



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
4/7/2026

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, originally established in 2019, 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 solutions. Since then, the Rankin lot has also opened, providing another parking option that many employees have begun utilizing.

Over the 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 distributed 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 by March 31 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 status of the PID creation. With sufficient backing, staff may also request an extension of the current parking program, as these efforts are closely connected.

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 checked="" type="checkbox"/> | Affirming Sense of Place | |
| <input checked="" type="checkbox"/> | Assuring Connectivity | |
| <input type="checkbox"/> | Innovative Governance | |
| <input type="checkbox"/> | Technological Integration | |
| <input checked="" 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 consider continuation of the employee parking program.

Committee Review (optional):

NA

Attachments:

PID documents provided to property owners, including:

- Letter from Mayor Stewart
- Letter of support signed by various owners.
- PID Petition
- Calculation of estimated assessment by property