



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

**June 12, 2025**

The Council of Park City, Summit County, Utah, met in open meeting on June 12, 2025, at 3:45 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss litigation at 3:45 p.m. Council Member Ciraco seconded the motion.

**RESULT: APPROVED**

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

**CLOSED SESSION**

Council Member Ciraco moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Dickey seconded the motion.

**RESULT: APPROVED**

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

**WORK SESSION**

**SR-224 Bus Rapid Transit (BRT) Update:**

Tim Sanderson and Alex Roy, Transportation Department, Gabe Shields, High Valley Transit (HVT), and Robert Stewart, UDOT, were present for this item. Roy reviewed questions for the Council's consideration: support for a BRT station at Thaynes/Snow Creek, support for a potential widening at the Box of Rocks intersection to create two dedicated left turn lanes, and support for widening SR224 within Park City limits.

Roy stated ridership was average for Thaynes and a little lower for Snow Creek. The stops were close to the golf course, Hotel Park City, and the shopping center. This would give equal stops to Park City and Summit County. He noted these stops might have been more critical with prior iterations of the project. They recommended a station at Thaynes, but no station at Snow Creek. A full-size station was not recommended.

Regarding the Box of Rocks intersection, a dual left turn lane was the preferred alternative since all the traffic would get through the intersection faster. For this project, some land would have to be dedicated for widening as well as some small landscaping

features. Council Member Parigian asked if the other alternative with a dedicated bus lane could allow buses to turn right or left. Roy stated it was for left turns only for now, but a right turn lane could be evaluated in the future. Council Member Toly asked if additional BRT stops could be installed in the future as a need developed. Roy stated the time to put in stations was now, due to funding considerations. Council Member Toly asked if the BRT project could consider riders leaving Deer Valley. Roy stated that was taken into consideration. Council Member Toly asked if there had been discussions with landowners at the intersection. Mayor Worel noted the staff report stated dual turn lanes didn't improve transit service. Sanderson indicated 98% of Park City Transit vehicles made a right turn at the intersection so it didn't speed up transit times. The BRT line would get a benefit from the dual turn lane since it would be making a left turn. Stewart stated the dual left turn made the intersection more effective overall and was for all traffic, so UDOT supported making this improvement.

Council Member Dickey asked how much widening was required at the intersection. Shields stated they needed 13 feet on the Cole Sport side and six feet on the U.S. Bank side. Council Member Dickey asked if there would be negotiations to acquire the property. Shields indicated they had begun conversations with property owners along the corridor to understand the designs, hear their concerns, and they would be getting appraisals for properties that needed to be acquired by UDOT permanently. He noted the properties would be purchased with funds from the project budget.

Council Member Rubell asked if this would be good or bad for pedestrians crossing Empire, to which Roy stated there was not a significant difference in distance. Council Member Rubell stressed pedestrian and cyclist safety. He asked if another noise study would be performed based on the proposed road widening. Shields stated the previous noise study included this design. Council Member Rubell didn't want to work on this if it negatively impacted residential units. Discussion ensued on potential condemnation and Stewart asserted that option would be a last resort, and most of the properties affected by road projects reached agreements. Council Member Ciraco asked if negotiations with owners could include sound mitigations, to which Caroline Rodriguez affirmed. Stewart stated there needed to be an impact to the residence for noise mitigation to be implemented.

Council Member Toly asked if flex lanes in that area had been considered. Shields stated many alternatives were considered and then narrowed down to these alternatives. Council Member Toly referred to Park City Mountain Resort (PCMR) and felt a future issue was the right turn lane. Stewart indicated when it became an issue, UDOT would look at solutions. Council Member Toly indicated this project would be a big impact to the residents and she wanted to get it right. Council Member Rubell felt this area was a problem for pedestrians. Council Member Parigian didn't want a piecemeal project.

Roy discussed the BRT noise mitigation process and noted a few locations were identified as having a noise impact and mitigation evaluation was underway and would

be completed this summer. Then the owners would be polled to see if they wanted noise mitigation. Council Member Rubell indicated only the property affected by the noise would get to decide if they wanted mitigation, and noted the City didn't have a say. Loretta Markham, UDOT, affirmed noise walls would not be feasible for Peaks Hotel so UDOT was performing an indoor noise assessment. Mitigation for that would be window treatments.

Roy reviewed that it was assumed the project would be fully funded so the questions should be considered with that assumption. Shields stated they were confident in having the project fully funded. Council Member Rubell asked if the project would proceed with the current commitment from the City. Rodriguez stated the total project cost would be \$119 million.

Council Member Ciraco supported a small Thaynes station, supported widening the intersection process, and supported reduced widening of SR224 in Park City limits. Council Member Rubell asked if there were mitigations for the increased widening of 224. Stewart felt widening was necessary for the BRT lane because of bicyclists and snow. The vegetation and landscaping could still be finalized. Roy indicated they would make every effort to mitigate impacts from widening. Council Member Dickey asked if the road would definitely be widened or if there was a choice. Stewart stated the existing width could be maintained with no landscaping. Council Member Dickey reviewed the discussion last week and noted there was no option for not widening. Sanderson stated this was different from the median discussion because the median didn't run the length of the corridor. Council Member Rubell felt the questions should ask if the road should be widened no matter the impacts and cost and if the Council was open to widening the road. Once more information was available, they could make a more educated decision. Roy thought how the project was approached was dependent on widening SR224, but if other conditions could be met, that would provide clarity to the project team. Council Member Toly asked if the liaisons would be used on the mitigation conversations. Roy indicated it would be brought to the entire Council.

Council Member Toly supported widening SR224 with many caveats. Sanderson stated the liaisons would be included for the tone and context of the project, but not for policy decisions. Council Member Toly wanted to see something done at the intersection, but wanted the business owners and residents at the table to discuss the impacts to them. She did not support a bus station at Thaynes. Council Member Parigian supported a Thaynes stop. He didn't support widening past Meadows Drive. He wanted the BRT to go directly to PCMR and Deer Valley, so he didn't want to take land for a little strip and then come back for more land later. He didn't support widening SR224 or widening the intersection.

Council Member Dickey agreed with Council Member Ciraco's response to the questions and supported the intersection as long as there was a satisfactory resolution in acquiring the private property. That was a visible place, and he didn't want a sound wall there. Council Member Rubell supported a small station at Thaynes. He didn't want

the government to take private property but was open to continuing the process. He did not support UDOT condemning the property. He supported continuing the conversation of widening if all concerns were addressed. He wanted to discuss the cost and timeline of mitigations. If there was a significant negative community impact, then he didn't support that.

Sanderson stated HVT would proceed with the project regardless of Park City's participation, but they welcomed the Council's feedback. Shields stated this project needed to be completed by 2028, so he was committed to working through the mitigations to hit the objectives of the project. Matt Dias summarized there was a high bar for getting mitigations to the extent possible, working closely with public and private property owners, and then coming back to the Council for a hard decision.

Mayor Worel stated she met with the president of the Park Avenue Condos Board of Trustees, and the president articulated community benefits she wanted to see in this process. Dias asked for a BRT update on where discussions were with the Park Avenue Condos and noise mitigations. Stewart stated he would like to get it on paper that everyone was in consent on this project.

**Waste Diversion Discussion:**

This item was discussed during the regular meeting

**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. APPOINTMENTS**

**1. Appointment of Jo-Anne Ting to the Library Board for a Three-Year Term beginning July 2025 and Second-Term Reappointments of Sharon Serpico Hanson, Debra Stafsholt, and Ann Sowder to Serve on the Library Board for Three-Year Terms beginning July 2025:**

Adriane Juarez, Library Director, explained the board makeup and reviewed the above members were being appointed and reappointed.

Council Member Dickey moved to appoint Jo-Anne Ting to the Library Board for a three-year term beginning July 2025 and to reappoint Sharon Serpico Hanson, Debra Stafsholt, and Ann Sowder for three-year terms beginning July 2025. Council Member Ciraco seconded the motion.

**RESULT: APPROVED**

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

**2. Appointment of Elyse Kats to the Nonprofit Services Advisory Committee for a Term Ending June 30, 2028:**

Hans Jasperson, Nonprofit Services Advisory Committee Staff Liaison, reviewed the makeup of this committee and noted the selection panel recommended Elyse Kats to fill an open seat.

Council Member Dickey moved to appoint Elyse Kats to the Nonprofit Services Advisory Committee for a term ending June 30, 2028. Council Member Toly seconded the motion.

**RESULT: APPROVED**

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

**III. PRESENTATION**

**1. 2025 House Bill 356 Update:**

Malena Stevens, Summit County Districting Commission Chair, presented this item and reviewed the transformation made years ago of changing Summit County's form of government from commissioners to a council with all at-large seats. During this legislative session, Summit County's form of government was changed to require each council member to represent a specific district. All at-large positions were eliminated. The state requested that the districts should keep specific communities together. She noted once districting was done, the current council members would draw lots to see which districts they would represent. All districts would be equal in size according to population, and the redistricting must be completed and the districting map proposed to the Summit County Council by October 1<sup>st</sup>.

Council Member Parigian asked what criteria the commission was looking for to differentiate the districts. Stevens stated they were looking at geographical areas and noted the established precincts could not be divided. She hoped to keep communities together. Council Member Rubell asked if one way to look at districting could be through tax contributions. He suggested having the Park City community spread out in two districts since the City's taxpayers contributed half of the county's property tax revenue. He felt that recommendation would give City taxpayers more representation. Stevens

stated that would be good feedback for the committee. Mayor Worel indicated she would look for direction from the Council as the commission got into the districting discussion.

**Waste Diversion Discussion (from Work Session):**

Luke Cartin, Environmental Sustainability Manager, presented this item and stated the largest part of waste to the landfill was organic/food waste, with paper and plastic comprising a significant portion as well. He stated the current diversion rate for Summit County was 26%, but that was not a precise metric. He wanted to go after the biggest impacts to the landfill and try to divert those items.

Council Member Parigian hoped to divert Styrofoam. Council Member Toly hoped to see food waste diversion and noted that methane from food was very toxic. Cartin asserted the following ways could help increase impact, including ordinances to address haulers and commercial waste businesses, creating additional waste diversion programs, increasing education, and initiating other programs such as creating a waste district.

Council Member Dickey supported all these ideas and noted the more emphasis that was given to the region the more impact there would be. Council Member Ciraco asked for an example of an ordinance. Cartin indicated there could be a public nuisance ordinance or a hauler ordinance where they would have a nominal fee and they would report where they were hauling waste. This would give a background on where waste was going. Then entities could require waste diversion with an authorized hauler. Authorized haulers would also get a business license as a check. Council Member Ciraco supported staff working on that and suggested giving incentives for people to sign up for that. Regarding a waste district, Council Member Ciraco didn't want the property tax designated for waste to be redistributed to other purposes if a waste district was created. Cartin stated he would get more information from the county on taxes that were designated for waste.

Council Member Toly stated residents were already recycling and she didn't know why the data was so low. Cartin stated the residential recycling data showed that the recyclable items were not the biggest portions of waste. He felt behavior change needed to happen, but residential was a declining piece of the pot and commercial growth was the main contributor. Council Member Toly thought the recycling service was basic and it could be enhanced to a higher level. Cartin stated the county managed the curbside pickup and the contract would be up in two years. They were considering the enhanced service at that time. He noted a lot could be done on the residential side, but the commercial waste was driving what went into the landfill. Council Member Toly hoped to see the City embrace composting by putting that in all City buildings. Cartin affirmed and stated much of the green waste was already hauled to other facilities. Council Member Toly stated to-go containers were expensive for restaurants and Styrofoam containers were often used. She asked if they could do something about that. Cartin stated there were options, but they would have to be strategic.

Council Member Parigian indicated people wouldn't recycle unless it was easy. He thought education was critical. Council Member Rubell thought Cartin had good ideas. He felt Recycle Utah and the County were diverging on efforts and hoped that was not the case. Mayor Worel suggested putting a sticker on the recycle can with things allowed in the can.

Cartin reviewed Recycle Utah's efforts in recycling. They were on a .4-acre site which was very small. He stated that he met with Summit County and Recycle Utah in January and four acres of the Gilmor property was offered to Recycle Utah. Recycle Utah declined the offer and asked that Summit County and Park City build a major recycling sorting facility with collection spokes around the county. They would need multi-jurisdictional agreements. It would rely on international commodity markets for pricing. The site would be heavily used because Summit and Wasatch Counties would use it as well as southwestern Wyoming. Cartin noted there were similar facilities in Salt Lake City. The estimated cost for this facility was \$25 million.

Cartin reviewed the next steps: finding a residential drop-off site for glass, cardboard and mixed recycling within the City limits and continuing a partnership with Recycle Utah on Household Hazardous Waste Days, Dumpster Days, continued education and engagement programs, and a continued commitment to discussions on the future of Recycle Utah.

Mayor Worel asked how to look at Recycle Utah's study for the regional facility. Cartin stated he would get a final version of that publicized. Council Member Ciraco felt seeing the study would be beneficial. He thought hours could be extended and other entities could help keep the facility open. He thought recycling was sent to international markets no matter what. Cartin reviewed how recycling was sold.

Council Member Toly asked if Weber and Ogden would use that facility. Cartin stated the Wasatch Front had major facilities that handled recycling. This facility would cover the Wasatch Back. The discussion was how big the facility should be and that depended on whether Wasatch County and Evanston, Wyoming, participated. He wanted to know if Wasatch County and Wyoming should be considered as the facility size was discussed. Council Member Toly asked if the facility would include a food digester, to which Cartin stated it would not.

Council Member Parigian noted Recycle Utah relied on donations so the City didn't support them entirely. He asked what Recycle Utah did with all the little items like batteries and bike tires. Cartin stated that was why we needed a community drop-off site. There was still value of having Recycle Utah in town with a light commercial presence. They were trying to figure those things out at this time. Council Member Parigian hoped for a facility that would take all types of things.

Council Member Dickey asserted there was a role for Recycle Utah. He was willing to have the City donate land, have the county pay for and run the facility, and then have

users pay into it. He didn't think it was right to ask a nonprofit to come up with the funding.

Council Member Rubell had no issue with the regional facility, but he had an issue with how they got to this point. He knew there were meetings where the liaison wasn't involved. He asked if the City would get the 10 acres back through a different channel. Cartin stated the county bought out the City's share of the parcel and the City was eligible for a 10-acre public works facility at the Gilmor parcel. In discussing this with the Public Works Department, they felt it was too far out of town for their needs. There was also a cost share for the roads and to get the infrastructure installed. If the City didn't want the parcel for public works, they might lose the property. So, the City suggested having Recycle Utah on part of the parcel and having the county waive the infrastructure costs. Council Member Rubell wanted to be careful about giving up what the City was currently owed. He understood Recycle Utah declined the offer because it wasn't what they needed. He wanted all parties to work together instead of the City and county telling Recycle Utah what should happen. Cartin indicated Recycle Utah's goal was to get a large waste diversion facility. Even if they wanted to do a regional facility, it would take a long time to get it finished. Council Member Rubell wanted the three entities to sit down and collaborate on how to deliver this service.

Council Member Toly asked about the meeting with the County. Cartin stated it was difficult. The county council wondered if a regional facility was needed here when there were facilities along the Wasatch Front. Mayor Worel noted this topic was on the tentative agenda for the joint City/County council meeting scheduled for the end of this month. Matt Dias, City Manager, stated time was a big factor. There would be a certain point when the county council ran out of time, and they would have to build a facility as the waste and recycle provider for the county. He asserted the City offered its land to try to incentivize the county and Recycle Utah to move forward more quickly. Council Member Rubell thought it didn't matter who did it, but it didn't appear there was interest to collaborate for the best interest of the community. Council Member Ciraco indicated there would still be a drop-off recycling facility once Recycle Utah's Park City facility was gone. Recycle Utah wanted to avoid taking on something like the Gilmor property, which precluded the real solution being brought to the table.

#### **IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

##### **Council Questions and Comments:**

Council Member Toly noted Main Street was evacuated on Tuesday due to a gas leak and she thanked the first responders for keeping everyone safe in this situation. She asked Matt Dias about the planned China Bridge parking structure replacement. Dias stated that would come back with the Main Street Area Plan update on June 26<sup>th</sup> and the discussion would also include aerial transit. Council Member Toly indicated she spoke with people at Snow Creek Cottages about issues in their homes, and she stated there was supposed to be a Council conversation on that. Dias indicated that would be discussed on June 26<sup>th</sup> as well.



Council Member Parigian stated the HOA issues were the City's fault and the City should rectify that. Council Member Dickey looked forward to the conversation. Council Member Rubell asked why this had taken so long when the Council gave direction 13 months ago. He wanted to set better expectations and stressed that timelines should be given. Dias stated the Housing Department had a big turnover in the past year as well as big projects within the department. If they had known this was a festering issue for the Council, the Council should check in so staff could get additional resources.

Council Member Rubell asked about the community survey results being discussed around town. He thought the City was being defensive with the results instead of acknowledging them. He wanted Council's support to shift the conversation toward action to understand the feedback received and what could be done to improve. Mayor Worel agreed and felt it was important to understand how the City aligned with other mountain communities. One issue with the survey was that there was no context. If people felt the City was not going in the right direction, then what direction did they want to go. Council Member Rubell suggested hiring a professional firm to conduct a survey and interpret the results. They might have ideas on how to improve on some negative findings. Linda Jager, Community Engagement, stated this organization didn't offer follow up services. Polco's job was to benchmark results with other communities. Council Member Toly asked what the City should do. Jager stated in 2023, the Council used the survey results as a retreat discussion. Council Member Rubell wanted action on the negative results. Dias asked what the action should be. Council Member Ciraco stated if they were going to spend money to do the survey, they should have a plan to do something with the scores. Jager stated they could get a focus group. Dias asked Jager to write a staff communications report with some areas of action identified. Council Member Parigian stated the City put out a Main Street Plan that would never happen and 5-acre designs that would never happen. That prompted people to say the City was going in the wrong direction. He wanted to be more careful of what was put out to the public. Jager stated she would come back with recommendations on how to follow up from the survey results.

Council Member Rubell stated the Council got meeting recaps and in April there was one that was unclear regarding the Main Street Area Plan and dining decks. If a report came out and there were discrepancies, what should be done. Mayor Worel stated she kept a notebook so she could go back and look. She felt a Council member should listen to the meeting and if they still had an issue, go to the City Manager. Dias stated he reported to six individuals, and he wanted to get specificity on items. He thought if something was missing, then it could be discussed at the next meeting. Margaret Plane, City Attorney, stated if the Council was going to discuss items as a follow-up, they would need to be agendaized. Council Member Dickey agreed that Council should listen to the meeting and go to the City Manager if there was still an issue. Then it would go back on the agenda, if needed.

Council Member Rubell noted negativity with public comment and not sticking to the protocols. He wanted everyone to come and do their best work without being attacked

for it. Mayor Worel indicated she would read the protocol before public comment. Council Member Dickey felt not mentioning Council members names was a violation of the first amendment, but he supported being civil during the meeting. Council Member Ciraco understood that the protocol was that public comment should be addressed to the Council as a whole and not to individual members.

Council Member Rubell attended CityTour and felt it was valuable and a great way to interact with the City's partners by sitting down in a different setting to collaborate. Mayor Worel indicated she moderated a panel at the Leadership Class on Monday regarding women in leadership. The class built upon conversations they had with Council members during CityTour.

### **Staff Communications Reports:**

#### **1. FY2025 Fraud Risk Assessment:**

Council Member Rubell didn't understand why the City didn't get credit for authorizing the internal audit in this report. Finlinson stated this report was based on FY25 so next year the City would get better scores.

### **V. 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.

Dave Nichols, Snow Creek Cottages, indicated he had concerns with his neighborhood, and this would be discussed on June 26<sup>th</sup>. The homes they purchased had issues with the roofs. The roofs, plumbing, and fire suppression systems were not inspected. They had serious roof leaks. Delta checked the fire suppression system in his unit and it was turned off. Most of the homes didn't have emergency shut off valves for water. In one home, a water pipe broke and the fire department had to shut off the water from outside. These issues were unique to their situation, and he felt the City should not be concerned setting a precedent.

Jason Glidden, Mountainlands Community Housing Trust Executive Director, referred to the housing resolution on the Consent Agenda, and stated he was happy this would be updated annually. He had concerns with the wording of the fee waiver section and felt there was a need for higher AMIs as well as the lower AMIs. He advocated for fee waivers for 60-80 % AMI housing. This was a hard building environment with higher interest rates, tariffs, and building shortages. He encouraged the Council to continue looking for incentives to promote affordable housing.

Stuart Nachlas, The Green Machine Recycling, noticed there were things not being addressed. He was one of three local recycling businesses that would be affected by a regional recycling center. The City and county didn't take him and other haulers in the

community into consideration. He stated the regional facility might not be best for the community. Recycle Utah was being financially backed by Momentum Recycling and they were attempting to monopolize recycling. Recycle Utah hired a Momentum employee to do a survey that would be used to make judgments. Nobody asked him for the amount of recycling he hauled. He wanted local recyclers to succeed.

Peter Tomaj 84098 agreed with Glidden's comment and he encouraged the Council to remove the Housing Resolution from the Consent Agenda. He thought it was too prescriptive with fee waivers and other items where the Council would need negotiation tools for housing. He also submitted the following eComment: "I am writing to encourage you not to approve the consent agenda item amending the Housing Resolution. This item will tie the hands of the city from being able to negotiate with developers to generate much needed affordable housing in town. While it is desirable to create more units at lower AMI's. I fear that a lack of flexibility in the Resolution will have the effect of affordable housing obligations dissuading much needed redevelopment in town."

Douglas Duditch 84060 stated Re-create 248 was removed from the agenda and he wasn't told. He noted one person wanted light rail along the rail trail. He stated light rail had been on the agenda for the past 20 years and nobody wanted it. He also wanted to talk to UDOT about the Rail Trail being used as a possibility for light rail.

Todd and Liz Fallis eComment: "I would like to voice my opposition to building the senior center on the Mawhinney lot on Park Avenue. We need parking in general, City Park needs a full lot specifically, I suggest moving Park Silly to City Park, utilizing from the band stand over to and including the M lot, I love Silly being downtown but your business owners on Main clearly don't. Let's use the lot for parking and other community activities such as Silly, Arts Festival etc. It would fit a lot of booths, I suggest making the senior center, Kimball Arts etc part of hub that will be the iron horse district make over."

Shannon and Patrick O'Neal eComment: "Re: Re-Create 248 report and Council direction; thank you for studying the issue and laying the pros and cons out so clearly. One clear winner emerges: On-Corridor/ BRT. The Council has done its due diligence and can now direct Park City's efforts toward the solution that is not only realistic and achievable, it is the one the public prefers. Spending money and time on the other options is unnecessary."

Mayor Worel closed the public input portion of the meeting.

## VI. CONSENT AGENDA

### **1. Request to Authorize the City Manager to Execute an Agreement in a Form Approved by the City Attorney's Office with Larry H. Miller Corporation for One Ford Transit Van and One Transit Cutaway Bus, Not to Exceed \$230,063.71:**

**2. Request to Authorize the City Manager to Execute a Professional Services Agreement with Optibus Inc., in a Form Approved by the City Attorney's Office, for the Purchase and Support of Transit Service and Driver Scheduling Software for a Three-Year Term with a Total Contract Value Not to Exceed \$300,924.00:**

**3. Request to Approve Resolution 12-2025, a Resolution to Adopt Affordable Housing Guidelines and Standards for Park City, Utah, and to Repeal and Replace Resolution 05-2021 in its Entirety:**

**4. Request to Authorize the City Manager to Execute a Contract Amendment with Tyler Technologies, Not to Exceed \$256,425 in a Form Approved by the City Attorney, to Provide Integrated Financial Enterprise Resource Planning Software:**  
**5. Request to Authorize the City Manager to Execute a Surplus Water Sales Agreement, in a Form Approved by the City Attorney, to Sell Deer Valley Resort Additional Water for Snowmaking:**

Council Member Rubell moved to remove Item Three from the Consent Agenda.  
Council Member Toly seconded the motion.

**RESULT: APPROVED**

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

Council Member Dickey moved to approve Consent Agenda Items 1, 2, 4, and 5.  
Council Member Ciraco seconded the motion.

**RESULT: APPROVED**

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

**3. Request to Approve Resolution 12-2025, a Resolution to Adopt Affordable Housing Guidelines and Standards for Park City, Utah, and to Repeal and Replace Resolution 05-2021 in its Entirety:**

Stauffer noted in her discussions with property managers and Mountainlands Housing Trust, renters were moving out because the income requirements were too low. She recommended the following language: "Specific household income targets will be negotiated in the process of approving the Mitigation Plan referenced in Section 13." She noted the property managers from the City's low-income housing speculated people were moving to Heber because the rents were lower. Kem Gardner Institute staff thought the immigration concerns had left vacancies. She felt negotiating at the time of the mitigation plan would be good.

Council Member Rubell referred to Section 9b(3), the unit ratio mix. As a matter of policy, he felt unsure if the City should be so prescriptive that the match should be one to one. Stauffer clarified that the affordable units needed to be the same unit type as the market rate units. She suggested coming back to Council in the future to discuss this further. It was decided to approve this as amended and then come back to discuss it

further. Council Member Toly stated there were 317 available units for rent in Park City and asked if this was abnormal. If so, she suggested working with the businesses to determine what type of housing the employees were looking for. Wineman stated most rentals in Park City were just for the summer months until ski season started. Council Member Toly suggested working with the chamber and resorts to incentivize families moving to Park City.

Council Member Dickey wanted to understand who was being targeted with the AMIs. He referred to HOA dues in the resolution and stated they were tied to CCRs, but CCRS sometimes changed their provisions. He suggested tying the dues to plat notes or something else and stated that was something to think about.

Council Member Dickey moved to approve Resolution 12-2025, a resolution to adopt Affordable Housing Guidelines and Standards for Park City, Utah, and to repeal and replace Resolution 05-2021 in its entirety as amended. Council Member Parigian seconded the motion.

**RESULT: APPROVED AS AMENDED**

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

**VII. OLD BUSINESS**

**1. Consideration to Approve the Updated Contract Terms to the Winter Concessionaire Agreement, for an Additional Five-Year Term with Jans Ltd. dba "White Pine Touring" for Cross-Country Skiing, Grooming Services, and Operation of the Nordic Center at the Park City Municipal Golf Course:**

Vaughn Robinson, Golf Manager, reviewed that this agreement term had ended and the concessionaire was willing to sign an additional five-year term.

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

Council Member Ciraco moved to approve the updated contract terms to the Winter Concessionaire Agreement, for an additional five-year term with Jans Ltd. dba "White Pine Touring" for cross-country skiing, grooming services, and operation of the Nordic Center at the Park City Municipal Golf Course. Council Member Rubell seconded the motion.

**RESULT: APPROVED**

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

**2. Consideration to Approve Resolution No. 13-2025, a Resolution Adopting a 2025 Amendment to the 2022 Five-Year Moderate-Income Housing Plan as an Amendment to the Housing Element of the General Plan for Park City, Utah:**

Rhoda Stauffer and Sara Wineman, Housing Department, presented this item. Stauffer indicated some of the language was changed in the Strategy section regarding zoning. She inserted language regarding the City's approval process. Council Member Rubell referred to the housing discussion at the Council retreat where the Council agreed to only count entitled projects in the pipeline. Stauffer stated that she would add language that stated only entitled units would be counted.

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

Council Member Parigian moved to approve Resolution No. 13-2025, a resolution adopting a 2025 amendment to the 2022 Five-Year Moderate-Income Housing Plan as an amendment to the housing element of the General Plan for Park City, Utah, as amended. Council Member Ciraco seconded the motion.

**RESULT: APPROVED AS AMENDED**

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

**VIII. NEW BUSINESS**

**1. Consideration to Approve Ordinance No. 2025-14, an Ordinance Enacting Title 2, Chapter 4, Section 13 of the Municipal Code of Park City to Create a Director of Finance Position:**

Sarah Mangano, HR Director, stated the title change from Finance Manager to Finance Director needed to be done by ordinance. She indicated the compensation was accurate for this position and the job description would remain the same. Council Member Rubell asked if this position would report to the Council. Mangano stated the Council appointed the title, but the Finance Director would report to a deputy city manager. Council Member Rubell asked if making this a director position would make them an officer. Plane stated they would be an executive or statutory officer, and their salary range would appear on the compensation ordinance.

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

Council Member Toly moved to approve Ordinance No. 2025-14, an ordinance enacting Title 2, Chapter 4, Section 13 of the Municipal Code of Park City to create a Director of Finance position. Council Member Parigian seconded the motion.

**RESULT: APPROVED**

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

**2. Consideration to Approve Ordinance 2025-15, an Ordinance Adopting the American Public Works Association (APWA) Manual of Standard Specifications, the APWA Manual of Standard Plans, and the Park City 2025 Supplemental**

**Standard Plans and Specifications to be Used for the Design and Construction of Projects:**

John Robertson and Becky Gutknecht, Engineering Department, presented this item. Gutknecht stated this was presented to the Planning Commission and they forwarded a positive recommendation to the Council. The purpose of this was to ensure quality construction of roadways and utilities, and consistency in materials. The supplemental standards were to provide consistency in things specific to Park City. She noted minor changes from the standards approved last year which mainly referred to fiber installation.

Council Member Parigian clarified that this manual defined specifications and not designs, to which Gutknecht affirmed. Regarding pavers, Robertson stated some materials were required so there was consistency on Main Street.

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

Council Member Ciraco moved to approve Ordinance 2025-15, an ordinance adopting the American Public Works Association (APWA) Manual of Standard Specifications, the APWA Manual of Standard Plans, and the Park City 2025 Supplemental Standard Plans and Specifications to be used for the design and construction of projects. Council Member Toly seconded the motion.

**RESULT: APPROVED**

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

**3. Consideration to Approve Ordinance No. 2025-13, an Ordinance Establishing Compensation for the Elective and Statutory Officers for FY26:**

Jessica Morgan, Hans Jaspersen, Jed Briggs, Penny Frates, and Robbie Smoot, Budget Department, were present for this item. Morgan reviewed that some budget adjustments, including the K9 expenses, were not entered into the spreadsheet, and the analyst position was moved from Events to Economic Development. Morgan stated there was an error in the Council compensation ordinance and the Council's compensation was really \$55,795.57.

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

Council Member Toly moved to approve Ordinance No. 2025-13, an ordinance establishing compensation for the elective and statutory officers for FY26 as corrected. Council Member Dickey seconded the motion.

**RESULT: APPROVED AS AMENDED**

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

**4. Consideration to Adopt Resolution 11-2025, a Resolution Amending the Fee Schedule:**

Hans Jasperson reviewed updated items including the punch pass on golf fees. Council Member Parigian asked what the status was for the golf leagues. Jasperson stated the league members could get punch passes for five 18-hole rounds or ten 9 hole-rounds. They got the resident rate during league play. Council Member Rubell asked about parking at Bonanza Flat. There was discussion on having a season parking pass for the school district residents and Council Member Rubell was told this could come back after the fee schedule was adopted. The Council agreed to that discussion.

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

Council Member Dickey moved to adopt Resolution 11-2025, a resolution amending the Fee Schedule. Council Member Ciraco seconded the motion.

**RESULT: APPROVED**

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

**5. Consideration to Approve Ordinance 2025-12, an Ordinance Adopting a Revised Budget for Fiscal Year 2025 and a Final Budget for Fiscal Year 2026 for Park City Municipal Corporation and its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate:**

Council Member Rubell asked about the forecasted revenue for the Ice Arena operation and the anticipated drop. Morgan stated they changed the method of how they decided revenue projections. They looked at actual numbers and realigned revenue to meet the actuals. Council Member Rubell asked if the revenue was overstated previously. Morgan stated it was overstated because the revenue increased so dramatically during COVID.

Council Member Rubell asked about the \$150,000 designated for a Clark Ranch Road Study. Robertson clarified this study was for the connection of Richardson Flat Road to Clark Ranch. The RSOQ was issued, and they would select a consultant soon. Council Member Rubell asked if they would look at just this option or were other options being considered. Robertson stated they would look at the main route and look at connection options, either direct connections or internal connections within Park City Heights. Dias stated the City Engineer worked to minimize the impact, look at emergency access, and look at soils. This fall the Alexander Group would present to Council to continue the public private partnership. The road was a significant cost. He noted the study's cost would come from the Affordable Housing Fund. Council Member Rubell asked if an option could be from the other side of the road. Robertson stated that was not being looked at because there were challenges, including the area was designated as open space and the City did not own the property. Council Member Rubell referred to having a discussion with UDOT on direct access options from Richardson Flat. Dias stated they were not considering tunneling under the state road. They were considering a frontage



road, trying to mitigate impacts and using existing infrastructure. They could look at ingress and egress within that though. Council Member Rubell felt there were two projects that were going to converge at some point, and he thought they should talk to UDOT before spending this money. Dias indicated that was a completely different project and he explained the implications of re-doing it. Council Member Parigian asked to put a number on it. Robertson stated there were preliminary cost estimates. Council Member Ciraco stated alternative access to the other side of the road had a sliver of property along the road and he didn't know if the City had access to cross the sliver. He asked how much the road construction would cost, to which it was indicated \$4 million to \$5 million. He stated the Park City Heights residents were concerned about access so he wanted all the options considered considering the convergence of events for the area.

Robertson explained there were two access points to Clark Ranch. The one from Park City Heights was for emergency access only. The other one was along the US 40 frontage road. That would be used for construction and access. Council Member Ciraco stated there was a stipulation of how long the extension of the frontage road needed to be to separate the entrance of Park City Heights. Robertson agreed there were two access points that were too close to each other. One consideration was to create a roundabout. Dias stated this road would take traffic away from Park City Heights. He asked if the Council wanted to see a number on going under the highway. Council Member Toly did not want to pursue that. Council Members Parigian, Dickey, Rubell, and Ciraco favored getting a high-level cost estimate. Council Member Dickey wanted to keep the current work moving forward. The Council agreed. Council Member Rubell recommended that staff come back with a staff communications update.

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

Council Member Dickey moved to approve Ordinance 2025-12, an ordinance adopting a revised budget for Fiscal Year 2025 and a final budget for Fiscal Year 2026 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate. Council Member Ciraco seconded the motion.

**RESULT: APPROVED**

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

**IX. ADJOURNMENT**

**PARK CITY REDEVELOPMENT AGENCY MEETING**

**ROLL CALL**

Attendee Name	Status
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Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	<b>Present</b>
None	<b>Excused</b>

### **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 the public input portion of the meeting.

### **NEW BUSINESS**

#### **1. Consideration to Approve Resolution RDA 02-2025, a Resolution Adopting the Fiscal Year 2025 Revised Budget and the Fiscal Year 2025 Budget for Park City Redevelopment Agency:**

Board Member Rubell asked why there was so much money left in the RDA fund. Jed Briggs, Budget Director, stated the Park Avenue Reconstruction Project was tabled. The funding was restricted to the Lower Park Avenue RDA which was a limited area. He noted this money could be used for the community center, affordable housing, and/or the senior center outside the RDA area.

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

Board Member Dickey moved to approve Resolution RDA 02-2025, a resolution adopting the Fiscal Year 2025 revised budget and the Fiscal Year 2025 Budget for Park City Redevelopment Agency. Board Member Parigian seconded the motion.

#### **RESULT: APPROVED**

**AYES:** Board Members Ciraco, Dickey, Parigian, Rubell, and Toly

### **ADJOURNMENT**

### **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 Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

**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 the public input portion of the meeting.

**NEW BUSINESS**

**1. Consideration to Approve Resolution MBA 01-2025, a Resolution Adopting the Fiscal Year 2025 Revised Budget and the Fiscal Year 2026 Budget for Park City Municipal Building Authority:**

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

Board Member Parigian moved to approve Resolution MBA 01-2025, a resolution adopting the Fiscal Year 2025 revised budget and the Fiscal Year 2026 Budget for Park City Municipal Building Authority. Board Member Dickey seconded the motion.

**RESULT: APPROVED**

**AYES:** Board Members Ciraco, Dickey, Parigian, Rubell, and Toly

**ADJOURNMENT**

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

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# SR 224 BRT Project

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# SR 224 BRT Project

## Questions / Discussion

1. Does Council support a smaller or scaled-down version of a BRT Station at Thanes/Snow Creek?
2. Does Council support a potential widening at the Box of Rocks intersection to create two dedicated southbound lefthand turn lanes?
3. Does the Council support widening SR-224 within Park City limits?



# SR 224 BRT Project

Thaynes Canyon Drive  
/ Snow Creek Drive stops





# SR 224 BRT Project

Thaynes Canyon Drive

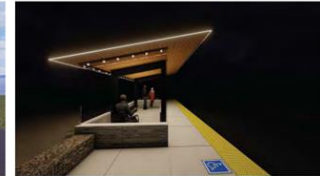
/ Snow Creek Drive stops

## Ridership (2023):

- 1,914 for Thaynes Canyon Drive & 380 for Snow Creek Drive

## Other Considerations:

- Proximity to the Golf Course, Hotel Park City and the shopping center
- Equal stops in Park City and Summit County
- Stops may have been more critical in prior alignment
- This stop is not recommended, due to low ridership and low ridership potential



—— Park Ave./Deer Valley Drive/Empire Ave. Intersection ——

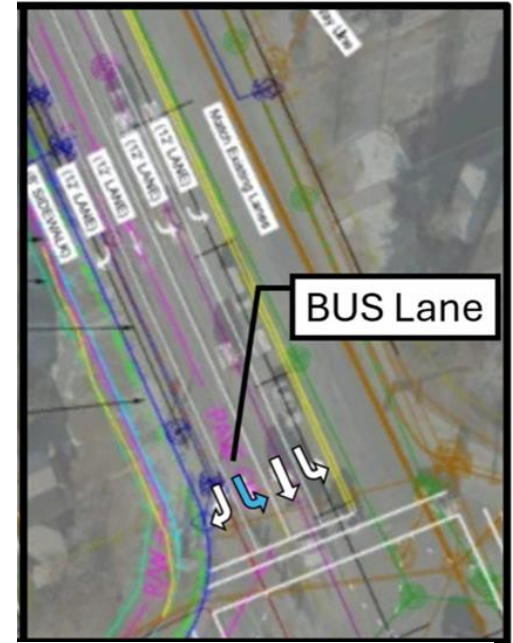
———— Park Ave./Deer Valley Drive/Empire Ave. Intersection ————  
(Box of Rocks)



Existing



## Dual Lefts



## Dedicated Bus Lane



# SR 224 BRT Project

—— Park Ave./Deer Valley Drive/Empire Ave. Intersection ——  
(Box of Rocks)



# SR 224 BRT Project

## Questions / Discussion

1. Does Council support a smaller or scaled-down version of a BRT Station at Thanes/Snow Creek?
2. Does Council support a potential widening at the Box of Rocks intersection to create two dedicated southbound lefthand turn lanes?
3. Does the Council support widening SR-224 within Park City limits?

Future discussions: Noise walls and locations and BRT intersection / traffic signal prioritization technology



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# SR 224 BRT Project

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# THANK YOU







# Final Budget Adoption

PARK CITY

1884

# Budget Process

The FY26 Budget reflects months of collaborative work with the City Council, City Manager, and departments.

Key steps included:

- Revenue Projects
- Department Requests
- Results Team & CIP Committee Review
- Executive Team Refinement
- Council Review, Discussion, and Adoption

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# Agenda

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## Action Items:

- Adopt FY26 Elected and Statutory Officer Compensation ordinance
- Adopt FY26 Fee Schedule
- Adopt FY25 Revised Budget
- Adopt FY26 Final Budget
- Adopt Revised FY25 and Final FY26 RDA and MBA Budgets

# FY26 Budget

K9 expenses – included in staff reports, Excel tables, etc. but not entered in Board (budgeting software).