



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

May 22, 2025

The Council of Park City, Summit County, Utah, met in open meeting on May 22, 2025, at 3:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property, advice of counsel, and litigation at 3:00 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 4:25 p.m. Council Member Council Member Dickey seconded the motion.

RESULT: APPROVED

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

WORK SESSION

EPA and Richardson Flat CERCLA Site Update:

James Hou, Environmental Protection Agency (EPA) Remedial Project Manager, presented this item and indicated they were working on an engineering evaluation and cost analysis for the Richardson Flat site. The analysis would give them a couple options for moving forward with the area. He reviewed the mining history and the legacy of the community, and noted the mining resulted in mine tailings which needed to be dealt with today. He referred to Operable Units Two and Three and stated this area went from Richardson Flat Road to I-80. There were many tailings within these units. The Richardson Flat Tailings Site was not a superfund site, so it didn't qualify for cleanup funding. The EPA had \$17 million set aside for cleanup at Richardson Flat. Those funds were acquired by the EPA when United Park City Mines (UPCM) defaulted. Their intent was to hold back a portion of that money so they could characterize a supplemental claim at OU4. There weren't enough funds to clean everything, but they would do as much as possible in a phased approach. He asserted there were tailings next to the Rail Trail that could create a risk, especially if children were playing in it.

Hou explained the timeline for this project. After the analysis was completed, they would draft an action memorandum and then plan the removal. After the tailings removal, which he estimated would begin next year and last three years, there would be site control and additional evaluation if needed.

Mayor Worel asked when the public comment portion would begin, to which Hou stated within the next couple of months. Council Member Toly asked Hou to walk through the full level of cleanup that would be involved. Hou stated he wanted to wait to present the alternatives, to make it fair to the process.

Council Member Ciraco stated the IRA Act set aside money for mining waste cleanup and asked if there was a way to tap into those funds to supplement the money for this project. Hou stated most of the sites were listed in the act and this site was not listed. Council Member Ciraco asked if there would be a detailed explanation of how contaminated the materials were, as the public information sessions began. Hou stated the document would talk about risk, but risk was on a spectrum. They would have an open house to discuss those things with the public.

Council Member Rubell asked if this was just an environmental effort or if there was another purpose in cleaning up the area. Hou stated the cleanup was the end of the project, and managing risk from exposure was the purpose. They would do as much as possible with the funds available. Council Member Parigian asked if this area would be buildable after cleanup. Hou stated most of the work was going to be done in a floodplain. He noted the Department of Environmental Quality (DEQ) would have to sign off on building within the boundary. Council Member Toly asked if the EPA would explain the removal process to the public during the public information period, to which Hou affirmed.

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. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Rubell hoped to see the Council move forward with the Bonanza Park 5-Acre RFP. Council Member Toly stated she and Mayor Worel attended Mayor and Council in the Neighborhood meeting in Park City Heights. She knew the Clark Ranch housing project was near there and comprised 2% of the open space there. She requested moving forward on a conservation easement for the remainder of that property. Cartin stated he would draft a staff communications report on that.

Mayor Worel noted paid parking would be in effect on the Bonanza Flat Trailheads and residents could register for free parking on the City website. She attended a media roundtable where the editors from the three media outlets met and engaged in various topics.

Staff Communications Reports:

1. Employee Review and Compensation Score Card:

Council Member Parigian asked what the process was for merit increases and how the City Attorney fit into that. Sarah Mangano, Human Resources Director, stated all employees went through the same process for merit increases.

2. Iron Horse Public Works and Transit Facility Update:

Council Member Parigian asked about square footage for the Public Works building and why it was needed since the Public Utilities staff had moved. Troy Dayley, Public Works Manager, stated if a new building was built, he would want all his equipment, which was scattered in different places around the City, in one place. Council Member Parigian referred to Transit, and asked if they were planning on all those offerings. Tim Sanderson, Transportation Manager, stated they were at capacity, so with new projects, they would need a place to store additional vehicles. Vehicle storage was the main concern, but office space was sufficient. Sanderson stated they could be creative with additional service, such as adding storage space at future park and ride locations. It was early to speculate on needs 10 years into the future.

Council Member Rubell indicated a few months ago the Council heard the need to separate buses and accommodate growth in the Transit Department. Now there was no need. He also heard a need to use the Gordo property for other purposes. He asked if the Council agreed to direct staff to look at sites, including the Gordo property, for these departments. The Council supported having staff look at the Gordo property and other potential sites in the area for City facilities. Sara Wineman, Housing Project Manager, stated the Quinns Junction area was the best area for Public Works and Transit. Dayley noted that a previous study designed a facility at the Gordo property for Public Works and Public Utilities and those designs were 20% complete. Council Member Dickey felt the Council had looked at Gordo and they knew it would work as a park and ride, there was no need for a new Transit facility today, and he thought the City was where they

needed to be and more analysis was unnecessary. Dayley indicated a new building would be nice and efficiencies would be gained by bringing everything under one roof. But he also thought some efficiency would be lost by not being centrally located. He preferred staying in the current location for the time being. Council Member Rubell asserted the value of the land in the current Public Works site had to be considered based on proposed development. Council Member Ciraco agreed the Iron Horse location was a prime parcel, and he suggested looking at the Gordo lot for these departments.

Council Member Dickey indicated they had a study showing the Gordo parcel was big enough for a park and ride and a Transit facility. He wanted to let Transit and Public Works focus on delivering great service. Council Member Rubell felt this direction supported the direction given at the retreat. The majority of Council supported Council Member Rubell's proposal to look at sites for a Transit and Public Works facility. Wineman asked what new information Council Member Rubell wanted. She stated the property was analyzed previously when City Hall was contemplated being moved to the Iron Horse property. Then at the Council retreat the Council asked for the needs of Public Works and Transit. Council Member Rubell stated the need was identified and it was large. He thought there was value in freeing up the land on Iron Horse for other opportunities. He asked to see what it looked like to move Transit and Public Works to a new parcel and what the space requirements would be. Sanderson stated he didn't want to build something to current needs, but it should be built to future needs. Those needs would become clearer as the projects firmed up. Council Member Parigian asked for pros and cons for a move to Gordo. Dias noted more work could be done on this and they would also look at storage. Council Member Toly asked to look at the Quinns area and look at the cost. Council Member Ciraco asked for cost and benefit analysis for this land.

Council Member Dickey stated the Council could also drill down on the City Hall conversion to a hotel. Mayor Worel stated the majority of Council did not want to include City Hall in the direction given.

3. Phoston Spur and US-40 Corridor Studies Update:

4. Quinns Junction Area Park and Ride Update:

III. 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.

Douglas Duditch stated he was concerned with the Rail Trail. The public said over and over they didn't want anything done to that trail. He went to a meeting and saw a poster with a monorail by the Rail Trail. He didn't want this issue to keep coming up. He asked

who had authority over the Rail Trail. He also wanted to know why there weren't environmental studies for this area. Mayor Worel asked Dudich to contact Luke Cartin, Environmental Sustainability Manager.

Dana Williams 84060 stated he spent 12 years as the liaison to the Environmental Protection Agency (EPA) and the Richardson Flat site was the Park City repository. Then the EPA took the City repository away and stated they were going to clean it up. He thought it would be beneficial to create a taskforce to bring institutional knowledge to the cleanup project.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 24, 2025:

Council Member Toly moved to approve the City Council meeting minutes from April 24, 2025. Council Member Dickey seconded the motion.

Council Member Parigian asked if minutes approved in February could be amended. Michelle Kellogg, City Recorder, indicated that once the minutes had been approved by the Council, they could not be amended.

RESULT: APPROVED

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract with Arts Council of Park City and Summit County, in a Form Approved by the City Attorney's Office, Not to Exceed \$120,000 for Three Years of Services:

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

RESULT: APPROVED

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

VI. OLD BUSINESS

1. Consideration to Authorize the City Manager to Execute Two Construction Agreements with Calvin L. Wadsworth Construction Company, LLC, in a Form Approved by the City Attorney's Office Not to Exceed \$1,476,109 to Provide All Required Services to Deliver a Working Snowmelt System within the Limits of the High School Tunnel:

John Robertson, City Engineer, reviewed they worked through the state contract process and two contracts were needed for this project because of the cost limits the state set. He noted all access to the tunnel would be cut off during construction and they would make an area for people to cross during that time. He thought the work should be substantially completed before school started in the fall. He requested an additional \$800,000 to the existing \$800,000 budget so the project could be fully funded and they could cover potential changes. Robertson addressed Council Member Parigian's concern about glycol used in the snowmelt system and stated it was a food grade chemical and not toxic.

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

Council Member Parigian asked if the City was in litigation with the first contractor, to which Robertson affirmed. Council Member Parigian stated a full-time employee could be hired for much less than \$1.5 million. Robertson stated a snowmelt system would create a safer system to get people through the tunnel and thought safety was a priority.

Council Member Parigian moved to authorize the City Manager to execute two construction agreements with Calvin L. Wadsworth Construction Company, LLC, in a form approved by the City Attorney's Office not to exceed \$1,476,109 to provide all required services to deliver a working snowmelt system within the limits of the high school tunnel. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. Discuss Proposed Bonanza Park Land Management Code Amendments:

Rebecca Ward and Alec Barton, Planning Department, John Frontero and Bill Johnson, Planning Commission, and Erik Daenitz, Zions Public Finance, were present for this item. Ward reviewed the current draft code was not feasible for new property owners in the Bonanza District. They evaluated some components of the code that could be modified to increase feasibility, which included allowing 20% nightly rentals, hotels with up to 150 rooms, deeper parking reductions, increasing building height to five stories, and decreasing affordable housing requirements to 10%. Other levers that helped, but would not increase feasibility on their own, included frontage protection zone (FPZ) setback and stepback reductions, open space reductions, creating a public infrastructure district (PID) and public/private partnerships.

Daenitz stated his new analysis took away the eight primary levers: FPZ setbacks, 30% open space, vertical height, nightly rentals, parking reductions, a percentage of square feet no more than 60% AMI and another limit no more than 80% AMI, and a hotel unit maximum. He reviewed some new scenarios and stated he hoped the Council could make decisions based on the current Bonanza Park Mixed Use Area (BPMX) and a potential new BPMX.

Ward summarized scenarios that could work in the small area plan, including 10% of nightly rentals and parking reductions up to 30%, 10% nightly rentals and 95 hotel rooms, and/or reduced open space to 22% and parking to 35%. She reviewed the affordable housing requirement for the small area plan with 20% being affordable. The proposed project enhancements would have 25% affordable housing with 60% AMI and 35% of affordable housing with 80% AMI. She explained the difference between nightly rentals and hotels, including bed and breakfast establishments. She also explained the current code with regard to FPZ. The proposed code would keep the same FPZ provisions but would add the stepback provision.

Council Member Rubell asked about a hostel in the area, to which Ward explained it was a boarding area. Council Member Rubell stated ski lifts weren't allowed but gondolas were allowed, to which Ward affirmed. Council Member Rubell referred to parking and asked how shared parking agreements were reflected. Ward stated property owners could make agreements with adjacent owners and present it to the Planning Commission for development approval for shared use parking. This would be a solution to reduce parking and meet the demand. Council Member Rubell asked if there was a term for the agreement. Ward stated there was a condition that it would be reevaluated if something triggered that requirement. Council Member Rubell thought there could be a parking pool for an area so the property owners wouldn't have to make agreements and asserted this was one idea that could incentivize development.

Council Member Parigian asked how future development would be feasible if this code passed and developers built in this area. Daenitz stated buying and selling was a sign of economic growth. Council Member Parigian asked if the area would lack vibrancy if second homeowners bought the residential units. Ward stated the Planning Commission discussed this and favored hotels in the area to promote vibrancy. She noted there would be infill to allow for local residents and workforce. Discussion on nightly rentals and for-sale units ensued.

Council Member Toly stated many of the residents' concerns were parking and traffic, and asked if parking and building height were the things that would make the development feasible. Daenitz pointed to the feasibility of reducing parking by 10% and implementing a reduction in open space. Council Member Toly asked if there was a bigger lever the developer could do to have less parking but have more transit solutions. Ward stated the connection was there, but it wasn't a primary lever in the draft code. She thought there were connections in other communities that promoted parking reductions, such as car share opportunities, which would allow people to remain mobile without owning their own car. Council Member Toly stated there was a need for a park and ride outside of town and thought a developer's homeowners could use a share of the park and ride. She also noted police officers and firefighters did not live in the City limits for the most part, and asked if there could be a tradeoff, for example there could be more attainable units with less density or there could be more nightly rentals but less density.

Council Member Dickey wondered why the land remained so expensive if developers could not afford to buy it and develop it. Daenitz stated they tried to base this concept on empirical data and there hadn't been many land purchases to compare. Council Member Ciraco felt it was harder to redevelop a property that had a higher cashflow than a property with no cashflow since the high cashflow made the property more valuable. He asked if this neighborhood could make transportation planning a priority, to which Ward affirmed and stated the General Plan was being evaluated to ensure uses supported the transportation connections. Council Member Ciraco asked about the FPZ and open space requirement levers, and stated all those things affected the mass on the site. He felt reducing FPZ could keep the height lower. Ward stated the master planned development code allowed for flexibility for site-specific design for certain parameters.

Mayor Worel asked how condo hotels were looked at here. Daenitz stated they couldn't figure them for feasibility, but it gave developers flexibility in how they raised funds for the development.

Mayor Worel opened the public hearing.

Jeff Camp 84060 stated traffic and transportation were concerns. He proposed widening Bonanza since Deer Valley Drive was four lanes and Kearns Boulevard was four lanes and asserted that would clear up the congestion. He also didn't know when the City became a developer. He thought tourists brought in money and then left. He couldn't enjoy the town because it was clogged with tourists. He wanted Council to consider how this project would affect the locals.

Kathy Hunter 84060 stated there was a tug between development and locals. She agreed with Council Member Parigian and Camp, and wanted to protect what made Park City magical. She liked the height of buildings maxed out at 30 feet. She requested keeping the height lower and doing renderings that showed the height compared to the view. She felt the changes discussed tonight catered to developers and didn't protect the community.

Mayor Worel closed the public hearing.

Ward stated she was looking for direction on which levers to evaluate with the Planning Commission.

Affordable Units – the Council agreed to leave this as drafted at 20%.

Open Space – current code required 30%. Council Member Toly did not support lowering that percentage and asked if a bonus could be offered if open space was developed as an ice rink or another similar activation. Council Member Parigian supported reducing open space to 20%. Council Member Rubell supported it as drafted. Council Member Dickey supported an open space reduction to 22%. Council Member

Ciraco asked what open space was for the Main Street Business District. Ward stated there was no setback, landscape, or open space requirements. Council Member Ciraco stated the open space requirement had no bearing on the allowable square footage on the parcel. Ward stated it depended on the size of the site, and sometimes open space could be satisfied in the setbacks. This was a volume-based district, it would allow for more density. Council Member Ciraco supported reducing open space to 20%. It was indicated the majority of Council favored a reduction in open space.

Nightly Rentals – current code prohibited. Ward proposed some options for nightly rentals: allow up to 20% in the project, allow up to 20% but only when affordable units were increased or another enhancement was met, or grandfather existing residential properties to allow for future nightly rentals. Council Member Rubell supported having 20% or more and grandfathering existing developed properties. Mayor Worel asked if grandfathered units would go with the property, to which Ward affirmed. Council Member Parigian supported grandfathering existing residential and allowing all units for nightly rentals to get the building height down. Council Member Toly supported 20%. Council Member Dickey stated 20% of the project was half the units of residential. He supported the current draft. Council Member Ciraco supported 20%-30% nightly rentals with other project enhancements, and supported grandfathering for existing residential. Council Member Toly didn't support 45% of residential units being nightly rentals, so she wanted to leave the code as drafted.

Frontero noted if the code was reduced to 10% nightly rentals, it would mean 26% of the residential portion of the mixed use, and asked if that was more attractive for Council Members Dickey and Toly. Council Member Dickey stated he preferred to reduce open space and parking to see if that made development feasible before increasing nightly rentals.

Hotels – current code was drafted for up to 75 rooms. Council Member Ciraco thought hotels promoted vibrancy and supported 150 rooms or smaller, and not on every parcel in the zone. Council Member Dickey thought hotels should be scaled to property size. He supported up to 100 rooms but wanted to figure size to other buildings in the neighborhoods. Council Member Toly stated guests wanted a hot tub and a kitchen. She didn't understand why it mattered if the room had a kitchen or not. Council Member Ciraco stated rooms with kitchens were more like nightly rentals. Council Member Parigian favored a max of 50 rooms per hotel. Council Member Rubell didn't think wanting hotels but not wanting nightly rentals made sense since they were a similar use. He left the maximum number up to the Planning Commission. In terms of use, he thought some transient use was good within the bounds of residential use. Ward understood that Council favored hotels that were compatible with the neighborhood scale. She noted Council Member Toly wanted hotels with kitchens.

Johnson reviewed how the Planning Commission landed on hotels in the code. They looked for triggers to incentivize developers in this area. This was a tool to increase feasibility. Ward stated the Planning Commission would continue to evaluate this with a

potential increase. Daenitz stated revenue created feasibility so the more revenue potential, the less impacts in other areas. The top three incentives were hotels, nightly rentals, and height, followed by parking and setbacks. Mayor Worel stated the consensus for hotels was on neighborhood compatibility. Council Member Ciraco supported 100 rooms or less. Council Member Dickey agreed and asked for visual examples of that mass. Council Member Toly asked what the area would look like if the developer maximized their profit with all the levers. The Council ultimately agreed to leave this as drafted at up to 75 rooms.

Parking Reductions – Council Member Toly supported exploring further reductions. Council Member Parigian stated it depended on the use. Council Member Rubell stated there was a difference between residential and commercial and he thought shared or pool parking made sense. He didn't want to be too prescriptive. He wanted to limit parking but not to a point that would create problems in the neighborhood. He wanted the uses balanced in the neighborhood and didn't want a row of hotels. Council Member Ciraco supported leaving the code as drafted for now but he could reengage if desired. Council Member Dickey asked if parking was by use and the reduction would be across the board by use. Ward clarified it was a reduction dependent on the mix of uses within a project. Council Member Dickey supported a 25%-35% parking reduction. Dias summarized the Council was supportive of exploring further parking reductions.

Building Height – The Council supported leaving it as drafted at 45 feet maximum.

FPZ – Council Member Rubell supported three stories at a 30-foot setback and supported a fourth story with a stepback if the zone was between 30-100 feet. Council Member Parigian supported a 30-foot setback with 30 feet height, or three stories. He thought the developer had to earn the fourth story. He wanted two stories with a 30-50 foot setback. He wanted it as drafted. Frontero stated the Planning Commission heard there was interest in going up to four stories as long as there were project enhancements. A 10-foot stepback would make the building look like less massing. Council Members Toly and Dickey wanted to keep this as drafted. Council Member Ciraco wanted to get something going and he wanted to see some projects come in and then tweak the code. He supported Council Member Rubell's proposal. It was indicated the majority of the Council wanted to keep the FPZ as drafted.

Ward summarized the Planning Commission would evaluate open space reductions, reductions to parking, and nightly rentals. Ward reviewed three scenarios that worked 10% nightly rentals (25% of the residential units) and parking reductions up to 30%; 10% nightly rentals (25% of the residential units) and 95 hotel rooms; or reduce open space to 22% and parking to 35%. Council Member Rubell stated 10% nightly rentals (25% residential) and parking reductions up to 30% worked for him. Council Member Dickey supported clustering nightly rentals in a hotel and having residential units for residences.

Frontero explained the Planning Commission wanted to get the Council feedback and he was confident they would come back with something the Council wanted to move forward with.

Council Member Dickey moved to continue the proposed Bonanza Park Land Management Code Amendments discussion to July 10, 2025. Council Member Toly seconded the motion.

RESULT: CONTINUED TO JULY 10, 2025

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

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-09, an Ordinance Amending Park City Code Section 2-8-20, Adjusting Membership of the Police Complaint Review Committee:

Michelle Downard, Resident Advocate, and Chief Carpenter presented this item. Downard stated this amendment would create an alternate seat which would allow the alternate to vote when another member was absent. The purpose of the committee was to review complaints made against the police. She noted the meetings were infrequent and many schedules were not able to meet at short notice. Chief Carpenter indicated they received some complaints, but usually those were dealt with at the sergeant level. There was a current complaint that required the committee to convene. Council Member Rubell complimented Downard and Chief Carpenter for their work and was pleased that the complaints were so few.

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

Council Member Toly moved to approve Ordinance No. 2025-09, an ordinance amending Park City Code Section 2-8-20, Adjusting Membership of the Police Complaint Review Committee. Council Member Ciraco seconded the motion.

Council Member Rubell wanted to clarify that when the complaints were reviewed by the committee, there were large packets of material provided, and that took a lot of time for the members to review and discuss.

RESULT: APPROVED

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

VIII. APPOINTMENTS

2. Appointment of Alison Walding Sanderson, Rory Murphy, and Sharon Serpico Hanson (alternate) to the Police Complaint Review Committee for three-year terms beginning on June 30, 2025:

Council Member Dickey moved to appoint Alison Walding Sanderson, Rory Murphy, and Sharon Serpico Hanson (alternate) to the Police Complaint Review Committee for three-year terms beginning on June 30, 2025. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

1. Appointment of Emma Garrard, Bailey Quinn, Jess Griffiths, and Phillip Hildebrandt to Fill the Four Vacancies on the Park City Public Art Advisory Board (PAAB) through June 30, 2028:

Stephanie Valdez, Public Art Coordinator, reviewed that a recent code amendment expanded the membership to nine members. The board recommended the above-named applicants to serve on the board.

Council Member Dickey moved to appoint Emma Garrard, Bailey Quinn, Jess Griffiths, and Phillip Hildebrandt to the Park City Public Art Advisory Board through June 30, 2028. Council Member Toly seconded the motion.

RESULT: APPROVED

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

NEW BUSINESS - CONTINUED

2. Consideration to Approve the 2025 Park City Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit for August 1-3, 2025:

Chris Phinney, Special Events Manager, and Hillary Gilson, Arts Festival Director, presented this item. Phinney noted any changes to the supplemental plan must come to the Council for approval. Gilson stated they anticipated the same number of attendees as last year. Changes this year included an additional young artist clay booth, moving the creation station to the Heber East gate, ticketing software, and keeping the spirit garden open until 9:00 p.m. on Saturday.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Dickey moved to approve the 2025 Park City Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit for August 1-3, 2025. Council Member Toly seconded the motion.

RESULT: APPROVED

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

Council Member Toly moved to close the meeting for procurement at 9:01 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 9:45 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Richardson Flat Site Engineering Evaluation/Cost Analysis

Progress Update

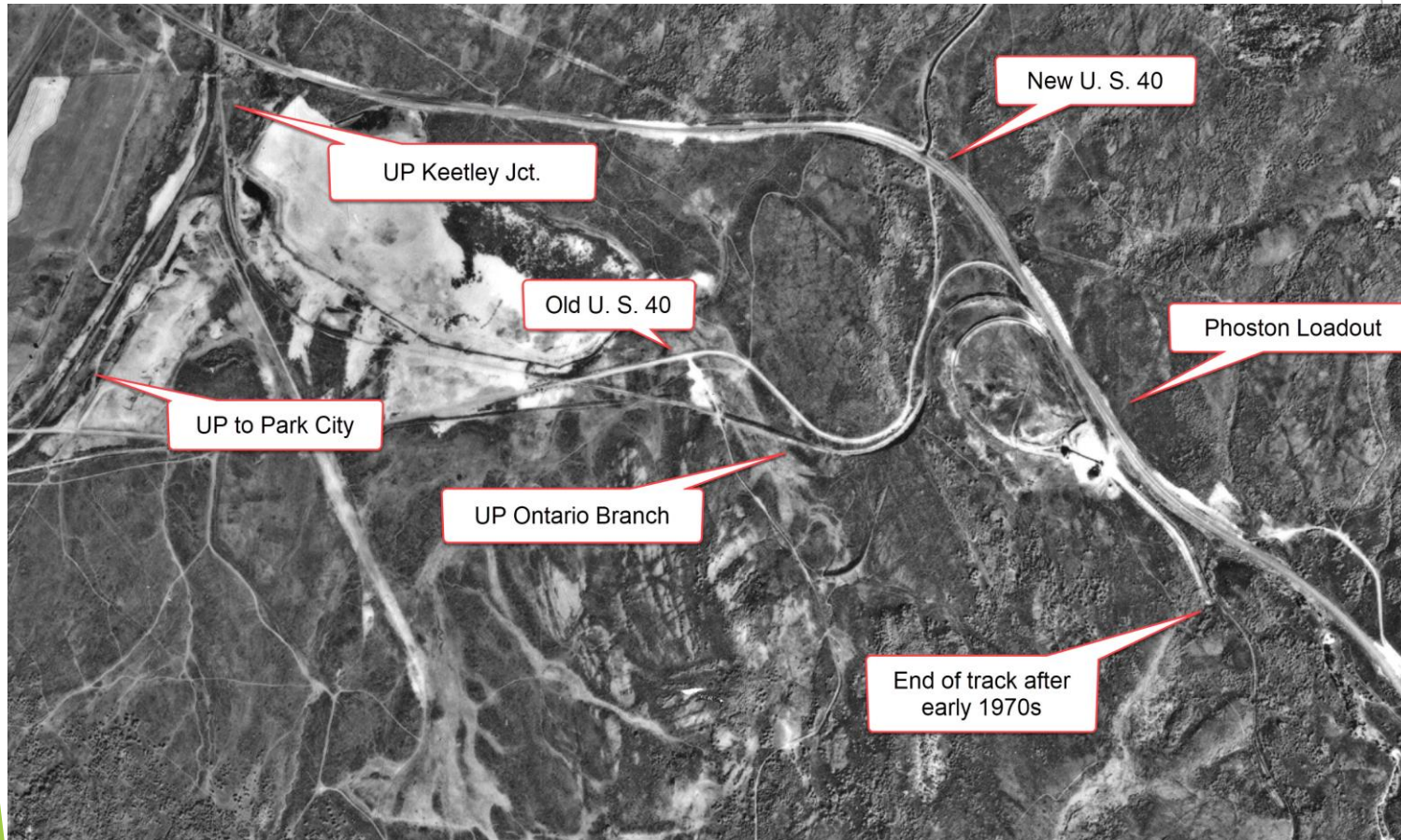
James Hou, Remedial Project Manager

LIFE IN THE ONTARIO MINE

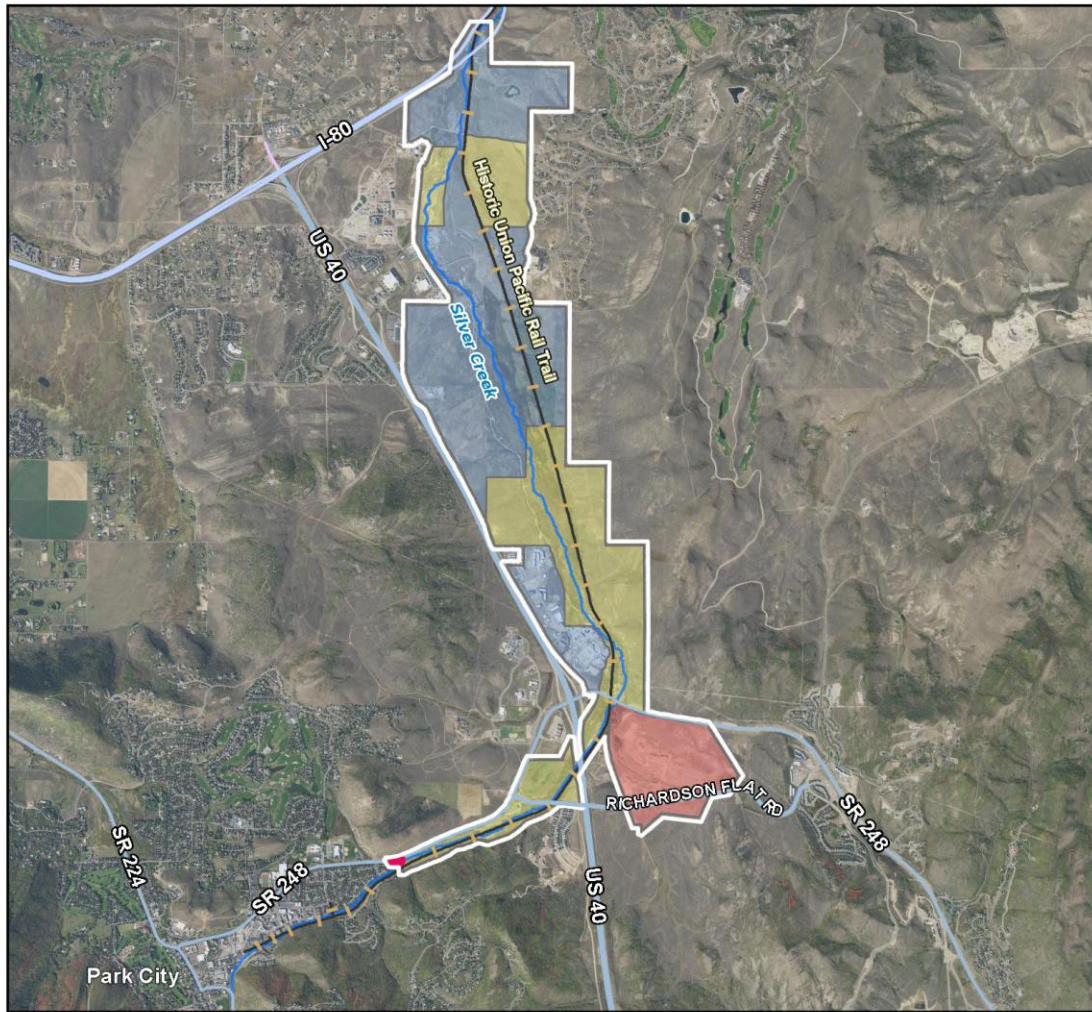


"Life in the Ontario Mine" by Paul Jakubowski

OPERABLE UNIT 1: HISTORICAL VIEW



RICHARDSON FLAT: OPERABLE UNITS



Richardson Flat Tailings Site

Summit County, Utah | May 2025

Legend

- Operable Unit 1
- Operable Unit 2
- Operable Unit 3
- Operable Unit 4
- Richardson Flat Tailings Site Boundary
- Rail Trail



0 0.5 1 1.5
Miles

Projection: NAD 1983 UTM Zone 12N
Data Source: Superfund, Utah
Division of Parks and Recreation, Esri,
NASA, USGS, FEMA
Disclaimer: This map and any
boundary lines within the map are
approximate and subject to change.
The map is not a survey. The map is
for informational purposes only

GTID0567

TAILINGS ALONG RAIL TRAIL AND IN FLOODPLAIN



RICHARDSON FLAT SITE

Non-Time-Critical Removal Process

THE SUPERFUND REMOVAL PROCESS

NON-TIME-CRITICAL REMOVAL - GREATER THAN SIX-MONTH PLANNING PERIOD AVAILABLE

Assessment



Discovery/
Notification of
Contamination



Site
Evaluation



Removal Action
Determination

Removal



Engineering
Evaluation/
Cost Analysis



Action
Memorandum



Removal
Planning



Removal
Action

Post-Removal



Post-Removal
Site Control
(if needed)



Additional
Site Evaluation
(if needed)

Community involvement is integral to the entire process

WHERE
WE ARE
NOW

HOW TO KEEP IN TOUCH

EPA Richardson Flat Tailings Site website:

<http://www.epa.gov/superfund/richardson-flat>

Sign up for the Site email list online to receive most recent updates.

Contact Missy Haniewicz, EPA Community Involvement Coordinator, at haniewicz.missy@epa.gov, with questions.

RICHARDSON FLAT SITE

Key Contacts

ENVIRONMENTAL PROTECTION AGENCY

James Hou

Remedial Project Manager

Hou.james@epa.gov

Missy Haniewicz

Community Involvement Coordinator

Haniewicz.missy@epa.gov

UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY

Maureen Petit

Remedial Project Manager

Mpetit@utah.gov

Dave Allison

Community Involvement

Dallison@utah.gov

POLICE COMPLAINT REVIEW COMMITTEE

May 22, 2025



POLICE COMPLAINT REVIEW COMMITTEE

Current Voting Community Members	Term Expiration
Sharon Hanson	June 30, 2025
Lee Gerstein	June 30, 2025
Austin Lau	June 30, 2026
Amir Vonsover	June 30, 2026
Emma Zevallos	June 30, 2027
Alternate	3-year term



POLICE COMPLAINT REVIEW COMMITTEE

Recommended Voting Community Members	Term Expiration
Austin Lau	June 30, 2026
Amir Vonsover	June 30, 2026
Emma Zevallos	June 30, 2027
Alison Sanderson	June 30, 2028
Rory Murphy	June 30, 2028
Alternate- Sharon Hanson	June 30, 2028

