PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
November 7, 2024

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

Zoom Link: https://us02web.zoom.us/j/81652152549

CLOSED SESSION - 2:30 p.m.

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

WORK SESSION

3:30 p.m. - Main Street Area Plan (MSAP) Discussion

5:00 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. PRESENTATIONS

1. Consideration to Adopt Resolution 27-2024, a Resolution Proclaiming November 11, 2024, as a Day to Honor Veterans in Park City, Utah
   (A) Public Input (B) Action
2. Arts Council of Park City and Summit County Presentation by Jocelyn Scudder, Executive Director

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Water Sanitary Survey Results
2. Community Engagement Quarterly Update
3. Park City Youth Advisory Council
4. China Bridge Parking Structure Five-Year Capital Investment Plan
5. August Sales Tax and September Budget Monitoring Report

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

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from October 10 and 24, 2024

VI. CONSENT AGENDA

1. Request to Authorize an Agreement to Allow an Enclosed Balcony Over a Public Pedestrian Right-of-Way with Riverhorse on Main, in a Form Approved by the City Attorney's Office

2. Request to Authorize the City Manager to Execute a Contract with Tech Logic, in a Form Approved by the City Attorney's Office, Not to Exceed $134,668 for an Automated Materials Handling Machine and Replacement Security Gates for the Library

VII. OLD BUSINESS

1. Community Center Project Update and Final Design
   (A) Public Input

2. PC MARC Aquatics Project Update and Final Design
   (A) Public Input

VIII. NEW BUSINESS

1. Winter Nordic Concessionaire Recap of the 2023-24 Winter Season and Future Agreement Discussion
   (A) Public Input

IX. ADJOURNMENT

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

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

City Council
Work Session Staff Report

Subject: Main Street Area Plan
Author: Matt Lee, Project Manager
Department: Economic Development
Date: November 7, 2024

Summary

We plan to facilitate a Work Session during the November 7 City Council Meeting to review the progress of Main Street Area Plan Committee ("MSAP Committee"). The purpose of the session is to update Council on the committee's work to-date, review draft Area Plan concepts ahead of upcoming public input sessions, and affirm Council alignment with the committee's remaining work plan, deliverables, and timing goals for adoption of the plan.

Preliminary Main Street Area Plan concepts will be presented to council via separate presentation slides, attached as an appendix to this staff report.

Background

Because of its prominence, multiple studies and capital investment plans have focused on Main Street and Historic Park City since at least the 1980s. Since then, considerable investments have helped support and maintain the area's historic character, look, feel, and functionality (parks, sidewalks, plazas, parking, transit, special events, etc.).

With continued growth occurring along the Wasatch Back, particularly at the edge of City boundaries and the resort bases in Park City, Historic Main Street, and Old Town can remain economically vibrant and competitive, provided they have infrastructure systems in place to protect and preserve our history and protect our neighborhoods.

Thus, the Main Street Area Plan (MSAP) project was launched in May 2024. Concurrent with the General Plan, the City Council sought a focused Historic Main Street and Old Town planning process as a specific subset to create a clear vision for the next wave of capital investments and infrastructure. Previous planning efforts produced publicly funded plazas, restrooms, parking structures, walkways, raised crosswalks, Old Town stairs, wider sidewalks, and more.

The MSAP Committee is comprised of local stakeholders, including Old Town residents, small business owners and operators, and property owners committed to the preservation, maintaining, and improving the area's infrastructure and accessibility and ensuring economic vibrancy. Committee members include:

- Emerson Oliveira: Owner, Bridge Cafe

- Maren Mullin: Owner, Gallery Mar
- Heleena Sideris: Park City Lodging and Old Town Resident
- Randy Scott: Chair, Park City History and Old Town Resident
- Ronnie Wedig: Manager, DBR Restaurant Group
- Rob Sergent: Owner, Alpine Distilling
- Jennifer Wesselhoff: President and CEO, Park City Chamber and Visitors Bureau
- Kathy Pederson: Main Street Property Owner and Business Owner
- Casey Crawford: Owner, Prospect and Old Town Resident
- Mayor Nann Worel: City Council Liaison
- Councilman Ryan Dickey: City Council Liaison

The MSAP Committee had the following goals, as recommended by the City Council:

- Preserve the character of Park City's Historic Main Street
- Develop infrastructure for better access
- Improve resident quality of life
- Stabilize workforce access and business success
- Enhance economic vibrancy within Park City's historic core

The MSAP Committee undertook months of work and planning deliberations to understand how Historic Old Town functions today (visitation, events, parking, business inventory, and more), and where there are areas for improvement or investment moving forward. Five sessions were held to review data, redevelopment options, and infrastructure updates. The MSAP Committee was supported by a strong and experienced team of professional consultants and staff, and detailed meeting information can be found here:

- May 20 – Kick Off Committee Meeting: **Minutes**
- July 15 – Second Committee Meeting: **Minutes**
- August 14 - Third Committee Meeting: **Minutes**
- September 9 - Fourth Committee Meeting: **Minutes**
- September 30 and October 1 - Fifth Committee Meeting: **Minutes**

In addition, we created a special MSAP website to provide regular project updates throughout the process, including timeline adjustments, meeting minutes, committee participants, presentation materials, and analytical reports.

Future Considerations

The November 7, 2024, Work Session, provides an opportunity for the Mayor and Council to review and discuss the concepts developed by the MSAP Committee and provide feedback. MSAP Committee members will continue to provide their insight and offer ongoing support as the Council and community review, discuss, and consider their concepts.

After the initial City Council discussion is held, the project timeline remains ambitious, with goals to:

1) Adopt the Main Street Area Plan by the end of the year.
2) Return to the City Council with a proposed phasing and project sequencing timeline consideration in Q1 2025.
3) Procure and complete prioritized/selected projects by 2032.

As a result of the MSAP Committee's work, two public engagement sessions are scheduled for November 12, including a morning and evening session at Miner's Hospital. Residents, businesses, and other stakeholders can meet with MSAP Committee members and project professionals to review the draft concepts, ask questions, and provide their input and feedback. We hope two sessions on the same day at different times will better accommodate individual schedule conflicts and allow for broader feedback.

The MSAP Committee plans to incorporate the feedback from the November 7 City Council Work Session and the November 12 Community Engagement sessions into the draft plan before bringing it back to the Council for additional consideration at the December 19 Council meeting.

At the Work Session, we plan to ask the City Council to:

- Clarify a preference or disfavor for draft concepts being presented for public input at the public engagement sessions;
- Clarify requests for additional or specific information regarding the remaining workplan and/or deliverables from the Committee; and
- Clarify a timeline and process to consider the adoption of a new Main Street Area Plan (MSAP) at the December 19 City Council Meeting.

Main Street Area Plan

November 2024

VODA landscape + planning | Kimley»Horn | Happy Cities | ZIONS PUBLIC FINANCE, INC. | PARK CITY 1884

Purpose of Nov. 7 Meeting

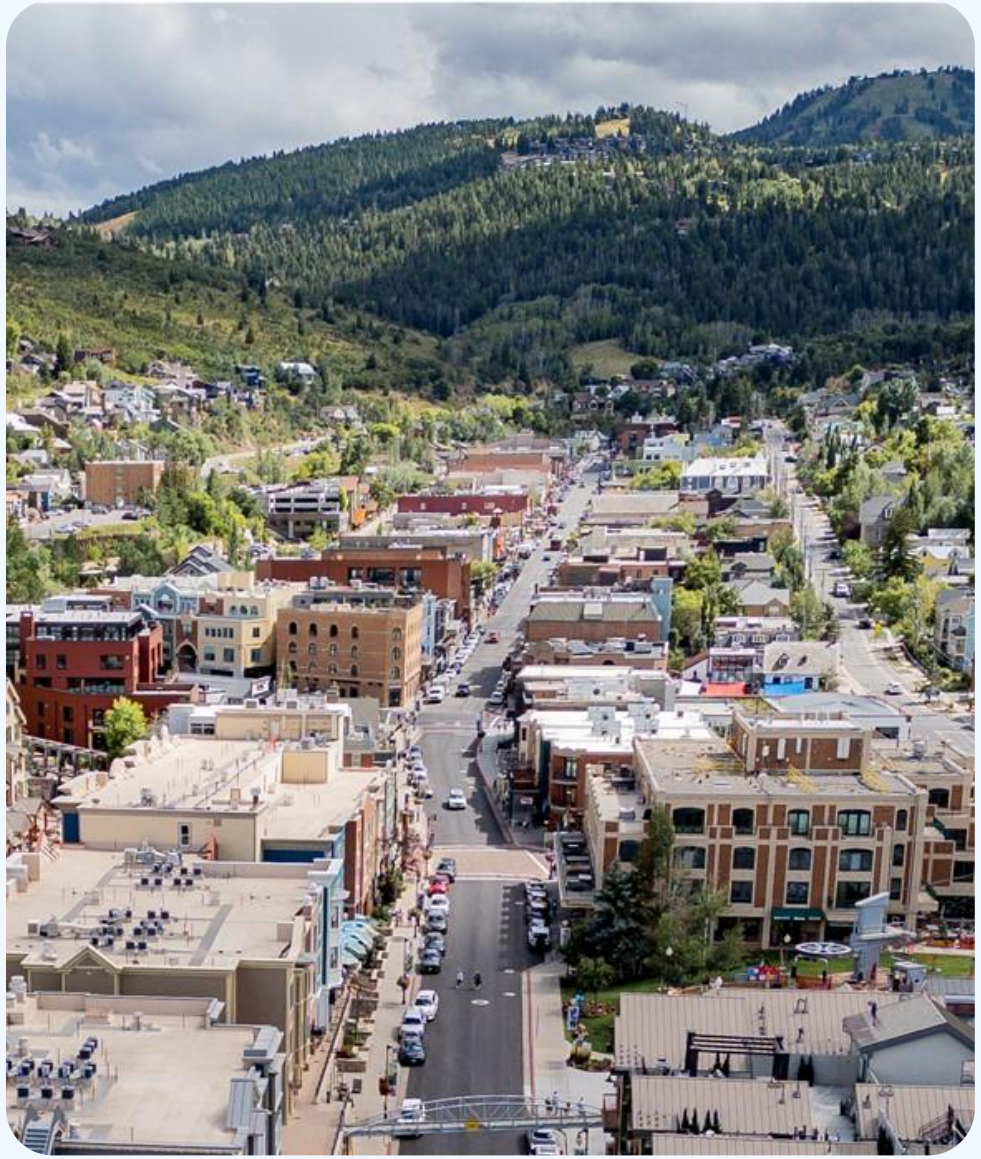
Update Council on the Main Street Area Plan Committee's Proposed Plan and Key Elements

Provide Space for Council to Discuss Concepts, Ask Questions, and Clarify Preferences

Confirm the goal for Council to Adopt the Main Street Area Plan in 2024

Clarify any Requests for Additional Specific Information

Discuss Target Timeline for a Further Sequencing and Phasing Discussion in 2025



Introduction

A Time for Action

In December 2023, Park City Council voted to form an Advisory Committee of local stakeholders to provide guidance on the future of Main Street, and to hire a team of consultants to work with the Committee to develop a plan on an efficient timeline.

This information packet provides an overview of the concepts the committee and design team have proposed, including:

- ➔ **New developments on Swede Alley, with hotels, a grocery store, and more.**
- ➔ **A "car-lite" redesign of Main Street to create more space for people and events.**
- ➔ **New public spaces at City Hall, the Brew Pub Lot, and the Post Office.**
- ➔ **New park n' rides with high-quality transit to provide options for improved travel time.**

The concepts in this document were put together for Council and public feedback. No decisions will be made until we hear from the community.

Council Goals & Committee Approach

Enhance the historic nature of Main Street

→ Protect what people love.

→ Leverage heritage as an economic strength.

Foster economic vibrancy

→ Provide easy access to Old Town for visitors and workforce.

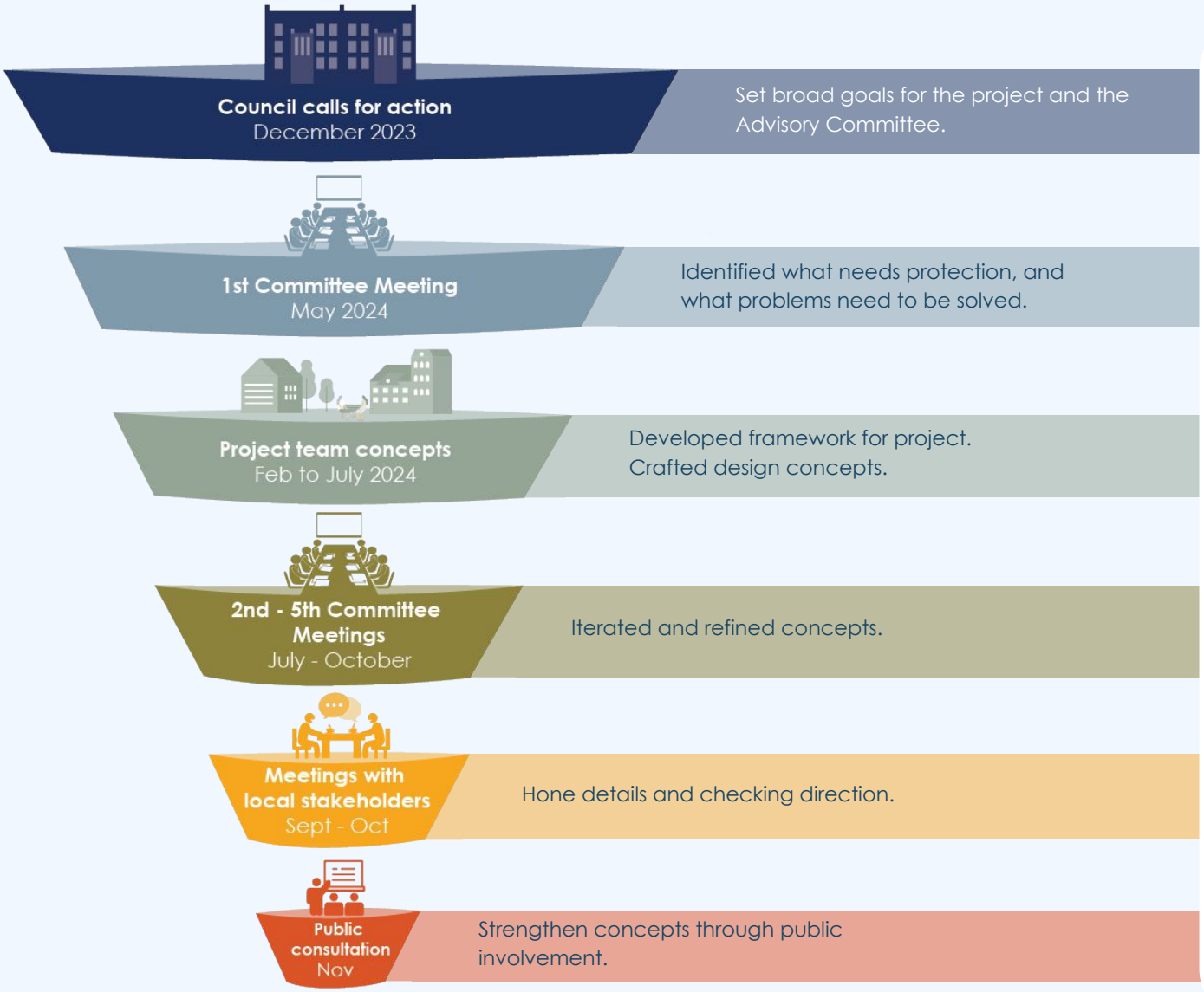
→ Enhance Historic Park City's business mix with complementary assets.

Strengthen quality of life for residents

→ Create vibrant & dynamic public spaces.

→ Offer better transportation options.

Process



Process

Park City Council assembled the Advisory Committee to develop a clear, coherent vision for Main Street. The proposals in this document are draft ideas, and Council will only make a decision on the project's direction once it has heard from the public.

Transparency

A major goal of this project is transparency. All presentation slides and meeting minutes were made public on the Park City website as soon as they were available. The committee has continuously published its deliberations while still in a conceptual stage, so that the project team could better hear feedback.

Committee

Main Street Area Plan Advisory Committee

- **Casey Crawford.** Main Street Business Owner, Prospect, and Old Town Resident.
- **Heleena Sideris.** Park City Lodging Association.
- **Emerson Oliveira.** Main Street Business Owner, Bridge Café.
- **Jennifer Wesselhoff.** President and CEO of the Park City Chamber of Commerce.
- **Kathy Pederson.** Main Street Property Owner, Business Owner, and Old Town Resident.
- **Maren Mullin.** Main Street Business Owner, Gallery Mar.
- **Randy Scott.** President, Park City Museum Board of Trustees, and Old Town Resident.
- **Rob Sergent.** Main Street Business Owner, Alpine Distilling.
- **Ronnie Wedig.** Manager, DBR Restaurant Group, HPCA Liaison.
- **Mayor Nann Worel.** City Council Liaison.
- **Councilman Ryan Dickey.** City Council Liaison.

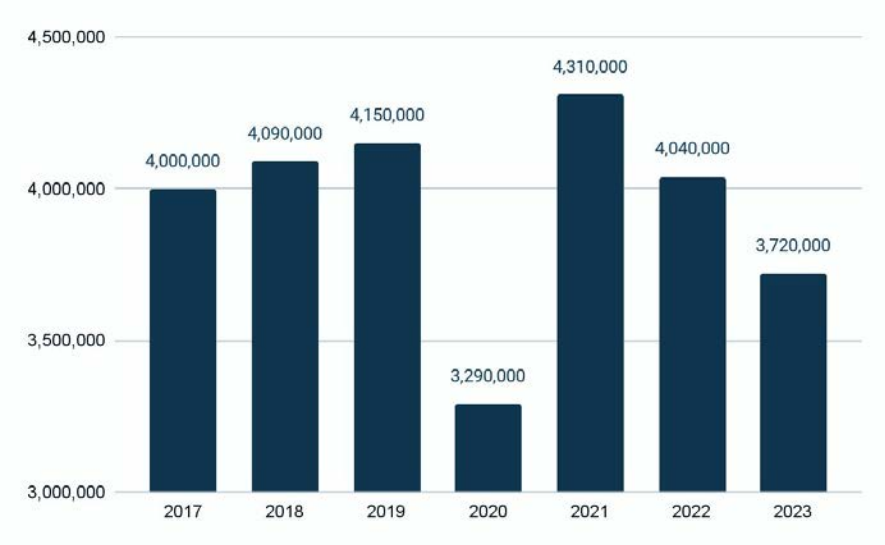
Why Now?

Why Action is Needed

- **Economic trends:** Visitor numbers are down 14% since 2021, while cost of labor and goods has risen.
- **Competition:** Other, nearby destinations are making major investments, such as Deer Valley East. If Main Street does nothing, it will lose customers — and employees — to these destinations, many of which are easier to reach by car.
- **Workforce:** Traffic and a lack of workforce housing pose employment challenges.
- **Design:** Main Street's sidewalks are narrow and do not offer space to create a premium experience for residents and visitors.

"Doing nothing is doing something."
-Advisory Committee Member

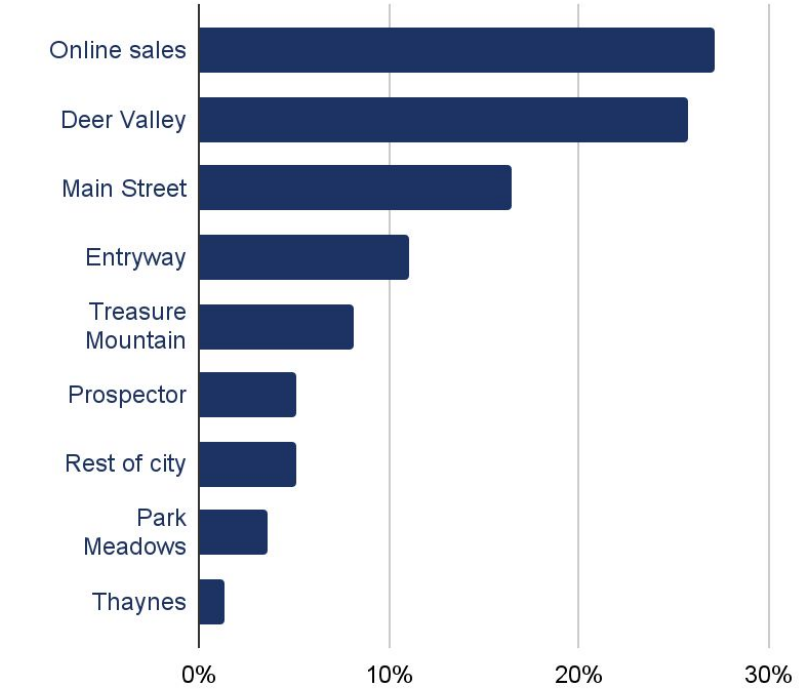
Annual Visitors to Park City Main Street



Visitor numbers had a boost in 2021as Utah stayed open during the pandemic. Since then, Main Street visitorship has dropped below 2017 levels.
(Source: Placer.ai, as of Dec 2023)

Competition

2022 Share of Annual Sales in Park City Regions[1]



Main Street is Losing Market Share

Main Street was formerly the leader in business sales in the region. Today, it is third place behind Deer Valley and online sales. This trend may worsen in coming years if Park City does not make major investments in its core to compete with investments being made by other destinations.

1. Treasure Mountain includes PC Mountain Base.

Upcoming investment at Deer Valley East

Competition in the Headlines:

Heber city council plans downtown redevelopment, delays voting on specific goals

Little Cottonwood Canyon gondola plan moves forward

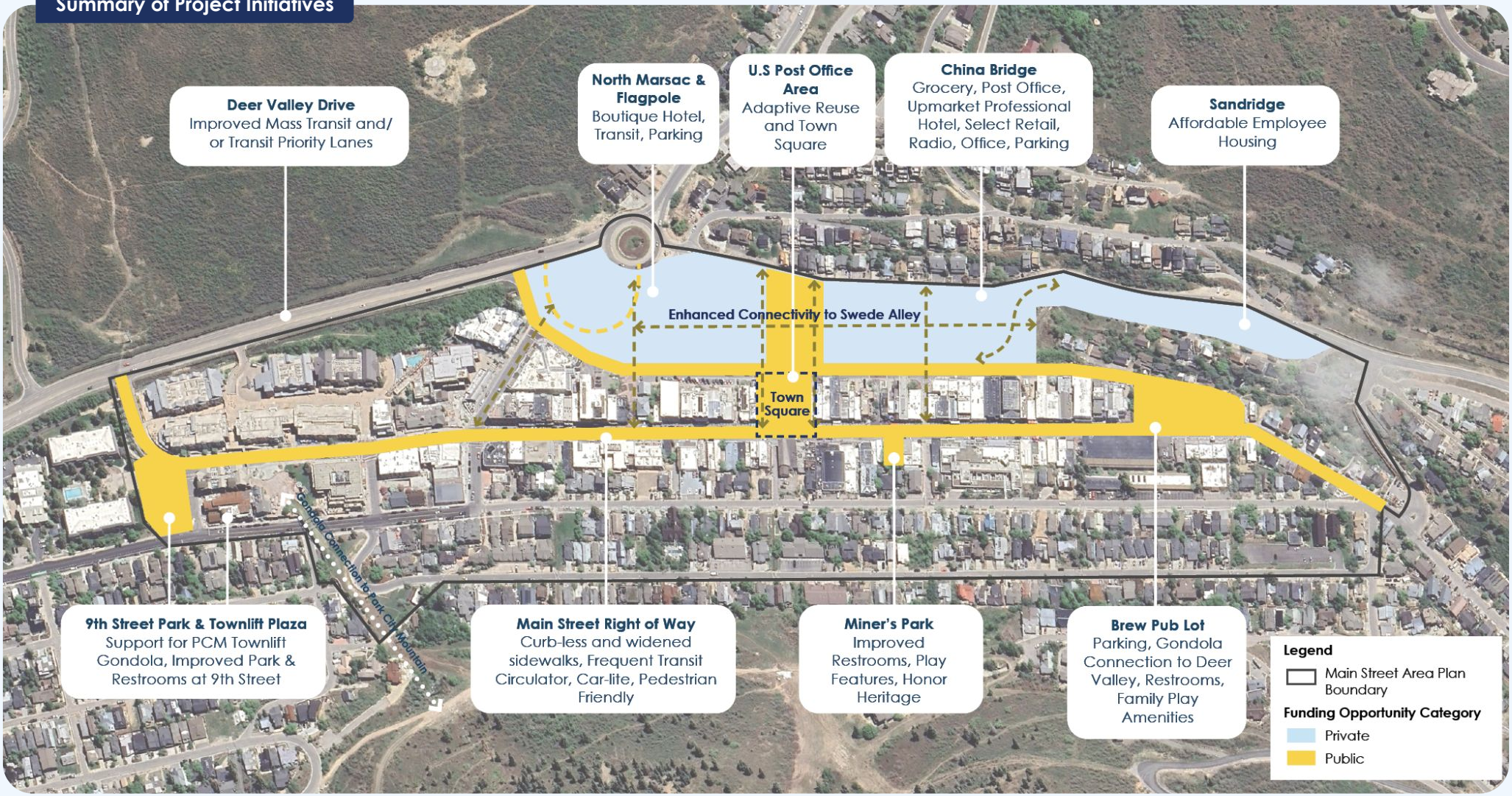
Snow Park Village Transformation & New Burns Express Chairlift Among Deer Valley's $20 Million In Capital Investments

Deer Valley, Clarifying Expansion Timeline, Hopes to Lure Cars Out of Cluttered Park City

Study reveals vision for Salt Lake City's reimagined downtown

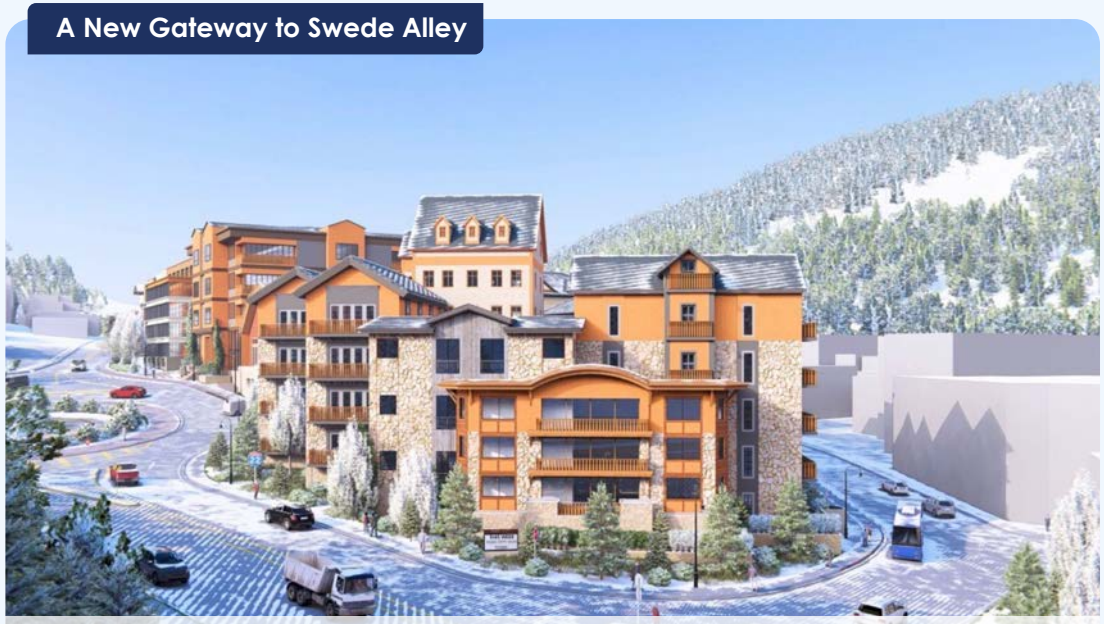
Overview of Plan

Summary of Project Initiatives



Swede Alley Development

A New Gateway to Swede Alley



Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Map of Investment Areas

Proposed Development

We propose to partner with developers to build a mix of hotels, businesses, and housing on the Swede Alley opportunity sites, using a design style that fits Park City. Underground parking will match or exceed the number of parking spots on the sites.

The project team has analyzed economic data to identify the land uses that would best attract *new* customers, without taking customers away from existing businesses. The team proposes to partner with developers to build:

- ➔ Two upmarket hotels, with 200-250 beds total.
- ➔ A liquor store expansion and improvement.
- ➔ A community grocer, including a new location for the post office.
- ➔ A phone and computer retailer.
- ➔ Additional restaurant space.
- ➔ An additional bar.
- ➔ Space for clothing and makeup retail.
- ➔ Community childcare facilities.

Swede Alley Development

New City Hall Plaza

The redevelopment provides an opportunity to create a new central plaza for Swede Alley that will highlight the heritage of City Hall, and create a new dynamic community hub.

Public Inner Courtyard

A linear public space will run down the center of the new development, providing an attractive path for locals & visitors to walk.

Visitor Center

A visitor center will provide bathrooms, lockers, information about destinations, and other amenities.

City Hall Plaza

Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Hotel North of City Hall

Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Public Inner Courtyard

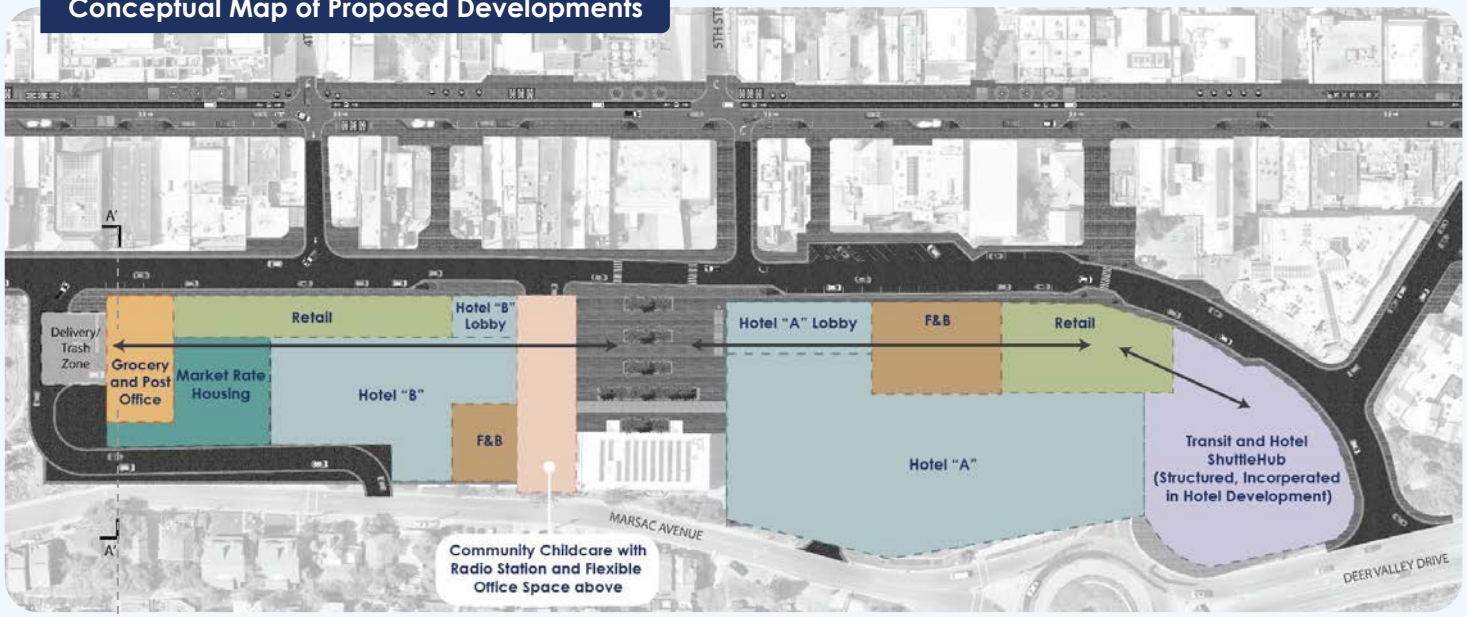
Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Hotel, Retail & Housing to the South

Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Swede Alley Development

Conceptual Map of Proposed Developments



Primary Land Uses

- Hotel (59%)
- Food and Beverage (F&B) 8%
- Housing 10%
- Grocery 2%
- Community/Event (5%)
- Retail (7%)
- Other (3%)
- Office (6%)

Primary Pedestrian Walkway

Cross section of building

Filling Gaps

- ➔ **New hotels and upmarket housing** will provide a steady supply of customers that can walk to Main Street, which will help keep businesses open all day, year-round.
- ➔ **Childcare** will make it easier for potential employees to choose to work on Main Street.
- ➔ The most common destination for people leaving Main Street is a grocery store. Providing **a grocer** will help keep customers longer.
- ➔ The **liquor store, event space, and retail and other businesses** were selected to encourage people to spend at least three hours on the street, after which they tend to eat, linger, and spend more.

Workforce Housing

Sandridge Lots

The proposal also includes around 30 housing units for local employees. These units will have built-in parking on a rear alley.

Housing at Park n' Rides

We are also investigating the potential to build workforce housing at the site of new park n' rides near the U.S. 40 and S.R. 248 corridor. (See page 25).

Workforce Housing

Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Sandridge Lots Today

Workforce Housing Map

Public Space Plan

Focus areas

The committee developed design concepts for multiple public spaces in the study area. Each plays a complementary, but distinct, role on the street:

- ➔ **Main Street and Swede Alley** improvements will enhance walkability, mobility and access.
- ➔ **Brew Pub Lot Park** will help draw people up to the top of Main Street with a mix of activities and a landmark piece of public art.
- ➔ **City Hall Plaza** will highlight City Hall provide a stunning visual centre for the community.
- ➔ **The Central Square** will provide a lively gathering place at the heart of Main Street and Swede Alley, and will better connect the two streets together.
- ➔ **Miner's Park** will provide a lively, family-friendly spot to play and spend time, with lights, color, and interactive exhibits that offer insight on Park City's history.
- ➔ **9th Street Park** will provide an area for locals and visitors to relax.

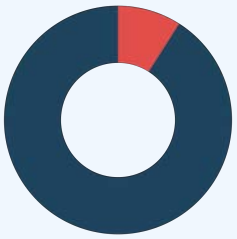
Swede Alley Improvements

Better Sidewalks

Swede Alley will receive sidewalks along its full length. New buildings, businesses, and public spaces will transform the street into an improved destination.

Valet parking

A valet parking station on Swede Alley will offer visitors a premium, easy option to park. Park City will manage the service, providing visitors the option to leave their car for someone else to park in the underground parking garages. This system will better utilize structured parking. Today, China Bridge daily transactions exceed its available parking spots 33 days a year on average.



China Bridge daily transactions exceed its spots only 9% of the year.

The New Swede Alley

Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Valet Parking

New Buildings

Note: Images for illustration only. The final designs will be crafted with stakeholders & developers.

Main Street Redesign

Main Street Today

Strategic Investment

Main Street's sidewalks are narrow, inflexible, and cannot offer a premium experience worthy of an international destination.

The proposed redesign of the street has 5 goals:

- ➔ Allow the street to continue attracting more visitors by providing more space for them.
- ➔ Offer lots to do so people stay longer.
- ➔ Reduce car traffic in surrounding neighborhoods.
- ➔ Better highlight heritage.

Limited Space on Main Street

Main Street Redesign

"Car-lite" Design Concept for Main Street

"It feels like a big park, like a holiday. It makes the district magical."

- Carolanne Fournel, of *Le Petit Champlain*, Québec City, which implemented similar street designs

Optimized Traffic Flow

One-way traffic flow allows for the following features and flexibility:

- ➔ Wide sidewalks will provide space for major, ongoing investments in public space, such as art and performances.
- ➔ Bars and restaurants will have the option to set-up dining decks, if they choose.
- ➔ "Curb-less" gutter design so the street is flat with the sidewalk, reducing slip/fall hazards and permitting street closures for festivals or busy times of the year.

Small, Electric Trolleys

Multiple small, electric trolleys will take people up and down the street for free using a dedicated lane. These electric vehicles will be much smaller and quieter than the current bus. They will also pass by more often, once every few minutes. Ideally, the trolleys will be autonomous.

Brew Pub Lot

Brew Pub Plaza with a Gondola concept

"The goal is to encourage people to linger longer. Cars don't buy stuff. People buy stuff."

Main Street Plan team member

Gondola

Twenty-three percent of Main Street visitors come from Deer Valley. A gondola between Deer Valley and the Brew Pub lot would enable more of these high-value customers to easily reach the street without creating traffic or requiring parking. The design team has also developed a scenario for the public space without the gondola.

Winter activities

The new Brew Pub Plaza will give gondola riders a beautiful welcome to Main Street. The concept includes a skating area, which will act as a gathering place during summer. A building will include new restrooms, and a small kiosk for warm drinks. City staff will lend out skates and sleds.

Parking

The team proposes to offer roughly 20 parking spots under the plaza. Some of this space may also be used for a hotel shuttle drop-off.

The Post Office

The Challenge

For decades, Park City has explored the potential to transform the Post Office into a new public square for the community, because:

- ➔ The facility attracts large numbers of mail trucks, worsening the street's traffic.
- ➔ A 1965 renovation undermined the heritage value of the building.

The Opportunity

The project team proposes to create a smaller post office in the new grocery store, which will attract future trucks because it will not sort mail.

Main Street lacks a strong central square. The Post Office is an excellent location for such a public space because it would create a visual connection with City Hall.

Options

The advisory committee recommended exploring two options with the public for the Central Square.

The Original Post Office

Built
1921

Renovation and addition
1965-75

Central Square: Option 1

Restoring the Original Post Office

Maintain the original building

The first option is to restore the original post office structure and remove the 1965 addition. In this approach, Park City would also restore a historic mural on the southern wall of the public space. The remaining building will offer restrooms and other potential amenities, such as space for small businesses.

Connection to City Hall Plaza

The new park will help connect Main Street to Swede Alley & the new public space at City Hall.

City Hall Plaza

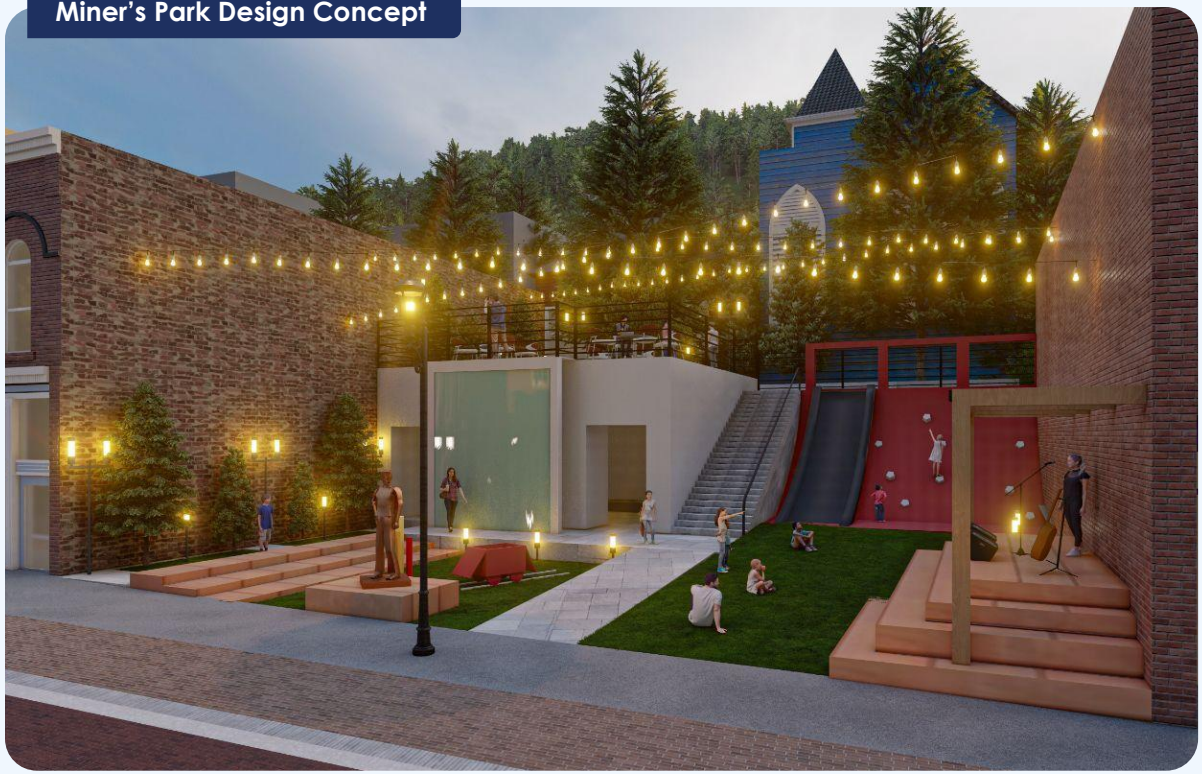
Central Square: Option 2

Remove the Post Office

Another option is to fully repurpose the old Post Office area as a complete, uninterrupted public square. This would require removing the Post Office's heritage status, as it lost most of its historic value during the renovation. It may be possible to retain the facade in some form, perhaps on a neighboring wall.

Miner's Park

Miner's Park Design Concept



Interactive Illumination

Panels Highlighting Park City History

Photos of projects by Moment Factory. Used with permission.

Updated Restrooms

The plan includes an all-new restroom building, based on a previous 2017 design. It includes a waterfall cascading down its front wall and an activated rooftop public space.

Play Area

The plan includes a mining-themed play area to offer children a destination on the street. The goal is to ensure kids can play here year-round.

Stage

A small stage will offer a space for buskers and other small events.

Multimedia Technology

Programmable, interactive lights will turn the space into something magical at night. A projector and screen will show ski races and other major events. Otherwise, the projector will light up the wall with art.

Heritage Panels

Interactive panels will use technology to offer stories on the history of Park City.

9th Street Park

9th Street Park Design Concept

Ice sculptures

Kids playground

Maintain Natural Ambiance

The plan aims to conserve the park's quiet, natural atmosphere. A central goal of the concept is to preserve the park's many mature trees.

Winter Activation

The park will feature ice sculptures, lighting, and evergreen plants to transform it into a magical place in the winter time.

Plaza Space

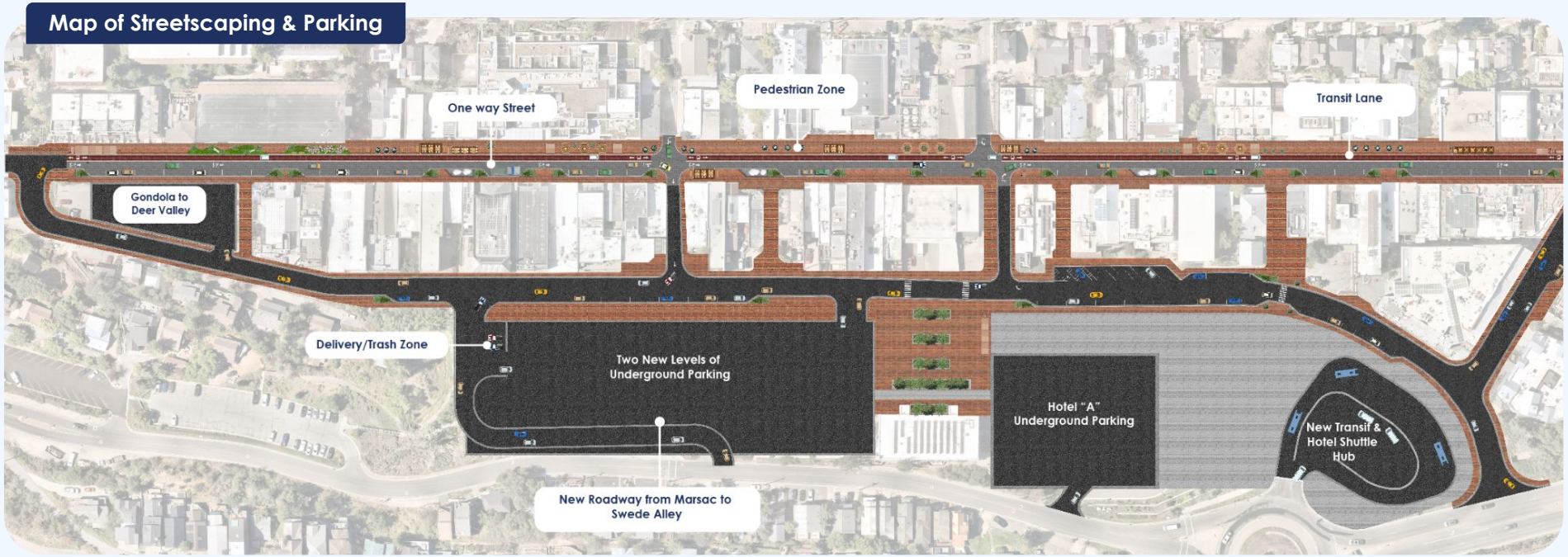
The Eastern corner of the park will offer a small gathering space. It will offer some overflow space for events, such as the Silly Market.

Restrooms

The park will have a new set of needed public restrooms, offering an option for the northern part of Main Street.

Parking & Transit

Map of Streetscaping & Parking



Parking Adjustments

- ⬇️ **Main Street**: 160 → 80 spots.
- ⬇️ **Brew Pub Lot:** 48 → 30 spots.
- ⬆️ **Swede Alley**: 33 → 45 spots.
- ⬆️ **Flagpole & Marsac**: 158 → 200 spots.
- ⬆️ **China Bridge**: 590 → 634 or more spots.

The goal is to maintain the same number of parking spots in Old Town. All changes are estimates. Final figures will depend on detailed design.

Transit & Hotel Shuttle Station

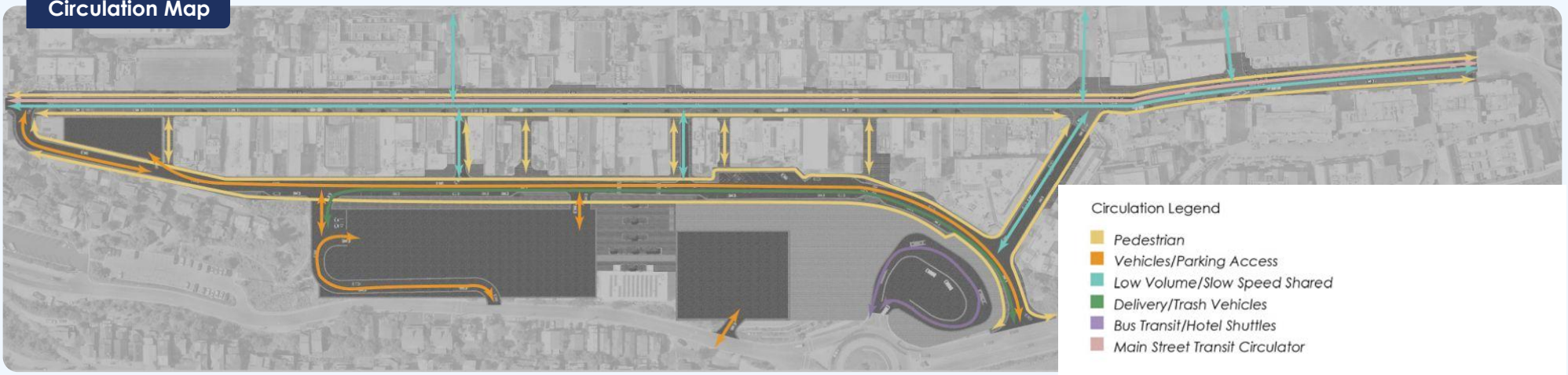
This station will be built into the structure of the new hotel in the north, and will reduce bus and shuttle traffic on Swede.

Rideshare

There will be multiple locations where rideshare vehicles can drop off passengers along Swede Alley and at 9th Street Park.

Old Town Circulation

Circulation Map



New China Bridge Roadway

A new roadway from Marsac Avenue to Swede Alley will improve access for deliveries and will reduce traffic on Swede Alley. It also enables Hillside Avenue to become a resident-only street.

Traffic Allocation

Most car, truck, & shuttle traffic will occur on Swede Alley and the new China Bridge Roadway. Main Street will also offer a a slow, steady route for drivers, but it will attract more people on foot and in small, electric trolleys.

Waste & Deliveries Center

This new facility will provide a centralized place to process waste, reducing the burden for storing waste on Main Street businesses. A waste collector would pass through Main Street multiple times a day.

The facility may also offer a place to organize deliveries to Main Street to reduce truck traffic on the street.

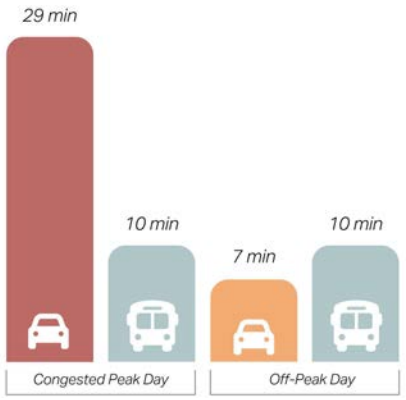
No New Curb Cuts

The proposed circulation strategies minimize impact of development by utilizing existing curb cuts.

Regional Park n' Ride

Park n' Ride Concept

Park n' Ride Concept Map



Projected Travel Time to Main Street
From a HWY 40 Park n' Ride

Need

On the ten busiest days of the year, it takes on average half-an-hour to drive 3 miles from HWY 40 to Main Street, compared to 7 minutes on normal days. Park City also needs more parking.

Solution

The plan envisions building multiple park n' rides, including 1,500 spots on the Gordo site near HWY 40 (pictured), with transit route that bypasses traffic to Main Street. Transit solutions may include:

- ➔ A transit-oriented gondola.
- ➔ Rapid transit bus lanes.

Either option would allow people to reach Main Street in roughly 10 minutes or less. This solution tackles multiple problems:

- ➔ **Parking.** Park n' rides make it possible to add as much future parking as Main Street needs.
- ➔ **Traffic.** If transit is much faster than driving, it gives people good reason to take transit, which will help limit congestion.
- ➔ **Employee Access.** A park n' ride will make it much easier for potential employees to reach Main Street, especially if workforce housing is built at the park n' ride sites.

Park City recently remediated soils at the Gordo Lot, which offers an opportunity to build this park n' ride, supporting the historic district and Park City's future.

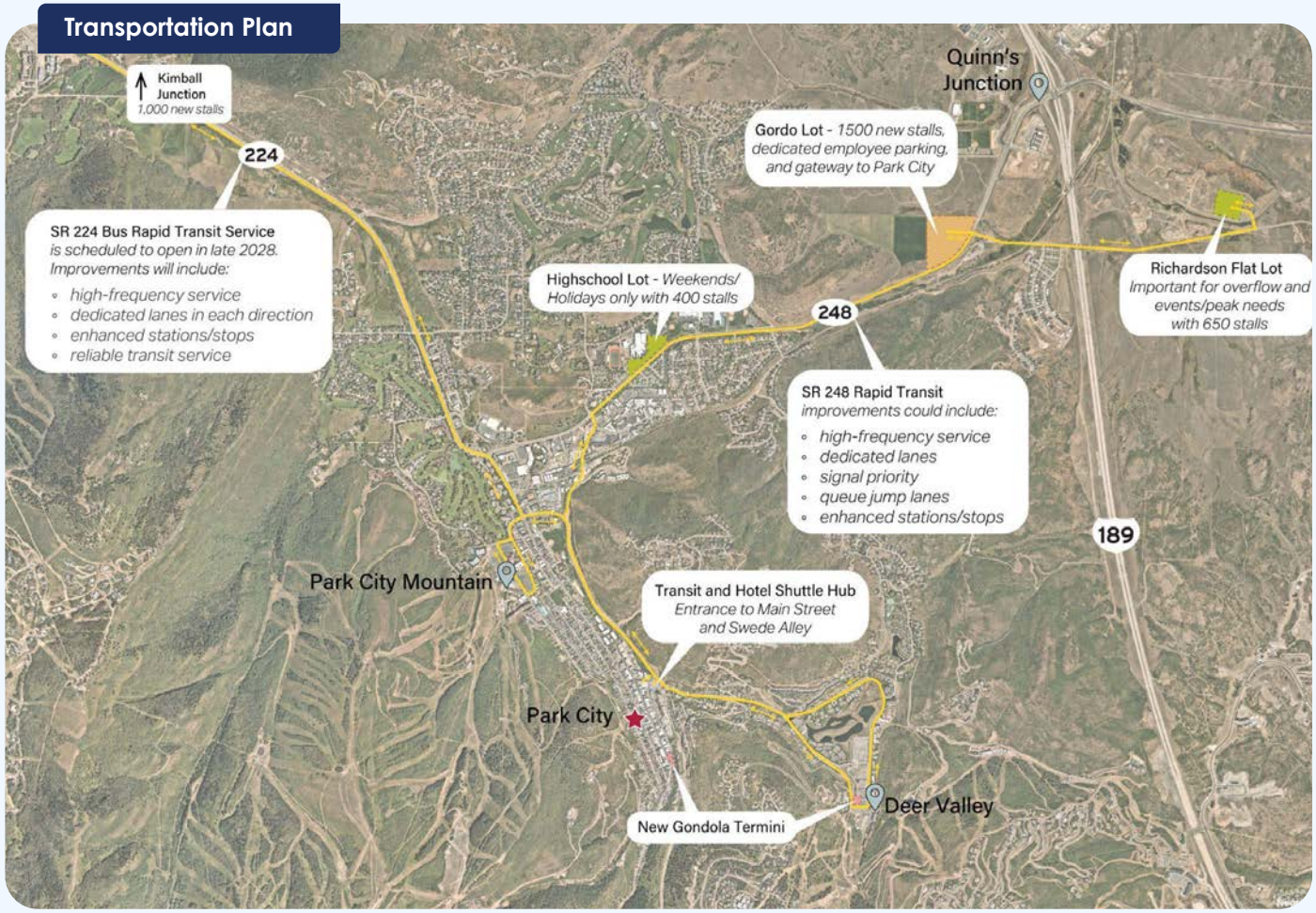
Regional Transit & Parking

Transit Improvements

A key goal of this plan is to enable people to reach Main Street without worsening traffic. Park City is developing a detailed transportation plan that includes:

- ➔ Multiple park n' rides.
- ➔ Bus lanes or a gondola between park n' rides and Main Street.
- ➔ A potential gondola to the Deer Valley.
- ➔ A combined transit and hotel shuttle hub at the entrance to Old Town.
- ➔ Improved intersections for cars and transit.

The map outlines early concepts for the transportation plan.



Transportation Solutions

Managing Growth

For Main Street's economy to grow, more people will need to visit the street — including residents, travellers, and employees. To avoid heavy congestion, the plan proposes the following.

Cars

The plan envisions no substantial increase in car traffic because:

- ➔ The number of parking spaces in Old Town will not increase.
- ➔ Visitors will have a major incentive to avoid traffic by stopping at the park n' rides and taking high-speed transit to Main Street.

Transit

To accomodate all new trips by transit, transit will need to leave park n' rides every 5 minutes or less. The transit numbers in the green table reflect trips both to Gordo and Kimberly Junction park n' rides.

Gondola to Deer Valley

A gondola to Deer Valley could handle over 2,000 people per hour, but more research is needed to identify maximum potential daily trips.

People Traveling to Main Street

	Current	Future Increase	Future Total
average day	11,000 people daily	7,000 people daily	18,000 people daily
peak day	20,000 people daily	13,000 people daily	**33,000** people daily

Projected Peak Travel Capacity to Main Street

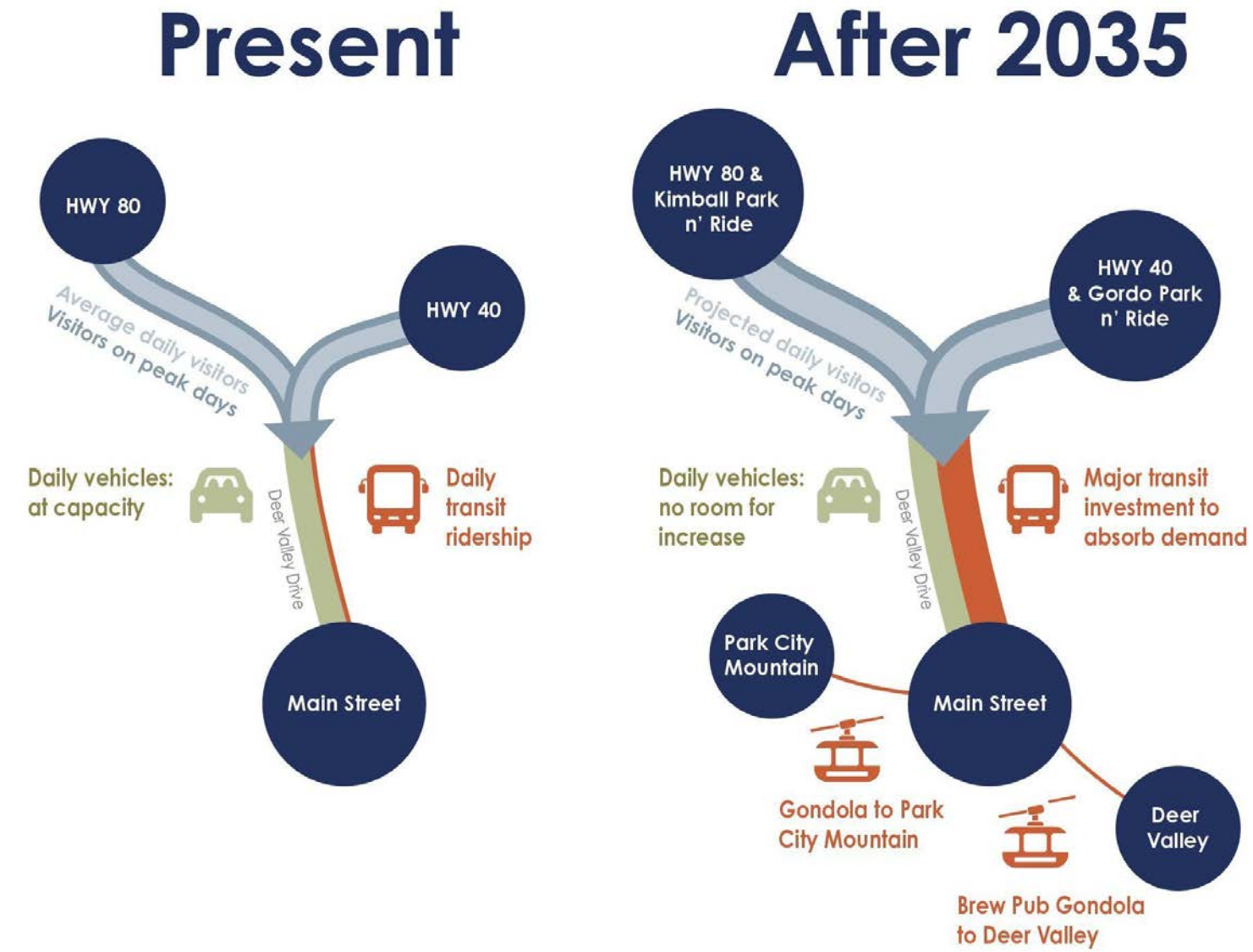
	Current	Future Increase	Future Total
	12,800 people daily to Main Street*	+0 people daily	12,800 people daily
	4,700 daily hotel shuttle and rideshare riders	+0 people daily	4,700 people daily
	2,500 daily transit riders	+17,500 people daily**	20,000 people daily**
	0 daily gondola riders (Deer Valley to Main Street)	+2,000 people daily (capacity much higher)	2,000 people daily (capacity much higher)
Total Trips	20,000 people daily*	+19,500 people daily*	**39,500** people daily*

*3,200 vehicles per day x4 passengers per vehicle

**Assumes 5-minute frequency or less

Transportation Solutions

Summary of transportation projections & solutions



Deer Valley Intersection

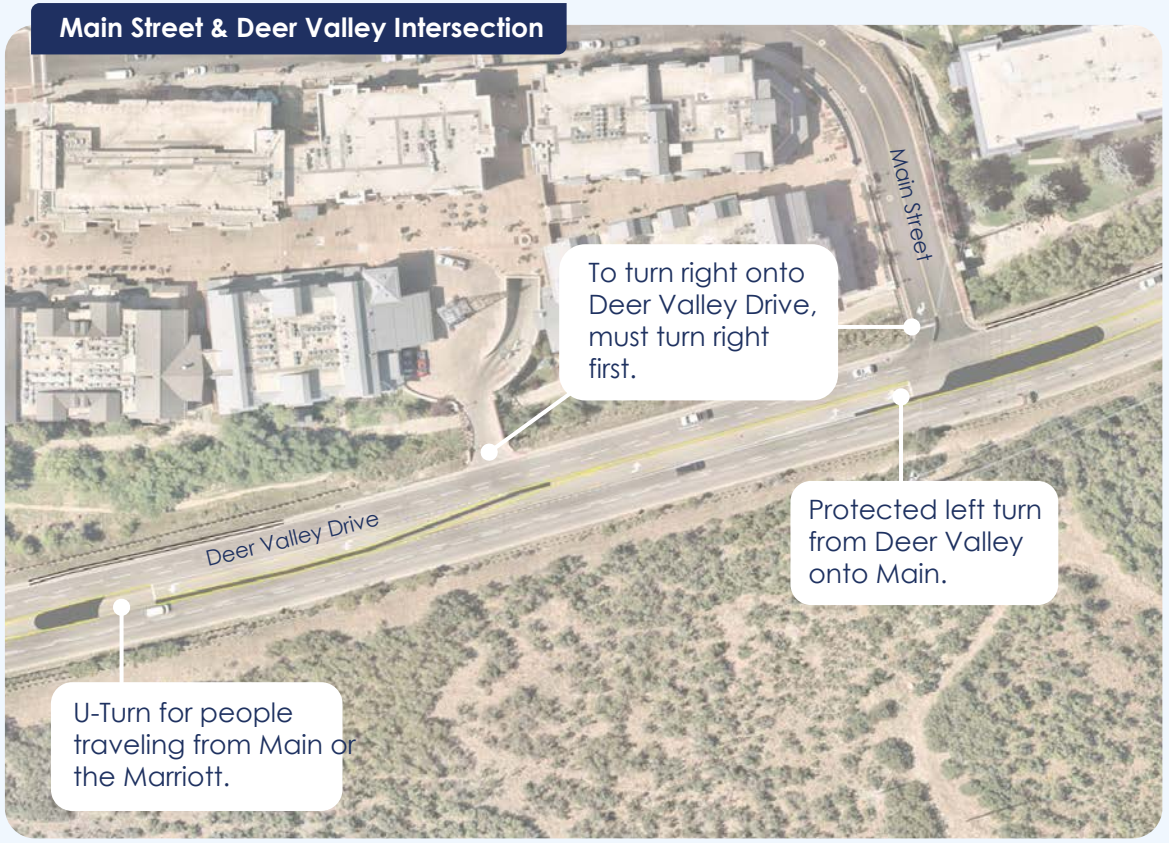
Existing Need

The intersection of Deer Valley Drive and Main Street is currently very dangerous, requiring motorists to cross multiple lanes of traffic to make left turns. This is especially difficult during heavy traffic periods.

Solution

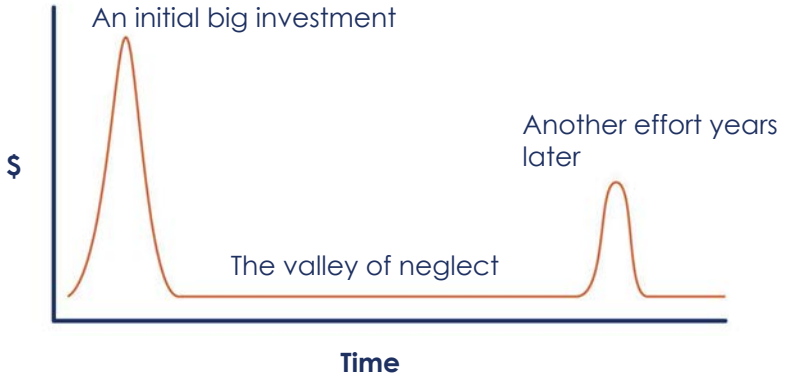
The proposed intersection design will provide people travelling from Deer Valley onto Main Street a safe, protected place to wait before they turn left.

Drivers who want to turn left from the Marriot or Main Street onto Deer Valley Drive will first turn right onto Deer Valley and then take a safe u-turn in a protected location. In this way, they will only need to monitor one direction of traffic for each turn.

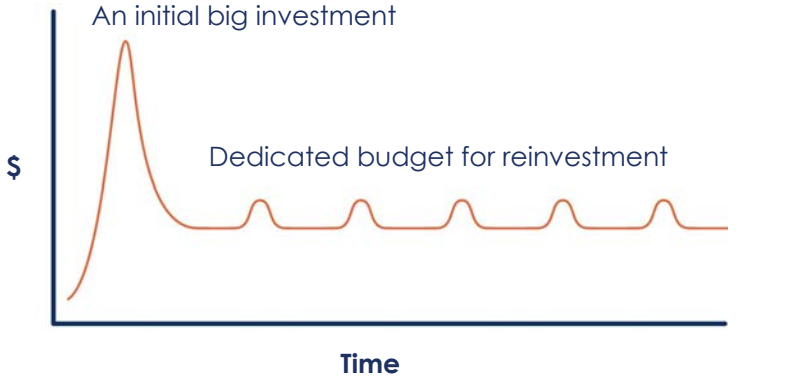


Additional Financial Recommendations

The traditional approach to investment in streets & public spaces



Proposed approach:



Consistent Investment

Many local governments struggle to invest consistently in streets and public spaces over time. Traditionally, governments invest large sums upfront for major projects, and then invest little until another major project years later. We propose a more consistent investment strategy for Main Street.

Activation Budget

Establish a yearly budget that can be used for small improvements to make Main Street a better, more exciting destination over time, such as with ice sculptures, garden boxes, art, games, slides, murals, hammocks, and more. This budget will help increase Main Street tax revenue, which depends heavily on visitor numbers.

Community Redevelopment Agency

Consider establishing an agency that can:

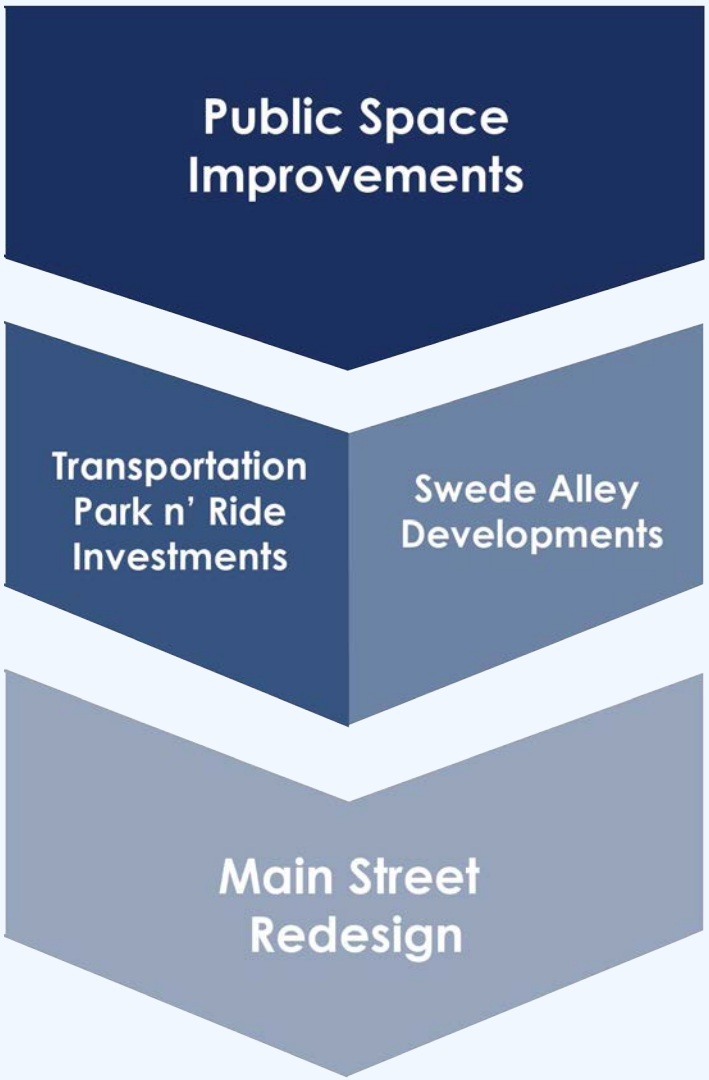
- Administer the Activation Budget.
- Raise capital for major infrastructure and development projects.
- Manage Old Town's programming and marketing initiatives.

Park City can can support this entity with sales tax and with the incremental increase in land values in the district. Ideally, other levels of government will help fund it as well.

Historic Preservation

Consider offering historic preservation grants to help existing property owners maintain and improve their historic properties.

Phasing



Dependencies

Public Space

- ➔ We propose to first invest in Miner's Park and Ninth Street, as these improvements do not depend on other decisions.
- ➔ The design of the Central Square depends on whether the post office is demolished or restored. Investments will proceed once its heritage status is amended.
- ➔ The final design of the Brew Pub Plaza will depend on whether a Gondola is built there.

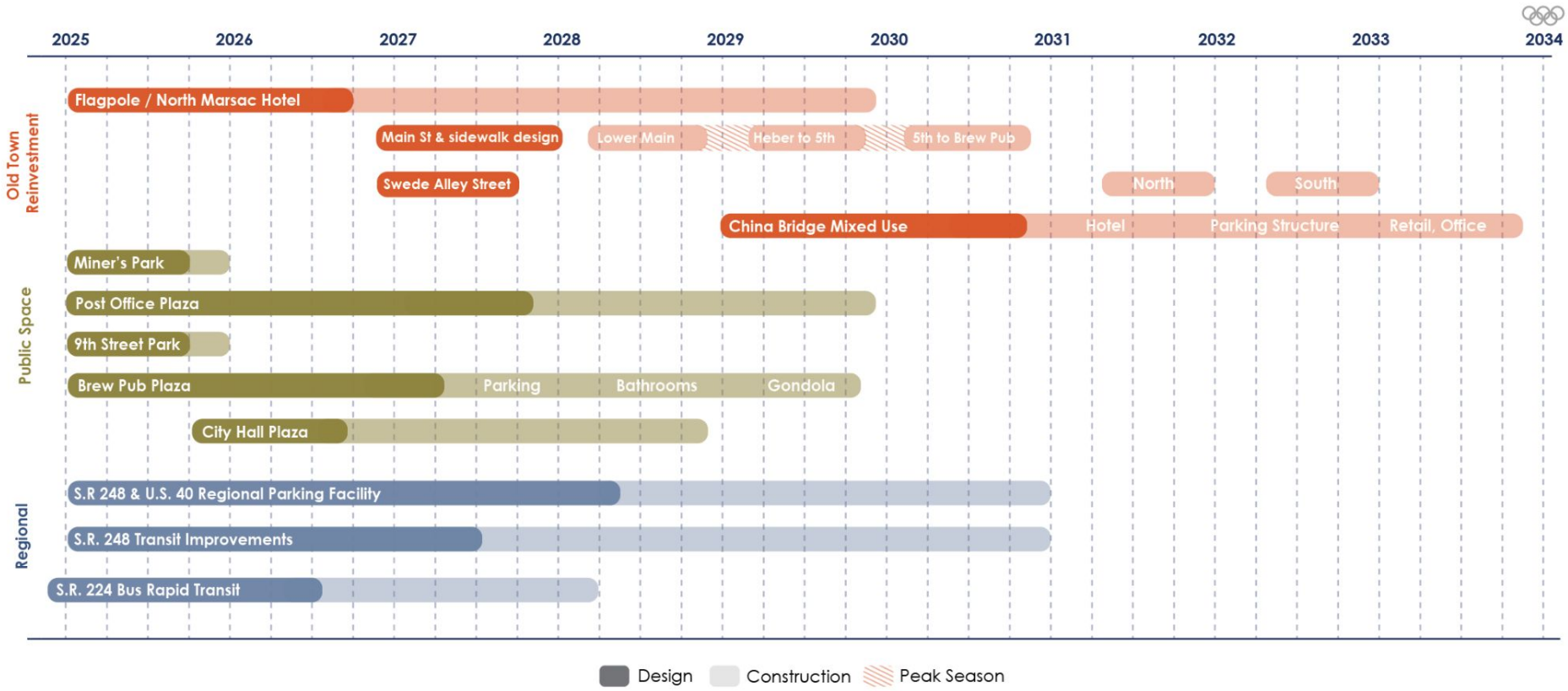
Transportation and Development

- ➔ The park n' ride and transit improvements will proceed whether or not other changes are made, because they are essential to allow Main Street to grow and provide access for employees.
- ➔ The proposed developments depend on transportation improvements. Park City will only proceed with the developments if a clear transportation plan is secured.
- ➔ The Swede Alley street design improvements will be built in stages to coincide with each development project along the street.

Main Street Redesign

- ➔ The Main Street redesign depends on the new developments and transportation improvements to ensure the street can attract a critical mass of street life and continue to increase the customer base for businesses.

Implementation Timeline



Next Steps. Council will have the option to approve this plan in part or in full at the December 19 Council meeting. (See page 34). Once city staff have this direction, they will:

- ➔ Guide staff to create a budget plan and Issue RFPs for street and public space design.
- ➔ Issue RFPs for developers interested in partnering on the Swede Alley Developments.
- ➔ Continue detailed planning for the transit network.

December Council Meeting

What is Council being asked to adopt?

- ➔ Main Street Area Plan Committee recommendations and project vision.
- ➔ A non-binding, implementation plan. (Page 37).
- ➔ Direction for staff to continue to pursue the project's implementation plan.

What is Council Not Adopting?

- ➔ Specific site designs.
- ➔ Fixed or fully programmed project budgets.
- ➔ RFPs for private developer partners.
- ➔ Code changes.
- ➔ Construction contracts or plans.

Project Team

Consultant Team

- **Zions Public Finance Inc.** Economic analysis and project management.
- **Voda Landscape Design.** Architectural renderings & public space design.
- **Kimley-Horn: Engineering Planning and Design Consultants.** Transportation analysis and streetscape renderings.
- **Happy CIties Studio Inc.** Communications, consultation, planning & public space design.

ZIONS PUBLIC FINANCE, INC. VODA landscape + planning Happy Cities Kimley»Horn

Purpose of Nov. 7 Meeting

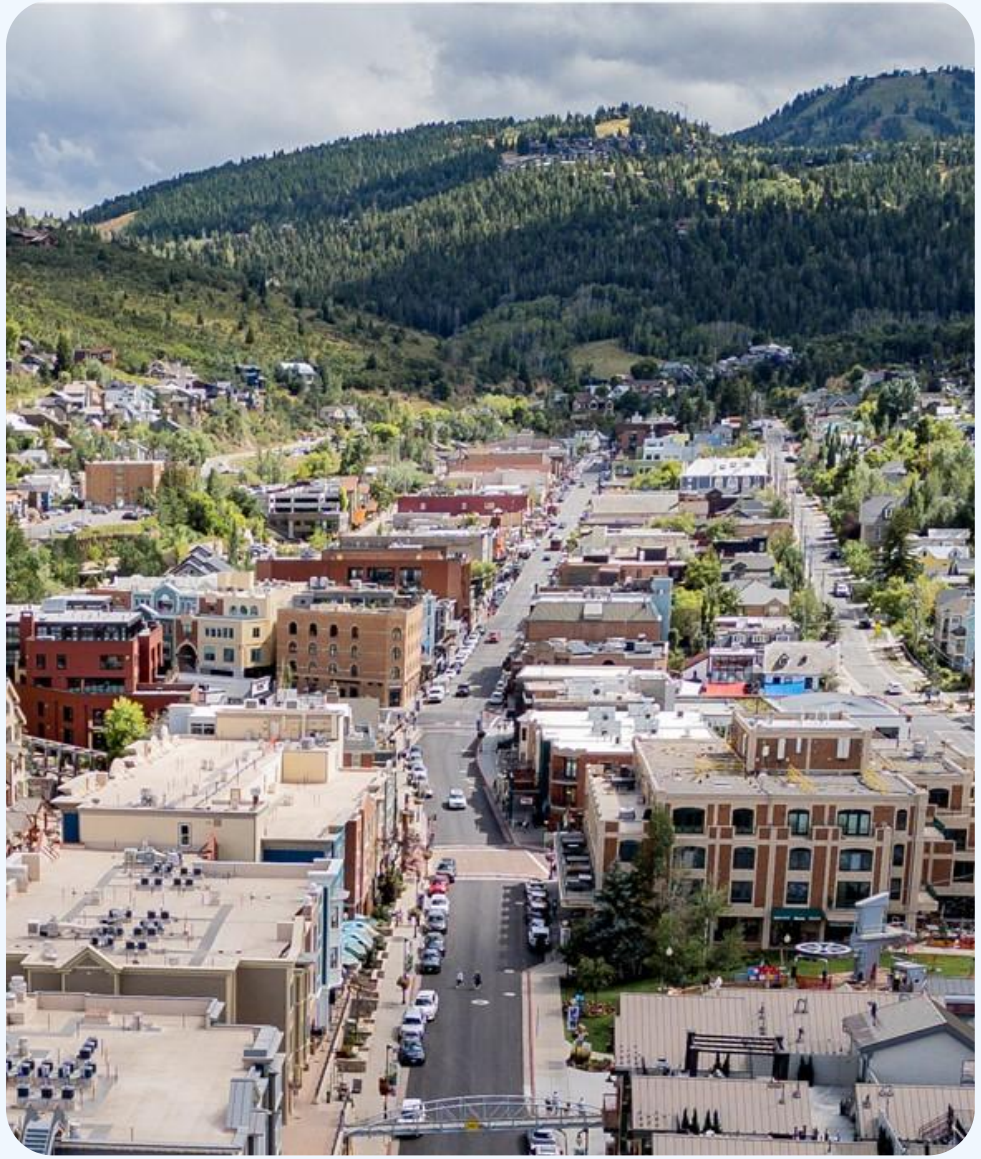
Update Council on the Main Street Area Plan Committee's Proposed Plan and Key Elements

Provide Space for Council to Discuss Concepts, Ask Questions, and Clarify Preferences

Confirm the goal for Council to Adopt the Main Street Area Plan in 2024

Clarify any Requests for Additional Specific Information

Discuss Target Timeline for a Further Sequencing and Phasing Discussion in 2025



Conclusion

Park City has rare strengths, with a historic Main Street at the heart of an international skiing destination. Action is needed, however, to tackle the combined threats of congestion, competition, and the difficulty attracting a workforce. Careful investment in development, transportation, and public space will strengthen the street's heritage and help attract people from around the world — while also giving residents a much better place to enjoy. The 2034 Olympics offer an opportunity to take large-scale action to ensure in Main Street will prosper for the next hundred years.

All ideas in this report are only concepts for feedback. We look forward to engaging residents and businesses to identify the actions that can best strengthen Main Street.

Implementation Plan

Project Type Legend
Public Parks and Plazas
Public Roadways and Rights of Way
Swede Alley Developments

Project	Dates
Miner's Park	
Engage design firm for preliminary design from RSOQ pool	Jan 2025- Feb 2025
Additional public outreach, If needed	Feb 2025 - Mar 2025
Direct staff to create budget plan if estimate beyond existing budgets	Mar 2025 - April 2025
Final design approved by Council & construction contract award	Apr 2025 - Jul 2025
Planning Staff Review	Aug 2025 - Sep 2025
Planning Commission Review (1 Work Session, 1 Final Meeting)	Oct 2025 - Nov 2025
Historic District Design Review	Dec 1
Construction period	Apr 2026 - Nov 2026
9th Street Park	
Engage design firm for preliminary design from RSOQ pool	Jan 2025 - Feb 2025
Additional public outreach, If needed	Feb 2025 - Mar 2025
Direct staff to create budget plan if estimate beyond existing budgets	Mar 2025 - Apr 2025
Final design approved by Council & construction contract award	Apr 2025 - Jul 2025
Planning Staff Review	Aug 2025 - Sep 2025
Planning Commission Review (1 Work Session, 1 Final Meeting)	Oct 2025 - Nov 2025
Historic District Design Review	Dec 2025
Construction period	Apr 2026 - Nov 2026

Project	Dates
Flagpole/North Marsac Hotel	
Planning staff parcel, plat, subdivision agreement, previous approval research	Jan 2025 - Feb 2025
Initiate Transit Discussion with FTA	Jan 2025 - Apr 2025
Develop RFP for Site Program	Jan 2025 - Mar 2025
Environmental Site Plan	Jan 2025 - Mar 2025
Initiate and Complete Flood Plain Study	Mar 2025 - Dec 2025
Issue RFP for Qualified Developers	Mar 2025
Selection Committee Review, Developer Interviews, Selection	Mar 2025 - Apr 2025
Council MOU, Negotiation of Agreements	Jun 2025 - Nov 2025
Design Development & Staff Consultation	Nov 2025 - Jan 2026
Planning Commission Reviews CUP/MPD, Plat Amendment, and Rezone Package	Jan 2026 - Sep 2026
Initial Lender Evaluation Begins	Jul 2026 - Sep 22026
Negotiation of Ground Lease and/or Sale	Aug 2026 - Oct 2026
Public Benefits Analysis	Oct 2026
Utility Agreements	Oct 2026 - Dec 2026
Planning Commission Recommendation to City Council Rezone	Nov 2026 - Dec 2026
Council Approves Rezone	Dec 2026
Final action on CUP/MPD and Plat Amendments	Dec 2026
Historic District Design Review	Jan 2027
Financial Close	Feb 2027
Construction Phase 1: New Transit Center	Mar 2027 - Nov 2027
Construction Phase 2: Parking Structure and Hotel Entrance	Mar 2028 - Nov 2028
Construction Phase 3: Hotel and Retail Promenade	Mar 2029 - Nov 2029

Implementation Plan

Project	Dates
S.R. 248 & U.S. 40 Regional Parking Facility	
Conclude Negotiations with Deer Valley	Jan 2025
Engage State on Potential Partner Resources	Jan 2025 - Jun 2025
Develop RFP for Site Program	Jan 2025 - Mar 2025
Issue RFP for Qualified Developers	Apr 2025
Selection Committee Review, Developer Interviews, Selection	May 2025 - Jun 2025
Initiate HTRZ Analysis and Application with State Committee	Jun 2025 - Nov 2025
Council MOU, Negotiation of Agreements	Jun 2025 - Dec 2025
Design Development & Staff Consultation	Jan - Mar 2026
Planning Commission Reviews CUP/MPD	Apr 2026 - Nov 2026
Initial Lender Evaluation Begins	Oct 2026 - Dec 2026
Negotiation of Ground Lease and/or Sale	Jan 2027 - Mar 2027
Public Benefits Analysis	March 2027
Utility Agreements	Mar 2027 - May 2027
Final action on CUP/MPD	Jun 2027
Financial Close	July 2027
Construction Phase 1: Parking Garage	Aug 2027 - Nov 2027, Mar 2028 - Nov 2028
Construction Phase 2: Transit Center	Mar 2029 - Nov 2029
Construction Phase 3: Commercial/Retail/Public Facilities	Mar 2030 - Nov 2030
Construction Phase 4: Housing	Mar 2030 - Nov 2030, Mar 2031 - Nov 2031

Project	Dates
248 Transit Improvements	
Recreate 248 Alternatives Analysis	Jan 2025 - Dec 2025
248 EIS	Dec 2025 - Dec 2026
248 Federal Grant Applications	Nov 2026 - Jun 2027
Final Design	Mar 2027 - Sep 2028
Construction Phase 1: US40 - Gordo Lanes and Infrastructure	Sep 2028 - Sep 2029
Construction Phase 2: US40 - Dedicated Lanes 248	Oct 2028 - Oct 2029
Construction Phase 3: US40 - Bonanza Drive & Intersections	Sep 2029 - Sep 2030
Construction Phase 4: US40 - Deer Valley Drive	Sep 2029 - Sep 2030
Main Street Roadway and Sidewalk Improvements	
Engage design and engineering firm for preliminary design from RSOQ pool	Nov 2026 - Jan 2027
Additional public outreach, If needed	Jan 2027 - May 2027
Direct staff to create budget plan	Jan 2027 - Jun 2027
Final design approved by Council & construction contract award	Jun 2027 - Dec 2027
Construction Phase 1: Lower Main	Apr 2028 - Sep 2028
Construction Phase 2: Heber to 5th	Apr 2029 - Sep 2029
Construction Phase 2: 5th to Brew Pub	Apr 2030 - Sep 2030
Swede Alley Roadway and Sidewalk Improvements	
Engage design firm for preliminary design from RSOQ pool	Nov 2026 - Jan 2027
Direct staff to create budget plan	Jan 2027 - May 2027
Final design approved by Council & construction contract award	Jan 2027 - Jun 2027
Construction Phase 1: Swede North	Apr 2031 - Nov 2031
Construction Phase 2: Swede South	Apr 2032 - Nov 2032

Implementation Plan

Project	Dates
Post Office Plaza	
Initiate Negotiations with Post Office	Jan 2025 - Sep 2025
Memorandum of Understanding	Sep 2025 - Dec 2025
Agree with USPS on Relocation Plan	Nov 2025 - May 2026
REPC With Post Office	May 2026 - Sep 2026
Procure historic preservation professional for site review, study, visit, and materials analysis	Sep 2026 - Feb 2027
HPB Reviews Determination of Significance, Evaluation, Report, and Analysis	Feb 2027 - Apr 2027
Engage design and engineering firm for preliminary design from RSOQ pool	May 2027 - Aug 2027
Additional public outreach, If needed	Jun 2027 - Aug 2027
Direct staff to create budget plan	Jun 2027
Material deconstruction review of any changes relative to 1920s structure	Sep 2027 - Oct 2027
Staff-level historic district design review	Nov 2027 - Dec 2027
Final design approved by Council & construction contract award	Jan 2028 - Apr 2028
Construction Phase 1: Post Office Restoration	May 2028 - Nov 2028
Construction Phase 2: Plaza Construction	Apr 2029 - Nov 2029
City Hall Plaza	
Engage design and engineering firm for preliminary design from RSOQ pool	Nov 2025 - Feb 2026
Additional public outreach, If needed	Feb 2026 - May 2026
Procure historic preservation professional for site review, study, visit, and materials analysis	May 2026 - Oct 2026
HPB Reviews Determination of Significance, Evaluation, Report, and Analysis	Oct 2026 - Dec 2026
Direct staff to create budget plan	Jan 2027
Material deconstruction review of any changes relative to staircase	Feb 2027 - Mar 2027
Staff-level historic district design review	Apr 2027 - May 2027
Final design approved by Council & construction contract award	Jun 2027 - Sep 2027
Construction Phase 1: City Hall Staircase & Plaza	Oct 2027 - Nov 2027

Project	Dates
China Bridge Mixed Use	
Planning staff parcel, plat, subdivision agreement, previous approval research	Jan 2027 - Feb 2027
Develop RFP for Site Program	Jan 2027 - Mar 2027
Environmental Site Plan	Jan 2027 - Feb 2027
Initiate and Complete Flood Plain Study	Mar 2027 - Jul 2027
Issue RFP for Qualified Developers	Jul 2029
Selection Committee Review, Developer Interviews, Selection	Aug 2027 - Sep 2027
Council MOU, Negotiation of Agreements	Oct 2027 - Mar 2028
Design Development & Staff Consultation	Apr 2028 - Jun 2028
Planning Commission Reviews CUP/MPD, Plat Amendment, and Rezone Package	Jul 2028 - Mar 2029
Initial Lender Evaluation Begins	Feb 2029 - May 2029
Negotiation of Ground Lease and/or Sale	May 2029 - Jul 2029
Public Benefits Analysis	Jul 2029
Utility Agreements	Jul 2029 - Sep 2029
Planning Commission Recommendation to City Council Rezone	Oct 2029 - Nov 2029
Council Approves Rezone	Dec. 2029
Final action on CUP/MPD and Plat Amendments	Jan 2030
Historic District Design Review	Feb. 2030
Financial Close	Mar 2030
Construction Phase 1: Hotel and Parking	Apr 2030 - May 2031
Construction Phase 2: Parking Structure, Delivery, and Grocery	Feb 2031 - May 2032
Construction Phase 3: Retail, Office, Radio, Liquor Store	Mar 2032 - Dec 2032

Implementation Plan

Project	Dates
Brew Pub Plaza	
Initiate Negotiations with Deer Valley for ROW and Snowpark Access	Jan 2025 - Sep 2025
Engage design and engineering firm for preliminary design from RSOQ pool	Sep 2025 - Dec 2025
Additional public outreach, If needed	Dec 2025 - Mar 2026
Initiate negotiations with nearby homeowners	Feb 2026 - Sep 2026
Finalize access agreements with Deer Valley	Jun 2026 - Dec 2026
Direct staff to create construction budget plan	Jan 2027 - Mar 2027
Final design approved by Council & construction contract award	Mar 2027 - Apr 2027
Planning Staff Review	Mar 2027 - Apr 2027
Planning Commission Review (1 Work Session, 1 Final Meeting)	Apr 2027 - Jun 2027
Historic District Design Review	July 2027
Construction Phase 1: Parking	Jul 2027 - Nov 2027
Construction Phase 2: Bathrooms and Ice Skating Plaza	Apr 2028 - Nov 2028
Construction Phase 3: Gondola	Apr 2029 - Nov 2029

City Council Staff Report

Subject: Veterans Day Resolution
Author: Michelle Downard, Resident Advocate
Department: Executive
Date: November 7, 2024

Summary Recommendation

Approve a resolution recognizing November 11, 2024, as Veterans Day to honor the service and sacrifice of veterans who have honorably served in the United States Armed Forces.

As an organization, Park City has many veterans within its internal teams, divisions, and departments. Each year we pay special thanks and respect to our colleagues for their military services.

Background

Armistice Day was initially celebrated in the United States on November 11, 1919, to recognize the end of World War I. Armistice Day was renamed Veterans Day on June 1, 1954, in honor of all people who have served in the United States Armed Forces.

Analysis

Park City is a community that welcomes all individuals and recognizes the benefit of diverse backgrounds and experiences. Veterans provide valuable skill sets, work ethics, core values, and experiences that strengthen our community. Park City recognizes the sacrifice of veterans who risk their safety and dedicate their service to our country.

Consistent with City Council's Protocols, the Mayor informally polled the City Council and the majority of the Council agreed to place this resolution on the meeting agenda.

The following activities will help to salute our local veterans:

- Main Street banners will be raised to tribute to those who served;
- The Park City Historical Society will activate the fire siren at 11:11 a.m. on November 11, 2024 to tribute those who served;
- On Veterans Day, Park City Municipal will provide free coffee and pastries to veterans at Daily Rise Coffee, located at 1500 Snow Creek Drive, open from 7:00 a.m. to 3:00 p.m.; and
- On Tuesday, November 12, the Park City Rotary Club will host a panel featuring local veterans sharing their service stories, moderated by Mayor Nann Worel.

In addition to these efforts, a Veteran's Day 2024 Resolution demonstrates Park City's support for veterans who have served our country with honor and deserve our gratitude. Council joins the community in honoring our veterans this Veterans Day.

Exhibit A- Veteran's Day 2024 Resolution

Resolution No. 27-2024

RESOLUTION PROCLAIMING NOVEMBER 11, 2024 AS A DAY TO HONOR VETERANS IN PARK CITY, UTAH

WHEREAS, the Congress and President of the United States have designated November 11, as Veterans Day to honor the service and sacrifice of the many Veterans who have safeguarded our country; and

WHEREAS, Veterans Day was originally proclaimed in 1919 as Armistice Day, recognizing the end of World War I; and

WHEREAS, in 1954 Armistice Day was changed to Veterans Day as a day to honor all veterans; and

WHEREAS, Park City residents have served in conflicts around the world, including World War I, World War II, Korea, Vietnam, Iraq, and Afghanistan; and

WHEREAS, Park City shall hang banners on Main Street in honor of Veterans Day; and

WHEREAS, Park City is proud to have local Veterans with valuable skill sets, work ethics, core values, and experiences that strengthen their communities.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council hereby proclaim November 11, 2024, as a day to honor and recognize the valor and sacrifice of all our veterans. All residents are also asked to pay tribute to our wounded, our missing, our fallen, and their families—men and women who have known the true costs of conflict and deserve our deepest respect. These commitments to those who have served are commitments we must honor not only on Veterans Day but every day. As we do so, let us reaffirm our promise that when our troops finish their tours of duty, they come home to an America that gives them the benefits they have earned, the care they deserve, and the fullest opportunity to keep their families strong and our country moving forward.

PASSED AND ADOPTED this 7nd day of November, 2024.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Nann Worel

Attest:

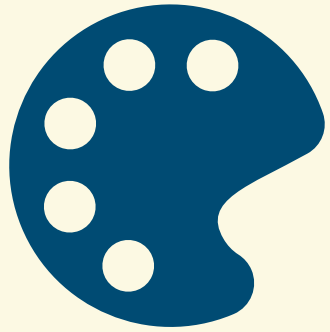
_____
Michelle Kellogg, City Recorder

ARTS & ECONOMIC PROSPERITY 6

HIGHLIGHTS PRESENTATION

ARTS COUNCIL PARK CITY SUMMIT COUNTY

Americans for the Arts | ARTS & ECONOMIC PROSPERITY 6



WHAT'S AEP 6?

The Arts Council of Park City & Summit County partnered with Americans for the Arts, the nation's leading nonprofit organization for advancing the arts and arts education, to conduct Summit County's first ever Arts & Economic Prosperity Study ('AEP6'). AEP6 demonstrates the significant economic and social benefits that arts and culture brings to communities, states, and the nation.

WHO’S REPRESENTED?

AEP6 is a national study based on local data from 373 regions from across all 50 states and Puerto Rico — ranging in population from 4,000 to 4 million — and representing rural, suburban, and large urban communities. This provides Summit County, UT with a consistent methodology, providing opportunities to accurately benchmark our Arts & Culture impact with communities nationwide.

HOW WAS THE DATA COLLECTED?

As part of this study, the Arts Council collected data from 750+ cultural event audience intercepts surveys as well as surveys from 20 local Arts and Culture nonprofit organizations. From the data collected locally, AEP6 uses a rigorous methodology to document the economic and social contributions of the nation's nonprofit arts and culture industry.

WHY DOES THIS DATA MATTER?

AEP6 helps our community better understand the contributions of the Arts and Culture sector from an economic and social benefit perspective. This data supports local advocacy efforts for increased investment in Arts and Culture. By participating in this high-regarded national study we now have a consistent methodology, providing opportunities to accurately benchmark our Arts & Culture impact with communities nationwide. This provides further context and insights to demonstrate how Arts and Culture is truly a critical piece of life in Summit County for both residents and visitors.

$176.8

MILLION

in Economic Activity in 2022

$6.6 MILLION

Local Tax Revenue
(city and county)

SUPPORTS

2,003

JOBS

$84.09

PER PERSON, PER EVENT

Average attendee spend at nonprofit arts and culture events (not including cost of admission)*

*Audience and event data do not include the Sundance Film Festival. The Arts Council, AFTA, and Sundance Institute agreed to exclude this data to avoid inflating data. Audience spend numbers are likely significantly underestimated given the increased cost and spending during Sundance. The Sundance Institute did participate in the nonprofit organization survey and their impact is reflected in metrics such as economic activity, tax revenue, and resident income.

ATTENDEES ARE

59%

NON LOCAL VISITORS

41%

LOCAL VISITORS

WHEN SURVEYED AT THE ACTIVITY OR VENUE:

48%

of nonlocal attendees reported that the primary purpose of their visit was specifically to attend the performance, event, exhibit, venue, or facility where they were surveyed.

38%

of attendees who live in Summit County said they would have "traveled to a different community to attend a similar arts or cultural activity."

74%

OF ARTS AND CULTURE ATTENDEES SAY:

"I would feel a great sense of loss if this activity or venue were no longer available."

84%

OF ARTS AND CULTURE ATTENDEES SAY:

"This activity or venue is inspiring a sense of pride in this neighborhood or community."

68%

OF ARTS AND CULTURE ATTENDEES AGREE THAT THE VENUE OR FACILITY WHERE THEY WERE SURVEYED IS:

"an important pillar for me within my community."

WHEN SURVEYED AT THE ACTIVITY OR VENUE:

39%

of local attendees indicated it was the first time they had ever attended

72%

of non local attendees indicated it was the first time they had ever attended

Benchmark Communities

REGIONAL COMPARISONS

CITY OF PORTLAND, OR
Population:**652,503**
Economic Activity: **$405,142,123**
Jobs: **6,446**
Local Government Revenue:
$10,488,795

SANTA CRUZ COUNTY, CA
Population: **273,213**
Economic Activity: **$68,168,031**
Jobs: **1,437**
Local Government Revenue:
$3,470,490

CITY OF LAS VEGAS, NV
Population: **651,319**
Economic Activity: **$294,395,467**
Jobs: **4,111**
Local Government Revenue:
$10,642,372

CITY OF LAGUNA BEACH, CA
Population: **22,991**
Economic Activity: **$88,285,994**
Jobs: **1,878**
Local Government Revenue:
$3,465,710

CITY OF FLAGSTAFF, AZ
Population: **75,038**
Economic Activity: **$85,616,702**
Jobs: **1,062**
Local Government Revenue:
$1,403,891

SUMMIT COUNTY, UT
Population: **42,145**
Economic Activity: **$176,888,822**
Jobs: **2,003**
Local Government Revenue:
$6,653,324

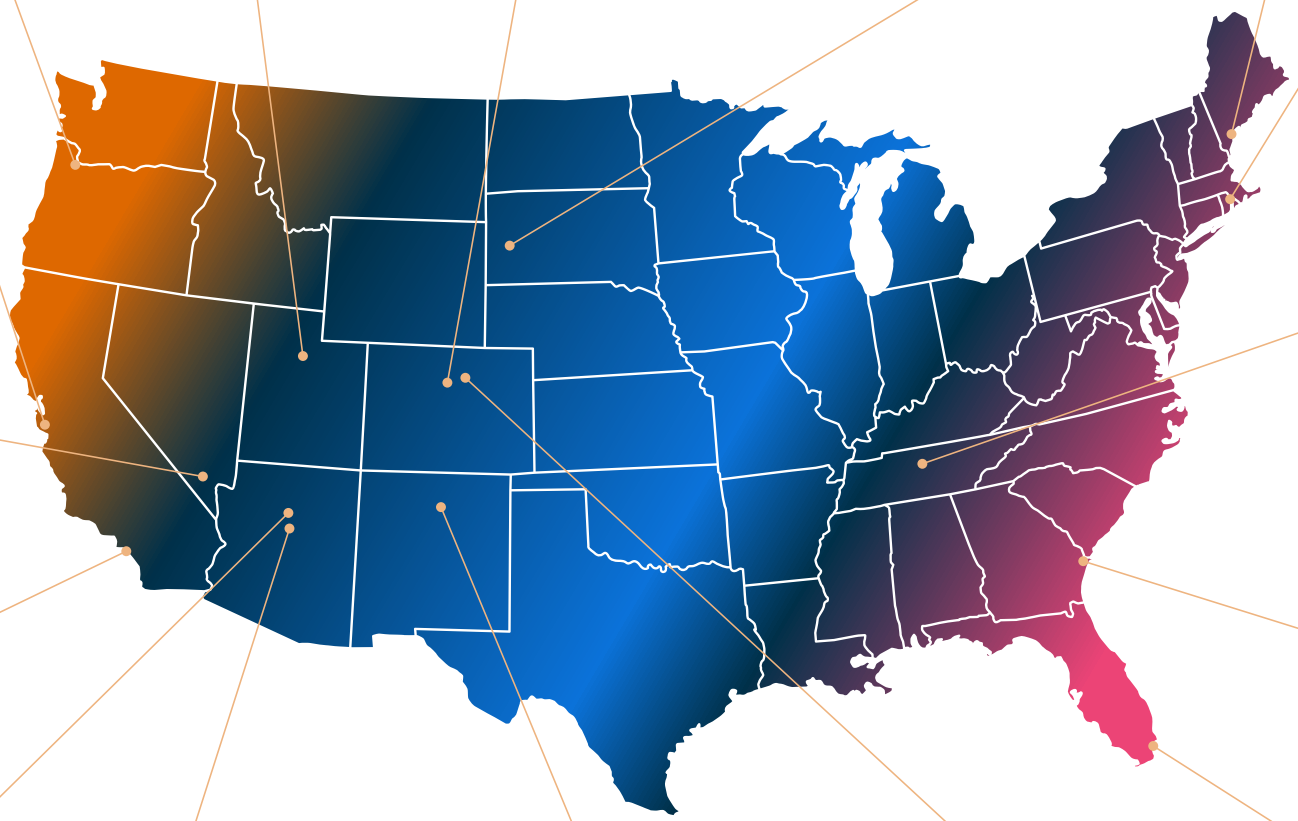
CITY OF SEDONA, AZ
Population: **10,339**
Economic Activity: **$13,482,061**
Jobs: **230**
Local Government Revenue:
$546,654

CITY OF BOULDER, CO
Population: **105,673**
Economic Activity: **$115,129,233**
Jobs: **2,451**
Local Government Revenue:
$4,609,015

CITY OF SANTA FE, NM
Population: **84,683**
Economic Activity: **$353,842,388**
Jobs: **3,828**
Local Government Revenue:
$6,472,169

CITY OF RAPID CITY, SD
Population: **75,258**
Economic Activity: **$204,105,202**
Jobs: **3,296**
Local Government Revenue:
$5,165,794

CITY OF FORT COLLINS, CO
Population: **170,243**
Economic Activity: **$26,038,540**
Jobs: **582**
Local Government Revenue:
$1,020,952



CITY OF PORTLAND, ME
Population: **66,125**
Economic Activity: **$85,970,513**
Jobs: **1,872**
Local Government Revenue:
$2,687,617

CITY OF PROVIDENCE, RI
Population: **179,883**
Economic Activity: **$207,457,615**
Jobs: **2,774**
Local Government Revenue:
$6,791,234

CITY OF NASHVILLE, TN
Population: **2,027,984**
Economic Activity: **$676,845,937**
Jobs: **10,692**
Local Government Revenue:
$28,398,236

CITY OF SAVANNAH, GA
Population: **145,403**
Economic Activity: **$120,532,394**
Jobs: **1,811**
Local Government Revenue:
$2,659,371

CITY OF MIAMI BEACH, FL
Population: **88,885**
Economic Activity: **$334,937,244**
Jobs: **5,201**
Local Government Revenue:
$12,166,129

UTAH COMPARISONS

The State of Utah is a leader, and Summit County contributes substantially to the State's success.

STATE OF UTAH

Population: **3,161,105**
Economic Activity: **$1,066,418,930**
Jobs: **17,471**
Local Government Revenue: **$36,565,191**

CACHE COUNTY

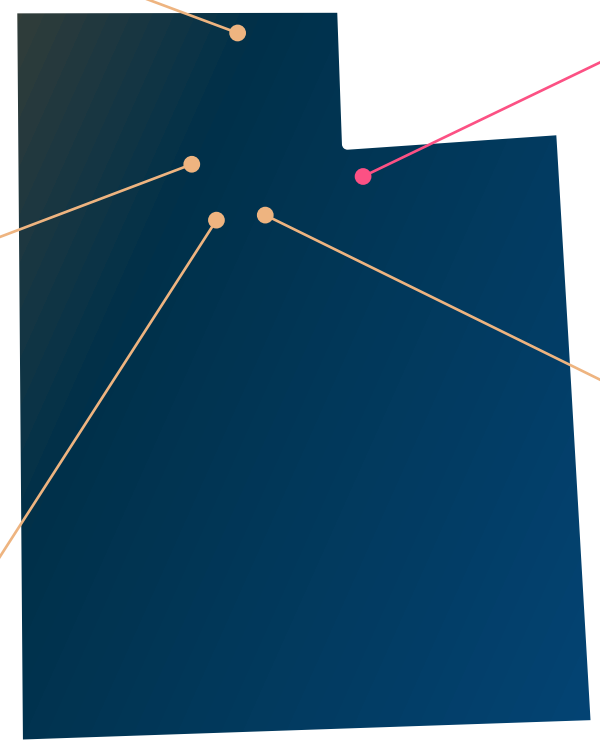
Population: **128,289**
Economic Activity: **$31,218,306**
Jobs: **549**
Local Government Revenue: **$818,020**

DAVIS COUNTY

Population: **355,481**
Economic Activity: **$13,169,742**
Jobs: **521**
Local Government Revenue: **$217,628**

SALT LAKE COUNTY

Population: **1,160,437**
Economic Activity: **$593,063,591**
Jobs: **10,297**
Local Government Revenue: **$19,552,398**



SUMMIT COUNTY

Population: **42,145**
Economic Activity: **$176,888,822**
Jobs: **2,003**
Local Government Revenue: **$6,653,324**

17% OF TOTAL INDUSTRY SPEND IN UTAH

SALT LAKE CITY

Population: **200,567**
Economic Activity: **$512,078,907**
Jobs: **8,485**
Local Government Revenue: **$17,164,737**

DISCUSSION

PARK CITY
SUMMIT COUNTY

ARTS + CULTURE MASTER PLAN

SHARE YOUR VISION

City Council
Staff Communications Report

Subject: Water Sanitary Survey Results
Authors: Michelle De Haan, Isaac Kershner, Jason Christensen
Department: Public Utilities
Date: November 7th, 2024

Summary

Every 3-years the Utah Department of Environmental Quality (DEQ), Division of Drinking Water (DDW), is required to conduct a Sanitary Survey of all public water systems. The Sanitary Survey is essentially an audit by DDW to verify there are adequate managerial and technical resources to manage the water system, that there is adequate water system source capacity, storage, pumping facilities, pressure management and treatment capacity, and that the water system is operated in a manner that achieves all regulatory compliance requirements, resulting in high quality drinking water from source to tap. Sanitary Survey inspections are also designed to identify conditions that could present a public health risk.

Physical inspections took place over two days at the 3Kings Water Treatment Plant (WTP), Quinns Junction WTP and Creekside WTP, a spring, three wells, 19 tanks, 18 pump stations, and 70 pressure relief facilities. We are proud to report that the results of the inspections were outstanding. There were only two minor deficiencies found, which were resolved on the spot before completion of the sanitary survey resulting in no permanent negative points assessed to the City. DDW inspectors stated that Park City has set a high bar as one of the most professionally managed and operated water systems in Utah.

Since the 2019 Sanitary Survey the 3Kings WTP began treating drinking water to increase water treatment capacity, meet regulatory requirements, and replace existing aging infrastructure. The Public Utilities Department has also invested significantly in backflow management. Backflow is one of the core Sanitary Survey administrative programs that is required to mitigate water quality issues that can occur when backflow protection is not in place or is not functioning properly. As discussed with Council on November 30, 2023, the water team is presently focused protecting drinking water from cross contamination from fire suppression systems. DDW inspectors also inquired whether a Cyber risk vulnerability program has been established as part of the City's Emergency Response Plan. Beginning in 2021 Public Utilities and IT Departments identified Cyber risk as the highest water system vulnerability, and have taken significant measures and have significantly invested in programs that minimize water system SCADA and Network cyber risk.

City Council
Staff Communications Report

Subject: Community Engagement Quarterly Update
Authors: Linda Jager, Tanzi Propst, Emma Prysunka, Clayton Scrivner
Department: Community Engagement
Date: November 7, 2024

Executive Summary

The Community Engagement Department's mission is to "foster communication and connection between the community and Park City Municipal." Our four-member team strives to fulfill this through our unique specialties while also relying on collaboration with departments across the organization through our roles as designated engagement liaisons.

This quarterly report provides an overview of the various tactics, strategies, and results from the third quarter of 2024 (July-September).

Progress Overview and Highlights

Digital Content and Strategy

We use digital communication tools and social media platforms such as Facebook, Instagram, X Threads, and Nextdoor to keep our residents and community stakeholders informed and engaged. We also send a Municipal Newsletter every three weeks, conduct email marketing outreach, utilize the Engage Park City platform, and regularly update the City's website to inform and engage with residents and stakeholders. A detailed summary of our social media efforts is available in our latest report in Exhibit A. Key highlights include:

- In Q3 of 2024, the City's Nextdoor page received 17,988 more impressions than in Q3 of 2023, surpassing 5,000 subscribers. This growth clearly shows that consistent content on the platform is effectively expanding our audience.
- Our boosted advertisement for the Bonanza 5-Acre Site RFP was our highest engagement with post in Q3, showing us that folks are clicking on, viewing, and wishing to learn more about this initiative.

Our audience is steadily growing across all platforms, with engagement metrics showing significant increases on Facebook, Instagram, X, Threads, and Nextdoor.

Strategic Communications

Media relations involves proactive messaging and strategic responses to our audience. We consistently engage with local and regional media outlets to build positive relationships through professional outreach and timely handling of inquiries. Here are some highlights from our Q3 media relations and communications efforts:

- 10 press releases
- Five City Council preview videos, agenda ads, KPCW previews/recaps, and City Council recap social media posts.
- Five Planning Commission preview/recap social media posts
- Four City newsletters
- Four KPCW PSAs
- Six City Briefs
- Speeches and public appearance talking points
- Weekly and one-off KPCW interviews on City initiatives, events, and programs.

Park City in the News

Here is a selection of news items that our team worked with media to provide accurate facts, quotes, etc.:

- 7.5 Park City salary study designed to boost employee recruitment efforts - Park Record
- 7.8 ‘Silver Avalanche” feature on Park City seniors (Sltrib.com)
- 7.11 Park City purchases Round Valley open space once envisioned for hotel (kpcw.org)
- 7.12 Park City Council approves new neighborhood plan for Bonanza Park (kpcw.org)
- 7.15 Park City Council approves Bonanza Park Small Area plan - Park Record
- 7.1.69 Sundance Reveals Six Finalists For Festival Move; Park City Frontrunner (deadline.com)
- 7.19 Park City will compete with five cities to keep the Sundance Film Festival - TownLift, Park City News
- 7.19 Park City and SLC among six finalists for Sundance Film Festival location (sltrib.com)
- 7.19 Demolition process at 220 King road begins before receiving final build approval - TownLift, Park City News
- 7.20 Utah’s richest man begins demolition to clear the way for a massive home above Park City (sltrib.com)
- 7.24 Olympic dreams in Park City: Local athletes are hard at work as 2034 announcement draws near - TownLift, Park City News
- 8.2 Plan aims to make Bonanza Park more walkable and livable - Park Record

- 8.6 Park City resident doesn't have standing to challenge land use decision, ombudsman finds (kpcw.org)
- 8.9 Park City could someday put its own stamp on Main Street land with a town square - Park Record
- 8.16 Retaining wall near Park City City Hall is failing, needs replacement (kpcw.org)
- 8.27 Park City wants people to give their transit a try (fox13now.com)
- 8.27 Park City exploring development ideas for the future of Main Street (kpcw.org)
- 8.28 Sundance officials tour SLC, potential future homes for festival (kpcw.org)
- 8.29 Sundance Festival representatives tour Salt Lake City as part of quest - Park Record
- 8.30 Water pipe break at Egyptian shuts off water, minor basement damage (kpcw.org)
- 9.2 Park City is prepping for its next era. Will the town keep its historic charm? (sltrib.com)
- 9.11 Park City chooses familiar face as new economic developer - Park Record
- 9.12 Sundance names three finalists to host film festival in 2027 and beyond (kpcw.org)
- 9.13 Park City seeks development partner for Bonanza Park - Park Record
- 9.13 Park City releases RFP for Bonanza Park redevelopment - TownLift, Park City News
- 9.13 Park City soliciting bids to create new 'local-centric destination' in Bonanza Park (kpcw.org)
- 9.20 Longtime Park City event planner, business liaison departing City Hall (kpcw.org)
- 9.20 Park City, Sundance allowing festival contract to expire (kpcw.org)
- 9.22 Park City wants to make splash with recreation project - Park Record
- 9.23 Park City to open new trail at Snow Park for e-mountain bike use (kpcw.org)
- 9.29 Park City meeting temporarily cleared as false alarm sounds during talk about hotel project - Park Record
- 9.30 Park City Pulse: Salt Lake City is key to our Sundance bid - Park Record
- 9.30 Checking out beautiful fall leaves in Utah may cost you green (fox13now.com)

Strategic Outreach

We are committed to fostering meaningful communication with all stakeholders. To achieve this, we closely collaborate with each department to design and implement professional and effective stakeholder engagement campaigns, including Citywide mailings, open houses, surveys, Engage Park City projects, publications, and awareness campaigns. Our aim is to inform stakeholders, gather feedback, and measure community sentiment on various issues. Key highlights of Q3 stakeholder engagement and outreach include:

- Bonanza 5-Acre Site RFP
- Bonanza Pak Small Area Plan
- Bus Stop Improvement Project Impact Outreach
- EngineHouse
- Fireworks and Open Flame Ban
- Forest Health Work/Wildfire Mitigation
- General Plan Update/Neighborhood Advisory Committee
- Homestake Roadway Improvement Project
- Leadership Park City Class 31 Recruitment
- Main Street Area Plan
- Main Street Water Line Replacement Project
- Non-Profit Advisory Committee Recruitment
- Request-A-Rack Program
- Special Events: 4th of July, Extreme Soccer, Kimball Arts Festival, Miners Day
- Summer Pavement Project Outreach
- Trailhead Improvement Project
- Transit to Trails

Community Events

In the third quarter, we worked with the Mayor's Office, the Resident Advocate, and our department liaisons to support various community events. Our team took the lead or provided assistance in planning, promoting, and staffing the following activities:

- Bonanza Loop Trail Ribbon Cutting
- Cardboard Boat Race
- Community Full-Scale Exercise Drill
- Courchevel Delegation Visit
- Creekside Bike Park Ribbon Cutting
- Fall Bike-to-School Day
- Fall City Projects Open House
- Fresh Market/Park Ave Bus Stop Improvement Project Ribbon Cutting
- Mayor & Council in the Neighborhood – Thaynes Canyon/Iron Mountain
- McPolin Farm Tours
- Meet up with the Mayor series
- Park City/Summit County Senior Picnic
- Daly West Mine Remnant Art Installation Ribbon Cutting
- Salt Lake 2024 Olympic Announcement and Community Celebration
- Scarecrow Festival
- Try Transit Week

Looking Ahead to Q4

As we continually strive to elevate our level of service, we will focus on planning, promoting, and implementing the following in Q4:

- Main Street Area Plan Community Meeting
- Mayor & Council in the Neighborhood – Old Town
- National Community Survey
- Park City Student Advisory Committee
- Park City Transit Bus Wrap Unveiling
- Rail Trail Bridge Ribbon Cutting
- Recreate 248 Community Open House
- Trailhead Improvement Project Opening – Barn and Quarry Mountain Trailheads
- Veterans Day Panel and Community Commemoration

Exhibits

Exhibit A: Park City Municipal Quarterly Social Media Report

Park City Municipal Corporation

SOCIAL MEDIA REPORT

[QUARTERLY: JULY-SEPTEMBER 2024]

Table of Contents

Social Media Goals / KPIs
Insights
Progress Snapshot (July-September)
Top Performing Posts
Quarterly Performance Breakdown (all channels)
- Nextdoor
- EngageParkCity.org
- MyEmma Email Marketing

Contact Information
Glossary of Metrics

Social Media Goals / KPIs

Goals

- Reach and engage with the Park City community through creative content and informative posts.
- Encourage more active participation from the Park City community in local government initiatives through calls to action.

KPIs

- Reach
- Link Clicks
- Video Views
- Shares
- Likes / Reactions
- Comments
- Engagements
- Audience (Subscribers / Followers)
- Time on Page

Insights

Wins

- Metrics, aside from our total number of impressions, are UP across platforms.
- **Nextdoor received 17,988 *more* impressions in Q3 of 2024 than in Q3 of 2023.**
- We broke 5,000 subscribers on Nextdoor.
- **Our boosted Facebook post about the Bonanza 5-Acre Site RFP was our highest engaged with post in Q3.**
    - This is the first time a boosted post has achieved a top performing spot.
- Our Celebrate 2034 Reel performed incredibly well, earning 2nd highest video views, 3rd highest engagements and 4th highest reach.

Challenges

- ParkCity.org website stats still in limbo.
- Threads does not yet report metrics on Sprout Social. As we move from month to month tracking these numbers going forward I will be able to better determine monthly/ quarterly accruals.
- Our MyEmma email marketing platform neither lost nor gained subscribers over the last quarter.

Key Takeaways / Opportunities

- Our audience is involved in community issues such as our Bonanza Park 5-Acre Site RFP that's currently circulating. Such projects drum up lots of engagement. Let's use this to inform and encourage more active participation.
- **Quick hit videos with high-quality visuals are attractive to our audience. Let's continue to provide them with this content.**

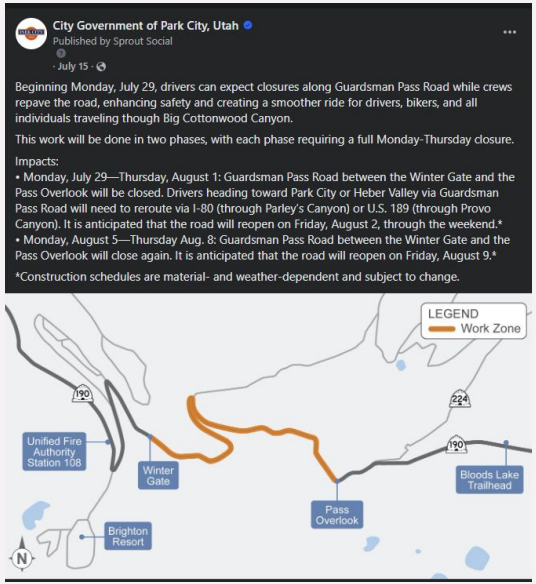
Progress Snapshot (July-September)

AUDIENCE	PUBLISHED POSTS	ENGAGEMENTS	VIDEO VIEWS	IMPRESSIONS
17,506	763	23,644	85,513	592,241
An increase of 12.4% from July-September 2023.	Compared to 742 posts throughout July-September 2023.	Up 2.6% from July-September 2023.	An increase of 31.5% from July-September 2023.	A decrease of 4.5% from July-September 2023.

*Metrics on this page do not include NextDoor or Threads.

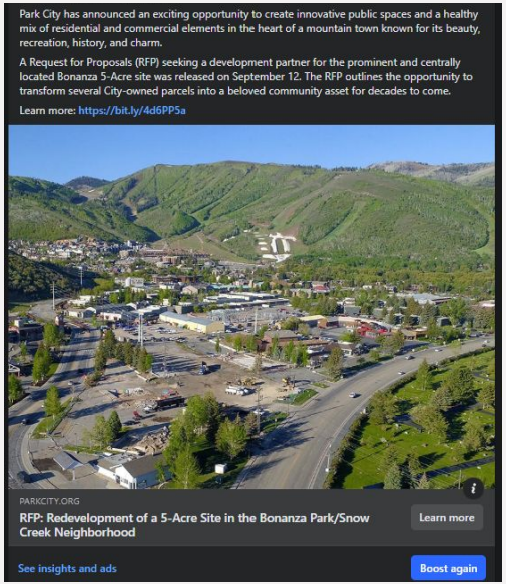
Top Performing Posts

HIGHEST REACH



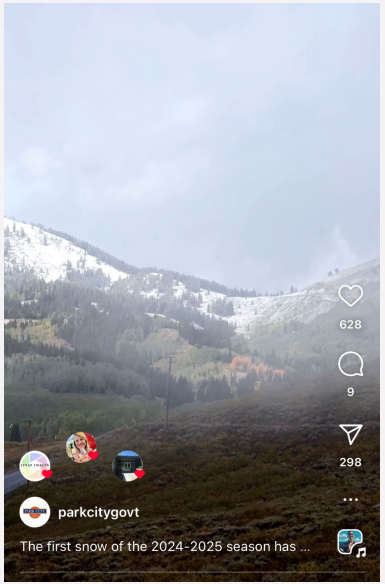
This post reached 47,561 unique accounts on Facebook alone.

HIGHEST ENGAGEMENT



This boosted post has reached 7,029 unique accounts on Facebook alone and was engaged with 1,775 times.

MOST VIDEO VIEWS

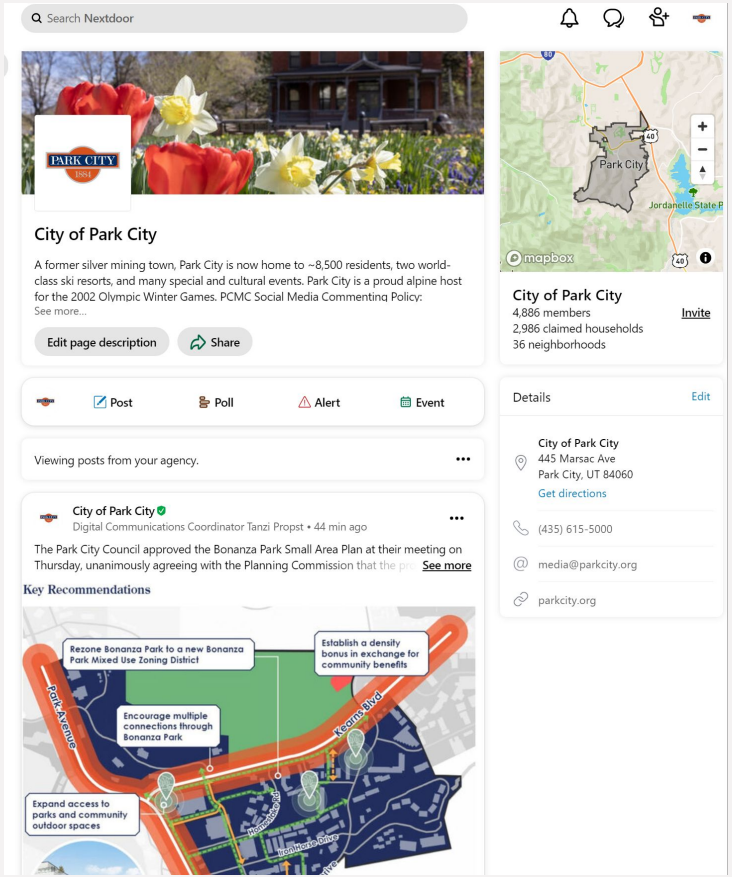


11,528 views (on Instagram alone) on a 23 second Reel.

Monthly Performance Breakdown

CHANNEL	NEW FOLLOWERS	# OF POSTS PUBLISHED	ENGAGEMENT	LINK CLICKS	VIDEO VIEWS
Instagram (Posts + Reels)	350 (8,635 total)	333	9,934	365	72,974
Facebook	154 (6,341 total)	203	12,658	744	10,979
X	31 (2,530 total)	31	1,052	35	1,560
Threads	1,640 total	N/A	N/A	N/A	N/A
NextDoor	335 (5,021 total)	84	N/A	N/A	N/A
TOTAL	**870 (24,187 total)**	**651**	**23,644**	**1,144**	**85,513**

Quarterly Performance Breakdown — Nextdoor



FOLLOWERS	IMPRESSIONS
5,021	49,173

PUBLISHED POSTS
84

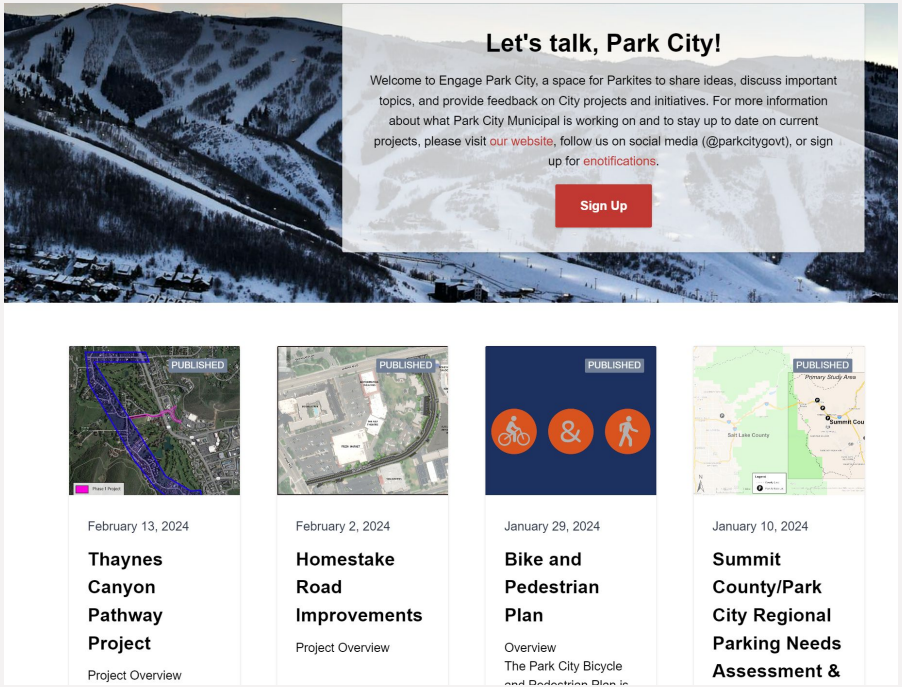
Quarterly Performance Breakdown — *EngageParkCity.org*

TOTAL VISITS	INFORMED VISITORS
1,113	203

TOP PAGE

34 contributors

PC MARC Aquatic Facilities and City Park Recreation Building Design Concepts



Quarterly Performance Breakdown — MyEmma

OPEN RATE	CLICK RATE	CAMPAIGNS SENT	RECIPIENTS
49.06%	2.05%	8	6,529
10,659 opens. Industry standard for local governments is 19.4%.	1,277 clicks. Industry standard for local governments is 2.8%.	A 27.27% decrease from July-September 2023.	A net of 0 new subscribers.

Contact Information

Tanzi Propst

Cell: (385) 266-3728

Email: *tanzi.propst@parkcity.org*

Need to know more?

Want to provide feedback?

Seeking clarification?

Glossary of Metrics

METRICS	DEFINITION	SIGNIFICANCE
CAMPAIGN	An email/eblast that we shared with our subscribers.	Tells us how many email messages we sent.
CLICK-THROUGH RATE (CTR)	The percentage of users who see our post and also click on it.	Tells us how engaging users find our content.
CONTRIBUTIONS	How many submissions, posts, comments, or reactions participants contributed to your projects.	Tells us how users are interacting with our EngagePark City. org project pages.
ENGAGEMENT RATE	The amount of interaction — likes, shares, comments, saves — a piece of content receives.	Tells us how engaging users find our content.
IMPRESSIONS	How many times our post has been shown to users (not unique).	Tells us how often users are seeing our content.
INFORMED VISITORS	Users that have taken some sort of action on our project page(s).	Tells us what users might be interested in and what topics they are concerned with.
KPI	Key Performance Indicator(s). A quantifiable measure of performance over time for a specific objective.	Provides targets for us to shoot for, milestones to gauge our progress and insights that help us make better social media strategy decisions.
REACH	How many users have seen our post(s) (unique).	Helps us understand how large our audience is and measures our progress toward spreading brand awareness.
SESSION DURATION	Time a user spends on a webpage.	Tells us how long users are spending on a page and what pages are of importance to them.

City Council
Staff Communications Report

Subject: Park City Youth Advisory Council
Author: Linda Jager, Community Engagement Manager
Department: Community Engagement
Date: November 7, 2024

Executive Summary

In an effort to foster engagement and inspire Park City youth to get involved in local government, Park City Municipal is proud to announce the launch of the Park City Youth Advisory Council (PCYAC). Recently, the Community Engagement Team met with Park City High School junior Ellen Kuck, who is enthusiastic about helping to establish the Council.

After receiving feedback from the City Council on the proposed PCYAC program in Exhibit A, Kuck will play a key role in promoting the initiative at Park City High School, Treasure Mountain Junior High School, Ecker Hill Middle School, and Park City's private schools. Interested students will be encouraged to apply, and a selection committee will choose up to 10 students to serve on the inaugural PCYAC, starting in December 2024. Once formed, the PCYAC will be a school sponsored club.

For more information, please refer to the attached program overview (Exhibit A) and draft application (Exhibit B).

Overview

The Park City Youth Advisory Council (PCYAC) will provide local students with an opportunity to engage in the processes of local government, deepen their understanding of community issues, and actively shape the future of Park City. The PCYAC's primary goals include educating students about local governance, empowering them to express their views on community matters, fostering civic engagement, and collaborating with the Park City Mayor and Council and City staff on projects that impact the Park City community.

Open to students in grades 7-12, membership in the PCYAC is aimed at those interested in local government and community issues. Selection for the Council is based on interest, commitment, and the ability to represent a diverse range of perspectives, ensuring that a variety of voices contribute to PCYAC activities.

Participants will have numerous opportunities to engage with their community, including attending City Council meetings to observe the legislative process and participating in focus groups that address various issues. Additionally, students will be able to attend City events and engage with local and state officials during the Utah League of Cities and Towns Local Officials Day at the State Legislature, where they will learn about governance and advocate for Park City.

By joining the PCYAC, students will gain valuable experience in civic engagement and leadership while enhancing their understanding of local government processes. They will also develop critical thinking and communication skills, empowering them to make a positive impact on the Park City community.

Exhibits

Exhibit A: PCYAC Overview
Exhibit B: PCYAC Draft Application

Park City Municipal Youth Advisory Council

Mission:

To provide Park City students with a platform to engage in local government, learn about community issues, and help shape the future of Park City.

Goals:

- Educate students about local government processes and decision-making.
- Empower students to voice their opinions and perspectives on community issues.
- Foster civic engagement and leadership among Park City youth.
- Collaborate with the Park City Council and staff on initiatives and projects that impact the community.

Membership:

The Park City Youth Advisory Council will be open to students in grades 7-12 who have an interest in getting involved in local government and learning more about community issues. Students will be selected based on their interest, commitment, and ability to represent a diverse range of perspectives.

Program Activities:

- **Attendance at City Council Meetings:** Students can attend City Council meetings to observe the legislative process and learn about community issues being addressed.
- **Participation in Focus Groups:** Students will participate in focus groups on various community issues, including our General Plan Update.
- **Attendance at City Events:** Students will have the opportunity to attend and participate in various City events, such as City Council and Planning Commission meetings, public hearings, workshops, and community celebrations.
- **Participation in the Utah League of Cities and Towns Local Officials Day:** Students will have the opportunity to participate in the Utah League of Cities and Towns Local Officials Day at the State Legislature in January to learn about state and local government and advocate for Park City.
- **Development of Student Advisory Council Goals and Mission:** Students will have the opportunity to help shape the goals and mission of the Youth Advisory Council.

Benefits of Participation:

- Gain valuable experience in civic engagement and leadership.
- Learn about local government processes and decision-making.
- Develop critical thinking and communication skills.
- Make a positive impact on the Park City community

Park City Youth Advisory Council Application

Join the Park City Youth Advisory Council and Shape the Future of Park City!

Are you a Park City student in grades 7-12 interested in local government and community issues? Do you want to make a difference in your city?

Then join the new Park City Youth Advisory Council! As a member, you'll:

- Learn the ropes: Attend City Council meetings, participate in focus groups, and attend community events to understand local government processes.
- Have your voice heard: Share your opinions and perspectives on community issues and help shape the future of Park City.
- Develop leadership skills: Gain valuable experience in civic engagement and leadership while making a positive impact on your community.

The Youth Advisory Council will meet monthly for one hour during the school year, with additional opportunities to participate in field trips, site visits and more. If you're passionate about Park City and want to make a difference, join us!

We look forward to reviewing all your applications and are excited to assemble this group!

Email

Name

Grade level for 2024/2025 school year

7
8
9
10
11
12

Are you able to commit to monthly meetings and participate in activities like attending City Council meetings and events?

Yes
No

What weekdays work best for you?

What times work best?

Which location would be easiest for you to meet?

Park City Library
Park City High School
City Hall
Other:

What Park City issues are you most interested in?

2034 Olympic Preparation
Arts and Culture
City Planning
Community Connections
Economic Development
Environmental Sustainability
Housing
Public Safety
Social Equity
Tourism
Transportation
Other:

What motivates you to join the Youth Council?

How do you believe your skills and experiences would contribute to the success of the Youth Advisory Council?

What is your vision for the future of this council?

Describe yourself in 5 words

City Council
Staff Communications Report

Subject: China Bridge Parking Structure 5-Year Capital Investment Plan
Author: Steven Dennis, PE, PMP
Department: Engineering
Date: November 7, 2024

Summary
Pursuant to a City Council request for additional information, Parking and Engineering recommend a 5-year capital investment plan for the China Bridge Parking Structure (CBPS), Exhibit A. No action is requested from the City Council at this time.

Background
The CBPS was constructed in two phases, the southern section in 1986 and the northern section in 2006. Despite regular maintenance efforts, the southern structure has deteriorated faster than anticipated due to exposure to harsh weather conditions, including regular freeze-thaw cycles and de-icing salts.

In 2023, due to visual observations, Engineering identified potential structural deficiencies and hired a professional consultant to perform an overall structural assessment. A timeline of recent activities is as follows:

- May 22, 2024 – Kimley-Horn and Associates (KHA) completed its assessment of the CBPS.
- July 31, 2024 – Horrocks, hired as a third-party reviewer, validated KHA's assessment and maintenance recommendations.
- August 15, 2024 – Work Session held with the City Council on Marsac to focus resources on the cast-in-place (CIP) retaining wall failure.
- September 5, 2024 – Staff Communication to City Council regarding the overall CBPS structural assessment.
- September 26, 2024 – The City Council authorized the City Manager to execute a contract to replace Marsac retaining wall.

Analysis
Engineering organized the items identified in KHA's maintenance and structural assessment into three categories:

1. Urgent – 2024 – Required for the safe operation of the CBPS or to prevent rapid deterioration this winter.
2. Priority – 2025 – Related to the structural integrity of the CBPS for the next five to ten years.
3. Preventative Maintenance – 2026 to 2028 – Coatings to protect the CBPS long-term by preventing water and salt intrusion.

This organizational methodology was developed to prioritize items required to keep the CBPS functioning safely while balancing capital investments until the Main Street Small

Area Plan is finalized and project prioritization can begin more comprehensively. Additionally, items were sequenced for constructability and to minimize indirect costs such as patching and painting both CBPS sections in the same year.

Lastly, the annual estimated cost was evaluated, and we believe the Parking Fund has adequate balances to implement this 3-phased approach.

In addition, a quick update on the progress on the Marsac retaining wall is as follows:

- Installation of the soil nails, main structural elements, is complete.
- Preparation for placement of the concrete façade is ongoing, including establishing proper drainage.

Construction is progressing as scheduled and is forecasted to be substantially and structurally complete by the end of November with clean up and demobilization efforts wrapping up before the December Holidays.

Exhibits

Exhibit A: CBPS 5-Year Capital Investment Plan

CBPS 5 Year Capital Investment Plan
Summary

Item	Annual Cost					Itemized Cost
	2024	2025	2026	2027	2028	
Replace Traffic Coating	$ 200,000.00	$ -	$ 510,000.00	$ 510,000.00	$ 510,000.00	$ 1,730,000.00
Sandblast, Prime, and Paint Steel in Stair Tower	$ 25,000.00	$ -	$ -	$ -	$ -	$ 25,000.00
Brace, Chip, Prep, Pour, and Paint Header at Stair Tower	$ 5,000.00	$ -	$ -	$ -	$ -	$ 5,000.00
Repair Broken Handrail	$ 1,500.00	$ -	$ -	$ -	$ -	$ 1,500.00
Patch/Repair Spalling and Delamination (Down Flat)	$ -	$ 7,500.00	$ -	$ -	$ -	$ 7,500.00
Patch/Repair Spalling and Delamination (Vertical)	$ -	$ 3,250.00	$ -	$ -	$ -	$ 3,250.00
Patch/Repair Spalling and Delamination (Overhead)	$ -	$ 14,700.00	$ -	$ -	$ -	$ 14,700.00
Patch/Repair Spalling and Delamination (Columns)	$ -	$ 4,550.00	$ -	$ -	$ -	$ 4,550.00
Install Flashing to Divert Water at Stair Tower	$ -	$ 9,000.00	$ -	$ -	$ -	$ 9,000.00
Storm Drain Flush	$ -	$ 5,000.00	$ -	$ -	$ 5,000.00	$ 10,000.00
Replace Expansion Joints	$ -	$ 186,750.00	$ -	$ -	$ -	$ 186,750.00
Rout and Crack Seal (Structural)	$ -	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00
Crack Seal (Pavement)	$ -	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00
PT Repairs	$ -	$ 150,000.00	$ -	$ -	$ -	$ 150,000.00
Repair Conduit / Penetrations	$ -	$ 12,000.00	$ -	$ -	$ -	$ 12,000.00
Paint Exposed Piping	$ -	$ 20,000.00	$ -	$ -	$ -	$ 20,000.00
Paint Interior Walls	$ -	$ 42,368.00	$ -	$ -	$ -	$ 42,368.00
Paint Exterior Walls	$ -	$ 31,782.00	$ -	$ -	$ -	$ 31,782.00
Paint Bollards	$ -	$ 6,000.00	$ -	$ -	$ -	$ 6,000.00
Paint Handrail	$ -	$ 6,000.00	$ -	$ -	$ -	$ 6,000.00
Restrip (All Levels)	$ -	$ -	$ -	$ -	$ 126,000.00	$ 126,000.00
10% Mobilization / General Conditions	$ 23,150.00	$ 51,390.00	$ 51,000.00	$ 51,000.00	$ 64,100.00	$ 240,640.00
5% Year Over Year Escalation	$ -	$ 28,264.50	$ 57,502.50	$ 88,427.63	$ 151,953.46	$ 326,148.08
10% Contingency	$ 25,465.00	$ 59,355.45	$ 61,850.25	$ 64,942.76	$ 85,705.35	$ 297,318.81
Total Cost	**$ 280,115.00**	**$ 652,909.95**	**$ 680,352.75**	**$ 714,370.39**	**$ 942,758.80**	**$ 3,270,506.89**

CBPS 5 Year Capital Investment Plan
2024

Item	Quantity				Unit Cost	Extended Cost
	North	South	Total	Units		
Replace Traffic Coating	5000	5000	10000	SF	$ 20.00	$ 200,000.00
Sandblast, Prime, and Paint Steel in Stair Tower	0	1	1	EA	$ 25,000.00	$ 25,000.00
Brace, Chip, Prep, Pour, and Paint Header at Stair Tower	0	1	1	EA	$ 5,000.00	$ 5,000.00
Repair Broken Handrail	1	0	1	EA	$ 1,500.00	$ 1,500.00
10% Mobilization / General Conditions					$ 23,150.00	$ 23,150.00
10% Contingency					$ 25,465.00	$ 25,465.00
					Total Cost	**$ 280,115.00**

CBPS 5 Year Capital Investment Plan
2025

Item	Quantity				Unit Cost	Extended Cost
	North	South	Total	Units		
Patch/Repair Spalling and Delamination (Down Flat)	10	65	75	SF	$ 100.00	$ 7,500.00
Patch/Repair Spalling and Delamination (Vertical)	10	15	25	SF	$ 130.00	$ 3,250.00
Patch/Repair Spalling and Delamination (Overhead)	15	55	70	SF	$ 210.00	$ 14,700.00
Patch/Repair Spalling and Delamination (Columns)	5	30	35	SF	$ 130.00	$ 4,550.00
Install Flashing to Divert Water at Stair Tower	2	1	3	EA	$ 3,000.00	$ 9,000.00
Storm Drain Flush	1	1	2	LS	$ 2,500.00	$ 5,000.00
Replace Expansion Joints	245	170	415	LF	$ 450.00	$ 186,750.00
Rout and Crack Seal (Structural)	500	500	1000	LF	$ 5.00	$ 5,000.00
Crack Seal (Pavement)	0	1	1	LS	$ 10,000.00	$ 10,000.00
PT Repairs	0	1	1	LS	$ 150,000.00	$ 150,000.00
Repair Conduit / Penetrations	1	1	2	LS	$ 6,000.00	$ 12,000.00
Paint Exposed Piping	1	1	2	LS	$ 10,000.00	$ 20,000.00
Paint Interior Walls	5905	4687	10592	SF	$ 4.00	$ 42,368.00
Paint Exterior Walls	2953	2344	5297	SF	$ 6.00	$ 31,782.00
Paint Bollards	1	1	2	LS	$ 3,000.00	$ 6,000.00
Paint Handrail	1	1	2	LS	$ 3,000.00	$ 6,000.00
10% Mobilization / General Conditions					$ 51,390.00	$ 51,390.00
5% Year Over Year Escalation					$ 28,264.50	$ 28,264.50
10% Contingency					$ 59,355.45	$ 59,355.45
					Total Cost	**$ 652,909.95**

CBPS 5 Year Capital Investment Plan
2026

Item	Quantity				Unit Cost	Extended Cost
	North	South	Total	Units		
Replace Traffic Coating	25000	26000	51000	SF	$ 10.00	$ 510,000.00
10% Mobilization / General Conditions					$ 51,000.00	$ 51,000.00
5% Year Over Year Escalation					$ 57,502.50	$ 57,502.50
10% Contingency					$ 61,850.25	$ 61,850.25
					Total Cost	**$ 680,352.75**

CBPS 5 Year Capital Investment Plan
2027

Item	Quantity				Unit Cost	Extended Cost
	North	South	Total	Units		
Replace Traffic Coating	25000	26000	51000	SF	$ 10.00	$ 510,000.00
10% Mobilization / General Conditions					$ 51,000.00	$ 51,000.00
5% Year Over Year Escalation					$ 88,427.63	$ 88,427.63
10% Contingency					$ 64,942.76	$ 64,942.76
					Total Cost	**$ 714,370.39**

CBPS 5 Year Capital Investment Plan
2028

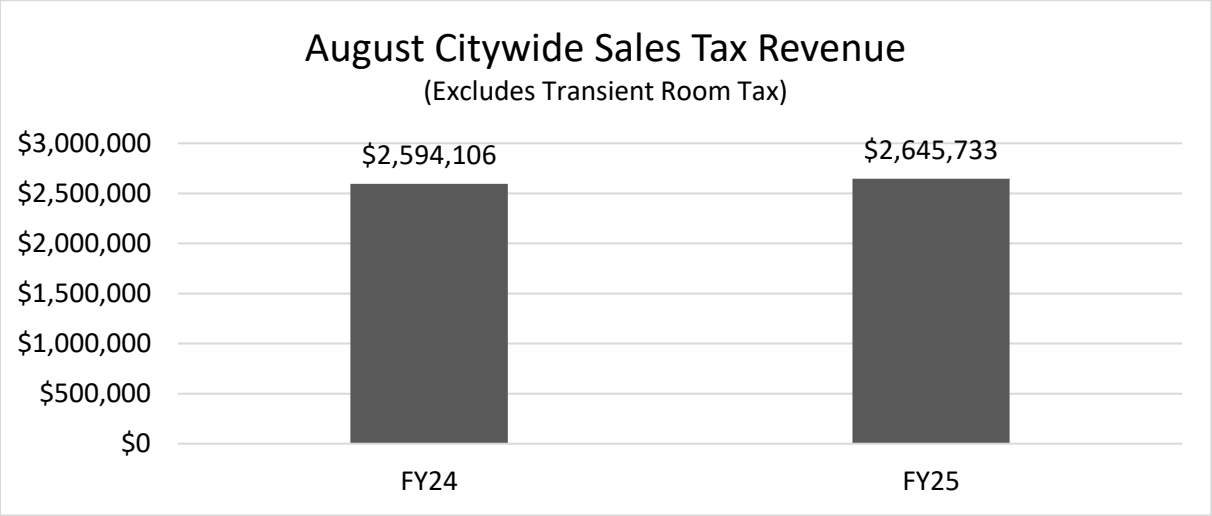
Item	Quantity				Unit Cost	Extended Cost
	North	South	Total	Units		
Replace Traffic Coating	25000	26000	51000	SF	$ 10.00	$ 510,000.00
Restrip (All Levels)	9000	9000	18000	SY	$ 7.00	$ 126,000.00
Storm Drain Flush	1	1	2	LS	$ 2,500.00	$ 5,000.00
10% Mobilization / General Conditions					$ 64,100.00	$ 64,100.00
5% Year Over Year Escalation					$ 151,953.46	$ 151,953.46
10% Contingency					$ 85,705.35	$ 85,705.35
					Total Cost	**$ 942,758.80**

Staff Communication

Subject: August Sales Tax & September Budget Report
Author: Budget Team
Department: Budget
Date: November 21, 2024

August Sales Tax Update

Sales tax revenues for August were slightly higher than last year. The City's sales taxes, excluding Transient Room taxes, increased by 2% ($51,626) compared to August 2023.



These effects translated into a slight decrease of 0.94% (-$13,677) from the planned General Fund budget. In terms of year-over-year sales tax revenue, the General Fund outperformed last year by 6.75% ($117,317). Trends in the City's Capital and Transportation Funds, which also receive sales tax revenues, broadly mirrored the trends seen in the General Fund.

On the lodging front, the Transient Room tax decreased slightly, down 1.69% (-36,389). However, year-to-date revenues are still outperforming last year, up 7.96% ($32,799).

Looking ahead, we continue collaborating with the PC Chamber of Commerce to regularly assess a range of global, national, and local economic indicators, including consumer spending patterns and tourism activity. This ongoing analysis will help ensure that our FY25 budget and revenue forecasts align with current economic trends.

September State Compliance Monthly Budget Reporting

The attachments to this report show monthly revenue and expenditure reports detailed

by fund and major object type. In some cases, there may be discrepancies in Year-To-Date actuals vs. estimated budges due to program seasonality, the timing of payments, capital projects, and bond transactions.

Observations:

Revenues

- Planning, Building, and Engineering fees in all funds are tracking well above budget due to a large multi-unit, multi-level project. We intentionally budget conservatively for Planning, Building, and Engineering fees each year because this is an unpredictable and inconsistent revenue stream.
- Mainly due to program seasonality, the Ice Arena is tracking below the estimated monthly budget but above previous years. We will continue to monitor as the year progresses.
- Golf fees are tracking 21% over the FY25 estimated monthly budget and above previous years.
- Miscellaneous Revenue is tracking below the estimated monthly budget in various funds due to the timing of booking interest earnings, rental revenue and miscellaneous income. We expect this to true up as the year progresses.
- Parking revenues are below budget and FY24 due to free parking during the water improvement projects.

Expenditures

- Utility and Interfund Transfer budgets will true up as the year progresses.
- Seasonality impacts funds such as Stormwater and Golf, where spending is minimal at this time of year but will ramp up in the Spring.
- Variances in Capital expenditures in various funds due to project timelines, invoicing, completion dates, and carry-forward amounts.

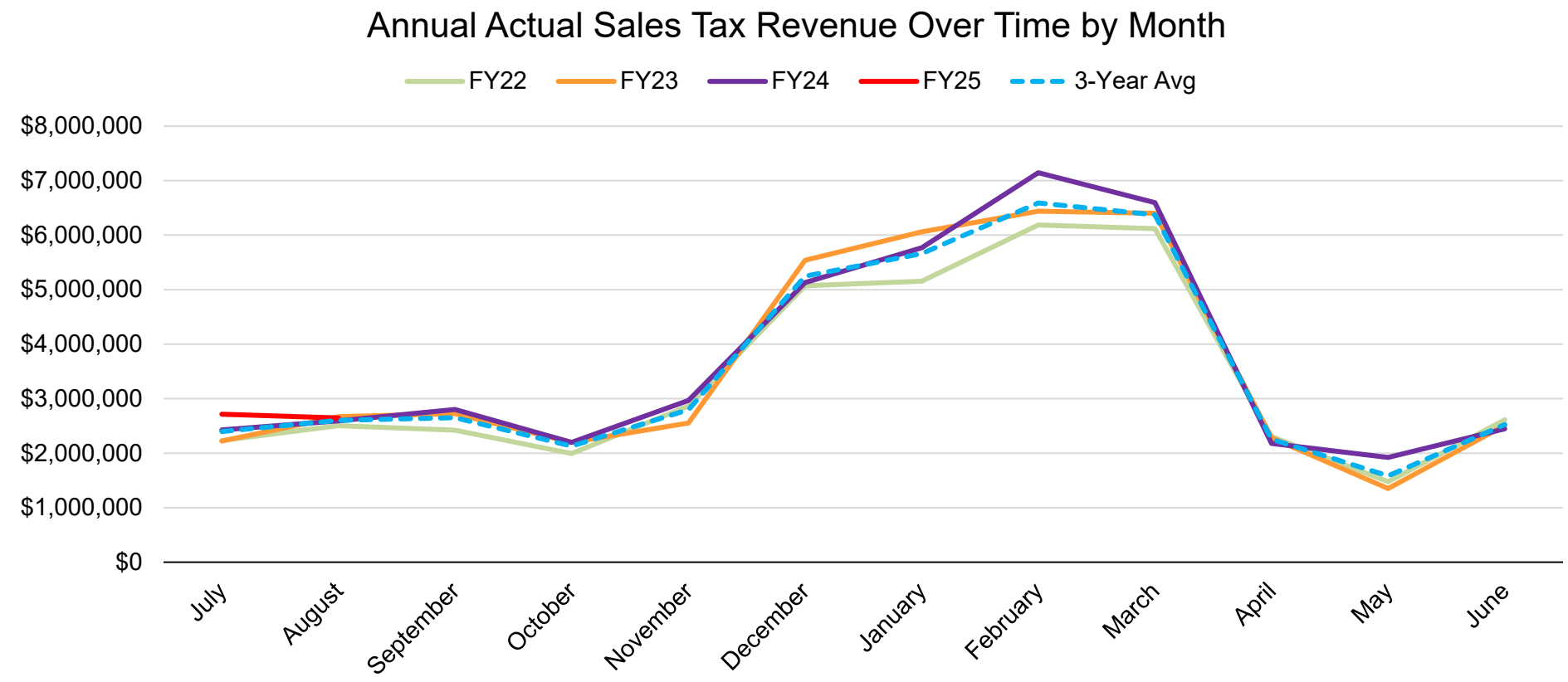
Exhibit A: FY25 August Sales Tax

Exhibit B: Revenue Summary by Object and Type

Exhibit C: Expense Summary by Object and Type

August Sales Tax Appendix

Sales Tax Revenues



Source: Park City Municipal Corporation. As of October 2024. Note: Excludes TRT and Additional Mass Transit sales tax revenues.

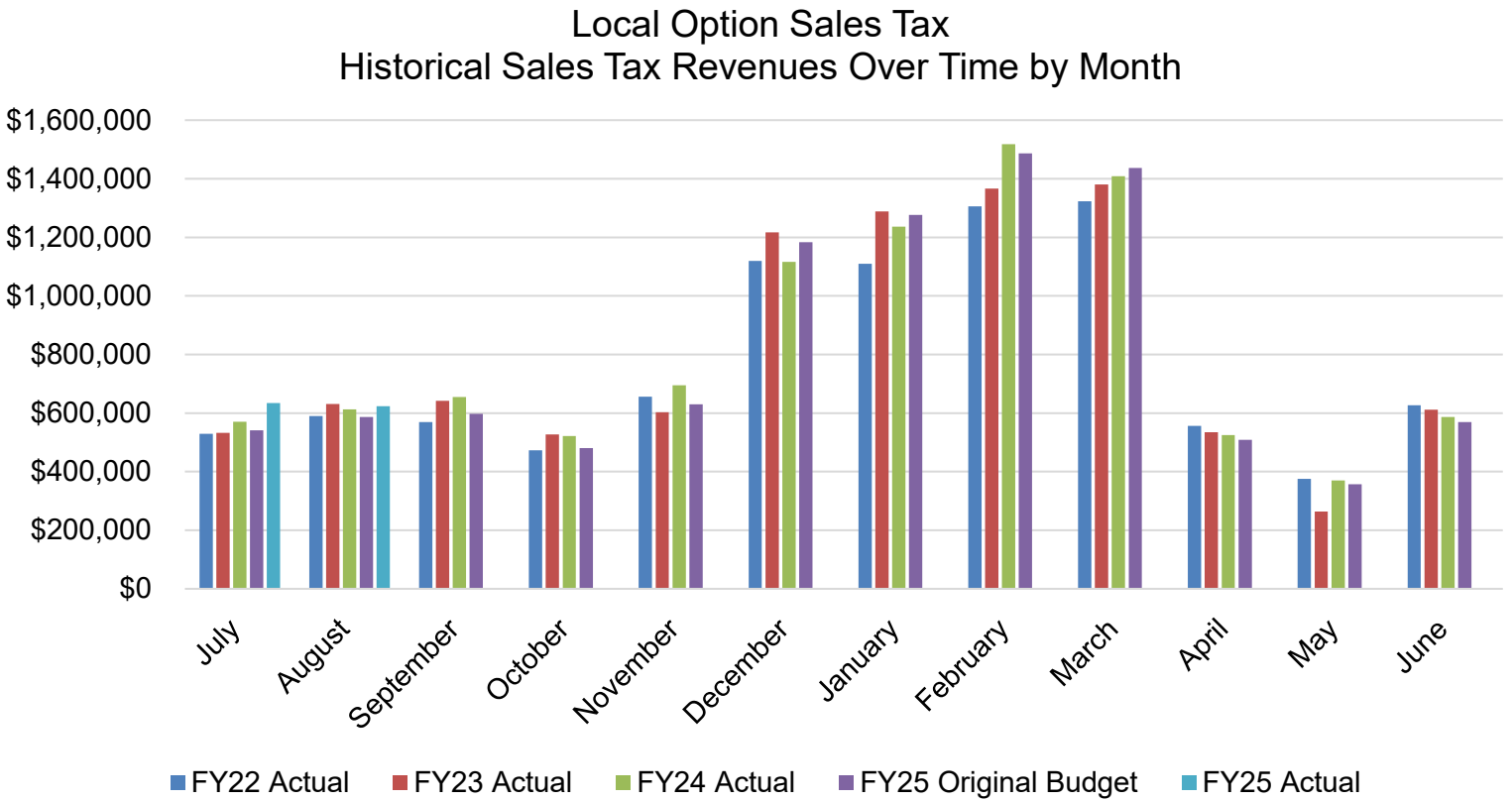
Local Option Sales Tax

Local Option Sales Tax - Monthly							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$529,671	$532,806	$570,791	$541,085	$634,037	11.08%	17.18%
August	$589,690	$631,245	$612,827	$587,148	$623,012	1.66%	6.11%
September	$569,012	$641,829	$655,342	$597,228	$0	-100.00%	-100.00%
October	$473,070	$526,872	$521,364	$479,965	$0	-100.00%	-100.00%
November	$655,496	$603,371	$695,129	$630,445	$0	-100.00%	-100.00%
December	$1,119,655	$1,216,593	$1,116,760	$1,183,317	$0	-100.00%	-100.00%
January	$1,110,233	$1,288,403	$1,236,790	$1,276,678	$0	-100.00%	-100.00%
February	$1,305,827	$1,366,459	$1,518,413	$1,486,189	$0	-100.00%	-100.00%
March	$1,323,165	$1,380,769	$1,408,614	$1,436,971	$0	-100.00%	-100.00%
April	$556,420	$534,284	$525,152	$508,588	$0	-100.00%	-100.00%
May	$375,382	$264,260	$370,168	$357,031	$0	-100.00%	-100.00%
June	$626,591	$611,246	$586,773	$568,999	$0	-100.00%	-100.00%
Total	**$9,234,210**	**$9,598,138**	**$9,818,123**	**$9,653,643**	**$1,257,049**	**-87.20%**	**-86.98%**

Local Option Sales Tax - Culmulative							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$529,671	$532,806	$570,791	$541,085	$634,037	11.08%	17.18%
August	$1,119,361	$1,164,051	$1,183,618	$1,128,233	$1,257,049	6.20%	11.42%
September	$1,688,373	$1,805,880	$1,838,960	$1,725,461	$1,257,049	-31.64%	-27.15%
October	$2,161,443	$2,332,752	$2,360,324	$2,205,426	$1,257,049	-46.74%	-43.00%
November	$2,816,939	$2,936,124	$3,055,453	$2,835,872	$1,257,049	-58.86%	-55.67%
December	$3,936,593	$4,152,716	$4,172,213	$4,019,189	$1,257,049	-69.87%	-68.72%
January	$5,046,826	$5,441,119	$5,409,003	$5,295,866	$1,257,049	-76.76%	-76.26%
February	$6,352,653	$6,807,579	$6,927,416	$6,782,055	$1,257,049	-81.85%	-81.47%
March	$7,675,818	$8,188,348	$8,336,030	$8,219,026	$1,257,049	-84.92%	-84.71%
April	$8,232,238	$8,722,631	$8,861,182	$8,727,613	$1,257,049	-85.81%	-85.60%
May	$8,607,619	$8,986,891	$9,231,350	$9,084,644	$1,257,049	-86.38%	-86.16%
June	$9,234,210	$9,598,138	$9,818,123	$9,653,643	$1,257,049	-87.20%	-86.98%

Source: Park City Municipal Corporation. As of October 2024.

Local Option Sales Tax



Source: Park City Municipal Corporation. As of October 2024.

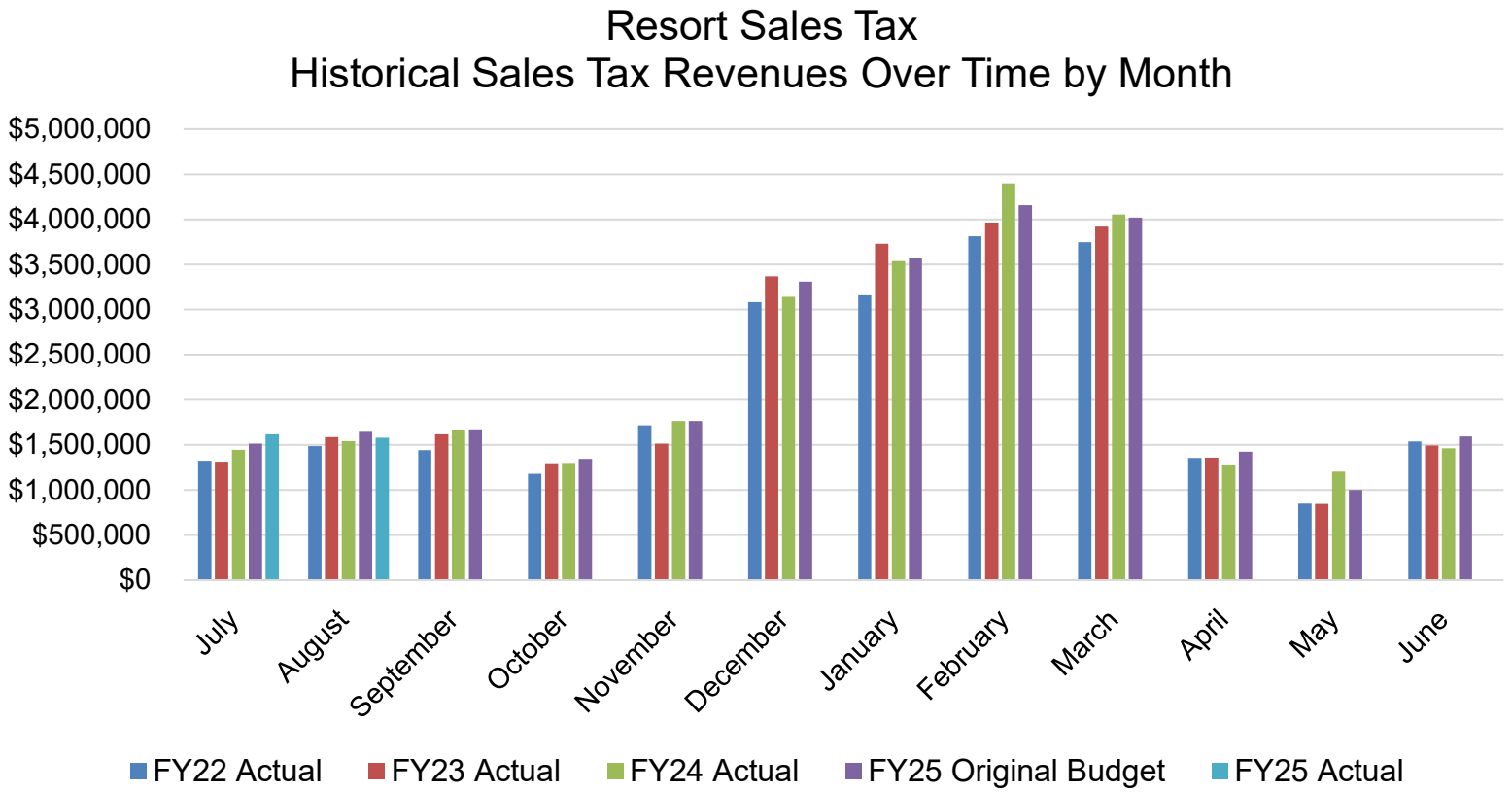
Resort Sales Tax

Resort Sales Tax - Monthly							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$1,324,191	$1,312,332	$1,442,948	$1,514,037	$1,618,474	12.2%	6.90%
August	$1,486,151	$1,586,065	$1,541,605	$1,642,930	$1,580,122	2.50%	-3.82%
September	$1,439,786	$1,615,491	$1,668,124	$1,671,136	$0	-100.00%	-100.00%
October	$1,177,422	$1,296,056	$1,299,701	$1,343,015	$0	-100.00%	-100.00%
November	$1,717,615	$1,512,524	$1,764,089	$1,764,082	$0	-100.00%	-100.00%
December	$3,082,526	$3,368,390	$3,140,247	$3,311,101	$0	-100.00%	-100.00%
January	$3,157,600	$3,729,527	$3,538,256	$3,572,339	$0	-100.00%	-100.00%
February	$3,812,931	$3,965,502	$4,397,749	$4,158,582	$0	-100.00%	-100.00%
March	$3,746,856	$3,920,247	$4,053,790	$4,020,863	$0	-100.00%	-100.00%
April	$1,354,702	$1,356,848	$1,283,854	$1,423,106	$0	-100.00%	-100.00%
May	$849,574	$844,454	$1,202,996	$999,026	$0	-100.00%	-100.00%
June	$1,538,289	$1,491,338	$1,462,232	$1,592,146	$0	-100.00%	-100.00%
Total	**$24,687,643**	**$25,998,774**	**$26,795,590**	**$27,012,364**	**$3,198,596**	**-88.06%**	**-88.16%**

Resort Sales Tax - Culmulative							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$1,324,191	$1,312,332	$1,442,948	$1,514,037	$1,618,474	12.16%	6.90%
August	$2,810,341	$2,898,396	$2,984,553	$3,156,968	$3,198,596	7.17%	1.32%
September	$4,250,127	$4,513,887	$4,652,677	$4,828,104	$3,198,596	-31.25%	-33.75%
October	$5,427,549	$5,809,943	$5,952,378	$6,171,119	$3,198,596	-46.26%	-48.17%
November	$7,145,164	$7,322,467	$7,716,467	$7,935,201	$3,198,596	-58.55%	-59.69%
December	$10,227,690	$10,690,858	$10,856,714	$11,246,302	$3,198,596	-70.54%	-71.56%
January	$13,385,290	$14,420,385	$14,394,970	$14,818,641	$3,198,596	-77.78%	-78.42%
February	$17,198,221	$18,385,887	$18,792,719	$18,977,223	$3,198,596	-82.98%	-83.15%
March	$20,945,078	$22,306,135	$22,846,508	$22,998,086	$3,198,596	-86.00%	-86.09%
April	$22,299,780	$23,662,982	$24,130,362	$24,421,192	$3,198,596	-86.74%	-86.90%
May	$23,149,354	$24,507,436	$25,333,358	$25,420,218	$3,198,596	-87.37%	-87.42%
June	$24,687,643	$25,998,774	$26,795,590	$27,012,364	$3,198,596	-88.06%	-88.16%

Source: Park City Municipal Corporation. As of October 2024.

Resort Sales Tax



Source: Park City Municipal Corporation. As of October 2024.

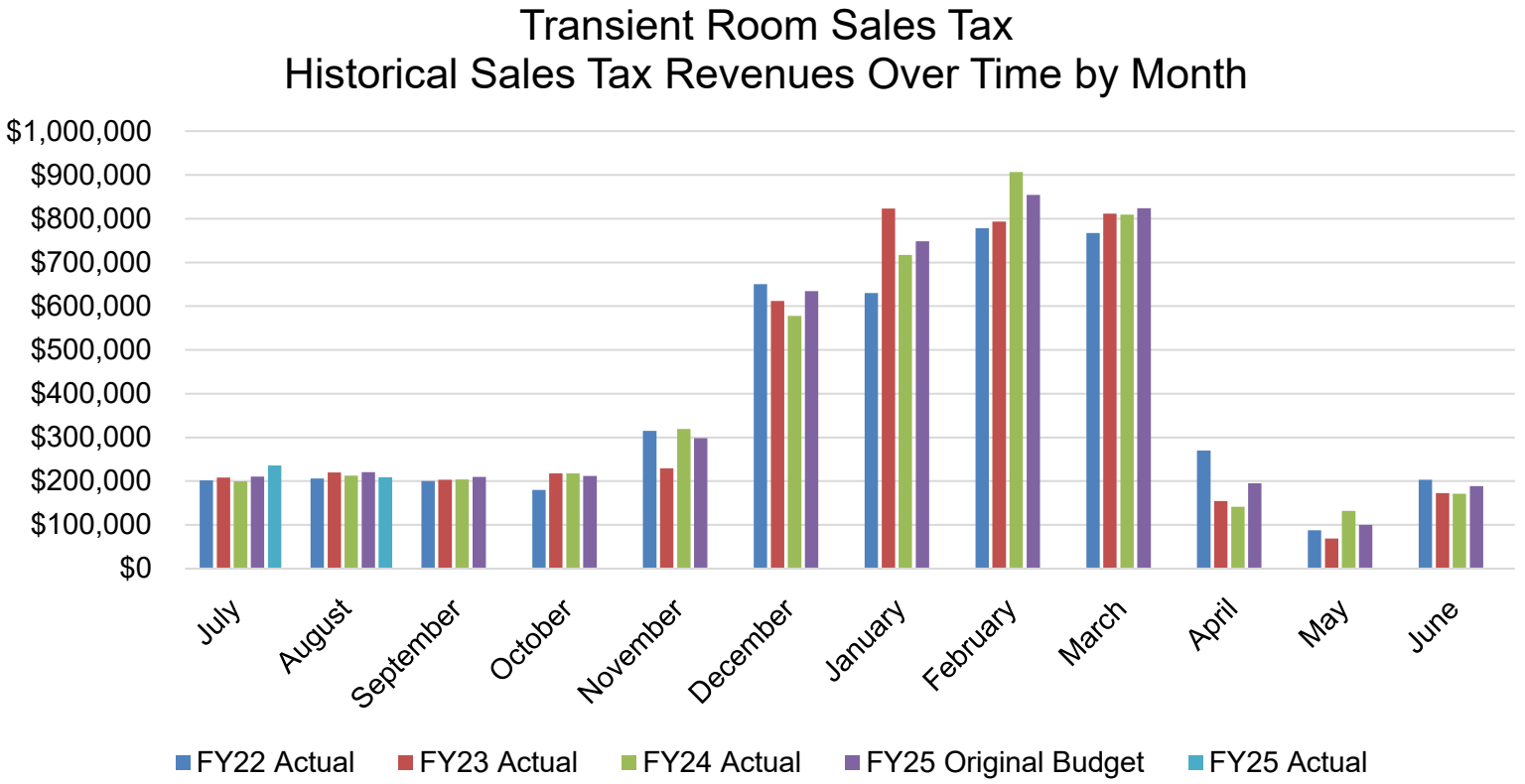
Transient Room Tax

Transient Room Sales Tax - Monthly							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$201,780	$207,936	$199,624	$210,132	$236,013	18.23%	12.32%
August	$206,192	$219,874	$212,683	$220,274	$209,093	-1.69%	-5.08%
September	$200,321	$203,178	$203,721	$209,401	$0	-100.00%	-100.00%
October	$179,897	$217,406	$217,701	$212,085	$0	-100.00%	-100.00%
November	$315,172	$229,493	$319,441	$297,988	$0	-100.00%	-100.00%
December	$650,240	$611,583	$577,710	$634,366	$0	-100.00%	-100.00%
January	$630,062	$823,076	$717,139	$748,424	$0	-100.00%	-100.00%
February	$778,153	$793,379	$906,424	$854,527	$0	-100.00%	-100.00%
March	$767,199	$811,367	$809,258	$823,445	$0	-100.00%	-100.00%
April	$270,230	$154,497	$141,257	$195,180	$0	-100.00%	-100.00%
May	$87,896	$69,124	$132,111	$99,707	$0	-100.00%	-100.00%
June	$203,021	$172,713	$171,123	$188,585	$0	-100.00%	-100.00%
Total	**$4,490,163**	**$4,513,625**	**$4,608,192**	**$4,694,114**	**$445,106**	**-90.34%**	**-90.52%**

Transient Room Sales Tax - Culmulative							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$201,780	$207,936	$199,624	$210,132	$236,013	18.23%	12.32%
August	$407,972	$427,810	$412,307	$430,405	$445,106	7.96%	3.42%
September	$608,293	$630,988	$616,027	$639,806	$445,106	-27.75%	-30.43%
October	$788,190	$848,393	$833,728	$851,891	$445,106	-46.61%	-47.75%
November	$1,103,363	$1,077,886	$1,153,169	$1,149,880	$445,106	-61.40%	-61.29%
December	$1,753,602	$1,689,469	$1,730,880	$1,784,246	$445,106	-74.28%	-75.05%
January	$2,383,664	$2,512,545	$2,448,018	$2,532,669	$445,106	-81.82%	-82.43%
February	$3,161,817	$3,305,925	$3,354,443	$3,387,196	$445,106	-86.73%	-86.86%
March	$3,929,016	$4,117,292	$4,163,701	$4,210,642	$445,106	-89.31%	-89.43%
April	$4,199,246	$4,271,788	$4,304,958	$4,405,822	$445,106	-89.66%	-89.90%
May	$4,287,142	$4,340,912	$4,437,069	$4,505,529	$445,106	-89.97%	-90.12%
June	$4,490,163	$4,513,625	$4,608,192	$4,694,114	$445,106	-90.34%	-90.52%

Source: Park City Municipal Corporation. As of October 2024.

Transient Room Tax



Source: Park City Municipal Corporation. As of October 2024.

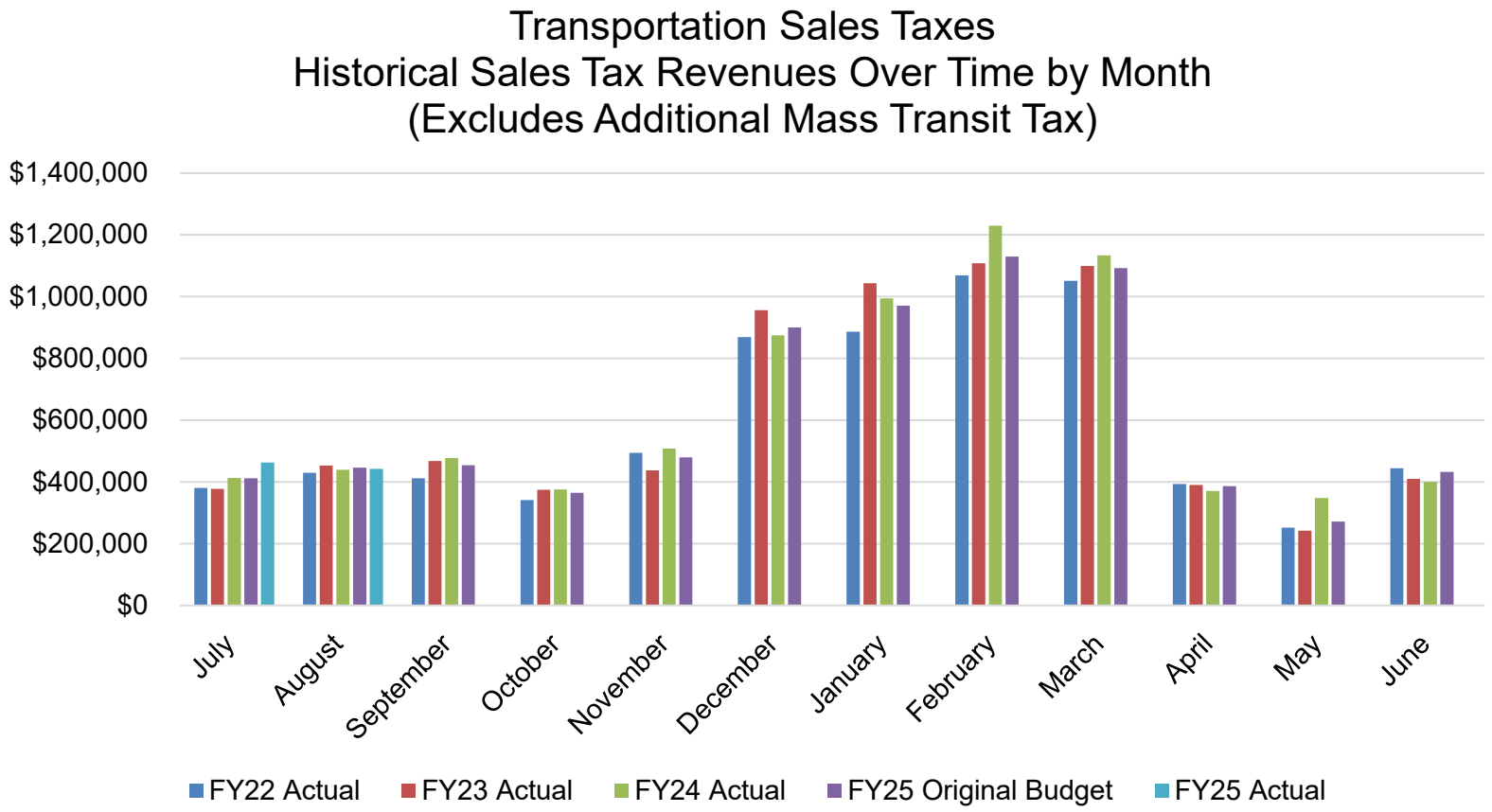
Transportation Sales Taxes

Transportation Sales Taxes - Monthly							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$380,466	$377,116	$413,216	$411,470	$462,510	11.93%	12.40%
August	$429,532	$453,180	$439,674	$446,499	$442,599	0.67%	-0.87%
September	$411,403	$467,427	$477,474	$454,164	$0	-100.00%	-100.00%
October	$341,061	$375,061	$375,137	$364,991	$0	-100.00%	-100.00%
November	$494,289	$437,648	$507,667	$479,424	$0	-100.00%	-100.00%
December	$868,834	$955,716	$874,845	$899,857	$0	-100.00%	-100.00%
January	$886,424	$1,043,825	$994,634	$970,854	$0	-100.00%	-100.00%
February	$1,068,449	$1,107,890	$1,229,933	$1,130,177	$0	-100.00%	-100.00%
March	$1,051,270	$1,099,522	$1,134,098	$1,092,749	$0	-100.00%	-100.00%
April	$393,681	$390,607	$371,011	$386,757	$0	-100.00%	-100.00%
May	$252,065	$242,686	$348,567	$271,505	$0	-100.00%	-100.00%
June	$444,710	$409,441	$399,687	$432,697	$0	-100.00%	-100.00%
Total	**$7,022,185**	**$7,360,119**	**$7,565,943**	**$7,341,144**	**$905,110**	**-88.04%**	**-87.67%**

Transportation Sales Taxes - Culmulative							
Month	**FY22 Actual**	**FY23 Actual**	**FY24 Actual**	**FY25 Original Budget**	**FY25 Actual**	**FY25 v FY24, % Variance**	**Actuals vs Budget**
July	$380,466	$377,116	$413,216	$411,470	$462,510	11.93%	12.40%
August	$809,998	$830,296	$852,890	$857,968	$905,110	6.12%	5.49%
September	$1,221,401	$1,297,723	$1,330,364	$1,312,133	$905,110	-31.97%	-31.02%
October	$1,562,462	$1,672,784	$1,705,501	$1,677,124	$905,110	-46.93%	-46.03%
November	$2,056,751	$2,110,432	$2,213,168	$2,156,548	$905,110	-59.10%	-58.03%
December	$2,925,585	$3,066,148	$3,088,013	$3,056,405	$905,110	-70.69%	-70.39%
January	$3,812,009	$4,109,973	$4,082,647	$4,027,259	$905,110	-77.83%	-77.53%
February	$4,880,458	$5,217,863	$5,312,580	$5,157,435	$905,110	-82.96%	-82.45%
March	$5,931,728	$6,317,384	$6,446,678	$6,250,185	$905,110	-85.96%	-85.52%
April	$6,325,409	$6,707,992	$6,817,689	$6,636,942	$905,110	-86.72%	-86.36%
May	$6,577,475	$6,950,678	$7,166,256	$6,908,447	$905,110	-87.37%	-86.90%
June	$7,022,185	$7,360,119	$7,565,943	$7,341,144	$905,110	-88.04%	-87.67%

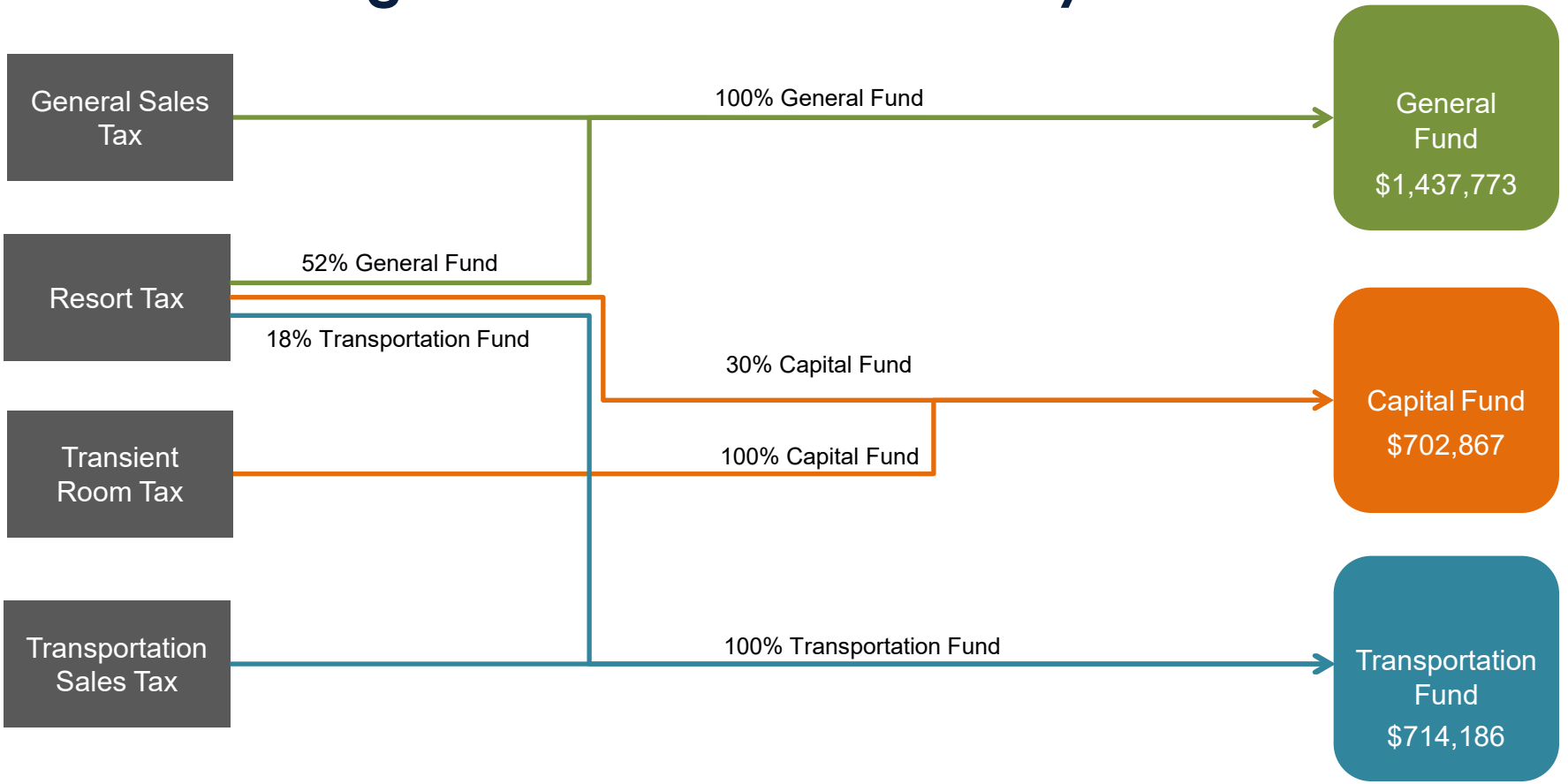
Source: Park City Municipal Corporation. As of October 2024. Note: Transportation Sales Tax does not include the Additional Mass Transit Tax.

Transportation Sales Taxes



Source: Park City Municipal Corporation. As of October 2024. Note: Transportation Sales Tax does not include the Additional Mass Transit Tax.

August Sales Tax Revenue by Fund



Source: Park City Municipal Corporation. As of October 2024.

FY25 Revenue - Sept 24	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance $	YTD Variance %	FY25 Original Budget
- 011 GENERAL FUND							
Property Taxes	46,501	95,809	39,560	106,973	-67,413	-63%	14,141,021
Sales Tax	1,209,481	1,314,869	1,468,564	1,396,852	71,712	5%	20,439,133
Franchise Tax	308,747	339,546	339,796	400,997	-61,201	-15%	4,782,816
Licenses	188,634	189,328	192,186	204,831	-12,645	-6%	464,017
Planning Building & Engineering Fees	2,215,902	1,547,317	4,265,375	1,920,056	2,345,319	122%	6,449,807
Special Event Fees	19,883	21,809	54,480	11,807	42,673	361%	151,623
Federal Revenue	5,875				0		44,489
State Revenue					0		64,957
County/SP District Revenue	15,000			2,604	-2,604	-100%	10,415
Cemetery Charges for Services	5,946	13,126	8,990	22,733	-13,743	-60%	61,817
Recreation	661,393	606,968	726,874	635,892	90,982	14%	2,856,490
Other Service Revenue	10,639	16,528	15,185	20,062	-4,878	-24%	95,595
Library Fees	4,130	5,029	5,224	6,008	-785	-13%	22,552
Misc. Revenues	59,957	17,831	28,877	360,291	-331,414	-92%	1,638,768
Interfund Transactions (Admin)	665,001	739,902	739,902	1,049,448	-309,546	-29%	4,197,778
Special Revenues & Resources	505,029		770		770		70,661
Total 011 GENERAL FUND	5,922,117	4,908,064	7,885,783	6,138,556	1,747,227	28%	55,491,939
- 012 QUINNS RECREATION COMPLEX							
County/SP District Revenue				961	-961	-100%	3,845
Recreation	5,294	704	7,573	1,722	5,850	340%	6,944
Ice	172,900	215,605	240,870	285,249	-44,379	-16%	1,276,867
Misc. Revenues	4	8	-72		-72		1,386
Total 012 QUINNS RECREATION COMPLEX	178,199	216,318	248,371	287,933	-39,562	-14%	1,289,042
- 022 DRUG CONFISCATIONS							
State Revenue			7,636		7,636		11,035
Total 022 DRUG CONFISCATIONS			7,636		7,636		11,035
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
Property Taxes	1,908	19,908	6,224	18,830	-12,606	-67%	5,168,834
Misc. Revenues				33,500	-33,500	-100%	134,000
Total 023 LOWER PARK AVE RDA SPECIAL REVEN	1,908	19,908	6,224	52,330	-46,106	-88%	5,302,834
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
Property Taxes	29		583		583		11,319
Misc. Revenues				11,000	-11,000	-100%	44,000
Total 024 MAIN STREET RDA SPECIAL REVENUE F	29		583	11,000	-10,417	-95%	55,319
- 031 CAPITAL IMPROVEMENT FUND							
Sales Tax	618,034	650,467	741,786	1,493,832	-752,047	-50%	16,184,158
Planning Building & Engineering Fees	384,802	81,218	1,288,251	87,804	1,200,447	1367%	405,471
Federal Revenue				694	-694	-100%	2,774
State Revenue	60,520	194,014	95,549	177,531	-81,982	-46%	542,060

FY25 Revenue - Sept 24	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance $	YTD Variance %	FY25 Original Budget
County/SP District Revenue	35,000		3,914		3,914		1,001,879
Misc. Revenues	34,907	80,356	105,455	144,969	-39,515	-27%	4,890,066
Special Revenues & Resources	77,024	2,096	100,739	3,102	97,636	3147%	414,185
Total 031 CAPITAL IMPROVEMENT FUND	1,210,286	1,008,151	2,335,694	1,907,932	427,762	22%	23,440,593
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
Misc. Revenues				34,250	-34,250	-100%	137,000
Interfund Transactions (CIP/Debt)	773,133	773,133	773,133	773,130	3	0%	3,092,532
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	773,133	773,133	773,133	807,380	-34,247	-4%	3,229,532
- 034 REDEVELOPMENT AGENCY-MAIN ST							
Misc. Revenues				23,500	-23,500	-100%	94,000
Interfund Transactions (CIP/Debt)	174,999				0		
Total 034 REDEVELOPMENT AGENCY-MAIN ST	174,999			23,500	-23,500	-100%	94,000
- 035 BUILDING AUTHORITY							
Misc. Revenues				88,750	-88,750	-100%	355,000
Total 035 BUILDING AUTHORITY				88,750	-88,750	-100%	355,000
- 038 EQUIPMENT REPLACEMENT CIP							
Misc. Revenues	8,360		100,700		100,700		150,000
Interfund Transactions (CIP/Debt)	396,399	471,399	471,399	471,398	1	0%	1,885,600
Total 038 EQUIPMENT REPLACEMENT CIP	404,759	471,399	572,099	471,398	100,701	21%	2,035,600
- 051 WATER FUND							
Planning Building & Engineering Fees	331,071	377,250	1,529,182	330,796	1,198,386	362%	885,049
Water Charges for Services	5,135,981	6,173,583	7,465,880	6,819,151	646,728	9%	25,486,658
Misc. Revenues	157,766	188,154	152,944	196,542	-43,598	-22%	763,435
Special Revenues & Resources				250,000	-250,000	-100%	1,000,000
Total 051 WATER FUND	5,624,818	6,738,987	9,148,006	7,596,489	1,551,517	20%	28,135,142
- 052 STORM WATER FUND							
Water Charges for Services	301,517	310,583	323,939	392,654	-68,715	-18%	2,176,658
Misc. Revenues				37,000	-37,000	-100%	148,000
Total 052 STORM WATER FUND	301,517	310,583	323,939	429,654	-105,715	-25%	2,324,658
- 055 GOLF COURSE FUND							
Recreation	1,200,378	1,319,601	1,429,822	1,178,308	251,514	21%	2,084,495
Misc. Revenues	5,019	10	1,478	27,750	-26,272	-95%	156,124
Interfund Transactions (CIP/Debt)	6,249	6,249	6,249	6,249	0	0%	25,000
Total 055 GOLF COURSE FUND	1,211,646	1,325,859	1,437,549	1,212,307	225,242	19%	2,265,619
- 057 TRANSPORTATION & PARKING FUND							
Sales Tax	602,675	881,411	740,686	881,677	-140,991	-16%	16,249,330
Licenses	767,001	798,239	859,387	780,791	78,595	10%	1,027,821
Federal Revenue	3,396,636				0		14,074,397
County/SP District Revenue	31,920	171,419	139,498	41,516	97,982	236%	730,000
Transit Charges for Services		368		12,042	-12,042	-100%	75,991

FY25 Revenue - Sept 24	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance $	YTD Variance %	FY25 Original Budget
Fines & Forfeitures				75,000	-75,000	-100%	300,000
Misc. Revenues				364,750	-364,750	-100%	3,092,519
Special Revenues & Resources			99,075		99,075		259,531
Total 057 TRANSPORTATION & PARKING FUND	4,798,231	1,851,438	1,838,645	2,155,776	-317,131	-15%	35,809,589
- 058 PARKING FUND							
Special Event Fees					0		80,985
Fines & Forfeitures	899,403	1,116,296	1,056,698	1,354,732	-298,034	-22%	3,440,162
Total 058 PARKING FUND	899,403	1,116,296	1,056,698	1,354,732	-298,034	-22%	3,521,147
- 062 FLEET SERVICES FUND							
Interfund Transactions (Admin)	686,355	838,503	795,201	838,503	-43,302	-5%	3,180,800
Total 062 FLEET SERVICES FUND	686,355	838,503	795,201	838,503	-43,302	-5%	3,180,800
- 064 SELF INSURANCE FUND							
Misc. Revenues	87,501	112,500	137,499	112,500	24,999	22%	550,000
Interfund Transactions (Admin)	423,495	461,862	452,805	473,688	-20,883	-4%	1,811,205
Total 064 SELF INSURANCE FUND	510,996	574,362	590,304	586,188	4,116	1%	2,361,205
- 070 SALES TAX REV BOND - DEBT SVS FUND							
Misc. Revenues	112,513	352,472	264,631	296,241	-31,610	-11%	1,284,410
Interfund Transactions (CIP/Debt)	1,742,199	1,741,329	1,739,817	1,739,809	8	0%	6,959,265
Total 070 SALES TAX REV BOND - DEBT SVS FUND	1,854,712	2,093,801	2,004,448	2,036,051	-31,603	-2%	8,243,675
- 071 DEBT SERVICE FUND							
Property Taxes					0		11,638,656
Misc. Revenues	967	2,086	3,522	2,439	1,083	44%	28,648
Total 071 DEBT SERVICE FUND	967	2,086	3,522	2,439	1,083	44%	11,667,304
- Grand Total							
TOTAL	24,554,077	22,248,887	29,027,834	26,000,917	3,026,917	12%	188,814,034

FY25 Expenses - Sept 24	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance $	YTD Variance %	FY25 Original Budget
- 011 GENERAL FUND							
PERSONNEL SERVICES	7,152,537	7,645,970	8,365,266	9,878,066	-1,512,800	-15%	36,971,577
MATERIALS, SUPPLIES AND SERVICES	329,987	391,814	349,114	357,972	-8,859	-2%	1,679,660
UTILITIES	83,134	99,962	146,716	95,481	51,235	54%	1,982,836
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	935,098	999,834	1,035,585	1,124,901	-89,316	-8%	6,043,430
PARTS/MAINTENANCE SUPPLIES	304,542	296,642	360,055	386,483	-26,428	-7%	1,960,550
SPECIAL SERV CONTRACT/MISC CHARGES	406,050	287,833	289,769	338,707	-48,938	-14%	1,854,500
CAPITAL OUTLAY	56,257	229,573	41,665	99,703	-58,037	-58%	468,117
INTERFUND TRANSFER	859,947	1,046,046	1,032,384	1,000,438	31,946	3%	4,129,524
Total 011 GENERAL FUND	10,127,551	10,997,674	11,620,554	13,281,750	-1,661,197	-13%	55,090,194
- 012 QUINNS RECREATION COMPLEX							
PERSONNEL SERVICES	247,278	269,281	243,633	355,182	-111,548	-31%	1,329,372
MATERIALS, SUPPLIES AND SERVICES	20,473	8,675	12,895	16,314	-3,419	-21%	70,665
UTILITIES	14,074	9,711	28,195	15,601	12,593	81%	151,538
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	20,088	36,741	33,384	34,833	-1,450	-4%	125,410
PARTS/MAINTENANCE SUPPLIES	12,796	16,455	12,005	16,268	-4,263	-26%	62,020
SPECIAL SERV CONTRACT/MISC CHARGES	5,707	7,085	7,999	5,251	2,748	52%	23,000
CAPITAL OUTLAY				250	-250	-100%	1,000
Total 012 QUINNS RECREATION COMPLEX	320,416	347,948	338,110	443,698	-105,588	-24%	1,763,005
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
MATERIALS, SUPPLIES AND SERVICES					0		10,000
UTILITIES	198	419	600	-315	914	-291%	7,823
CONTRACT SVCS/CONSULTING/SOFTWARE LIC					0		70,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		700,000
INTERFUND TRANSFER	773,133	773,133	773,133	700,486	72,647	10%	3,092,532
Total 023 LOWER PARK AVE RDA SPECIAL REVEI	773,331	773,552	773,733	700,172	73,561	11%	3,880,355
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	6,830		7,300	1,669	5,631	337%	50,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		405,000
INTERFUND TRANSFER	174,999				0		
Total 024 MAIN STREET RDA SPECIAL REVENUE I	181,829		7,300	1,669	5,631	337%	455,000
- 031 CAPITAL IMPROVEMENT FUND							
PERSONNEL SERVICES	5,490	1,873			0		
CAPITAL OUTLAY	2,601,418	3,595,465	6,001,223	12,967,817	-6,966,594	-54%	49,605,794
INTERFUND TRANSFER	1,044,270	1,043,619	1,043,667	1,146,302	-102,635	-9%	4,174,675
Total 031 CAPITAL IMPROVEMENT FUND	3,651,178	4,640,957	7,044,890	14,114,120	-7,069,229	-50%	53,780,469
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
CAPITAL OUTLAY	6,824	106,318	1,500	14,137	-12,637	-89%	145,000
INTERFUND TRANSFER	697,929	697,710	696,150	593,047	103,103	17%	2,784,590
Total 033 REDEVELOPMENT AGENCY-LOWER PR	704,753	804,028	697,650	607,184	90,466	15%	2,929,590

FY25 Expenses - Sept 24	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance $	YTD Variance %	FY25 Original Budget
- 034 REDEVELOPMENT AGENCY-MAIN ST							
CAPITAL OUTLAY			6,750		6,750		
Total 034 REDEVELOPMENT AGENCY-MAIN ST			6,750		6,750		
- 038 EQUIPMENT REPLACEMENT CIP							
CAPITAL OUTLAY	498,700	557,006	381,045	291,032	90,013	31%	1,963,000
Total 038 EQUIPMENT REPLACEMENT CIP	498,700	557,006	381,045	291,032	90,013	31%	1,963,000
- 051 WATER FUND							
PERSONNEL SERVICES	1,020,916	1,343,046	1,233,688	1,437,787	-204,099	-14%	5,381,342
MATERIALS, SUPPLIES AND SERVICES	203,564	189,305	100,895	143,147	-42,252	-30%	630,434
UTILITIES	15,719	27,592	154,710	138,808	15,902	11%	1,393,533
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	375,460	505,847	324,817	485,038	-160,220	-33%	2,153,944
PARTS/MAINTENANCE SUPPLIES	293,654	381,441	386,125	284,652	101,473	36%	1,525,775
SPECIAL SERV CONTRACT/MISC CHARGES	52,423	72,868	118,488	41,730	76,758	184%	191,700
CAPITAL OUTLAY	-168,915	-3,116,660	705,584	533,353	172,231	32%	5,326,295
DEBT SERVICE	-119,230	-84,740	-70,967	376,428	-447,396	-119%	9,400,688
INTERFUND TRANSFER	335,562	384,210	384,135	396,923	-12,788	-3%	2,637,521
Total 051 WATER FUND	2,009,154	-297,091	3,337,476	3,837,866	-500,390	-13%	28,641,231
- 052 STORM WATER FUND							
PERSONNEL SERVICES	234,944	108,204	147,955	228,523	-80,568	-35%	855,316
MATERIALS, SUPPLIES AND SERVICES	4,086	3,938	11,785	12,078	-293	-2%	63,000
UTILITIES	2,397	4,822	2,391	3,701	-1,310	-35%	45,299
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	10,827	38,840	2,970	36,315	-33,345	-92%	150,125
PARTS/MAINTENANCE SUPPLIES	6,435	5,696	14,385	9,154	5,231	57%	41,406
CAPITAL OUTLAY	-98,573	2,874	7,809	162,554	-154,745	-95%	1,238,600
INTERFUND TRANSFER	39,345	43,476	43,413	43,513	-100	0%	180,648
Total 052 STORM WATER FUND	199,461	207,850	230,708	495,838	-265,130	-53%	2,574,394
- 055 GOLF COURSE FUND							
PERSONNEL SERVICES	297,318	352,047	363,630	356,919	6,711	2%	1,335,875
MATERIALS, SUPPLIES AND SERVICES	20,033	18,066	18,409	23,907	-5,497	-23%	86,200
UTILITIES	16,801	325	10,416	17,182	-6,767	-39%	58,400
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	29,956	37,247	28,258	39,906	-11,648	-29%	109,825
PARTS/MAINTENANCE SUPPLIES	121,674	111,357	95,579	123,626	-28,047	-23%	382,800
SPECIAL SERV CONTRACT/MISC CHARGES	24,298	22,297	30,634	24,745	5,889	24%	43,500
CAPITAL OUTLAY	3,155		40,169	51,816	-11,647	-22%	576,641
INTERFUND TRANSFER	42,024	44,988	46,896	51,574	-4,678	-9%	209,504
Total 055 GOLF COURSE FUND	555,259	586,327	633,991	689,676	-55,685	-8%	2,802,745
- 057 TRANSPORTATION & PARKING FUND							
PERSONNEL SERVICES	1,991,727	2,498,067	2,912,816	3,361,422	-448,607	-13%	12,581,115
MATERIALS, SUPPLIES AND SERVICES	37,254	59,889	109,939	67,838	42,101	62%	412,422
UTILITIES	19,289	22,724	46,467	31,311	15,156	48%	352,828

FY25 Expenses - Sept 24	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance $	YTD Variance %	FY25 Original Budget
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	160,259	117,896	101,081	266,000	-164,919	-62%	2,857,360
PARTS/MAINTENANCE SUPPLIES	6,401	2,147	1,585	3,999	-2,414	-60%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	8,423	4,016	10,118	2,874	7,244	252%	16,500
CAPITAL OUTLAY	100,569	2,583,510	824,363	3,317,376	-2,493,013	-75%	25,461,104
INTERFUND TRANSFER	898,185	968,205	925,740	960,783	-35,043	-4%	3,756,653
Total 057 TRANSPORTATION & PARKING FUND	3,222,108	6,256,455	4,932,109	8,011,604	-3,079,495	-38%	45,494,982
- 058 PARKING FUND							
PERSONNEL SERVICES	241,901	286,581	330,146	388,469	-58,323	-15%	1,453,962
MATERIALS, SUPPLIES AND SERVICES	18,718	18,088	24,334	35,008	-10,674	-30%	472,500
UTILITIES	1,671	2,987	1,524	1,540	-16	-1%	11,000
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	13,111	174	22,095	-4,047	26,142	-646%	148,300
PARTS/MAINTENANCE SUPPLIES	3,393		515	13,574	-13,059	-96%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	25,205	37,523	22,855	18,149	4,705	26%	65,000
CAPITAL OUTLAY					0		80,000
INTERFUND TRANSFER	2,436	30,990	32,988	31,695	1,293	4%	186,533
Total 058 PARKING FUND	306,435	376,344	434,458	484,389	-49,932	-10%	2,474,295
- 062 FLEET SERVICES FUND							
PERSONNEL SERVICES	272,824	301,559	336,552	431,016	-94,464	-22%	1,613,204
MATERIALS, SUPPLIES AND SERVICES	28,860	3,681	10,909	12,279	-1,369	-11%	63,950
UTILITIES	215,690	190,444	177,748	196,753	-19,006	-10%	1,077,900
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,129	1,280	2,739	806	1,933	240%	8,000
PARTS/MAINTENANCE SUPPLIES	149,428	169,907	207,306	253,774	-46,468	-18%	1,249,600
CAPITAL OUTLAY					0		6,205
Total 062 FLEET SERVICES FUND	667,933	666,870	735,254	894,628	-159,373	-18%	4,018,859
- 064 SELF INSURANCE FUND							
MATERIALS, SUPPLIES AND SERVICES	11,893	28,306	33,300	18,944	14,356	76%	50,500
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	49,929	49,214	152,502	82,784	69,718	84%	1,207,452
SPECIAL SERV CONTRACT/MISC CHARGES	54,299	61,899	371,021	99,490	271,531	273%	1,300,000
Total 064 SELF INSURANCE FUND	116,120	139,420	556,824	201,218	355,606	177%	2,557,952
- 070 SALES TAX REV BOND - DEBT SVS FUND							
DEBT SERVICE	2,100	2,100	4,200	4,421	-221	-5%	6,969,266
Total 070 SALES TAX REV BOND - DEBT SVS FUN	2,100	2,100	4,200	4,421	-221	-5%	6,969,266
- 071 DEBT SERVICE FUND							
DEBT SERVICE	1,249,125	1,133,875	1,015,000	998,589	16,411	2%	8,430,526
Total 071 DEBT SERVICE FUND	1,249,125	1,133,875	1,015,000	998,589	16,411	2%	8,430,526
- Grand Total							
TOTAL	24,585,453	27,193,313	32,743,301	45,057,855	-12,314,554	-27%	223,825,863
Total without Bond, Debt Service and Capital Transactio	20,454,023	22,183,994	23,784,960	26,240,378	-2,455,419	-9%	

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

October 10, 2024

The Council of Park City, Summit County, Utah, met in open meeting on October 10, 2024, at 2:45 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property, advice of counsel, and litigation at 2:45 p.m. Council Member Ciraco seconded the motion.

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

Council Member Rubell arrived at 3:00 p.m.

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 4:35 p.m. Council Member Toly seconded the motion.

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

WORK SESSION

Park City Senior Citizens Annual Report:
Mayor Worel indicated part of the memorandum of understanding (MOU) the City had with the senior citizens included the requirement of presenting an annual report to the Council. Elizabeth Novack and Francie McNally presented this item. Novack shared that 38.8% of Park City's residents were over 50 years old, and almost 74% of the seniors were between 50 and 69 years old. She asserted the crisis for seniors was isolation and noted a support system led to healthy lives. She felt the senior center provided a solution and it was a safe gathering space for seniors. Currently, there were 605 senior center members, and they continued to grow.

McNally stated they received a special services grant from the City and used it to hire a part-time program director. From that hire, the programs increased from 30 to 88. She thanked all the partners who provided fun and education for their group. She also

reviewed they visited other senior centers to see what worked and didn't work in other communities and discovered the Park City Senior Center was lacking compared to other centers in the state. They envisioned a new, modern facility that was fully furnished and had dedicated staff.

Novack explained the current hours and programs and how they would be expanding in 2025 and 2026. She stressed the need for an executive director and other full-time staff. McNally reviewed the financials for the center. Their revenue came from grants, Live PC Give PC, membership dues, and interest. Expenses included the payroll for part-time staff, operating expenses, and smaller outlays. Novack indicated the people who made this community alive and vibrant were now part of the seniors group.

Council Member Rubell acknowledged the need for a new center and asked how the City and seniors could work together to move the project forward. He also noted the County was involved in senior programming and thought this should be discussed at the next joint City and County Council meeting.

REGULAR MEETING

I. ROLL CALL

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

II. APPOINTMENTS

1. Appointment of Sloane Johnson, Chris Neff, Molly Miller, Ingrid Contreras, Danny Glasser, Lindsay Carreto, and Pam Ross to the Nonprofit Services Advisory Committee:

Hans Jasperson, Budget Analyst, stated the Council authorized this committee to make recommendations on nonprofit service contracts. He reviewed the qualifications needed to serve on the board and noted there was a great response to the call for members. Mayor Worel stated the candidates were all well-qualified and she was excited to see the perspective the appointees would bring to the contract process.

Council Member Parigian indicated certain parameters were set for the board and he thought there was a conflict with one of the members since he was running for the office of school board member because service contracts were given to the schools and to the Community Foundation. He suggested waiting to appoint Danny Glasser until after the election. Council Member Dickey didn't think the criteria made sense, but he felt Glasser would be impartial, and he favored moving forward with the appointments. Council Member Ciraco felt the criteria made sense and a school board member would not conflict with the intent of the committee, and he supported the appointment. Council Member Rubell didn't know if there was a conflict, but he didn't think there was harm in waiting until after the election. He asked if a board member affiliated with organizations seeking funding could recuse themselves for any conflicts and thought a conflict of interest provision could be added to the board policy. Jasperson clarified the Council wanted a conflict of interest provision in the policy. Council Member Ciraco stated members with children could favor school funding, so it was hard to distinguish a line. Council Member Rubell requested a generic conflict of interest statement and for that member not to vote on that item. Plane stated state code regulated volunteer boards with regard to conflicts of interest the same as it regulated the Council. Her team worked with staff who advised boards and commissions, and they could look at board members to see if staff wanted to consider something more restrictive than state code or the City's Ethics Code. Council Member Toly thought this was a slippery slope and gave some examples of things people did that could be considered conflicts. Council Member Parigian stated this committee was set up with parameters to keep its independence. Council Member Rubell supported the recommendations and asked to look at the code again.

Council Member Rubell moved to appoint Sloane Johnson, Chris Neff, Molly Miller, Ingrid Contreras, Danny Glasser, Lindsay Carreto, and Pam Ross to the Nonprofit Services Advisory Committee with direction for staff to come back with an interpretation of the existing state and local rules regarding conflicts of interest. Council Member Ciraco seconded the motion.

RESULT: APPROVED WITH AMENDMENT
AYES: Council Members Ciraco, Dickey, Rubell, and Toly
NAY: Council Member Parigian

III. PRESENTATIONS

1. Consideration to Adopt Resolution 22-2024, a Resolution Acknowledging Myles Rademan's Retirement from Park City Municipal Corporation and Recognizing His Many Contributions in Service to the Greater Park City Community:

Paige Galvin, Executive Office, recognized Rademan for his 30 years of service to the City and community. Mayor Worel thanked Rademan for all he did throughout the years, including adding flower baskets on Main Street. She also thanked him for leading the Leadership Class for the past 30 years. Council Member Toly stated it was the

Leadership Class she was part of that helped her become a Council member. Thousands of people had been impacted by the program and by Rademan. Council Member Dickey appreciated all Rademan did for Park City and the wisdom he shared. Council Member Ciraco stated Rademan's counsel helped him get elected to the Council. He hoped he could make a difference the way Rademan had made a difference in the community. Council Member Rubell stated Rademan was never political, but he looked out for the greater good. Council Member Parigian thanked Rademan for all he did and for always paying it forward.

Mayor Worel opened the public input.

Bryce Rademan indicated it was amazing being in the background as Rademan did his work. He expressed love for his father.

Bob Theobald stated he was the first person in Rademan's office when he came to the City. He watched the Leadership Classes over the years and noted the commitment those attendees had for the community.

Alex Butwinski stated he was in Leadership Class 15 and admired Rademan a lot.

Joy Barrett stated she had been alongside Rademan for years. There was no separation between who he was and who he connected with. He never made a bad statement of anyone. She was humbled to be part of his life. Rademan stated he was glad he married Joy.

Chris Eggleton indicated Rademan had a tremendous influence on the community. He was the first to recognize the values of the City and point out that most people chose to live here.

Peter Marth indicated Rademan had a long run, and it was all about community service. He thanked Rademan for his service.

Mayor Worel closed public input.

Rademan stated it had been a lovely long career beginning Halloween of 1986. He had a lot of feelings, but mostly he felt fulfilled. He thought the City gave more than he gave and the people he worked with were amazing. He thanked the City for everything. The Council read the resolution aloud.

Council Member Toly moved to adopt Resolution 22-2024, a resolution acknowledging Myles Rademan's retirement from Park City Municipal Corporation and recognizing his many contributions in service to the greater Park City community. Council Member Ciraco seconded the motion.

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

2. Arts Council of Park City and Summit County Presentation by Jocelyn Scudder, Executive Director:
Mayor Worel indicated this item was postponed until November 7th.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Matt Dias, City Manager, introduced Chris Eggleton as the City's new Director of Economic Development and Housing. Eggleton stated he was excited to be part of the City and noted his previous companies and associations.

Council Member Toly recognized Helen Alvarez who served on the Council from 1980-1984 and noted she passed away this week. Council Member Parigian announced the Library Book Festival October 21-27. Mayor Worel indicated the Scarecrow Festival was going on at the McPolin Barn. She also attended a Council in the Neighborhood event at the library last weekend. Mayor Worel stated the International Olympic Committee (IOC) president visited Utah last week. She and others had lunch with him and he wanted to know about the City's electric bus fleet.

Staff Communications Reports:

1. 2024 Storm Water Management Plan Public Input Website:

2. July Sales Tax Report & August Budget Monitoring Report:

3. Bonanza Flat Conservation Area Fall Projects Update:

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

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

Phoebe Halley 84060 stated every year the tennis community was asked to give courts to pickleball. The recent court allocation was unfair to the tennis community. She asked that the schedule be looked at again. She noted tennis provided most of the revenues at the MARC. She hoped other alternatives would be considered as well as capacity.

Bob Theobald 84060 stated he was a citizen who was suing Park City and his discovery found a precedent set in 1999 regarding limits of disturbance (LOD) and sensitive lands

overlays (SLO) that would solve all the concerns he had. He wondered why it wasn't implemented. He provided a packet of information to the Council. He stated the City's outside counsel was saying things that were not truthful. The City claimed the LOD did not exist, and Sarah Hall was planting tulips and bushes on her property when in reality she was planting tall trees. The SLO analysis was a one-time event, but he argued it was an ongoing process. He also discussed a well permit for the property. He stated the State Corp of Engineers was investigating.

Lara Herman 84060 indicated she was a tennis player and MARC member, and she was against the reallocation of court time. She asked to reopen this issue.

Tom Klein 84068 was a tennis player and stated last year pickleball was allocated hours and those hours were increased this year. That was a great loss to the tennis community. The players were not informed before the decision was made. He asked to reopen the decision made by the Recreation Advisory Board (RAB). He felt pickleball was not growing as fast as in years past.

Summer Trom 84060 was a tennis player and asserted the tennis community was shocked to learn of the reallocation of court time. When the City looked at capacity for tennis versus pickleball, she felt RAB would change their decision.

Wendy Peterson 84060 played tennis for 34 years. She reviewed the MARC policies throughout the years. She never anticipated hours being taken away from tennis. The tennis community did a lot and now it was time for the pickleball players to do something.

Leslie Goldman Tepper 84098 echoed comments from the other tennis players and asked that RAB reopen the court allocation decision.

Marilyn Berry 84036 stated she moved to Park City in 1982 and reviewed the history of the recreation program and facilities. The tennis community worked hard to get the MARC and tennis courts. She hadn't seen any efforts made by the pickleball community. With the reallocation of court time, tennis players didn't have times to play.

Betsy Werthemer 84060 played tennis and it was upsetting to see the court reallocation for more pickleball time. She asked to reopen the discussion.

Eric Duerr 84060 echoed the sentiments of the tennis community. He had two children who were learning to play tennis and there needed to be court time for kids to play with other kids and improve their game.

Brittany Ewing 84060 played tennis and asked the Council to reopen the conversation.

Kitty Smith 84098 played tennis at the MARC and enjoyed the ability to book courts in the winter. It would now be more difficult to book court time, and she asked that the discussion be reopened.

John Greenfield 84060 wanted to honor Jenny Diersen as she was moving on from Special Events Manager to work elsewhere. He stated Diersen was comforting when people were in uncomfortable situations. He thought her leaving would be a massive loss for the City. He thanked her for her kindness.

Shana Onecteen 84060 played tennis and felt it was important for seniors to have time to play. She asked the Council to reconsider the court allocation.

Patricia Kipp 84060 was an avid tennis player and asked the Council to reconsider the court reallocation. Tennis needed to be consistent for future generations and she noted it was healthy for the community.

Megan Ruscone 84098 was a tennis player, and she disagreed with the court reallocation to the pickleball group. She asked for the discussion to resume.

Jen Feaver 84060 was the sole tennis player on the RAB sub-committee and she asked for this to be sent back for discussion at RAB. She wanted everyone to get along and play sports.

Renae Brooks 84060 echoed previous tennis comments.

Peter Marth echoed Greenfield's comments on Jenny Diersen. She was accessible and walked door-to-door for communication of events with the community.

Chris Roon wanted to play tennis, and he took responsibility for not voicing his concerns for the racquet community. He asked to reopen the discussion.

Jim Doilney eComment: "During my council service in the mid-80's we faced a similar controversy. The only winter usable city owned sports facilities were the 4 MARC courts we use today. Huge number of athletes lobbied us to turn one of the tennis courts into a gym. At a similar public hearing of 84060 sportsmen, jocks, and tennis folks, Council agreed to put on a bond election to fund building the gym we use today. That bond passed with huge turnouts of tennis players and other sportsmen. A recent bond to fund a mixed use, pickleball centric, facility failed to gain 84060 residents' support. I suggest the 84060 pickleball community conceptualize and promote another city bond initiative for council consideration. Even better, 84060-ers should join 84098 players, likely the majority of MARC pickleball players, to lobby Summit County to offer Pickleball facility bond election. Tennis players worked for decades to get today's tennis bubble and other MARC facilities. Pickleball players need to work, not try to harvest the fruit of 84060

tennis advocates. Recent court allocations granting pickleball more court time should be reversed."

Mayor Worel closed the public input portion of the meeting.

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Partial Termination Agreement of Pedestrian Easement #1 Located in the 2017 Yard Subdivision, in Exchange for a Perpetual 15-Foot-Wide Easement along Kearns Boulevard in Front of 1251 Kearns Boulevard:

Council Member Rubell thought the first step for getting the five acres on the corner of Bonanza and Kearns activated was making a 12-foot-wide path from SR224 to Bonanza Drive on the south side of the street. Currently, the sidewalk was in bad shape and this would be a great improvement for the community.

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

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

VII. OLD BUSINESS

1. Consideration to Approve Resolution 23-2024, a Resolution Amending the Public Art Advisory Board and Public Art Policies:

Jenny Diersen, PAAB Staff Liaison, and Jess Griffiths PAAB president, presented this item. Diersen stated this was not a new policy, but Council had requested a few changes for the percent for art section, specifically to ensure funds would be used at the project site and to clarify when renovation projects would apply to that policy. The qualifying projects were City capital facility projects over $1 million. Other updates included language clean up and an electronic voting procedure.

Mayor Worel opened public input.

Bryan Markkenan 84060 stated he was on this board at one time and he knew revamping the policy was a lot of work.

Mayor Worel closed public input.

Council Member Rubell stated this was the result Council was looking for and he thanked Diersen and the board for their good work. Council Member Ciraco noted this was a way to generate more public art. Council Member Parigian stated he appreciated Diersen for all she did. Mayor Worel also thanked her for her work at the City.

Council Member Dickey moved to approve Resolution 23-2024, a resolution amending the Public Art Advisory Board and Public Art Policies. Council Member Toly seconded the motion.

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

2. Discuss Fraud Risk Assessment Next Steps:

Mindy Finlinson, Finance Manager, reviewed this came to Council last June and they discussed the internal audit function that the City currently did not implement. She was here to discuss that tonight. She noted the City received a low risk score from the state the last four out of five years. Regarding the internal audit, the City currently had an external auditor. Per the State Auditor's Fraud Risk Implementation Guide, an audit committee may focus on financial operations, systems, processes, or compliance. This committee would review the performance of the external auditors. Currently, the Finance team performed a check on the external auditors. They looked at some other cities and most had an audit committee. Per the guide, the audit committee assists the governing body in its financial oversight responsibilities. Finlinson reviewed efforts made to ensure safeguards, which included hiring a procurement manager, overhauling the procurement policies, implementing a new ERP system, and significantly enhancing the City cybersecurity systems and safeguards.

Council Member Rubell discussed the internal audit function and stated there was a lot of room within that area. He asked where the City would fit in that area. Finlinson stated having a full-time internal auditor would not be a good fit. She thought some kind of internal audit function on a specific project would be a better option than a full-time position. Council Member Rubell asked about the cost. Finlinson stated the hourly rate was $150-$175 per hour for contract audit work.

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

Council Member Rubell stated a score of Very Low Risk was better than Low Risk. He thought some cities were using internal audits and the City could implement an internal audit six months after the annual external audit. Council Member Ciraco stated there were many upcoming big projects and it would be helpful to lower any internal risk. The external audit could begin the process and then they could increase the function as things got bigger. Council Member Parigian thought it was important to have independent eyes on the City to make sure the money was going to the right place. Council Member Dickey was fine with it, but he didn't want to create problems that didn't exist. He didn't want to add bureaucracy that could hold up business functions.

Matt Dias asked if the Council wanted this to go through the budget process. Council Member Rubell agreed there were strong controls in place, but he wanted to be

proactive in validating the great things in place. He suggested that staff select a major capital project and have an independent internal audit on it. Dias clarified the Council didn't want to create a committee or hire an internal auditor, but they wanted to pick a project after the project's completion and perform an audit. Finlinson clarified a third party could be contracted to audit a project or a department. Dias asked if the timing was this fiscal year or if it could be put it in the next budget. Finlinson reviewed the annual audit would occur this October through December. Council Member Rubell thought the internal audit could occur in mid-2025. Dias stated it would be budgeted for the next fiscal year.

Council Member Toly asked what the City would get from being designated as a "Very Low Risk City." Finlinson stated no action was taken for any score achieved by the City. Council Member Dickey clarified there would still be no audit committee. The Council agreed to move forward with the internal audit planned for FY26.

VIII. NEW BUSINESS

1. Discuss City-Wide Approach to Zero Emissions Buildings:

Luke Cartin and Celia Peterson, Environmental Sustainability Department, presented this item. Cartin reviewed that the Council asked to look at the City-owned building zero emissions policy. He indicated the 2017 resolution only applied to buildings built by the City or buildings built on City-owned land. This resolution was adopted before the solar project and it was the City's best effort to promote sustainability. He asserted efficient buildings were good buildings and the City would pay for inefficient buildings through operating costs until the building was sold or torn down.

Cartin proposed adopting the national definition for zero emission buildings and stated it would allow for on-site or off-site renewables, it would clarify a pathway for a developer to follow, and would set a clear goal by building type. Peterson stated they wanted to capture efficiencies.

Cartin indicated natural gas use in the community went up 33% from 2016-2021. They wanted to incentivize efficient design since it couldn't be mandated. Another option was to require commercial buildings to submit an annual energy disclosure. Peterson stated the stretch code would help them communicate projects using defined criteria.

Cartin explained ambient temperature loops and indicated when the systems were shared, it would create efficiencies. The challenge was the community's energy footprint was increasing, and they needed to identify high impact practices from other communities and unique opportunities in the City. They would create a climate action and resiliency plan and would prioritize the impacts based on funding and a timeline. They also wanted to identify climate-related hazards to support community well-being. Council Member Ciraco asked if the ambient temperature loops could be tested on the City Park building. Council Member Parigian asked if the efficiencies were more

expensive. Cartin stated it was more expensive upfront, but it would decrease operating costs. He indicated the utilities were involved early and the City would receive incentives and paybacks. The return on investment was about six years.

Council Member Rubell asked what the value would be. Cartin stated the natural gas line coming into the City had to get upsized recently. The national definition would give the City flexibility so we wouldn't have to do onsite renewables. This could be looked at on a case-by-case basis. Peterson stated there was a lot of money available from the Department of Energy now for those showing they were using the national definition.

Council Member Dickey asked if the national definition came from the federal government, to which Cartin affirmed and clarified it was the Department of Energy. Council Member Dickey asked if the LEED certification was no longer required for the Parks building. Cartin stated it the new definition would allow the City to have onsite or offsite renewables. Council Member Dickey asked for a work session to discuss the ambient temperature loop option, and he wanted to move forward with the feasibility study. Council Member Ciraco asked if a heat exchange was being looked at for MARC. Cartin stated they were looking at that and they would be coming back to Council with more information.

Mayor Worel opened public input.

Bryan Markkenan supported moving this forward. He was an architect who tried to make green structures and most the time it was the first thing cut in a project. He liked the national definition and the ambient temperature loop.

Mayor Worel closed public input.

Council Member Rubell stated the Council would support the initiatives so they could share them with other mountain towns. Council Member Parigian supported updating the resolution and having more policy discussions. Council Member Toly thought the stretch code could be applied to the Bonanza Park Small Area Plan for exemptions. Council Members Dickey and Ciraco supported updating the resolution, having policy discussions on the stretch code, commercial building disclosure, and education/outreach, and pursuing the ambient temperature loop feasibility study and the climate action and resiliency plan. Council Member Ciraco noted solar panels would have to be replaced every 10-15 years, so the ambient temperature loop was a great move.

Council Member Parigian asked if the Council wanted to reopen the tennis hours discussion. Council Member Toly said yes. Council Members Dickey, Ciraco, and Rubell supported a discussion but deferred to RAB. Council Member Rubell wanted to discuss innovative ideas and not just reallocating hours.

2. Consideration of a Property Owner's Request to Remove 37 Hillside Avenue, a Significant Historic Site, from Park City's Historic Sites Inventory:

Rebecca Ward, Planning Director, and Clinton Weaver, property owner, presented this item. Ward asserted there were benefits of having homes listed on the Historic Sites Inventory and noted exemptions from height and parking among other things. She indicated the owner requested the home be removed from the Historic Sites Inventory because of the alterations made, the materials used didn't meet the historic standards, changes occurred to the front of the property, and the property was denied a historic grant in the late 1980s because they were told they were not a historic structure.

Ward indicated there were standards the Historic Preservation Board (HPB) reviewed to see if the request to remove the property from the list had merit. They reviewed the request and unanimously recommended denying the request. She explained each criteria and how the home met the criteria for being on the Historic Sites Inventory. She noted the historic sites were codified in 2017.

Weaver stated his family was the property owners for 90 years, but it didn't meet their needs anymore. They wanted the option to reconstruct. In the 1980s, his father was denied a grant for the home and was told it wasn't historic. Then in 2007 it was deemed historic. He felt it should not be on the list.

Council Member Parigian asked if an addition could be constructed on this property. Ward stated there were processes for applicants to request approval to increase the living area. Council Member Parigian asked if the back portion of the home was an addition. Ward stated the applicant could come to the HPB and request which part of the home they wanted to restore.

Council Member Rubell asked if the property would be restricted once the City designated it as historic. Ward stated the designation process had a public notice process. In 1982, there was just a review, but now as the homes were added to the Historic Sites Inventory there would be a public process. Council Member Rubell asked if it was the owner's decision to be on the inventory. Ward stated the process would go to the HPB first, then to the Planning Commission because it would be an addition to the code, and then to the Council. Property owners were not part of the designation process, but the property was evaluated by the criteria set forth. Property owners could apply to have their homes designated to the Historic Sites Inventory.

Council Member Ciraco asked when the last Historic Sites review took place. Ward stated in 2017 there was a review of the Historic Sites Inventory and then the list was codified. Council Member Ciraco asked if any homes were removed in that process, to which Ward stated the number was consistent. Council Member Ciraco stated there was inconsistency over time on the variances put on the property. He noted the hall and the addition on the back was changed to a salt box. Ward stated there were often changes to the historic sites. Additions were common as people moved in and stayed in

town. The process of adding additions was part of the historic site. Just because it was modified did not mean it lost its historic integrity.

Mayor Worel opened the public hearing.

Peter Marth owned 27 Hillside and had seen changes over the years. The town had an authentic nature which drew him to the community. He thought a lot of the history was being lost. Many people came to the City because of the historic structures. He supported the HPB's decision.

Bill Hummer 28 Prospect Avenue which abuts the property in question. He noted the property in question was for sale and was being marketed as uninhabitable. People were moving to town and rehabilitating those homes. We shouldn't allow historic homes to be torn down. He asked Council to preserve the property.

Dalton Gackle 84060 represented Park City Historical Society and Preservation, and stated the HPB unanimously recommended to keep the house listed on the inventory and he concurred with that decision. He noted the homes were altered throughout history but when looking at the façade, it retained its historic character. The home could be easily modified to look the same as it did originally. There were ways to expand historic homes without delisting them.

Randy Scott 84060 Park City Museum and HPB member, stated the HPB unanimously recommended denying the request. The LMC and the General Plan had specific criteria for historic structures. The HPB took all requests seriously. There was no gray area with this case.

Matt Melville 84098 supported denying the request and agreed with the HPB decision. His great grandfather probably knew the original owner and he supported preserving the past.

Mike McGinley, 32 Prospect Avenue, supported the HPB recommendation that the request be denied. Connecting the City's beauty to the past was one thing that made Park City unique and beautiful. Reconstruction concerns could be addressed on an individual basis rather than just tearing down the structure. He indicated there was a significant elevation change on the east side of the property and any changes to the property should take that into account.

Mayor Worel closed the public hearing.

Council Member Toly trusted the opinion of the HPB. Her family owned several historic structures, and several changes had been made. She read the criteria set forth in the code for removing a structure from the list. Council Member Dickey knew this infringed on property rights, but this was a historic district. He knew people could be creative in

those districts. He didn't see a cause to remove it. Council Member Ciraco was disposed to historic preservation and did not want to overturn the decision made by the HPB.

Council Member Rubell had an issue with this because of property rights. But if there was an issue, he would request a change in code. He didn't know if they were applying the code or interpreting the code. He suggested continuing the item to learn more about the code. Council Member Parigian stated the HPB put in a lot of work and knew the community. He could trust what they said and supported the denial. Council Member Rubell asked what happened if a structure stayed uninhabitable. Ward stated there was a process in place to stabilize the structure and work with the owners. Mayor Worel respected the HPB and noted the criteria for this board required members with a high level of expertise.

Council Member Toly moved to deny the property owner's request to remove 37 Hillside Avenue, a Significant Historic Site, from Park City's Historic Sites Inventory. Council Member Dickey seconded the motion.

RESULT: DENIED
AYES: Council Members Ciraco, Dickey, Parigian, and Toly
NAY: Council Member Rubell

Council Member Rubell asked if the Council supported having Planning discuss this code further. Ward stated most of the 400 sites had been rehabilitated. Council Member Toly did not support a discussion. Council Member Dickey stated there was not a problem disposing of property in Park City. Council Member Rubell didn't think it was right to tell an owner who owned the property before it was designated that they couldn't do what they wanted. He wanted to discuss the policy. Council Member Ciraco favored a discussion to tighten up policy for homes that hadn't been renovated yet. Council Member Rubell stated it could be a retreat topic and they could see if the policy could evolve. Council Member Parigian favored a discussion.

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, City Recorder

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

October 24, 2024

The Council of Park City, Summit County, Utah, met in open meeting on October 24, 2024, at 3:45 p.m. in the City Council Chambers.

Council Member Ciraco moved to close the meeting to discuss property, personnel, security, advice of counsel, and litigation at 3:50 p.m. Council Member Parigian seconded the motion.

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

CLOSED SESSION

Council Member Rubell moved to adjourn from Closed Meeting at 5:10 p.m. Council Member Parigian seconded the motion.

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

REGULAR MEETING

I. ROLL CALL

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

II. PRESENTATIONS

1. Consideration to Adopt Resolution 24-2024, a Resolution Proclaiming November 2024, as Native American Heritage Month:

Ella Ehrich, Park City High School Senior, explained she had been researching Native Americans in Utah for a couple years and she wrote a paper on them. She read the resolution aloud.

Mayor Pro Tem Dickey opened public input. No comments were given. Mayor Pro Tem Dickey closed the public input.

Council Member Parigian hoped the community would think about the people who resided here before they were here. Mayor Worel indicated she met with Ehrich this past summer and she thanked Ehrich for educating her. Council Member Ciraco thanked Ehrich as well.

Council Member Ciraco moved to adopt Resolution 24-2024, a resolution proclaiming November 2024, as Native American Heritage Month. Council Member Parigian seconded the motion.

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

2. Flu Update by Summit County Health Department Deputy Health Director Kendra Babitz:

Babitz stated the Health Department started monitoring respiratory diseases beginning in October and it would go through next September. They saw waves of COVID in spring, summer, and fall. The flu would peak in November and then it would hold steady the rest of the season. She recommended getting a vaccine for flu and COVID and asserted this was the best method of prevention. Council Member Parigian asked how many generations the vaccine was behind the virus. Babitz stated the vaccine was made from the virus last February.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Mayor Pro Tem Dickey stated New Business Item Two had been removed from the agenda and would be discussed on December 12. Council Member Ciraco attended Mountain Towns 2030 conference in Jackson, Wyoming, and indicated it was very good. He felt the City was doing a great job in its sustainable efforts. Council Member Rubell stated the Park City Fire District was participating in the annual Chili Cookoff which was scheduled for this Saturday. Mayor Worel indicated she went to the Latino Police Academy graduation, and it was a great event. Mayor Pro Tem Dickey stated

Mountain Town 2030 was always a great event and he regretted not attending. Council Member Ciraco noted the third day at the conference was a Colorado Association of Ski Towns (CAST) meeting and Council Member Rubell presented on the City's efforts in childcare.

Staff Communications Reports:

1. Transportation Operations Update:
Council Member Parigian asked why the Deer Valley Express didn't stop at the high school. Tim Sanderson, Transportation Manager, indicated Park City Mountain paid for parking at the high school and it wouldn't be right for skiers to park there and then take the bus to Deer Valley. The Deer Valley skiers should park at Richardson Flat.

Council Member Ciraco read that bus ridership was up by 6%. Sanderson stated they had excellent ridership, and he indicated bus ridership was up 16% in the spring/summer season and trolley ridership was up 300%. Council Member Ciraco asked if the increased ridership correlated with ending microtransit. Sanderson stated he would look at that.

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

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

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from September 26, 2024:
Council Member Parigian moved to approve the City Council meeting minutes from September 26, 2024. Council Member Ciraco seconded the motion.

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

VI. CONSENT AGENDA

1. Request to Adopt Resolution 25-2024, a Resolution Declaring November 1, 2024, as "Extra Mile Day" in Park City, Utah:

2. Request to Adopt Resolution 26-2024, a Resolution Proclaiming November 2024 as Lung Cancer Awareness Month:

3. Request to Authorize the City Manager to Execute a Five-Year Contract in a Form Approved by the City Attorney's Office with CleverCiti, LLC, Not to Exceed $341,225 for New Parking Technology to Replace Existing, Non-Functional Systems from 2017:

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

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

VII. NEW BUSINESS

1. Consideration to Approve Ordinance 2024-19, an Ordinance Amending Title 11-15, Park City Landscaping and Maintenance of Soil Cover, of the Municipal Code of Park City:

Ryan Blair, Environmental Regulatory Program Manager, presented this item and stated these amendments would modernize the ordinance by specifying types of soils and other references such as real property owners. He indicated the ordinance was more prescriptive. Blair stated next steps for soils was to have an analysis of the soils ordinance boundary and he would return to the Council in six months to discuss the findings and recommendations.

Council Member Rubell thought the Council had discussed expanding the boundary and wasn't supportive of doing that. Blair stated he did not ask Council to give policy direction on that. He could put together a staff report on recommendations outlined from the Blue Ribbon Commission before he started any exploration and have the Council review it. Council Member Rubell asked Blair to review the soils discussion from about a year ago to see if there was direction. He stated the soils ordinance was put into place because there was a public health concern, and he wondered if that was still the case. Blair stated the soils ordinance was put in place to protect human health, and it was still needed. Council Member Rubell asked if people not complying with the soil ordinance were putting their neighbors at risk. Blair stated there were some impacts to neighbors if some residents chose not to comply. Council Member Rubell asked if there were provisions built into the ordinance to protect the community better. Blair stated the code enforcement team would go to the property and require certain actions.

Mayor Pro Tem Dickey asked what would trigger a need to do soil remediation. Blair stated typically a property would go through a building permit process and the City could ensure the soil was in compliance. Also, when property was transferred, the buyers often asked to see the soil certificate. He noted the ordinance allowed some time to

come into compliance. Mayor Pro Tem Dickey thought it would be wise to reach out proactively since there were so few properties with that status.
Mayor Pro Tem Dickey opened the public hearing. No comments were given. Mayor Pro Tem Dickey closed the public hearing.

Council Member Ciraco moved to approve Ordinance 2024-19, an ordinance amending Title 11-15, Park City Landscaping and Maintenance of Soil Cover, of the Municipal Code of Park City. Council Member Parigian seconded the motion.

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

2. Resident Parking Permit Program Will Be Discussed on December 12, 2024:
This item was not discussed.

VIII. OLD BUSINESS

1. Kimball Art Festival Debrief and Consideration to Amend the City Services Agreement so that the City no Longer Charges $10,000 Towards City Services and Pays $2,000 Annually to Make Up Lost Booth Revenue for Allowing Dining Decks to Stay on Main Street at no Cost During the Festival:
Chris Phinney, Special Events, and Hilary Gilson and Aldy Milliken, Kimball Arts Center (KAC) were present for this item. Gilson reviewed the accomplishments of this year's Arts Festival. She indicated 75% of attendees were from Utah. They offered Main Street employees free admission on Friday night, along with free admission for all Summit County residents, and they saw an increase in attendance that night. There were 186 artists who sold over $2 million in art. This resulted in $21 million of total economic impact and $187,306 in direct tax revenue. Milliken felt the festival was a success. The revenue would go to support the KAC and its programs. He noted the budget to host the festival was approximately $600,000. He hoped for continued support from the City to keep the festival going.

Council Member Ciraco asked about the 10 artists from the Wasatch Back who were vendors. Gilson stated there was a 10-Wasatch Back artists minimum requirement. Council Member Ciraco asked them to create more opportunity for the local artists to participate. Gilson indicated they were working on it. Council Member Rubell discussed the economic impact and stated it was based on a survey. Gilson asserted it was a statistical analysis survey. Council Member Rubell noted a City survey was performed last year based on tax receipts and it came up with a $70,000-$100,000 economic impact. Milliken indicated there were visitors who bought items from Main Street businesses and those purchases were included as secondary impacts. Council Member Rubell stated those secondary impacts were included in the City survey.

Council Member Parigian agreed with the request to increase local artist participation. Milliken indicated KAC tried to support local artists year-round and at the festival, but the local visitors wanted to see something different at the festival since they bought from the local artists throughout the year. KAC wanted to be a year-round resource for people. Council Member Parigian referred to the staff report and asked about the expenditures by type. Gilson stated these numbers were analyzed by the third-party research group, and the numbers showed the average amount attendees were spending.

Phinney stated last March the Council gave direction to eliminate restaurant dining deck fees during the Arts Festival. The City entered into a one-time agreement and waived the $10,000 KAC contribution and paid KAC $2,000 to make KAC whole for not charging the restaurants a fee to keep their dining decks on Main Street during the festival. They requested this one-time agreement be a permanent adjustment and they wanted to be notified if an additional dining deck was constructed on Main Street. Milliken stated the actual revenue loss from dining decks being on Main Street was $23,800.

Mayor Pro Tem Dickey opened public input. No comments were given. Mayor Pro Tem Dickey closed public input.

Council Member Parigian asked to see actual numbers on the economic impact in order to determine a subsidy for the festival. Generally, he was okay not collecting the $10,000 from KAC, but he didn't want to pay KAC $2,000. Council Member Ciraco supported the request. Council Member Rubell stated the $10,000 offset was fine, but he didn't support the $2,000. He was okay informing KAC of additional dining decks, but he supported the decks and noted it brought vibrancy to the City all summer. The festival brought vibrancy for three days. He didn't agree to paying $1,500 per additional deck installed on Main Street. Mayor Worel preferred not to have the contract come back for approval every year. She recommended that Council make a decision and stick to it. Council Member Ciraco agreed with Council Member Rubell and noted it was a lot of work for something that should stay the same over the years. He supported waiving the $10,000 and moving on. Mayor Pro Tem Dickey agreed to eliminate the $10,000, and asked if Milliken could agree to that concession. Milliken was happy to move forward. Margaret Plane, City Attorney, asked if the Council wanted the notification of new dining decks to KAC added to the contract. Council Members Dickey and Rubell indicated that notification did not need to be a contractual requirement.

Plane suggested that the Council approve the amendment to subsection E 10 on page 13 of the contract, which was to delete the obligation of KAC to contribute $10,000 towards the City services fees; approve the amendment to subsection C 6, which was to delete KAC's ability to charge dining decks to remain on the street, but reject the addition in subsection C 6, which required the City to pay KAC $2,000.

Council Member Rubell moved to amend the Kimball Art Festival City Services Agreement so that the City no longer charges the Kimball Art Center $10,000 towards City Services and KAC may no longer charge dining decks, and rejects the amendment to pay the Kimball Art Center $2,000 annually to make up lost booth revenue for allowing dining decks to stay on Main Street at no cost during the festival. Council Member Ciraco seconded the motion.

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

2. Park Silly Sunday Market (PSSM) Debrief:

Chris Phinney, Special Events, and Kate McChesney and Michelle McDonald, PSSM, presented this item. Phinney indicated they had a great season and complied with their city services agreement. He stated next year's proposed dates were in the staff report. The contract dictated no dates would be scheduled in August, but Miner's Day weekend included August 30th, and they requested to have the market on that weekend.

Council Member Rubell stated PSSM implemented many mitigations in response to event impacts, and he asked how those were going. McChesney stated they had a very successful summer with the mitigations. They took a hit going from 14 dates to 11 dates, but they were pleased with how the summer went. Council Member Rubell stated the Council could consider requests for additional dates, and he proposed extending the contract rather than only giving an option to extend the contract. McChesney indicated she was always willing to add more dates.

The Council supported the 11 proposed dates in 2025. Council Member Ciraco complimented PSSM for improving the market and he was open to adding more dates at a future conversation. Council Member Parigian agreed. Council Member Dickey thought the event was great. He was open to discussing more dates, but he liked staying at the 11 dates. Plane indicated adding or eliminating the number of market dates was a material change in the contract and the City would have to give notice to the Historic Park City Alliance (HPCA) and the Main Street Merchants and changes would need to come back to the Council for action. Council Member Rubell asked if they could extend the contract to 2030 if the contract was already open for a material change. Council Member Dickey thought things were great. He didn't know what the benefit would be to extend it now and tie the hands of future councils.

Council Member Ciraco asked what the terms were for the Sundance Film Festival, and it was indicated the contracts were in 10-year increments. Council Members Ciraco, Parigian, and Rubell supported discussing the contract for next fall, after the summer 2025 market.

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, City Recorder

City Council Staff Report

Subject: 2024-2025 Winter Balcony Enclosure on Main St.
Author: Ryan Blair
Department: Economic Development
Date: November 7, 2024

Recommendation

Review and consider a request to allow an enclosed balcony over a public pedestrian right-of-way with Riverhorse on Main, in an agreement and form approved by the City Attorney.

Executive Summary

In 2016, the City Council initiated a pilot program to allow annual balcony enclosures form November 15 through April 30 on non-historic buildings along Main Street in the Historic Commercial Business District. The pilot program was initially set for three years, but the City Council extended the program through 2029 after careful consideration and additional public input.

On October 4, 2023, the Historic Preservation Board and Planning Commission held a joint work session to discuss the program. The Historic Preservation Board voted 5-1 to continue the program on non-historic structures. The Planning Commission voted 3-2 to continue the program with a proposal that the City Council continue the program for another five years through April 30, 2029. The Council formally approved the program though 2029 on December 14, 2023.

The City Council annually reviews requests for these Encroachment Agreements, or for proposed balcony enclosures. The agreement is attached as Exhibit A.

The Planning Department plans on returning prior to April 2029 to discuss the program.

Funding

Not applicable

Exhibits

Exhibit A: Agreement to Allow and Enclosed Balcony Over a Public Right-of-Way

EXHIBIT A

AGREEMENT TO ALLOW A TEMPORARY WINTER BALCONY ENCLOSURE OVER A PUBLIC PEDESTRIAN RIGHT-OF-WAY

This AGREEMENT is between Park City Municipal Corporation, a Utah municipal corporation ("PCMC" or "City") and Riverhorse Partners, LLC located at 530 Main Street, also known as 540 and 544 Main Street Park City, Utah ("Tenant").

1. Pursuant to Land Management Code ("LMC") Section 15-2.6-3(E), no balcony may be erected, enlarged or altered over a public pedestrian right of way without advance approval of City Council, and temporary winter balcony enclosures may only be permitted on existing balconies facing Main Street which are on structures that are not on the Historic Sites Inventory.

2. The City's goals include the establishment of new and creative opportunities to facilitate the Main Street experience for residents and visitors alike during the winter season.

3. The City's goals include maintaining and furthering the resort community's economic opportunities, as well as enhancing the economic viability of Park City's Main Street Business District.

4. Tenant wishes to enclose its appurtenant balcony which is over a public pedestrian right of way on a temporary basis for wintertime use which will alter the balcony and on [DATE]____, the City Council approved Tenant's request.

NOW THEREFORE, the parties agree as follows:

A. PREMISES. The property affected by this Agreement is generally described as the balcony appurtenant to 540-544 Main Street, Park City, Utah, which is above a public pedestrian right-of-way (hereinafter referred to as the "Premises").

B. TERM.

a. This Agreement will become effective as of the date the last party signed it as indicated by the date associated with that party's signature, and shall terminate on April 30, 2025, unless terminated earlier as provided herein. This Agreement may be terminated by PCMC upon a finding of non-compliance with this Agreement.

b. The temporary winter balcony enclosure must be constructed and deconstructed on the Premises or between November 21, 2024 and May 4,

2025. However, installation of the balcony enclosure shall not occur until the PCMC water line improvement project is completed and the Engineering Department reviews and approves a partial right-of-way closure permit.

C. USE OF PREMISES.

a. Tenant may construct a temporary winter balcony enclosure on the Premises only for the purpose of providing dining services on the balcony.

b. Park City makes no representations regarding the Premises and Tenant accepts the Premises “as is.”

c. The balcony enclosure design and material must meet all requirements of a Historic District Design Review.

d. The balcony enclosure design and material should respect the architectural style of the building and shall retain existing balcony railings in order to achieve a design consistent with open balconies and maintain the character of the original building.

e. The existing exterior wall of the building may not be removed seasonally in order to accommodate the temporary balcony enclosure.

f. There must be direct access between the enclosed area of the balcony and the dining area of the restaurant inside the building.

g. The temporary balcony enclosure shall not block existing door and window openings on neighboring buildings.

h. Material for the balcony enclosure must consist of clear glazing set in window frames that generally match the mass, scale, and materials of those used for the glazing frames of the building.

i. Sunscreens are permitted but must only be used in times of extreme sun and must not be obtrusive.

j. The design of the temporary balcony enclosure must address snow shedding and must be approved by the Building Department.

k. Removal of any snow or ice shedding onto the City sidewalk or street as a result of the temporary balcony enclosure as determined by the Chief Building Official shall be the responsibility of Tenant.

l. The maximum height for the temporary balcony enclosure shall not exceed one (1) story in height, and shall be subordinate in mass, scale, and height to the existing structure. The height of the temporary balcony enclosure shall not exceed the height of the building’s second story or cornice, whichever is shorter in height.

m. No additional exterior electric lighting is permitted on the outside of the balcony enclosure.

n. Tenant’s use of the temporary balcony enclosure shall not violate the Summit County Health Code, the Fire Code, or International Building Code.

o. Use of outdoor speakers and music on the balcony enclosure is

prohibited.

C. TENANT OBLIGATIONS.

a. The temporary balcony enclosure shall be completed at Tenant's sole expense and removed at Tenant's sole expense upon expiration of this Agreement.

b. Tenant is responsible for adhering to all other applicable City and State licensing requirements, including but not limited to the Department of Alcoholic Beverage Control.

c. Tenant is responsible for obtaining the necessary building permits to construct and remove the balcony enclosure. Tenant shall work with the Building Department to schedule necessary inspections. A Demolition Permit will be required for the removal of the balcony enclosure.

D. SIGNS. No signs shall be permitted on the Premises or the temporary balcony enclosure except as specifically approved by the PCMC Planning Department pursuant to the PCMC Sign Code and/or Tenant's Master Sign Plan.

E. INSURANCE. As required by LMC Section15-2.6-3(F), Tenant shall, at Tenant's sole expense, carry a policy of general liability insurance with limits in an amount no less than $2,000,000 per occurrence and $3,000,000 aggregate for personal injury, bodily injury and property damage that may arise from or relate to the performance of this Agreement. Tenant shall furnish a certificate of insurance as evidence of the requisite coverage and maintained during the term of this Agreement. The certificate of insurance must include endorsements which name PCMC as an additional insured, and include waiver of subrogation, identified as primary and non-contributory to PCMC, and completed operations. Should any of Tenant's required insurance policies under this Agreement be cancelled before the termination or completion of this Agreement, Tenant must deliver notice to PCMC within 30 days of cancellation

F. INDEMNIFICATION.

a. Definitions. In this Agreement, the following definitions apply:

- "Indemnifiable Losses" means the aggregate of Losses and Litigation Expenses.

- "Litigation Expense" means any reasonable out-of-pocket expense incurred in defending a Proceeding or in any related investigation or negotiation, including court filing fees, court costs, arbitration fees, witness fees, and attorneys' and other professionals' fees and disbursements.

- "Loss" means any amount awarded in, or paid in settlement of, any Proceeding, including any interest but excluding any

Litigation Expenses.

- "Proceeding" means any investigation, claim, judicial, administrative, or arbitration action or lawsuit, or other cause of action of every kind or character, brought by third parties against PCMC, its agents, employees, or officers, that arises out of this Agreement or the performance of this Agreement by Tenant, its employees, invitees or its subcontractors of any tier, or anyone acting under Tenant's direction or control, including after the expiration or termination of this Agreement.

b. Indemnification. Tenant shall indemnify PCMC and its agents, employees, and officers against all Indemnifiable Losses arising out of a Proceeding, except to the extent the Indemnifiable Losses were caused by the negligence or willful misconduct of PCMC.

c. Obligation to Defend. Tenant shall, at its sole cost and expense, defend PCMC and its agents, employees, and officers from and against all Proceedings, provided that Tenant is not required to defend PCMC from any Proceeding arising from the sole negligence of PCMC or its agents, employees, or officers.

d. Tender. Tenant's obligation to defend will arise upon PCMC's tender of defense to Tenant in writing. If PCMC fails to timely notify Tenant of a Proceeding, Tenant will be relieved of its indemnification obligations to the extent that Tenant was prejudiced by that failure. Upon receipt of PCMC's tender of defense, if Tenant does not promptly notify PCMC of its acceptance of the defense and thereafter duly and diligently defend PCMC and its agents, employees, and officers, then Tenant shall pay and be liable for the reasonable costs, expenses, and attorneys' fees incurred in defending the Proceeding and enforcing this provision.

e. Legal Counsel. To assume the defense, Tenant must notify PCMC of their intent to do so. Promptly thereafter, Tenant shall retain independent legal counsel that is reasonably acceptable to PCMC.

f. Settlement. After Tenant assumes the defense of a Proceeding, Tenant may contest, pay, or settle the Proceeding without the consent of PCMC only if that settlement (1) does not entail any admission on the part of PCMC that it violated any law or infringed the rights of any person, (2) provides as the claimant's sole relief monetary damages that are paid in full by Tenant, and (3) requires that the claimant release PCMC and its agents, employees, and officers from all liability alleged in the Proceeding.

g. Waiver. Tenant expressly agrees that the indemnification provision herein constitutes Tenant's waiver of immunity under Utah Code § 34A-2-105 for the purposes of this Agreement. This waiver has been mutually

negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement. No liability shall attach to PCMC by reason of entering into this Agreement except as expressly provided herein.

h. No Limitation. The indemnification obligations of this Agreement shall not be reduced by a limitation on the amount or type of damages, compensation, or benefits payable by or for the Tenant under workers' compensation acts, disability benefits acts, or other employee benefit acts.

i. Interpretation. The parties intend that the indemnity and defense provisions in this Article shall be interpreted so as to be enforceable to the fullest extent permitted by law, but nothing herein shall be interpreted to violate public policy.

j. Environmental Indemnity. Tenant shall indemnify PCMC, its agents, employees, and officers for any Indemnifiable Losses from a Proceeding arising out of Tenant's violation of federal, state, or local environmental laws or regulations, and shall include but not be limited to all cleanup and remedial costs, diminution in value of property, and any fines or fees imposed as a result.

G. ASSIGNABILITY. Tenant shall not assign or transfer any interest in this Agreement without the prior written consent of PCMC. Any purported assignment or transfer without written approval is void.

H. PROFESSIONAL PERFORMANCE/COMPLIANCE WITH LAWS. Tenant shall be responsible for the quality of all services performed by its employees, agents, subcontractors, and all other persons (collectively, "Subcontractors") performing any services under this Agreement. Tenant agrees to perform all services under this Agreement at the highest professional standards and to the satisfaction of PCMC. Tenant and its Subcontractors shall comply with all applicable federal, state, PCMC, and other local laws, regulations, and ordinances, including applicable licensure and permit requirements, regulations for certification, operation of facilities, and accreditation, employment laws, and any other standards or criteria described in this Agreement.

I. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Utah.

J. ENTIRE AGREEMENT/WAIVER. This Agreement constitutes the entire and only agreement between the parties and it cannot be altered or amended except by written instrument, signed by both parties. No waiver under this Agreement will be effective unless it is in writing and signed by the party granting the waiver (in the case of PCMC, by an individual authorized by PCMC to sign the waiver). A

waiver granted on one occasion will not operate as a waiver on other occasions.

Each party is signing this Agreement on the date stated opposite that party's signature.

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation

Date: _____

By: _____
Matt Dias
City Manager

Attest:

_____
City Recorder's Office

Approved as to form:

_____
City Attorney's Office

Riverhorse Partners, LLC

Date: _____

By: _____
[insert name of individual signing]
[insert title of individual signing]
An authorized signer

City Council
Manager's Report

Subject: **Automated Materials Handling (AMH) Machine & Replacement Security Gates for the Library**
Author: **Adriane Herrick Juarez**
Department: **Library**
Date: **November 7, 2024**

Summary Recommendations:
Consider approving $99,995 for the purchase of an Automated Materials Handling (AMH) machine and $34,673 for replacement security gates for a total appropriation of $134,668 with TechLogic.

Background:
The Library originally intended to implement an automated materials-handling machine during the library's reconstruction, which was completed in 2015. However, due to the cost, this was value-engineered out of the project. Subsequently, it was added as a Capital Improvement Project (CIP) request and remained unfunded for several years.

As a result, in 2019, the Library procured the funds to install an AMH machine by utilizing various funding sources to not utilize CIP funds, including reorganizing library purchases, Friends of the Library donations, and the Library Mural Wall Donation Fund. However, funding was reduced when the pandemic struck, and the project was again suspended.

Public libraries have security gates at entrances to help secure library collections and track visitors. The existing gates were purchased in 2015 for the Library Renovation project. Recently, they have stopped working as intended, and replacement parts are unavailable.

The Library Replacement Fund will fund replacement gates, and the Library has $115,000 in Library Mural Wall Donations, which were put in a CIP line to purchase the AMH machine.

Analysis:
The Library implemented an RFP process to consider vendors for an AMH machine and replacement security gates. Six bids were received and after reviewing, Tech Logic was the top vendor. TechLogic has been a leader in library technology since 1997 and was the first in North America to develop an AMH system. The 5-bin AMH system they have proposed fits within our space limits, provides the standards and tech we require, and meets our budget. The AMH system from Tech Logic will also easily integrate with our Integrated Library System (ILS), the hardware and software utilized by the Library for circulation and catalog services.

Solutions Provided by an AMH Machine and Replacement Security Gates:
With the renovation of the Park City Library, completed in 2015, usage of the Library has skyrocketed. In FY24, visitors to the Library reached over 250,000 per year, an all-time high. Before the renovation, the Library had 96,594 visitors in 2014. This more-than-doubled library usage has significantly impacted staffing and resources, including expanded room usage, number of events, technology assistance, response to information inquiries, and face-to-face customer relations.

A community survey conducted in 2023 indicated that the public is pleased with the work of the Library but still has desired unmet needs, such as more programming for children, youth, and teens. An automated materials handling machine (sorter) at the Library will mean staff no longer must manually check in items, saving approximately 40 hours of staff time per week.

City Council Staff Report

Subject: Community Center Project Update
Author: Ken Fisher, Recreation Director
Department: Recreation
Date: November 7, 2024

Exhibit A: Updated Design Package was updated on November 4 to reflect the following changes:

1. We have added two sheets that include building elevations and that more specifically call out materials and design elements.
2. We have updated the Parking Sheet to include the new bike parking and enclosed bike parking.
3. We have revised the north side rendering to include the new bike parking and extended roof overhang (for covered bike stalls).
4. Floor plan is updated showing enclosed bike parking at the staff break area.

Recommendation

The project team seeks Council feedback and direction on the design of the Park City Community Center.

Background

Sparano + Mooney Architecture entered into a Design Professional Service Agreement in October 2023 with Park City Municipal for conceptual design to replace the City Park Recreation Building, with a total cost not exceeding $96,525.

On June 20, 2024, the City Council approved the first contract amendment with Sparano + Mooney Architects in an amount not to exceed $954,562 for a total contract fee not to exceed $1,051,087 for design services to replace the City Park Recreation Building. The June 20 staff report is linked here and contains detailed information on the Concept Design Deliverables, the overall project work completed, the timeline, and the next steps.

Analysis

Project description

The proposed Park City Community Center is a new single-story building of approximately 15,000 GSF at City Park. The proposed facility will replace the existing recreation building with the expanded building program to include multipurpose space, classroom, and recreational space, as well as replacement of the park restrooms and maintenance functions under separate entry.

The building will support the Summer Day Camp and expand capacity from 90 to 150 children. The site program includes replacing (2) volleyball courts and a basketball court; new site parking including EV charging stalls and infrastructure; hardscape

including an entry plaza, outdoor patio, and trails connection; fenced playground area; and a trash/recycling enclosure.

The proposed project will be a zero-emissions and all-electric building (no combustion on or off-site). The building design will focus on efficiency, incorporating passive design elements, and has set an ambitious Energy Use Intensity (energy use per square foot). The building design may include a connection to a future district-scale, zero-emissions heating and cooling network as determined by the findings of a feasibility study recently initiated. The building will have conduit installed for rooftop solar, but rooftop solar is not planned to be part of the project. The proposed structure is within the Soil Ordinance Zone (mining tailings), requiring contaminated soils to be removed and disposed of off-site.

The primary architectural context of the proposed Park City Community Center is Miners Hospital, a historic two-story brick structure constructed in 1904 and relocated to City Park in October of 1979. The proposed new facility (front facade) will be located approximately 250 feet north of Miner Hospital. Miners Hospital is intended to remain the site's focus, with the proposed Park City Community Center being low in scale with a simplified form and material palette.

The proposed new building takes cues from and references Miners Hospital with proportional relationships to the massing and windows (tall and thin), covered front and back ‘porch’ elements, and use of materials such as brick.

Exhibit A: Updated Design Package

Primary Project purpose and goals
• Provide indoor/outdoor community event space directly connected to the park.
• Expand access to summer and school break day camps for Park City residents.
• Provide flexible multipurpose space for community programming.
• Provide universally accessible facilities for people of all ages and abilities.
• Provide a new fenced playground with an outdoor shaded seating area.
• Relocate and replace the basketball and volleyball courts.
• Provide improved park restrooms and maintenance facilities.
• Designed to be a zero-emissions building.

Important project milestones
To meet the intended goal of opening the facility in November of 2026, with the Summer Day Camp function being relocated for only a single season, the following schedule dates are critical:

• City Council Approval to move forward with the design of the project: June 2024 (Complete)
• Submit applications for CUP, MPD, Pre-HDDR, and Subdivision Plat: August 2024 (Complete)
• Planning Commission Work Session: September 2024 (Complete)
• City Council Design Approval: November 2024

• Planning Commission Approvals: December 2024
• Submit for Building Permit: May 2025
• Construction Groundbreaking: August 2025
• Construction Completion: November 2026

Update of Items to Address in the Next Phase of The Project as Outlined in June

• Provide power at the Community Event outdoor patio area that could accommodate music performances/live bands.
    - Spyder fitting is planned at the Community Event Space to accommodate band and musical electrical connections.

• Provide bike racks on the building's north side and near the main south side entry.
    - Design team is adding 14 bike stalls at the north side for a total of 32 bike stalls (8 required by LMC). All bike stalls are now covered.

• Review the potential of adding a non-gender single-stall restroom.
    - A nongendered restroom has been added to the Park Restrooms per revised plans.

• Provide a place for food truck access near the Community Event outdoor patio space.
    - Food truck access has been added northwest of the Community Event Space.

• Review ways to increase the size of the outdoor basketball courts. Increase the court width to include a sit wall or seating area.
    - The Design Team modified widths and gained 7’ of width at the basketball court. Also, a continuous seat wall on the east side has been added.

• Review alternatives to having a basement below the maintenance portion of the building. There is groundwater in the area, and the cost of mitigating the excess excavated soil is cost prohibitive.
    - The basement has been removed, and the size of the west wing has increased to accommodate mechanical and electrical.

• Review alternative ways to fence the west side of the volleyball courts and the north, east, and south sides of the basketball courts.
    - Fencing will be of a recreational type versus chain link and will be limited to 8’ to 10’ in height.

• Determine whether we should reduce the length of the rugby field to 103 yards by moving the south goal post or maintain 109 yards by moving both goal posts. Both options meet rugby field design standards for length.
    - The rugby posts will be removed from both ends of the field, and sleeves will be installed so temporary posts can be used when needed.

• Review if there are ways to increase the size of the playground.

- Playground was increased by 4’ along the entire north side.

Funding

The project's funding is from the Recreation Building in City Park, CIP #0386, with a balance of $15,241,042.

Attachments

Exhibit A: Updated Design Package

CONTEXT PHOTOGRAPHS - AERIAL OVERVIEW

SCALE: NTS

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK
DESIGN

VIEW LOOKING NORTHEAST FROM SULLIVAN ROAD

VIEWS LOOKING NORTH TOWARDS PROJECT SITE FROM MINERS HOSPITAL

VIEW LOOKING NORTHEAST TOWARDS PLAYGROUND

VIEW LOOKING NORTH TOWARDS PLAYGROUND

CONTEXT PHOTOGRAPHS

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

VIEW LOOKING NORTH TOWARDS PLAYGROUND

VIEW LOOKING NORTHWEST FROM VOLLEYBALL COURTS

VIEW LOOKING NORTHWEST FROM POISON CREEK TRAIL

VIEW LOOKING SOUTHWEST FROM POISON CREEK TRAIL

CONTEXT PHOTOGRAPHS

VIEW LOOKING WEST ALONG THE EAST-WEST TRAIL CONNECTION

VIEW LOOKING SOUTHWEST FROM SPORTS FIELDS

VIEW LOOKING SOUTH FROM SPORTS FIELDS

VIEW LOOKING SOUTHEAST FROM SPORTS FIELDS

CONTEXT PHOTOGRAPHS

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

VIEW LOOKING EAST FROM SULLIVAN ROAD TOWARDS PLAYGROUND

VIEW LOOKING WEST TOWARDS EXISTING CONDOMINIUMS

VIEW LOOKING NORTHWEST FROM SULLIVAN ROAD TOWARDS EXISTING CONDOMINIUMS

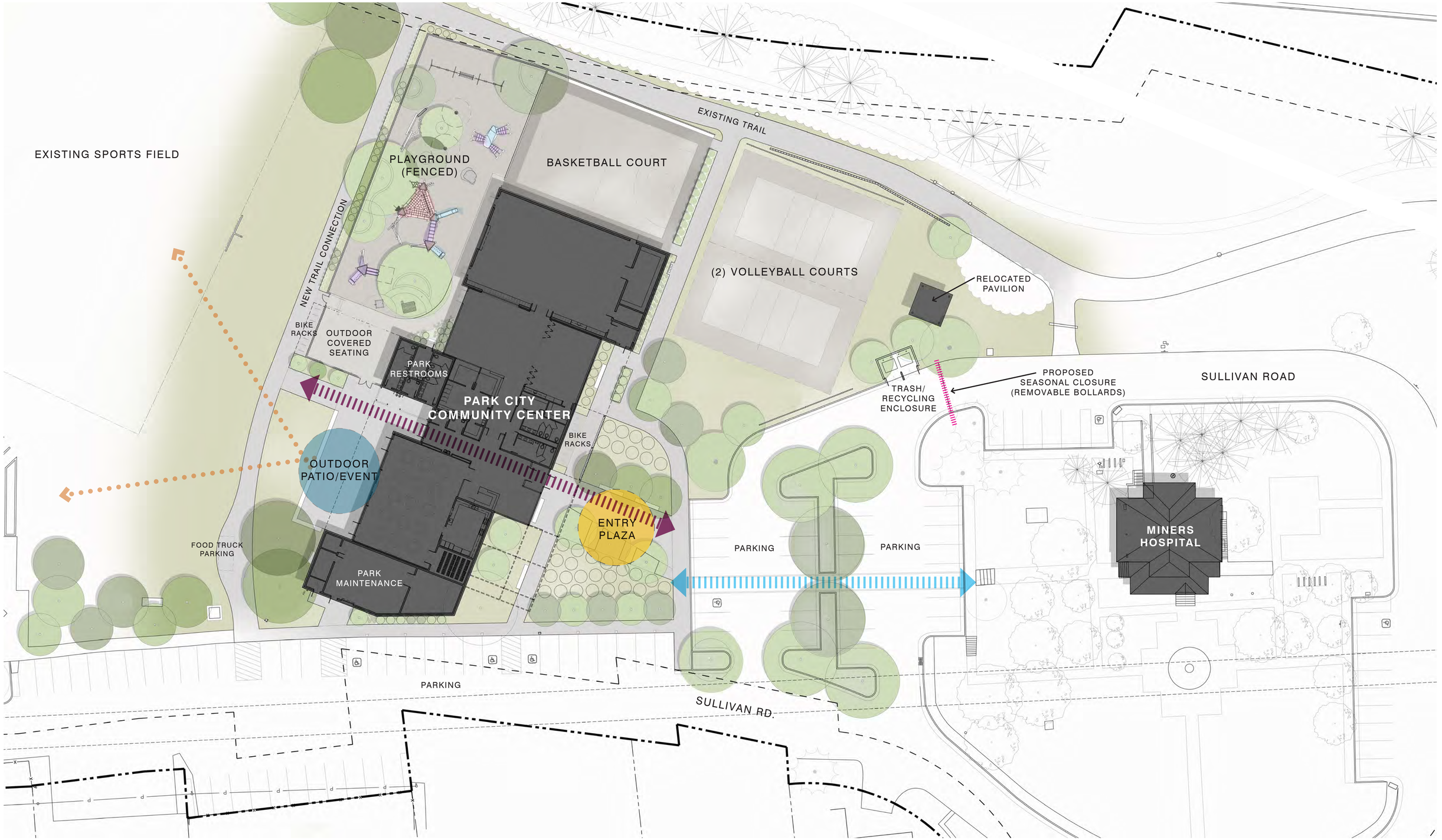
VIEW LOOKING WEST FROM DEER VALLEY DRIVE

CONTEXT PHOTOGRAPHS

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN



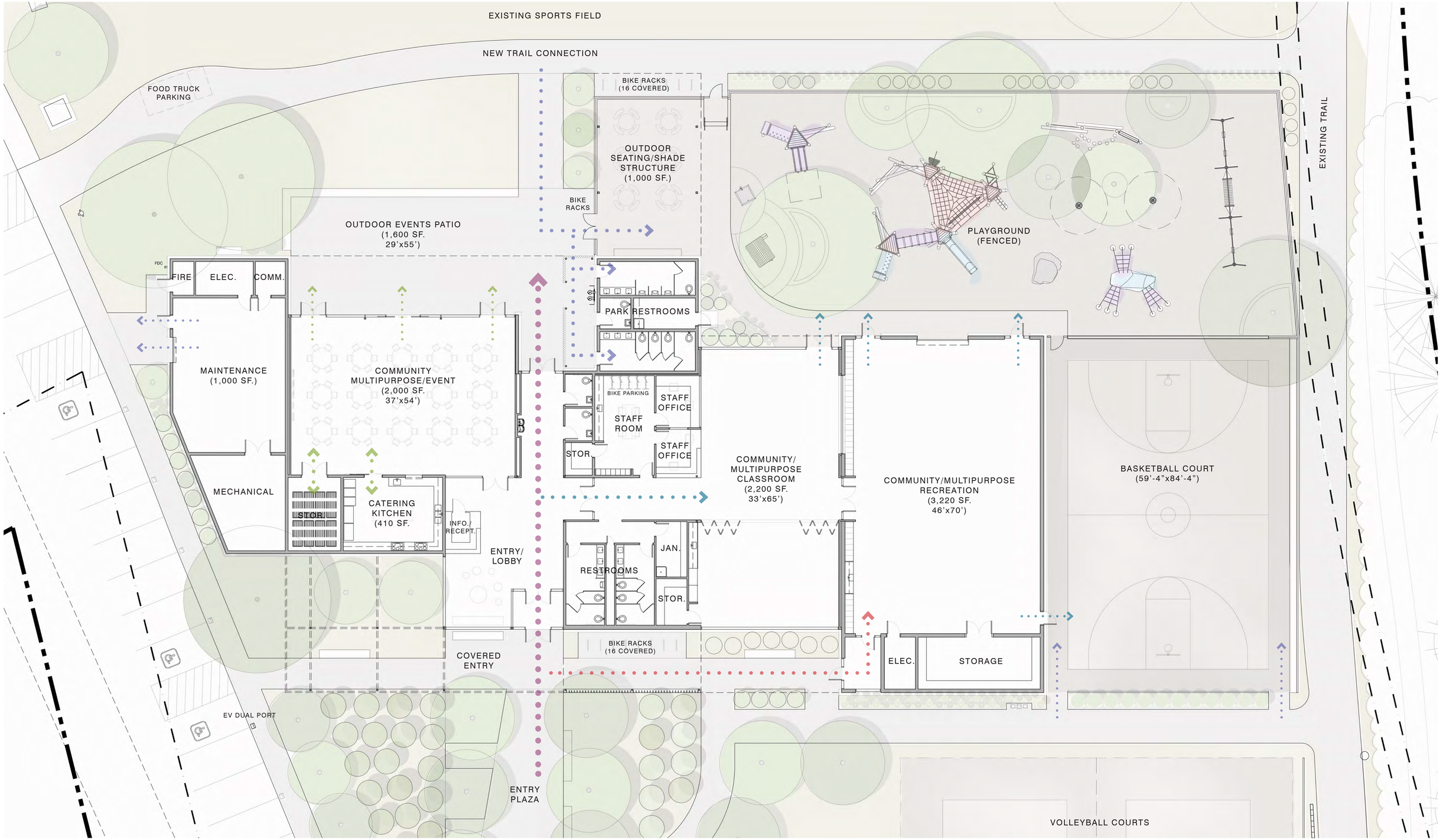
SCHEMATIC SITE PLAN

SCALE: 1:20

pcrecreation
A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN



SCHEMATIC FLOOR PLAN

SCALE: 1:10

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

SITE OVERLAY - PROPOSED AND EXISTING

SCALE: 1:20

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK DESIGN

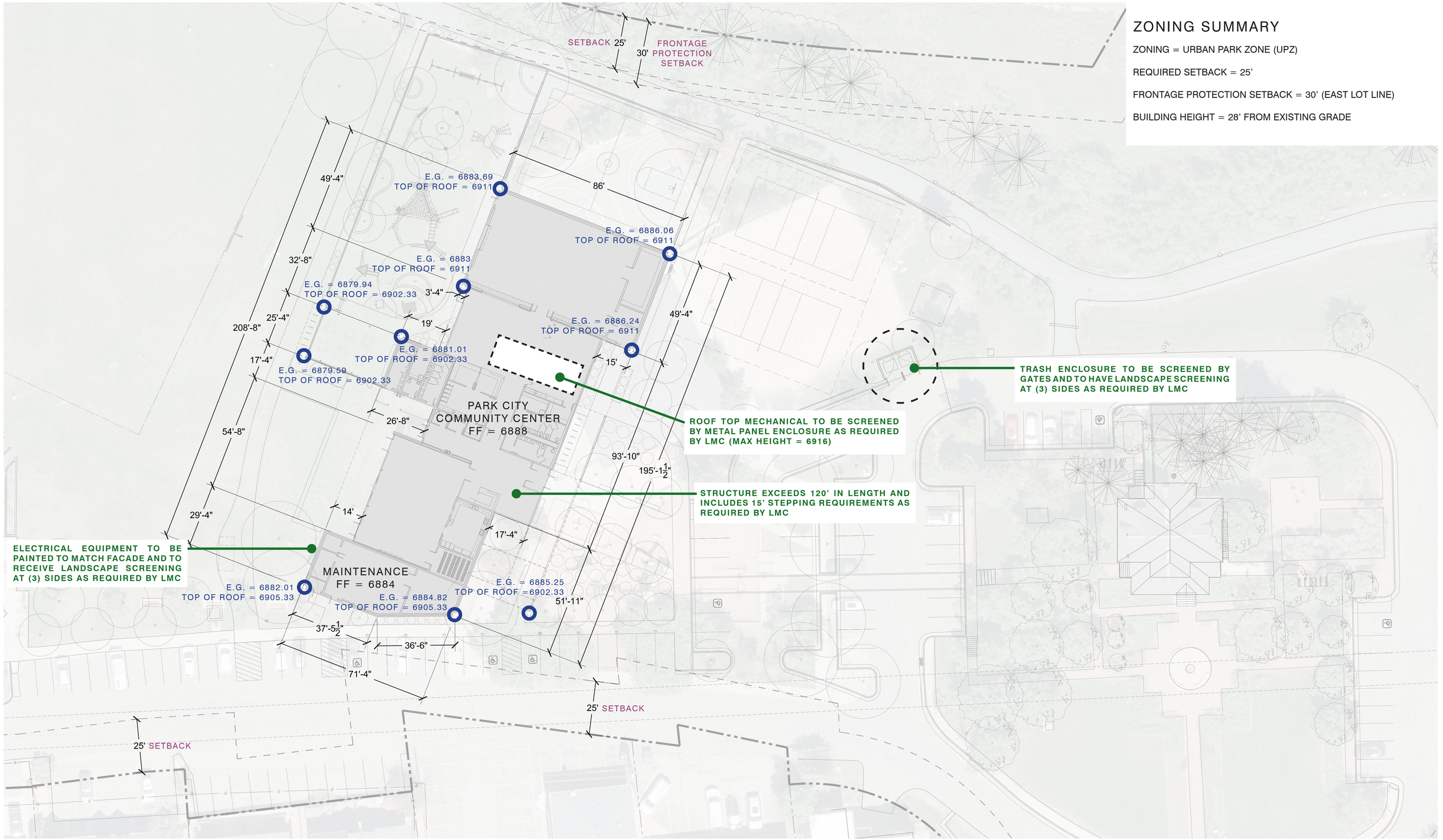
ZONING SUMMARY

ZONING = URBAN PARK ZONE (UPZ)

REQUIRED SETBACK = 25’

FRONTAGE PROTECTION SETBACK = 30’ (EAST LOT LINE)

BUILDING HEIGHT = 28’ FROM EXISTING GRADE



PROJECT LMC RESTRAINTS AND REQUIREMENTS PLAN

SCALE: 1:20

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK DESIGN

PARKING LEGEND

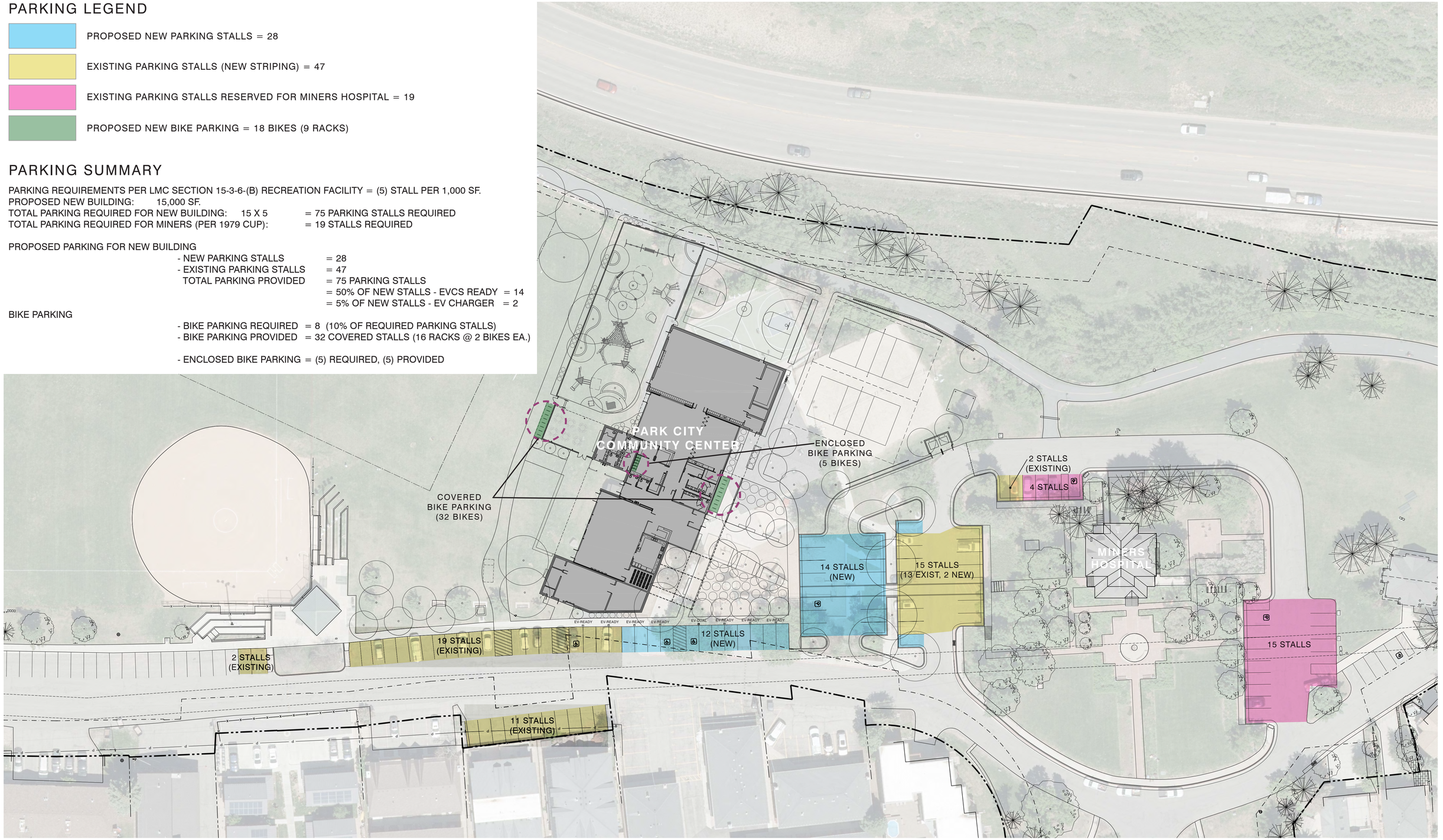
- PROPOSED NEW PARKING STALLS = 28
- EXISTING PARKING STALLS (NEW STRIPING) = 47
- EXISTING PARKING STALLS RESERVED FOR MINERS HOSPITAL = 19
- PROPOSED NEW BIKE PARKING = 18 BIKES (9 RACKS)

PARKING SUMMARY

PARKING REQUIREMENTS PER LMC SECTION 15-3-6-(B) RECREATION FACILITY = (5) STALL PER 1,000 SF.
PROPOSED NEW BUILDING: 15,000 SF.
TOTAL PARKING REQUIRED FOR NEW BUILDING: 15 X 5 = 75 PARKING STALLS REQUIRED
TOTAL PARKING REQUIRED FOR MINERS (PER 1979 CUP): = 19 STALLS REQUIRED

PROPOSED PARKING FOR NEW BUILDING
- NEW PARKING STALLS = 28
- EXISTING PARKING STALLS = 47
  TOTAL PARKING PROVIDED = 75 PARKING STALLS
  = 50% OF NEW STALLS - EVCS READY = 14
  = 5% OF NEW STALLS - EV CHARGER = 2

BIKE PARKING
- BIKE PARKING REQUIRED = 8 (10% OF REQUIRED PARKING STALLS)
- BIKE PARKING PROVIDED = 32 COVERED STALLS (16 RACKS @ 2 BIKES EA.)
- ENCLOSED BIKE PARKING = (5) REQUIRED, (5) PROVIDED



SCHEMATIC PARKING PLAN

SCALE: 1:30

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK
DESIGN

WATER SYSTEM PRESSURE BASIS

Water system pressures provided by Park City Water are based on the following conditions:

- *Current water system modeling (actual pressure is not field verified)*
- *System pressure on peak day summer demands*
- *Static pressure in the water main at the building's water service connection*
- *A 20% reduction from the modeled pressure may be included in the pressure provided as an allowance for water system operational variations and long-term system changes and degradation*

OFFICE USE ONLY

REQUEST REVIEWED BY BUILDING DEPT. ON:				DAY OF		20	BY:	
REQUEST REVIEWED BY ENGINEERING DEPT. ON:				DAY OF		20	BY:	
NO FLOW PRESSURE:	80	PSI @	1	GPM				
RESIDUAL PRESSURE:	77	PSI @	200	GPM				
REQUEST RETURNED BY PARK CITY WATER DEPT. ON:	22	DAY OF	DEC	20	23	BY:	J. OLDHAM	

PARK CITY COMMUNITY CENTER

REVISE BUILDING FROM LIGHT HAZARD TO ORDINARY TYPE 1

NEW FIRE RISER ROOM

NEW FDC

NEW FIRE HYDRANT

IF BOLLARD CLOSURE IS INSTALLED, CAN ONLY BE FOR SUMMER SEASON AND WILL REQUIRE KNOX BOX

FIRE ACCESS

EXISTING FDC

EXISTING FIRE HYDRANT

MINERS HOSPITAL

FIRE ACCESS

SCHEMATIC FIRE ACCESS PLAN

SCALE: 1:20

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK DESIGN

VIEW LOOKING NORTH TOWARDS MAIN ENTRY/FRONT FACADE

VIEW AT COVERED ENTRY LOOKING EAST

SCHEMATIC RENDERINGS

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK
DESIGN

VIEW LOOKING NORTH FROM MINERS HOSPITAL

VIEW LOOKING SOUTH FROM SPORTS FIELD TO COMMUNITY EVENT SPACE/PLAYGROUND

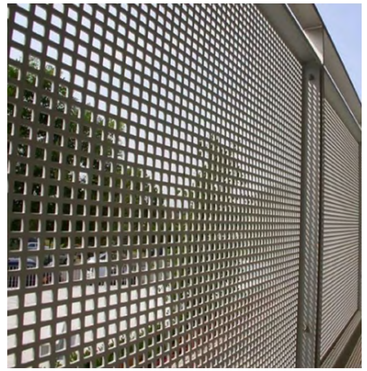
SCHEMATIC RENDERINGS

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK
DESIGN

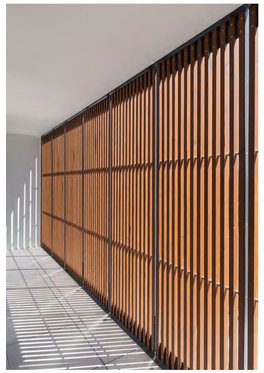
METAL PANEL FASCIA:
FLAT AND STANDING SEAM PANELS



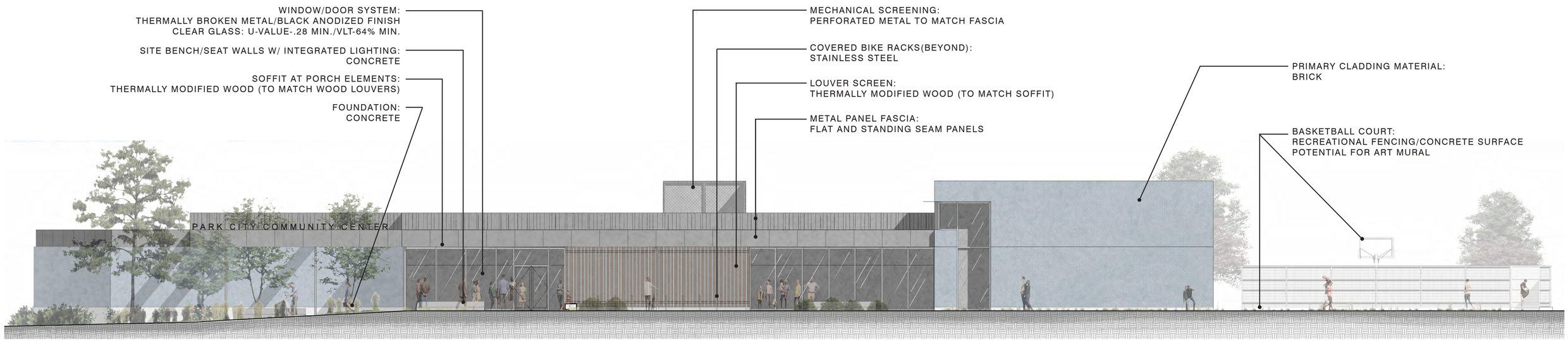
MECHANICAL SCREENING:
PERFORATED METAL TO MATCH FASCIA

BRICK:
BLUE GRAY IRON SPOT

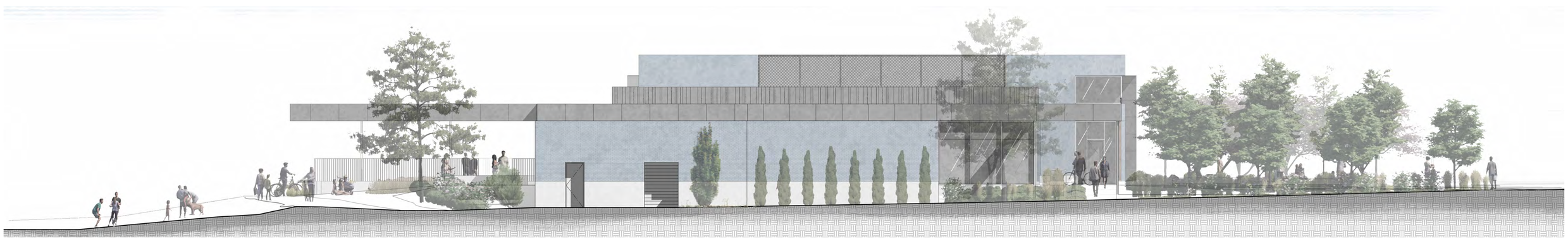
WINDOW/DOOR SYSTEM:
THERMALLY BROKEN METAL/BLACK ANODIZED FINISH
CLEAR GLASS: U-VALUE-.28 MIN./VLT-64% MIN.



LOUVER SCREEN:
THERMALLY MODIFIED WOOD



SOUTH ELEVATION



WEST ELEVATION

SCHEMATIC EXTERIOR ELEVATIONS

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK
DESIGN

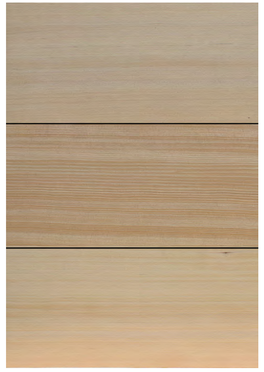
PLAYGROUND SURFACING/POTENTIAL PUBLIC ART:
POURED-IN-PLACE RUBBER

BASKET BALL SURFACING/POTENTIAL PUBLIC ART:
MURAL

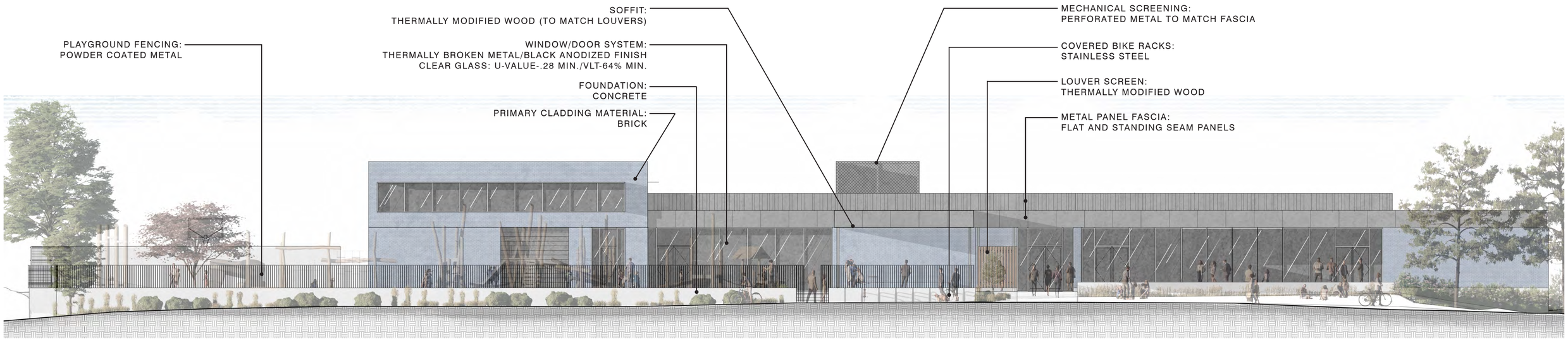
LANDSCAPE:
NATIVE/PER WUI REQUIREMENTS

SITE ELEMENTS:
CONCRETE SEAT WALLS WITH INTEGRATED LIGHTS/BOLLARD LIGHTING
STAINLESS STEEL BIKE RACKS/POWDER COATED PLAYGROUND FENCING

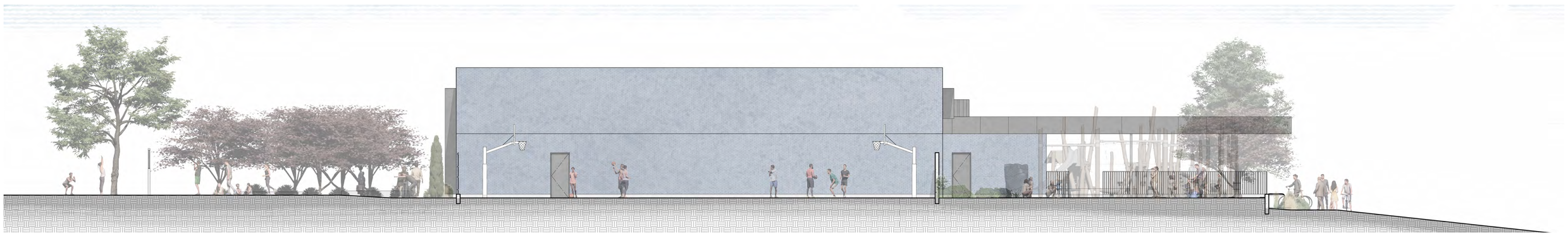
ROOFING:
GRAY MEMBRANE



WOOD SOFFIT:
THERMALLY MODIFIED WOOD



NORTH ELEVATION



EAST ELEVATION

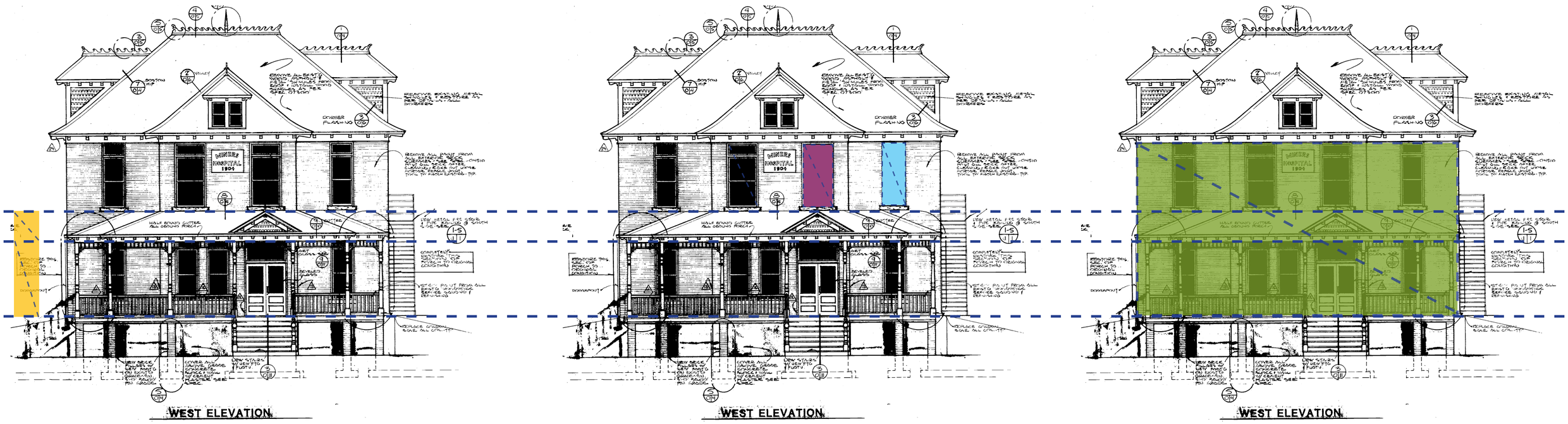
SCHEMATIC EXTERIOR ELEVATIONS

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK
DESIGN

COMMUNITY CENTER - SOUTH ELEVATION STUDY



MINERS HOSPITAL - WEST ELEVATION STUDY

PROPORTIONAL AND ARCHITECTURAL REFERENCES TO MINERS

SCALE: NTS

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK DESIGN

OPTION 1

SQUARE FOOT SUMMARY
MAIN LEVEL = 13,800 GSF
LOWER LEVEL = 1,800 GSF

FLOOR PLAN
SCALE: NTS

PARK CITY COMMUNITY CENTER

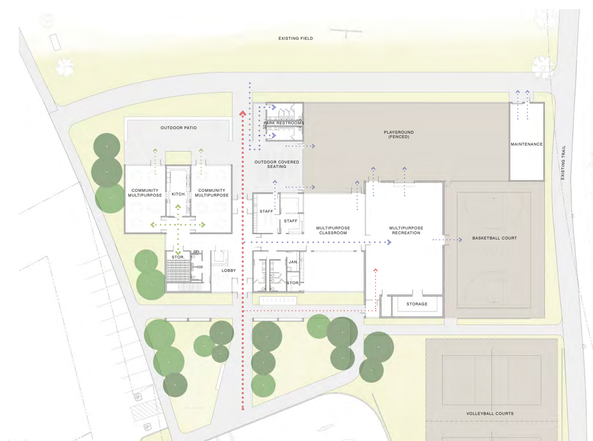
OPTION 2

SQUARE FOOT SUMMARY
MAIN LEVEL = 13,380 GSF
LOWER LEVEL = 1,850 GSF

FLOOR PLAN
SCALE: NTS

PARK CITY COMMUNITY CENTER

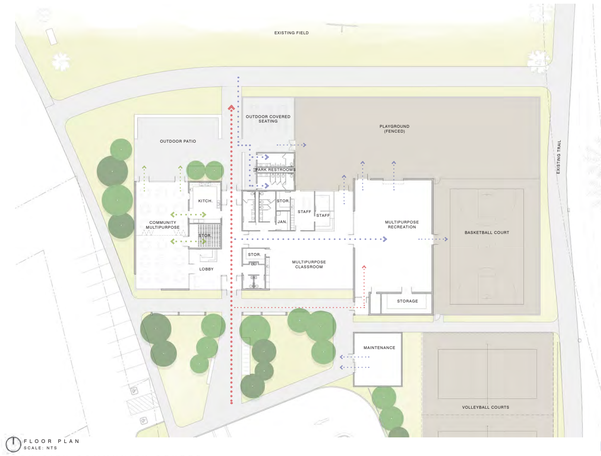
OPTION 3



FLOOR PLAN
SCALE: NTS

PARK CITY COMMUNITY CENTER

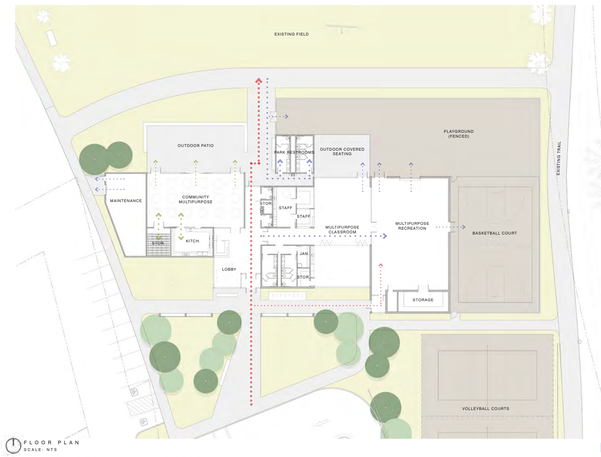
OPTION 4



FLOOR PLAN
SCALE: NTS

PARK CITY COMMUNITY CENTER

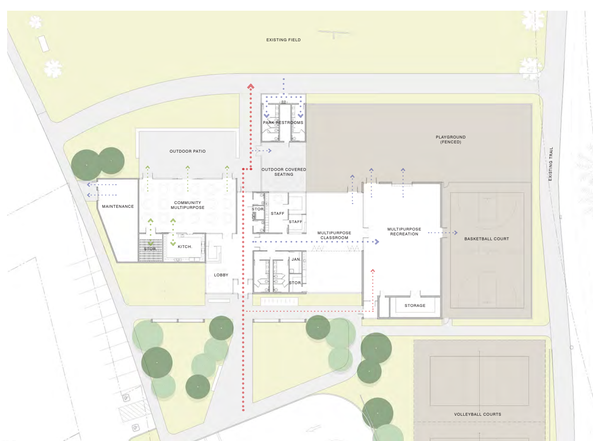
OPTION 5



FLOOR PLAN
SCALE: NTS

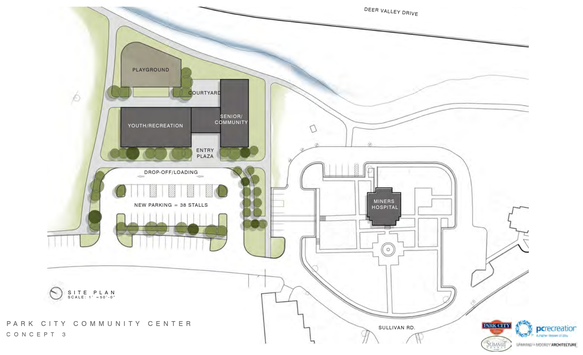
PARK CITY COMMUNITY CENTER

OPTION 6

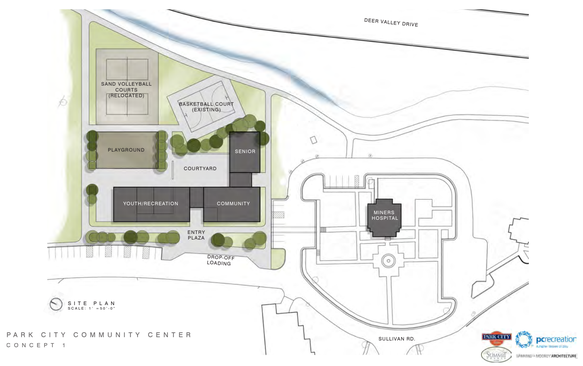


FLOOR PLAN
SCALE: NTS

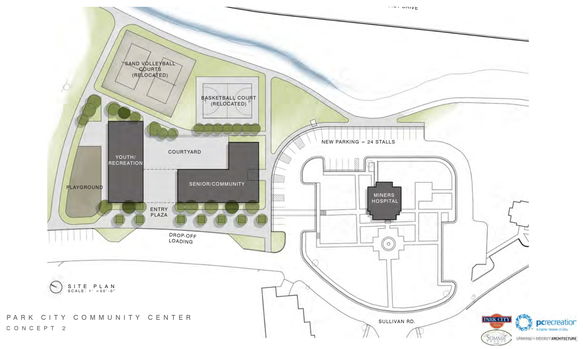
PARK CITY COMMUNITY CENTER



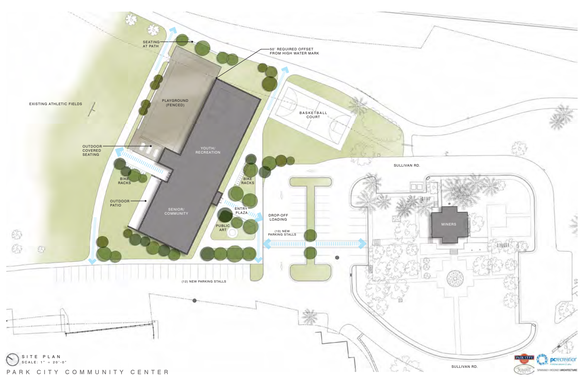
PARK CITY COMMUNITY CENTER
CONCEPT 3



PARK CITY COMMUNITY CENTER
CONCEPT 1



PARK CITY COMMUNITY CENTER
CONCEPT 2



PARK CITY COMMUNITY CENTER

PROCESS STUDIES

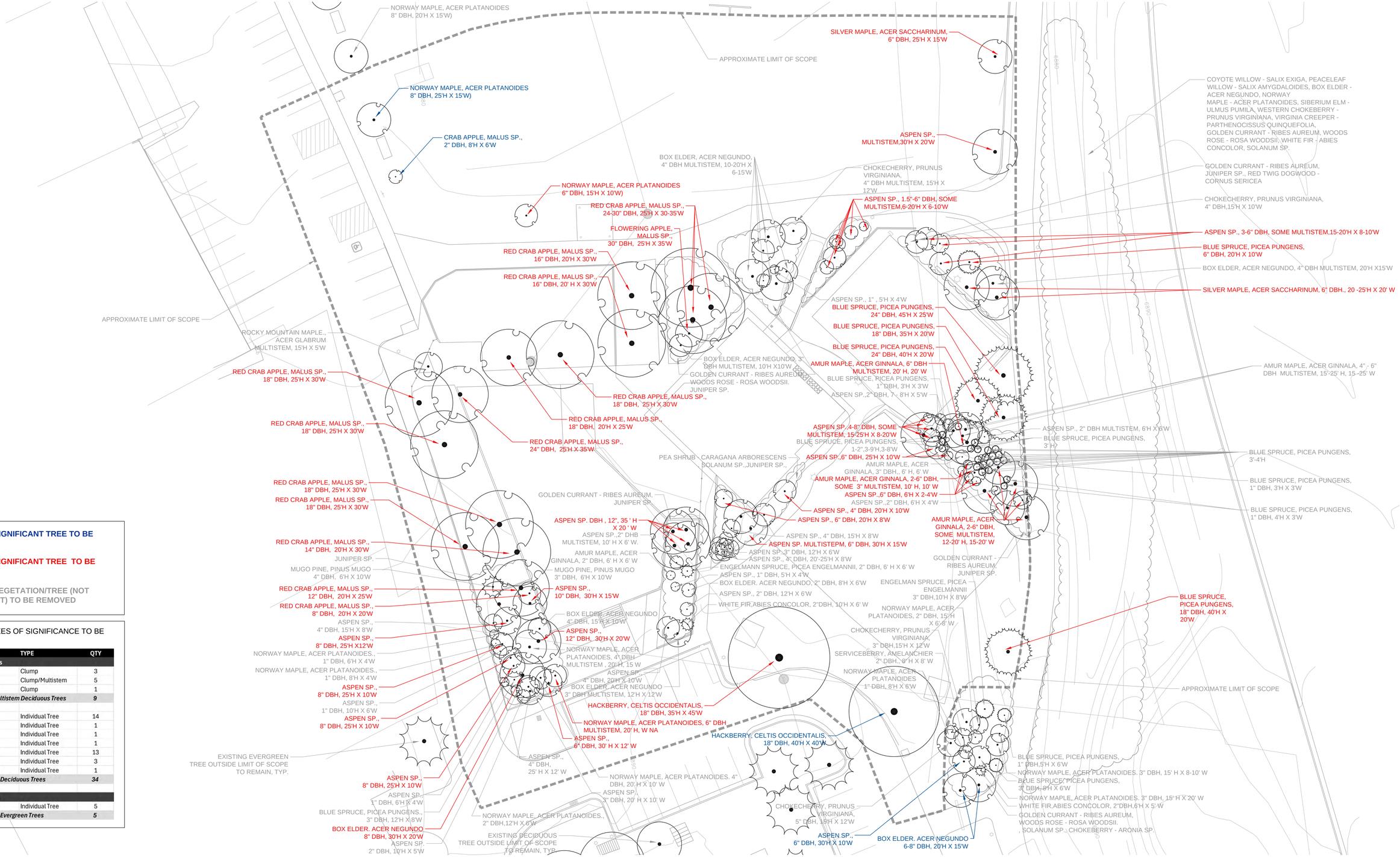
SCALE: 1:20

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK DESIGN

PARK CITY COMMUNITY CENTER



EXISTING SIGNIFICANT TREE TO BE RETAINED

EXISTING SIGNIFICANT TREE TO BE REMOVED

EXISTING VEGETATION/TREE (NOT SIGNIFICANT) TO BE REMOVED

TOTALS TREES OF SIGNIFICANCE TO BE REMOVED

SPECIES	TYPE	QTY
Deciduous Trees		
Amur Maple	Clump	3
Aspen	Clump/Multistem	5
Norway Maple	Clump	1
Total Clump/Multistem Deciduous Trees		***9***
Aspen	Individual Tree	14
Box Elder	Individual Tree	1
Hackberry	Individual Tree	1
Norway Maple	Individual Tree	1
Red Crabapple	Individual Tree	13
Silver Maple	Individual Tree	3
Flowering Apple	Individual Tree	1
Total Individual Deciduous Trees		***34***
Evergreen Trees		
Blue Spruce	Individual Tree	5
Total Individual Evergreen Trees		***5***

EXISTING VEGETATION PLAN

SCALE: 1:20

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK DESIGN

PLEASE NOTE THAT LANDSCAPE AND PLAYGROUND DESIGNS ARE CONCEPTUAL, AND THAT ELEMENTS MAY CHANGE AS THE DESIGN IS REFINED IN COORDINATION WITH THE CITY.

CONCEPTUAL LANDSCAPE PLAN ILLUSTRATIVE

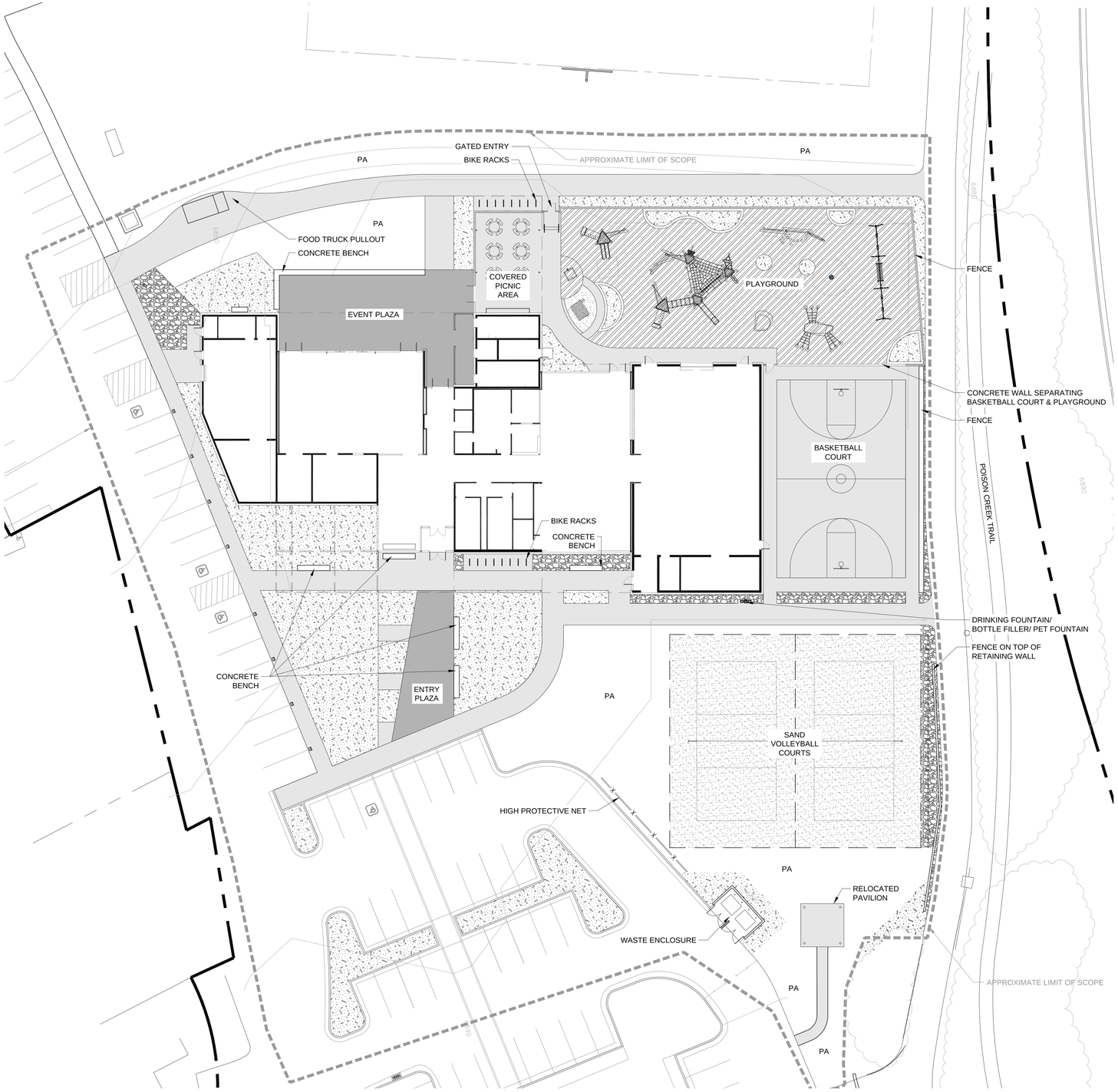
SCALE: 1:20

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

PARK CITY COMMUNITY CENTER



SITE MATERIALS

- BARK MULCH
- STONE MULCH
- SAFETY SURFACING
- SAND
- SPECIAL PAVERS
- CONCRETE
- PA — PLANTING AREA - LAWN

PLEASE NOTE THAT LANDSCAPE AND PLAYGROUND DESIGNS ARE CONCEPTUAL, AND THAT ELEMENTS MAY CHANGE AS THE DESIGN IS REFINED IN COORDINATION WITH THE CITY.

CONCEPTUAL LANDSCAPE SITE + MATERIALS PLAN

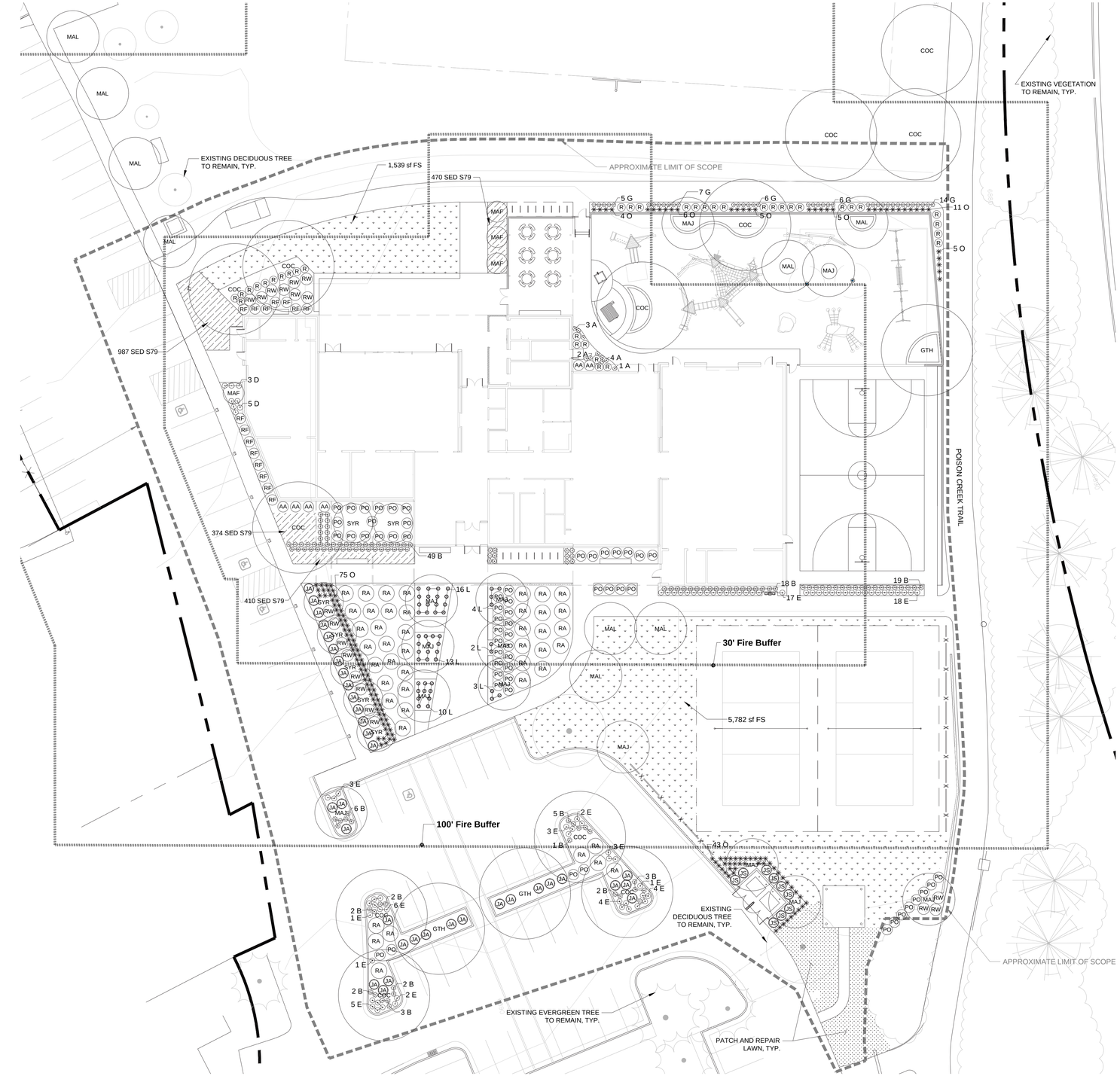
SCALE: 1:20

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

PARK CITY COMMUNITY CENTER



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
COC	COC	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	13	DECIDUOUS | 40' X 35' | WATERWISE
GTH	GTH	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' NORTHERN ACCLAIM® HONEY LOCUST	2" CAL.	3	DECIDUOUS | 40' X 35'
MAL	MAL	MALUS X 'INDIAN MAGIC' INDIAN MAGIC CRABAPPLE	2" CAL.	9	DECIDUOUS | 20' X 20' | WATERWISE
MAJ	MAJ	MALUS X 'JEFLITE' STARLITE FLOWERING CRABAPPLE	2" CAL.	13	DECIDUOUS | 25' X 20' | WATERWISE
MAF	MAF	MALUS X 'JEFSPIRE' PURPLE SPIRE® COLUMNAR CRABAPPLE	2" CAL.	4	DECIDUOUS | 20' X 8' | WATERWISE
SYR	SYR	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL.	7	DECIDUOUS | 25' X 15'
SHRUBS					
AA	AA	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY	5 GAL.	6	DECIDUOUS | 12' X 4'
JA	JA	JUNIPERUS COMMUNIS 'ALPINE CARPET' CREEPING JUNIPER	5 GAL.	35	EVERGREEN | 1' X 4' | WATERWISE
JS	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	5 GAL.	9	EVERGREEN | 15' X 4' | WATERWISE
PO	PO	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	57	DECIDUOUS | 4' X 4'
RF	RF	RHAMNUS FRANGULA 'COLUMNARIS' TALLHEDGE BUCKTHORN	5 GAL.	15	DECIDUOUS | 12' X 4' | WATERWISE
RA	RA	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	45	DECIDUOUS | 3' X 6' | WATERWISE
R	R	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5 GAL.	37	DECIDUOUS | 3' X 3'
RW	RW	ROSA WOODSII MOUNTAIN ROSE	5 GAL.	19	DECIDUOUS | 4.5' X 4.5' | WATERWISE
ORNAMENTAL GRASSES					
B	B	BOUTELOUA GRACILIS 'HONEYCOMB' HONEYCOMB BLUE GRAMA GRASS	1 GAL.	127	2' X 2' | WATERWISE
O	O	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL.	153	3' X 2'
L	L	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL.	48	1.5' X 1.5' | WATERWISE
PERENNIALS					
A	A	AQUILEGIA CAERULEA ROCKY MOUNTAIN COLUMBINE	1 GAL.	10	HERBACEOUS | 1.5' X 1' | WATERWISE
D	D	AQUILEGIA X 'SONGBIRD DOVE' SONGBIRD DOVE COLUMBINE	1 GAL.	8	HERBACEOUS | 2.5' X 2'
E	E	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL.	70	HERBACEOUS | 2' X 2' | WATERWISE
G	G	RUDBECKIA X 'AMERICAN GOLD RUSH' AMERICAN GOLD RUSH CONEFLOWER	1 GAL.	38	HERBACEOUS | 2' X 1.5' | WATERWISE
GROUND COVERS					
FS	FS	FESTUCA SP TURF TYPE TALL FESCUE BLEND	SOD	7,298 SF	
SED S79	SED S79	SEDUM MIX	4" POT	2,241	MIX: LITTLE MISS SUNSHINE, UTAH STONECROP SEDUM ACRE, SEDUM ACRE AUREUM, SEDUM RUPESTRE 'ANGELINA'

WATERWISE PLANT COUNTS

TREE	QTY	%
Deciduous	49	
Waterwise Deciduous	*39*	*80%*
Evergreen	0	
Waterwise Evergreen	*0*	*0%*
Total Trees	49	
Waterwise Trees	*39*	*80%*

SHRUB	QTY	%
Deciduous	179	
Waterwise Deciduous	*79*	*44%*
Evergreen	44	
Waterwise Evergreen	*44*	*100%*
Total Shrubs	223	
Total Waterwise Shrubs	*123*	*55%*

HERBACEOUS	QTY	%
Perennial	126	
Waterwise Perennial	*118*	*94%*
Ornamental Grass	328	
Waterwise Orn. Grass	*145*	*44%*
Total Herbaceous	454	
Total Waterwise Herbaceous	*263*	*58%*

GROUNDCOVER	QTY	%
Groundcover	2241	
Waterwise Groundcover	*2241*	*100%*
Total Waterwise Groundcover	*2241*	*100%*

Note: Lawn not included

Total Plants	2967	
Total Waterwise Plants	*2666*	*90%*

TREES OF SIGNIFICANCE

TREE	QTY
Deciduous Trees (Individual) Removed	34
Deciduous Trees (Clump/Multistem) Removed	9
Deciduous Trees Added	49
Evergreen Trees Removed	5
Evergreen Trees Added	0

PLEASE NOTE THAT LANDSCAPE AND PLAYGROUND DESIGNS ARE CONCEPTUAL, AND THAT ELEMENTS MAY CHANGE AS THE DESIGN IS REFINED IN COORDINATION WITH THE CITY.

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1:20

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

TREES

COMMON HACKBERRY

INDIAN MAGIC CRABAPPLE

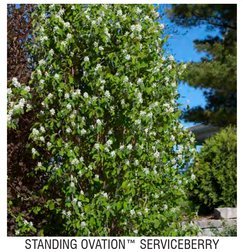
NORTHERN ACCLAIM® HONEY LOCUST

STARLITE FLOWERING CRABAPPLE

IVORY SILK JAPANESE TREE LILAC

PURPLE SPIRE® COLUMNAR CRABAPPLE

SHRUBS


STANDING OVATION™ SERVICEBERRY

GRO-LOW FRAGRANT SUMAC

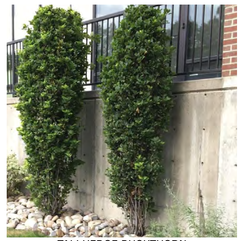
CREEPING JUNIPER

GREEN MOUND ALPINE CURRANT

SKYROCKET JUNIPER

MOUNTAIN ROSE

LITTLE DEVIL™ DWARF NINEBARK


TALLHEDGE BUCKTHORN

ORNAMENTAL GRASSES

HONEYCOMB BLUE GRAMA GRASS

OVERDAM FEATHER REED GRASS

LITTLE BLUESTEM

PERENNIALS

ROCKY MOUNTAIN COLUMBINE

SONGBIRD DOVE COLUMBINE

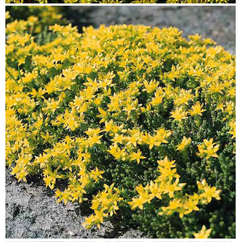
MAGNUS PURPLE CONEFLOWER

AMERICAN GOLD RUSH CONEFLOWER

GROUND COVERS

TURF TYPE TALL FESCUE BLEND

Sedum - Little Muss Sunshine


Sedum acre

Sedum acre 'Aureum'

Sedum rupestre 'Angelina'

SEDUM MIX

PLEASE NOTE THAT LANDSCAPE AND PLAYGROUND DESIGNS ARE CONCEPTUAL, AND THAT ELEMENTS MAY CHANGE AS THE DESIGN IS REFINED IN COORDINATION WITH THE CITY.

CONCEPTUAL LANDSCAPE PLANT PHOTOS

pcrecreation
A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK DESIGN

City Council Staff Report

Subject: PC MARC Pool Project
Author: Ken Fisher, Recreation Director
Department: Recreation
Date: November 7, 2024

Exhibit A: Updated Pool Design was updated on November 4. The new renderings include the updated play elements for the leisure pool and a mining theme structure for the climbing wall.

Recommendation

Provide input and direction to staff on the PC MARC pool project.

Background

June 2023: VCBO Architecture entered into a Design Professional Service Agreement with Park City Municipal for schematic design to expand the Park City Sports Complex, PC MARC Fitness, and the PC MARC pools in an amount not to exceed $87,000. As a result of the 2023 $30 million GO Bond lacking sufficient support, VCBO directed its attention towards advancing the PC MARC pools.

May 2024: Council executed the First Amendment to the Design Professional Service Agreement in an amount not to exceed $426,500 for a total contract amount not to exceed $513,500 for the development of construction documents to replace the PC MARC pools. The staff report is linked here.

The pool project received a Conditional Use Permit from the Planning Commission on May 8, 2024.

Analysis

The project team received extensive input from the community on the design of the pools and has worked diligently to incorporate the feedback received. Below are some features the new facilities have incorporated in the design.

Exhibit A: Updated Pool Design

PVC Clad Stainless Steel Pool Construction: Building a PVC-clad stainless-steel pool has several advantages over our existing pools. These are often referred to as a Myrtha Pool and don't require replastering:

1. **Durability**: Stainless steel is highly corrosion-resistant, making it ideal for pools. The PVC cladding adds an extra layer of protection against scratches and damage.
2. **Maintenance**: Both materials are relatively low maintenance. Stainless steel resists algae and bacteria buildup, while PVC is easy to clean and maintain.

3. **Aesthetic Appeal**: PVC cladding can be designed in various colors and finishes, allowing for customization that enhances the pool's look.
4. **Strength**: Stainless steel provides excellent structural integrity, supporting various designs, including custom shapes and sizes.
5. **Temperature Control**: Stainless steel can help keep the water temperature more consistent compared to other materials, which can be beneficial in various climates.
6. **Eco-Friendly**: Stainless steel is recyclable, and using durable materials can reduce the environmental impact over time.

Gutter Pool Construction: Both the lap and leisure pool will be gutter pools which offer the following benefits:

1. **Enhanced Aesthetics**: Gutter pools often feature a sleek, modern design, providing a visually appealing element to outdoor spaces.
2. **Efficient Water Circulation**: The design promotes better water circulation, which helps maintain cleaner water and reduces the need for excessive chemical treatment.
3. **Customizable Overflow Systems**: The overflow gutters can be designed to fit various styles and preferences, allowing for unique pool shapes and sizes.
4. **Improved Safety**: Gutter systems can provide a smooth transition for swimmers, reducing the risk of slips and falls around the pool edge.
5. **Lower Maintenance**: With proper water management, gutter pools can be easier to maintain, as they tend to accumulate debris in the gutters rather than the main pool area.
6. **Energy Efficiency**: Many gutter pools are designed to minimize water evaporation and heat loss, potentially lowering energy costs associated with heating the pool.

Regenerative Filtration: The new pools will use regenerative filtration, while the existing pools use sand filtration. The benefits of using regenerative filtration are:

1. **Efficiency**: Regenerative filtration systems often provide superior water clarity and quality by removing smaller particles and contaminants.
2. **Low Chemical Use**: Require fewer chemicals for maintenance, as they promote natural biological processes that help purify the water.
3. **Environmentally Friendly**: Regenerative filters can be more eco-friendly, using less water and fewer chemicals than traditional systems.
4. **Longer Filter Life**: These systems can have a longer lifespan since they are designed to self-clean and reduce the buildup of contaminants.
5. **Lower Maintenance**: Regenerative filters require less frequent maintenance and backwashing than sand filters.

Ultraviolet Purification: The pool water circulation system includes a UV purification system at all pools to provide safe and pure water. The benefits of UV purification are:

1. **Effective Disinfection**: UV systems effectively kill or inactivate bacteria, viruses, and other pathogens, providing an additional layer of protection against waterborne illnesses.
2. **Reduced Chemical Use**: By using UV light for disinfection, you can often reduce the amount of chlorine and other chemicals needed, leading to a more environmentally friendly pool and less harsh chemical exposure for swimmers.
3. **Improved Water Clarity**: UV systems help break down organic contaminants, leading to clearer water and reduced algae growth.
4. **No Chemical Byproducts**: Unlike traditional chlorine treatments, UV disinfection does not produce harmful byproducts like chloramines, which can cause eye irritation and unpleasant odors.
5. **Low Maintenance**: UV systems require minimal maintenance compared to other filtration methods.

Lap Pool:

- The most significant change in the project design is the increase in the lap pool from six to eight lanes. This was accomplished by relocating an existing chiller from its current location to the north side of the gymnasium.
- Each lane will be 7 feet wide, and the outside lanes will have an additional 18” of width with a rope float to reduce wave echo from the side walls of the pool.
- The pool will also range from four to six feet deep, which gives the pool greater programming flexibility. The current lap pool ranges from 3.5 to 5 feet in depth.
- The project team is analyzing the replacement of the existing chiller, which is 13 years old, with a more energy-efficient chiller that could reclaim the heat it expels to heat the pool. (We will have a final report from KW on October 24 so can update based on the findings)
- The lap pool will increase in surface area by 42%, going from 3,150 square feet to 4,465 square feet.
- The project team is evaluating the ability to heat a section of the pool deck for winter access to the lap pool. The pool could operate year-round as an outdoor uncovered pool.

Leisure Pool:

- The project team has worked with VCBO to create a dynamic leisure pool that will attract a broader range of community members.
- The pool offerings include a variety of engaging features for all ages. A shallow toddler zone with zero-entry access, equipped with play features, jet sprays, bubblers, a kiddie slide, and faux rock elements. Parents can relax on the in-water "Shamu deck" while keeping an eye on their kids.
- An intermediate area with a depth of 42 inches is where activities like a helical slide, basketball, volleyball, water aerobics, swimming lessons, and general recreation will occur.
- The deeper section reaches up to nine feet and boasts a faux rock-climbing wall and facilities for deep water aerobics and lifeguard certification programs.

Lifeguard Space:

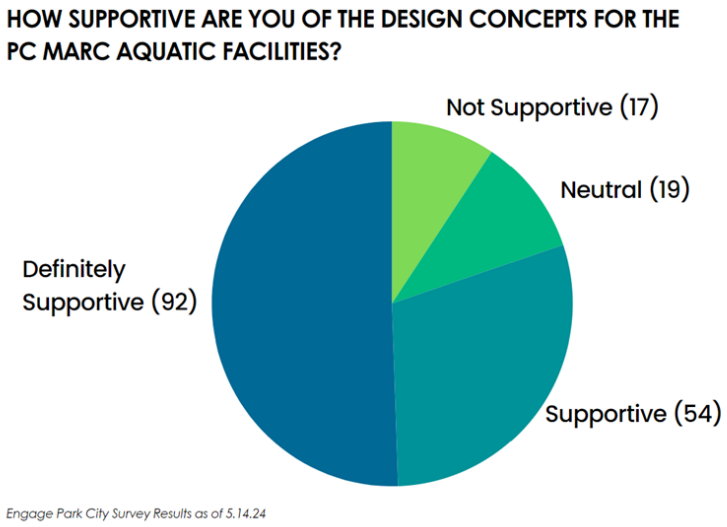
- The “tuff-shed” will be replaced with a new modern lifeguard addition, better accommodating year-round lifeguard needs with a heated and cooled space, lockers, and break area.
- Located immediately adjacent to the lap pool, a snow melt system is planned between the addition and the lap pool for the safety and comfort of the lifeguards and patrons.

Spa:

- A new spa is planned near the locker rooms for year-round access. The spa will be enclosed with a fenced and gated enclosure for better control and safety.

Public Support & Outreach

- Engage Park City page and survey. Survey results & comments are Exhibit B
  - 749 total visits
  - 182 survey participants
- Open House at the PC MARC for patrons and Park Meadows neighbors
- Direct e-mail outreach to PC MARC patrons
- PCMC & PC MARC social and digital media
- Local media coverage
- Design boards on display in the PC MARC lobby
- Project on display at the Spring and Fall Projects Open House



Project Milestones:

January 6: Project goes out to bid
February 12: Bid Opening
February 27: City Council awards contract for PC MARC Aquatics project
March 31: Construction begins
October 1: Project Complete

Funding

Funding for the project is from the PC MARC Aquatics Replacement CIP account, which has a balance of $7.5 million.

A grant application seeking $300,000 from Recreation, Arts & Parks Tax funding has been submitted for consideration.

Attachments

Exhibit A: Updated Pool Design
Exhibit B: Engage Park City Survey & Comments

VCBO

VCBO

VCBO

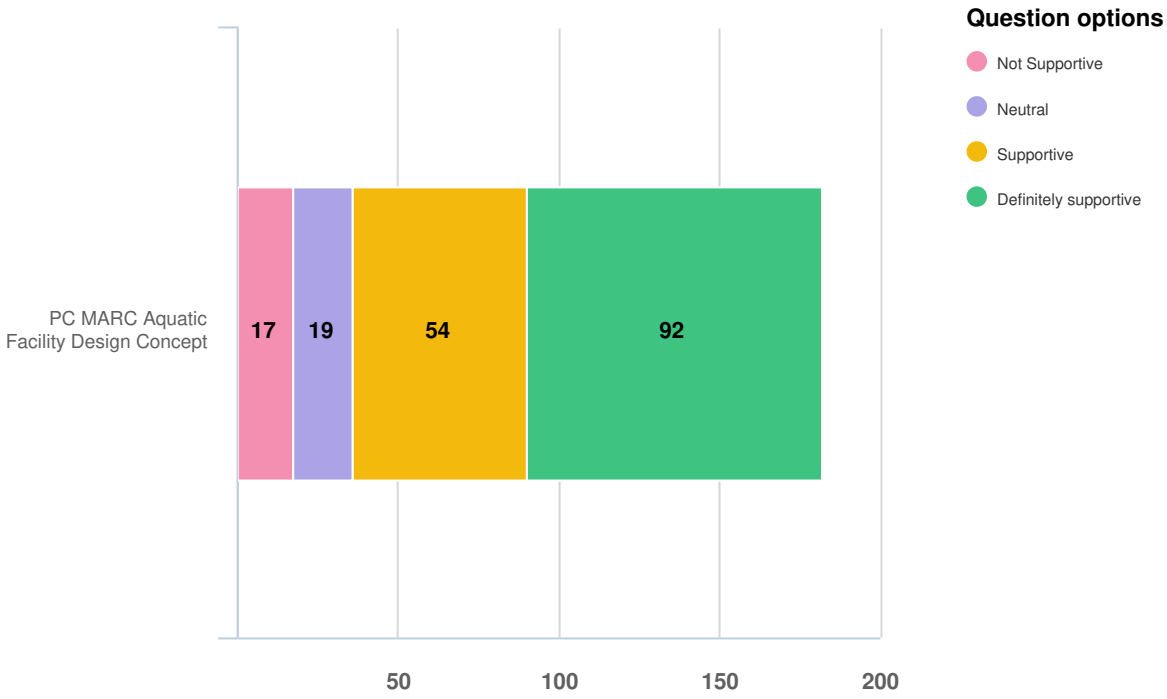
PC MARC Aquatic Facilities Remodel and City Park Community Center Survey

SURVEY RESPONSE REPORT
17 March 2024 - 13 May 2024

PROJECT NAME:
PC MARC Aquatic Facilities and City Park Recreation Building Design Concepts

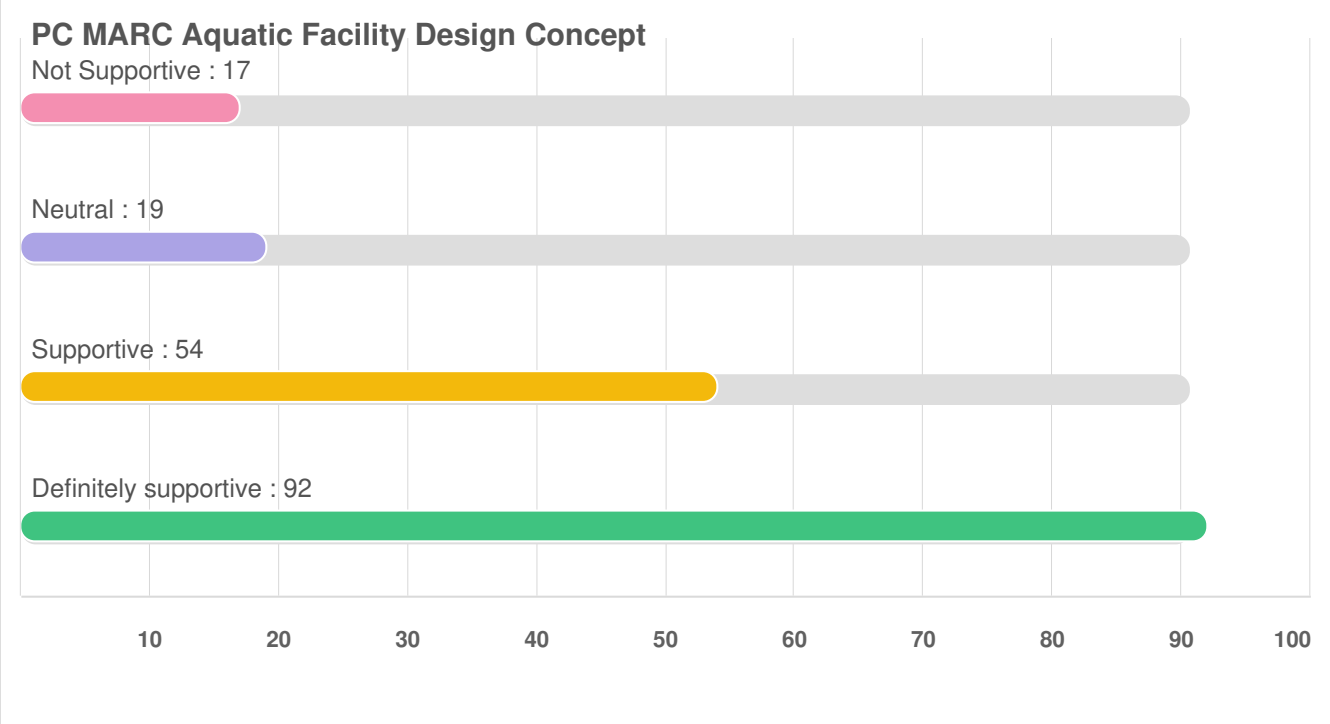
SURVEY QUESTIONS

Q1 How supportive are you of the design concepts for the PC MARC Aquatic Facilities?



Optional question (182 response(s), 8 skipped)
Question type: Likert Question

Q1 How supportive are you of the design concepts for the PC MARC Aquatic Facilities?



Q2 Please rank the following Aquatic Facility play features in order of importance to you and your family:

OPTIONS	AVG. RANK
Slide	2.36
Zero-Depth Entry	3.06
Climbing Feature	3.55
Diving Boards	3.83
Splash Pad	3.87
Water Bucket	5.23
Water Bubble	5.43

Optional question (157 response(s), 33 skipped)
Question type: Ranking Question

Q3 Do you have any additional suggestions for the PC MARC Aquatic Facilities?

Anonymous 4/07/2024 11:17 AM	Larger pool area for kids
Anonymous 4/07/2024 02:46 PM	Some shaded areas in the pool.
Anonymous 4/08/2024 10:58 AM	The current layout of the lap pool allows for a quite space for adults without a high volume of children and associated noise. The new design needs to incorporate that facet so that it's more friendly for all users not just families with kids.
Anonymous 4/08/2024 11:26 AM	Indoor laps pool or a bubble to allow laps and maybe even aquafit classes in the summer would be AMAZING
Anonymous 4/08/2024 01:51 PM	Please keep the pool warmer! Account for heat lose over night or included a cover in the plan. The pool is kept so cold my kids don’t want to go and swim lessons are miserable.
Anonymous 4/08/2024 03:10 PM	no
Anonymous 4/08/2024 03:53 PM	Make the slide bigger and more interesting for kids, a large lazy river is super cool (small not so much), make sure it is warm water (kids get so cold right now), Climbing wall is super cool.
Anonymous 4/08/2024 04:23 PM	Please consider replacing the climbing or slide features for high jump platforms similar to Cottonwood Pool. They have an amazing facility for older kids. Park City is seriously lacking recreational facilities for older kids and teens. We have fantastic playground and parks scattered throughout the Basin but nothing to keep our older kids occupied or provide “hang out” space for them.
Anonymous 4/08/2024 05:15 PM	Do swim teams typically have 25m or 25yd pools in Utah? Where I grew up (in another US state) whenever our swim team went to a 25yd pool out times didn't count because the standard for the swim teams in that state were all in meters. So if swim teams here typically expect pools in meters my comment is to have a 25 meter pool rather than a 25 yard pool. Otherwise the design looks amazing!

Anonymous
4/08/2024 06:52 PM

I just think that we need more indoor activities for younger kids Anything that's going to get them off screens and doing something active, challenging using their brain. I also know a lot of adults don't use the PC Marc they typically go to Basin rec or Silver Mountain. Maybe warmer water.

Anonymous
4/08/2024 08:30 PM

We think there needs to be more shade around the pool. Also, we like some sort of structure near/in the deeper part of the recreation pool such as a climbing structure or island.

Anonymous
4/08/2024 08:37 PM

Kids don't last very long in a splash pad they get too cold, so doesn't get utilized as much the pool. The hot tub would be better if it's closer and between the two pools- easier to get to and parents can watch- kids love the hot water and are in and out if it all the time, so nice when you can see it from both pools. Always need more sitting area with shade, even a grass area with shade is a nice touch and you don't need chairs people can bring their own and it's softer to lay on.

Anonymous
4/08/2024 08:38 PM

An indoor climbing wall expand the weight machine and free weights sections (triple the size)

Anonymous
4/08/2024 08:40 PM

build another island but have a tunnel through the bottom that you can swim through.

Anonymous
4/09/2024 07:09 AM

Year-round, indoor lap, pool

Anonymous
4/09/2024 07:20 AM

Move the hot tub closer to the lap pool! Or put 2 hot tubs in. The rec pool is warmer than lap pool, no need for hot tub to be so close.

Anonymous
4/09/2024 08:02 AM

I have 2 young children, and we probably don't need all of the features for little kids. Basin rec has a (free) splash pad, so creating a 2nd may not be that useful to the community if the marc is tight on space. Having a shallow toddler pool, a place for kids swim lessons, and a slide are the most important. A wet climbing feature, while super cool, feels like an accident waiting to happen- I can already imagine the teens and tweens pushing or falling on top of little kids swimming below.

Anonymous 4/09/2024 08:06 AM	We need more than 6 lanes for the lap pool. Please make the lap pool larger. The current design of separating the children's pool from the lap pool is great. By having the pools next to each other now us lap swimmers have to listen to all the music and noise. This design is really disappointing.
Anonymous 4/09/2024 08:54 AM	Larger recreational pool would be ideal. More seating and shade is a must!! There is hardly any shade to be found at current pool and limited chairs.
Anonymous 4/09/2024 09:09 AM	Bubble fountain type features instead of single water bubble
Anonymous 4/09/2024 09:34 AM	Shade and seating areas.
Anonymous 4/09/2024 11:19 AM	Making sure that there is shade available.
Anonymous 4/10/2024 02:24 PM	Lap pool needs additional lanes. It's nice to be away from the kids pool too as it is now quieter much nicer.
Anonymous 4/10/2024 03:25 PM	Keep existing lap pool available as far as possible in Summer 2024, and expedite construction to finish as early as possible for Summer 2025
Anonymous 4/10/2024 03:43 PM	Maximize area for lounging
Anonymous 4/10/2024 06:14 PM	6
Anonymous 4/11/2024 07:56 AM	This survey has everything to do with the rec pool and nothing to do with the lap pool. The lap pool is currently too small for its usage, at only 6 lanes across. A better idea is to create an Olympic size pool, where the lane lines could be changed every other day, or some other cadence to provide 25m swim and other days, a 50 m swim. Olympic size pool is 50 m x 25 m. This way diving boards can be accommodated in the deep end while 25 m swimming is going on. Take a look at the pool in Palm Desert, CA. Very nice area for lap swimming and for the kids.Once

Anonymous
4/11/2024 09:28 AM

Shade structures like the one at Silver Mountain would be great!

Anonymous
4/11/2024 12:59 PM

I know it would be difficult to make happen, but I'd LOVE to see another look at putting a 50 meter pool in. This is the opportunity to have a world class pool here in PC. A pool at elevation that swimmers from all around the country and even world would come to if it's built right. One way to do that is a 50 meter pool which has been a discussing on Park City for a LONG time, but hasn't happened. This is our chance! OR, 3 lanes that are 25 yards and 3 that are 50 meters as I know space is tight. I'd also really encourage the MARC to put aside funds to make sure the pool can be open year round. Even if they need to pay a lifeguard more in the winter... I'd hate to see all this money spent and then the pool is only open half the year. Additionally, consider the width of the lanes. The current lanes are ok. The lanes at Ecker are awesome and allow for multiple people to use one lane when it's crowded. The lanes at Basin Rec are way to skinny. It makes it difficult for multiple users.

Anonymous
4/11/2024 02:47 PM

If you're going to redo the lap pool, why not make it 8 lanes instead of 6? There's been an increased pressure on the lap pool especially with lessons taking a lane or two during the day. The separation of the kids pool from the lap pool has been very nice. Adult area verse kid area. I'm concerned you will lose that distinction with the recommended plan.

Anonymous
4/11/2024 02:56 PM

This design offers nothing for lap swimmers. It's a waterpark. How about extending the pool to 50 meters? It would be the only 50 meter pool outside of SLC. Make your aquatic center the destination for lap swimmers, triathletes, and swim teams. This design is horrible.

Anonymous
4/11/2024 03:48 PM

Bigger lap pool. More lap lanes

Anonymous
4/11/2024 05:44 PM

It is difficult to understand spending $6+ on outdoor pools when they can only be used comfortably 4 months out of the year. We fequent the pool facility in Kamas all year round. The current project just does not make sense.

Anonymous
4/11/2024 06:24 PM

How weird, but common for rec dept surveys. A shade element is number 1 choice for me, but not an option.

Anonymous 4/11/2024 11:10 PM	Make the lap pool deep for its entire length. Shallow lap pools aren't useful to tall people.
Anonymous 4/12/2024 08:58 AM	This needs to be designed to look like a mountain area rec facility and not another HOA or amusement park. Natural elements that do not look like Legoland water park.
Anonymous 4/12/2024 12:32 PM	Save the money - the MARC is in very good shape and could last many more years before needing this.
Anonymous 4/12/2024 01:33 PM	Something real, as in real trees, not all plastic and concrete please. Especially shade trees.
Anonymous 4/12/2024 03:19 PM	Shade
Anonymous 4/13/2024 03:52 PM	I hope it can be used during long winter season
Anonymous 4/18/2024 04:12 PM	The shade feature is not listed on this list but it's on the picture above - I would've put that first!!
Anonymous 4/19/2024 08:33 AM	8 lane lap pool so there is plenty of room for swim lessons, swim team, and open lap swimming.
Anonymous 4/19/2024 10:53 AM	#1: the current pool is not old by most standards (a decade or so). What went wrong with the initial construction or maintenance? What can we do differently this time? A major facility such as this should have much more longevity. #2: realistically, we live in a location that reliably only has 8-12 weeks a year of hot enough summer to really use outdoor facilities comfortably. Morning swim lessons are frankly too cold for most children even in July. Why are we spending this kind of money for an outdoor pool. Look how popular the South Summit Aquatic Center is. If we are really going to spend this money to rebuild the pool, can we please put it indoors so it can be used year round.
Anonymous 4/19/2024 12:42 PM	We are long time PC residents and voters. We enjoy swimming laps; it is wonderful exercise. The mere presentation of 7 kid-focused improvements pictured and nothing about the lap pool triggers much

	concern in our minds. With all due respect, you are not prioritizing our needs as residents and voters. The existing lap pool has a limited season and insufficient lanes to accommodate the lap swimming customer demand. Any redesign requires more lanes and needs a cover for year round use. The kids seem to be getting most of the renovation spending, which I'm concerned will place resident recreational lap swimming improvements at risk. We don't dislike kids but they are getting $15M for a new Rec center and the aquatic improvements are only $6M - please don't make most of that aquatic spending also benefit only kiddie recreation.
Anonymous 4/19/2024 12:50 PM	Please make the lap pool lanes WIDER (certainly wider than the Basin Rec outdoor pool) than the existing pool. Wider lanes are necessary for competitive swim team training, and 2 or more recreational swimmers per lane. The lanes at Ecker Hill MS are wide enough. ALSO, please construct a state-of-the-art gutter drainage system to minimize surface water chop...another important feature of competition level lap pools...and of course top-notch lane lines also to improve surface water chop and swimmer performance. Check out the pool specs at the McDowell Mountain Aquatic Center...a top notch 13 lane competition level pool in Scottsdale, AZ. https://www.scottsdaleaz.gov/sports/aquatics/mcdowell-mountain-ranch-pool
Anonymous 4/19/2024 01:20 PM	Make the lap pool kid free
Anonymous 4/19/2024 04:19 PM	I think there needs to be a concept to allow a year-round lap pool facility
Anonymous 4/19/2024 04:37 PM	This looks great! As an avid lap swimmer I'd like to see some effort going into the lap lanes as well. I know that's not very exciting but clean bright lanes are amazing and greatly impact my happiness at any facility.
Anonymous 4/19/2024 05:56 PM	Shade!
Anonymous 4/19/2024 06:40 PM	Figure out how to put a bubble over it for the winter
Anonymous 4/19/2024 07:58 PM	Above question substituted Diving Board for Shade so I could not answer completely. Have expected future demographics especially

	age group size (infants through seniors) been taken into account for these concepts?
Anonymous 4/19/2024 08:05 PM	hot tub in view of kids pool
Anonymous 4/19/2024 09:48 PM	Provide a lot of shade. It would be great to have a snack bar. I like having the lap pool and leisure pool in the same area. Plan for more bike racks, and even racks for e-bikes with wide tires (such as the popular Rad Power Bikes).
Anonymous 4/20/2024 07:35 AM	Provide an indoor lap pool for winter use
Anonymous 4/20/2024 04:03 PM	Have enough lap lanes for swimming and enough hours to swim in them. Also have an area for Aqua Fitness. And definitely need shade areas to sit.
Anonymous 4/20/2024 04:23 PM	A cheap concession stand and the kids will want to come all the time. That is the main reason kids like silver mountain.
Anonymous 4/21/2024 09:39 AM	NO CHLORINE! It’s poison. Bromine or saline are better for swimmers and the environment.
Anonymous 4/21/2024 10:38 AM	Shade wasn’t an option on the ranking even though there was a photo. That’s second in importance
Anonymous 4/21/2024 11:17 AM	Lap swimming should be a bigger priority. And four seasons use!
Anonymous 4/21/2024 01:09 PM	I would love if there was a way to keep the pool open year-round either via bubble or enclosing certain features. It is really hard to find indoor activities in the winter. Having a pool to go to would be a game-changer.
Anonymous 4/21/2024 03:11 PM	Shade and places for people to keep their stuff in eye sight is also great. So families with young kids just need a place to sit and shade.

Anonymous 4/21/2024 10:24 PM	Please have some good deep water aerobics facilities for exercise classes for adults.
Anonymous 4/22/2024 05:49 AM	Please utilize the leftover area to expand the building and upgrade the MARC's gym/fitness space and equipment.
Anonymous 4/23/2024 01:32 PM	These renderings look amazing! We would love an indoor pool component for winter if possible. Maybe this needs to be a completely different facility.
Anonymous 4/24/2024 04:36 PM	Heat the pool more! It's so cold all the time.
Anonymous 4/25/2024 01:09 PM	The lap pool will define Park City investment in aquatics more than the leisure pool, and deserves a priority. 1) Since the recreation and lap pools are going to be next to one another, I think there should be consideration to variable depth in the lap pool since the rec pool satisfies the need for shallow water. Having deeper water in at least part of the lap pool opens up ideas to other revenue programming (eg Scuba courses, team rentals, etc). 2) An issue with existing lap pool is that late in the season when it gets colder weather, the sun gets blocked by the existing building for half of the day, making it even colder for those using the pool. I see a new addition to the building noted in the design, it would be a shame of that will block even more sun. 3) If completely rebuilding, please consider to go to 8 lanes for more room, it's incremental spending that will pay back for years to come. Often all 6 lanes are full and the end lanes 1&6 don't work for 2 people to swim at the same time due to ladders and gutters. 4) The concept of putting the pools next to each other makes a lot of sense to reduce operating expense with lifeguards and supervision…. 5) However, the downside of adjacent pools is kids jumping into the lap pool for fun when adults are using it. Today that is avoided by the separation. Make sure there is a physical barrier so kids don't leave the rec pool area. 6) Park City town area needs a great pool!! Kimball Junction area has better facilities but great aquatics make a great town. We will never regret investing to make it great.
Anonymous 5/01/2024 02:00 PM	Support the shades idea as well
Anonymous 5/09/2024 06:10 PM	Where did the shade feature go in question 2? Also, please bubble the pool. Not having indoor pool access in the winter is a loss to the community.

Anonymous 5/10/2024 10:00 AM	I think at least one diving board is a practical addition to any pool, of course, also with appropriate depth, which seems to be missing from the design. Boards are much more of a fun factor to older kids. A deep water pool promotes good swimming skills, our current pools are really, pretty boring . I would suggest dive boards in the lap pool, to be opened at limited times, in order to appease dedicated lap swimmers. I know it falls on deaf ears, but, an indoor facility within city limits is a glaring omission to our community needs. The Ecker hill facility is a school pool with community use sandwiched in at varying, often, inoppertune times. and requires travel through the absolute worst junction in all of Utah. Perhaps there is a general thought that there is no demand, but wintertime swim options would be welcomed here…in city limits! Residents and tourists alike, would have an additional activity to enhance winter options. Is there any decision on whether these pools will be chlorinated? Salt water?
Anonymous 5/13/2024 04:47 PM	Food available
Anonymous 5/13/2024 04:49 PM	Shaded seating areas to lay out.
Anonymous 5/13/2024 04:50 PM	please make the new lap pool SALT system. the play seems quite excessive in design, it would be great to consider also adding bubble over additional tennis courts.
Anonymous 5/13/2024 04:56 PM	Why are kids pool & lap pool jammed together in the back - completely incompatible. Noise from that use - esp. @ peak summer periods is loud! What is intended for all the blank space created in front by the fence?
Anonymous 5/13/2024 04:58 PM	We really need an indoor pool. It would be used year round!
Anonymous 5/13/2024 04:59 PM	Just don’t see much sense in this huge remodel unless we are finally going to make it indoors (or at least part of it) and year-round.
Anonymous 5/13/2024 05:00 PM	No
Anonymous	Have more options for adult free swim

5/13/2024 05:05 PM	
Anonymous 5/13/2024 05:05 PM	Lots of shade and seating, please.
Anonymous 5/13/2024 05:11 PM	No
Anonymous 5/13/2024 05:19 PM	Shade and seating are top priorities for our family. These are the top 2 reasons we stopped wanting to go to the pool at the MARC.
Anonymous 5/13/2024 05:21 PM	Would be great if lap pool could be extended to 25m rather than yards.
Anonymous 5/13/2024 05:23 PM	Get a bubble for the lap pool for year-round lap swimming. Expand the lap pool to 25 meters.
Anonymous 5/13/2024 05:24 PM	Didn't see how the diving boards would be set up but our kids love the high-dive platforms at Cottonwood Heights rec center
Anonymous 5/13/2024 05:24 PM	Don't reinvent the wheel. There is a play pool now in an area where existing residents have been impacted since construction. Why are you going to fill it in and move the noisy use closer to residents that already deal with pickleball noise and even basketball noise from the inside as well as country dancing noise. This is not thoughtful redesign taking into consideration the impact of noise on the neighborhoods.
Anonymous 5/13/2024 05:31 PM	Water heater for the kids lessons, please! No shade! We never need shade in the pool.
Anonymous 5/13/2024 05:39 PM	More shaded areas and seating, food service would be nice too
Anonymous 5/13/2024 05:42 PM	Keep lap pool and Rec pools separate
Anonymous 5/13/2024 05:43 PM	Consider created a Ninja GYM like the one in SLC

Anonymous 5/13/2024 05:48 PM	Please create as much shade as possible over both the seating areas and the pools. Not many parents like to bake jn the hot sun while kids are in the pool. Zero entry takes up too much space, but a small splash pad would be nice for young kids. Consider the addition of a healthy snack bar for drinks and fruit popsicles and good coffees.
Anonymous 5/13/2024 06:00 PM	We would be much more likely to use the pool if it was indoor or had a retractable roof
Anonymous 5/13/2024 06:08 PM	Maybe a small fence between the 2 pools?
Anonymous 5/13/2024 06:22 PM	Hot tub kid friendly, soft (non slippery) surfaces around pool or in the shallow areas.
Anonymous 5/13/2024 06:24 PM	A six lane pool is not sufficient for the demand. We need a minimum of 8 lanes. And where is the lap pool feature ranking like above and below?
Anonymous 5/13/2024 06:25 PM	Lots of shaded seating area. Family changing rooms.
Anonymous 5/13/2024 06:49 PM	Please move the hot tub much closer to the recreational/play area so that parents who want to use it while their children play can easily see/rescue their young children —maybe two hot tubs would be great
Anonymous 5/13/2024 06:49 PM	To either have a retractable sun roof for summer and winter to make it indoors for year round usage or the possibility of having a dome for the winter. We need this to be year round better than the Kamas or Heber Pool please. Or just have it be enclosed year round. 35 year resident. I have lived in park meadows 33 of those years and 2 in prospector.
Anonymous 5/13/2024 07:25 PM	Lazy river
Anonymous 5/13/2024 07:32 PM	Making the pool a little larger would be great! It currently gets very crowded in the summer. Also, some rope lilly pads would be unique. No local pools have those.

Anonymous 5/13/2024 07:49 PM	Having kids running around and yelling (as kids will do) so close to the lap pool where people are trying to do serious workouts is not a good idea. There needs to be sufficient separation so that EVERYONE is equally able to enjoy their use of the aquatics facilities.
Anonymous 5/13/2024 08:24 PM	This looks great. I love the idea of an area for younger kids and older. The only thing I would add if possible is a lazy river.
Anonymous 5/13/2024 08:36 PM	winter?
Anonymous 5/13/2024 08:36 PM	just make it cool and fun for a bunch of kids.
Anonymous 5/13/2024 08:44 PM	But more shade structures all around the pool not just in the back.
Anonymous 5/13/2024 08:57 PM	Make the lap pool year round!
Anonymous 5/13/2024 08:59 PM	Outdoor showers?
Anonymous 5/13/2024 09:02 PM	I like to see the different play features but also want to be able to enjoy the shallower water without them. Especially when there is a chilly wind, the current pool was hard to avoid getting splashed if you were in the shallow water with you get kids.
Anonymous 5/13/2024 09:03 PM	save the money and allocate it to pickleball
Anonymous 5/13/2024 09:27 PM	Diving boards would be so great! Also, a heated pool would be great for parents of kids who can't swim yet (so we have to get in with kids, though the lounge chairs could help us be closer to the water without being fully in it). And, it looks like this is addressed in the new drawings, but just in case, it would be nice to have areas of the shallow end where you aren't always in the line of fire from the buckets/water bubble/fountain-y play elements. And longer open swim hours! Really exciting design though!

Anonymous 5/13/2024 09:31 PM	make it indoor
Anonymous 5/13/2024 10:14 PM	Above question, I think the shade structure is most important but the selection is not available. Also no photo of the diving board was included in the photo but in the selection. So I selected diving board in place for the shading structure as this option was not available. I think placing the two pools together is a good idea though overall size that was stated “too small for the servicing community” yet the new design does not look much larger if at all. Space for additional tables and chairs will be nice for families as well.
Anonymous 5/13/2024 10:16 PM	Keep good lap pool hours even in the winter
Anonymous 5/13/2024 10:40 PM	Adult poolside lounge area
Anonymous 5/13/2024 10:49 PM	I HIGHLY encourage you not to do the giant tipping bucket. It sounds fun in concept, but I’ve been to several pools that have one, and frankly it can be really shocking and scary when it dumps out, especially when the water crashes down on unsuspecting little kids, and/or kids who have sensory issues. It literally ruined two pool experiences for my son because he was too scared to return to the water after getting dumped on.

Optional question (113 response(s), 77 skipped)
Question type: Essay Question

City Council Staff Report

Subject: Golf Course Concessionaire Agreement 2025
Author: Vaughn Robinson
Department: Golf
Date: November 7, 2024

Recommendation

1. Receive a recap from Jans Ltd., the Winter Nordic Concessionaire, on the 2023-24 Winter Season; and

2. Provide direction to either:

    a. Recommend amendments to authorize a 5-year contract extension, including amendments to clarify operational and mitigation measures, as well as additional financial considerations; or

    b. Request a new RFP for Nordic Skiing concession, including amendments to clarify operational and mitigation measures, as well as additional financial considerations.

Background

Since 1981, PCMC has worked collaboratively with White Pine Touring to provide a cross-country skiing venue on PCMGC and open spaces. In 2002, White Pine Touring merged with Jans LTD.

On January 30, 2020, the City Council approved an additional 3km of Nordic trails on golf course holes five and six on the PCMGC and the Armstrong Snow Ranch Pastures (ASRP). In February 2020, after adjusting the previous concessionaire agreement (modest updates of rent and maintenance responsibilities), an RFP was advertised, and one proposal was received from Jans LTD.

In August 2020, Jans LTD was awarded a 5-year agreement with an option to extend for an additional 5 years if the City and Jans mutually agree. The 5-year term ends in April 2025.

Pursuant to the contractual terms, the Concessionaire shares 5% of track revenues, not total revenues (lessons, retail sales, etc.).

- During Winter 2023/24, the Concessionaire reported $313,963.45 in applicable contractual revenues at the site, and PCMC collected $42,060.17 in total from the Agreement, including all land use fees.

A contract extension or new agreement may require a public benefits analysis, depending on the negotiated terms.

Analysis

PCMC owns and operates the PCMC golf pro shop and golf course. It allows a Concessionaire to utilize the shop and course during the winter to operate a Nordic skiing operation, typically from around November 15 to April 1, depending on the weather.

The Agreement is 4.5 years into its 5-year term. The optional extension provides PCMC and Concessionaire with an opportunity to adjust the agreement collaboratively if desired.

2020 Concessionaire terms and agreement

Before releasing the 2020 RFP, Sustainability, Parks, and Golf reviewed the 2019 agreement and adjusted costs and maintenance responsibilities.

The terms were updated to reflect increases from the master HOA and snow removal fees, as follows:

- Monthly fees:
    - Rent, HOA fee, snow removal, utilities, etc., increased to $4,974 from $4,302 in the 2019 agreement ($4,974 * 4.5mos + any additional operating days. **~$22,383**);
- Yearly Fees (unchanged from 2019 agreement):
    - Spring maintenance of the golf course and costs associated with City opening and closing the pro shop – **$3,150**; and
    - **5% of gross track pass sales.**

Future Adjustments

Winter recreational use of the golf course continues to increase in popularity. To mitigate the impacts and maintain consistency with the MPD and summer operations, the Concessionaire implemented several mitigation measures. We recommend memorializing these and other mutually agreed-upon mitigation measures, whether through a contract extension or a new RFP.

For example, the following operational adjustments were made, including others:

- Grooming equipment storage housed near the Golf Maintenance Building and away from residential areas;
- Enclosed lesson equipment storage;
- Grooming after 6am when possible;
- Large events moved to the McPolin Farm;

Consistent with the General Plan for the Thaynes Canyon area, the mitigation measures aim to balance recreation/commercial operations with the surrounding residential neighborhood. They include prioritizing public transit, non-vehicular travel, traffic and

parking reductions, and noise mitigation. They also focus on containing the commercial impacts on the golf course and City open space.

The additional mitigations have had a positive overall impact on balancing commercial and recreation use with residential neighborhoods.

Conclusion

Staff requests direction from the City Council regarding the Nordic Concessionaire Agreement renewal before pursuing either of these options:

c. Recommend amendments to authorize a 5-year contract extension, including amendments to clarify operational and mitigation measures, as well as additional financial considerations; or

d. Request a new RFP for Nordic Skiing concession, including amendments to clarify operational and mitigation measures, as well as additional financial considerations.