



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
4/21/2026

Item Type:
Action Item

Subject: Receive an update from staff on creation of the Snider Plaza Public Improvement District (PID) and consider continuation of employee parking program

Prepared By: Amanda Hartwick, Special Projects Coordinator

Background:

With construction now complete, the City has been advancing several initiatives to support the long-term vibrancy of Snider Plaza. A primary long-term goal is to provide offsite employee parking to increase curbside availability for customers.

The City currently maintains a lease agreement with Hilltop Plaza for use of its parking garage, a program many Snider Plaza businesses benefited from during construction. Last fall, City Council extended this program to allow additional time to explore long-term funding options. Since then, the Rankin lot has also opened, providing another parking option that many employees have begun utilizing.

These last few months, the City has been working with property owners on the potential establishment of a Public Improvement District (PID) for Snider Plaza. The proposed PID would create a dedicated funding source for employee parking, whereby property owners would contribute a modest annual assessment designated explicitly for parking solutions and overall improvements in the area.

A draft petition for creation of the Snider Plaza PID has been circulated to property owners. As outlined in the petition, the PID would be formed for an initial 10-year term with an assessment rate of \$0.15 per \$100 of property valuation. To move forward, signed petitions must represent both:

- More than 50% of the appraised property value (based on tax rolls), and
- More than 50% of the total land area

Staff has been coordinating with property owners to return completed petitions in order to meet statutory deadlines and position the PID to become operational by January 1, 2027.

At next week's City Council meeting, staff will provide an update on the progress of the PID formation. With sufficient backing, staff may also request an extension of the current city-funded parking program, as the PID will not receive any revenue until next year. Subsequently, on May 19, staff will request that City Council consider appointment of an Advisory Board for the PID and conduct a required Public Hearing.

Fiscal Impact:

- Not Applicable
- Budget Amendment Required
- Proposed Revenue
- Proposed Expenditure

Funding Source:

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input checked="" type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input type="checkbox"/>	Not Applicable	

Recommendation:

Staff recommends City Council receive an update from staff on the creation of the Snider Plaza PID and subsequently provide direction to staff on next steps.

Committee Review (optional):

Attachments: