phase II					\$54,718
CP0527 Homestake Roadway & Trail Imp		\$40,000		\$3,599,037	\$3,550,000
CP0575 10th St Retaining Wall Reconstruction		\$145,000		\$25,000	
CP0576 Ability Way Reconstruction		\$630,000		\$100,000	
CP0583 Swede Alley Trash Compactors Repl		\$126,000			
CP0586 Housing Ongoing Asset Improvement	\$649,970				
CP0587 Housing Program Asset Acquisition	\$5,500,000				
CP0588 Housing Program Public Private Pa		\$4,845,233			
CP0600 Strategic Asset Analysis		\$150,000	\$150,000		



# Additional Resort Sales Tax

## Recommended

### Emerging Community Initiative Projects



Land Acquisition

- More flexible funding
- Ability to react to real estate opportunities
- Purchase land for strategic development projects
- Infrastructure investment
- Gap funding for public-private partnerships



Public-private  
Partnerships



Olympic Development



Affordable Housing



Transportation & Parking



# Homestake Roadway & Trail Improvements



## CP0527 – Homestake Roadway & Trail Improvements

- Proposed roadway improvements include adding in a multiuse path and sidewalk.
- Project is creating the Dans to Jans connection as part of the Walkability Bond.
- Current Funding is \$1,842,113
- New Request approximately \$7.5M

### CP0527 Homestake Roadway Improvements

#### Expense Estimate

Final Design	\$250,000
Storm Drain	\$500,000
Storm Drain Construction Management	\$50,000
Right of Way	\$1,500,000
Construction	\$7,000,000
CM	\$100,000
Total	\$9,400,000

#### FY25 Proposed Budget

2015 Sales Tax Bond - New Request	\$143,544.00
2017 Sales Tax Bond (\$636k Newly Requested)	\$1,694,602.00
Impact Fees - New Request	\$372,817.00
ARST - New Request	\$7,189,037.00
Total	\$9,400,000.00



Over/Under

\$0.00

# Lower Park Avenue

## Roadway Improvements

### CP0385 Park Avenue Roadway Improvements

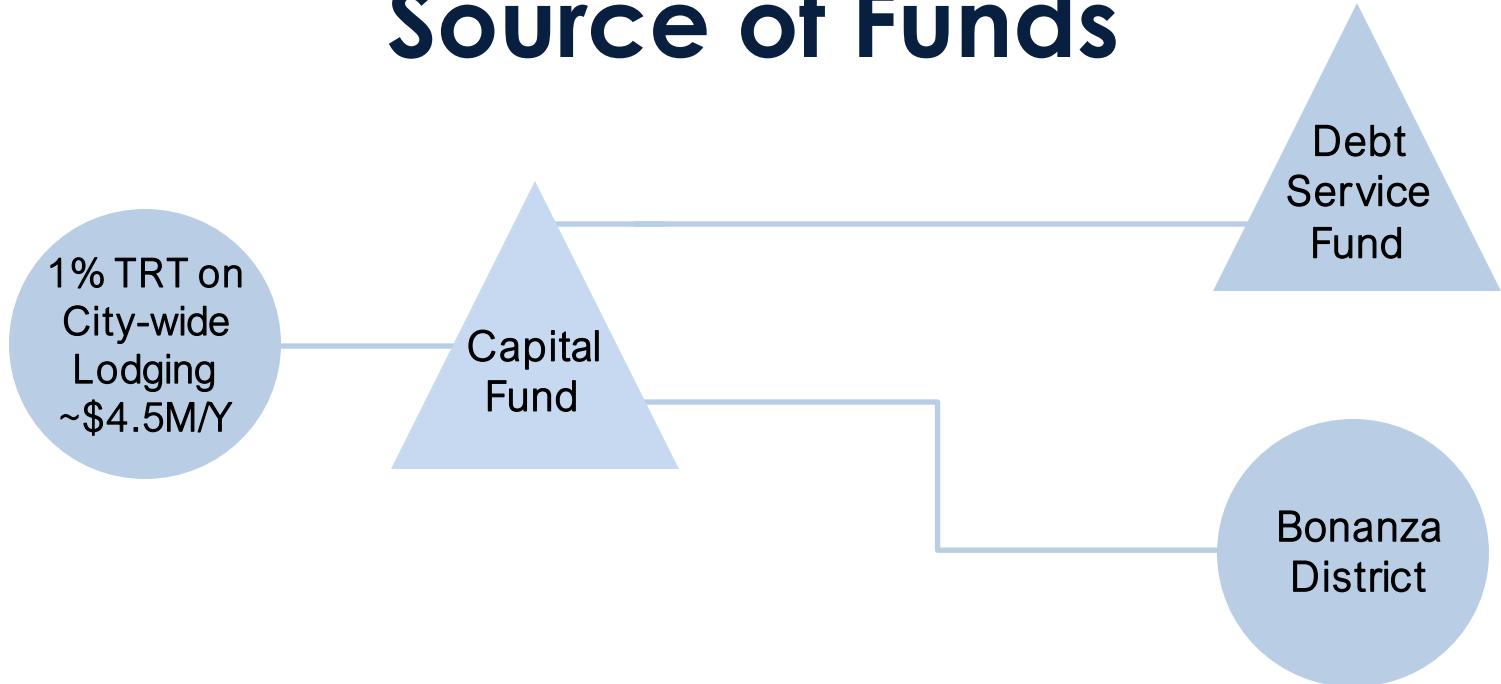
- Last project identified in the OTIS studies
- Project limits are from SR224/Empire to Heber Avenue
- Project will improve utilities (W/SD/WW)
- Project will increase ATP opportunities within the corridor by improving sidewalks
- and providing safety improvements at several intersections
- FY24 funding is approximately \$8,000,000
- Going to Council to consider various improvement strategies
  - Do nothing
  - Scaled down version
  - Cadillac version



CP0385 Park Avenue Roadway Improvements	
Expense Estimate	
Final Design	\$800,000
Construction	\$7,000,000
Construction Management	\$200,000
<b>Total</b>	<b>\$8,000,000</b>
FY25 Proposed Budget	
2019 Sales Tax Bond	\$8,000,000
<b>Total</b>	<b>\$8,000,000</b>
Over/Under	\$0



# Transient Room Tax Source of Funds



# Transient Room Tax

## 5-Year All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000699 Miscellaneous 5-Acre Site Improvements				\$8,200,000	
CP0429 Arts and Culture District	\$527,908				





# Water & Storm Water Fund



# Water Fund

## 5-Year All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0007 Tunnel Maintenance	\$1,894,394	\$3,292,884	\$304,599		\$1,358,142
CP0010 Water Department Service Equipment	\$243,529	\$133,200	\$136,528		\$596,236
CP0040 Water Dept Infrastructure Improvement	\$2,865,752	\$3,496,538	\$1,776,879	\$223,121	\$10,000,000
CP0075 Equipment Replacement - Computer	\$184,510	\$138,232	\$117,000		\$117,000
CP0178 Rockport Water, Pipeline, and Storage	\$3,442,438	(\$1,991,296)	\$1,203,543	\$130,000	\$6,695,687
CP0276 Water Quality Study	\$394,252	(\$194,252)	\$250,000	(\$200,000)	\$200,000
CP0301 Scada and Telemetry System Replacement		\$1,000,000	\$206,000		\$887,682
CP0304 Quinn's Water Treatment Plant Asset Repl	\$943,540	\$238,471	\$245,625		\$1,074,330
CP0312 Fleet Management Software	\$17,307				
CP0341 Regional Interconnect	\$75,012				\$2,500,000
CP0342 Meter Replacement	\$118,555	\$150,000	\$50,000		\$636,970
CP0372 Regionalization Fee	\$600,000	(\$400,000)	\$200,000		\$800,000
CP0389 MIW Treatment	\$8,923,647	\$6,950,000	\$260,000		\$1,148,245
CP0418 JSSD Interconnection Improvements	\$146,686	\$90,000	\$180,000		\$720,000
CP0574 Landscaping Incentives		\$200,000	\$200,000		\$800,000



# Water Fund

## Completed/Closed Projects

Project	Carry Forward	FY24 Base	FY24 Newly Requested
CP0275 Smart Irrigation Controllers	\$4,353		(\$4,353)
CP0303 Empire Tank Replacement	\$34,611		(\$34,611)
CP0343 Park Meadows Well	\$2,678,908		(\$2,678,908)
CP0371 C1 - Quinns WTP to Boothill - Phase 1	\$1,397,445		(\$1,397,445)
CP0390 QJWTP Treatment Upgrades	\$2,884,576		(\$2,884,576)
CP0392 Distribution Zoning Meters	\$8,358		(\$8,358)
CP0393 Energy Projects	\$570,804		(\$570,804)
CP0415 Mobile Control	\$13,000		(\$13,000)
CP0416 Windows 10 Client Licenses	\$1,480		(\$1,480)
CP0442 MIW Offsite Improvements	\$9,451,750		(\$9,084,977)
CP0443 West Neck Tank	\$2,648,914		(\$2,648,914)
CP0570 Replace Fuel Pump System		\$2,960	(\$2,960)
CP0325 Network & Security Enhancements		\$170,000	(\$170,000)



# Storm Water

## 5-Year All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0256 Storm Water Improvements	\$987,917	\$300,000	\$315,000		\$1,425,574
CP0396 Park Ave SD		\$800,000	\$800,000		
CP0397 Vehicle and Equipment Replacement	\$280,000	\$160,000	\$72,100		\$310,689
0000000691 10-Wheeler Dump Truck				\$50,000	





# Transportation & Parking Fund



# Transportation & Parking One-Time Project Funding



# Transportation & Parking

## 5-Year One-Time Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
0000000690 Transit Construction Design Program				\$150,000	\$150,000
0000000696 SR224 & Roundabout Transit Priority Design				\$300,000	
CP0009 Transit Rolling Stock Replacement	\$5,625,513	\$3,575,222	\$6,471,439	\$560,824	
CP0025 Bus Shelters Design and Capital Improve	\$1,803,623	\$2,596,480	\$2,000,000	\$6,569,434	
CP0108 Flagstaff Transit Transfer Fees	\$2,118,737				
CP0118 Bus Stop Sign Technology				\$50,000	
CP0279 SR224 Bus Rapid Transit Project					\$6,000,000
CP0313 Transportation Grants/Plans/Policy Sup	\$356,331				
CP0381 Transit and Transportation Land Acq		\$2,400,000			
CP0382 Transit Security Cameras & Software	\$50,000	\$38,458		\$36,542	
CP0411 SR248/US 40 Park & Ride Program		\$6,483,545		\$3,516,455	
CP0420 Enhanced Bus Stops at Fresh Market and P		\$2,496,686			
CP0439 Bonanza Multi-Modal and Street Improv		\$300,000		\$300,000	



# Transportation & Parking

## 5-Year One-Time Projects Cont.

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0440 Bike Share Improvements	\$140,061	(\$40,061)			
CP0441 Transportation Demand Management Program	\$91,287	\$440,275			
CP0465 SR248 Corridor & Safety Improvement	\$5,204,630				
CP0469 Deer Valley Drive Bike & Ped	\$300,000	\$250,000			
CP0478 Bike/Ped Improvements in Thayne's		\$250,000	\$1,450,000		
CP0536 Bonanza District Bus Stops		\$2,700,000			
CP0540 Snow Creek Crossing		\$6,891,593	\$1,587,288		
CP0550 Bike & Pedestrian Plan	\$140,514				
CP0554 Emerging Tech in Transit	\$130,000				
CP0562 Emergency Response Trailer	\$100,000				
CP0565 Park City Parking Needs Assessment		\$300,000			
CP0591 Transit Operations Radios Upgrade	\$100,000	\$100,000			
CP0592 CAD/AVL Replacement		\$1,000,000		\$200,000	
CP0596 Public Transit Bus Engine Replace		\$100,000		\$528,008	



# Bus Stop Improvement Program

## Share Your Comments on Phase 1 and 2 Improvements

To view this map and make comments in a new window, [click here](#).

To submit your comments, you must select a bus stop on the map below.

Please submit a new response for each bus stop you would like to comment on.

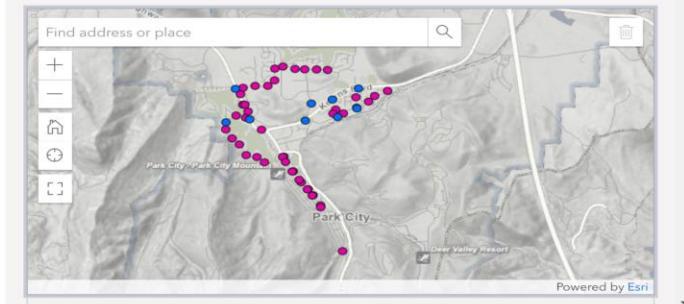
### Phases 1 and 2 Comments

Submit a form for each bus stop you want to comment on

### Phase 1 & 2 Bus Stop Improvements\*

Zoom to and select (using ctrl+scroll) the bus stop you would like to comment on.

Phase 1 = Blue. Phase 2 = Pink.



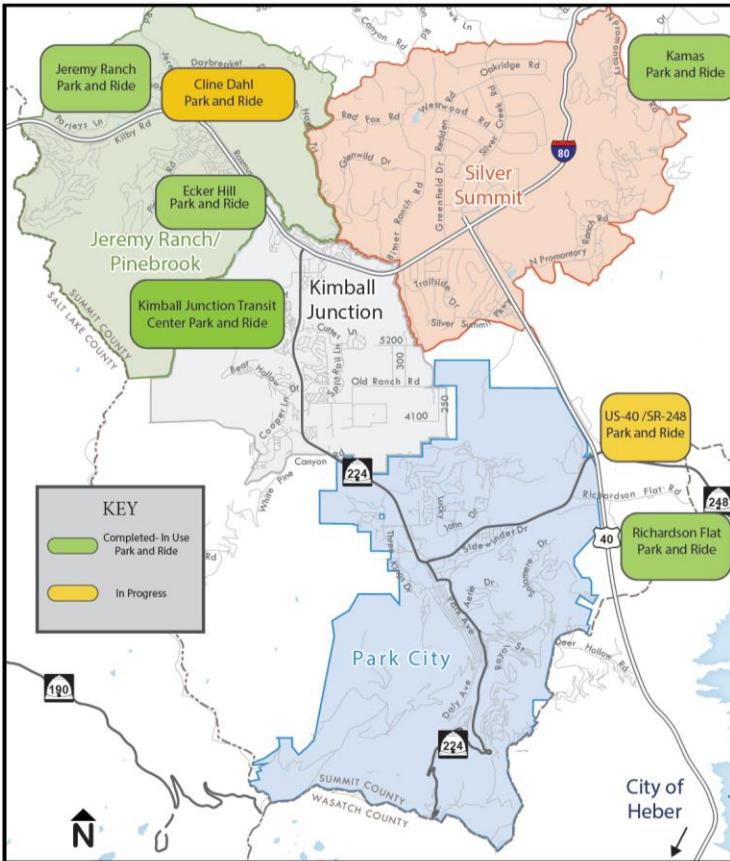
- Improve 72 bus stops FY24-27
- Federal, State, and County grants
- Continue w/10 per year in FY28-29
- ADA, access, improved shelter, amenities, lighting, signage, etc.

Engageparkcity.org

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested
CP0025 Bus Shelters Design and Capital Improve	\$1,803,623	\$2,596,480	\$2,000,000	\$6,569,434



# SR248/US 40 Park & Ride



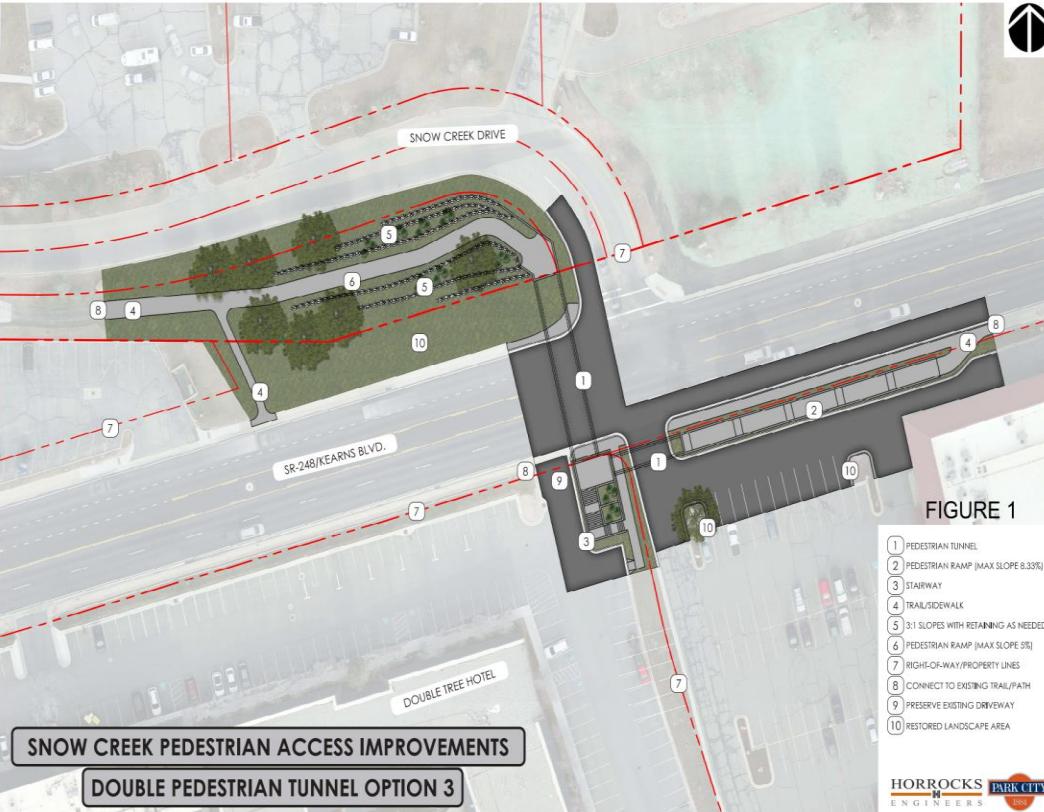
- Regional parking needs assessment study
- Identify park and ride locations, land availability, number of stalls, transit access, traffic study, parking technology, etc.
- Regional recommendation
  - Location, # stalls, funding strategies

Project	FY24 Total	FY25 Newly Requested
CP0411 SR248/US 40 Park & Ride Program	\$6,483,545	\$8,516,455

Capital Fund - \$5M  
Transportation Fund - \$8.2M  
Third Quarter County Grant - \$1.8M



# Snow Creek Crossing



## CP0540 - Snow Creek Crossing

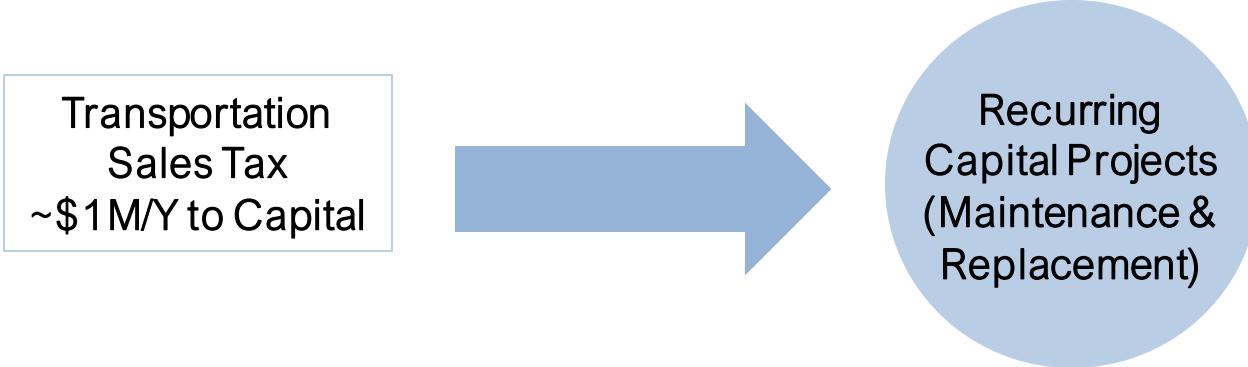
- Proposed tunnel at the intersection of Snow Creek Drive & SR 248
- Consistent with Active Transportation Goals
- Current funding - \$12,891,686

Total Project Costs*	
Total Project Costs for FY24	\$16,787,135
10% Inflation	\$1,678,714
SBWRD Funds	-\$1,500,000
<b>Total Project Costs for FY25</b>	<b>\$16,965,849</b>
*Based on Horrocks cost estimate	
FY24 Approved Budget	
Walkability Bond Proceed	\$4,412,805
Transportation Fund - Beginning Balance	\$3,371,029
Transportation Fund - County TST	\$1,067,353
Transportation Fund - UDOT Grant	\$3,517,830
Transportation Fund - Transit Sales Tax	\$522,669
<b>Total Available Funding FY24</b>	<b>\$12,891,686</b>
Funding Gap - FY25	(\$4,074,163)

HORROCKS  
ENGINEERS PARK CITY  
1884



# Transportation & Parking Reoccurring Project Funding



# Transportation & Parking Fund

## 5-Year Recurring Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0075 Equipment Replacement - Computer	\$49,481	\$16,172			
CP0316 Transit Facility Capital Renewal Account	\$2,138,653	\$230,000	\$230,000		\$920,000
CP0432 Software Subscriptions & Licenses	\$4,620				
CP0601 Parking Asset Maintenance & Impro	\$265,760	\$80,000	\$80,000		\$323,200





# Lower Park Avenue RDA



# LPA RDA

## 5-Year All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0386 Recreation Building in City Park	\$241,042				
CP0005 City Park Improvements	\$827,358	\$100,000		\$100,000	\$400,000
CP0167 Skate Park Repairs	\$14,749	\$5,000	\$30,000	(\$25,000)	\$20,000
CP0003 Old Town Stairs	\$469,501	\$300,000			
CP0264 Security Projects		\$40,000	\$40,000		\$80,000
CP0311 Senior Community Center	\$991,390				
CP0089 Public Art	\$37,749				





# Other Funds



# Main Street RDA

## 5-Year All Projects

Project	Carry Forward	FY24 Total
CP0582 China Bridge Elevator Replacement		\$150,000
CP0453 Old Town Access and Circulation Plan	\$90,000	
CP0003 Old Town Stairs	\$261,313	



# Golf Fund

## 5-Year All Projects

Project	Carry Forward	FY24 Total	FY25 Base	FY25 Newly Requested	FY26-FY29 Anticipated Budget
CP0075 Equipment Replacement - Computer	\$1,965	\$2,560			
CP0091 Golf Maintenance Equipment Replacement	\$235,629	\$275,000	\$98,000	\$397,136	\$1,100,000
CP0046 Golf Course Improvements	\$37,000	(\$25,000)	\$12,000		\$48,000





# FY25 FEE SCHEDULE

## DRAFT RECOMMENDATIONS



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# Summary

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The City Council's feedback is requested in anticipation of the final Fee Schedule adoption planned for June 20, 2024.



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# Background

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- The fee schedule is reviewed during the budget process to ensure the amounts charged reasonably reflect the City's cost to deliver the service
- Fees are established in accordance with the recommendations of the Government Finance Officers Association (GFOA) and requirements in the Utah Code.
- Departments seek to balance cost recovery while providing affordable and accessible services to City residents.



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# Fee Changes

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## PLANNING FEES (Section 1.1)

- Changed “Record of Survey” fee to “Condominium Plat,” to conform with the language in ordinance 2018-24
- Added fees for Affordable Master Planned Development and Appeals to Appeals Panel
- Benefits: No rate increases; updates language for accuracy and clarity



# Fee Changes

## ENGINEERING FEES (Section 1.3)

- Language added to clarify fees for processing small wireless facility applications
- Imposes additional fees for small wireless facilities occupying City rights-of-ways and City poles
- Increases Road Closure Permit application fee from \$50 to \$100 to better cover actual costs incurred
- **Benefits:** Brings fees in line with other municipalities and more adequately reflects the City's cost to provide services



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# Fee Changes

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## LAW ENFORCEMENT FEES (Section 5)

- Removed alarm fee and vehicle impound fee
- Increased rate for Contract Law Enforcement from \$75 to \$100 per hour (\$165 to \$200 for holidays)
- Benefits: Will help attract more uniformed officers to provide public safety for the City's major events



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# Fee Changes

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## GRAMA FEES (Section 6)

- Added a \$1.00 fee for color copies (non-Police records)
- Updated the hourly charge for compiling documents not to exceed the salary of the GRAMA coordinator in each affected department
- Updated fees for Law Enforcement records requests to reflect the cost of service
- Benefits: Department GRAMA coordinators recently completed State certification and training to enhance the City's responsiveness to the public



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# Fee Changes

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## PARKING FEES (Section 7)

- Edited sections of the policy for clarity and consistency
- Benefits: The current fee structure is meeting cost recovery and parking utilization goals, no fees were increased



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# Fee Changes

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## RECREATION & PC MARC FEES (Section 8.1 - 8.4)

- Increases sliding fee schedule to track along with Summit County's Annual Median Income (AMI)
- Increases various fees for facility passes, court reservations, tennis clinics, gymnasium rentals, and pavilion rentals,
- Makes PC MARC Racquet Sports Pass available to residents only; allows advanced court booking for PC residents over and above non-residents
- Adds a separate monthly pass for visitors
- **Benefits:** Increases non-resident fees more than resident fees; provides new benefits available only to residents; and ensures Recreation maintains its 70% cost recovery goal



# Recreation

## Recreation, PC MARC, and Tennis Cost Recovery by Fiscal Year

Fiscal Year	Expenses	Revenue	Subsidy	Cost Recovery	YOY Expense Increase
2021	\$2,928,065	\$2,321,600	\$606,465	79%	
2022	\$3,262,542	\$2,736,878	\$525,664	84%	11%
2023	\$3,591,189	\$2,724,440	\$866,749	76%	10%
2024	\$3,801,062	\$2,748,458	\$1,052,604	72%	6%
(Projected)					
2025	\$4,147,473				9%
(Projected)					

# Recreation

## FY25 Projected Cost Recovery Under Different Fee Scenarios

Scenarios	Projected Revenue	Cost Recovery
No Fee Increases	\$2,748,458	66%
50% increase to nonresident fees only	\$2,825,458	68%
Moderate Increases (Residents & Non-residents)	\$3,042,315	73%



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# Fee Changes

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## GOLF FEES (Section 8.5)

- Increases green fees by \$1.50 for 9 holes and \$3 for 18 holes
- Introduces new 10-play punch pass only available for City residents
- Benefits: Moderate fee increases will allow the Golf Course to continue to cover 100% of its operations costs, not including water, without relying on a subsidy from the General Fund



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# GOLF

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## ADDITIONAL BENEFITS FOR CITY RESIDENTS:

- A 10-play punch pass for Park City residents (\$50 savings over 10 rounds)
- Provide City residents a free rental pushcart
- Early tee time reservations for Park City residents
  - Have confirmed with CAO that Golf could charge a no-show fee (option if early reservation times lead to an increase in no-shows)



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# Fee Changes

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## CEMETERY FEES (Section 8.7)

- Reflects that the Cemetery no longer sells burial space for non-residents, due to a lack of space
- Updates various fees to cover the cost of providing the service
- Benefits: Allows the Cemetery to cover rising costs while continuing to provide an affordable service to residents



# Fee Changes

## LIBRARY RENTAL ROOM RATES (Section 8.10)

- Removes the kitchen from the list of rentable rooms
- Updates policy to clarify that users may not operate the projection booth on their own but must hire a Park City Library-approved Projectionist
- Benefits: Continues to provide a valuable amenity to the public without raising rates



# Fee Changes

## ICE ARENA FEES (Section 9)

- Increases the public skate fee by \$0.50 for residents and \$2.00 for non-residents
- Increases hourly ice rink rental by \$10 to \$25, depending on the group type
- Increases skate sharpening by \$0.50 for hockey skates and \$1.00 for figure skates
- Allows City residents to register for popular programs before non-residents
- **Benefits:** Ensures Ice can cover rising costs while providing an affordable, world-class amenity to local residents



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# ICE ARENA

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- Should we keep local discounts for Wasatch County residents?
  - Ice Arena has traditionally positioned itself as the home rink for the Wasatch Back, providing considerable financial stability
  - Still too early to evaluate the impact of the Blackrock Ice Rink, planned to open in December 2024
- Should Ice have a 70% cost recovery goal?
  - Would be consistent with the goal for Recreation and allow Ice to keep resident fees even more affordable
  - Would require an average of approximately \$100,000 per year in additional subsidy from the general fund (compared to 5-year average cost recovery of 79%)



# Fee Changes

## PUBLIC WORKS & STREETS MISC. FEES (Sec. 10.4 – 10.13)

- Increases various equipment rental and service rates
- Per-hour cost for contract cleaning services was raised to meet the current market rate
- Benefits: Continues to provide affordable equipment and services for the community while covering increasing costs

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# Fee Changes

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## SPECIAL EVENT APPLICATION FEES (Section 10.14)

- Event application fees for Level One through Five Events are doubled over FY24, based on Council direction.
- Removed public parking lot use rates for special events
- Benefits: Proposed fee changes align with goals to balance community quality of life and event impacts; Special Events have rolled out application fee increases over the course of two years to allow organizations to budget for the changes



# Additional Fees

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## FOR CONSIDERATION

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- **Utility Fees:** Public Utilities is currently conducting a fee study to inform any potential changes to water rates. The results of the fee study will be discussed with Council at a later date
- **Construction & Development Related Fees:** Planning, Building, and Engineering plan to conduct a fee study, which would be the first comprehensive study since 2010
- **Municipal Election Fees:** Current fees are \$150 for Mayor and \$100 for Council. Could be amended if Council desired



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# CLAIM JUMPER 364-U SALE OF DEED RESTRICTED UNIT

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April 11, 2024



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# BACKGROUND

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- Background on Claim Jumper 364-U:
  - Affordable rental unit since 2020.
  - Fulfills 1.53 AUEs of IHC housing obligation.
  - Owner received undisclosed cash payment to place a deed restriction on the Unit.
  - Three-bedroom, 1.5-bathroom, 1,373 SF- Built in 1980's and the only deed restricted unit in a 46-unit condo property.
  - Owner wants to sell to the current tenant household.
  - Based on current income, the tenant household is in the Attainable category and not qualified to purchase an Affordable unit.



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# LEGAL PARAMETERS

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- **If right of first option to purchase is exercised**
  - No legal constraints on disposition of the Unit.
- **Other considerations**
  - Section 3.3 allows occupancy by any tenant or by any owner occupant with the prior written consent of the City “in its sole and absolute discretion.”
  - Section 6.2 provides that the City may unilaterally modify the deed restrictions in a number of circumstances as long as the changes do not materially impair the rights of the current fee title owner.



# — DEED RESTRICTION OPTIONS —

The deed restrictions on Claim Jumper 364-U offer two options for sale:

## Option 1 (Section 3.1)

Sell to  
Qualified  
Buyer for  
Owner  
Occupancy

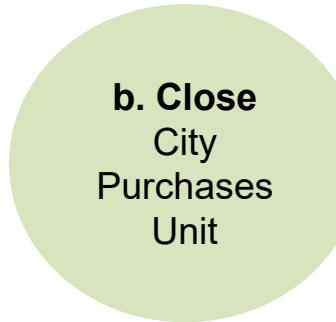
## Option 2 a & b (Section 3.11)

City Exercise  
First Option

a. Assign

b. Close

# PCMC After Purchase Options



# RECOMMENDATION

This unit is best as a rental due to likely future costs. The owner-occupant household would have little control over high and increasing HOA fees, and future special assessments for capital repairs/upgrades.

## **For this reason, the Housing Team recommends**

that the City purchase Claim Jumper #364-U and continue renting it at an affordable rate to the current tenant household for six months (\$1,496). Also, provide notice that in six months, should they decide to stay, rent will rise to what is affordable at 85% of AMI (current income of tenant household) which is \$3,257.75.