



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

September 4, 2025

The Council of Park City, Summit County, Utah, met in open meeting on September 4, 2025, at 2:30 p.m. in the Council Chambers.

PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel	
Board Member Bill Ciraco	
Board Member Ryan Dickey	
Board Member Ed Parigian (arrived at 2:32 p.m.)	
Board Member Jeremy Rubell	
Board Member Tana Toly	
Matt Dias, Executive Director	
Margaret Plane, City Attorney	
Marissa Marleau, Deputy Secretary	
	Present

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

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

NEW BUSINESS

1. Consideration to Approve a Utility Easement for Summit County Service Area #3 on Parcel #SA-21-A-X in Park City, Utah:

Ryan Blair, Property and Environmental Services Manager, and Vincent Pao-Borjigin, Operations Manager, and Chris Bullock, Water Operator, Summit County Service Area Number #3 (SCSA#3), presented this item. Blair stated that the property in consideration is commonly referred to as the Naniola parcel, 52 acres in Summit County off I-80, and was purchased for its water rights in the 1990s for \$900,000. He furthered that the request is for a 3-acre utility easement which would include a 750,000-gallon utility tank, and funding from the Utah Division of Drinking Water (DDW). Blair stated

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that the purchase price for the easement would be \$60,000, market value, \$30,000 up front, and two additional \$15,000 payments at years seven and ten. He continued that in exchange for Park City Municipal granting an easement, they would make reasonable efforts to annex into the Service Area District.

Board Member Rubell asked why the City would not annex the property right now. Blair stated that Park City Municipal does not currently have any infrastructure on the property, so there is no need to at this time. Board Member Rubell proposed annexing now, rather than later and asked if the annexation agreement is memorialized anywhere. Blair stated that it is memorialized in the easement. Board Member Rubell favored simultaneously granting the easement and beginning the annexation process.

Board Member Dickey asked what the financial impact of annexing immediately would be. Pao-Borjin stated that as soon as it's annexed in, standby fees would go into effect. Board Member Rubell asked what the standby fee costs are, and if they are low, he would like to annex in immediately. Pao-Borjin clarified that they are in an emergency crisis with the water tank, in that their primary tank is failing. Board Member Ciraco inquired if Park City could withhold the standby fees until the partners finished repaying the total of the easement. Blair clarified the Board would be okay with staff making changes to the easement without returning to the Board for final approval.

Board Member Toly asked how long the annexation process would take. Pao-Borjin stated that he is uncertain of the duration as they have never gone through the process in that service area. Margaret Plane, City Attorney, clarified that the Board is comfortable with the easement as it is presented in the packet, and that they are directing staff to initiate the option to move forward with the annexation process without undue delay. Board Member Parigian asked what would happen if it didn't work out. Luke Henry, Assistant City Attorney, stated that Council could provide them with the easement now, but add a reverter clause that would state if they don't complete the annexation, Park City will be allowed to back out of the easement.

Chair Worel opened public comment. No comments were given. Chair Worel closed public comment.

Plane stated that the Board members would need to amend the motion if they would like to include the language of a reverter.

Board Member Dickey moved to approve a utility easement for Summit County Service Area #3 on Parcel #SA-21-A-X in Park City, Utah, and to include a reverter clause and other language to support that direction. Board Member Ciraco seconded the motion.

RESULT: APPROVED

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

ADJOURNMENT

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Council Member Toly moved to close the meeting to discuss property and advice of counsel at 2:52 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

PARK CITY COUNCIL CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 3:40 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Resident Parking Program Discussion:

Johnny Wasden, Parking Manager, provided a brief history of Park City Parking and a summary of issues. He posed three primary questions to the Council: Does the Council feel that the current objective of the program continues to serve the community? Would Council support changes to the parking permit program to better reflect these objectives? Does Council feel that vehicle storage is a challenge in the community that should be addressed? Wasden highlighted a summary of issues including: demand for on-street parking exceeds supply within permitted zones; a single address may obtain up to 5 permits; code does not adequately represent apartments and multi-use dwellings; longer term vehicle storage on streets complicates snow removal and solid-waste operations; and Park City has invested in non-auto transportation, meaning transit is available to many residents.

Wasden stated that industry standard solutions are being applied in the meantime, but they are seeking Council feedback and direction to resolve issues long-term. He highlighted potential solutions which include discontinuing or reducing permitting and addressing vehicle storage. Council Member Toly inquired about the total number of permits for "lodging guests" and asked if that was for Airbnb, short-term rentals, or nightly rentals. Wasden said that it is an out-of-date code reference, but that it currently references nightly rentals. Council Member Toly hoped to differentiate between nightly rentals, employee parking at those establishments, as well as deliveries and construction vehicles in relation to businesses. She also stated that it would be helpful to understand how many residential, secondary, and homes with garages there are in Old Town so they can assess each of those parking needs differently.

Council Member Parigian asked how apartments and condos are treated differently. Wasden stated that currently the code doesn't account for multi-unit dwellings, and parking minimums are met once they are built, so they don't have a guest permit per unit. He furthered that the current code allows for one guest permit per address, which

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would mean that a fourplex would get one guest pass which they would all need to share. Council Member Parigian asked roughly how many people use spots as vehicle storage. Wasden stated that 72 hours is the max that anyone can park anywhere; however, after 72 hours the car would need to be moved and the 72-hour period would reset. Tim Sanderson, Transportation Director, stated that complaints come in and it is the same vehicle, but resources are limited. He furthered that while it is not endemic, there are a few blocks that have recurring issues. Council Member Parigian asked if having a garage means the resident has two parking spots, to which Wasden confirmed. Council Member Parigian asked when residential permits expire. Wasden explained that they are annual and typically expire in July.

Council Member Dickey asked if the nightly rentals were considered under business permits. Wasden confirmed and furthered that about 60% are nightly rentals. Council Member Dickey stated that it would be helpful to see how many parking spots correlate to each household. Wasden agreed that would be helpful. Council Member Dickey asked if it was reasonable to ask guests to park behind homeowners' cars in the driveway. Wasden stated that currently it is against code and would result in a standard parking violation.

Council Member Ciraco inquired what specific property would be allowed to have a total of five parking permits. Wasden stated that currently any property in the residential permit zone would have the ability to obtain five permits. Council Member Ciraco asked if the construction permits were primarily handled through the Building Department. Wasden explained that Park City will work with the contractor to determine parking needs, and the Parking Department enforces anything in the right-of-way, whereas the Building Department enforces anything specifically related to the job site. Council Member Ciraco asked if the extra density at Kings Crown was the reason those residents were limited to only one parking spot, to which Wasden confirmed.

Mayor Worel asked if residents could share parking permits. Wasden stated guest permits are transferable. All the Council members agreed that the current objective of the program continues to serve the community. They would support changes to the parking permit program to better reflect objectives, and they all identified storage as a challenge that should be addressed. Council Member Ciraco cited that the City should help local businesses that may be affected by overflow with parking changes. Council Member Parigian identified Woodside storage as a particular challenge in storage. Council Member Toly inquired if Wasden felt understaffed with regard to enforcement. Wasden stated that staffing was not an issue. He thanked Council for their feedback and will return to Council at a later date.

Discuss Child Care Scholarship Program:

Michelle Downard, Resident Advocate, with Darien Holznagel, Human Resources Business Partner, provided a high-level overview of the performance and data in relation to the Childcare Scholarship Program. Returning to Council, Downard focused on three key initiatives from prior Council meetings: to address the needs the program is

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not capturing, expand childcare capacity, and additional financial support for providers. Downard is proposing four recommendations to address the initiatives: eliminating the AMI for residents enrolled in the program, a sliding scale to adjust the calculation for how resident scholarships are calculated, providing full time childcare providers who are enrolled in the program and located within the City limits, and increased incentives to potentially focus on infants, or for all children that are enrolled in the program.

Downard stated that as of the end of August, Park City has allocated just under \$800,000 of the original \$1 million allocation; \$698,920, or 88% of which was used for scholarships, and \$95,400, or 12% of which was used for provider incentives. Other performance data showed that there are 27 participating providers, 119 households, and 137 children enrolled. She stated that the City is on track to exhaust that \$1 million by the end of the year. Enrolled households include 47% in Park City limits, 38% from Summit County, 9% from Wasatch County, and 6% from Salt Lake County, with 43.6% of overall enrollments being Park City Municipal Employees. Downard furthered that statewide and nationwide there are growing pressures impacting childcare providers including: cost of personnel, recruitment, and retention, resulting in more cost of turnover and increased liability rates. She identified the Utah Childcare Quality System (UCQS) which is a voluntary program that provides ratings for providers based on inspections, qualifications, and trainings. Downard furthered that childcare providers may be eligible for various financial incentives and support provided by the state. She said that Park City hasn't promoted it, but the City could encourage participation if Council directs. However, she highlighted that it wasn't a staff recommendation, because of the lengthy application process, and the lack of immediate financial incentive or benefit within the first two years.

Reviewing the elimination of the AMI, Downard identified that it would help support families who jointly earn \$170,000 - \$200,000. Downard stated that provider incentives could include children 0-3 years only, or all children ranging from \$100-\$300 incentives, from as low as \$41,900, and as high as \$377,400 respectively. Council Member Dickey asked if the childcare incentives are on top of a scholarship, or if it's an incentive for every child you serve that's receiving a scholarship. Downard stated that providers have received \$95,000, or 12% of overall allocations which is the \$300 that providers receive for caring for children that are enrolled in the Division of Workforce Services (DWS) system. She continued that the scenario provided is looking to expand the financial support to providers and giving them incentives for the children who are enrolled in the Park City Municipal program.

Council Member Rubell asked if staff looked at a two-tiered system for families with two or more children. Downard stated that is something that staff can look into. She furthered that the elimination of the AMI would decrease the support for those families with multiple children. Council Member Rubell thought that because of this, a two-tiered system would better help families. Council Member Rubell asked to clarify if provider services were for those within Park City, or those serving a Park City resident. Downard clarified that it was limited to Park City limits. Council Member Toly asked why staff is

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not considering looking at more incentives for the Park City workforce. Downard stated that staff can look at that if Council directs. Council Member Rubell asked what Summit County contributes to this program. Downard stated that it is around \$300,000-\$400,000 annually.

Council Member Parigian inquired about the subsidy drop. Downard stated that the abrupt drop is where the 100% AMI cap is met. Council Member Parigian asked if there are any other state or federal subsidies available. Downard stated that federal funding has not come back as conversations are still ongoing. Council Member Ciraco asked if provider incentives were for teachers or all staff at daycares. Downard stated that it would apply to teacher staff. Council Member Rubell stated that eliminating the AMI makes sense as long as there continues to be a cap on the total tuition used. Council Member Rubell also hoped to see staff look into a tiered system, and if not at least a cap on what a family contribution should be. He stated that he is in favor of the Park City resident scholarship eligibility, with the condition that it's for dedicated childcare providers within Park City limits, and for full-time or close to full-time employees. Additionally, he would like to have a discussion around childcare providers and how they can cooperate with one another with regard to bands and waitlists.

Council Member Parigian asked to see an employee/employer match, so the funding isn't fully on the City. He would also like to look at reimbursing providers for services like CPR certifications for employees. He wanted to look into CCQS as a way to help providers or reduce our subsidy. He does not wish to review the revolving loan fund or the building permit or building license fee waivers. Council Member Toly supports staff recommendations but would like the City to try to reach more workforce in relation to programing. She also stated that she would like to have a conversation surrounding future funding. Downard stated that if the City was to increase allocations right now, that would mean having a conversation about a budget adjustment in the middle of the fiscal year. Council Member Ciraco stated that he agrees with the AMI sliding scale and agrees with Council Member Toly to secure a dedicated funding source. He also agrees on provider scholarships for teachers working at childcare centers and would like to see the Park City Chamber and Park City Community Foundation involved in those conversations.

Council Member Dickey supports all the recommended options and would be interested to learn more about the tiered system that Council Member Rubell mentioned. He agrees with childcare support scholarships but is unsure about award incentives for PCMC scholarship enrolled children. Council Member Rubell agrees with Council Member Toly on workforce and would like to see that brought back for discussion. Council Member Parigian was referring to the wrong slide earlier when he provided direction and revised his responses. He would like to eliminate the sliding AMI sliding scale and would like to give support for providers and employee scholarships, including incentives. Council Member Rubell would also like to support Park City workforce but would also like to see if the Chamber could help as well.

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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	
Marissa Marleau, Deputy City Recorder	
	Present

II. POLICE SWEARING IN CEREMONY

1. Swearing-In Ceremony for Sergeant Daniel Cherkis, Officer Cory Bowman, Officer Taylor "T.C." Thomas, and Officer Bradin Wilson:

Captain Rob McKinney, Operations Captain, with the Park City Police Department, stated that was proud to recognize several outstanding members of the Park City Police Department, and briefly summarized the experience of these officers. Mayor Worel swore in Cherkis, Bowman, Thomas and Wilson. Captain McKinney thanked all the families in Chambers supporting these men and acknowledged the encouragement, patience, and sacrifices of the spouses and children.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Mayor Worel celebrated City Manager Matt Dias' 11 years with the City and wished him the best with his next endeavors. The Council members all echoed Mayor Worel's sentiments and appreciated Dias' hard work, positive attitude, and guidance throughout his time at the municipality. Mayor Worel introduced Interim Deputy City Manager Jodi Emery. Mayor Worel mentioned that September 5th marks Bike Back to School Day at McPolin Elementary and encourages everyone to attend.

Council Member Toly gave a shoutout to the Park City Municipal Events Team for their hard work with the many events thus far. Council Member Toly wanted to bring back a conversation regarding the Conservation Easement on Clark Ranch. Mayor Worel stated that staff can add it to an agenda sometime in October. Council Member Parigian stated that he was encouraged to see such a great turnout for the Miners' Day Parade. Council Member Rubell also commented that it was great to see everyone at Miner's Day and agreed with Council Member Toly regarding the scope of Clark Ranch and would like to bring it back to discuss that specifically.

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Staff Communications Reports:

1. June Sales Tax Report:

Council Member Rubell noted that this was the first report where forecasts were not exceeded, especially in relation to the transient room tax (TRT) decline. He urged Council to make smart decisions to otherwise not put the community in jeopardy financially. Council Member Ciraco stated that tourism in Breckenridge was down by 12%, Las Vegas was down 7% and overall National Park visitation has declined. He takes pause and wants to make sure Council thinks very carefully about how money is otherwise spent. Council Member Dickey stated that he would like to bring back monthly reports that showed monthly sales tax by geography.

2. Occupational Safety and Health Update:

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

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

Erik Daenitz, 84101, former Park City Municipal employee, shared stories of City Manager Matt Dias and wished him well on his next chapter.

Sue Gould, 84060, supports the affordable housing movement in Park City, but believed that Clark Ranch is not the location for the development, due to costs and location and slope of access road.

Jim Doilney, 84060, a past member of the Park City Open Space Committee (COSAC), that vetted and studied the protection of the open space through a conservation easement on Clark Ranch's 340 acres, recommends that Clark Ranch be placed under a conservation easement.

Sue Banerjee thanked Michelle Downard for her hard work on the Childcare Program. In addition, she thanked Council for looking toward a stable funding source.

Jeff Iannacone, 84060, stated he hopes for more details on the Clark Ranch project, and urges the Council to scrutinize the project cost and risks associated with the project location before voting.

Brennan Murray, 84060, cited traffic, safety, and density as potential impacts of the Clark Ranch Development.

Jason Vanderhoof, 84060, Park City Heights owner, appreciates the community that he lives in and stresses the importance of affordable housing in areas of Park City. His

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concerns with Clark Ranch however, include steep road grades, flood debris flow, and hydrophobic soils.

Sofia Lucey, 84060, stresses an alternative location for the Clark Ranch Development, and would like to see Studio Crossing explored as a primary location due to proximity to transit infrastructure and commercial services.

Mike Gould, 84060, supports the goal of affordable housing but does not believe that an access road through Park City Heights is a viable option. He cited safety, open space, and financial responsibilities among the top concerns regarding the development.

Meg Steele, 84060, speaks to the Clark Ranch property as a whole, and is opposed to development East of Highway 40. She urged Council to sign the drafted open space agreement with Utah Open Lands which would allow the property to be preserved in the spirit of which it was purchased.

Brandon Zachen, 84060, homeowner in Park City Heights, does not approve of the Clark Ranch Development due to cost, safety, and density. He urges Council to open an investigation into other locations in Park City.

John Greenfield, 84060, is opposed to the Clark Ranch Development and would like to see Clark Ranch recorded as a Conservation Easement.

Scott Davison, 84060, Park Meadows resident, does not feel that Clark Ranch is the most fiscally efficient location for the development.

Jimmy Weinburg, requests Council deny height exceptions for the promise of great projects that will destroy mountain vistas.

Bob Theobald eComment: "As part of this discussion today, I am quite confident that opposition to the alternative of developing on the east side of 40, will be it is unsuitable for AH because it breaks the imaginary moat around Park City and necessitates amending ("breaking" as Tana said) the 1999 Flagstaff DA. In my mind, the original 1999 DA was "broken" in 2007 to create the parking and Montage density, Is not the recently approved (August 13, 2025) subdivisions in exchange for the 310 acres from Redus.. another example of amending/breaking the 2007 DA? Pick the adjective...blind eye, hypocritical or special favorites!! Also, I would like to thoroughly review the study assumptions of 2016 site recommendation and the Alexander Company's capital stack proforma. Sounds like another Engine House project at 80% AMI that may have to be adjusted to actual wages earned to afford/qualify – perhaps equivalent to 40-50% AMI. This income level can hardly afford to live isolated from essential services.. The entire project needs a revisit and relocation."

Aimee Koson eComment: "My family wants to voice our opposition to the Clark Ranch development location. Further stressing the congestion and traffic along 248 and far

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exceeding the capacity limitations on Richard Flat Road is NOT the answer to the issue we have for housing in our community. Please look at a more suitable location for this project.”

Emily Newcomer eComment: “, I am writing as a Park City resident to express both my strong support for affordable housing and my serious concerns about the proposed Clark Ranch location south of Park City Heights. Affordable housing is essential for the health of our community. We all want these homes to succeed—for the families who will live in them and for the broader Park City community. At the same time, success depends on location, and this site poses significant challenges. Why Clark Ranch is the wrong site: High cost & risk: The access road alone presents ballooning costs, ownership uncertainties, and major public expense before a single unit is delivered. Traffic & safety: The project would add congestion on Richardson Flat and 248/Kearns, with potential future cut-throughs that would impact nearby neighborhoods. Topography & maintenance: The steep, unstable terrain increases construction costs, long-term maintenance, and fire risk. Isolation from services: Affordable housing succeeds when residents have access to transit, groceries, childcare, and jobs. This location is car-dependent and disconnected from daily needs. Taxpayer value: We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. This project should not advance simply because the site was identified nearly a decade ago. Park City is at a crossroads: traffic is worsening, other development sites remain unused, and residents want smart growth that matches community needs and infrastructure realities. My constructive request: Please pause the Clark Ranch site and direct staff to conduct a formal, side-by-side analysis of alternative locations—with public engagement—that considers cost, access, transit, services, environmental impacts, and delivery timelines. Possible sites such as Studio Crossing/Quinn’s Junction, the Richardson Flat corridor, or other east-side Clark Ranch parcels may offer more practical, cost-effective, and successful outcomes. We are not asking to reduce the number of affordable homes. We are asking you to move the map—to build the same homes, faster, for less money, in places where families can thrive and taxpayer dollars go further. Thank you for your leadership and for considering the community’s voice in ensuring that affordable housing in Park City is not only built, but built well.”

David Gordon eComment: “I support efforts to create more affordable housing in Park City for our local permanent and seasonal workforces. I also support efforts to reduce traffic and increase transit systems going into town. Making affordable housing accessible to our transit system and commuter trail systems should be a top criteria for selecting sites to develop additional affordable housing. The proposed Clark Ranch site does not seem to recognize the importance of this criteria. Rather than invest in a study to determine how to build a road to access a site that is not well connected to transit and commuter trails, the investment should be made to determine how to extend infrastructure of water, sewage and electrical to the East side of Highway 40 where transit and trails are easily accessible. This task will require a significant investment but will also create opportunity for further development in the Richardson Flat area. An investment that will create opportunity for the future seems much better than investing in

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a road to nowhere. There has been significant effort made to bring the Clark Ranch project to the point where it is today but that does not mean that it should move forward if it is not the best option for developing affordable housing. I urge the council to re-evaluate the criteria that identified Clark Ranch as the best possible site for developing affordable housing and determine whether that conclusion is valid today and looking forward."

Zachary Richter eComment: "My family is writing to voice our opposition to the proposed affordable housing project at Clark Ranch. Regretfully, we can't attend tonight's meeting due to family and kids' commitments, but we want our concerns on the record: High total cost of the project relative to other options. Traffic impacts from 200+ units on our neighborhood's limited road network. Road build-out costs to reach the site—over \$5 million—make it almost inevitable that, despite what our neighborhood has been told, the decision will ultimately be made to route that road through our community. Astronomical construction costs due to the geographic location and steep topography of the site, especially compared to flatter, more practical alternatives. Lack of transit service and walkable access to jobs, grocery, and schools at this location, which undermines affordability and sustainability goals. Better city-owned alternatives exist that are closer to transit and services and would reduce both infrastructure costs and neighborhood impacts. We owe it to the Park City Heights neighborhood, the taxpayers, and the future residents of any affordable housing project to provide a better product at a more reasonable cost. We can do better. We respectfully ask that you pause this site selection and direct staff to bring back options on city-owned parcels that better align with our transportation, fiscal, and housing objectives."

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from August 14 and 18, 2025:

Council Member Toly moved to approve the City Council Meeting Minutes from August 14 and 18, 2025. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

VI. CONSENT AGENDA

1. Request to Authorize Standard Insurance Amount Required for Awning at 416 Main Street in the Historic Commercial Business (HCB) Zone:

Council Member Dickey 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. Discuss Design Preferences, Housing Mix, and Potential City Financial Contributions for the Clark Ranch Affordable Housing Development:

Sara Wineman, Housing and Development Coordinator, and the Alexander Team were present for this item. Joe Alexander, President of the Alexander Company, stated that the team has tried to be creative and responsive with their options due the high cost of living and the limited number of housing options in Park City. Chris Day, Development Project Manager, introduced Jarrett Moe, Architect, for the project. Day stated that their goal is to offer a variety of housing types, serving a range of income levels, in addition to prioritizing the Park City workforce and essential frontline workers. Day furthered that they intend to prioritize connecting to existing transit while blending a mountain-inspired design with modern living. Day stated that the team has two housing components, driven by RFP guidance: they have an 80% rental housing target, which is 167 units, and a 20% ownership housing target, which is 34 townhome ownership style units, including thoughtful community amenities, such as open green space, trail extensions and connections, and community gardens.

Day stated that housing will serve Low Income (30%-50% AMI or \$35,010 - \$58,350), Moderate Income (60% - 80% AMI or \$70,020 - \$93,360), and Middle Income (80% - 150% AMI, or \$93,360 - \$175,050). Day stated that since January's work session, the Alexander team has heard feedback from Council two-by-twos; continued refinement of building design and site planning; submitted entitlements and zoning applications; ordered a traffic study, which is actively underway; modeled various financial scenarios based on Council feedback; and created a tentative framework for the proposed local affordable housing program. Day stated that this program could offer priority tenant selection to existing Park City workforce and municipal employees and offer greater flexibility than the Low-Income Housing Tax Credit program (LIHTC). Day, offered four scenarios, and recommended scenario 3, which represents a \$13.7 million gap, which illustrates 34 market-rate owner units, 57 workforce rental Units at 71-120% AMI, and 110 affordable rental units at 50-70% AMI. Day outlined a high-level timeline for fall: entitlement approvals (November 2025); private activity bond application (November 2025); LIHTC application (April 2026); construction beds/permits (August 2026); financial closing (September 2026); construction commencement (September 2026); construction completion (September 2028).

Council Member Parigian asked the Alexander team to explain the AMI gap between Scenarios 2 and 3. Day stated that it has to do with tax credit financing regarding the lost equity that would need to be generated by selling low-income housing tax credits. Alexander stated that on traditional LIHTC-funded housing, you cannot double the income that comes with a given unit; thus, it usually limits families to single-parent,

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single-child household due to the income threshold. He furthered that with this model, you lose some federal subsidy, but you create units where a two-income family can live. Council Member Toly, referred to Scenario 3, and asked if there would be attainable ownership. Alexander stated that in this model there would not be attainable ownership. Council Member Toly asked if each of these models had more townhomes in place of stacked flats. Alexander stated this model is the same as those that Council has seen before, and that they do not have more townhomes.

Council Member Dickey asked if the 100% market-rate townhomes were all owner-units, to which Alexander confirmed. Council Member Dickey asked at what AMI rate do rentals run into market rate. Wineman stated that for Park City it would be 120% AMI. Council Member Dickey asked what the threshold would be for the attainable ownership units. Alexander stated that attainable ownership can go up to 150% AMI but are currently being priced at 120% AMI. Council Member Ciraco asked if rent would be around \$2,800 a month for a single earner at 100% AMI. Wineman stated that a single earner at 120% AMI would be around \$141,000, or roughly \$3,500 per month with utilities. Council Member Ciraco asked if that price range is in the market rate currently, to which Wineman confirmed.

Council Member Ciraco asked if there was a way to add market rate in the mix for affordable housing. In addition, Council Member Ciraco asked what land value was being used to calculate the \$13.7 million gap in Scenario 3. Wineman stated that Clark Ranch was purchased for \$6.7 million, so the cost per unit is relatively low. Council Member Rubell thanked the Alexander team for their efforts, and agrees with Scenario 3, but does not approve of the site location and project cost. He would like to look at other locations for the proposed development and some other options that would help reduce the need for significant public subsidies from taxpayers.

Council Member Parigian asked when the traffic study will be available. Alexander responded that it would be soon, but that they do not have an exact date. Council Member Parigian stated that he approves of Scenario 3 and doesn't think the location is terrible, as he believes there will be significant growth over the years on the east side of 40. Council Member Parigian asked how many parking spots per unit there would be. Alexander stated that there would be 1.5 beds per unit. Council Member Toly stated that changing the location of this project now would mean delaying the project significantly. She furthered that the City is trying to make the project as unimpactful to the Park City Heights neighborhood as possible and believes Clark Ranch to be an extension of Park City Heights, where families can create community. She is in favor of Scenario 3 but would like to see more townhomes and fewer stacked flats on the development if the project is to move forward.

Council Member Ciraco does not have a problem with the project or the developers but does have concerns with the site location and costs associated with the development. He furthered that Scenario 3 is a fair calculation but would like to see the purchase price for Clark Ranch be evaluated in today's market regarding the gap. Council Member

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Dickey stated the purchase price of \$6.7 million for Clark Ranch was for 300 plus acres, so the 10 acres proposed for the project would probably be around a \$200,000 land cost. He supported Scenario 3 and the proposed location to maintain the majority of Clark Ranch as open space and therefore can remain a buffer to the development in the Wasatch Back. He asked Council Member Parigian what he needs specifically from the Alexander Company to move this project forward. Council Member Ciraco mentioned that Clark Ranch has been the only location under consideration but thinks that it is inadequate for this project and believes that it is going to drive the cost, the subsidy, to over \$100,000 per unit. He also stated, to Council Member Dickey's point, land for development is worth more than land for recreation open space; hence, the 10 acres for Clark Ranch that is being contemplated is worth more if it is rezoned.

Council Member Parigian said he would like to know the results of the traffic study to fully commit to the project, but in his mind, this is the only site, because there are no other proposed locations. Wineman stated that there is a feasibility traffic study on the Clark Ranch website if Council Members would like to review that while they wait for the updated traffic study to be completed. Council Member Rubell stated that the land was purchased with the intent to be placed under a conservation easement, and he does not support carving off acreage to rezone for other intents. Council Member Toly stated that on March 3rd, 2016, there was a Council Meeting from COSAC where they discussed affordable housing on the land, so COSAC knew the possible intent of development. Council Member Rubell stated that the zoning does not reflect that intent beyond the discussion of the land being considered as such. Mayor Worel stated that she was on Council when it was being discussed, and at the time Council wanted to do a feasibility study on 10 acres, so the Council did recruit Utah Open Lands to develop the conservation easement, but it was never applied. Council Member Ciraco urged Council to take stock of where they are today, rather than 2016, and make the best decisions for the public. Council Member Toly would like public to be made aware that if Council wishes to change the location of the development now, they would need to put out a new RFP. Council Member Rubell stated that he is in favor of workforce housing but is not in favor of the location of this project.

Wineman asked what cost per unit Council is looking for. Council Member Rubell replied that his favorite number is zero, citing Studio Crossing as an example, so taxpayers are unaffected. Council Member Dickey stated that Studio Crossing cost zero because it was subsidized with nightly rentals and commercial density, but he does not believe that the community wants Council to do that with this project. Council Member Rubell stated that mixed-use commercial, or other levers could be used to reduce project costs. Council Member Toly would like staff to clarify if the road cost for EngineHouse was factored into the project. Wineman confirmed that the road was not factored into the cost of the project initially. Council Member Ciraco clarified that the EngineHouse road serves the whole neighborhood, not just the development. Mayor Worel summarized that two Council Members are opposed, and three are interested in moving forward and learning more with regard to Scenario 3.

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Alexander asked if Council is comfortable moving forward with the project as it will cost a \$1 million to start the project, and they are only 20% of the way there. Council Member Toly asked if November is the only time during the year that they could apply. Day responded that November is the first period, or first application that is accepted for the private activity bonds, and the most opportunist, in regard to bond allocation, to apply. Wineman stated that there are other ways to acquire bonds if Council needs to explore those options. Council Member Parigian stated that Council could potentially vote to reimburse Alexander for their sunk costs if for some reason the project does not go through. Mayor Worel asked the team how soon the traffic study will be ready. Day stated that he is unsure but thinks that it could potentially come back within the next month. Mayor Worel asked when the study is complete for Alexander to return to a Council Agenda to present the findings. The Alexander Team agreed to push forward toward November deadlines.

2. Consideration to Approve Resolution No. 18-2025, a Resolution Amending the Fee Schedule:

Clint McAfee, Public Utilities Director, brought back an alternate response based on Council's prior feedback. He furthered that this alternative comes with a significant revenue reduction for the Water Enterprise Fund which would either have to be offset with expense cuts or with another revenue source. In addition to the recommendation, staff also provided two additional alternatives for consideration. McAfee stated that Alternative 1 is integrating Council's initial feedback, which reduced the highest tier from \$75 per 1,000 gallons to \$37.84 per 1,000 gallons, which matches the commercial and multifamily max tier. McAfee added an extra-large single-family property category was added, and the large was modified. Previously, the large was over .75 acres, and now it is .75 to 1.24 acres and the extra-large is 1.25 acres and above. An additional rate category was created for smaller properties, less than half an acre, and all of these changes in total would decrease the water revenue fees by \$1.3 million on top of the \$1.1 million with the initial rate change, totaling \$2.4 million. McAfee stated that staff is seeking direction on how to close the \$1.3 million gap.

McAfee stated Alternative 2 incorporates the same changes in Alternative 1 but also changes the price of tier one, two, and three to match commercial and multifamily. McAfee continued that this modification would cut revenue reduction down to \$600,000 instead of \$1.3 million. He furthered that Alternative 3 incorporates Alternative 1 and 2, but also increases the base rate for medium, large, and extra-large single-family properties. He stated that these are consistent with other rate classes, including irrigation, where the City charges a higher base rate for a bigger property.

Council Member Rubell asked if staff came up with a potential contribution to offset the mining-impacted water capital that would come out of the debt service needs. McAfee responded no, but that staff could look at that if Council directs. Council Member Rubell stated that he would like that conversation brought back to Council to see if it could potentially make up the difference in the annualized \$1.3 million. Council Member Parigian asked how many customers the City has. McAfee stated that there are about

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4,500 single-family residential. Council Member Parigian asked why the City is changing rates for a few people who could be negotiated with in other means. Mayor Worel stated that staff is responding to Council direction from the last meeting.

Council Member Ciraco asked if the State had not been in a severe drought this summer, would staff still consider numbers to be normal. McAfee stated that the economy over weather is a bigger driver, and that water consumption is up this year, but it is within normal fluctuations, so around 9% higher. Council Member Toly asked where most of the homes fall within the distribution. McAfee stated that that most of the houses would fall within the small range.

Mayor Worel opened public input.

John Greenfield, 84060, does not understand why the lowest base rate is \$75 Dollars, and doesn't see how that encourages lower water use. He stated that he doesn't understand why the largest users, cited as golf courses and ski resorts, don't pay significantly more, instead of major users seeing decreases.

Mayor Worel closed public input.

Council Member Rubell would like to see the positive 5%, under small, with all the alternatives move to 0% to match the original policy intent. He furthered that he would like to go with Alternative 1 but would like to make up the revenue deficiency through covering some of the mining impact, so it does not have to be absorbed by ratepayers. In addition, Council Member Rubell would make those rates retroactive to July 1st. Council Member Dickey stated that he prefers Alternative 3 to be more fiscally prudent and would make rates retroactive to July 1st. Council Member Ciraco approves of Alternative 1, and would make rates retroactive to July 1st. Penny Frates, Assistant Budget Director, stated that staff is still analyzing, but numbers would be closer to \$200 - \$300,000, not \$1.3 million. Council Member Ciraco asked if all City accounts were paying for water at retail rates. McAfee stated that the City is phasing in retail rates during the next 3 years, with this year being year one, excluding the golf course which is paying a raw water rate. Council Member Ciraco asked if the City has always subsidized water rates for internal accounts, to which McAfee confirmed. Council Member Toly approves Alternative 2 and would make rates retroactive to July 1st. Council Member Parigian stated that he is in favor of Alternative 1 and making rates retroactive to July 1st. Mayor Worel stated that Council is unanimous in making the policy retroactive to July 1st with the majority of Council supporting Alternative 1.

Council Member Rubell moved to approve Resolution No. 18-2025, a resolution amending the fee schedule, adjusting water rates for Single Family Residential and Irrigation accounts to Alternative 1 and making credits retroactive to July 1st, 2025. Council Member Ciraco seconded the motion.

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McAfee asked how Council would like to set up funding for the \$1.3 million. Council Member Rubell stated staff should work with the Budget Team and use the tools at their disposal to make some recommendations for Council. Margaret Plane, City Attorney, reminded Council that unless the \$1.3 million can be remedied this fiscal year, Council will have to amend the budget that they adopted. Council Member Rubell reminded staff that direction surrounding the special program for one-time landscape investment remains the same. Plane asked Council how they would like to prioritize the request. Council Member Rubell would like to prioritize that program. McAfee confirmed that he and staff would work on a potential budget adjustment in tandem with prioritizing the program for one-time landscape investment.

RESULT: APPROVED

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

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Marissa Marleau, Deputy City Recorder

RESIDENT PARKING PROGRAM

Johnny Wasden - Parking Manager



COUNCIL DIRECTION

- Does Council feel that the current objective of the program continues to serve the community?
- Would Council support changes to the parking permit program to better reflect these objectives?
- Does Council feel that vehicle storage is a challenge in the community that should be addressed?



HISTORY

- Park City's Historic District is narrow, steep, often sidewalk-less, and has limited on-street parking.
- Resident Permit Parking Program established in 1997 to protect neighborhoods from resort/special-event spillover and to manage limited on-street supply for residents.
- Program also helps manage household service vehicles, construction parking, and business/event spillover.

SUMMARY OF ISSUES

- In many areas, demand for on-street parking now exceeds supply within the permit zones.
- Some historic properties lack on-site parking and rely on permits
- A single address may obtain up to 5 permits (off-street spaces deducted)
- Code does not adequately represent apartments and multi-unit dwellings.
- Longer-term vehicle storage on streets complicates snow removal and solid-waste operations
- PCMC has invested in non-auto transportation; transit is available to many residents.



On-street Parking and vehicle storage consistently impacts safety, access, and services

CURRENT SOLUTIONS

Permitting

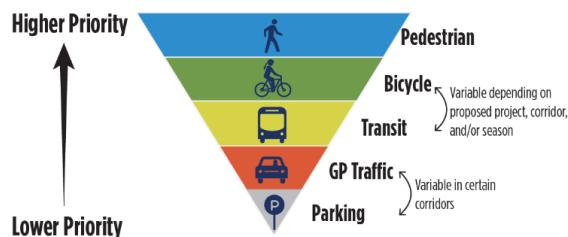
- Variety of Permit Types to address impacts caused by
 - Nightly rentals
 - Construction
 - Services

Enforcement

- Consistent and Efficient Enforcement Presence
 - Conversations before citation in order to efficiently resolve parking issues
 - Virtual Permitting, License Plate Recognition for efficient use of staff time and broad coverage

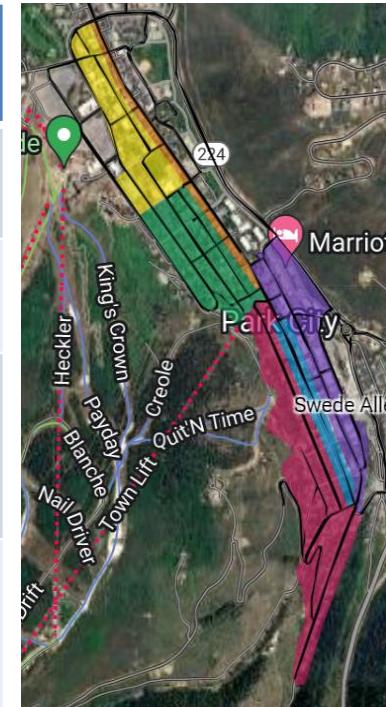
Transit/Modal Options

Modal Priority for Decision Making



CURRENT PERMIT TYPES

Permit Type	Description	Cost	2024 Total
Residential	Issued to confirmed Old Town residents	\$0.00	416
Guest	Issued to confirmed Old Town residents	\$0.00	110
Residential Business	For businesses operating in Old Town neighborhoods (incl. nightly rentals, contractors) with restrictions	\$70/month or \$10–\$25/day	175
3-Hour Service Permit	Allows cleaning/services at residences/businesses for 3 hours per block	\$1.00/day	10



POTENTIAL SOLUTIONS

Discontinue/Reduce Permitting

Discontinue issuance of residential permits to homes that have off-street parking.

- Guest passes could still be issued on request and could also be issued to residents of multi-family units.
- Temporary permits could still be issued for events, parties, etc.

Address Vehicle Storage

- Modify the Parking Code to require that vehicles move to a different block face after 72 hours.
- Modify the Parking Code to require shorter parking duration to discourage storage behavior.



NEXT STEPS

Based on Council feedback, staff will prepare specific Parking Code modifications.

Proposed changes will return to Council for review and approval.



DISCUSSION

- Does Council feel that the current objective of the program continues to serve the community?
- Would Council support changes to the parking permit program to better reflect these objectives?
- Does Council feel that vehicle storage is a challenge in the community that should be addressed?



CHILDCARE SCHOLARSHIP PROGRAM

September 4, 2025



PROGRAM ADJUSTMENTS



Address Needs the Program is not Capturing
**Eliminate the AMI
Sliding Scale**



Expand Child Care Capacity



Additional Financial Support for Providers
**FT Provider Employee Scholarships
Increased incentives (Infant Capacity?)**



PERFORMANCE DATA

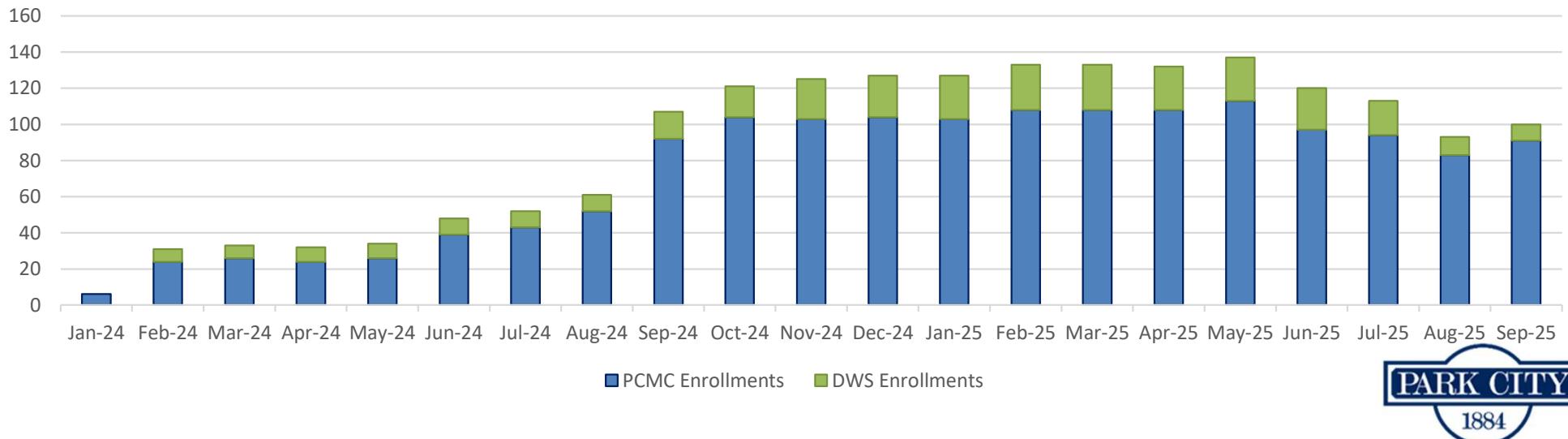
(as of August 31, 2025)

27 Participating Providers | 119 Households | 137 Children Enrolled

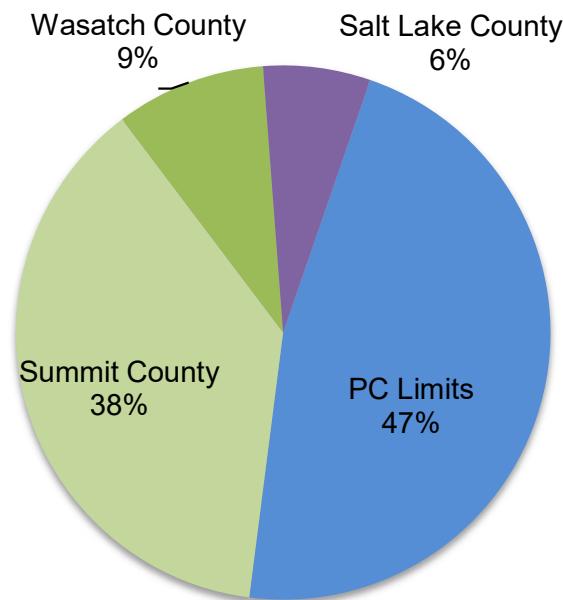
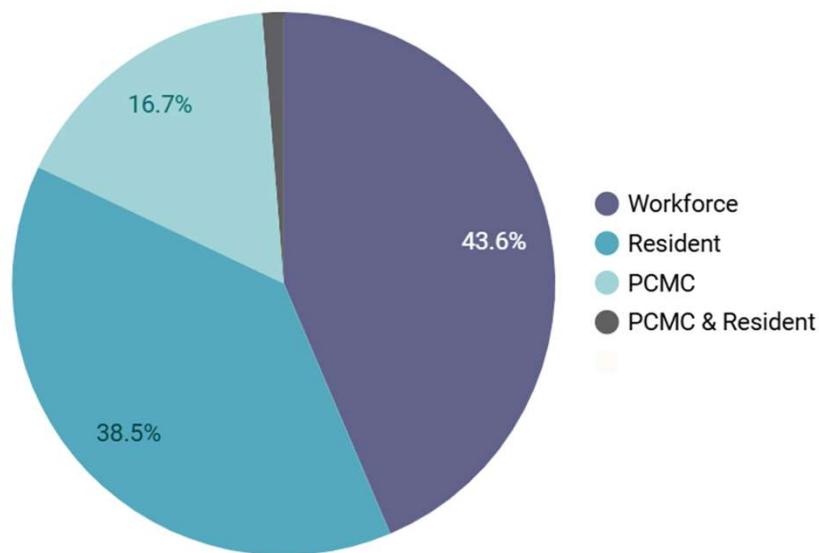
\$794,320 Total Allocation

\$698,920 (88%) Scholarships

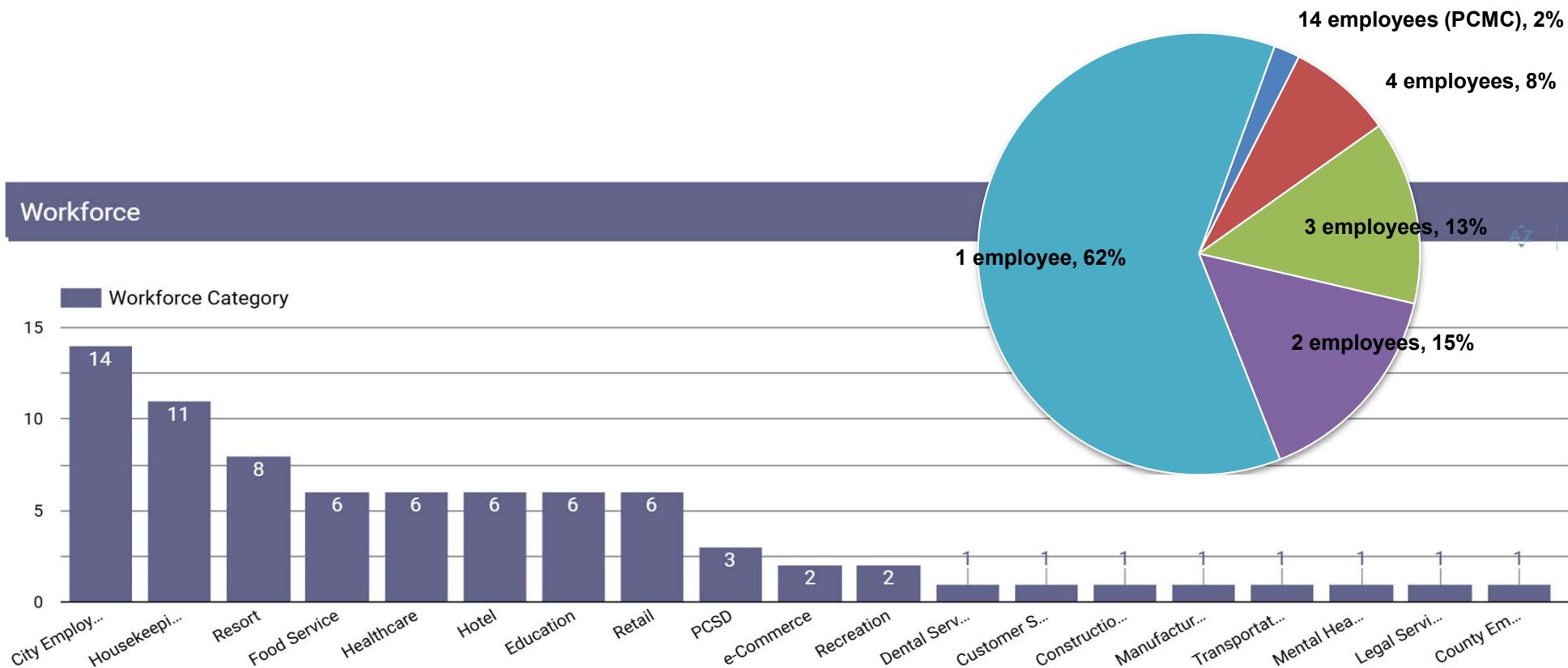
\$95,400 (12%) Provider Incentives



ENROLLED HOUSEHOLDS



EMPLOYERS



TUITION COST & CAPACITY

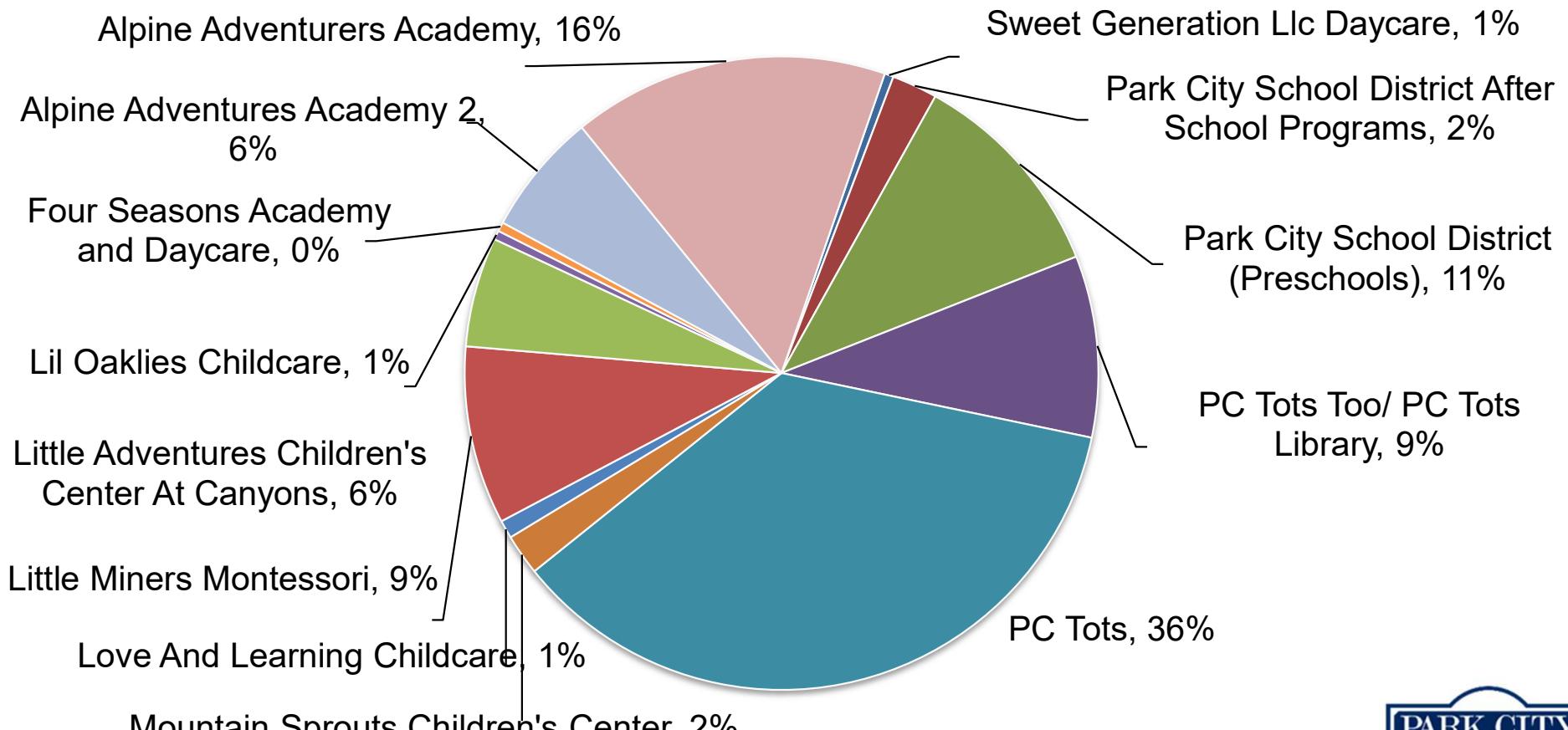
	Infants to 2 or 3	2 or 3 to kindergarten	Cost Difference
In PC Limits	\$1,793	\$1,567	\$226
Summit Co	\$1,656	\$1,333	\$323



PARK CITY
SCHOOL DISTRICT
PRESCHOOL



PARTICIPATING PROVIDERS



Current Provider Support



The monthly amount for each subsidy child:

High Quality
\$100

High Quality Plus
\$125

Example of an enhanced subsidy grant payment for a High Quality family child care program that served an average of six subsidy children during their 12-month documentation period:

Average number of subsidy children over **12-month documentation period** = $6 \times \$100$ monthly enhanced subsidy grant payment = **\$600 per month** for 12-month certification period.

h (CCQS)

certified quality comes for of Child Care - and directors' engagement



Provider Support

	Personnel	Insurance	Other Operational Costs	Renovation/Construction	Other Capital Expenses or Equipment	Infant/Toddler Care	Nontraditional Hours	Health & Safety Compliance
Kansas Child Care Capacity Accelerator Grants			X	X				
Iowa Child Care Solutions Fund	X	X	X	X	X			
California Child Care Infrastructure Grant Program					X			
Invest in New York: Child Care Deserts Grants					X		X	X
New Jersey Child Care Facilities Improvement Program					X			X
Washington Early Learning Facilities Grants					X			
Georgia Child Care Health & Safety Grants								X
Texas Child Care Expansion Initiative (Start-up Program)	X				X	X		
Caring for Michigan's Future: Facilities Improvement Fund						X		
Colorado Family Child Care Home Facilities Improvement Grant					X			
California Department of Social Services Army Reserve & National Guard		X				X		



PROGRAM COMPONENTS



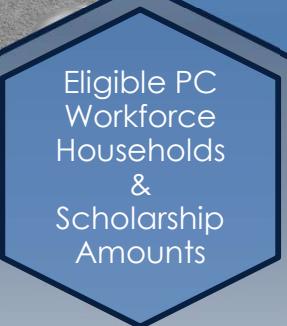
State
Funding



Eligible PC
Resident
Households
&
Scholarship
Amounts



Federal
Funding



Eligible PC
Workforce
Households
&
Scholarship
Amounts



PCMC
Employees
&
Scholarship
Amounts



Eligible
Providers &
Incentive
Amounts



PROGRAM ADJUSTMENTS



Address Needs the Program is not Capturing

**Eliminate the AMI
Sliding Scale**



Expand Child Care Capacity

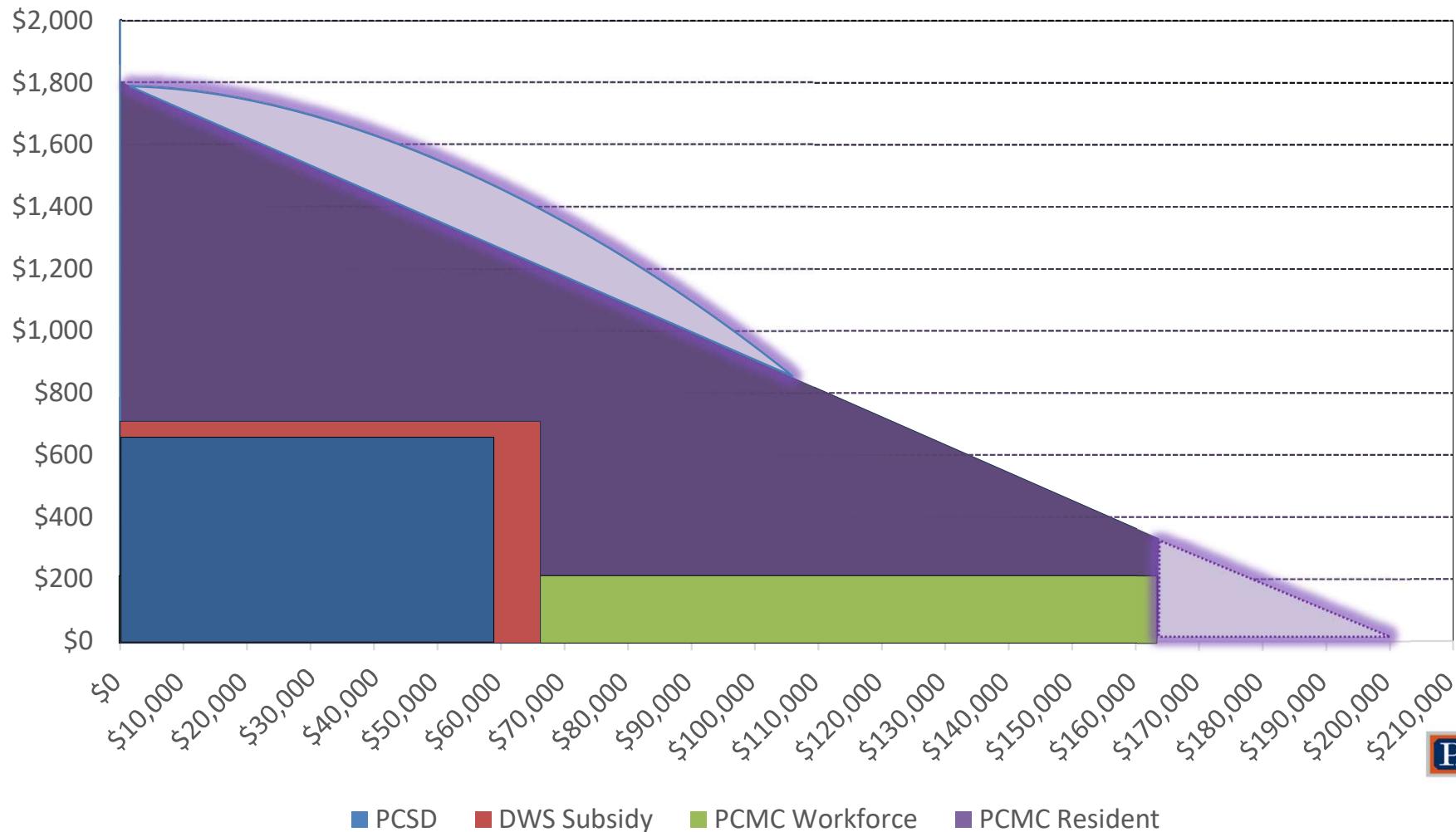


Additional Financial Support for Providers

**FT Provider Employee Scholarships
Increased incentives (Infant Capacity?)**



Eliminate the AMI or Sliding Scale



Eliminate the AMI or Sliding Scale

2025 Income Limits						
% of AMI	Family Size					
	Two	Three	Four	Five	Six	
30%	\$ 40,464	\$ 45,522	\$ 50,580	\$ 54,626	\$ 58,673	
40%	\$ 53,952	\$ 60,696	\$ 67,440	\$ 72,835	\$ 78,230	
45%	\$ 60,696	\$ 68,283	\$ 75,870	\$ 81,940	\$ 88,009	
50%	\$ 67,440	\$ 75,870	\$ 84,300	\$ 91,044	\$ 97,788	
60%	\$ 80,928	\$ 91,044	\$ 101,160	\$ 109,253	\$ 117,346	
70%	\$ 94,416	\$ 106,218	\$ 118,020	\$ 127,462	\$ 136,903	
80%	\$ 107,904	\$ 121,392	\$ 134,880	\$ 145,670	\$ 156,461	
90%	\$ 118,694	\$ 133,531	\$ 148,368	\$ 160,237	\$ 172,107	
100%	\$ 134,880	\$ 151,740	\$ 168,600	\$ 182,088	\$ 195,576	
110%	\$ 148,368	\$ 166,914	\$ 185,460	\$ 200,297	\$ 215,134	
120%	\$ 161,856	\$ 182,088	\$ 202,320	\$ 218,506	\$ 234,691	
130%	\$ 178,042	\$ 200,297	\$ 222,552	\$ 240,356	\$ 258,160	
140%	\$ 195,846	\$ 220,326	\$ 244,807	\$ 264,392	\$ 283,976	
150%	\$ 202,320	\$ 227,610	\$ 252,900	\$ 273,132	\$ 293,364	
175%	\$ 236,040	\$ 265,545	\$ 295,050	\$ 318,654	\$ 342,258	
200%	\$ 269,760	\$ 303,480	\$ 337,200	\$ 364,176	\$ 391,152	

Annual Income	Monthly Income	Household Contribution
\$110,000	\$9,167	10%
Scholarship		
\$783		

100% Workforce Wage
\$180,000 = \$200 scholarship
\$204, 00 = \$0



Provider Support

FT Child Care Enrolled Provider Employees
~\$742 average vs \$200

Expand Provider Incentives to PCMC

	\$100 Incentive	\$200	\$300
All Children	19.5% or \$125,800	39% or 251,600	58.5% or \$377,400
Children 0-3 yrs	6.5% or \$41,900	13% or \$83,800	19.5% or \$125,700



PROGRAM ADJUSTMENTS



Address Needs the Program is not Capturing

**Eliminate the AMI
Sliding Scale**



Expand Child Care Capacity



Additional Financial Support for Providers

**FT Provider Employee Scholarships
Increased incentives (Infant Capacity?)**



Water Rates



Single Family Residential Changes

Alternative 1 FY 2026 Single Family Water Rates				
	Small 0 – 0.25 acre	Medium 0.25 - 0.75 acre	Large 0.75 - 1.25 acre	Extra Large 1.25+
Base Rate*	\$75.00	\$75.00	\$75.00	\$75.00
Volumetric Tier Definitions (Price per Thousand Gallon)				
Tier 1 \$7.00	2 - 5	2 - 5	2 - 5	2 - 5
Tier 2 \$10.00	5 - 20	5 - 30	5 - 40	5 - 50
Tier 3 \$20.00	20 - 25	30 - 45	40 - 60	50 - 75
Tier 4 \$37.84	> 25	> 45	> 60	> 75

*Base Rate includes 2,000 gallons usage

- Reduce Tier 4 from \$75 to \$37.84 per 1,000 gallons
- Add an extra-large rate category for properties 1.25 acres and larger

Irrigation Changes

Alternative 1 - FY 2026 Irrigation Rates

Number of Customers	Monthly Base Rate	Irrigated Acres	Starting Tier Volume (1,000 gallons)		
			Tier 1 \$10	Tier 2 \$20	Tier 3 \$37.84
30	\$75	0.5	0	50	60
32	\$150	1	0	100	120
16	\$300	2	0	200	240
16	\$450	3	0	300	360
7	\$600	4	0	400	480
5	\$750	5	0	500	600
1	\$900	6	0	600	720
3	\$1,050	7	0	700	840
2	\$1,200	8	0	800	960
2	\$2,100	14	0	1,400	1,680
1	\$2,250	15	0	1,500	1,800

- Reduce Tier 4 from \$75 to \$37.84 per 1,000 gallons
- Provide additional rate category for properties less than 0.5 acre
- Increase water volume available before maximum consumption tier hits

Alternative 1 Impacts

- Revenue Impacts:
 - Revenue reduction already implemented \$1,100,000
 - Alternative 1 revenue reduction \$1,300,000
- Would need to be offset with:
 - Additional revenue sources
 - Expense reductions
- Alternatives 2 and 3 mitigate the decrease in revenue:
 - Alternative 2 revenue reduction: \$600,000
 - Alternative 3 revenue reduction: \$200,000

Alternative 2

Alternative 2 FY 2026 Single Family Water Rates				
	Small 0 - 0.25 acre	Medium 0.25 - 0.75 acre	Large 0.75 - 1.25 acre	Extra Large 1.25+
Base Rate*	\$75.00	\$75.00	\$75.00	\$75.00
Volumetric Tier Definitions (Price per Thousand Gallon)				
Tier 1 \$7.51	2 - 5	2 - 5	2 - 5	2 - 5
Tier 2 \$12.81	5 - 20	5 - 30	5 - 40	5 - 50
Tier 3 \$21.65	20 - 25	30 - 45	40 - 60	50 - 75
Tier 4 \$37.84	> 25	> 45	> 60	> 75

*Base Rate includes 2,000 gallons usage

Number of Customers	Monthly Base Rate	Irrigated Acres	Starting Tier Volume (1,000 gallons)		
			Tier 1	Tier 2	Tier 3
30	\$75	0.5	0	50	60
32	\$150	1	0	100	120
16	\$300	2	0	200	240
16	\$450	3	0	300	360
7	\$600	4	0	400	480
5	\$750	5	0	500	600
1	\$900	6	0	600	720
3	\$1,050	7	0	700	840
2	\$1,200	8	0	800	960
2	\$2,100	14	0	1,400	1,680
1	\$2,250	15	0	1,500	1,800

- Tiers 1, 2, and 3 changed to match Commercial and Multi-Family
- \$600,000 annual revenue reduction instead of \$1,300,000

Alternative 3

Alternative 3 FY 2026 Single Family Water Rates

	Small 0 – 0.25 acre	Medium 0.25 - 0.75 acre	Large 0.75 - 1.25 acre	Extra Large 1.25+
Base Rate*	\$75.00	\$85.00	\$95.00	\$105.00
Volumetric Tier Definitions (Price per Thousand Gallon)				
Tier 1 \$7.51	2 - 5	2 - 5	2 - 5	2 - 5
Tier 2 \$12.81	5 - 20	5 - 30	5 - 40	5 - 50
Tier 3 \$21.65	20 - 25	30 - 45	40 - 60	50 - 75
Tier 4 \$37.84	> 25	> 45	> 60	> 75

*Base Rate includes 2,000 gallons usage

Alternative 3 - FY 2026 Irrigation Rates

Number of Customers	Monthly Base Rate	Irrigated Acres	Starting Tier Volume (1,000 gallons)		
			Tier 1	Tier 2	Tier 3
30	\$88	0.5	0	50	60
32	\$175	1	0	100	120
16	\$350	2	0	200	240
16	\$525	3	0	300	360
7	\$700	4	0	400	480
5	\$875	5	0	500	600
1	\$1,050	6	0	600	720
3	\$1,225	7	0	700	840
2	\$1,400	8	0	800	960
2	\$2,450	14	0	1,400	1,680
1	\$2,625	15	0	1,500	1,800

- Tiers 1, 2, and 3 changed to match Commercial and Multi-Family
- Base rates increased for larger properties and for Irrigation
- \$200,000 annual revenue reduction instead of \$1,300,000

Questions for Council

- Which Alternative would Council like to adopt?
- Does Council want credits retractive to July 1, 2025

Alternative	Tier 4	All Tiers	Base Rate	Annual Revenue Change
1	X			(\$1,300,000)
2	X	X		(\$600,000)
3	X	X	X	(\$200,000)

Single Family Residential Impacts

Percent Users Exceeding Summer Water Use	Summer water use (gallons per month)	Adopted FY 2026 Single Family Water Rates											
		Existing 0.75" moving to:				Existing 1" moving to:				Existing 1.5" & 2" moving to:			
		Small	Medium	Large	XL	Small	Medium	Large	XL	Small	Medium	Large	XL
70%	2,000	0%	0%	0%	0%	-22%	-22%	-22%	-22%	-33%	-33%	-33%	-33%
50%	5,000	-2%	-2%	-2%	-2%	-19%	-19%	-19%	-19%	-28%	-28%	-28%	-28%
38%	10,000	-2%	-2%	-2%	-2%	-17%	-17%	-17%	-17%	-26%	-26%	-26%	-26%
31%	15,000	-4%	-4%	-4%	-4%	-17%	-17%	-17%	-17%	-25%	-25%	-25%	-25%
24%	20,000	-6%	-6%	-6%	-6%	-18%	-18%	-18%	-18%	-25%	-25%	-25%	-25%
18%	25,000	-5%	-10%	-10%	-10%	-16%	-20%	-20%	-20%	-22%	-26%	-26%	-26%
13%	30,000	20%	-14%	-14%	-14%	8%	-23%	-23%	-23%	1%	-28%	-28%	-28%
7%	40,000	66%	-18%	-24%	-24%	53%	-24%	-30%	-30%	45%	-28%	-34%	-34%
3%	60,000	89%	2%	-36%	-41%	81%	-3%	-38%	-44%	75%	-6%	-40%	-45%
1.4%	80,000	92%	33%	-12%	-37%	86%	29%	-15%	-39%	82%	26%	-17%	-41%
0.8%	100,000	93%	49%	15%	-19%	89%	46%	12%	-21%	86%	43%	10%	-23%

Percent Users Exceeding Summer Water Use	Summer water use (gallons per month)	Alternative 1 Single Family Water Rates											
		Existing 0.75" moving to:				Existing 1" moving to:				Existing 1.5" & 2" moving to:			
		Small	Medium	Large	XL	Small	Medium	Large	XL	Small	Medium	Large	XL
70%	2,000	-1%	-1%	-1%	-1%	-22%	-22%	-22%	-22%	-33%	-33%	-33%	-33%
50%	5,000	-2%	-2%	-2%	-2%	-19%	-19%	-19%	-19%	-28%	-28%	-28%	-28%
38%	10,000	-2%	-2%	-2%	-2%	-17%	-17%	-17%	-17%	-26%	-26%	-26%	-26%
31%	15,000	-4%	-4%	-4%	-4%	-17%	-17%	-17%	-17%	-25%	-25%	-25%	-25%
24%	20,000	-6%	-6%	-6%	-6%	-18%	-18%	-18%	-18%	-25%	-25%	-25%	-25%
18%	25,000	5%	10%	18%	27%	-7%	-3%	5%	13%	-14%	-10%	-3%	5%
13%	30,000	4%	-14%	-14%	-14%	-6%	-23%	-23%	-23%	-12%	-28%	-28%	-28%
7%	40,000	18%	-18%	-24%	-24%	9%	-24%	-30%	-30%	3%	-28%	-34%	-34%
3%	60,000	15%	-19%	-36%	-41%	10%	-22%	-38%	-44%	6%	-25%	-40%	-45%
1.4%	80,000	10%	-13%	-31%	-42%	7%	-15%	-33%	-44%	4%	-17%	-34%	-45%
0.8%	100,000	7%	-9%	-23%	-37%	5%	-12%	-25%	-38%	3%	-13%	-26%	-39%

Single Family Residential Impacts

Alternative 2 Single Family Water Rates

Percent Users Exceeding Summer Water Use	Summer water use (gallons per month)	Existing 0.75" moving to:				Existing 1" moving to:				Existing 1.5" & 2" moving to:			
		Small	Medium	Large	XL	Small	Medium	Large	XL	Small	Medium	Large	XL
70%	2,000	0%	0%	0%	0%	-21%	-21%	-21%	-21%	-32%	-32%	-32%	-32%
50%	5,000	1%	1%	1%	1%	-17%	-17%	-17%	-17%	-27%	-27%	-27%	-27%
38%	10,000	4%	4%	4%	4%	-13%	-13%	-13%	-13%	-22%	-22%	-22%	-22%
31%	15,000	4%	4%	4%	4%	-10%	-10%	-10%	-10%	-19%	-19%	-19%	-19%
24%	20,000	4%	4%	4%	4%	-9%	-9%	-9%	-9%	-17%	-17%	-17%	-17%
18%	25,000	5%	1%	1%	1%	-7%	-10%	-10%	-10%	-14%	-17%	-17%	-17%
13%	30,000	14%	-3%	-3%	-3%	2%	-12%	-12%	-12%	-4%	-18%	-18%	-18%
7%	40,000	25%	-7%	-13%	-13%	16%	-14%	-19%	-19%	10%	-18%	-23%	-23%
3%	60,000	19%	-11%	-26%	-31%	14%	-15%	-30%	-34%	10%	-18%	-32%	-36%
1.4%	80,000	13%	-7%	-24%	-34%	9%	-10%	-26%	-36%	7%	-12%	-28%	-37%
0.8%	100,000	10%	-6%	-18%	-30%	7%	-8%	-20%	-32%	5%	-9%	-21%	-33%

Alternative 3 Single Family Water Rates

Percent Users Exceeding Summer Water Use	Summer water use (gallons per month)	Existing 0.75" moving to:				Existing 1" moving to:				Existing 1.5" & 2" moving to:			
		Small	Medium	Large	XL	Small	Medium	Large	XL	Small	Medium	Large	XL
70%	2,000	0%	14%	27%	40%	-21%	-11%	0%	10%	-32%	-23%	-14%	-5%
50%	5,000	1%	11%	21%	31%	-17%	-9%	0%	8%	-27%	-19%	-12%	-4%
38%	10,000	4%	13%	22%	31%	-13%	-5%	2%	10%	-22%	-15%	-8%	-1%
31%	15,000	4%	12%	20%	28%	-10%	-4%	3%	10%	-19%	-13%	-7%	0%
24%	20,000	4%	11%	17%	24%	-9%	-3%	3%	9%	-17%	-11%	-6%	0%
18%	25,000	5%	7%	12%	18%	-7%	-5%	0%	5%	-14%	-12%	-7%	-3%
13%	30,000	14%	2%	7%	13%	2%	-8%	-3%	2%	-4%	-14%	-9%	-5%
7%	40,000	25%	-3%	-5%	-1%	16%	-10%	-12%	-9%	10%	-15%	-17%	-13%
3%	60,000	19%	-9%	-22%	-25%	14%	-13%	-25%	-28%	10%	-16%	-28%	-30%
1.4%	80,000	13%	-6%	-21%	-30%	9%	-9%	-23%	-32%	7%	-11%	-25%	-33%
0.8%	100,000	10%	-5%	-16%	-27%	7%	-7%	-18%	-29%	5%	-8%	-19%	-30%

Irrigation Customer Examples

Irrigated Area	Monthly Water			FY 26 Rates		Alt 1	Alt 2	Alt 3
	Budget coverage	68% lawn	Actual Peak Month Use	Actual Total Annual Usage	Percent Change	Percent Change	Percent Change	Percent Change
14	1,540,000	956,000	2,694,000		-27%	-27%	-16%	-10%
14	1,540,000	2,304,000	6,113,000		-5%	-28%	-18%	-15%
3	330,000	684,000	2,643,000		46%	-12%	-5%	-3%
1	110,000	137,000	506,000		9%	-21%	-11%	-8%
1	110,000	62,000	229,000		-23%	-23%	-10%	-5%

My name is Jim Doilney. I am here as a past chair and representative of the Park City Open Space Committee (COSAC) that vetted and studied the protection of open space through a conservation easement on Clark Ranch's 340 acres.

Later on in the agenda I see you have a discussion about Steve's Point. Steve's Point is the 10 acre parcel the 2016 council asked us to set aside from Clark Ranch's 340 acres for potential future municipal purposes.

At the time City staff cited a need for salt sheds and bus storage, not a major project. I am not here to discuss that.

Our recommendation to place a Conservation Easement on 330 Clark Ranch acres was unanimously approved by the City Council and it is time for that promise to be fulfilled by recording the conservation easement. Anything less than fulfilling that promise is a misuse of the taxpayer approved open space funding that acquired that property.