



**JOINT PARK CITY COUNCIL AND PLANNING COMMISSION MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

August 18, 2025

The City Council and Planning Commission of Park City, Summit County, Utah, met in open meeting on August 18, 2025, at 9:00 a.m. in the Council Chambers.

SPECIAL MEETING

I. ROLL CALL

City Council Attendee Name	Status
Mayor Nann Mayor Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Heather Sneddon, Deputy City Manager Mark Harrington, Senior City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

Planning Commission Attendee Name	Status
Chair Christin Van Dine Commissioner Seth Beal Commissioner John Frontero Commissioner Bill Johnson Commissioner Rick Shand Commissioner Grant Tilson Rebecca Ward, Planning Director	Present
Commissioner Henry Sigg	Excused

II. WORK SESSION

1. General Plan – The City Council and Planning Commission Will Review and Provide Input on the Draft Recommendations for the Updated General Plan:

Rebecca Ward, Planning Director, reviewed the progress made with the General Plan and noted there had been three public hearings with the Planning Commission. Marianne Stuck, Design Workshop Consultant, indicated they adjusted the draft after receiving the Council's feedback by shortening the document and creating an appendix. Strategies were added to each theme and an executive summary was created to offer an overview. Within the appendix, an implementation section was added for each theme.

Commissioner Frontero liked the appendix creation and having the core information in the main document. He didn't like timing references, such as short-term and long-term, and suggested defining that. Commissioner Shand stated this was a plan that did not go into details. As time went on, things would change, but as of now, this was the best plan based on community engagement and City priorities. Chair Van Dine agreed the document should be vague and didn't think putting specific timelines on plans would be beneficial. Commissioner Johnson liked having short-term and long-term goals, but he didn't need specified times on those terms. Council Member Parigian indicated short-term and long-term timelines would set the City up for failure. Commissioner Frontero knew this was an aspirational document, but specifying a timeframe would make the City more accountable. Ward indicated this plan was set up in a way that was currently used to identify priorities annually. Council Member Toly noted some priorities needed to include the City's regional partners.

Council Member Ciraco asserted the City priorities might be regional but the City needed to take the lead and set the tone in creating expectations with its partners. Council Member Parigian asked if the consultants looked at the 2014 General Plan to see what had been accomplished, to which Stuck affirmed. Ward noted in Exhibit D, there were highlights of what had been accomplished: 2016-2018 the focus was on historic preservation and Main Street. In 2019-2020, there was focus on the annexation policy. The past few years, priority was given to historic preservation refinements, electric vehicle charging stations, and small area plans.

Commissioner Beal stated the staff report indicated the General Plan should be reevaluated every five years. Ward stated the language came from a previous strategic plan and indicated this plan would be in place until 2035 and beyond, but they would need to update components of the plan on a regular basis to respond to community needs and to meet state code requirements such as the Moderate Income Housing Plan.

Council Member Dickey thought the overall quality of the document was great. As part of the mission, there were mixed-use neighborhoods, and he asked if they wanted all neighborhoods to be mixed-use or just some of the neighborhoods. Council Member Rubell felt there were parts in the section on neighborhood plans in the executive summary that were overarching. Some strategies were universal and some were specific to a neighborhood. He asked that they look at that again. Commissioner Shand indicated that was why the document was broken down by each neighborhood and

each one had its individual needs. Stuck stated the neighborhood plans got more specific as one looked at each neighborhood individually. Council Member Rubell didn't think "increasing mixed use centers" was a mission of the community. He suggested the language be changed to "increasing connectivity."

Regarding owner-occupied statistics, Council Member Dickey was curious about full-time residences for each neighborhood and asked for that information in the document. Stuck thought that was a good point and she would look into getting that information. Council Member Rubell asked what the numbers would be used for. Council Member Toly stated that Old Town wanted more primary residents. Council Member Parigian thought vacant meant non-residents. Stuck indicated they could rename that. Council Member Rubell requested that more clarity on the strategy for each neighborhood be reflected in the executive summary.

Council Member Dickey referred to Land Use and Growth Strategy Three: Evaluate Potential Station Area Planning Around Future BRT Stops, and asked if density would be built around the stops. Ward stated when the SR224 and SR248 BRT came into town there were some requirements such as mixes of use by the stops. Council Member Dickey thought that might be combined with the infill commercial. Stuck stated this pointed to the HDRC funding through the state and there were requirements associated with that funding. Council Member Rubell preferred to keep funding separated from the General Plan and use the General Plan for strategy only.

Council Member Toly referred to Strategy Five and asked what was meant by Ski Era Resources. Susie Petheram stated that was the emergence of the ski era in the City which was part of the City's character, and these structures should be preserved and reused. Council Member Toly asked if this included A-frame homes. After some discussion, Ward indicated there were criteria to warrant a home being designated as historic. Commissioner Tilson was concerned about ski era structures at the resorts. Chair Van Dine noted the Planning Commission could not make findings based on the General Plan, only based on the code. Council Member Ciraco proposed acknowledging that era but not having it inhibit future plans. Council Member Rubell indicated there were several strategies that conflicted, and it would be helpful to get feedback on the conflicts and have the Council clarify those conflicts.

Mayor Worel asked if staff kept track of things in the new General Plan that didn't align with the code. Ward stated aligning the code to the General Plan would be a top priority after the Plan was adopted. Council Member Rubell noted things that didn't come through very strongly, such as wildfire and safety. Ward indicated the survey for land use didn't address safety and wildfire, but those could be part of community character. Council Member Rubell gave an example of changing traffic patterns for safety reasons. He also referred to the Bonanza Park plan and wanted to specify the drivers, such as community gathering space and connectivity.

Commissioner Johnson referred to the executive summary and noted some of his concerns with infill in Old Town. He thought the Old Town description needed to be reworded. He asked what the goal for Old Town was. He also had a concern with the architecture photos and stated some of them didn't meet height requirements. Council Member Parigian felt numbering the strategies indicated a priority. He preferred no numbering. Commissioner Johnson stated numbering was a good way to reference the strategy being referred to.

Council Member Dickey referred to the survey statistic on affordable housing and noted 34% of those surveyed wanted this to be a key goal. He felt looking at that alone, it was a low number. Stuck stated she would look at that. Council Member Dickey indicated seasonal workforce housing was a concern among part time residents, but full-time residents were not as concerned about that. Stuck reviewed the questions that determined the demographic of responders. Council Member Toly noted second homeowners would not think seasonal workforce housing was a top priority. Mayor Worel asked if the survey distinguished second homeowners. Ward indicated interpreting the responses would be difficult without seeing the entire survey. Questions arose regarding the statistically valid survey and discussion ensued.

Council Member Parigian referred to the Quinn's Junction Mixed-Use Node and stated he didn't know they were doing that. Stuck stated there were growth strategies for each of the Node Types. The community had indicated the strategic infill for that area was a good strategy. Council Member Parigian didn't understand how the nodes were defined. Commissioner Johnson indicated a good example was the Bonanza Park node. He furthered that the nodes were areas where the City could fill in the gaps. This didn't mean new construction necessarily, and it could be redevelopment as well. Council Member Dickey noted the Node Summary explained how they were set up. Council Member Parigian also referred to the Vision and Mission Statement and read the mission bullet point: "We will offer housing options to a variety of demographics (young families, seniors, etc.)." He noted none of the other bullets had parentheses with details and he requested those be removed, to which everyone agreed.

Mayor Worel thanked the Planning Commission and consultants for their work.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder