



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

December 18, 2025

The Council of Park City, Summit County, Utah, met in open meeting on December 18, 2025, at 4:45 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 4:46 p.m.
Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

Council Member Rubell participated in the Closed Session via Zoom.

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 5:30 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Mayor Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly Jodi Emery, Acting City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly indicated the City hadn't had a lot of snow yet this winter, which put pressure on Main Street. She encouraged people to buy from small businesses. She noted this was the last meeting for Mayor Worel and Council Member Rubell and she stated it was an honor to serve with them the past few years. Council Member Dickey thanked Council Member Rubell as they served together the last four years and indicated that Council Member Rubell set a standard of excellence. He also stated Mayor Worel had served the City for 15 years and he appreciated everything she brought to the City as mayor.

Council Member Ciraco thanked Council Member Rubell for his service and mentorship during his first two years on the Council. He thanked Mayor Worel for all her service and stated she was selfless for dedicating so much of her life to the City. Council Member Rubell thanked everyone for their kind words and thanked Mayor Worel for their time working together. He gave the Council a book discussing extremism and the need to move the needle. He stated there were antisemitic events that were appalling, and he encouraged the Council to promote equity for everyone going forward. He was also grateful for the City staff.

Mayor Worel thanked Council Member Rubell for his service and indicated he had brought a great perspective to the Council. Council Member Parigian thanked Mayor Worel and Council Member Rubell for their service as well. Mayor Worel stated she attended a Light the Menorah event on Main Street and asserted it was wonderful.

Staff Communications Reports:

1. Main Street Area Plan Project Update:

2. Fences in Historic Residential Zoning Districts:

3. Update on Agreed-Upon Procedures Engagements:

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.

Meg Ryan thanked the outgoing officials for their service. She also thanked Council Members Ciraco, Toly, and Parigian for continuing to serve.

Allison Bagley read the prepared statement that was also sent as an eComment: "We are Park City Ski Patrol Association or PCPSA. We are members of Communication

Workers of America (CWA) Local 7781, United Mountain Workers (UMW), which represents 18 bargaining units and over 1100 members across ski resort operations including lift maintenance, bike patrols and ski patrols. After the tumult of our contract negotiations and work stoppage last winter, our membership wanted to take the time to formally recognize and thank the community members who supported us and helped us win significant wage and benefit increases. Going on strike was a difficult choice, and we fully recognize the stress that our collective action put on businesses who may have lost customers. We also recognize community members who were not able to enjoy the entire mountain and had to deal with extremely long lines and inexperienced patrollers. We are so grateful to everyone who supported us with food, with coffee, by standing on the picket line, by donating financially to our solidarity fund, or by simply honking as you drove by. Standing on the picket line was a hard two weeks. It was inspirational to see our community show up for us. You, our community, are in part responsible for the ripple effect our collective action had on the greater ski industry. Thank you. We are representatives of PCPSA, UMW and CWA. These organizations are committed to community engagement through political and legislative action. We maintain a Political/Legislative committee and our members are excited to leverage our strong solidarity to bolster the working class, support local businesses and make our voices heard concerning local political decisions. Not all of our members live in Park City, or even in Utah year-round, but our unit represents the working class in Park City and would like to participate at these meetings and in this community as much as possible. We appreciate you all and are grateful to add our voices to yours as we all speak up for the good of the community.”

Drew Seitz indicated he was also in the ski patrol union and this organization was committed to community engagement through political action. They wanted to make their voices heard with regard to political decisions. He thanked the Council for their service.

Ellen Kuck 84098 thanked Mayor Worel and the Council for their service. She especially thanked Mayor Worel for supporting the Youth Council. Being a female mayor inspired her to get involved, and she asserted Mayor Worel had impacted her life.

Eileen Galoostian eComment: “I am writing to express my stance on the Clark Ranch Conservation Easement development being considered. The original intent of purchasing the property was to preserve Open Space. It was NOT for residential or commercial development or for any “for-profit” development. I am against any type of development that is either residential or commercial. The only development that should be considered is for amenities that keep the property available and safe for the public to enjoy as open space. These “amenities” might be a trailhead, restrooms, or a storage shed, for trail maintenance equipment. It seems this was a “bait and switch”. The purchase was presented to the public as preserving Open Space. It seems the County and others involved have manipulated things for development. Very disappointing to say the least. Please respect the original intent of the purchase of Clark Ranch: Preserve the entire property for Open Space for the public.”

Annee Price eComment: "I am writing, once again, to express my strong support for placing a full conservation easement on all 344 acres of Clark Ranch. This land is a rare and irreplaceable part of our community's natural heritage, and its protection would be a lasting gift to current residents and future generations. It is also rather silly that it has taken nearly a decade to get the easement in place! Clark Ranch's open space provides critical wildlife habitat, scenic views, and opportunities for outdoor recreation that define the character of Park City. Once developed, these values cannot be restored. By protecting the entire property, the City would ensure that this landscape remains intact, safeguarding biodiversity, preserving water quality, and maintaining the rural gateway that welcomes visitors and residents alike. While I understand the need for affordable housing and thoughtful growth, I believe there are alternative sites better suited for development that would not compromise such a significant natural resource. I also don't believe, for one minute, that The Alexander Company will build truly affordable housing. The full conservation of Clark Ranch would align with Park City's long-standing commitment to sustainability, climate resilience, and quality of life. I urge you to take this opportunity to lead boldly—by voting to protect all 344 acres under a permanent conservation easement. This decision will be remembered as a defining moment in preserving the beauty and integrity of our community. Thank you for your service and for considering the voices of residents who value our open spaces."

Mayor Worel closed public input.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from November 18 and 24, 2025:

Mayor Worel corrected the Council Questions and Comments section of the November 18th minutes, and stated that Council Member Rubell had requested that there be no less than 334 acres preserved in the Clark Ranch Conservation Easement.

Council Member Parigian moved to approve the City Council meeting minutes from November 18 and 24, 2025 as amended. Council Member Toly seconded the motion.

RESULT: APPROVED AS AMENDED

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

V. CONSENT AGENDA

1. Request to Receive and Review the Park City Annual Comprehensive Financial Report (ACFR) for the Fiscal Year that Ended June 30, 2025:

2. Request to Authorize the City Manager to Execute a Professional Services Agreement with Mountain Trails Foundation Not to Exceed \$290,000 for Two

Years, in a Form Approved by the City Attorney's Office, for Critical Ongoing Trail Maintenance and Winter Recreation Trail Grooming:

3. Request to Approve Single Event Temporary Alcoholic Beverage Licenses during the 2026 Sundance Film Festival (Location List to Follow):

4. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2026 Sundance Film Festival (Location List to Follow):

5. Request to Approve a Construction Agreement with Big Horn Contractors, LLC, Not to Exceed \$147,350, in a Form Approved by the City Attorney, to Renovate and Update Two City-Owned Duplexes in the Employee Housing Rental Program:

6. Request to Approve the First Amendment to the Memorandum of Agreement between Park City Municipal Corporation and Empire Pass Master Owners Association, Inc.:

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

RESULT: APPROVED

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

VI. OLD BUSINESS

1. Consideration to Adopt the Clark Ranch Conservation Easement:

Luke Cartin, Lands and Sustainability Manager, reviewed the discussion from the November 6th meeting. He indicated the easement could not have a floating 10 acres for development within the easement. They had to get the conservation easement legal description accurate. He proposed a two-step approach: the Council could adopt the conservation easement with the carve out of 15 acres since that legal description had already been finalized. Then there would be a joint meeting with the Planning Commission in the next few months to select the exact 10 acres. Cartin would then return to Council with the new legal description which would carve out 10 acres, and the other five acres would go into the conservation easement. That would kick off the Clark Ranch Adaptive Management and Stewardship Plan.

Council Member Toly moved to adopt the Clark Ranch Conservation Easement. Council Member Parigian seconded the motion.

Council Member Rubell stated there was a proposal from staff to do this but with a carve out of 13 acres. Cartin stated he wanted to bring this back as a work session item, but he had to balance returning this to Council as an action item before the end of the year with a valid legal description and the time constraint to get a different legal description by this meeting was not possible. Council Member Rubell felt it was

important to act on this easement tonight. He asked why the developer needed the larger parcel than the original 10 acres (Steve's Point). Heather Sneddon, Deputy City Manager, stated the City wanted this flexibility. They had options with the Alexander Company on the location, but they hadn't vetted the most feasible site for this affordable housing project. They wanted to give themselves the most flexibility for an affordable housing site as well as give the Council a conservation easement that could be adopted tonight, and then later circle in the five acres to the conservation easement. Council Member Rubell didn't think the City should ask the developer what worked best to maximize the site, and instead, they should tell them this is the site you have to work with. Sneddon indicated the developer the City's partner and they needed to work together in defining the 10 acres for the project. Council Member Rubell stated they were told in the past the project didn't work on the original 10 acres. If it did, there wouldn't be the desire to build in wiggle room, to which Sneddon affirmed. She noted they wanted a project that would be feasible in the long run.

Council Member Ciraco indicated it wasn't the shape of the parcel that created the feasibility issues, but it was the slope of the site. He knew people wanted to be true to COSAC's recommendation, and he was under the impression there would only be three additional acres of wiggle room instead of five acres. Cartin stated this was changed from a work session to an action item last Friday and that wasn't enough time to draw a new legal description. It was decided to use the description the City already had. Council Member Ciraco didn't know who gave the direction to bring back the 15 acres and that troubled him. Preserving open space and affordable housing were both priorities for him, but he wanted to do things by the book and to be transparent. Council Member Toly noted the proposal tonight was the same as November 6th. Council Member Rubell stated the November 6th description was not done transparently.

Council Member Rubell wanted to make sure the extra five acres would be preserved. Cartin stated the language was strengthened to ensure the five acres would be wrapped into the conservation easement. He thought there were options, such as the five acres could be its own piece. He wanted to make sure the nuances were tied into that parcel. They would say they would protect the land at the same level as the larger conservation easement. This would come back to Council for approval, and he expected the Council to hold him to that standard.

Council Member Rubell asked if the motion could be amended to strengthen that language and harden the commitment. Cartin stated he used the word similar so the five acres could be part of the larger easement or its own separate conservation easement. Wendy Fisher, Utah Open Lands (UOL), stated she worked with staff and they were trying to honor the same conservation standard for the five acres. This current proposal was an executable document since there was a good legal description. She stated language could be added to the motion saying that the additional five acres is also intended to be fully protected. The conservation easement would act as the anchor parcel to whatever the deed restriction would end up being. She echoed Cartin that UOL would adhere to any additional language to the motion, and they would ensure

it will take place through the right technical mechanism. Cartin suggested the amendment could say no infrastructure would be allowed through the five acres.

Council Member Parigian asked if there was a possibility to build a field in the five-acre conservation easement space. Cartin explained there could be a gathering space such as a trailhead but not anything like a soccer field. Council Member Parigian asked if it could be like Library Field. Cartin noted there was a similar gathering space at Bonanza Flat. Council Member Parigian thought this field might be a connector between the existing community and the proposed community.

Council Member Ciraco asked that staff work with Alexander Company to see if the site could be moved to the south so there was more of a buffer between that development and PC Heights. He stated in the future, if land was acquired with a provision for a carve out, that should be the first thing the Council should do. Cartin stated these types of cleanups were appreciated. Council Member Rubell indicated it was defined in the beginning, but now it was changed. He asked if the affordable housing development still had to go through the Planning Commission process for approval and asserted the vote tonight was not approving the development, to which Cartin affirmed. Council Member Rubell asked if they could specify that the five acres would be protected. Sara Wineman, Housing Project Manager, indicated the exclusive negotiating agreement (ENA) called out 10 acres of development. Council Member Rubell stated that was just an ENA and he wanted a definite provision saying the development could not move forward unless the five acres was protected.

Margaret Plane, City Attorney, stated these were two different processes. The Alexander Company was bound by the ENA so they would propose something excluding the five acres. Council Member Dickey asserted the Council wanted the 10 acres within the 15 acre boundary. The remaining five acres would go back into the conservation easement. Council Member Rubell proposed an amendment to the motion: to also direct staff to apply the same level of open space protection to an additional five acres that applies to the 329-acre conservation easement without allowing any improvements to those five acres. Council Member Toly added to the amendment to say it would happen in 2026. Council Member Parigian asked if that precluded planting grass seed. Cartin stated turf grass was not allowed but wild grass was allowed. Council Member Parigian wanted to diffuse the tension between the neighborhoods because it was obvious one neighborhood didn't like the other. He thought having a neutral ground would be beneficial and help them meet each other and realize they are all people.

Council Member Dickey stated they should decide what was wanted on the land before putting a conservation easement on it. He wanted to preserve the 329 acres as a conservation easement tonight and then determine where they wanted the 10 acres, and then they could determine what they wanted with the additional five acres, and it could be made into a park if that was the desire. Council Member Ciraco wanted the additional five acres to have the same protection as the conservation easement.

Fisher stated a park would be allowed on the conservation easement. This was the same level of protection and making sure the conservation easement principles and intent follow through to the five-acre parcel. She indicated this five acres would be part of the adaptive management plan. They could ensure the same protections were on there as with the larger conservation easement. Council Member Dickey was grateful that language was in there.

Council Member Toly moved to adopt the Clark Ranch conservation easement as updated on November 6, 2025, with the amendment that we add the same level of open space protections and intent onto an additional five acres to happen in 2026. Council Member Parigian seconded the motion

RESULT: APPROVED AS AMENDED

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

VI. NEW BUSINESS

1. Consideration to Adopt Resolution 30-2025, a Resolution Adopting the 2025 Park City Water Conservation Plan:

Jason Christensen, Water Manager, stated the state required that this plan be adopted every five years, and he also wanted to update the City's priorities for water conservation. He displayed a breakdown of treated and untreated water usage in the City. Christensen asserted the average water use by residential accounts had declined by half since 2000.

Christensen stated the City's water conservation efforts had received awards. In 2020, the City set a goal to reduce water loss by 33% by 2030, and he indicated that goal had been reached but continuous effort was needed to stay at that level.

Mayor Worel asked if a waterline break was considered a leak to which Christensen affirmed. Council Member Parigian asked if commercial accounts used more water than residential accounts. Christensen stated commercial accounts used 18% of the water and residential used 21% of total water in the City. He recommended sticking to the billing tiers and the education if adjustments were desired. He noted the resort industry served more people than they did in 2000.

Council Member Parigian asked if the resort properties used low-flow shower heads and toilets. Christensen stated the State of Utah established the building code and builders followed the code. He noted the Council could determine if they wanted to have more restrictive billing tiers for commercial. Council Member Ciraco thought the City would have to find out if there was more water usage on a per capita basis, and that would be hard to ascertain. Christensen affirmed some resorts weren't online in 2000.

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

Council Member Dickey moved to adopt Resolution 30-2025, a resolution adopting the 2025 Park City Water Conservation Plan. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve the Youth Sports Alliance 2026 Olympic and Paralympic Homecoming Parade Supplemental Plan and Level Four Special Event Permit, for Friday, April 3, 2026, on Historic Main Street:

Rachel Roadfuss, Special Events Coordinator, presented this item and reviewed this parade would honor the Olympic athletes who would compete next February. She noted the Main Street closures during certain hours. They would have Kane Security and a police presence on site.

Council Member Parigian asked if there would be things at the Townlift area, to which Roadfuss stated they were not in that area this year. Autographs would be given in tents set up in the middle of Main Street.

Emily Fisher, Youth Sports Alliance, thanked the Council for considering this event and she thanked staff for all their work.

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

Council Member Ciraco moved to approve the Youth Sports Alliance 2026 Olympic and Paralympic Homecoming Parade Supplemental Plan and Level Four Special Event Permit, for Friday, April 3, 2026, on Historic Main Street. Council Member Toly seconded the motion.

RESULT: APPROVED

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly in shades of brown, tan, and green. The surrounding landscape is a vast, snow-covered mountain slope. The sky is a pale, hazy blue.

Water Conservation Plan

2025 Adoption



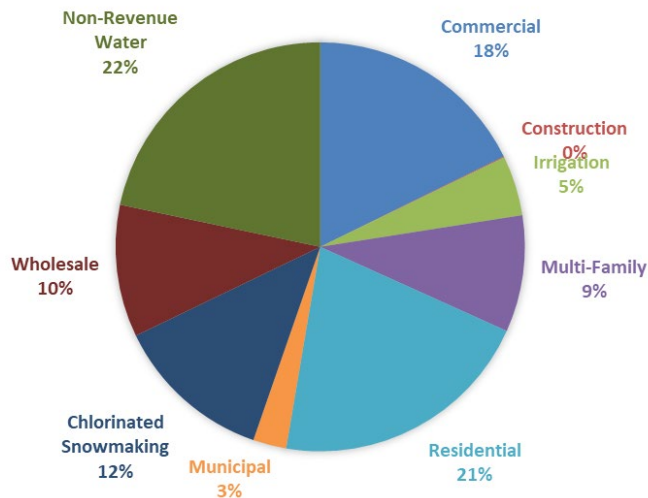
Why

Utah Code § 73-10-12
requires the adoption
of a Conservation
Plan every five years.

Shapes Water
Conservation
Priorities

Park City Water Use

2024 TREATED WATER USE

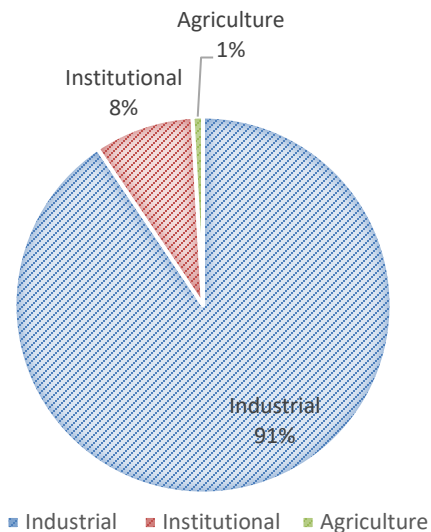


2024 Treated Water Usage Gallons

Commercial	303,375,000
Construction	1,190,000
Irrigation	81,198,000
Multi-Family	157,996,000
Residential	358,258,000
Municipal	45,151,000
Chlorinated Snowmaking	214,984,740
Water Loss/Non-Revenue Water	179,065,228
Total Water Produced	1,712,755,690

Park City Water Use

2024 UNTREATED WATER

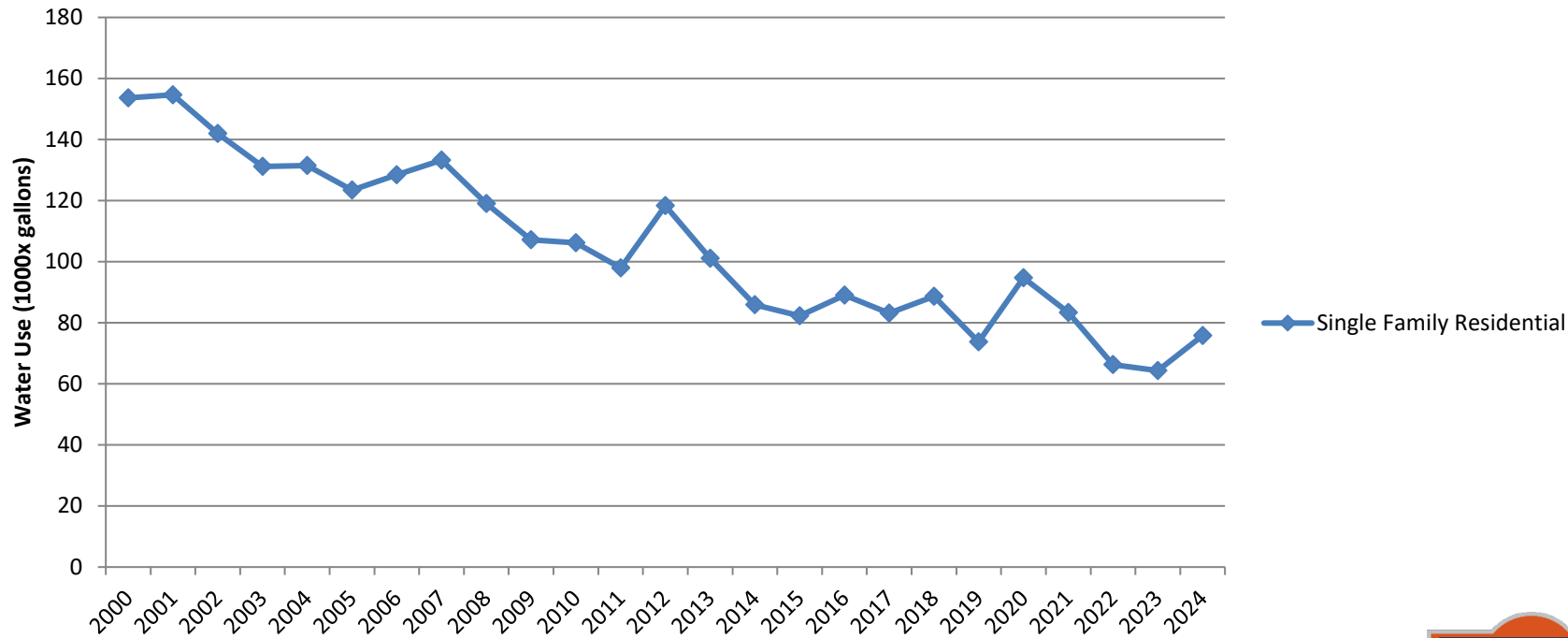


2024 Untreated Water Usage Gallons

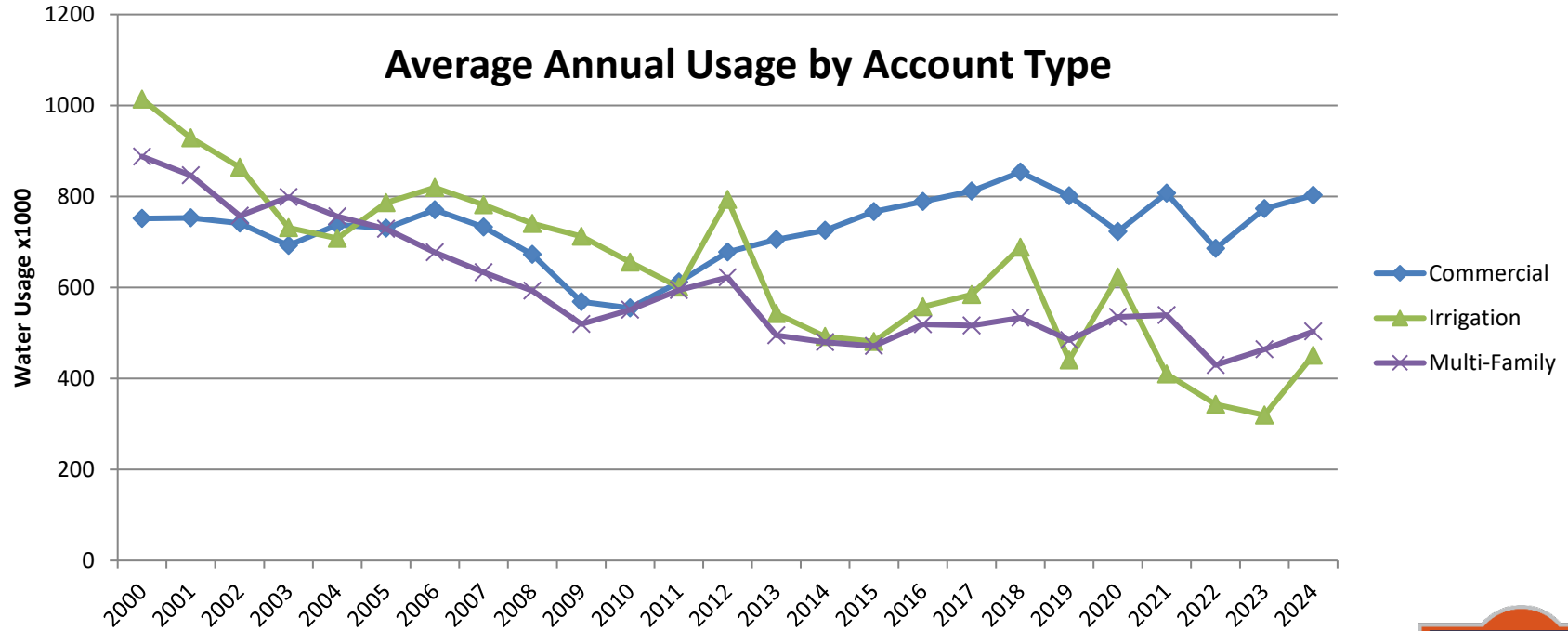
Industrial	Untreated Snowmaking	231,828,965
Institutional	PCMC Golf Course, PCCC Golf Course, Fields, and Parks	21,890,703
Agricultural	Willow Ranch Subdivision Agriculture Water Agreement	2,274,782
Total Water Used		255,994,450

Average Annual Usage

Single Family Residential Account



Average Annual Usage by Account Type



Average Annual Usage by Account Type

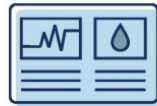
Account Type	Percentage Change in Water Usage from the Year 2000	Number of Accounts in 2024
Commercial	7% Increase	378
Irrigation	56% Decrease	180
Multi-Family	43% Decrease	314
Residential	51% Decrease	4,727

Conservation



WATER RATE STRUCTURE

Tier based water rates
Water pricing designed to discourage excessive water use



WATERSMART MAILER

6x a year with recommendations to reduce water usage

WATER LOSS REDUCTION PROGRAM

A target of less than 20% system loss by 2030



ONGOING RESTRICTIONS

Watering prohibited from 10:01 am – 6:59 pm.

Watering restricted to every other day at most.

Water Waste is prohibited.

REBATES/INCENTIVES



Utahwatersavers.com
Slowtheflow.org
Rain Barrels

WATERSMART WEBSITE



A customer's hourly consumption data.

A library of 140 conservation activities.

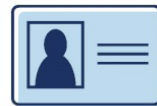


PARTNERSHIP WITH WEBER BASIN WATER CONSERVANCY DISTRICT

- Conservation Garden
- Classes

MEMBERSHIPS

Utah Water Conservation Forum
Alliance for Water Efficiency



PARK CITY

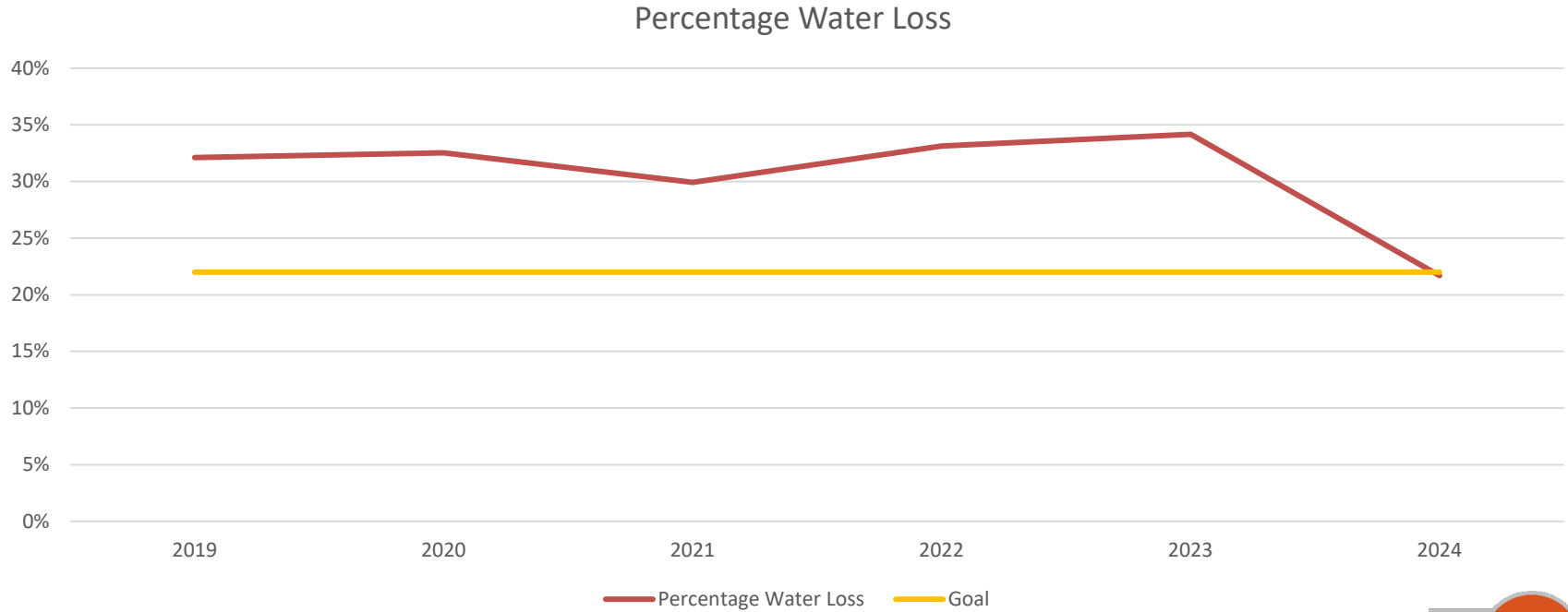
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-Water Conservation Goal-

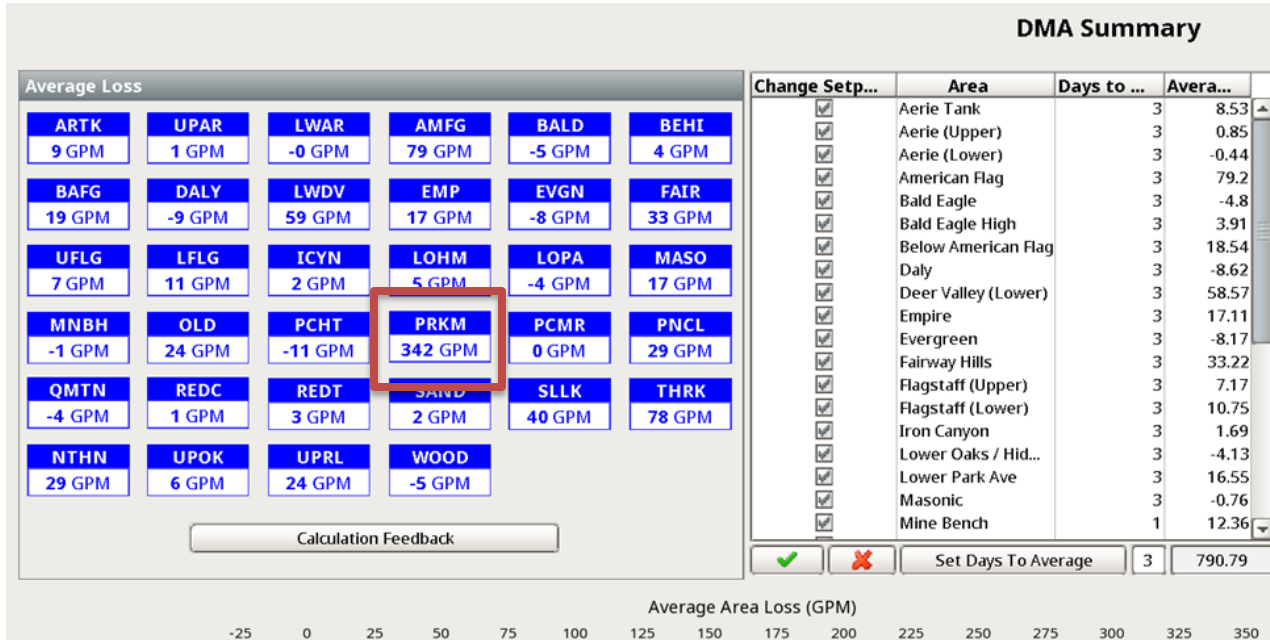
In the 2020 Water Conservation Plan, the City adopted a target of a 33% reduction in water loss by 2030.

1. More meaningful and more attainable than additional demand-side targets.
2. Residents of Park City have significantly reduced their water usage by approximately 50% since 2000.
3. Gallons per person per day (GPCD) targets are misleading in a resort town where housing stock is primarily 2nd homes.

Water Loss Goal



Water Loss Goal



———— **Water Loss Goal** ————

Continuing a conservation goal of a 33% reduction in water loss, while continuing all our active water conservation programs.



Recommendation

Adopt Resolution 30-2025, a Resolution Adopting the 2025 Park City Water Conservation Plan, *with an effective date of 12/18/25 (date typo in Resolution).*



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains rising in the background. The houses and buildings are densely packed, and their roofs are covered in white snow. The overall scene is serene and wintry.

YSA Olympic & Paralympic Homecoming Parade

2026



Council Direction

Consider approving the proposed 2026 YSA Olympic & Paralympic Homecoming Parade Level Four Special Event Permit, based on findings that the parade operates consistently with the Park City Code.



Event Overview

- Event Overview
- Parade Route
- Road Closures
- Lower Main Street Site Map
- Traffic Plan/Residential Impact Mitigation

Event Overview

Event Overview

- The Youth Sports Alliance (“YSA”) will be hosting a Homecoming Parade on Main Street to welcome hometown and homegrown athletes representing the US in the Milan-Cortina Winter Olympic Games.
- The parade will be held on April 3, 2026, from 5:00 p.m. – 7:00 p.m. and will include athlete speeches, meet and greet opportunities, and live music from a local band.



Event Overview

Parade Route:

- The parade starts at the top of Main Street. Floats will turn left onto 7th Street, right onto Park Avenue, and finish on Park Avenue in front of Harvest.



Event Overview

Road Closures:

- Main Street from 7th Street to 9th Street: Closed 2:00 p.m. – 10:00 p.m.
- Main Street from 7th Street to Top of Main/Swede Alley, as well as side streets including 4th, 5th, 7th, Heber Avenue, and Park Avenue: Closed 4:00 p.m. – 6:00 p.m.

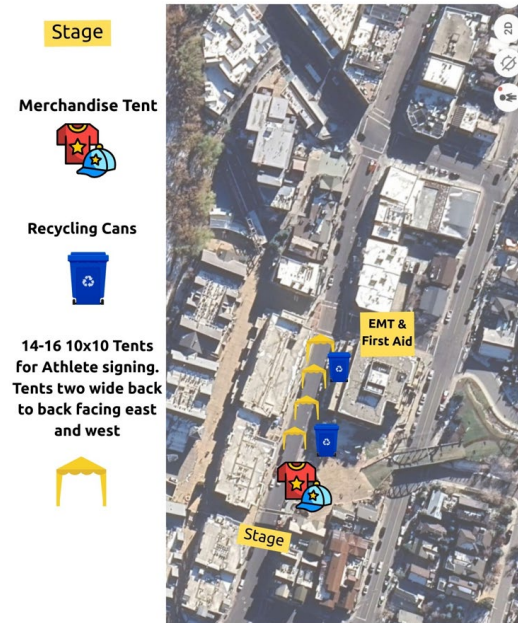


Event Overview

Lower Main Street Site Map

- Stage will be set up just South of the Mariott Parking Garage entrance on lower Main Street.
- EMT will be posted on 7th Street.
- Approximately 15 athlete tents will be set up on Main Street stretching from the pedestrian bridge to 7th Street.

YSA Olympic and Paralympic Homecoming Parade



Event Overview

Traffic Plan/Residential Impact Mitigation

- Two-way traffic allowed on Swede Alley to the Southern most entrance of China Bridge.
- All traffic on Park Avenue will be local traffic to residences or business access after parade has concluded. No Park Avenue access during float unloading.
- Residential Access Passes required for 7th and 8th Streets, Park Avenue, and Hillside Avenue. Kane Security will be posted to mitigate cut-through traffic in residential areas.



———— Council Direction ————

Questions?

Will you approve the Level Four Special
Event Permit?

