



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

**January 20, 2026**

The Council of Park City, Summit County, Utah, met in open meeting on January 20, 2026, at 4:15 p.m. in the Council Chambers.

**CLOSED SESSION**

Council Member Ciraco moved to close the meeting to discuss property and litigation at 4:17 p.m. Council Member Zegarra seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

Council Member Toly moved to adjourn from Closed Meeting at 5:22 p.m. Council Member Zegarra seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

**REGULAR MEETING**

**I. ROLL CALL**

<b>Attendee Name</b>	<b>Status</b>
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Jodi Emery, Acting City Manager Margaret Plane, City Attorney Marissa Marleau, Deputy City Recorder	<b>Present</b>
None	<b>Excused</b>

## II. SWEARING IN CEREMONY

### 1. Swearing In of a Council Member of the Park City Council for a Term Expiring January 3, 2028:

Council Member-Elect Miller was sworn in by Deputy City Recorder Marissa Marleau.

## III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

### Council Questions and Comments:

Council Member Miller expressed that she was honored to be appointed and was excited to get to work. Council Member Ciraco apologized to the community for the lack of snow and noted upcoming travel plans. Council Member Zegarra was excited that Park City would get to enjoy one last Sundance Film Festival and encouraged everyone to take public transit to reduce traffic accordingly during this time. Council Member Toly noted that the Legislative season had begun.

### Staff Communications Reports:

#### 1. Municipal Sign Code Updates:

## IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Dickey opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Deb Stafsholt, 84060, provided a packet for Council review. She referenced last week's Council meeting and believed that Option Three was a prudent choice given the parking challenges. She cited that the library's annual year-end report included 261,720 visitors, excluding PC Tots, Lucky Ones coffee, and staff members, so the need for parking at the new Senior Center location, as well as the surrounding area, was gross, and she hoped that Council would consider increasing the parking when considering these facts.

Mayor Dickey closed the public input portion of the meeting.

## V. CONSENT AGENDA

### 1. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2026 Sundance Film Festival:

### 2. Request to Approve Ordinance 2026-02, an Ordinance Adopting the Revised Accommodations, Youth Protection, Drug Testing, and Driving on City Business and Use of City Vehicles Policies

**3. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Bowen Collins and Associates Inc., Not to Exceed \$200,000, for General Engineering Services:**

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

Council Member Ciraco clarified that the extension was for 60-day extension.

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

**RESULT: APPROVED**

**AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

**VI. OLD BUSINESS**

**1. Re-Create 248 Transit Study: Alternative Selection:**

Connor Campobasso, Tim Sanderson, and Julia Collins, Transportation Planning Team, introduced the Re-create 248 project and stated they would address feedback from the previous Council meeting. The team collectively reviewed the project history, defined the Locally Preferred Alternative (LPA) and why it's helpful, discussed how the future footprint would answer questions and reduce impacts, and asked the Council to consider action on the LPA resolution. Campobasso stated that through Level One screening, they were able to narrow it down to two alternatives: exclusive bus lanes and light rail. Staff recommended side-running bus lanes because they would provide operational flexibility, reduce the impact, and would be compatible with the current system. Campobasso indicated that the LPA was the transit option selected by the community to move forward, which is both a critical step to access grant funding, as well as a shared milestone that can be used across FTA, Utah Olympic Committee, and partners. In addition, it also allows for reimbursement of project costs from LPA adoption forward. Most importantly, selecting the LPA means that if Park City were to get a federal grant in the future, everything from the LPA adoption and forward will be federally reimbursable.

Campobasso stated that the next phases of the project will include selecting a concept to advance. They would refine the design and move the concept to the NEPA review process. He furthered that the team met with HOAs and several business owners regarding property impacts and they are committed to working with them throughout the process. Mayor Dickey asked staff to further define the difference between a dedicated side-running bus and a BRT. Campobasso stated that the stops would look similar to the A-Fresh Market stop. Sanderson further explained that BRT is more of a concept, but that side-running bus lanes are dedicated to buses only, are out of mixed traffic, and have priority at intersections.

Council Member Toly inquired how Council will be involved in the conversations with commercial property owners who will be affected by project. Campobasso stated that many of the big picture concepts will present themselves during the NEPA stage, which is where staff will have more conversations with Council regarding impacts. Council Member Toly asked how this conversation would align with the conversation regarding the Bonanza 5-acre parcel. Chris Eggleton, Economic Development Director, stated that without moving forward with an LPA today, Brinshore Development, would not have the necessary information to make those considerations in the plans. Council Member Toly asked if staff would be meeting with Park City Mountain Resort, Deer Valley, and the Wintzers on the Iron Horse side of Bonanza Drive, to which Campobasso affirmed. Council Member Toly asked if reversible flex lanes could be included in this model. Campobasso stated that it is included and will be evaluated as a design consideration in the NEPA phase.

Council Member Ciraco stated that he shares similar concerns about private property owners but added that he would like to move forward with the LPA to see what options staff return with. Council Member Zegarra stated that he is comfortable moving forward because the project remains under Park City's control, consideration for wildlife is being given, meaningful funding options may now be pursued, and the LPA is not legally binding. Council Member Parigian asked what UDOT's core goals for this project are. Campobasso stated that it refers to the charter goals developed with UDOT, which means that their operations are maintained so that travel lanes are not reduced. Council Member Parigian asked how the chosen method was evaluated in order to determine that it was the most supported alternative by the community. Campobasso stated that there were several outreach events, workshops, visits to the Prospector community, and a year-long hotline for those with questions. Council Member Parigian inquired about the changes made since the last meeting. Campobasso stated that there were changes to the maps and outreach to business owners. Council Member Parigian asked why there is a rush to sign the LPA. Sanderson stated that Council direction was to move quickly and that staff is encouraging the LPA because that would mean the City is reimbursed for the project. Eggleton added that the LPA signals to the community and its partners the direction the Council would like to take. Council Member Parigian asked why the LPA decision requires a resolution. Sanderson stated that it shows the federal government and UDOT that Park City is committed to the project.

Mayor Dickey opened public input.

Craig Dennis, 84060, Prospector Square Property Owners Association Executive Director, stated that they were concerned about the turn at Albertos and Bonanza Park. They did not wish to see Re-Create 248 delay Bonanza any longer than it already has. He believed the language in the LPA regarding business relocation could be stronger and would like Council to take a deeper look at business impacts.

Tom Farkas, 84098, believes there is another alternative that merits further consideration: a single dedicated bus lane with alternating flow in the direction of rush-

hour traffic. He suggested reducing the speed limit from 55 mph to 45 mph, which would allow for narrower travel lanes.

Mayor Dickey closed public input.

Council Member Ciraco asked if the cost for the bus option was \$150-\$217 million. Campobasso stated that it was conservatively around \$176-\$300 million. Council Member Ciraco stated that he would like staff to do the best work possible and then let the Council decide whether that investment is worth the price tag above. He furthered that he would like staff to identify a location for a future wildlife crossing. Council Member Miller indicated that the funding is a persuasive argument and she supported the resolution. Council Member Parigian stated that he is not in alignment with widening the roads for the cost and for a service that will only be heavily used during one season. He did not support the resolution.

Council Member Toly stated that the Council cannot control growth around Park City, but they can ensure an easier way to get in, out, and around town, and she was ready to move forward with the resolution. Council Member Toly also hoped to see wildlife impacts considered and was in favor of the least impactful plan to the Bonanza area as a whole. Council Member Ciraco stated that whatever solution Council came to would be controversial and he expected to see public comment at each stage of the process. Mayor Dickey stated that selecting a locally preferred alternative was a major project milestone towards addressing the 248 corridor, especially with the Olympics only a few years away.

Council Member Zegarra moved to approve Council adopting a resolution in support of a locally preferred alternative as amended in the packet and the slides. Council Member Toly seconded the motion.

**RESULT: APPROVED**

**AYES:** Council Members Ciraco, Miller, Toly, and Zegarra

**NAY:** Council Member Parigian

Council Member Parigian was excused from the remainder of the meeting.

**VII. NEW BUSINESS**

**1. Open and Public Meetings Act (OPMA), Government Records Access and Management Act (GRAMA), and Ethics Act Training:**

Margaret Plane, City Attorney, presented on Open Public Meetings Act (OPMA), GRAMA, the State's Public Records Act, and Municipal Ethics Act (MOEEA). Plane presented a short video on the Open and Public Meetings Act, which ensures government actions and deliberations are conducted openly. Plane shared that Council Members may not text about any item on the agenda during an open and public City Council Meeting. She stated that in 2025, the City handled 581 GRAMA records

requests, and the Police Department received 933 requests. Plane furthered that there are four main GRAMA categories: Public, Controlled, Private, and Protected. She also stated that GRAMA has an appeal process if someone is unhappy with an access denial, a fee waiver request, or a request for the City to take more time to fulfill a request.

Plane stated that disclosure under Utah law occurs in written and oral forms. She furthered that Council Members may not accept gifts that would cause departure from the faithful and impartial discharge of duties, or gifts that are contingent on a specific action or past actions. Council Member Ciraco asked if there is a requirement or state-mandated requirement regarding retention of communications. Plane stated that transitory communications are concluded after the business obligation is over and thus do not need to be saved.

### **VIII. ADJOURNMENT**

With no further business, the meeting was adjourned.

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Marissa Marleau, Deputy City Recorder

## 1/20/2026 City Council Public Input on the Senior Center Options

Last Thursday, council discussed 4 options for the Senior Center on the Mawhinney lot across the street from the library.

Option 3 for the Senior Center seems like a prudent decision to avoid the underground parking challenges in Option 1 and 2.

Some of the underground parking challenges include:

Added expense, underground water complications, excavation of hazardous soil and the 27" height restriction in Old Town.

The library just completed their 2025 Year End Report. The library had 261,720 visits in 2025. Visits have increased every year since the renovation. This number does not include the day care or people just coming for Lucky Ones. The day care enters through a door without a counter. The library staff parks in Mawhinney. On a typical week day, there are 13-16 staff at the library. 13 spaces are designated for library use from a previous Mawhinney agreement.

I fear Option 4 does not allow enough parking spaces for current needs let alone for future needs. Consider the parking needs in this 2-3 block radius including:

- The new senior center
- The library
- The Library Field
- The new community center,
- The skateboard park,
- The barbeque pit and band stand.
- Pending affordable housing at the current senior center site.

Not to mention the Main Street over flow especially if it becomes pedestrian only.

I counted 36 cars at one Senior Center Golden Art Class. The Community Center projects \_\_\_ children being dropped off for summer camp requiring an adult to check them in.

I am concerned that parking will overflow on to our narrow neighborhood streets which will be especially problematic during snow storms. Woodside and Norfolk do not have sidewalks. The current senior center parking already overflows on the street and the Library Fields spaces.

A possible solution:

Option 3 with additional spaces on Sullivan Road. I took out my ruler and it looks like you can fit an additional 8 spaces towards the 10' setback on the left. Option 4 shows a similar parking arrangement. This solution would still maintain a large green space on the left of the building as viewed from Park Avenue.

I've also included current Library parking lot restrictions in your packet.

Thank you.

The library recently made some spaces wider to accommodate handicap unloading and parents getting children out of car seats.

There are currently 84 spaces at the Library lot. This number includes the following restrictions:

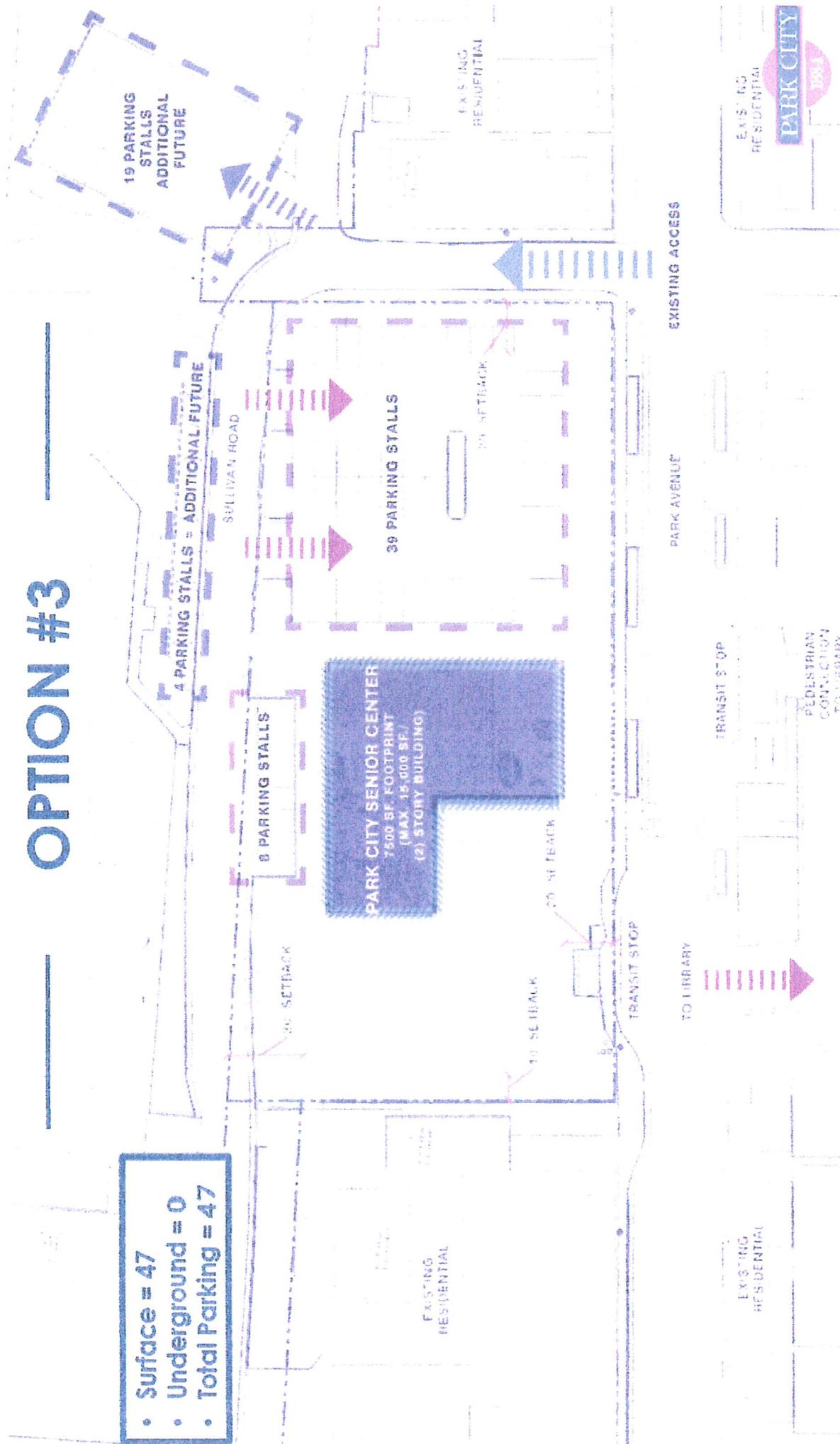
- 6 Handicap spaces
- 1 Book return only space
- 1 Super Hero space
- 5 10 min only spaces between 8:30 AM and 4:30 PM.
- 4 Electric charging spaces for electric cars only.
- 2 Carpool / energy efficient spaces

A total of 19 spaces with restrictions out of 84 leaving 65 unrestricted spaces.



# OPTION #3

- Surface = 47
- Underground = 0
- Total Parking = 47



EXISTING ACCESS

PARK AVENUE

TO LIBRARY



# OPTION #4

- Surface = 28
- Underground = 0
- Total Parking = 28

