



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

January 15, 2026

The Council of Park City, Summit County, Utah, met in open meeting on January 15, 2026, at 3:15 p.m. in the Council Chambers.

Council Member Ciraco moved to close the meeting to discuss security at 3:17 p.m. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Toly, and Zegarra

EXCUSED: Council Member Parigian

Council Member Parigian arrived at 3:28 p.m.

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 3:40 p.m. Council Member Zegarra seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Senior Center Site Design and Programming Discussion:

Matt Lee, Project Manager, Craig Weakley, Senior Citizen representative, and Anne Mooney and Seth Striefel, Sparano+Mooney Architecture, presented this item. Lee reviewed the direction given at the November 6, 2025, meeting. He displayed some updated options. Option One would include 38 surface stalls and 30 underground parking stalls. He noted a challenge with this option would be the trees would have to be replaced in-kind. Option Two had 22 underground parking stalls and 47 surface stalls with a 7,500 square foot building footprint. Option Three had 47 surface stalls, and this configuration would allow for a different building footprint and more open space could be maintained on the north side. Option Four had minimal parking, with 28 surface stalls.

Striefel displayed a parking diagram and noted if the underground parking was elevated to eliminate the need for ventilation, there would be a need for an elevator and ADA

ramp. Lee added the plumbing would have to be inside the ground floor because of the elevated garage and that would only save \$50,000, which was a relatively small number.

Lee indicated the surface parking costs would be much cheaper than having underground parking. He explained the facility needs based on meetings with the senior citizens and he displayed the programming and space allotment for a 16,000 square foot building, a 10,000 square foot building, and a 13,000 square foot building. Weakley indicated with a 10,000 square foot building, the multipurpose space would be the same as they currently had and would not meet their programming needs. Lee reviewed the cost estimates for the parking options and square footage options.

Council Member Ciraco asked if lunch was served four days a week to which Weakley affirmed and noted lunch was about an hour long. Council Member Ciraco asked about programming times in the future. Weakley stated the facility was open 9:30 a.m.-4:30 p.m., but there was interest in having longer hours with more activities. Council Member Ciraco felt a bigger building should have more utilization. He asked if the dining room could be used for other purposes. Weakley stated they discussed that but there were challenges with set up and breakdown. He thought there could be an opportunity in the early morning or late afternoon to have musical performances. But things like line dancing would require a full breakdown. Council Member Ciraco suggested cutting the surface parking in Option One by 12 spaces and stated that scenario would give the site more open space. He asked if the patio in Option One could be enclosed in the future to expand the center, to which Striefel affirmed.

Council Member Toly indicated she visited senior centers in Salt Lake County, and many offered breakfast and a cafeteria style offering so people could come and take home food, and she asked if that was considered for the Park City Seniors. Weakley indicated they offered lunch four days a week and that was funded by Summit County. They hoped to expand it, but it would come down to the County providing the funding for it. Council Member Toly referred to Option Three and stated there had been talk about using the existing parking stalls on Sullivan Road, which fit six to eight vehicles. Option Four had 28 surface stalls but the space on Sullivan Road could be expanded to accommodate more vehicles. She asked if the 16,000 square foot building option was all interior space and did not include a deck, to which Striefel affirmed. Lee clarified that if parking continued along Sullivan Road, they could have a total of 55 stalls.

Council Member Parigian asked why the kitchen was configured at 1,500 square feet. Striefel stated he consulted with someone on commercial kitchens and to feed 100 people that space was required. Council Member Zegarra asked what could happen with a 1,700 square foot space versus a 3,500 square foot space. Weakley indicated the smaller space would limit class sizes to 15 people, where now the demand was 40 people per class. The 1,700 could accommodate 28 people. With the bigger space, they could divide it and have 4 different classes going on simultaneously. He stated a 10,000

square foot building didn't meet their needs and indicated 13,000 was not the ideal but they could make it work.

Council Member Ciraco noted underground parking should not come out of the building budget for the seniors. He preferred Option One for parking flexibility and future expansion flexibility. He would like to take out 12 surface parking spots, which would leave 57 stalls. The 7,500 square feet footprint worked, but the 10,000 square feet footprint would give seniors more ground floor space and he preferred that.

Council Member Toly did not want underground parking because it always cost more than projected. She preferred spending the money on the center and not on the parking. She supported Option Three with parking at code, up to the 47 planned stalls. She hoped the center would be 13,000-16,000 square feet. Council Member Parigian supported Option Three because of the savings in parking. He felt parking for the seniors should not be under-parked. He supported some additional parking to the north of the property. He favored a 13,000 square foot building with an additional deck.

Council Member Zegarra supported Option Three and asked if a 16,000 square foot building required a bigger footprint, to which Lee affirmed. Stiefel stated a 13,000 might have a bigger ground floor. He indicated the 13,000 would give them flexibility in the HDDR and design reviews. Council Member Zegarra stated he supported 13,000-16,000 square feet. Council Member Parigian indicated he would only support Option Three with 57 parking spots. Mayor Dickey stated there was consensus with Option Three, and directed staff to explore options for additional parking with the 13,000 square foot building footprint. Mooney indicated they would design for 13,000-15,000 and then they could present design options with a cost per square foot so additional features could be added if desired. A deck was envisioned and was not included in the square footage.

Discuss the 2026 Legislative Platform:

Margaret Plane indicated the Legislative session would run from January 20 - March 6. She noted the City's tracking sheet would link to ULCT's tracking sheet. She heard the budget would be tight and the focus would be on land use, property tax, water, building enforcement, code enforcement, fire, etc. Department heads would be talking with their organizations about the bills affecting Park City.

Michelle Downard, Strategic Initiatives Advisor, stated City staff would be heavily involved in the session. The platform was put in place for when decisions needed to be made in between Council meetings. The City generally supported bills that supported financial independence, protecting local resources, maintaining local control, supporting fair and proportional representation on regional and local boards, and bills that were equitable and provided access to resources to all residents and visitors to the City.

Mayor Dickey stated the legislative platform had been consistent over the years. Council Member Toly noted she sat on a board that was looking at different housing

policies. This was an election year so many of the legislators were running for reelection. Council Member Ciraco stated there was talk of tweaking the primary residence property tax exemption and asserted that could be a good thing for the City since many homes were secondary residences. Plane indicated 15% of the residences in the City were primary residences so that burden would shift. Council Member Ciraco noted there was talk on infrastructure bills to facilitate new housing projects and he hoped the state would pass those this year.

COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Zegarra indicated he had been onboarding with staff and was learning a lot. He also attended the Utah League of Cities and Towns (ULCT) training for newly elected officials and was grateful for that. Council Member Parigian stated this was a time for a new start with City Council and appointing a new Council member would set the stage for the next four years. Council Member Toly noted the next Council meeting would be next Tuesday due to the start of the Sundance Film Festival. Council Member Ciraco appreciated the work Council Member Zegarra was putting in to get up to speed on the issues facing the City. He referred to the childcare scholarship program and stated staff needed clarity on the Council’s preference for funding options. Michelle Downard indicated she would come back on February 3rd to talk about adjustments to the criteria to provide more support to providers. She noted it was difficult to look at childcare outside of the other requests for budget distributions. If the City wanted to sunset the program, she advised that they be notified early so families could prepare.

Mayor Dickey stated he attended the Wasatch Back newly elected officials training from ULCT that was held in the Council Chambers. Leaders from Summit and Wasatch Counties were in attendance and there was talk from everyone that they would like to work together.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Jodi Emery, Acting City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. 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.

Carol MacFarlane stated she owned a house here since 2015 and was thankful she lived in a small town. She was thankful for the Council members. She requested the Council appoint Jack Rubin to the Council and she listed his experience.

Ellenore Baker 84060 endorsed Jack Rubin for the City Council because of his values. She heard around town Rubin did not support women, and she was here to rebuff that. There were important issues facing the City and they needed to have better outcomes with more voices.

Brian George 84060 stated half the town voted for Jack Rubin and half of the town wanted to see the vacant Council seat filled by him.

John Greenfield 84060 congratulated Mayor Dickey, and Council Members Toly, and Zegarra on their election. He was excited to see who would fill the vacant seat. He noted a herd of elk came to PC Heights and he hoped they would return.

Lynn Fey advocated for Jack Rubin and listed all his qualities. She noted half the town wanted him as mayor so appointing him would allow representation from the entire town.

Stuart Goldner 84060 stated the MARC was considering the discontinuation of the tennis pass and they stated it was being done to provide more space for other people. He knew a lot of pros took up court time and most of the out-of-city people were there taking lessons. He thought it was unfair to prioritize that over the use by residents.

Olivia Boger eComment: "I am writing to express my strong support for Jack Rubin's application to serve on City Council. My name is Olivia Boger. I am an Old Town resident and a mother of two, raising my family in Park City with the hope that it will continue to prioritize what makes it special: open space, a true small-town feel, ease of daily life, and thoughtful stewardship of PC's shared assets. Jack ran his campaign on elevating resident voices within City Hall, and I believe that perspective is exactly what Park City needs on City Council right now. He would bring a grounded, resident-centered approach that listens carefully and keeps long-term livability front and center. Jack also has clear community backing. He lost the mayoral race by just seven votes, demonstrating strong voter support. In contrast to other applicants who have not earned that mandate, Jack has already shown that residents want him representing them. Appointing Jack to City Council feels both appropriate and aligned with the will of the community. I hope you will give his application your strongest consideration."

Nicholas Getz eComment: "I respectfully submit this written public comment regarding the proposed elimination of the PC MARC Racquet Sports Pass, as reflected in recent meeting materials and agenda discussions. I am one of approximately 60 residents who currently hold this pass and use the facility regularly, particularly for tennis. Transitioning exclusively to an hourly fee structure materially increases the cost of consistent use. While occasional users may experience little impact, residents who play multiple times per week would face a significant cost increase that discourages regular participation and undermines affordability. This issue is not related to court availability or booking access. Rather, the rationale appears primarily driven by administrative simplification. From a resident perspective, operational convenience should not outweigh community access, equity, and long-term participation in healthy recreation. I encourage the MARC and Council to reconsider this approach. Based on research into the reservation platform provider, the system is capable of supporting both hourly fees and a membership-style pass simultaneously. This creates a practical solution that allows casual users to continue paying hourly while preserving a pass option for frequent local users, with minimal operational complexity. Additionally, I recommend that ZIP codes 84098 and 84060 be explicitly included in eligibility for the pass. These areas represent core members of the local community who regularly use and support the facility. Inclusion would promote fairness, consistency, and broader community access. I would also like to note that I did not receive the survey referenced in the decision process, nor did several other high utilizers of the pass. As primary stakeholders, our feedback would have been valuable in evaluating the true impact of this change. It is also my understanding that the MARC did not consult with or utilize the advisory services of the Recreation Advisory Board prior to advancing this recommendation. Given the Board's role in representing community interests and providing informed guidance, its involvement would strengthen the decision-making process. For these reasons, I respectfully request that the Council reject the recommendation as currently proposed and direct the MARC to explore options that preserve a pass structure while maintaining affordable hourly access, engage the Recreation Advisory Board, and ensure equitable inclusion for residents in ZIP codes 84098 and 84060. This approach would better balance accessibility, fairness, community input, and operational efficiency. Thank you for your time and continued service to our community. Sincerely, Nick Getz Appendix: Cost Comparison and Equity Impact Current Pass Pricing Annual Pass: \$1,463 6-Month Pass: \$935 3-Month Pass: \$572 1-Month Pass: \$242 Break-Even vs. Hourly Rate (Assuming 2 Hours per Day at \$36/hour) Annual Pass: ~20 days 6-Month Pass: ~13 days 3-Month Pass: ~8 days 1-Month Pass: ~3 days Hourly Court Fees (Indoor – Resident Rate: \$36/hour) Daily Use (Max Allowed): ~60.8 hours/month → ~\$2,190/month → ~\$26,000+ annually Moderate Local Use (3 days/week, 2 hours/day): ~26.1 hours/month → ~\$939/month → ~\$11,200 annually Even moderate, consistent use quickly exceeds the cost of a monthly, quarterly, or annual pass. Moving exclusively to hourly pricing materially increases costs for local residents who rely on regular access, directly impacting affordability and equity."

Mayor Dickey closed the public input portion of the meeting.

III. APPOINTMENT

1. Appointment of New City Council Member to Fill the Seat Vacated by Ryan Mayor Dickey:

Mayor Dickey explained the rules for voting for an applicant to fill the vacated Council seat. Council Member Ciraco stated there was an election and the community got to voice who they wanted to represent them. He thought if there was a special election, Jack Rubin would be the winner. Council Member Toly indicated she looked at all the candidates with an eye for what was important to her. She wanted someone who respected Park City and understood their stewardship for the community. They should respect business and tourists. She wanted someone who came to Council meetings and had a perspective that was different but complimentary to hers. She thought the person who rose to the top was Molly Miller.

Council Member Parigian stated this process should be objective and subjective, such as election results and temperament. Some people thought another woman was needed on the Council, but he thought that was not necessarily true. He favored two people: Jack Rubin and John Frontero. Council Member Zegarra was grateful for all those who applied to fill the vacancy and indicated this was a hard decision. The candidate for him was Molly Miller.

Council Member Ciraco stated the Council talked about equity and inclusion for the past two years and he felt he could represent women since he had acted as the mother in his household for the past decade. He thought the Council wanted to advance the entirety for this community. He looked for maturity. Council Member Parigian stated Frontero was a current member of the Planning Commission, and he was a pragmatic thinker and committed. Jack Rubin earned half of the mayoral vote, and he was also a pragmatic thinker.

First vote: Council Members Toly and Zegarra voted for Molly Miller. Council Members Ciraco and Parigian voted for Jack Rubin.

Mayor Dickey noted there was a tie vote. He stated that he had respect for Jack Rubin, but Molly Miller would bring perspective that wasn't on the Council, and she had been showing up on boards and commissions and Council meetings. She was there asking questions. He felt aligned with her values and priorities. He heard from the community that projects were stuck, and he wanted to move projects forward.

Mayor Dickey broke the tie by voting for Molly Miller.

Council Member Parigian stated everyone knew this would be the result and it was a continuation of the last four years, and he felt it was ridiculous. Council Member Ciraco indicated there was no closed session to deliberate this. He explained that he gave Miller feedback on her campaign and felt she politicized her role on a City board.

Voting Round Two: Council Members Toly and Zegarra voted for Molly Miller. Council Members Ciraco and Parigian voted for Jack Rubin. Mayor Dickey broke the tie by voting for Molly Miller.

It was indicated Miller would be sworn in at the January 20th Council meeting.

IV. PRESENTATION

1. Consideration to Approve Resolution 02-2026, a Resolution Supporting America250 Utah and Recognizing and Approving the Park City, Utah 250 Community Committee:

Chris Abbott, America250 Utah Commission, stated they were excited to bring this celebration to Utah, and they wanted to educate, engage, and unite people. He reviewed various programs the commission was sponsoring throughout the year. He encouraged the City to take the things the community normally does and bring an America250 flair to them for this year.

Council Member Ciraco moved to approve Resolution 02-2026, a resolution supporting America250 Utah and recognizing and approving the Park City, Utah 250 Community Committee. Council Member Toly seconded the motion.

RESULT: APPROVED

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

V. CONSENT AGENDA

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

2. Request to Approve a Grazing License between the City and Michael F. Pace for the Use of 129.38 acres on Parcel Numbers SS-28-A-1-X and SS-27-B-X:

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

RESULT: APPROVED

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

VI. NEW BUSINESS

1. Consideration to Approve Resolution 03-2026, a Resolution Approving the Proposed Consent Agreement from Pesky Porcupine, LLC, Regarding Pending Third District Court Case Nos. 240500344, 240500559, and 240500569 (consolidated into 240500559), Regarding Land Use Approvals for a Single-Family House at 220 King Road in Park City, Utah:

Mitch Stephens, Outside Counsel for Park City, stated this litigation addressed three lawsuits. The first originated with a decision by the Planning Commission. The decision was appealed by the adjoining property owner within the City's process. The appeal was denied by the Appeal Board so the adjoining property owner appealed to the district court. In response to that lawsuit the City argued the court should accept the decision made by the Planning Commission and Appeal Board. This was similar to what was in the first part of the Consent Agreement, which was to accept the decision by the Planning Commission and Appeal Board.

The second and third lawsuits originated from the decision made by the Planning Director. After conducting an Historic District Design Review (HDDR) of this property, the plans were approved, subject to 24 conditions of approval. That decision was appealed and went to the City's Board of Adjustment (BOA). Neither the property owner nor the adjoining property owner was satisfied with the answer from the BOA and both filed lawsuits in the District Court. The Consent Agreement proposes resolving those lawsuits by returning to the decision reached by the Planning Director, including the 24 conditions of approval. In addition, the agreement would also mandate additional landscaping to mitigate visual impacts, require the owner to provide road safety and infrastructure improvements, and have the property owner, not the City, pay for any future litigation expenses that resulted from entry into the Consent Agreement if Council chooses.

Stephens indicated the agreement did not address the private lawsuit between the property owners, so those cases would continue. There was a hearing scheduled for one of the three cases on January 29th for the first lawsuit (Planning Commission lawsuit). There was no hearing scheduled for the other cases. Stephens stated consent agreements were part of the Utah code.

Eric Lee, Counsel for the Hermanns, stated he submitted a letter about what his clients had to say about the agreement. He asserted there was no compelling reason to decide tonight, and the Council should wait for the court's decision on January 29th. He thought Pesky wanted the Consent Agreement because of the upcoming court decision. With the agreement, Pesky would push for a building permit and push for construction regardless of the court cases. This would force the Hermanns to initiate new expensive proceedings in court to stop construction. Lee listed possible court filings that would take place as a result of approving the Consent Agreement. He noted that tabling the Consent Agreement would avoid further litigation and status quo would be maintained. He stated the Council could approve the Consent Agreement after the hearing on the 29th without consequence.

Council Member Ciraco stated the prior Council asked that the parties go to mediation, and he asked if there was a resolution in the mediation, to which Lee stated there was not. Council Member Ciraco noted the mediation discussion went public. He thought the City needed to bring the community together. Lee indicated the Consent Agreement would unnecessarily escalate the dispute.

Council Member Zegarra asked to know the substantive changes made to the house plans. Stephens stated the original submission went through the Planning process and BOA. It was an iterative process and had changed as it went through the City's processes.

Wade Budge, representing Pesky Porcupine/Prince family, stated this agreement would resolve the dispute between them and the City. With the first lawsuit, they were aligned with Park City, and with the other two, they were opposed to the City on one and aligned with Park City on the other one. He didn't think the City should spend time and money over a neighbor dispute. Regarding Council Member Zegarra's question, they would agree to the requirements made by the staff. He stated this home was similar in type and size as the other homes in the neighborhood.

Council Member Parigian asked if the Consent Agreement required the same conditions as the Planning Commission made, to which Budge affirmed and stated they also agreed to additional landscaping buffers and to provide road safety and infrastructure improvements.

Council Member Toly asked Dave Thacker, Chief Building Official, about the safety of a house built on steep slopes. Thacker indicated before construction, they required a geotechnical report, which would provide information on slope and excavation. Then they determine what type of shoring would be needed. He reviewed that the inspections were required to ensure the shoring wall was built to code. Council Member Toly asked if there were examples of this happening in other areas of the community. Thacker stated any steep slope would go through this process and indicated there were steep slope lots in Old Town and Mont Blanc.

Council Member Parigian asked why this couldn't be delayed until after the court decision. Stephens indicated Council could decide when to consider it. The hearing in two weeks was limited to the Planning Commission case. He couldn't say when it would all be resolved unless the Consent Agreement was signed today. He thought the Consent Agreement would make most of the litigation mute. He added that if the Consent Agreement was passed tonight, he anticipated that the judge would look at the Consent Agreement on the 29th and evaluate that.

Mayor Dickey opened public input.

Susan Fredston 84060 stated they voted for the Council to protect what made the City unique. She lived in Old Town for 20 years and prior to that they lived in Deer Valley and never had a problem with neighbors until now. They asked that their neighbors build to code. They didn't want a 22,000 square foot mansion in Old Town.

Rory Murphy 84060 indicated he was told that unless the Council ruled in favor of the agreement tonight, the state legislature would revoke Old Town's historic status. He hoped this wasn't the case.

Eric Hermann 84060 stated the majority of people who voted for the Council did not want this home in Old Town. Mr. Prince would do anything to not have the court decide this case. Hermann also noted there were three parties, but he was not included in the Consent Agreement. He felt this would set a precedent for other wealthy residents. He indicated the City would lose nothing by waiting two weeks and urged the Council to continue this item.

Nick Shapper 84098 stated he had been watching Park City for 50 years. The state legislature passed the consent agreement bill in 2025, which was suspicious. This went back to why the Council was elected, which was to maintain the culture and soul of the City. He asked if this home made the City a better place. Matthew Prince was not the last billionaire to come to Park City, so he urged the Council to save the soul of the City.

Pat Sweeney reviewed the process for Sweeney Properties, and indicated it took less time back then. He felt the Prince request was reasonable. He supported this resolution.

John Stafsholt stated decades of work had been done to create a process to protect the community. The result was an HR-1 MPD that ruled those lots. This MPD was enforced and had strong restrictions. The approval process was in place and should be respected. The agreement would set aside the BOA decision and sidestep the approval process for decades past. He asked the Council to think about the precedent it would set for future developers with deep pockets. He requested that the Council renegotiate the agreement.

Mike Sweeney wanted to make sure the City maintained the character that his family helped grow over the last 100 years. He didn't want the Council to destroy skiing into Park City.

Matthew Prince indicated they needed to get the Consent Agreement for his kids so they could have a home they felt comfortable in. He thanked the staff for being professional and impartial. This was not a new build. There used to be two homes on that land. He wanted to find a way through this. He wanted the City to step out of the way and let the neighbors settle their dispute.

Larra Murdock worked in Park City since 1998, and she saw how much development had changed everything. She stated big homes continued to be built here and she didn't understand why a grotesque sized house had to be built here. She wanted this to go to court.

Laura Morawski, Larra Murdock, Aaron Williams, Allison Kozeny eComment: "At the first meeting of this new Council, you are being asked to vote on a matter that will define the character of Park City. Do we enforce the rule of law, our historic guidelines, and our land management code equally on all citizens? Will we be bullied into allowing a billionaire's mansion on the side of Treasure Hill which the community strongly opposes? Do not overturn the decision of your own municipal body, the Board of

Adjustment, which denied approval of the project. After 2 years, this dispute is finally scheduled to be heard by the 3rd District Court in two weeks. Let it go to court!”

Rich Wyman read his eComment: “I’m here to urge you to reject the proposed consent agreement for 220 King Road and allow this matter to proceed to court, where a judge can weigh the facts, apply the law, and make an impartial decision. Park City is special because of its people and the historic character of Old Town. Those values didn’t happen by accident. They exist because this community has repeatedly chosen to uphold clear standards, consistent rules, and a fair process—regardless of who is involved. For several years, the proposed development at 220 King Road has moved slowly and contentiously through City Hall. There have been approvals, denials, revisions, and disputes. That is exactly how a rigorous land-use process is supposed to work. When disagreements reach an impasse, the courts exist for a reason. What concerns me deeply is the message this consent agreement would send. If the City settles now—under intense pressure from extremely wealthy property owners and powerful political interests—it signals that influence can override process. It tells everyday residents that the rules are flexible for the powerful and rigid for everyone else. That is not the Park City we believe in. The rule of law must apply equally in this community. Not differently for billionaires. Not differently for connected developers. And not differently because litigation is uncomfortable or politically inconvenient. Old Town is not just real estate. It’s our shared history, our neighborhood fabric, and the reason people fall in love with this city in the first place. When large-scale projects are proposed that fundamentally alter that character, residents have a right to expect careful scrutiny—and to trust that the City will stand by its own standards. Letting this case go to court is not a failure. It is a demonstration of confidence in the process you’ve sworn to uphold. A judge can evaluate the facts, interpret the code, and determine what is lawful. That outcome—whatever it may be—will carry legitimacy because it was reached without political pressure or backroom compromise. Tonight, you have a choice: • Accept a settlement that many residents see as capitulation, or • Stand firm, defend your ordinances, and let the judicial system do its job. I respectfully ask you to choose the latter. Stand up for Park City’s residents. Stand up for Old Town. Stand up for equal application of the law. Reject the consent agreement and let the court decide.”

Mayor Dickey closed public input.

Council Member Ciraco stated the City had a lot of needs, so he wanted to bring the parties to a resolution. He didn’t want the City to be in between the two neighbors. He felt the impact of the home was subjective, but the additional screening would shield the home to a certain extent. Council Member Parigian indicated a home was not size dependent so this issue was ridiculous. Council Member Toly wanted to protect the historic district and protect local control.

Council Member Zegarra felt this was a hard decision and it was messy. Mayor Dickey supported the Council, but he wanted the house to meet code. These plans now met the code. He noted the appeal authority was now removed from the Board of

Adjustment since they didn't hear these appeals very often. He thought now was the time to approve the Consent Agreement. Council Member Ciraco stated he wouldn't judge what size house people wanted to live in. This house was approved by the Planning Commission and upheld by the Board of Appeals.

Council Member Ciraco moved to approve Resolution 03-2026, a resolution approving the proposed Consent Agreement from Pesky Porcupine, LLC, regarding Pending Third District Court Case Nos. 240500344, 240500559, and 240500569 (consolidated into 240500559), regarding land use approvals for a single-family house at 220 King Road in Park City, Utah. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Toly, and Zegarra

NAY: Council Member Parigian

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Member Bill Ciraco

<input type="radio"/> Doyle Damron	<input type="radio"/> John Frontero	<input type="radio"/> Danny Glasser
<input type="radio"/> George Goodman	<input checked="" type="radio"/> Jack Rubin	<input type="radio"/> Matthew Nagie
<input type="radio"/> Jeffrey Pierce	<input type="radio"/> Molly Miller	<input type="radio"/> Jennifer Sutton

Council Member Ed Parigian

<input type="radio"/> Doyle Damron	<input type="radio"/> John Frontero	<input type="radio"/> Danny Glasser
<input type="radio"/> George Goodman	<input checked="" type="radio"/> Jack Rubin	<input type="radio"/> Matthew Nagie
<input type="radio"/> Jeffrey Pierce	<input type="radio"/> Molly Miller	<input type="radio"/> Jennifer Sutton

Council Member Tana Toly

<input type="radio"/> Doyle Damron	<input type="radio"/> John Frontero	<input type="radio"/> Danny Glasser
<input type="radio"/> George Goodman	<input type="radio"/> Jack Rubin	<input type="radio"/> Matthew Nagie
<input type="radio"/> Jeffrey Pierce	<input checked="" type="radio"/> Molly Miller	<input type="radio"/> Jennifer Sutton

Council Member Diego Zegarra

<input type="radio"/> Doyle Damron	<input type="radio"/> John Frontero	<input type="radio"/> Danny Glasser
<input type="radio"/> George Goodman	<input type="radio"/> Jack Rubin	<input type="radio"/> Matthew Nagie
<input type="radio"/> Jeffrey Pierce	<input checked="" type="radio"/> Molly Miller	<input type="radio"/> Jennifer Sutton

Senior Center Site Design & Programming



AGENDA

1. Review updated options for Council to consider based on 11/6/2025 Work Session Discussion
2. Discuss Council preferences regarding:
 - Parking
 - Open Space
 - Building Space Programming
3. Discuss estimated costs and potential budget
4. Discuss Next Steps

COUNCIL DIRECTION

November 6, 2025 Work Session Direction:

1. Option 3 Site configuration preferred – Balanced Parking (both underground and surface)
2. Building Footprint of 7,500 SF
3. Building Programming analysis for 10k SF total building size versus building size recommended by needs assessment

We will ask Council at the end...

1. Proceed with underground parking option included?
2. Match existing parking count of 47 stalls (or provide target)
3. Provide target building size
4. Provide target project budget

SITE: LOCATION



- SKATEPARK
- MINERS HOSPITAL
- SULLIVAN ROAD
- PROJECT SITE
MAWHINNEY LOT
PARK CITY, UT
- BUS STATION/SHELTER
- PARK AVENUE
- 12TH STREET
- PARK CITY LIBRARY

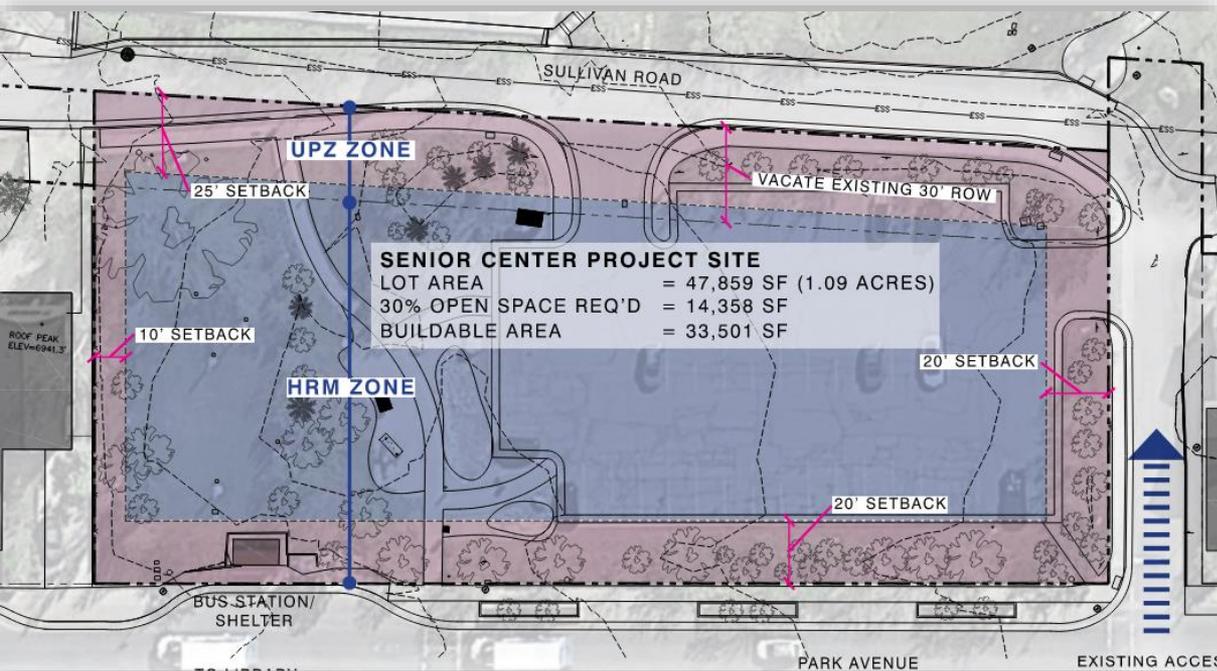
QUICK FACTS

- Lot Size = 1.09 Acres
- Parking = 47 Surface spaces
- Open Space 26,677SF = 55%



SITE: CONSTRAINTS

Process will entail: MPD (under 2 acres), CUP, and re-plat to remove ROW

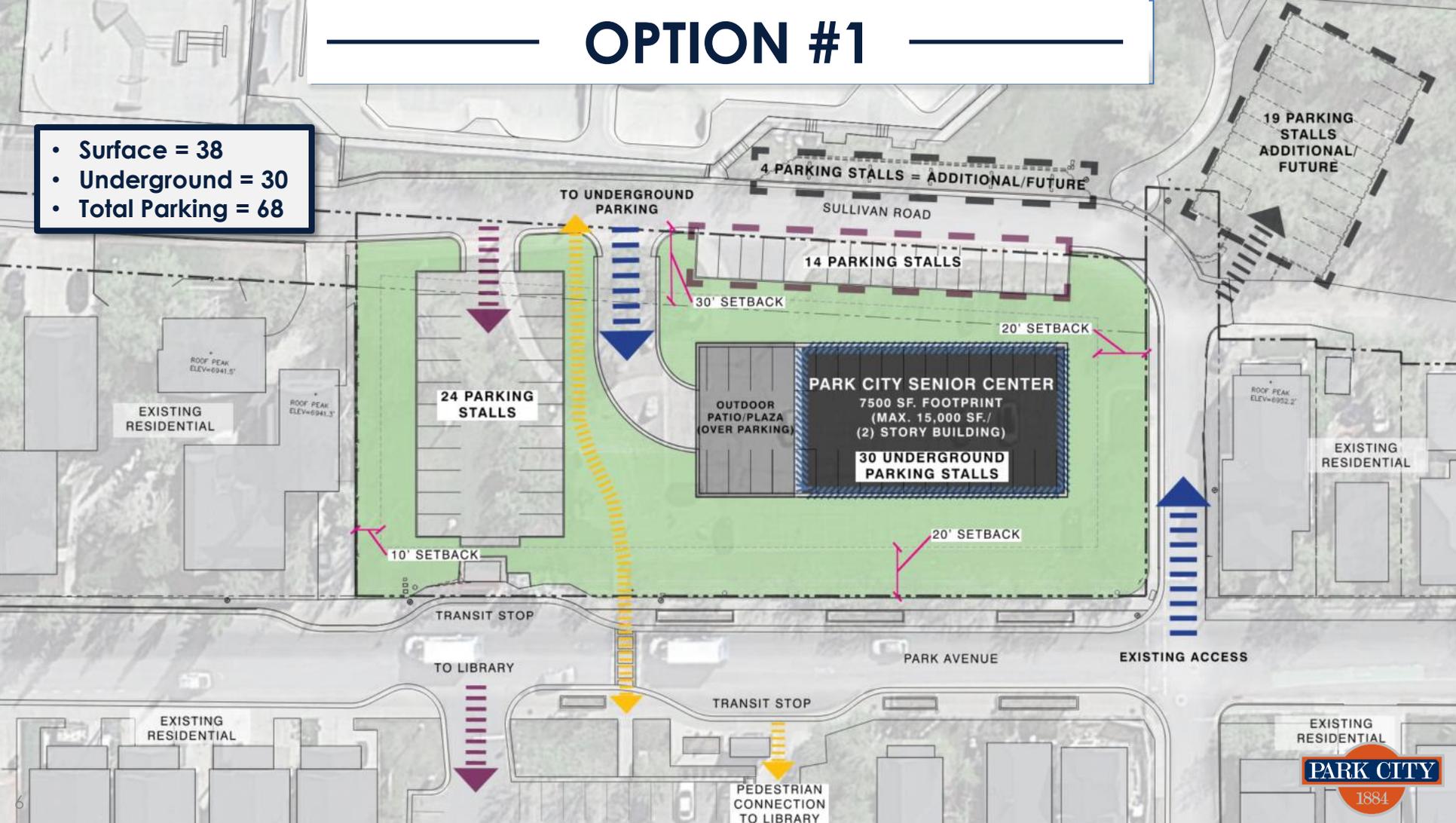


CONSIDERATIONS

- Replat to remove ROW
- HDDR Review
- Zoning: HRM/UPZ
- Height: 27'
- Setbacks: 10' - 25'
- Req'd Open Space: 30%
- Minimum Parking = 33 Stalls
 - 20 Peak Lunch Demand
 - 13 Library MPD

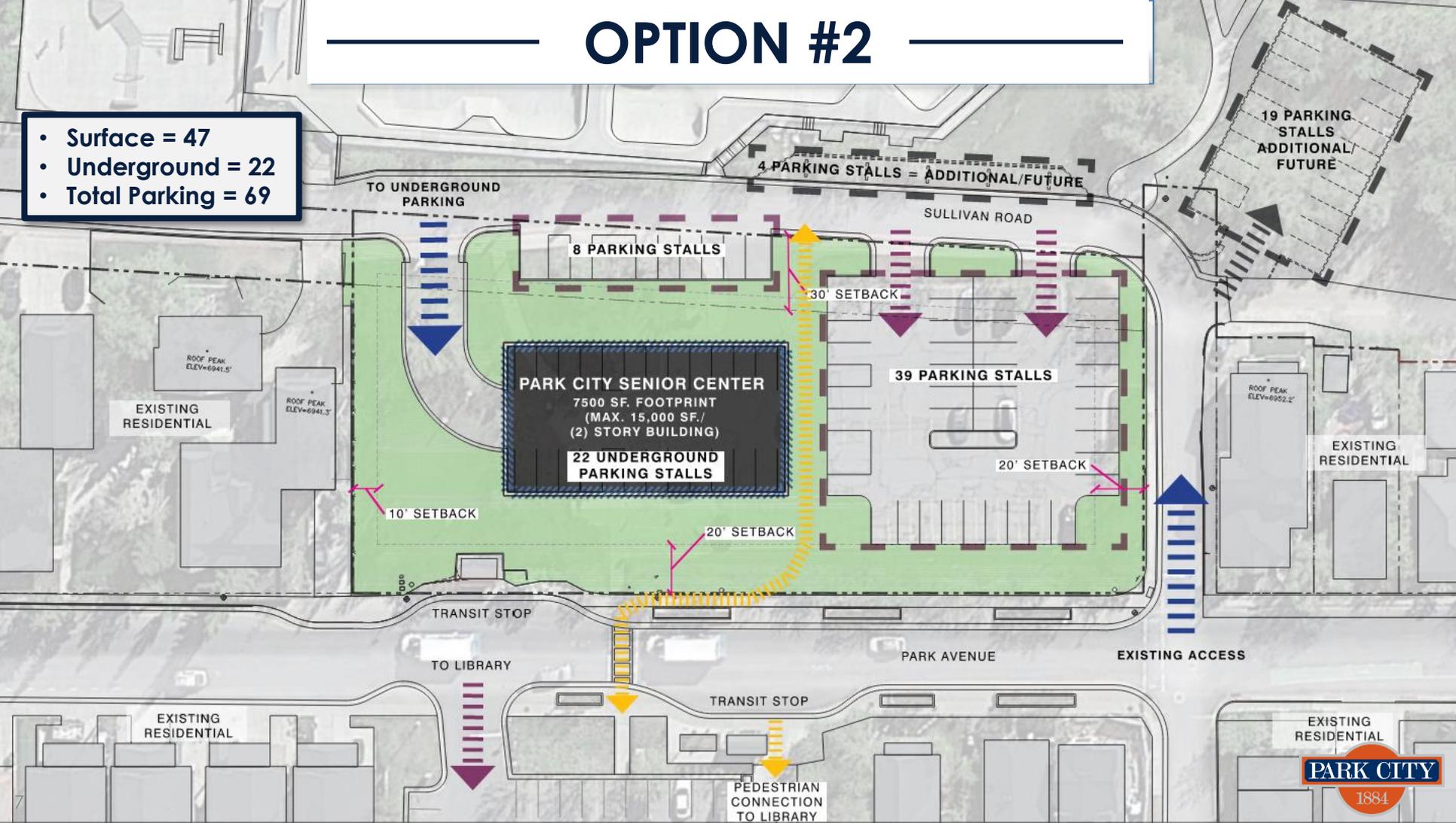
OPTION #1

- Surface = 38
- Underground = 30
- Total Parking = 68



OPTION #2

- Surface = 47
- Underground = 22
- Total Parking = 69



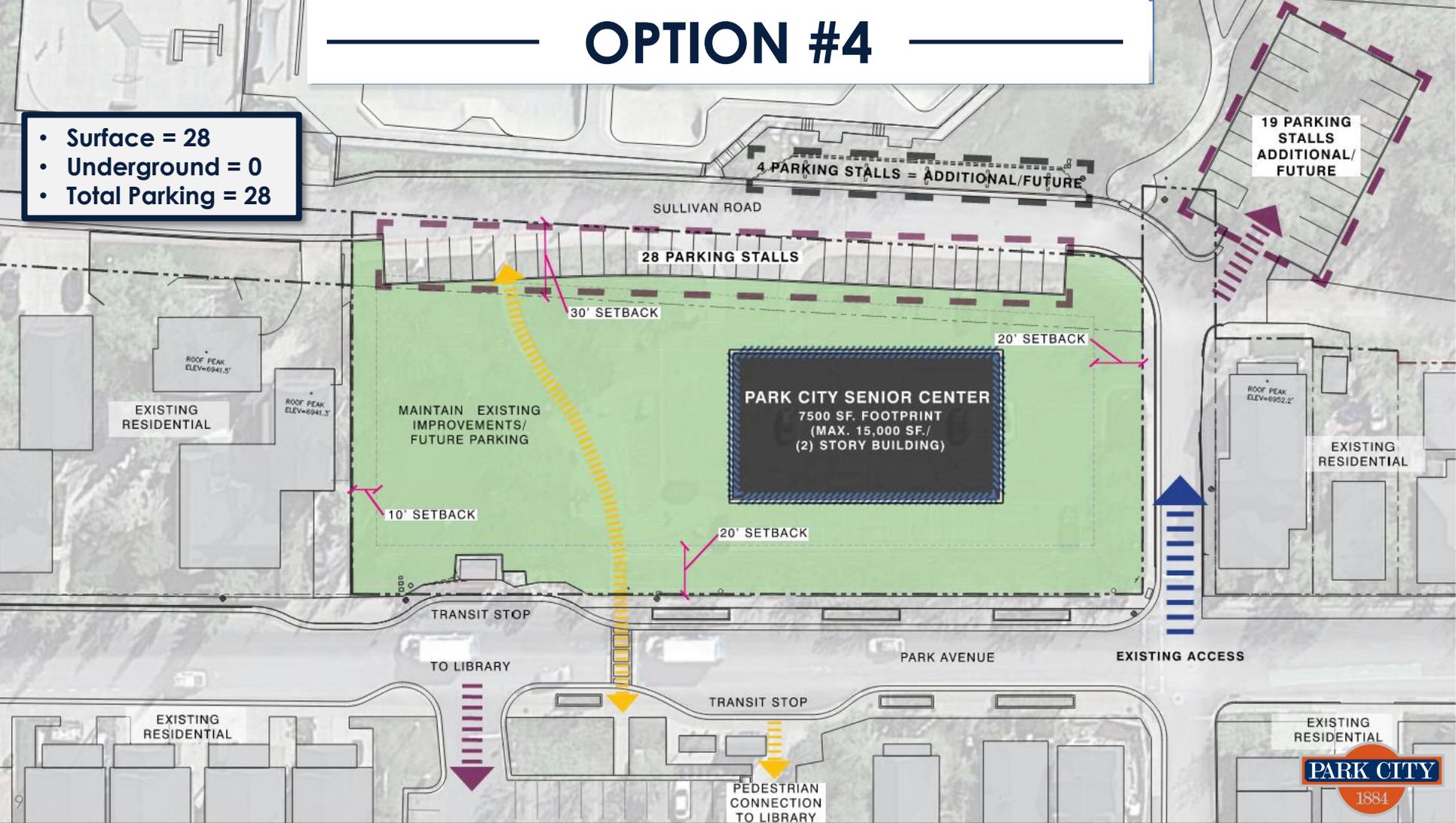
OPTION #3

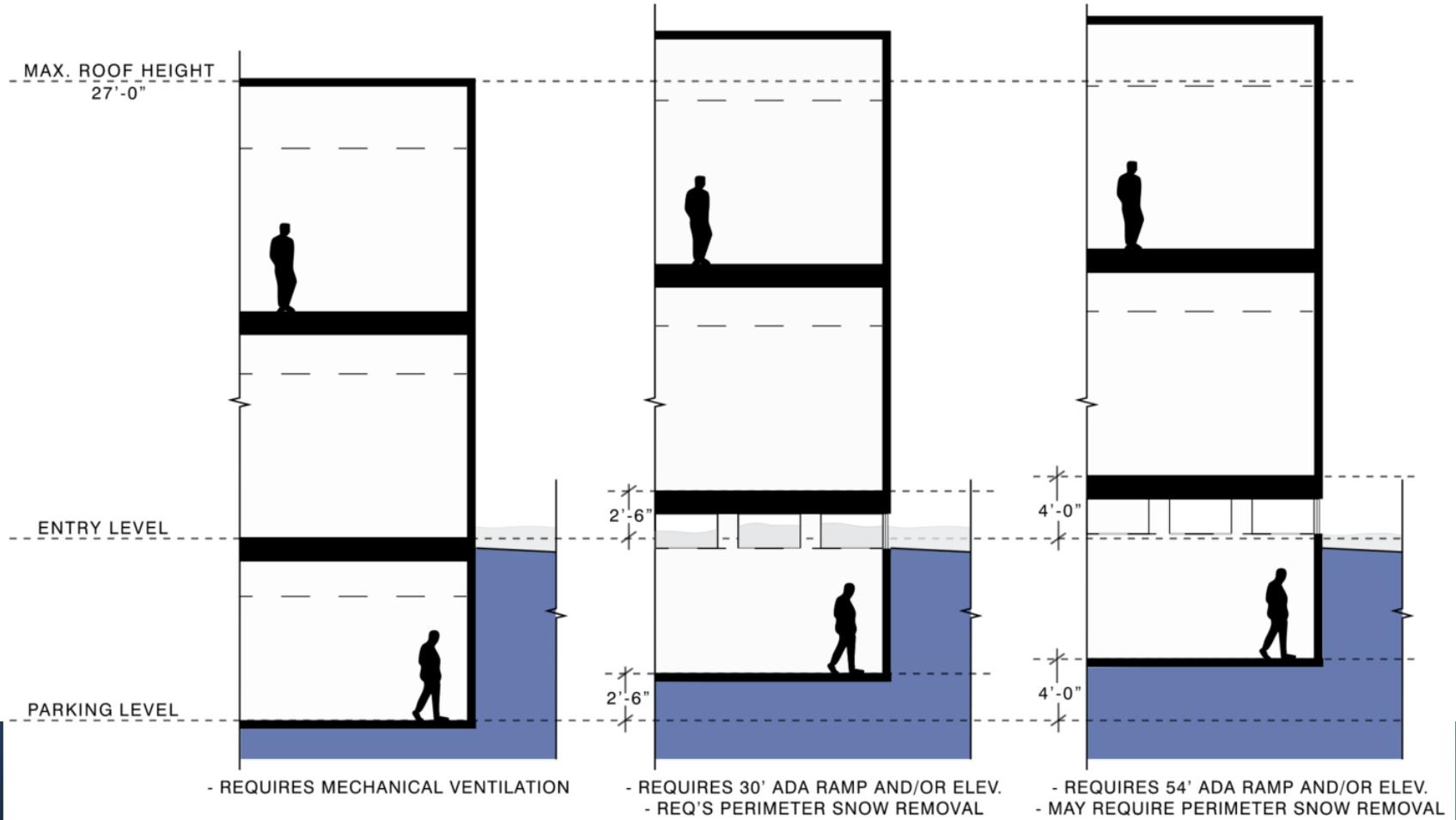
- Surface = 47
- Underground = 0
- Total Parking = 47



OPTION #4

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





UNDERGROUND PARKING ELEVATIONS

PARKING DISCUSSION

	Option 1	Option 2	Option 3	Option 4
SURFACE STALLS	38	47	47	28
UNDERGROUND STALLS	30	22	0	0
TOTAL PARKING	68	69	47	28
ESTIMATED COST	\$3.6-3.7M	\$3-3.1M	\$300-380k	\$220-280k
OFFSITE/FUTURE ADDITIONAL STALLS	23	23	23	23

* Existing parking lot = 47 stalls

* LMC code requires 20 + Library MPD shared 13 = 33 stalls

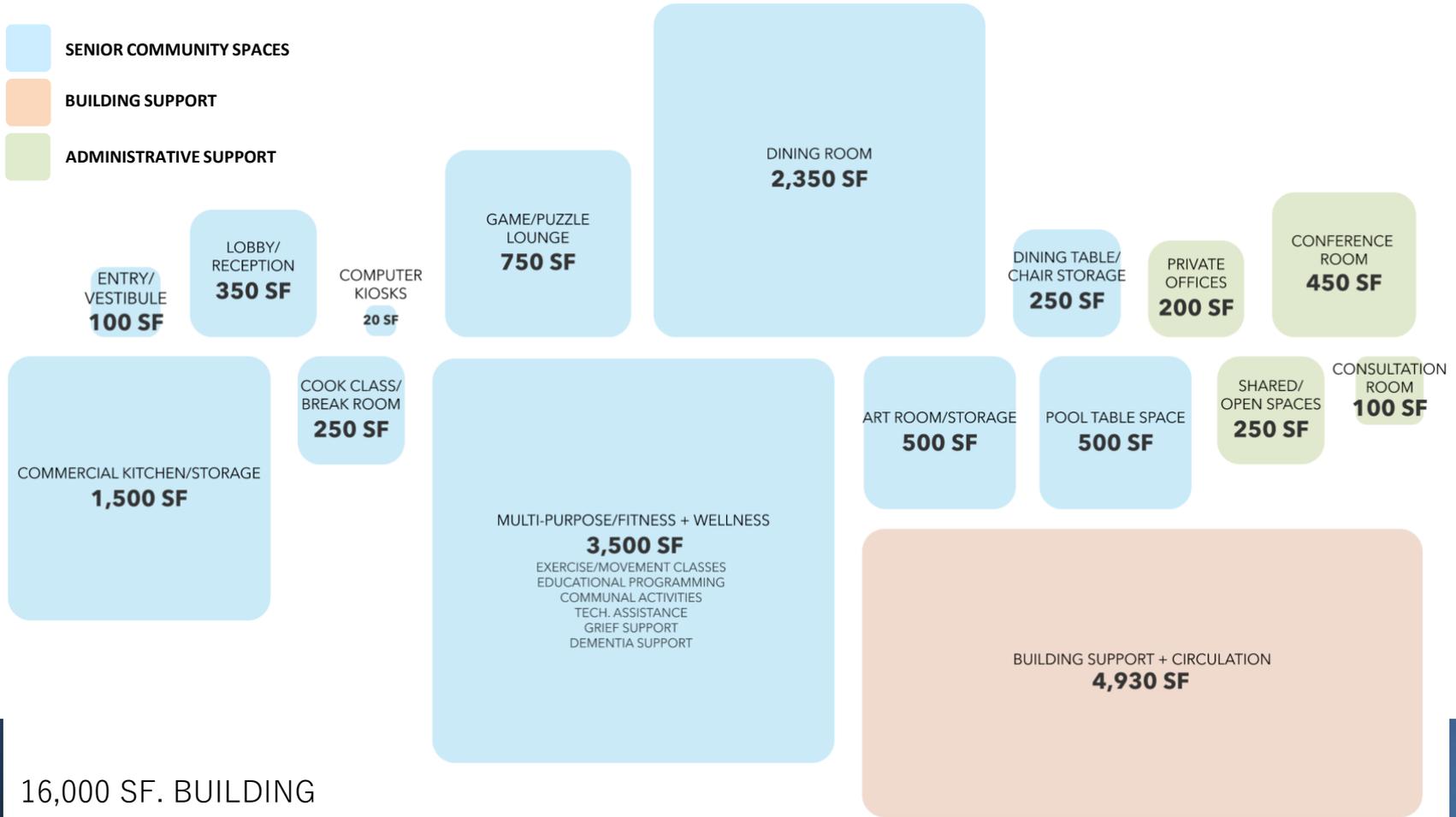
OPEN SPACE DISCUSSION

	Option 1	Option 2	Option 3	Option 4
APPROX. OPEN SPACE	46-48%	44%-46%	49% - 51%	71%-73%
CHANGE FROM EXISTING	-7%-9%	-9%-11%	-4%-6%	+16% - 18%
ESTIMATED COST	\$700-800k	\$660-770k	\$660-770k	\$650-760k

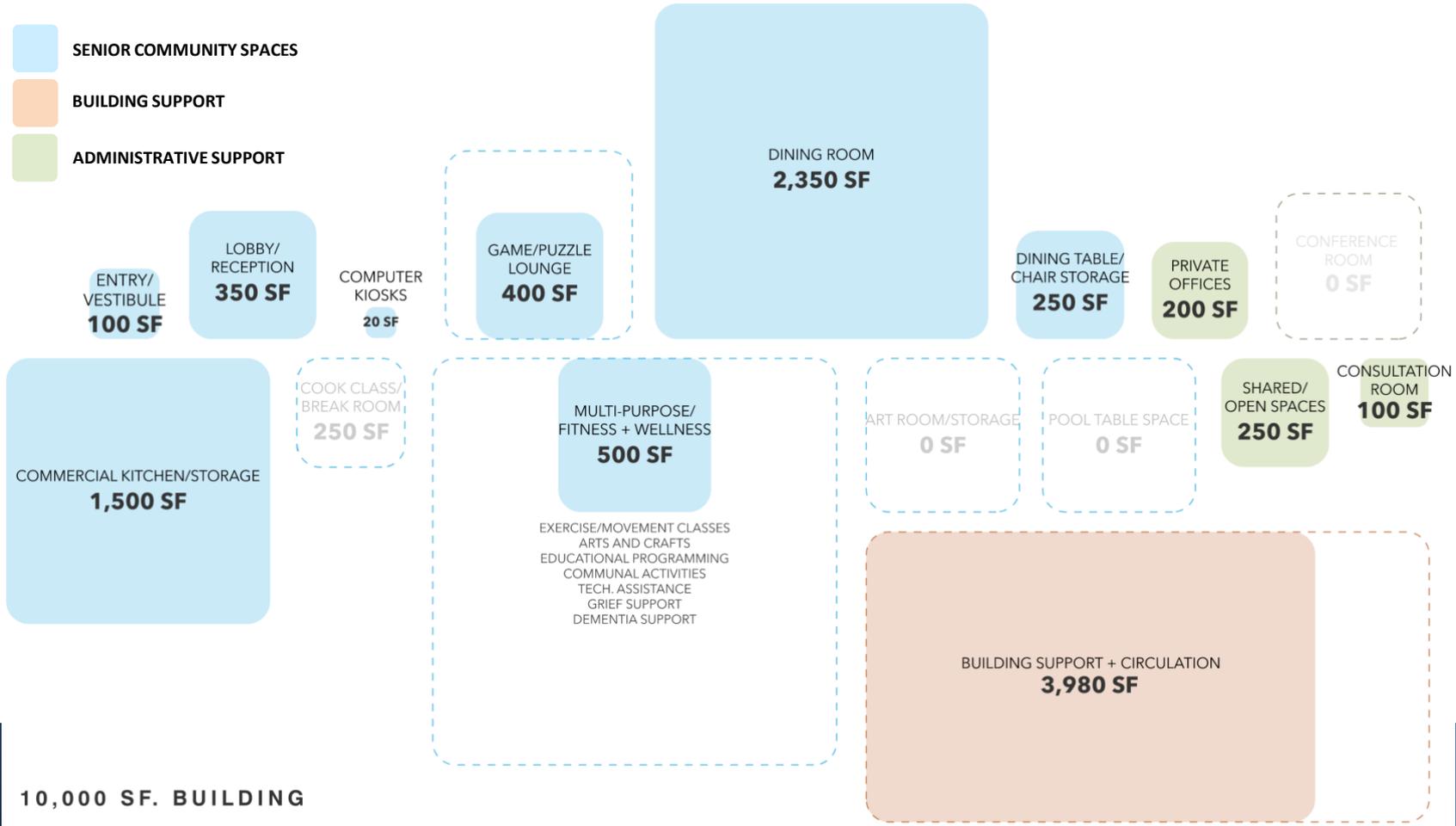
* Existing Open Space = 55% of Parcel or 26,677 SF

* LMC requires 30% Open Space

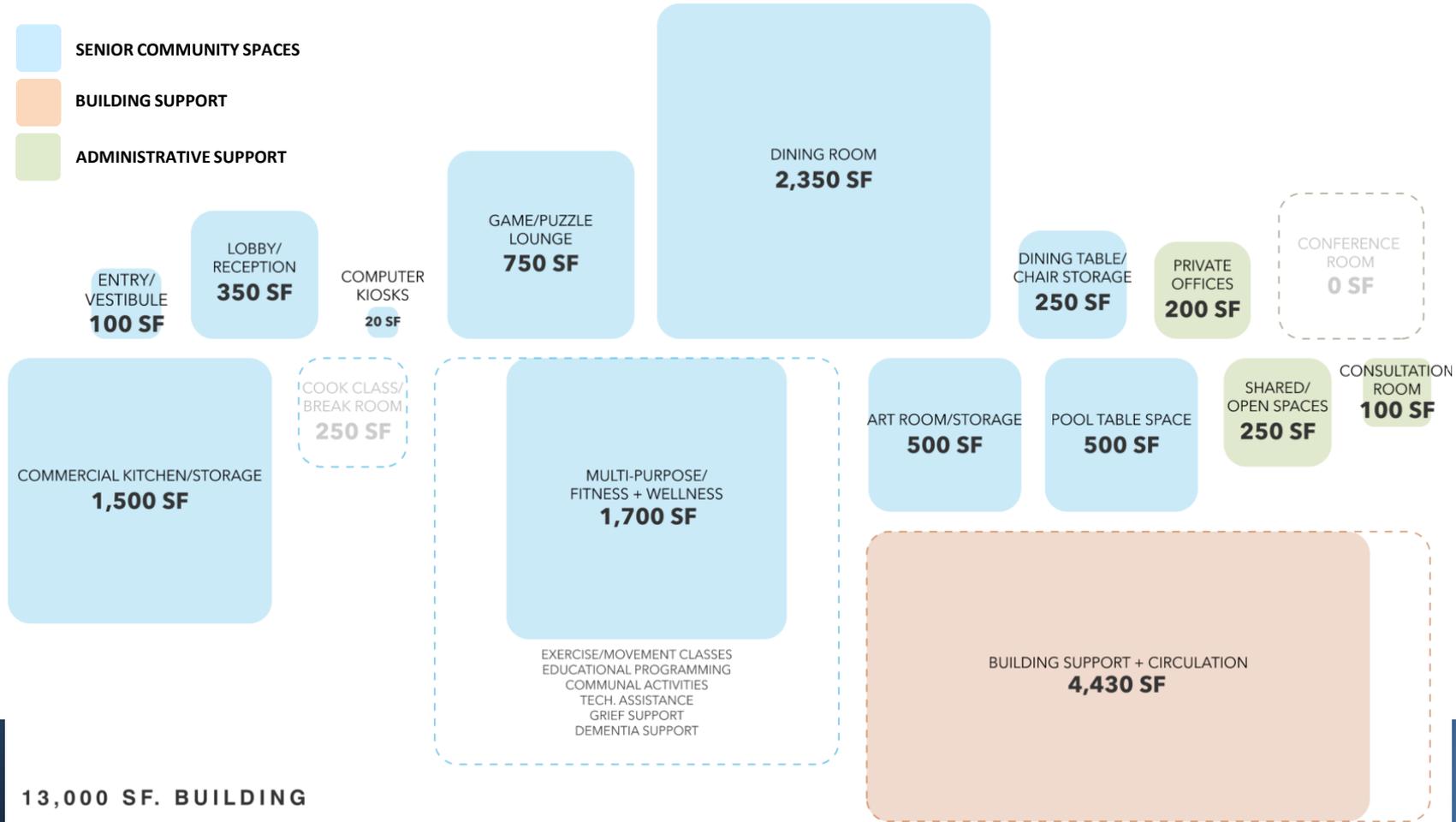
- SENIOR COMMUNITY SPACES
- BUILDING SUPPORT
- ADMINISTRATIVE SUPPORT



- SENIOR COMMUNITY SPACES
- BUILDING SUPPORT
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- SENIOR COMMUNITY SPACES
- BUILDING SUPPORT
- ADMINISTRATIVE SUPPORT



<i>*COST ESTIMATE OF 10K SF STRUCTURE</i>	<i>\$14.9M</i>	<i>\$14.3M</i>	<i>\$11.5M</i>	<i>\$11.4M</i>
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<i>*COST ESTIMATE OF 13K SF STRUCTURE</i>	<i>\$18M</i>	<i>\$17.3M</i>	<i>\$14.4M</i>	<i>\$14.3M</i>
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COST ESTIMATE OF 16K SF STRUCTURE	Option 1	Option 2	Option 3	Option 4
BUILDING CONSTRUCTION	\$11M	\$11M	\$11M	\$11M
PARKING	\$3.1M	\$2.6M	\$380k	\$280k
SITE CONSTRUCTION	\$800k	\$770k	\$770k	\$760k
CONTRACTOR EXPENSES	\$2.75M	\$2.65M	\$2.25M	\$2.2M
OWNER SOFT COSTS	\$2.35M	\$2.3M	\$2M	\$2M
FF&E	\$310K	\$310K	\$310K	\$310K
ALLOWANCES (WINTER AND SOILS)	\$350K	\$350K	\$350K	\$350K
ESCALATION	\$300K	\$300K	\$240K	\$230K
TOTAL COST ESTIMATE	\$21.1M	\$20.5M	\$17.3M	\$17.2M

COUNCIL DIRECTION

- **PARKING PREFERENCE**
 1. Underground + Surface
 2. Surface Only
 3. Quantity of Stalls
- **BUILDING PROGRAMMING PREFERENCE**
 1. Building size target
- **PROJECT BUDGET TARGET**
- **DISCUSS NEXT STEPS**

QUESTIONS

