

Data Submitted (UTC 11): 7/16/2026 1:44:48 AM

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Comments: The socioeconomic analysis MUST be re-evaluated from the 1998 baseline plan. There is no reason to estimate data from 1998 when almost 30 years has occurred. The estimated local impacts using an outdated local home value of \$70,000. It must reflect modern property valuations and inflationary strains on Park City taxpayers. As a Real Estate Broker for the largest brokerage in the state I can confidently say that our average home price in Park City now ranges between \$380,000-\$450,000 (that does NOT include all the properties on acreage)

The original plan assumed a maximum mine workforce of 700. In reality, the mine's workforce has at times topped 1,700. And they live all over the area. Park City is highly desired due to the proximity to both Nye and Billings. This unmitigated expansion has placed decades of cumulative strain on Park City Schools buildings, and staff without matching tax mitigation.

The EIS must analyze the structural tax base of individual school districts and require the mine's property tax base to be equitably shared with Park City to stabilize school bonding capacity and relieve local homeowners. This is not happening and MUST happen with this amendment.

The EIS MUST look into how mine-sponsored housing caps and forced busing requirements have significantly pushed workforce housing demands into outlying communities like Park City.

An accurate analyze the 'in-migration' of mineral development students versus the volatility of 'out-migration' during mine downturns. The district's budget is uniquely vulnerable to these fluctuations, and the analysis must account for the real, documented correlation between mine staffing levels and school enrollment, rather than treating migration as an unproven variable.

The 1998 Impact Plan granted "affected status" to neighboring districts based entirely on theoretical projections and estimates rather than hard historical data. Park City is currently being held to a punitive evidentiary standard that was never applied to these other districts. The EIS must recognize this discrepancy as an unfair exclusionary tactic and should not use it to justify Park City's continued omission.

If this is approved without reevaluating the EIS, it will be significantly negligent on the part of all officials involved.