



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

**August 25, 2025**

The Council of Park City, Summit County, Utah, met in open meeting on August 25, 2025, at 5:00 p.m. in the Council Chambers.

**SPECIAL MEETING**

**I. ROLL CALL**

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	<b>Present</b>
Council Member Ryan Dickey	<b>Excused</b>

**II. WORK SESSION**

**1. Discuss Design and Strategy Preferences for the Bonanza 5-Acre Site Redevelopment:**

Steve Swisher and Lisa Swisher, GTS Development, Joel Jennings and Van Lewis, Method Architecture, and David Brint and Carly Brinla, Brinshore Development, presented this item.

Steve Swisher reviewed this was a meeting to create a shared vision for the mixed-use development. Today they wanted to explore the opportunities and at the next meeting they would provide options for the Council to consider. He stated there was great feedback from the questionnaire they gave to the Council members. The site had 2.99 acres of buildable area. They proposed a drop-off area at Munchkin since that was a calmer street. They also planned for a transit stop on Bonanza with a major crosswalk. He noted they met with staff as they prepared these proposals. They would incorporate pathways and open space within the site. Swisher indicated they wanted to create a

sense of place. This was a gateway into the City and he wanted this to be an impactful first impression. Council Member Parigian felt the area should be for the local community and should include arts. He didn't want to see a building on the corner of Kearns and Bonanza. He liked where the proposal was headed. Council Member Toly liked keeping that corner open and she wanted the site to have a mountain town feel. Council Member Rubell liked the picture examples and thought those were good community uses. He asked if the parking garage could be built ahead of the rest of the project. Brint stated the parking would be partially funded with tax credits so it would not be feasible to do it as a separate project. Council Member Rubell asked to talk about it further at the next meeting. Brint stated they would need to know how big the project would be before sizing the underground parking lot. Regarding the density, Council Member Rubell preferred a lower density design. He asserted for-profit and non-profit spaces were not the focus, but rather the focus was on uses, such as an arts space. Council Member Ciraco asked the team to think about how the site would be oriented: whether to a drive by experience or a pedestrian experience. That would give insights into orienting buildings and site views. He wanted to draw people in. Brint clarified Council Member Ciraco was requesting a pedestrian oriented site and noted when people drove by, there should be features that would draw them in too. Council Member Ciraco liked street trees, but felt that if the site was too shrouded, drivers would just pass by.

Swisher indicated this site would include places to live, work, and play. Mayor Worel stated this site would need to have a unique character. Main Street was the City's jewel and she wanted this site to complement Main Street and not compete with it. Swisher added the site had a gentle slope and the parking garage would slope at the same degree. Council Member Toly asked for some steps so people could eat at different levels. Swisher suggested some tiered grass in the open space. There was discussion on a playground at the site and Council Member Toly noted something could be installed that was fun and functional but not designated as a playground.

Swisher summarized he heard mountain town identity and architectural design, and to be locally focused. The Council wanted a site that supported active mobility, and included neighborhood and community-oriented programming, with a balance of softscape and hardscape. Council Member Rubell stated he didn't mind if outside people came to town, but he wanted vibrancy in this area. Brint indicated the bigger the size of the event space, the more people who would be attracted to the site. Restaurants would also attract people. Council Member Rubell clarified the goal for the site was to have an inviting community gathering space where all would feel welcome. Swisher indicated the type of event would determine who would attend. Council Member Parigian stated there would be events but not a party scene since people would live there as well.

Swisher displayed examples of housing and commercial designs that could blend in a mountain town or that would bring out the mining history. Council Member Parigian suggested having different designs for each building on the site. Council Member Ciraco



stated every building could be different or one building could have varied sections. He supported variation in design. Brint indicated there would be enough buildings on the site so variation could be incorporated. Council Member Rubell envisioned a vibrant first floor. Council Member Toly liked the pitched roofs and colored buildings. She hoped some units would have balconies. Council Member Toly suggested having rooftop gathering space for some commercial buildings.

Swisher referred to the community open space and stated that was a space that would be programmed. He suggested creating a splash pad/ice rink combo so it would be used all year round. There would be room to do a lot of different things in the space. Council Member Rubell didn't want to get into specifics at this point of the conversation. Council Members Ciraco and Toly liked the idea. Council Member Toly supported family friendly activities. Council Member Parigian preferred having a splash pad at City Park. Mayor Worel liked having a splash pad because it would attract families. Swisher indicated they would bring it back as an option. Swisher displayed examples of streetscapes and reviewed different options. He noted it would be important to have signs on the storefronts so people would know what was in there. Mayor Worel referred to the transit lane and asked them to work with the Transit Team on transit for this site, to which Swisher affirmed.

Swisher stated they planned for 23,000 square feet of retail and more space for daycare and arts. Council Member Rubell did not want to earmark tenant spaces before the uses were identified. Swisher agreed and stated the commercial space was all intended to be market rate space. Council Member Parigian noted there were 23 restaurants in the area and he didn't want this project to compete with them. Katie Wilking, Berkshire Hathaway, and Swisher explained this would not be full of restaurants, but a few were needed to activate the space. Council Member Toly supported market rate commercial for the 23,000 square feet that was planned. Council Member Rubell stated a daycare might not be needed onsite since EngineHouse would have a daycare a couple of blocks away. He didn't want to commit to that if it wasn't needed. He also asked that arts be woven throughout the site. Swisher explained that an onsite daycare was helpful if they wanted to receive LITHC funding.

Swisher discussed the site plan and proposed opening the north end of the site for open space. This would give the site 70% open space and 2.3 acres of programmable space. Council Member Parigian didn't want open space next to Kearns. Swisher stated there would be 20 feet of landscape between the street and the grass. Council Member Parigian thought there would be noise from trucks and buses. He preferred the green space at the south end of the site. Council Member Toly preferred having the open space in the middle of the site. Council Member Rubell stated the Council should set the strategy and that was to have a low-density site. He thought this was missing the strategy. He felt the site plan was too dense. Council Member Ciraco agreed Kearns was busy and he didn't want the site open to that street. Council Member Parigian didn't like the breezeways between the buildings. Swisher stated elevators were required for

every building and they had to go all the way to the parking garage. Having those bridges would require fewer elevators.

Swisher reviewed that the rendering presented in the RFP included all four-story buildings, but he indicated if they made all the buildings three levels, then they would have 106 residential units. They could also have one four-story building for additional units. Brint noted the direction in the RFP was to maximize housing, but it sounded like the Council was now not in favor of that, and he indicated that could be an advantage for them. They asked how many units the Council wanted. Council Member Parigian wanted the site to be a housing area. If the units were less than 150, it would be a different development. Council Member Toly never wanted this site to only be for housing. She didn't want this site to feel like someone's neighborhood. She hoped to see some attainable housing in the mix for police officers, fire fighters, etc. Council Member Rubell preferred to have mixed building heights and have units for mixed incomes. He wanted a community on this site. He wanted to prioritize community workforce housing in order to provide for health, safety and welfare workers, as well as those taking care of the community. Council Member Ciraco wanted to see a vibrant mixed use and he wanted a scale of structure to accommodate the commercial uses so this would be a vibrant area. The housing would help with the vibrancy. He didn't know the exact number, but if the number was lower, they could create more units in another housing project. His main priorities were vibrancy and mixed use. He knew this housing product would not appeal to all people and hoped to get some advice on who this site would attract. Mayor Worel had concerns with making this project dense since the intersection was failing and HOPA was building 300 residential units diagonally from this project. She indicated if there was a need to evacuate the town, it would be hard to get people out through this area with such a high residential density. She didn't have an exact number of desired units, but she wanted to minimize the residential units. Council Member Toly asked the consultants to look at other affordable projects in town to see how long the waitlist was and what AMIs were needed. Brint stated they had not done a thorough market rate study, but in their other projects, the larger units with more bedrooms were the first to lease. Larger units took up more space, but one-bedroom units were not leasing as quickly as they used to. He noted looking at waitlists didn't help but he would look at what types of units had been consistently leased. He indicated he would do some surveys on housing before the next meeting.

Swisher indicated the parking garage could hold 316 stalls but if the residential units were reduced, they could reduce the number of stalls. Council Member Rubell asked to build as many stalls as possible because people could park here and take other forms of transit. Council Member Rubell asked them to look at a two-level parking garage. Council Member Toly noted nothing had been done to fix the intersection and she didn't know if all those parking spaces could work. Council Member Rubell asked the consultants to bring back information on more parking. Swisher noted that for them to maintain parking, it would have to be paid parking.

It was indicated they would come back on September 5<sup>th</sup> with a tentative site plan and listen to feedback. Council Member Rubell asked to see more about incubator tenant spaces.

#### **IV. ADJOURNMENT**

With no further business, the meeting was adjourned.

\_\_\_\_\_  
Michelle Kellogg, City Recorder



# Bonanza 5-Acre Redevelopment

## Council Work Session 1: Opportunities





## Vision Plan Process

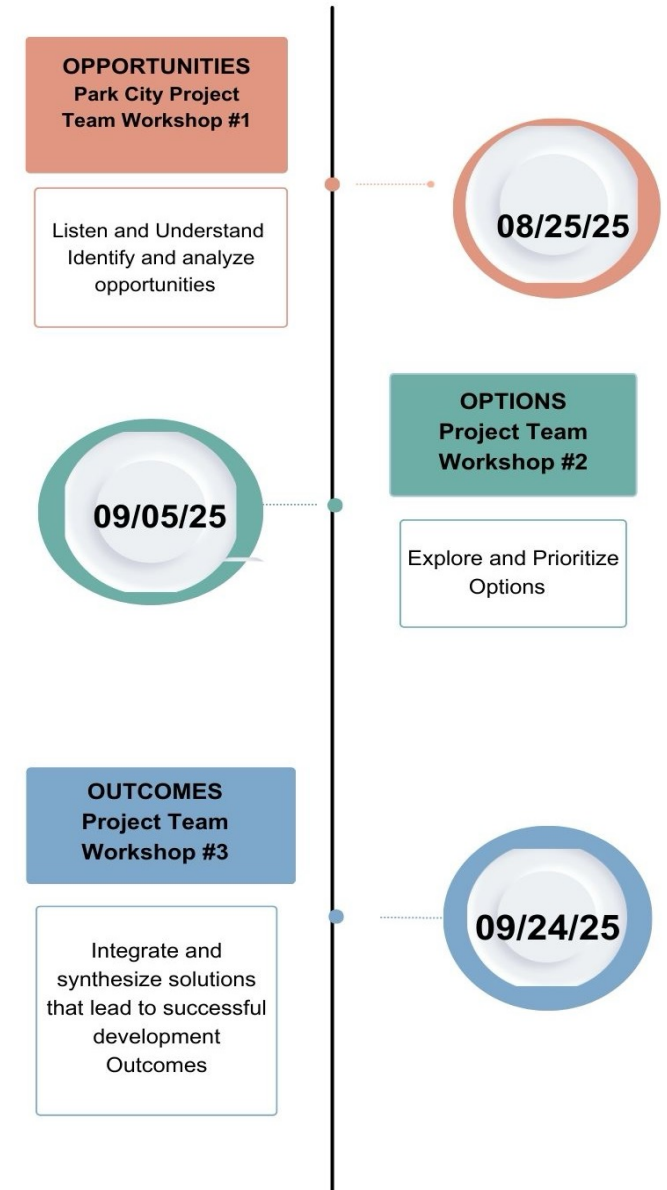
Mission: Create a shared vision for a locally focused mixed-use development that will enhance Bonanza Park as a great place to live, work, and play.

We will explore:

- Opportunities
- Options
- Outcomes

## PURPOSE & PROCESS

### Timeline, Delivery & Schedule



# Bonanza 5 Acre Redevelopment Council Work Session 1

## Opportunities:

- Listen
- Learn & Share
- Explore ideas

For a shared vision forward.

## PURPOSE & PROCESS

### Agenda:

- Site context
- Sense of Place
- Mountain Town Identity
- Community Open
- Commercial, Non-profit Programming
- Site Planning
- Density & Building Heights
- Unit Mix & Affordability
- Parking Strategies
- Conclusion & Next Steps



## Mixed Use

Create a mixed use neighborhood  
with livability in mind.



## Local

Support locally-owned business &  
entrepreneurship.



## User-Friendly

Create a safe & intuitive network  
for pedestrians, cyclists, and  
transit users.



## Inclusive

Expand the availability of  
affordable and workforce housing  
units.



## Cultural

Weave arts and culture into the  
community fabric.



## Green

Create a more welcoming and  
sustainable community.

# PURPOSE & PROCESS



## SITE CONTEXT

- Setbacks
- Frontage Protection Zone
- View Corridor
- Transit
- Active Mobility
- Service Fire Drive
- Buildable Area



MULTI-USE TRAIL

KIMBALL ART CENTER

COMMUNITY GATHERING  
SPACE

BUS DROP OFF

KEARNS BLVD

OLYMPIC FLAME SCULPTURE

RESIDENTS' BIKE STORAGE

THREE FLOORS OF RESIDENTIAL  
UNITS ABOVE ONE FLOOR  
OF COMMERCIAL, AMENITY,  
AND COMMUNITY ART SPACES,  
ABOVE ONE LEVEL OF UNDER-  
GROUND PARKING

MUNCHKIN RD

BONANZA DR

TO RAIL TRAIL UNDERPASS

- ..... bonanza art walk
- - - bike access
- bike racks
- - - pedestrian access
- ➡ pedestrian points of entry to art walk
- vehicle access
- garage entry

# SITE CONTEXT





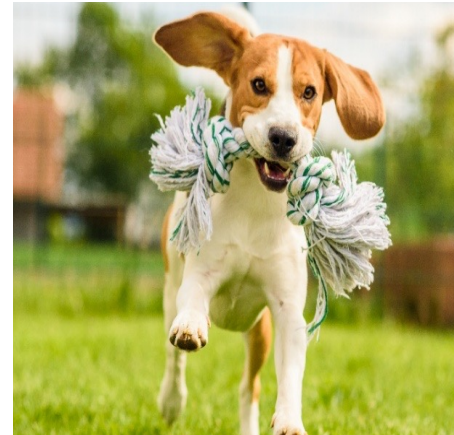
## SENSE OF PLACE

- Gateway Entry to Park City
- Locally focused Community Gathering Space
- Mountain Town Identity in Architectural Design
- Balanced mix of uses
- Great place to just hang with your dog (for free)
- Great place to take your kids
- Great place to live, work & play









- Mountain Town Identity in Architectural Design
- Active & Passive Uses
- Locally Focused
- Supports Active Mobility
- Neighborhood & Community Oriented Programming
- Balance mix of hardscape and softscape

# MOUNTAIN TOWN IDENTITY









Steamboat Springs, CO



Gallatin Valley, MT



Boise, ID



Vancouver, BC



Leadville, CO





# COMMUNITY OPEN SPACE

- Multi-use Lawn
- Playground
- Tots Playground
- Pedestrian Pathway
- Bike Pathway
- Pedestrian Respite Areas
- Public Art
- Murals
- Dining
- Small amphitheater
- Festival walk
- Gathering Space





## Flexible Multi-Use Space

- Pop-up shops
- Winter Market
- Farmers Market
- Mountain Town Music
- Games
- Small Art Shows

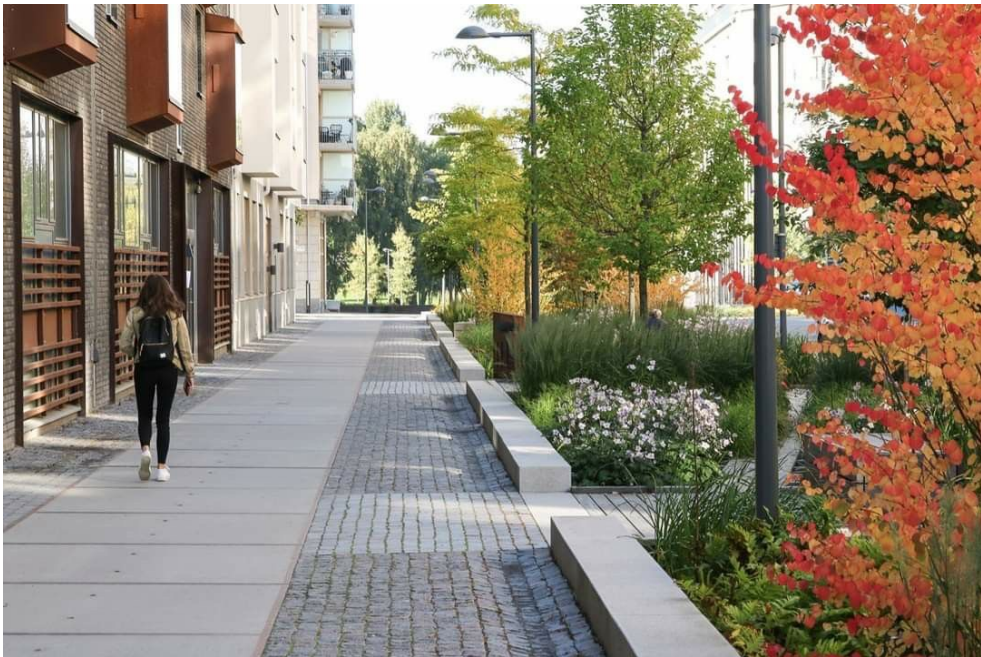
COMMUNITY OPEN SPACE





# STREET SCAPES









- Neighborhood & Community Service Businesses
- Dining/ Food Hall for activation
- Non-Profit Daycare
- Co-working or University space for activation during the daytime
- Non-profit (reduced rent) for arts, maker space, PC Create

## RETAIL COMMERCIAL NON- PROFIT PROGRAMMING





## RFP Footprint

- Site Area 5.24 Acres
- Building Coverage & Driveways 1.56 Acres
- Open Space 3.68 Acres, 70%
- Programmable 1.47 Acres





## Site Planning Proposed Footprint

- Move building to South & West Edges
- Move Kimball Space into Community Open Space
- Opens view to site
- Gets out of View Corridor and FPZ
- Can locate Daycare at Munchkin drop off





# SITE PLANNING

## How Big?

- Site Area 5.24 Acres
- Building Coverage & Driveways 1.57 Acres
- Open Space 70%/3.67 Acres
- Town Lift Plaza .21 Acres
- Library Field 1.67 Acres





- Site Coverage 30%.
- Building Heights  
4 Stories/ 45'
- Level 1
  - Commercial
  - Non-Profit
  - Tenant Services
- Level 2, 3, 4
  - 156 Affordable Units
  - 285 Bedrooms
- Options?

# DENSITY & BUILDING HEIGHTS

## Unit Mix from RFP

Unit Type	25% AMI	30% AMI	40% AMI	45% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total
1BR	4	6	6	13	17	12	7	7	72
2BR	1	5	4	5	13	7	5	5	45
3BR	0	4	1	6	5	10	4	3	33
4BR	0	1	0	3	1	1	0	0	6
Total	5	16	11	27	36	30	16	15	156

### Amendments to Unit Mix / Council Feedback

#### Market Rate / Work Force Housing Units

- Can add in Market Rate units to address council feedback
- In mixed-income developments, these become naturally occurring workforce housing units ~80%-120%AMI
- Market Rate units do not support themselves (they require about \$70K per unit)

### Reduced Density

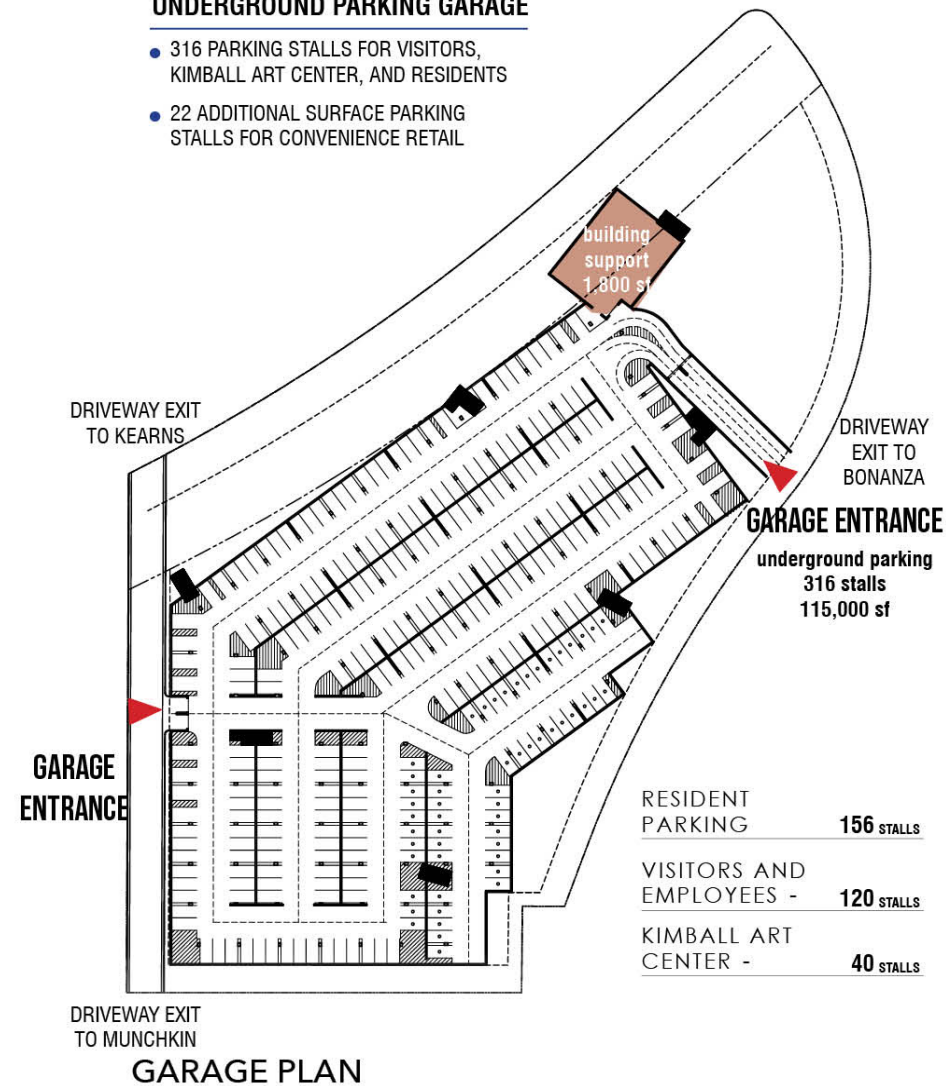
- Reducing density will reduce the financing gap
- Reducing density may allow for a single financing structure which can speed up development
- Reducing density may address council concerns about boxiness and making it feel more mixed
- We currently show 156 units. To make sure we are reorienting in the right direction, it would be helpful to know approx. how many units council wants: 70? 90? 100? 120?

## UNIT MIX & AFFORDABILITY



### UNDERGROUND PARKING GARAGE

- 316 PARKING STALLS FOR VISITORS, KIMBALL ART CENTER, AND RESIDENTS
- 22 ADDITIONAL SURFACE PARKING STALLS FOR CONVENIENCE RETAIL



## Underground Parking

- Paid Parking
- Encourage Bike & Transit
- Remote Parking for events as part of event permitting process
- Shared Parking Reductions
- One space per unit
- Tenant Bike Parking
- Visitor Bike Parking

## PARKING STRATEGY

## Discussion Recap

- Items with high level of concurrence
- Identify items that need more thought/ future discussion
- Next Meeting: Options 09/05/2

## CONCLUSION & NEXT STEPS

- Site Context
- Sense of Place
- Community Open Space Planning
- Commercial, Non-Profit, & Tenant Services
- Density & Building Heights
- Unit Mix & Affordability
- Parking Strategies



