



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

July 10, 2025

The Council of Park City, Summit County, Utah, met in open meeting on July 10, 2025, at 3:30 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and advice of counsel at 3:30 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Parigan

CLOSED SESSION

Council Member Parigan arrived at 3:33 p.m.

Council Member Dickey moved to adjourn from Closed Meeting at 4:45 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

WORK SESSION

COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco attended the rotary meeting and it included a presentation on dignity and civil discourse. Council Member Toly thought it would be good to bring that presentation to a Council meeting. Council Member Rubell stated he and Council Member Ciraco were the Transit liaisons and they rode on the launch of the Purple bus route to Bonanza Flat. He asked if there was support to have the roles of the City Manager and City Attorney clarified as it relates to the business we do. It helps the public understand what everyone did and helps us draw lines in where we feel the participation of the different organizations within the City are appropriate or not. Council Member Ciraco sometimes didn't understand how we operate and would like the City

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Manager to give an update. Plane stated they did that in a retreat within the past few years and they could do that again. The Council agreed to have that presented.

Council Member Parigian felt the City had a great July Fourth celebration. Mayor Worel thought the Fourth of July celebration was an example of who the City was and it was a chance to shine. She announced the National Ability Center (NAC) celebrated its 40th birthday.

Staff Communications Reports:

1. Senior Center - Mawhinney Project Update:

Council Member Rubell asked how they would move forward from the RSOQ. He wanted to know about the sustainability model requesting a 100% sustainable building and he noted that particular policy was updated some months ago and 100% didn't need to be a requirement. Luke Cartin, Sustainability Manager, stated the language in the RSOQ reviewed the City's goal and defined the standard so the City could pursue it. He indicated anyone bidding could see the ASHRAE standard that the City was looking at. It didn't include rooftop solar but focused on the efficiency of the building. Council Member Rubell asked if the Council had an opportunity to correct things in the RSOQ. Cartin stated they would discuss this with the Council in a work session to cleanly define that. Matt Lee, Economic Development, explained they used the RSOQ format in order to find the right team to deliver this, and he noted that multiple options would be presented for Council consideration at a very early stage of the project. Council Member Rubell wanted to course correct as a partner was chosen so they could understand what the Council was asking for in the project. He noted the Council and probably some community partners had not been part of the process and he felt that was the best way to weigh-in and fast track projects. Mayor Worel asked if Council Member Rubell wanted to discuss creating a policy for that. Council Member Ciraco favored having that discussion and stated the Council did that with Bonanza and he felt it was helpful. Council Member Toly stated that was fine going forward but she didn't want to stall this project and noted there was a great team in place to choose the design team. Council Member Rubell asserted charging ahead without laying the groundwork was what caused delays. He wanted to course correct as soon as possible, and indicated he had concerns with the energy/sustainability policy and senior center specifications and the uses felt very prescriptive. He wanted some creativity where the uses could be met and refined by the selection team. He wanted stronger language on preserving green space on the property and siting the center on the asphalt. He was surprised the selection committee didn't include anyone from the County and he wanted them pulled in.

Lee stated this was good feedback and they could continue finalizing the designer selection and then get early-stage input on the programming. There could be input before concept options. Council Member Toly stated the seniors worked hard for their specific needs and she wanted that taken into consideration. Council Member Ciraco felt there would not be a delay with the feedback given. Council Member Rubell suggested bringing this up with the four finalists. Council Member Parigian asserted the

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downside of the project was parking and indicated he didn't want to lose any parking spaces with this project.

2. Public Art Advisory Board Projects Update:

3. Park Silly Sunday Market Mid-Season Review:

Council Member Rubell indicated that the number of PSSM dates would come back to the Council in October and the option on the contract to extend the term was set to be discussed at the mid-season review. He asked that this item come back for discussion on August 14th. Council Member Dickey asked if both items could come back at once. Council Member Rubell felt the items should be decoupled since they were very different. Council Member Dickey stated this was a topic that drew public comment and if this came back in October people would only have to come once to give input. Council Member Ciraco thought that talking about the contract extension in August was better, and then come back in October to discuss the number of days. Council Member Toly stated it was hard to give a contract extension without knowing the number of days. Council Member Rubell noted the contract option was independent of the number of days. The majority of the Council favored addressing the items separately.

4. Re-create 248 Transit Study Progress Update:

Council Member Rubell asked where this was in the process. He noticed flex lanes were not being considered and wanted them to still be considered. Conor Campobasso, Transportation Planning, stated flex lanes were not considered for cars, but this was still an option for transit. Flex lanes for cars were eliminated in the initial purpose and needs screening. Council Member Toly asked if flex lanes could be reconsidered if there was no transit solution. Campobasso stated there was documentation on each option that was eliminated, but they could share additional information when they came back to the Council on August 14th. Collins asked if they should explain the impacts of adding an additional lane for cars, to which Council Member Toly affirmed.

Council Member Ciraco asked about the environmental impact found in the purpose and needs screening table. Campobasso stated the environmental screening was ongoing and they could bring that to Council at the next meeting. Council Member Ciraco noted there was an option for multiple stops on the corridor. Campobasso stated some of the options would necessitate stops, but they didn't want them close together. Council Member Ciraco asked if there were possibilities for community enhancements in conjunction with the project, to which Campobasso affirmed.

Council Member Toly felt it would be helpful to have a community meeting with the Prospector Community and HOA. Collins stated they could reach out to them and see what timeline would work for them. Council Member Parigian asked if something was investigated on or under the Rail Trail. Campobasso stated they looked at an at-grade option for the Rail Trail. Council Member Parigian suggested tunneling a light rail under the Rail Trail at certain points of the trail.

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5. 2025 National Community Survey Evaluation:

Council Member Dickey asked what a follow-up workshop would entail. He wondered if they had underlying data. He was not interested in having a facilitated discussion on priorities and next steps. Clayton Scrivener, Communications Department, stated Polco was going to layout the data they had and would ask where Council wanted to go from there. Council Member Dickey clarified he wanted insights into the data. The Council supported having Polco present to the Council. Council Member Parigian noted the City excelled in everything except housing and transit. The City knew that so he didn't know what benefit we would get from it. Scrivener stated they would get an action plan and strategy development from the session. Council Member Parigian didn't think an outside company would help solve local issues and did not support a presentation. Council Member Rubell stated they shouldn't do surveys if they didn't do something with the results, and he wanted to see this carried through. Council Member Toly asked if staff had time to lead focus groups as proposed in the staff report. Mayor Worel summarized the majority of Council wanted to proceed with Polco. She looked at the draft General Plan which had action steps and asked if Polco could look at those results as well.

6. 2025 CityTour Report:

7. Clark Ranch Development - PAB Application:

Mayor Worel stated this discussion would be combined with the other Clark Ranch item which was New Business Item 5 on the agenda.

8. Golf Course Consultant Update:

9. April 24, 2025 Council Meeting direction from Council Follow Up:

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	
None	Present
	Excused

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.

Lisa Plane, representing homeowners of Alpine Retreat, supported the senior center and the green space. She asked to be included in the design process for the center.

Craig Weakley, 84060, indicated he was a member of the Senior Citizens Committee for the selection of the senior center. He noticed there was a lot of discussion about the Mawhinney Lot as a potential site and he thought there were many unfair comments. He thought the partnership with the seniors and City was great and he thanked the Mayor and staff for their commitment as they worked together on a mutual goal. He looked forward to seeing the project through to completion.

Jim Doilney 84060 had geotechnical concerns with the Prince application for a home building project. He had been involved in many projects and only two of them failed. Experts would say anything for enough money. He knew this project was a risk to his property. He knew Mr. Prince tried to bypass Park City building standards when he went to the state to change the code. He urged Council not to let this happen.

John Greenfield stated the Planning process was getting dangerous. Clark Ranch was an example, since it was originally identified as open space and now that area was being rezoned. He felt the City was moving this project forward with urgency and transparency was failing. He wanted the Council to stop reacting to pressure and lead with vision instead of agendas.

Doug Duditch 84060 stated he found a lot of different information on the Rail Trail and talked to many people, and was surprised that the vote of only one Council member could keep the light rail option for that area in the conversation. He had a lawyer and would submit an injunction unless the Council voted this down. He asserted the federal government made the decision on things affecting the Rail Trail.

Clive Bush eComment: "The contradictions and misgivings of policy are there to see at Thursday's Council meeting. 1. The Re-create 248 study *"avoids increasing vehicular traffic"* not reduce it. Targeting a winter rush hour only (a relatively stable number) avoids the vehicular growth that's happening right now – and that Park City is on the same trajectory as say Sedona with awful traffic congestion every summer with no solution. The reported Purpose and Needs Screening outcome excludes a Gondola, and yet we heard otherwise last week? And we heard from UDOT that all of this has no value unless people can then get around town and not just dropped off at the Old Town Transit center. 2. The Main Street circulation plan should first focus on the impacts of circulatory changes, rather than the technical aspects of a final streetscape of Main Street. The impetus for a change is not the usual driving force to improve the overall

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transportation system, but that of Main Street's commercial viability. Converting a street to one-way adds "out of direction" travel to other roads, thereby increasing circulation on other streets and residential neighborhoods. The Institute of Transportation Engineers has specific criteria to meet when considering one-way street conversion which should be a guiding influence if not starting point. Automated directional travel is destroying the desires of planners unless proper car-lite restrictions limit access to a Main Street address, for example. Less parking on the street doesn't fix this, while drop off vehicular traffic increases and China Bridge inadequacies persist - its own failings of location and accessibility should be part of the initial study, and before you spend millions on its rebuilding. 3. While the Bonanza Park Redevelopment zone has plenty to applaud it goes too far to reward development over protection of what Park City has succeeded to do, that is up until now - and that is not to heed to overdevelopment and the BOLD "penciling in" of every square inch that ignites overdevelopment. Protection zones on entry corridors are nice, but then reducing open space for residents and those living and using the space every day is not a worthy trade – both must be retained in abundance. Same is true for our priceless views of the hills that surround us – without them this is not Park City and should not be traded for anything."

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 12 and 26, 2025:

Council Member Toly moved to approve the City Council meeting minutes from June 12 and 26, 2025. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute an Agreement with Commercial Restoration Services Not to Exceed \$2,000,000, in a Form Approved by the City Attorney's Office, for Maintenance and Construction Services on the China Bridge Parking Garage:

2. Request to Authorize the City Manager to Execute a Contract Amendment with MODSTREET Not to Exceed \$1,424,765, for a Total Contract Value Not to Exceed \$1,896,115, in a Form Approved by the City Attorney's Office, to Provide Additional Design and Fabrication Services Related to the Bus Stop Improvement Project:

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3. Request to Authorize the City Manager to Enter into a Three-Year Agreement with Methods Engineering Not to Exceed \$500,000 in a Form Approved by the City Attorney's Office, to Provide Construction Inspection Services Related to Development and Infrastructure to be Dedicated to the City:

4. Request to Approve Resolution 15-2025, a Resolution Admitting the City of Holladay as a Member of the Central Wasatch Commission:

5. Request to Authorize the Exclusive Negotiation Agreement with Brinshore Development, LLC, in a Form Approved by the City Attorney, to Proceed in Good Faith to Negotiate Pre-Development and Development Agreements to Support the Bonanza 5-Acre Site Redevelopment Partnership:

6. Request to Authorize the City Manager to Contract with Calvin L. Wadsworth Construction Company, in a Form Approved by the City Attorney's Office, Not to Exceed \$522,741.13 to Replace the Roof of the Park City Ice Arena:

Council Member Dickey moved to remove Consent Agenda Item Five. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

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

RESULT: APPROVED

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

Council Member Ciraco moved to approve Consent Agenda Items One, Two, Four, and Six. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

3. Request to Authorize the City Manager to Enter into a Three-Year Agreement with Methods Engineering Not to Exceed \$500,000 in a Form Approved by the City Attorney's Office, to Provide Construction Inspection Services Related to Development and Infrastructure to be Dedicated to the City:

Margaret Plane, City Attorney, stated the staff report had the correct amount of \$600,000. Council Member Rubell asked why this was going to external labor if in-house staff could do it. John Robertson, City Engineer, indicated this was related to MPDs or AMPDs that came in. and they were not scheduled on a regular basis.

Therefore, he did not set aside a budget for them. This process allowed them to hire someone to do those services, and the payment would come from the developer, not

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the City. Council Member Rubell summarized the timing was unpredictable and they didn't have staff since it wasn't a forecasted service. He asked if the firm would only be paid for services rendered, to which Robertson affirmed. Council Member Parigian asked if staff would do the inspection if there wasn't an outside consultant. Robertson stated since he worked here, the City had always contracted a consultant for the inspections.

Council Member Dickey moved to authorize the City Manager to enter into a three-year agreement with Methods Engineering not to exceed \$600,000 in a form approved by the City Attorney's Office, to provide construction inspection services related to development and infrastructure to be dedicated to the City. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

5. Request to Authorize the Exclusive Negotiation Agreement with Brinshore Development, LLC, in a Form Approved by the City Attorney, to Proceed in Good Faith to Negotiate Pre-Development and Development Agreements to Support the Bonanza 5-Acre Site Redevelopment Partnership:

Chris Eggleton, Economic Development Director and Cate Brabson, Deputy City Attorney, were present for this item. Eggleton stated there was a change to the termination provision: "This agreement may be terminated at any time by the mutual written consent of the parties. . . . PCMC shall not occur during the 120 days after the Effective Date. Notwithstanding the above, PCMC shall have the ability to terminate this agreement at any time for any or no reason upon satisfaction of the following conditions:

1. PCMC shall pay a termination fee of \$75,000 to developer. . . ."

Council Member Ciraco clarified this language gave the City the ability to terminate the agreement for any or no reason, to which Eggleton affirmed. Council Member Ciraco asserted they had not started the design process yet. Council Member Rubell stated Section3(b)8 said key terms of a permanent ground lease. He didn't recall giving a permanent ground lease. Eggleton stated he would strike the word "permanent".

Council Member Dickey moved to authorize the exclusive negotiation agreement with Brinshore Development, LLC, in a form approved by the City Attorney, to proceed in good faith to negotiate pre-development and development agreements to support the Bonanza 5-Acre Site Redevelopment Partnership as amended. Council Member Ciraco seconded the motion.

RESULT: APPROVED AS AMENDED

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

VII. NEW BUSINESS

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1. Consideration to Approve Ordinance No. 2025-16, an Ordinance Amending Title 13, Chapter 4, Regulation and Enforcement of Stormwater Discharges Associated with Construction Activities:

Jason Christensen and Christine Williams, Water Department, presented this item. Williams reviewed that the City maintained an MS4 stormwater sewer system. She indicated the state legislature made some changes to state code and these amendments were made to align with those state code changes.

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

Council Member Ciraco moved to approve Ordinance No. 2025-16, an ordinance amending Title 13, Chapter 4, Regulation and Enforcement of Stormwater Discharges associated with construction activities. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance 2025-17, an Ordinance Amending Title 2, Chapter 4, Section 11 of the Park City Code, Related to the Responsibilities and Authority of the City Engineer:

John Robertson, City Engineer, reviewed this item was discussed in a work session in March and the code amendment would formalize the authority of the City Engineer with the duties they had done historically. The majority of encroachment permits were for snowmelt on driveways and other minor requests that did not require the consideration of the Council.

Council Member Rubell asked who defined minor and major encroachments. Robertson stated the snowmelt systems and other small requests were defined as minor. Major encroachments were things like a right-of-way project that would block the use for anyone else. Another example was something that would block a future City project. Council Member Rubell stated this was discretionary, and he suggested specifying that the authority was limited to snowmelt systems, and then everything else would go to the Council. Council Member Ciraco asked if this only applied to instances where the property owner requested encroachment permits. Robertson affirmed and indicated when the City found out about an encroachment from someone getting a building permit to expand the use of their property, that would more than likely need to come to the Council. Council Member Dickey supported the code amendment as written and noted this was for low level items that staff didn't want to burden the Council with. Council Member Rubell stated they had seen this in the past and he wanted to be consistent and define what was in the City Engineer's authority. He cited instances with the golf course, Treasure Hill, McCloud Creek, and others. Council Member Dickey stated the minor requests should be reviewed by staff. Council Member Toly agreed, but thought the landscaping requests should be defined.

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Council Member Ciraco asked if mailboxes and snowmelt systems were 85%-90% of the requests, to which Robertson affirmed. Council Member Ciraco proposed defining natural vegetation as part of the Engineer's authority, but any walls or improvements would require Council consideration. Council Member Parigan felt the Engineer could write a staff report for projects so the Council had a heads up on what was going on. Robertson noted if minor issues such as a step or retaining wall had to come to Council, it would delay the project.

Council Member Toly didn't think this was a good use of staff and Council time. Staff already did this approval process, and she was fine with the amendment as written. Council Member Rubell stated people hired attorneys to fight the City with regard to their encroachments. He wanted to define it better so there was no discretion. He suggested defining minor as radiant, driveway snowmelt, and mailboxes. Leaving it open-ended and not clear on what would qualify as minor or major did not seem fair to the community.

Becky Gutknecht indicated one reason why this was hard to draw lines around in the code was because of the strange plats and surveys of the City made years ago. Some homes needed a wall for their driveway to access their homes because their property line was 20 feet back from the right-of-way. She gave examples of homes on Sampson and Ontario. This was something they had used, and it didn't change the function of the right-of-way.

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

Council Member Ciraco stated he supported requests for radiant, mailboxes, and natural vegetation.

Council Member Ciraco moved to approve Ordinance 2025-17, an ordinance amending Title 2, Chapter 4, Section 11 of the Park City Code, related to the responsibilities and authority of the City Engineer, with the amendment to define minor encroachments as radiant, mailboxes, and natural vegetation for the City Engineer.

Robertson preferred the term landscaping over natural vegetation. Matt Dias stated the Council could approve the code cleanup and then the City Engineer could come back with a revision to define these things. Staff could include some of the Council in their efforts to define these things before it was brought back for a vote. Council Member Ciraco amended his motion to include radiant heating, mailboxes, landscaping, driveways, and sidewalks, with the intent to fine tune as Council directs going forward. Council Member Dickey seconded the motion. Margaret Plane clarified they would remove the words "such as".

Robertson noted they also got requests for landscaped retaining walls under four feet. Anything over that height would come to the Council for consideration. Council Member

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Ciraco asked Robertson to come back with another code amendment for that. Gutknecht asked if “driveways” included support structures for driveways. Council Member Ciraco stated the motion did not include the support structures for driveways.

RESULT: APPROVED AS AMENDED

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

3. Consideration to Approve an Amendment to the Park City Film Property Lease with Park City Municipal Corporation:

Becca Lael, Library, and Katy Wang, Park City Film Executive Director, presented this item. Lael reviewed the lease amendment requests: that the seating cap for films be increased to 200, increase the length of the season to 200 showings, and have exclusive access to the kitchen pantry. Wang stated they had operated for 30 years and now they were the only nonprofit arthouse cinema in Summit County. They used the Santy auditorium for three decades and appreciated their partnership with the City. This request would help them make up for the financial loss once Sundance Film Festival left Park City. She noted the benefits of having increased dates and screenings, including reaching a more diverse audience.

Mayor Worel indicated the library had 24,000 attendees that were at the library events in 2024. She asked if the increase in film screenings would impact the library's other events. Lael indicated the auditorium was empty 51% of the time and they would like to see that filled. Council Member Rubell asked how the City would make sure other services didn't get bumped. Lael stated Park City Film gave the library the dates for films well in advance and then staff looked for conflicts and adjustments were made. Council Member Rubell asked how they would make sure the public had an equal chance to use the auditorium. Lael stated the requests for summer usage was low because everyone was outside, so having screenings in the summer was not a high risk. Council Member Rubell was concerned that Park City Film was using the facility every Friday, Saturday, and Sunday all year. Wang indicated during the summer, many films were shown outside. Council Member Rubell noted a few years ago other organizations requested partnering with Park City Film and were rejected, and so they booked their film directly with the library. Wang stated other entities could book the auditorium on other days.

Lael clarified one of the requests was for exclusive use of the pantry, but that did not include the entire kitchen. She also noted that Park City Film partnered with other organizations and took the responsibility of guiding those organizations so the event went smoothly.

Council Member Rubell noted this request was for a 50% increase in auditorium usage with no rent increase and the City would continue paying for janitorial fees, to which Lael affirmed. Council Member Rubell asked if the contract could be scaled down if there were conflicts with other nonprofits. He gave an example of a concern about who

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could and couldn't sell food at the library and expressed concern that this would create more conflict. Lael stated she always tried to mitigate any conflict.

Council Member Parigian asked how far in advance the dates were requested. Wang indicated the full year was presented in advance and that gave them the ability to see farther out. Council Member Toly asked how they decided on 200 screenings. Wang stated the most screenings they could have in a year was 207 so they decided on 200. She noted the films are free to people using food stamps, as well as service and hospitality workers, so it could be accessible to everyone. Council Member Toly asked if this would conflict with BalletNext, to which Lael stated it would not. Council Member Rubell referred to the Park City Film's revenue and stated it was up 30% year over year. Wang explained how revenue was counted.

Mayor Worel opened public input.

Joanna Charnes, Park City Film Series Founding Director, stated film was a wonderful way for folks to come together. She saw this flourishing. She felt the more showings approved, the better.

Katie Knutson, 84060, Film Series board member, thought this was a wonderful opportunity to engage with the community.

Susannah Barnes, 84098, Film Series Board Chair, urged the Council to think about the cultural impact. This helped everyone feel a part of the community. It was an equitable film experience since the cost was minimal. Increasing the screenings would increase the impact of Park City Film.

Betsy Wallace 84060 stated film was critical for the mental health of the community. She felt Wang did an excellent job. Film also helped people understand what was going on outside the community.

Karin Porter, board member, stated the opportunity to expand the program would be an excellent addition and would fill the void Sundance left.

Judy Hale 84060 stated she was a frequent film series attendee, and it was a wonderful asset that brought children and seniors together. This was something the community profited from.

Jill Orschel, 84060, independent filmmaker, was closely involved with Park City Film and Sundance. She thought it was unfortunate that Sundance was leaving. The town needed to keep independent film thriving.

Mayor Worel closed public input.

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Council Member Dickey asserted Park City Film was an asset to the community and Wang did a great job running it. The library did an effective job handling conflicts. The lease had two years remaining so there was time to resolve things that came up before the lease was renewed.

Council Member Dickey moved to approve an amendment to the Park City Film property lease with Park City Municipal Corporation. Council Member Ciraco seconded the motion.

Council Member Ciraco reviewed his background in film, and stated he felt good that the library and Park City Film worked together. He supported the amendments. Council Member Rubell stated the concern was not the quality of film, but locking up the asset so others didn't have a chance to use the asset. He asked what could be done to have a minimum of reserve dates and have some flex dates. He noted the City gave \$1 million to Park City Film and that was a big gift. Lael indicated the increased dates allowed more opportunities for the public to attend. She noted there was no staff available on Fridays after 5:00 p.m., but they trusted Park City Film. With other groups they would have to have staff present. Wang stated they had to run a film three nights in a row or they wouldn't get the film, so they needed Friday, Saturday, and Sunday. Council Member Rubell asked to free up one weekend a month for other groups. Wang asserted they needed consistency. Council Member Rubell clarified the request was to use the Santy Auditorium every weekend. Wang stated they didn't use it every weekend. Council Member Rubell asked that if another request came from the community, they would have a chance to use that space. He wanted a prioritization process. Lael stated they could come back with a prioritization process if Council desired.

Council Member Dickey withdrew the motion and Council Member Ciraco withdrew his second. Council Member Ciraco asked if it was the intention to use every weekend during the 2026 summer months. Wang stated no because they were looking to show some films at City Park. But there would be an effect from the withdrawal of Sundance, so next fall they could use the dates more creatively. Council Member Ciraco asked if there was a way to allocate a weekend per month for other bookings during the newly requested period of summer months if it was not booked four months prior to the showing. Wang thought that could be worked out and stated they could be flexible. Mayor Worel indicated Lael could come back with options that could address the auditorium concerns if the Council wanted to continue the item.

Council Member Toly noted Song Summit would be using the auditorium this year and she felt Park City Film gave other organizations options to make their events work.

Council Member Dickey moved to approve an amendment to the Park City Film property lease with Park City Municipal Corporation. Council Member Toly seconded the motion.

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RESULT: APPROVED

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

NAY: Council Member Rubell

4. Consideration to Authorize the City Manager to Execute an Agreement with Kimley-Horn & Associates, Not to Exceed \$275,000, in a Form Approved by the City Attorney's Office, for Engineering Services and Feasibility Analysis for the Historic Commercial Business District Pedestrian and Street Design:

Matt Lee, Economic Development, stated these were items that the Council authorized to move forward on during the retreat for a feasibility analysis. They would explore Main Street as a pedestrian-oriented street, one-way vehicle travel on Main Street, a bi-directional trolley circulator lane, reduced on-street parking on Main Street in conjunction with potential additional parking on Swede Alley and China Bridge redevelopment, intersection improvements at Heber and Main and Heber and Swede, additional bus stops on Heber, and a roundabout at the south end of Main Street. This contract would include a 10% concept design and would include analysis of heated streets and sidewalks, circulation improvements, and public works improvements. If the City continued past Phase One, they would have a public engagement period and a 30% schematic design.

Council Member Rubell stated that in the retreat, the Council specified certain aspects to move forward with and others not to move forward on. He never saw any reports acknowledging that direction, but staff stated that area would be looked at. Lee indicated the seven items noted above were the scope from that conversation. Council Member Rubell referred to the intersection improvements at Heber and Main and Heber and Swede, and stated it should not include the Flagpole Lot. Lee stated this did not take redevelopment into account, and only focused on traffic and circulation. Council Member Rubell referred to the China Bridge redevelopment and indicated Council only requested to look at one side. Lee indicated the original concept for Main Street showed reduced on-street parking, so they needed to look to put those vehicles somewhere else. China Bridge would be one consideration, but it would be looked at as total parking for the area and what the impact would be if there was no redevelopment.

Council Member Parigian stated the Council asked to look at traffic, but the request was how to get people into the City without their cars. Council Member Dickey remembered the Council descoped the parking because of Recreate 248. Council Member Ciraco knew parking and SR248 were running in tandem. He wasn't concerned with this contract. Lee stated the feasibility study would look at circulation, but it was decoupled from parking and development. This would give them concepts for a pedestrian friendly area in the historic district between Main Street and Swede Alley.

Council Member Toly asked if the roundabout would be on the Brew Pub Lot to which Lee affirmed. He noted this idea came from the community engagement sessions. This was one item among several items that would be looked at to improve circulation, and

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he noted it would not use the entire lot. Council Member Toly asked how many parking spaces would be lost with bulb outs, etc. to which Lee estimated 40. Council Member Toly asked how snow build up would factor into the curbless sidewalks. Lee indicated that would be a challenge, but the geothermal loop would be one solution and drainage would be figured out. Council Member Toly noted the Council discussed different traffic circulation solutions as silos and she wanted a wholistic approach for the City. Lee stated that would happen within the realm of coordination and project management internally.

Lee indicated the feasibility analysis was essential and then Council could see the report and could give direction to move forward. Matt Dias stated this work was consistent with the Park City Forward Long-Range Transportation Plan that the Council approved two years ago. Council Member Dickey indicated there was no Main Street Area Plan and he felt the process was backwards since they were working on things that might be part of a plan in the future. Some of the items being analyzed were not practical and he had other concerns. He wanted to know if these pieces would be useful if a plan was approved. Lee felt this analysis would be used, especially the geothermal effort and it would give understanding to what was possible on Swede Alley if it moved forward in the future.

Council Member Rubell asked if traffic and circulation was dependent on development projects or if it had value regardless of development projects. Eggleton stated redevelopment was beneficial to tourists and residents. This information that Main Street businesses and the Council wanted would tell us what could be improved. If there was a concept that was agreed on, then they could come back with a cost to that. Council Member Rubell asked if this was necessary, to which Eggleton stated there were areas that could definitely be improved. He wanted to ensure that this critical economic hub remained vibrant. Matt Dias noted Main Street was considered a priority project.

Council Member Dickey felt traffic and circulation was important for Old Town. He wondered if this was too prescriptive and asked if they should ask a firm to look for creative ideas. Council Member Toly stated a gondola would increase drop-off traffic. If the City was going to do something on this, what was coming needed to be factored in. She also felt bus stops on Heber were infeasible since it was a small street. Lee indicated these items were in the scope because Council stated these were the things that staff could move forward on. He expected that the study would not be limited to these seven items, and he expected that Kimley-Horn would look at it that way.

Council Member Parigian asked if this was feasibility of construction or feasibility of implementation. Lee stated they would scope out the feasibility of infrastructure and engineering to see what was under the streets. Council Member Parigian didn't want to see hotels or benches in the middle of sidewalks.

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

Council Member Parigian didn't want to see designs with this study, just prices and feasibility. Council Member Rubell stated the pedestrian experience was part of transportation. He wanted to know the right mix to make it effective. He remembered direction to only redevelop the failing part of China Bridge and not move the Transit Center. If this was the right scope, he supported it. Lee stated this was the right scope to explore that.

Council Member Toly clarified the concept-level plans could be basic. Eggleton indicated they would direct Kimley-Horn to make the plans more technical. Lee noted a layout was needed in order to get to the cost. Council Member Toly didn't want to see unforeseen consequences on the neighborhoods. She also wanted to consider the resorts.

Council Member Rubell moved to authorize the City Manager to execute an agreement with Kimley-Horn & Associates, not to exceed \$275,000, in a form approved by the City Attorney's Office, for engineering services and feasibility analysis for the Historic Commercial Business District Pedestrian and Street Design with respect to Council's discussion. Council Member Toly seconded the motion.

RESULT: APPROVED

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

5. Consideration to Authorize the City Manager to Execute an Agreement with WSP Not to Exceed \$725,000, in a Form Approved by the City Attorney's Office, for Design Professional Services Related to the Clark Ranch Access Road Project:

Sara Wineman, Affordable Housing Project Manager, and Steven Dennis, Engineering, presented this item. Dennis indicated the roundabout concept was the best option for the frontage road because it would have its own access to Clark Ranch. The oblong shape was to give distance between the road to Clark Ranch and the road to Park City Heights. Wineman noted the Park City Heights community had expressed frustration on not being able to turn left onto Richardson Flat Road during ski season and this was an intentional act to solve that problem. Dennis reviewed the mitigations to traffic impacts the roundabout would provide, including diversion of traffic away from Park City Heights. The new access road was at least 150 feet away from the nearest home and it would be shielded with landscaping, and there would be improved peak time performance of the Piper Way/Richardson Flat Road intersection.

Dennis stated Council requested information on costs and risks of pursuing a connection between Clark Ranch and Richardson Flat Road east of US 40 and that cost would be \$30-\$45 million. Risks included right-of-way acquisition and construction would not be achievable in 2026. He indicated the most common request from Park City

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Heights was not to route traffic through the subdivision and this proposal was the best option, although this came with significant cost. He knew there were environmental concerns and so part of the contract included a request that the consultant include an environmental scope to cover anything that might be encountered there.

Council Member Ciraco asked about Sparky's Trailhead east of US 40 and stated the end of the trail was the Miller land, and asked how the City would have access to that property. Luke Cartin, Lands and Sustainability, stated that land, as part of the Flagstaff agreement, was zoned as Recreation Open Space. As the Clark Ranch procurement went through, the UPCM gave informal access to the property. Council Member Ciraco stated Sparky's Trailhead was on the other side of US 40 so they could access the trail from Richardson Flat.

Council Member Rubell asked why the budget increased from \$150,000 to \$725,000. Dennis stated the first estimate was made quickly to get out of the way of the Clark Ranch Housing Project. In looking at the right-sized solution that looked at future development on Richardson Flat Road, as well as traffic calming which mitigated trips from the affordable housing project, they felt that was the appropriate solution to bring forward. Costs had increased as they would be working in UDOT's right-of-way and coordinating with them. There would also be a whole level of review for the encroachment permit. As they got further into the process, they hoped to save money and that would stay in the project fund, but they wanted to set a not-to-exceed amount. Council Member Rubell asked what the minimum the City could spend to keep momentum while exploring creative solutions. Dennis stated \$150,000 would allow them to do a survey, get a 10% schematic layout, and do some soil sampling. But that would not get Alexander and Company where they needed to be to break ground in September. He explained the extended process if funding was reduced at this point.

Matt Dias asked if Council Member Rubell wanted creative solutions from the Engineering Department, to which Rubell affirmed. Council Member Ciraco asked if Alexander would apply for 9% LIHTC funding, to which Wineman stated they would apply for 4% LIHTC funding. Council Member Ciraco noted the LIHTC funding was competitive and the developer might not get it the first time they applied.

Mayor Worel asked if the \$150,000 estimate was for work done internally. Dennis stated that estimate was for WSP but it had a reduced scope. It was determined they needed to increase the scope to advance the timeline and meet the goals of the housing project. Council Member Parigian asked if the extra funding in the request was for environmental analysis. Dennis stated much of it was for environmental analysis and for survey control that was required to be in UDOT's right-of-way. The original estimate was for the use of the road through Park City Heights, so extra funds were also needed to create the roundabout and add landscaping to mitigate visual impacts to that subdivision. Council Member Parigian asked if studies had been done on soils in that area. Ryan Blair, Environmental Regulatory Manager, affirmed the EPA did sampling in the area. There was contamination at Park City Heights and that needed clean up, so

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he knew the soils were contaminated. He indicated part of the property was in the Richardson Flat circlic site and there were unknowns that needed to be evaluated. Dennis broke down the other costs of the project including the roundabout and the full access road connecting to Richardson Flat Road.

Council Member Ciraco asked about the lead in the soil. Blair indicated samples were taken on the east side of the Clark Ranch property and most came out below the risk level. A few were higher, up to 550 ppm. As a comparison, the Gordo property had lead levels at 10,000+ ppm. He was not aware of mining activity on Clark Ranch. Council Member Toly felt the roundabout helped the traffic flow in the area and was a mindful solution for residents in Park City Heights.

Mayor Worel opened public input.

Jeff Iannaccone 84060 thanked staff for being mindful with this option. He asked if there was a study for both sides of Richardson Flat and if not, he thought it would be good to have a benefits analysis for the east side of Richardson Flat. He thought the larger plot of land would have more return on investment. He didn't think building on the proposed 10 acres would be easy and noted cost savings for building on flatter land and not needing a roundabout. He knew the housing needed to be built but he didn't want to miss a better opportunity.

Lance Lucey 84060 owned a home on Piper Way and stated this roundabout and Clark Ranch Road would affect his property. He wanted to hear about the mitigation efforts so his home would not be impacted. He also submitted the following eComment: "Can you please tell me what is being done on the Clark Ranch project to mitigate the effects of the frontage road going in along Hwy 40. I have a house on 2800 Piper Way and the new road will be very close to the back of our property. Is a berm or wall or some other type of effort to mitigate the effects of the road being considered."

John Greenfield 84060 stated this contract would benefit the Clark Ranch development. He was opposed to the development for the following reasons: the land was zoned open space and should be used as a last resort, wildlife was on the property, there were threats to native vegetation, and there was wildfire risk. This project was moving forward without proper fire coverage. This road led to MIDA and the east village, which would lead to more development. This wasn't about a road, but about development. He hoped the Council would re-evaluate and plan with purpose.

Sarah Elder eComment: "I'm writing as a resident of Park City Heights to respectfully urge the Council to pause and reassess key aspects of the Clark Ranch project—particularly the site selection and access road design—before committing additional public funds. We support Park City's affordable housing goals. However, the current plan raises serious concerns about cost, topography, neighborhood impact, and transparency that merit closer examination. Key concerns: Steep Terrain vs. Flat, City-Owned Land The chosen site sits on a steep slope, requiring complex engineering,

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retaining walls, and soil stabilization—all of which drive up costs and increase environmental disruption. In contrast, the 150 acres of flat, city-owned land just across US-40 offers a much more practical and cost-effective alternative. Why hasn't this option been studied in full? Unnecessary Cost Escalation The design fee for the access road has already increased from \$200,000 to \$725,000, with full construction estimated at \$5–6 million. Several residents have noted that relocating the development to flatter terrain could save \$3–4 million in soil retention and road construction alone. Now is the time to reexamine this, not after millions have already been committed. Visual and Neighborhood Impact The proposed road runs along the top of a berm, creating a highly visible ridgeline effect that would significantly alter the visual landscape for many nearby homes. Park City prohibits building homes on ridgelines for this reason—shouldn't roads be held to a similar standard? Traffic and Safety Concerns Even with the frontage road, some traffic is still projected to flow through Park City Heights. This creates safety risks, especially for children and pedestrians, and undermines promises to minimize neighborhood disruption. Transparency and Public Trust Many residents were unaware of the rapid progress on this project. Several are only now learning that the land across the highway was never seriously evaluated, despite being city-owned and more suited for development. The community deserves clarity and a true comparison of alternatives. To be clear, we are not opposing affordable housing—we're asking for smart planning. We respectfully urge you to delay further approvals, including the WSP design contract, until a full study is conducted comparing the current site with the flatter land across US-40. Thank you for your service and for considering the long-term interests of the entire Park City community."

Rachel Cooper eComment: "In regard to the Clarks Ranch project, I would like to inform you that many bicyclists use Richardson Flats Road coming from Hideout and Black Rock Ridge to access the Rail Trail. Please ensure that if a traffic circle is built that there is an adequate bicycle bypass to make sure the roadway is safe for bicycles."

Clay Stuard eComment: "I have long advocated for a lower intensity of use on the BOPA 5.5 acre parcel than the various high intensity schemes that have been proposed (Fischer application, Form Based Code and now the 45 foot height limit) and I was relieved when the city assured residents at the time it acquired this parcel "that improvements proposed by the city would conform to the then current height and density limitations." Based on that commitment, I endorsed the purchase by the city. What happened to that promise? I understand that there is great pressure on the city to construct or facilitate the construction of more affordable housing, however I hope that the integrity of the unique resort city vibe is not tossed out with the bath water. So, as you deliberate with the Brinshore Development, please consider some of the following: -PC is not "Urban" and never should be. Tall, tight buildings feel Urban.- Important "site lines" from the intersection of Kearns and Monitor to the mountains and resorts should not be blocked. -The improvements on this prominent corner should be of the highest quality as they will likely stand for 70 years or so. Particularly, given the substantial investment that will be made in underground parking and utility relocation. - The improvements should not feel or appear "residential" with balconies or other typical

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housing architectural elements that are exposed to either of these prominent streets or the public spaces in the interior plaza. Instead of designing individual outdoor spaces (balconies) for each unit, perhaps common outdoor areas on upper (or the top level) of the buildings would be preferable. The overall appearance should suggest commercial, rather than residential. Entrances to the residential portions of these mixed use buildings should be condensed/centralized, mostly invisible, and blend with the commercial uses and public spaces of the interior plaza. -Significant horizontal and building height articulation is needed to shrink the apparent mass and monolithic appearance of the buildings. -Generous and numerous screened portals between and through the buildings are needed to invite the community into the interior plaza and its commercial tenants, art displays, entertainment activities and gathering places from the adjacent streets. -I hope a "sea of multifamily housing" like that occurring through downtown SLC, Sugarhouse, and the surrounding SL valley cities is NOT the future of BOPA. The commercial spaces in that sea of multifamily are largely uneconomic and struggling, and appear to be an appeasement to the city treasurers, new urbanist planners and public transportation advocates...or more realistically, merely a way to encircle and screen the parking garages. -There will be some fantastic view from the highest levels of these buildings, views that current residents enjoy as we move around town...views that will be lost forever, so please incorporate some public and commercial uses and spaces into the tops of these buildings (restaurants, event centers, rooftop parks, etc). -Hopefully you will all spend hours and days looking at Brinshore's projects and others like them in the SL valley...there is much to be learned from doing so. Please be careful with the BOPA 5.5 acre parcel. It will set a precedent for the future of the entire greater BOPA area. I have reviewed Brinshore's portfolio of mixed use and multifamily projects. The one overwhelming commonality is that nearly all of their buildings are very vertical...very straight up and down. That's because it is the most cost efficient design. Then, they dress up those vertical building exteriors with a multitude of colors, materials, patterns and landscaping to mitigate the extreme simplicity and monolithic mass of the basic structure(s). It's not an entirely bad idea for the BOPA 5.5 parcel if more building height and setback articulation is added...because it does look more commercial and than residential, something I think is important to accomplish on this prominent corner. Their architects need to "step it up" and be given license to adapt Brinshore standard "modus operandi" into something that reflects Park City's character, history and vibe. At ground level, this development should feel like a first class community gathering and commercial experience. One that surrounding neighborhood residents, project residents and visitors alike want to frequent all the time. Thanks for listening, Clay Stuard 35 year Park Meadows Resident Former Land Developer, Planning Commissioner and General Plan Participant Park City Enthusiast."

Mayor Worel closed public input.

Council Member Rubell had a hard time as the project developed. He didn't think the City treated Park City Heights well over the years. This was a vibrant community. The road cost was more expensive than estimated and might increase more. He stated

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there was high level analysis of the east side of Richardson Flat and he didn't know if it would work, but he didn't know if this was the best idea anymore.

Council Member Toly stated this property was not bought for development, but for open space. Ten acres had been set aside for development. She read excerpts from COSAC meetings. She stated the development could not be moved across the street and she supported moving forward with this project. Council Member Ciraco indicated this was not building affordable housing, but assessing the feasibility of the site. He noted the steep slope of the site and stated there was no initial work on the other side. He read from the feasibility study done in 2023 regarding constraints. He supported affordable housing but wanted to work on the other side of the property to see if they were making a mistake.

Council Member Dickey understood the concerns from the residents of Park City Heights. His objective was to continue moving forward with housing on this site. There were many challenges on the other side of the property. So much work had been done, and they were at the point of moving forward so he wanted to continue with this. He asserted the City would mitigate impacts to Piper Way residents.

Council Member Parigian heard the complaints but didn't see the 10 acres as invasive. He asked how many cars would go through there when the development was completed, to which Dennis stated 10 trips per day per unit. John Robertson noted the trip estimates would be reduced when Transit was figured out. Council Member Parigian supported this project but wanted to look on the other side of Richardson Flat for additional housing in the future.

Mayor Worel opened public input.

Hal Pruitt 84060 recommended that the Council not approve this road improvement. He thought the Council was premature to move forward with this road. By opening this road, the Council was encouraging development, and he gave an example of proposed development in the past that died because this road was not opened. He indicated the consultants didn't portray the unintended consequences. In the last five days, people drove around the closed road and now it wouldn't be kept closed.

Mayor Worel closed public input.

Council Member Toly moved to authorize the City Manager to execute an agreement with WSP not to exceed \$725,000, in a form approved by the City Attorney's Office, for Design Professional Services Related to the Clark Ranch Access Road Project. Council Member Dickey seconded the motion.

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RESULT: APPROVED

AYES: Council Members Dickey, Parigian, and Toly

NAYS: Council Members Ciraco and Rubell

Wineman reviewed the Clark Ranch Private Activity Bonds Application staff communications report and stated the recommendation was to have a concurrent Planning Commission and Council approval process. They needed to rezone the 10 acres, make a subdivision amendment, and start the MPD process. The majority of the Council supported this with Council Member Rubell not supporting it due to his desire to look at another area. Council Member Ciraco didn't want to be in the position of subsidizing the units by \$100,000 per unit because of the difficult site so he did not support the process. Wineman stated they would meet with individual Council members to look at schematic design options and costs as well as inform them on what was expected of the City. Council Member Ciraco noted there was a land cost component as well and he didn't want to ignore that. Wineman noted the land was purchased with sales tax revenue, not open space money.

Council Member Parigian stated this contract was minimal compared to getting 200 units. He knew it had to get through Planning, but he didn't want to kill it now. Mayor Worel summarized the majority of Council supported the recommendation.

VI. OLD BUSINESS

1. Consideration to Authorize the City Manager to Enter a Construction Manager Agreement Guaranteed Maximum Price Amendment for the Community Center Project, in a Form Approved by the City Attorney's Office, with Okland Construction Company Inc., for a Guaranteed Maximum Price of \$17,380,743. In Addition, per Resolution No. 21-2023, Consideration to Waive Park City Building Permit and Impact Fees in the Amount of \$289,894.97:

Ken Fisher and Tate Shaw, Recreation Department, presented this item. Fisher noted this had been discussed over several meetings and the contract approval was the final step. Council Member Rubell stated this project kept getting more expensive and he noted this contract included language that the cost did not include tariffs. Fisher indicated language regarding tariffs was becoming more common in construction agreements. It was similar to any change order where they would come back to Council with the request. Council Member Rubell asked if there was language to protect the City against tariffs. Margaret Plane stated this was common language and was also included in the Marsac Affordable Housing Project contract. She noted with price escalation or de-escalation there would be a change order that would come to Council.

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

Council Member Ciraco moved to authorize the City Manager to enter a construction manager agreement guaranteed maximum price amendment for the Community Center

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Project, in a form approved by the City Attorney's Office, with Oakland Construction Company Inc., for a guaranteed maximum price of \$17,380,743. in addition, per Resolution No. 21-2023, approve waiving the Park City building permit and impact fees in the amount of \$289,894.97. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance No. 2025-18, an Ordinance Rezoning Approximately 70 Acres between Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive from General Commercial and Light Industrial to Bonanza Park Mixed-Use District, Enacting Land Management Code Chapter 15-2.27 to Implement the Bonanza Park Small Area Plan, Updating the Frontage Protection Zone to Enhance the City's Entry Corridors, Updating Chapter 15-6.1 to Allow Affordable Master Planned Developments in the Bonanza Park Mixed-Use District, and Amending Section 15-15-1 to Define Key Terms:

Rebecca Ward, Planning Director, presented this item and reviewed the small area plan was approved a year ago and at that time the Council encouraged continuing public engagement through the public hearing process. She noted any public comments could be emailed to the Planning Department and they would be included in the packet for the August 26th meeting.

Mayor Worel opened the public hearing.

John Greenfield 84060 stated the proposed code was foundational. He quoted Council Member Rubell's concerns from the TownLift article. He stated once entitlements were given, they couldn't be taken away. He wanted to go slow until it was right.

Craig Elliott 84060, architect with Elliott Workgroup, worked in the district since 1999, and stated this area was the best opportunity in town. He thought the past Council put an MPD there to help development, but it didn't work. It was important to get a new zone that worked. Representing his client who owned Holiday Village, there was concern on the size restriction for commercial development and he wanted to update it. The size wasn't conducive to breaking it up into pieces. Elliott didn't want to make existing buildings obsolete with the code changes. Making subtle tweaks to the code would help existing building owners in the neighborhood.

Greg Friedman 84060 lived in a Claimjumper Condo and the area was zoned residential and it was used for workforce housing. He thought a rezone was in order. He saw there were levers to incentivize developers, but they did not incentivize current owners. He didn't favor a code that prohibited owners from rebuilding in existing footprints and setbacks, mandated underground parking and reduced existing parking spaces, mandated commercial occupancy, or prohibited nightly rentals from current condominium units. He favored code that encouraged those actions but not mandated them.

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Mary Wintzer, Wintzer Wolfe Properties, felt the code changes were out of balance. Significant paths and wide paved pathways were not necessary. This would be taking her land, and she would have to pay to have them built. She stated the paths would require the removal of trees and she didn't want to remove them. The viability of the small businesses could not exist with the proposed changes. There would also be a noticeable loss of the neighborhood identity. Her attorney submitted a letter to protect the uses of the existing tenants. She asked for that consideration from the Council.

Clay Stewart 84060 hoped the Council would continue the item and reconsider what was being done. He stated developers extracted the incremental value that was created from underutilized properties and then maximized profitability. He asked the Council to be careful because developers would take advantage of the situation.

John Kenworthy 84060 thanked Rebecca Ward, Brad Olch, and Sarah Hall for putting a light on what's going on here. He stated there were fewer visitors on Main Street and China Bridge needed to be demolished. The top priority for the inner City was parking and circulation in the core. He asked what was being done to analyze where the best locations were for community shared parking lots. He agreed with Council Member Toly and wanted to see a comprehensive plan that worked. He discussed the years of talking about traffic. He wanted to know where the community shared parking would be so developers could pencil three story buildings. He encouraged the City to look at parking from the inside out.

Jamie Peters 84060, Homestake owner, thanked the Planning team for listening to previous feedback and recommended the grandfathering in of short-term rentals for Homestake. She asked the Council to unconditionally grandfather those rights or delay the BPMX vote. She also submitted the following eComment: "Thank you for considering public input on the proposed BPMX Core Zone. I also want to thank the Planning Team for listening to earlier feedback and recommending the grandfathering of Homestake's nightly rental/short-term rental (STR) rights. Your responsiveness is appreciated. I respectfully ask the Council to go one step further and unconditionally grandfather STR rights for Homestake, permitting the existing allowed uses to remain in the event of redevelopment without those rights disappearing, as could happen under LMC Chapter 15-9 (Draft Code line 1330). When the Council considered this matter in May, I believe a majority expressed discomfort with stripping existing rights. If doing so is unfair now, it won't become fair later. Conditional grandfathering still leaves Homestake in a weakened position long-term, especially if we ever attempt redevelopment to preserve the community. There is no redevelopment planned, and our HOA is focused on preserving and repairing our existing buildings. While Homestake currently is not used for nightly rentals, that option is important for flexibility, particularly if it could help support future improvements. Additionally, it was recently pointed out that a statement in The Bonanza Park Small Area Plan could possibly help our community. The Bonanza Park Small Area Plan includes six overarching goals and 19 specific implementation statements. Statement #13 (labeled I3 in the July 10 staff report) falls under Goal #4: "Bonanza is Inclusive." It states that the City would "work with residents

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and property owners to preserve naturally occurring moderate income housing already existing in the neighborhood." Yet, this statement—the one most relevant to Homestake—is the only one of the four inclusivity strategies that lacks any supporting detail, context, or proposed implementation in the staff report. Without further clarification, there is no practical path for Homestake to engage with this part of the plan, which raises concerns that it may be overlooked or fade from priority once the zoning changes are adopted. Please delay approval of the BPMX zone to allow us time to understand and pursue the preservation strategies outlined in the Bonanza Park Small Area Plan. We ask you to honor that goal—not just list it—by giving Homestake time and flexibility to explore options. In the draft ordinance (2025-18), the City affirms its intent to provide "fundamental fairness in land use regulation." We believe fairness means giving Homestake a fighting chance to preserve what has functioned for decades as moderate-income housing in Park City. Please either: * Grant unconditional grandfathering of Homestake's STR rights by not requiring the property to fall under LMC Chapter 15-9 Non-conforming uses, OR * Delay the BPMX vote to allow time for real implementation of preservation strategies."

Mike Todd, owned 24 properties in 84060 and lived in 84098, and was not opposed to density or height, but didn't want soulless building and construction. He loved where they were headed, but it was still partially wrong. He thought it needed to be protective of his neighbors and himself while moving the district forward in a positive way.

Brad Olch, 84060, stated his letter spoke for itself.

Sarah Hall, 84060 thanked the Council, Planning Commission and staff. It was challenging drafting code and she felt it still needed a little work.

Todd Humphrey eComment: "It has been brought to my attention that the Park City Council is considering significant changes to sidewalks and bicycle paths along Iron Horse Drive. The cost of these modifications will be assigned to local building owners. Over 3 decades of retail experience confirms that these costs will ultimately be shouldered by the local, small businesses operating in the area. Good Earth Markets joins our voice with neighboring Iron Horse businesses in opposition to these changes. The removal of mature trees and altering green spaces, in addition to the required modifications to current spaces used by businesses along Iron Horse, would result in irreparable damage to small businesses in the area. It is abundantly clear that the negative impact will significantly exceed the benefits derived from marginal increases in foot or bicycle traffic. I urge Mayor Worel and the City Council to protect business in the Prospector District. Please withdraw this proposal and don't change paths on Iron Horse."

Council Member Ciraco moved to continue Ordinance No. 2025-18, an ordinance rezoning approximately 70 acres between Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive from General Commercial and Light Industrial to Bonanza Park Mixed-Use District, enacting Land Management Code Chapter 15-2.27 to

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implement the Bonanza Park Small Area Plan, updating the Frontage Protection Zone to enhance the City's entry corridors, updating Chapter 15-6.1 to allow Affordable Master Planned Developments in the Bonanza Park Mixed-Use District, and amending Section 15-15-1 to define key terms to the August 26, 2025 meeting. Council Member Toly seconded the motion.

RESULT: CONTINUED TO AUGUST 26, 2025

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

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 08-14-2025

Council Direction

February 2025 Work Session supported feasibility analysis for traffic and circulation concepts:

1. Pedestrian-oriented street (curbless sidewalks, design to reduce vehicular traffic)
2. One-way vehicle travel on Main Street
3. Bi-directional Trolley Circulator Lane
4. Reduced On-street parking on Main Street, in conjunction with potential additional parking on Swede Alley and China Bridge re-development
5. Intersection improvements at Heber & Main and Heber & Swede
6. Additional bus stops on Heber
7. Roundabout at the South End of Main Street (Swede/Main Intersection)



Council Approval

Kimley-Horn selected following RSOQ process

- **Phase 1: 10% Concept Design**
 - Determine technical feasibility for favored concepts, identifying benefits and challenges
 - Analysis will benefit the future exploration of heated streets/sidewalks, circulation improvements, public parks improvements
 - Collect topographical survey, right of way, and existing utility (wet/dry) horizontal/vertical data
 - Prepare concept-level plans for street design and present options to council
 - NTE \$275,000



Next Steps

- **Phase 2: Public and Stakeholder Engagement (If necessary)**
 - Conduct public and stakeholder engagement/outreach for concept designs
- **Phase 3: 30% Schematic Design**
 - Prepare 30% schematic design for preferred concept design
 - Prepare opinion of probable improvement costs
 - Prepare a preliminary schedule considering design, relocation of utilities, construction phasing, and an estimated construction schedule
 - Prepare and submit a feasibility analysis report highlighting all required right-of-way, utility impacts, and potential long lead items that would impact delivery of the project

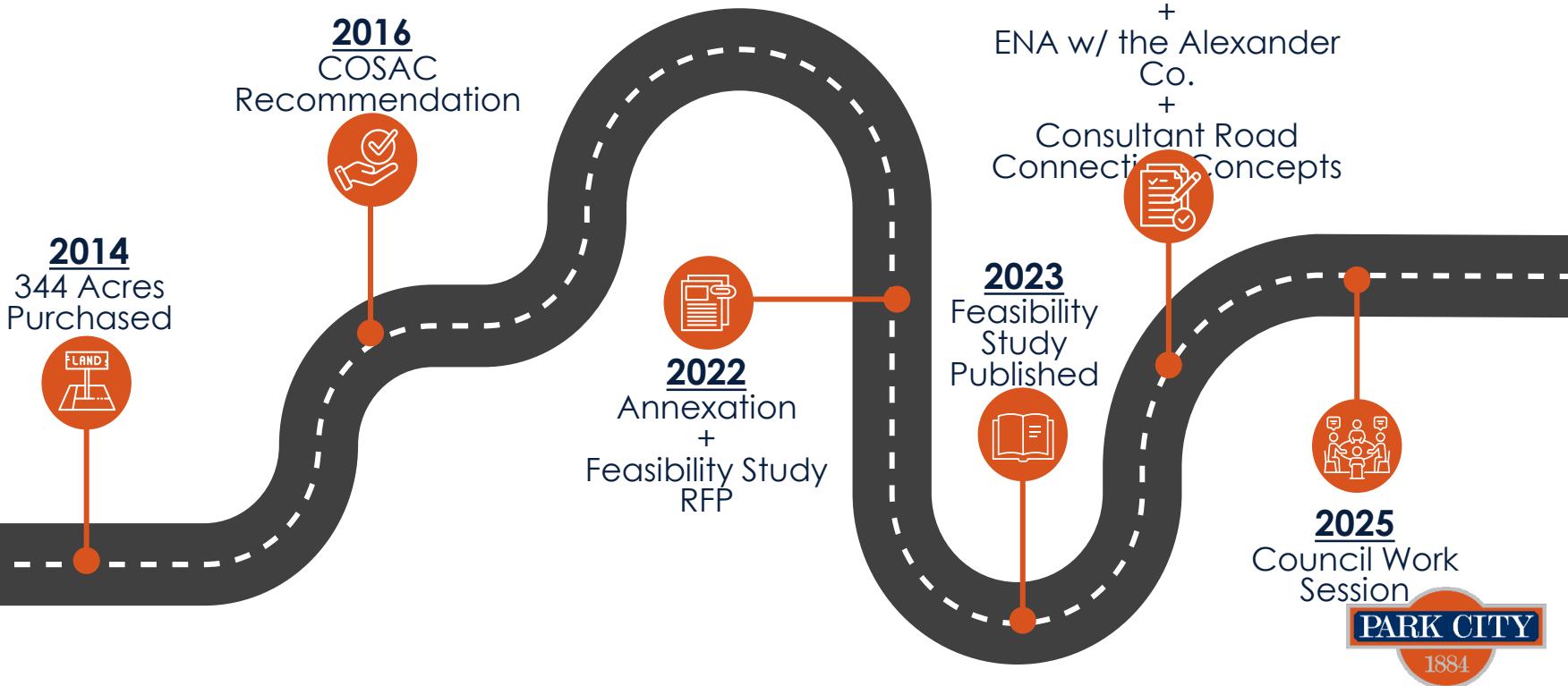




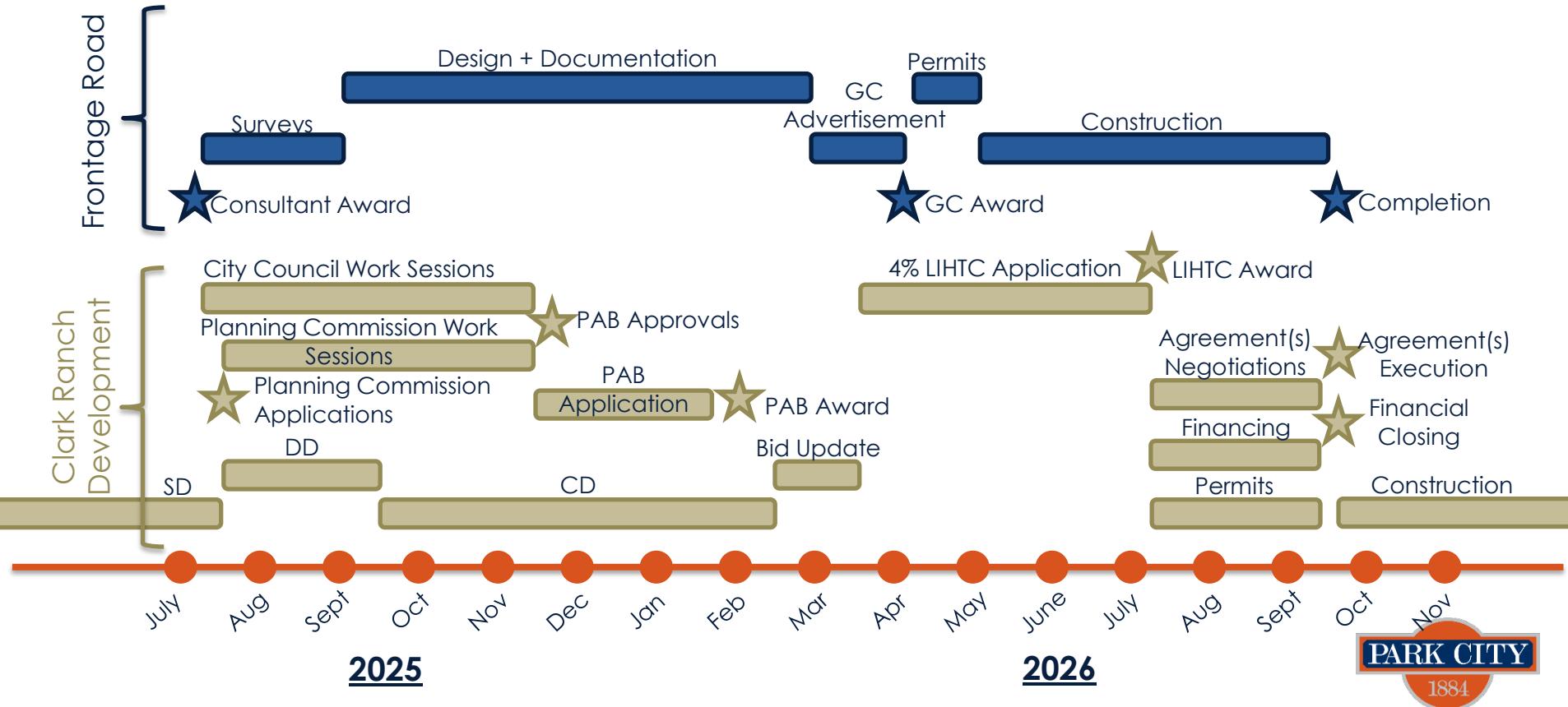
CLARK RANCH ACCESS ROAD



PROJECT HISTORY



ESTIMATED TIMELINE



CONCEPT DESIGN



CONCEPT DESIGN



CONCEPT DESIGN



MITIGATION

The City Council has historically supported extensive mitigation, so the community doesn't bear the development burden.

Mitigations of traffic impacts include:

1. Diverting traffic from the new development around, not through, the Park City Heights neighborhood.
2. Constructing the new access road at least 150 feet away from the nearest home and shielding it from view with landscaping.
3. Improving peak time performance of the Piper Way/Richardson Flat Rd intersection compared to existing conditions.



— ADDITIONAL ANALYSIS —

Pursuant to a City Council request on June 12, 2025, we evaluated high level costs and risks to pursuing a connection between Clark Ranch and Richardson Flat Road east of US-40.

Cost: \$30-45 Million

Project Risks:

1. Right-of-way acquisition
2. Construction not achievable in 2026



RECOMMENDATION

Despite the considerable and additional cost, we recommend approving a design professional services agreement with WSP to design a frontage access road and roundabout at Richardson Flat Road.



COST BREAKDOWN

Activity	Cost	Why does it cost so much?
Survey & ROW	\$80,000	<ul style="list-style-type: none">Right-of-way and roadway dedication plat
Geotechnical	\$20,000	<ul style="list-style-type: none">Pavement designRetaining wall design
Environmental	\$200,000	<ul style="list-style-type: none">Contaminated soils in the project areaAccounts for EPA documentation
Engineering	\$450,000	<ul style="list-style-type: none">Roundabout requires specific expertiseEnhanced landscape design
Total	\$750,000	<ul style="list-style-type: none">Design work to meet UDOT Standards



Amendments to Title 13-4

“Regulation and Enforcement of Stormwater Discharges Associated with Construction Activities”



Municipal Separate Storm Sewer System (MS4) Overview



Overview:

- Park City Municipal owns and maintains a stormwater drainage system.
- In 2016, Park City was designated by the State of Utah as a small Municipal Separate Storm Sewer System (MS4) and since then, we have been obligated to maintain a MS4 permit under State and Federal laws.
- During the 2025 legislative session, the State adopted SB220.
- The proposed amendments align City code with SB220.



Recommendation and Goals

Recommendation:

- Review and consider amendments to Park City Code, Title 13-4 "*Regulation And Enforcement Of Stormwater Discharges Associated With Construction Activities*". The proposed amendments align City code with State law as adopted in [SB220](#).

SB220 Goals:

- Standardized construction stormwater permitting statewide
- Create consistency and transparency in:
 - Fees
 - And Enforcement



Proposed Amendments

Changes to 13-4-2 Definitions:

- Update to “Applicant”
- The addition of “Immediate Threat”
- The addition of “Imminent Threat”

Changes to 13-4-4 Work Permit:

- Change the SWPPP rereview period to “5 days”
 - No timeframe was previously defined



Proposed Amendments

Changes to 13-4-6 Inspection and Entry:

- Updated language regarding photographs submitted for Electronic Site Inspection
 - This update provides clarity for the operator/contractor when submitting photos for City oversite inspections
- Updated language on how the City may conduct an onsite inspection
 - This update provides clarity operator/contractor on reasons the City will justify an onsite inspection

Changes to 13-4-7 Violations of Work Permit:

- Updated the language to add the ability to impose administrative fines.
- Previously HB507 removed our capability to impose fines for violations. This is now reversed with SB220 and added back into the code.



Questions and Recommendation

Questions?

Recommendation: Adopt Ordinance No. 2025-16 which amends Park City Code, Title 13-4 *“Regulation And Enforcement Of Stormwater Discharges Associated With Construction Activities”* with State law as adopted in [SB220](#).

