



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

February 3, 2026

The Council of Park City, Summit County, Utah, met in open meeting on February 3, 2026, at 2:45 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 2:48 p.m. Council Member Zegarra seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

CLOSED SESSION

Council Member Zegarra moved to adjourn from Closed Meeting at 4:05 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

WORK SESSION

Discuss PCMC's Needs-Based Childcare Scholarship Program:

Michelle Downard, Strategic Initiatives Advisor, and Hans Jasperson, Nonprofit Services Advisory Committee Staff Liaison, presented this item. Downard indicated there was a request for childcare funding in the Emergent Needs Grant Program item that would be voted on later today. She reviewed the history of the City subsidizing childcare to make it more affordable for families in the workforce and for residents in the community. The Council originally allocated \$1 million which lasted two years and she noted those funds were exhausted in December 2025. She felt to continue the program, the City would need to allocate \$655,000 annually. Downard indicated that Summit County contributed almost \$900,000 to help with childcare scholarships as well. There were also some bills at the Legislature this session addressing childcare. She recommended that this come back in the budget session so the Council could consider this funding with the City's other budgetary needs.

Downard broke down the funding and noted 10% of it went for provider incentives. She wanted the Council to consider expanding that to 20%. She met with the school district to learn how they expanded preschool in the district and she was impressed with all they did in this area. The proposed 20% provider incentives would not include the school district, but they would include for-profit and non-profit providers. She proposed giving each provider \$100 per month for each Park City enrolled child, and this would replace the provider incentives for children receiving DWS childcare assistance. The estimated total for the proposed incentives was \$70,900 annually. Downard indicated the Council could decide to implement the provider incentives retroactively or from February 2026 going forward.

Jasperson reviewed the support the City provided to PC Tots, including free rent at the library facility and public service contracts, which provided operational support to nonprofits. In early 2025, PC Tots applied for a public service contract to support teachers' salaries, curriculum and class materials. The Nonprofit Services Advisory Committee recommended a public service contract of \$27,250 for FY25, and \$50,000 for FY26 and FY27. The Council approved the FY25 amount but redirected the remaining funds to the Emergent Needs Fund. The majority of Council wanted to support PC Tots through the Childcare Scholarship program and noted if additional support for PC Tots did not materialize, they could apply to the Emergent Needs Grant Program for additional funding. At the time of this discussion, the eligibility requirements and payment thresholds for Emergent Needs grants had not been established. In December 2025, PC Tots applied for an Emergent Needs grant, and their request was based on an unanticipated 26% healthcare insurance premium increase. The committee separated PC Tots' request from the other requests because of the unique background.

Jasperson stated the Nonprofit Services Advisory Committee was seeking clarification on this issue. They offered two options: Option A – if childcare provider incentives are approved, they recommend awarding \$15,000 in a one-time emergent needs grant. Option B- if Council does not approve childcare provider incentives, they recommend awarding PC Tots a public service contract of \$50,000 for FY26 and FY27. He noted the provider incentive would help in the long-term, but PC Tots had this additional need. He stated both options could be funded with the funds in this year's budget and asked whether the committee could approve one of the options for PC Tots or if the Council had another option.

Downard indicated the City had the budget to fund childcare through the end of the fiscal year if the Council desired. She also asked for Council direction on whether to come back to discuss sunseting or continuing the childcare program.

Council Member Parigian asked how the funding for providers equaled \$70,900, to which Downard stated the incentive would only be for providers located in the City limits. Council Member Parigian asked how much a backflow preventer cost, which some providers' buildings needed, to which Downard stated \$11,000 per commercial building.

Council Member Toly asked to know more about the bill at the Legislature regarding childcare. Downard stated the current one was mirroring the Big Beautiful Bill, (HB190) which would expand support and give tax incentives to employers who supported their employees with some type of childcare benefit. Generally, it was intended for large employers that could build facilities onsite. It would build on top of the incentives found in the Big Beautiful Bill. Council Member Toly asked why the cost of childcare was still high since 3-4 year olds were now attending preschool at the school district's program. Downard stated the capacity needs were less of a challenge, but as far as affordability, not all the children go to the preschool at the schools because they did not live in the school district. Tuition rates in the City and county-wide had not seen big tuition increases though. Council Member Toly asked what PC Tots would use the funding for if they received a public service contract. Jasperson stated the public service contract was needed to support teachers' salaries, curriculum and class materials, and he noted they had lost federal funding and were also expanding into another location, which made their fundraising lift higher at that time. Council Member Toly asked if PC Tots could apply for another public service contract in the next go-around if the City awarded the provider incentives and a one-time grant now. Jasperson stated that was what he wanted the Council to weigh-in on.

Council Member Miller asked how provider incentives would be used by other daycares, to which Downard stated there were no restrictions on those funds. Council Member Miller asked if PC Tots could apply for a public service contract in FY27 or if they would have to wait until FY28. Jasperson stated this was a unique situation so the Council could direct staff on the parameters. Mayor Dickey asked if the public service contract funds were depleted. Jasperson explained these contracts were issued biannually and the next round would be for FY28 and FY29. Any funds not allocated for FY26 and FY27 were assigned to the Emergent Needs Fund.

Council Member Miller did not want to increase the overall budget, and she favored Option B - \$50,000 for FY26 and FY27, and visiting where the Council wanted to take the program in the future. Council Member Zegarra wanted to help families in the workforce and was looking for sustainable funding for the childcare scholarship program year-round. He supported Option B for now. Downard stated during the budget process, Council could support building childcare funding into the budget so it wouldn't be a repetitive annual request discussed separately.

Council Member Parigian recalled the Council wanted to make childcare an ongoing budget item. Downard stated they could bring that back, but she would like to see the Council's general level of support on what they would like to see discussed. Council Member Parigian didn't want to deplete the entire Emergent Needs Fund for PC Tots and asked if there was a hybrid solution. He supported Option A: increasing the funding by \$32,000 for provider incentives and giving PC Tots \$15,000. Jasperson noted the next public service contract wouldn't be until FY28. Council Member Parigian asked if PC Tots received funding every year. Jasperson stated there was \$600,000 to allocate

every year and through FY27 \$500,000 had been allocated. Council Member Parigian proposed giving \$15,000 for this year and \$50,000 for next year.

Council Member Toly requested a work session discussion on this during the budget process and include all the childcare options. Then the Council could determine how much to fund the program. She stated the Emergent Needs Fund was for emergencies. She supported Option B. Council Member Parigian agreed they needed to figure out the funding for the program.

Although Council Member Ciraco was excused, he emailed his thoughts on this item. He strongly believed that we should seek a permanent funding source for the existing program this budget planning cycle. His preference would be to focus on structural recurring funding to help support childcare affordability with reasonable expectations of families regarding investing in their children's care. He supported expanding the scholarship amounts modestly as long as it was equitable and applied to all providers, whether they were for profit or non-profit. He also supported the childcare providers incentive as detailed in the staff report and would consider any future funding that would support a parent paying their childcare tuition bill assuming all other benefits are maximized, including those that were in development at the Chamber and with their members which would leverage new Federal childcare tax laws.

Council Member Parigian indicated he was more aligned with Option B, but he didn't want to deplete all the funds with five months left in the fiscal year. He agreed with Council Member Toly's comments on getting it in the budget. Mayor Dickey summarized the Council supported Option B and during the budget process they would start with the \$655,000 budget number and have a work session to understand what things needed to be done within the program to address the greatest needs. It was indicated the \$50,000 allocation could be awarded tonight as an amendment to the Emergent Needs Grant item on the Consent Agenda.

Margaret Plane, City Attorney, indicated Council Member Miller used to be on the Nonprofit Services Advisory Committee and she would be recused from that Consent Agenda item. She noted that since this item would be removed from the Consent Agenda, the Council could discuss amending it to award the \$50,000 for FY26 and FY27.

Council Member Parigian wanted to ensure that there would be funds to cover any emergencies that arose before the fiscal year end. Council Member Toly noted the Council found funds for emergencies and gave an example of the SNAP benefits last fall.

2026 Legislative Session Update:

Michelle Downard, Strategic Initiatives Advisor, stated they were a couple weeks into the session, and it was busy. Staff was monitoring the bills as they were filed. She tried to simplify the tracking sheet and noted the topics were similar to years' past, including

short term rentals, prohibitions for municipalities regarding short term rentals, childcare business tax credits, and a property tax modification bill. Plane indicated there were other bills that the Council and residents cared about, but the tracker was intended to address items that would directly affect the municipal government. There was SB97, which would revert reserves from the General Fund budget to a 25% cap. If this was passed, the City would transfer the additional funds to capital projects. There was an e-bike bill, which proposed robust regulations for bikes that went faster than 25 mph without human power. It also preserved local control in terms of policies or regulations based on if the device would be appropriate depending on the road or pathway.

Council Member Parigian asked why the state had a bill if there was local control. Plane stated that for the broader category of faster bikes, there would be a requirement to get a driver's license and a safety certificate for those under 16 years of age. Cartin added the City could determine where these electric vehicles were allowed. This would also include vehicles like electric scooters and other electric things in the market. He felt this was a good cleanup bill for electric mobility and non-electric mobility vehicles.

Council Member Toly stated the Chamber of Commerce was tracking tourism, wildlife, restaurant tax, and ID for alcohol revisions bills. She stated the public could track bills on UTIA.

COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly stated the City had its last Sundance Film Festival and it was very busy. She felt the City went out in style. Council Member Parigian didn't think Council Questions and Comments should be in Work Session because nobody was in the chambers. Council Member Miller indicated she toured the EngineHouse Affordable Housing Project and was so impressed. She disclosed she served as vice chair of the Nonprofit Services Advisory Committee until her recent appointment to the Council, and would recuse herself from the Consent Agenda. Council Member Zegarra noted he went with Jodi Emery to the Colorado Association of Ski Towns (CAST) meeting held in Salida, Colorado, and he saw that the challenges the City faced were also challenges for other resort ski towns. Mayor Dickey asserted he was excited to work with this Council. He stated the Olympics were coming up and some activations would be coming to town to get people excited for the 2034 Olympics, which would take place here.

Staff Communications Reports:

1. November 2025 Sales Tax Report:

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Jodi Emery, Acting City Manager Cate Brabson, Deputy City Attorney Michelle Kellogg, City Recorder	Present
Council Member Bill Ciraco	Excused

III. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from January 8 and 13, 2026:

Council Member Toly moved to approve the City Council meeting minutes from January 8 and 13, 2026. Council Member Zegarra seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

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.

Ellen Kuck and the Youth Advisory Council stated they were at the Legislature last week and it was a great experience. Aiden stated the Utah League of Cities and Towns (ULCT) hosted a mock debate on housing and affordability. He was impressed with the discussion on shifting the focus from single homes to condos and townhomes. Different members of the group liked meeting other youth councils from around the state and the mock debates. Council Member Toly stated it was the third year that the youth council attended the Capitol, and it was great. She noted the youth council met once a month to discuss current issues facing the City.

Helen Nadel thanked the Council as the City ended its last Sundance Film Festival. She was also grateful the Council adopted the Arts Master Plan.

John Greenfield 84060 stated tonight's joint meeting with the Planning Commission was a reset. This reset didn't happen by coincidence, but because the residents pushed

back on this project. He felt public outreach was important and it led to better projects. He explained outreach versus engagement without outreach.

Sue Banerjee, PC Tots Executive Director, indicated stable funding was essential and childcare was community infrastructure. Childcare was a foundational system that other systems depended on. It helped provide increased income and women's workforce participation. She noted the workforce was not the same as the resident population and they came to the City to keep the City functioning. She asked the Council to provide stable funding for PC Tots, strengthen the City childcare program so it supports the workforce, and invest in all providers serving the workforce. These actions would strengthen economics for the City.

Virginia Solomon 84098 Summit Pride Foundation Board President, stated trans people could not play sports, eat at restaurants, and in some cases stay in their homes. Some trans people got fired from their jobs. They asked the Council to direct lobbyists to oppose the anti-trans bills at the Legislature.

Kris Campbell 84098, Summit Pride Foundation Board Member, stated there were three anti-trans bills to keep an eye on. HB404 which would carve out an exception to the fair housing act to allow discrimination against trans people in single-sex housing: HB174 which was a complete ban on health care for trans youth, and HB193, which would eliminate public funding for trans health care for adults, such as Medicaid. Two more bills were in Rules Committee: HB 196 would allow the Legislature to rename Class C roads to whatever they want, even though naming roads was a city's responsibility. Specifically, Harvey Milk Road is being proposed to change to Charlie Kirk Road. HB302 would put a further ban on Pride flags as a result of the Pride symbols on the Salt Lake City flag.

Mayor Dickey closed the public input portion of the meeting.

IV. CONSENT AGENDA

1. Request to Approve a Three-Year Lease Agreement with Stacy Witbeck, a Civil Construction Firm, for 1.8 Acres along State Route 224 to Allow for Laydown Yard Activities on the Property:

2. Request to Authorize the City Manager to Approve Contract Amendments with Utah State University Utah Conservation Corps, Ecology Bridge LLC, Optimo Landscaping and Snow Removal LLC, and Greenleaf Enterprises to Extend the Terms and Increase the Contract Amounts by \$275,000, for a Total Not to Exceed \$475,000, in a Form Approved by the City Attorney's Office, for Invasive Species Mitigation:

3. Request to Approve the 2026 City Sponsorship of the Following Special Events, and Authorize Final Staff Approval: Full Moon Snowshoe, Your Barn Door is Open, Barn Tours, and Scarecrow Festival:

4. Request to Approve the Nonprofit Services Advisory Committee's Recommendations for Emergent Community Needs Grant Awards for a Total of \$55,150, to the Following Local Nonprofit Organizations: Hive Family Collective, National Ability Center, People's Health Clinic, Summit Community Gardens & Eats, Summit County Clubhouse, and WasteLess Solutions:

5. Request to Authorize the Acting City Manager to Execute an Amendment to Extend the Binding Exclusive Negotiation Clause for 90 Days, Ending May 11, 2026, with Wadsworth Acquisitions, LLC, to Pursue a Public-Private Partnership to Deliver an Indoor Pickleball Facility:

6. Request to Approve the Conveyance Agreement, in a Form Approved by the City Attorney's Office, to Acquire Lot 4 of the FJ Gillmor Subdivision from Summit County in Exchange for Park City's Waiver and Release of the "Up-to-10-Acre Obligation" from the 2017 Open Space Cooperation Agreement:

Council Member Toly moved to remove Items One, Four, and Six from the Consent Agenda. Council Member Zegarra seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

Council Member Zegarra moved to approve Items Two, Three, and Five of the Consent Agenda. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

1. Request to Approve a Three-Year Lease Agreement with Stacy Witbeck, a Civil Construction Firm, for 1.8 Acres along State Route 224 to Allow for Laydown Yard Activities on the Property:

Council Member Toly asked if this company had to restore the land after the three-year lease, to which Blair affirmed. Council Member Toly asked if the City could ask the contractor to assist in upgrades at the end of three years. She stated more parking by the McPolin Barn was needed, so that could be discussed in three years. She wanted the contractor to do that work since they got the lease for so little money. Cate Brabson stated it wouldn't be with this contractor, but the City would go through the procurement process for upgrades. Blair noted the lease was a market rate lease. Also, there was no designation on what to do with the revenue from the lease. Council Member Toly thought a conversation would be beneficial to beautify the area and add parking.

Council Member Parigian stated the elk statues were not decorative as noted in the staff report and he wanted that corrected as the project proceeded.

Council Member Toly moved to approve a three-year lease agreement with Stacy Witbeck, a civil construction firm, for 1.8 acres along State Route 224 to allow for laydown yard activities on the property. Council Member Miller seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

4. Request to Approve the Nonprofit Services Advisory Committee's Recommendations for Emergent Community Needs Grant Awards for a Total of \$55,150, to the Following Local Nonprofit Organizations: Hive Family Collective, National Ability Center, People's Health Clinic, Summit Community Gardens & Eats, Summit County Clubhouse, and WasteLess Solutions:

Council Member Miller recused herself from this item since she had previously served on the Nonprofit Services Advisory Committee. Mayor Dickey stated there was one amendment to note from the Work Session discussion.

Council Member Toly moved to approve the Nonprofit Services Advisory Committee's recommendations for Emergent Community Needs Grant Awards for a total of \$55,150, to the following local nonprofit organizations: Hive Family Collective, National Ability Center, People's Health Clinic, Summit Community Gardens & Eats, Summit County Clubhouse, and WasteLess Solutions, with an amendment to award PC Tots \$50,000 in FY26 and \$50,000 in FY27. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Parigian, Toly, and Zegarra

EXCUSED: Council Member Ciraco

RECUSED: Council Member Miller

6. Request to Approve the Conveyance Agreement, in a Form Approved by the City Attorney's Office, to Acquire Lot 4 of the FJ Gillmor Subdivision from Summit County in Exchange for Park City's Waiver and Release of the "Up-to-10-Acre Obligation" from the 2017 Open Space Cooperation Agreement:

Luke Cartin, Lands and Environmental Sustainability Director, stated this agreement would formalize the transfer of Lot 4 from the County to the City and the City would release its claim to property the county owned in order to move forward with transferring Lot 4 to Recycle Utah.

Council Member Zegarra moved to approve the conveyance agreement, in a form approved by the City Attorney's Office, to acquire Lot 4 of the FJ Gillmor Subdivision from Summit County in exchange for Park City's waiver and release of the "up-to-10-

acre obligation” from the 2017 Open Space Cooperation Agreement. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

V. OLD BUSINESS

1. Clark Ranch Discussion with the Planning Commission:

Christin Van Dine, Rick Shand, Grant Tilson, John Frontero, and Seth Beal, Planning Commissioners, Jarrett Moe and Chris Day, Alexander Company, Sara Wineman, Housing Project Manager, and Meredith Covey, Planner, were present for this item. Mayor Dickey stated no vote would be taken tonight, but they would discuss where the best location for the 10-acre development would be. Wineman reviewed the preferred location would be chosen before they reinitiated the rezoning process with the Planning Commission. Covey explained how the development would need to comply with the code.

Day indicated the Alexander Company did a lot of work since last year on this project. He displayed two 10-acre options within the 15 acres for the location of the development. He noted they received good feedback at the Planning Commission meeting in October, 2025, including the density and mass of the project needed to be reduced significantly, the stormwater retention needed to be within the 10-acre boundary, and the development should be compatible with PC Heights next door. There weren't many parameters for building length and number of units as well as building height, so they set a baseline of metrics to show tonight. They reduced the project to lie fully within 10-acres, including stormwater retention, and reduced massing and density. The two options were the Triangle option and the Buffer option. With Triangle, the terrain was marginally flatter and there was reduced visibility from the commuter vantage. The constraints to this site included a higher cost per unit, more design challenges, reduced unit count, limited views/marketability, more road and infrastructure needs, increased risk of flooding, and more site disturbance.

The Buffer option would have a lower cost per unit, greater flexibility in site design and programming, more efficient road layout, more efficient stormwater management, improved use in relation to protected recreational open space, and less site disturbance. The constraints to this option included slightly steeper slopes and more visibility from a commuter vantage.

Day displayed building footprints for the sites. For building heights, they modeled 28 feet and 35 feet, which was comparable to PC Heights. Commissioner Shand asked why Triangle was a higher unit cost if it was flatter. Day stated there was additional road infrastructure and not a lot of flexibility for stormwater storage.

Commissioner Beal asked if only the larger buildings would be 35 feet tall. Day stated the larger apartment buildings were set at 35 feet and the townhomes were shorter. He noted there would be a variation of building heights. Commissioner Frontero stated the number of townhomes didn't change in the different scenarios, and he asked how much steeper the slope of the Buffer option was. Day indicated the civil engineer didn't think there would be much difference between the Triangle and the Buffer regarding steep slopes. Commissioner Frontero looked at the grading map he thought the townhomes would be more visible with Buffer. Commissioner Van Dine asked about the visuals from the residents' perspective, to which Day stated the Triangle units would not be as desirable.

Council Member Toly asked if the grading for the Buffer was similar to grading at PC Heights, to which Day stated the upper third of PC Heights would be the same grade as Buffer. Council Member Toly asked where the stormwater retention would go on the Buffer site. Day indicated there was space on the north side of the site. Council Member Toly asked if more townhomes could be added. Day stated the mix of attainable and market rate units would be a factor.

Commissioner Van Dine stated she didn't have a problem with 35 feet height for this development as long as they were getting affordable units. Commissioner Tilson referred to the access road connecting to the frontage road and asked if the slope of the crossing would change significantly between the Triangle and Buffer. Moe stated it would be easier to make the connection with the Buffer option but that could evolve as design progressed. Council Member Parigian asked if the Triangle would have less noise than Buffer, to which it was indicated it would not be much difference. Commissioner Shand asked how much less site disturbance there would be with Buffer. Day stated he would get back to them with that information.

Mayor Dickey liked the look of the design with the buildings broken up. He asked what factors drove the footprint of the Triangle Medium and the Buffer Small and Buffer Medium. Day indicated it came down to unit yield for the concepts.

Commissioner Van Dine asked for more mirroring of PC Heights and she preferred the Buffer Small or Buffer Medium options. She didn't think houses below the level of PC Heights was desirable. She also didn't want more roads built. Council Member Zegarra agreed with Commissioner Van Dine and supported Buffer. Commissioner Beal thought massing would be more visible and problematic the higher up the hill they were placed. He preferred Buffer, but he was conscious that as they were more visible, he would want to see less massing. Council Member Parigian stated Buffer had less site disturbance and asked how that was. Day stated there would be less infrastructure for roads. Moe explained there would be additional grading for cul-de-sacs and intersections with Triangle. Council Member Parigian indicated the entire 10 acres would be disturbed. He stated Triangle put all the open space together whereas Buffer split the open space.

Council Member Toly supported Buffer Small with a 28-foot maximum because she liked smaller buildings and fewer roads. She thought that would give the City flexibility to work on townhomes and the development was more of a townhome style. There would need to be more mitigation for stormwater if the Triangle option was chosen.

Commissioner Shand liked Buffer Small for the smaller buildings, and he didn't have a strong opinion on height until he saw massing. Council Member Parigian asked if anyone liked having all the extra open space contiguous to the conservation property. Commissioner Beal stated that was an advantage of the Triangle option. Council Member Miller preferred Buffer Small and didn't have an opinion on height. She didn't want people living in a ditch as proposed with Triangle. Commissioner Tilson preferred the Buffer Small because of the access road crossing that slope. Also, it matched the character of PC Heights and Park City in general. He thought architectural variation would make it look nice. Commissioner Frontero liked Buffer Small and stated smaller buildings and going up higher would be less impactful.

Council Member Parigian noted Buffer Small offered less units. He preferred Triangle because of the contiguous open space and he liked a varied height. Council Member Zegarra supported Buffer Small. Commissioner Van Dine preferred Buffer Small or Medium. Mayor Dickey asked about preference for height maximum. Council Member Zegarra was open to 35 feet. Several members favored varied heights. Commissioner Tilson preferred 28 feet. Commissioner Van Dine stated she supported 35 feet if they got more affordable units.

2. Consideration to Approve Next Steps for the Citywide Bus Stop Improvements

Project:

Sydney Maves, Tim Sanderson, Julia Collins, Anna Maki, Steven Dennis, and Alex Roy, Transportation Planning Department, presented this item. Maves reviewed they were here to get direction on whether to proceed with a reduced project scope due to a funding gap or look at additional funding strategies to maintain the full scope. Roy stated they wanted projects that advanced a multimodal system. The bus stop improvements were a top project, and it received the most public outreach. Improved pathways separated from vehicle traffic was also a top priority and ebike and pedestrian safety received high feedback as well. Maves indicated they were updating 83 bus stops to enhance transit accessibility. They also wanted to provide ADA accessibility. They didn't consider making bus stop improvements on SR224 because of the BRT project there.

Maki reviewed the bus stop improvements project also included upgrades to adjacent bicycle and pedestrian facilities, including raised crosswalks, upgraded sidewalks and new multi-use pathways along the spine network. Maves stated they were working with homeowners for temporary construction easements to facilitate the improvements. Maki indicated that overall, they received positive feedback, but they did receive questions on visual impacts and landscaping.

Dennis displayed the available funding for the project with a breakdown of federal, state, and local funding, and noted there was a \$2 million funding gap from the original estimate. Maves stated there were options to address the funding gap, and indicated they could eliminate two pathways, reduce the scope of the pathways, or maintain the full project scope. She indicated the Little Kate pathway was close to a school and it was on the Transit route, so that should be prioritized. She reviewed the timeline for next steps on this phase of the project. Sanderson emphasized this was a huge project and he thought there would be public comment from people who were concerned with specifics.

Council Member Toly asked why Little John Road was not chosen since it was on the back side of the schools. Maki indicated that section was not called out, possibly because it had existing sidewalks. Roy noted Little John didn't have as many bus stops as Little Kate. Council Member Toly asked if the Monitor pathway could be broken up. Roy stated they were slowing down on proceeding with the pathway on Monitor to consider consistency of the corridor. Council Member Toly asked if the budget included the funds for the easement compensation, to which Dennis affirmed. Council Member Toly asked if the LDS church parking lot could be used for construction staging. Dennis stated they didn't intend to stage material at the sites. Council Member Toly asked about the stops on Park Avenue. Dennis stated most of those stops would not get a covered shelter. They would improve the Town Lift stops by removing the parking shoulders and installing more ramps and crosswalks.

Council Member Parigian asked if there was a list of the 83 stops. Dennis stated it was online and he could send it to him. Council Member Parigian asked what would be done with the Sunflower stop. Dennis indicated they would not improve that site because the owners would not work with the City. Council Member Parigian asked what a non-permanent bus stop sign meant. Sanderson explained it was a flag down site. Council Member Parigian asked about the easements, to which Maves stated there was high probability of getting those easements from the property owners. Council Member Parigian stated he didn't get a notice for input for this project. Roy indicated the direct person outreach was for people directly impacted by the projects, but they had information at the fall and spring project open houses.

Council Member Miller asked how much time would be needed for the temporary construction easements, to which Maves stated one to three weeks. They were asking for up to a year on the easement. Council Member Miller stated the proposed multi-use pathways would also have an option for bikes to still be allowed on the street and she asked how that would be managed or enforced. Maki indicated there was not a lot of enforcement on pathways. They heard concern from residents on the use of bikes on the pathways, so it was worth having a policy discussion with Council on enforcement options. Currently, they relied on education. She noted the use on the road would be shared with traffic.

Council Member Zegarra stated the \$2 million gap did not correspond with the \$3 million displayed on the closing the funding gap slide. Dennis stated it would vary, but they predicted there would be a \$2 million gap. Mayor Dickey asked if this would be a good time to do extra analysis on the pathways since there was a funding gap, to which Sanderson affirmed.

Mayor Dickey opened public input.

Alec Brackenridge 84060 didn't get outreach before December, but he thought the strip of land in front of his home was problematic for a bus stop. He stated that area took a lot of engineering, time, and money to address hardscaping, drainage, and landscaping. The path would go on top of the improvements they made in 2021, and those plans were approved by the City. They would also lose two parking spots in front of their garage. He hoped there were alternatives for this.

Hong McDonald 84060 stated she never heard about this project until December when she got something by certified mail. She distributed a handout and asked how the bus would make a hard right since it was 35 feet long and the road would be smaller. She also thought bikers would be weaving in and out, and she noted they didn't stop. She asserted sidewalks were needed on both sides of the street so aggressive dogs didn't attack other dogs that they would meet during walks. She indicated snow storage would also be a problem with this proposal. She asked that the City staff talk to more homeowners.

David Dobkin, Cash Subdivision HOA president, urged Council to not improve the stop on Cash Drive since it was not used. It made sense to use the funds to improve another stop along the route, and he suggested adding a stop at the intersection of Woodland View Drive and Royal Street East since that would provide easier access for those residents. He thought the data for the decision making was old. He gave suggestions for additional stops.

Michael Persky 84060 believed in the objective of the plan and indicated staff did a great job reaching out to homeowners. He agreed with Council Member Miller's comments. They were bikers and walkers, and he didn't see a multi-use bike path being as safe as what they had today. He thought it would be great to skip Monitor and use the funds for Silver King.

Katherine Fagin asked to make this item clearer on the Council agendas so people would know that the discussion would be on walkways and bike paths. She asked how the first and last mile to the bus stops were feasible in the winter in Park Meadows since you can't park on the roads in the winter. She reported on the status of the bus stops in Park Meadows, in varying degrees of completion. She wanted more scrutiny on the work and felt there was a better use of public funds, such as for the stops that only had a pole planted in dirt.

Mayor Dickey closed public input.

Council Member Toly asked why a multi-use path was chosen for only one side of the street over having sidewalks on each side of the street. Maki stated they looked at the right-of-way and width they had to work with. For Monitor, they looked at a cycle track and a sidewalk on one side of the road, which would have been separated, but the maintenance crew requested that it be all one level for snow shoveling. With that feedback, they looked at other options. The one level would not have a buffer from traffic and people would walk in the cycle track. She stated the current proposal had 2 feet of curb and 2.5 feet of shoulder so there would be separation from traffic for the cycle track. She explained a cycle track was a divided pathway for pedestrians and bicyclists. Roy stated there was a separated sidewalk and then a buffer and then another path for bike lanes, but this was not the current proposal. They wanted to maintain a buffer in the right-of-way so bikers could ride on the street. He noted they could look at these things on Monitor a little more if Council desired.

Council Member Toly asked about Mr. Brackenridge's concerns. Sanderson stated there was an existing bus stop at 10th and Park, and this was an opportunity to connect the existing pathway network with Park Avenue. Council Member Toly stated Brackenridge sent pictures of flowers and asked if those were in the City right-of-way, to which Sanderson stated some of them were and they would need a survey to determine the exact property line. It was indicated staff had also met with the neighbor to this property. Council Member Toly asked about the outreach with Cash HOA. Sanderson stated they reached out to the property manager. The original concept was to provide a shelter and a bench. The property manager stated they were not interested in the shelter and wanted the stop moved 15-20 feet because it blocked their signage. The stop was moved to comply with that request. Staff had met with concerned citizens of Cash and they were willing to move the stop, but the goal was to have a safe and accessible landing pad.

Council Member Parigian stated parking was at a premium in Old Town and he didn't want to take away 3-5 spots for a sidewalk that might not be useful. He felt this was for the visitors, and the residents got the short end of the stick. Council Member Toly indicated the Council approved a stairs project in 2022, and she asked if it went all the way from Lowell to Park Avenue. Sanderson stated they could look at that.

Mayor Dickey asked if Council wanted to bring back the 10th Street Stairs for reconsideration. Council agreed to talk about the history of the 10th Street Stairs Project, including what was improved, so they could give direction on what to improve, and for staff to continue discussing it with the homeowners. It was clarified that staff should not pull it out of the project, but she wanted to discuss it more.

Council Member Zegarra asked what the width of the rail trail was, to which Roy stated it was 10 feet wide. It was indicated this proposed pathway was 12 feet wide. Council Member Zegarra noted 80% of the funding of the project was from external sources,

and he thanked staff for getting those funds. Collins indicated they had applied for a \$6 million grant from UDOT which would be used for active transportation, and they would hear if they got that this spring. She noted that could be another potential funding source for this project.

Council Member Zegarra supported Option 2.5, reducing the scope of the pathways, and looking for additional funding for the pathways Council Member Miller supported 2.5 and wanted to maintain fidelity on the plans that had been worked on for so long.

Council Member Parigian supported Option 1, eliminating both pathways and indicated \$6.2 million was a third of the cost of a senior center. Council Member Toly supported Option 2, keeping the Little Kate pathway and eliminating the Monitor part of the project. Roy stated Option 2.5 was to keep Little Kate and reassess Monitor, but Monitor wouldn't be included in this project funding. Council Member Toly asked what the City could do if the Little Kate pathway didn't work. Sanderson stated they could fix it, but it would cost money. Council Member Toly was okay supporting Option 2.5.

Mayor Dickey summarized there were three votes for Option 2.5. Sanderson indicated they would come back to discuss 10th Street. They would proceed with Little Kate and table Monitor, but they would continue working on it.

VI. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2026-03, an Ordinance Amending Land Management Code Chapters 15-2.4 Historic Residential – Medium Density District, 15-2.5 Historic Recreation Commercial District, 15-2.10 Estate District, 15-2.13 Residential Development District, 15-2.16 Recreation Commercial District, and Section 15-4-24 Public Transit Amenity Areas, to Allow Public Transit Amenity Areas to be Constructed and Maintained in Setbacks:

Alec Barton and Jaron Ehlers, Planning Department, presented this item. Barton indicated there were a number of bus stops outside the right-of-way and those required land use amendments. Ehlers reviewed the Planning Commission forwarded a positive recommendation for Public Transit Amenity Zones. At the time, the Council limited that scope. For Phases Two and Three of the Bus Stop Improvements, staff asked that this be brought back for Council's consideration. They also asked to bring to Council an exception to the code for public art height.

Barton reviewed there were five affected zoning districts. They would be an allowed use subject to an administrative permit by the Planning Director. This would also remove the requirement that trash receptacles be provided. The shelter heights would be reduced from 20 feet to 12 feet. One exception to this would be in the GC Zoning District. There was also an amendment for public art on top of the shelters up to four additional feet.

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

Council Member Parigian clarified the amendments didn't give the City the right to construct bus stops, to which Dennis stated it would make bus stops an allowed use.

Council Member Toly moved to approve Ordinance No. 2026-03, an ordinance amending Land Management Code Chapters 15-2.4 Historic Residential – Medium Density District, 15-2.5 Historic Recreation Commercial District, 15-2.10 Estate District, 15-2.13 Residential Development District, 15-2.16 Recreation Commercial District, and Section 15-4-24 Public Transit Amenity Areas, to allow public transit amenity areas to be constructed and maintained in setbacks. Council Member Miller seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

Council Member Miller moved to close the meeting to discuss personnel at 8:41 p.m. Council Member Zegarra seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

CLOSED SESSION

Council Member Zegarra moved to adjourn from Closed Meeting at 9:00 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Ciraco

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



CHILDCARE SCHOLARSHIP PROGRAM EMERGENT NEEDS GRANTS

February 3, 2026

PARK CITY

1881

COUNCIL DIRECTION

Amend the Childcare Scholarship Program to support providers?

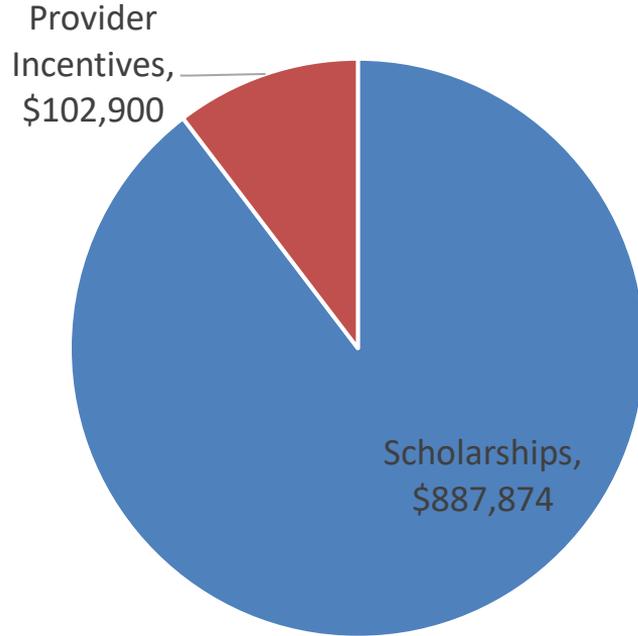
If yes, when?

Provide grant funding to PC Tots based on Nonprofit Committee recommendations?

- Option A (if Childcare Program amended to support providers): One-time \$15,000 Emergent Needs Grant
- Option B (if no additional Childcare Program provider support): \$50,000 in FY26 and FY27 from the existing Nonprofit Services Funds

TOTAL ALLOCATIONS

Scholarships & Incentives

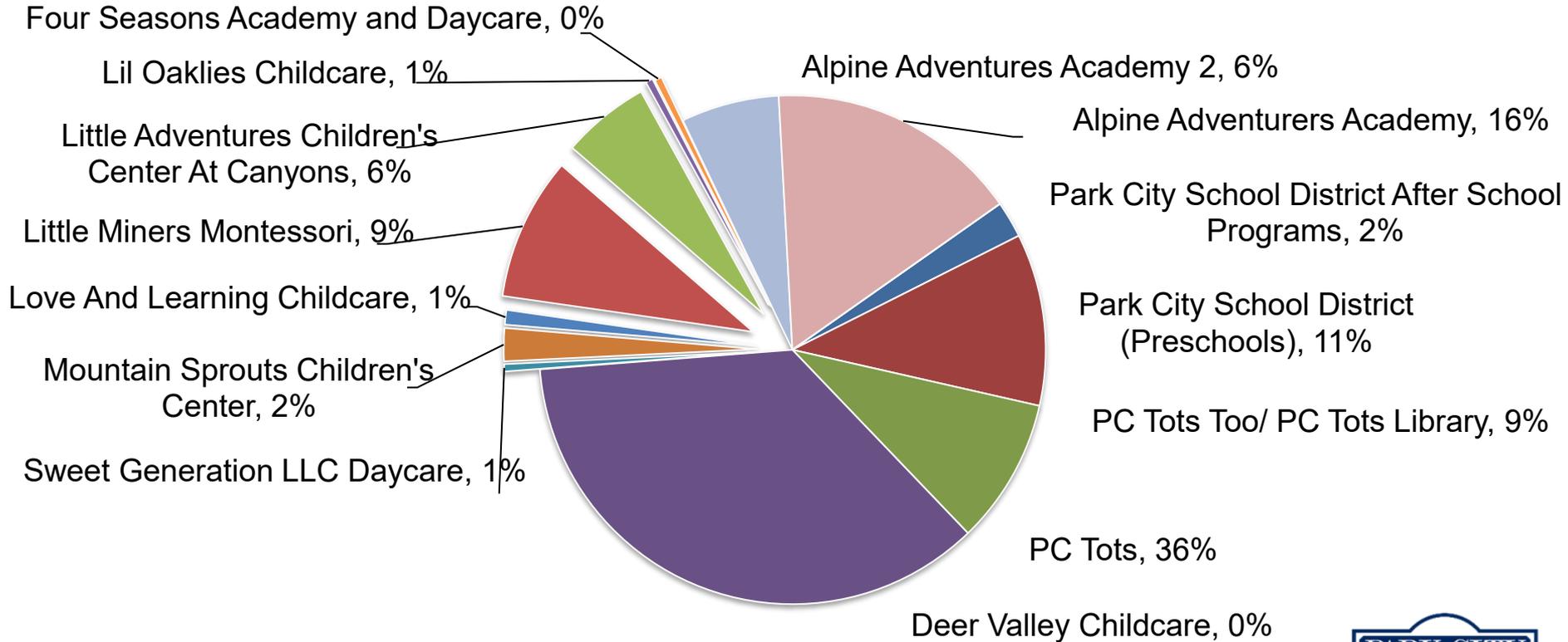


138 Households

157 Children

27 Childcare Providers

PARTICIPATING PROVIDERS



SCHOLARSHIP PROGRAM ADJUSTMENT

1. \$100 provider incentive for each PCMC Scholarship-enrolled child per month to providers located within Park City limits, not including State-operated or State-funded centers
2. Eliminate provider incentives for children receiving DWS childcare assistance enrolled in State-funded or operated childcare facilities

\$70,900

ADJUSTMENT TIMING FY26

Retroactive

July 2025 – January 2026

\$38,900

\$24,500 PC Tots

\$14,300 Alpine Adventures

\$100 Deer Valley Childcare

Immediate

February 2026 – June 2026

~\$32,000

PC TOTS FUNDING BACKGROUND

May 2025: Committee recommends multi-year contract (\$27,250 FY25; \$50K FY26 & FY27)

Council Action: Approved FY25 only; Provide gap funding while evaluating options for additional provider support

Additional Direction: Could apply for Emergent Needs grant, if no additional childcare funds materialize

PC TOTS GRANT REQUEST

- Emergent Need: Facing \$30,000 (26%) health insurance increase
- Committee considered funding options; seeks Council feedback for final recommendation
 - Option A: If provider incentives approved → \$15K one-time grant
 - Option B: If no incentives → \$50K in FY26 & FY27

BUDGET IMPACT

PC Tots Funding Scenarios – Nonprofit Committee Grant Budget Impact

Scenario	FY26 Available	FY26 After Action	FY27 Available	FY27 After Action
Option A – \$15,000 grant in FY26 only	\$50,850	\$35,850	\$186,000	\$186,000
Option B – \$50,000 grant in FY26 & FY27	\$50,850	\$850	\$186,000	\$136,000

COUNCIL DIRECTION

Amend the Childcare Scholarship Program to support providers?

If yes, when?

Provide grant funding to PC Tots based on Nonprofit Committee recommendations?

- Option A (if Childcare Program amended to support providers): One-time \$15,000 Emergent Needs Grant
- Option B (if no additional Childcare Program provider support): \$50,000 in FY26 and FY27 from the existing Nonprofit Services Funds



CLARK RANCH

PARK CITY, UTAH

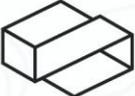


Alexander
Company

CONCEPTUAL · CONCEPTUAL · CONCEPTUAL · CONCEPTUAL · CONCEPTUAL

Meet the Team Here Today

Alexander
Company



stereotomic

IN PERSON



CHRIS DAY

DEVELOPMENT
PROJECT MANAGER

VIRTUAL



COLIN CASSADY

DEVELOPMENT
PROJECT MANAGER

IN PERSON



JARRETT MOE

PRINCIPAL / OWNER

CONCEPTUAL · CONCEPTUAL · CONCEPTUAL · CONCEPTUAL · CONCEPTUAL



Main Goal

Identify the 10 acres best suited to rezone for the affordable housing development

Guidance Sought

Evaluate the advantages, constraints, and site selection for a rezone that is best suited to the parcel, with particular attention to massing, height, and density.

Overview

- » Where We Started
- » Redesign Parameters
- » Development Boundary Options
- » Building Footprints + Heights
- » Test Fit Study Concepts
- » Group Guidance

Prior Planning Commission Guidance: Fall 2025

- » Reduce project density and massing
- » Constrain development and stormwater retention to the 10-acre boundary
- » Improve compatability

Redesign Parameters

» All development is contained within the 10-acre boundary, including stormwater retention

» Reduced massing and density

Created conceptual small and medium footprint test fits

Reduced building length on average 76% from the original design

» Analyzed two maximum building height scenarios

Development Boundaries



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Triangle Boundary

ADVANTAGES

- » Marginally more flat
- » Reduced visibility from commuter vantage points

CONSTRAINTS

- » Higher cost / unit
- » More challenging to design within
- » Reduced unit count
- » Limited/no resident views, limited marketability
- » Higher road and infrastructure needs
- » Less efficient stormwater design, increased risk of flooding
- » More site disturbance

Buffer Boundary

ADVANTAGES

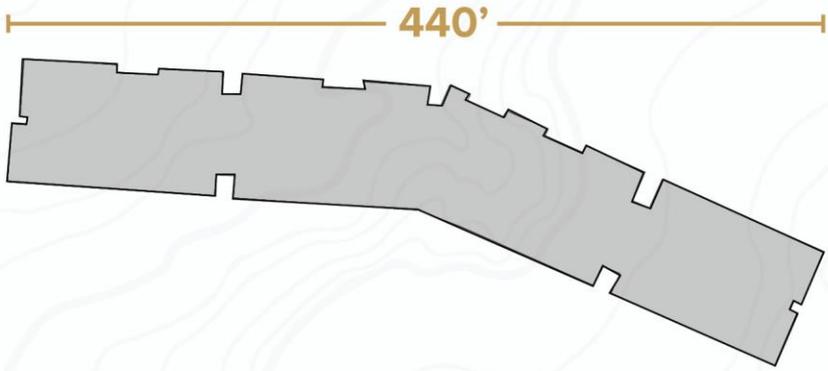
- » Lower cost / unit
- » Greater flexibility in site design and programming
- » More efficient road layout
- » More efficient stormwater management
- » Improved use in relation to protected recreational open space
- » Less site disturbance

CONSTRAINTS

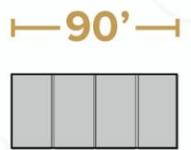
- » Slightly steeper slopes
- » More visible from commuter vantage points

Building Footprints

ORIGINAL PROPOSAL

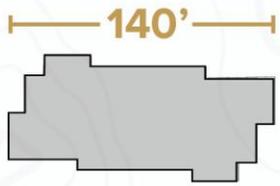


55-58 UNIT FOOTPRINT

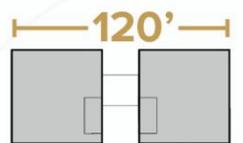


TOWNHOME GROUP FOOTPRINT

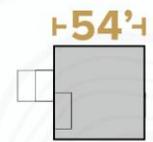
CONCEPTUAL RE-IMAGING



12-16 UNIT MF FOOTPRINT



10-16 UNIT FOOTPRINT

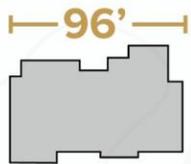


5-8 UNIT MF FOOTPRINT

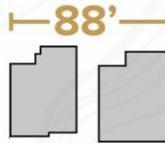


TOWNHOME GROUP FOOTPRINT

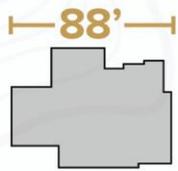
PARK CITY HTS



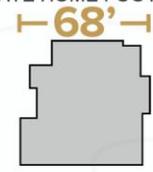
4 PLEX FOOTPRINT



COTTAGES FOOTPRINT



ESTATE HOME FOOTPRINT



ESTATE HOME FOOTPRINT



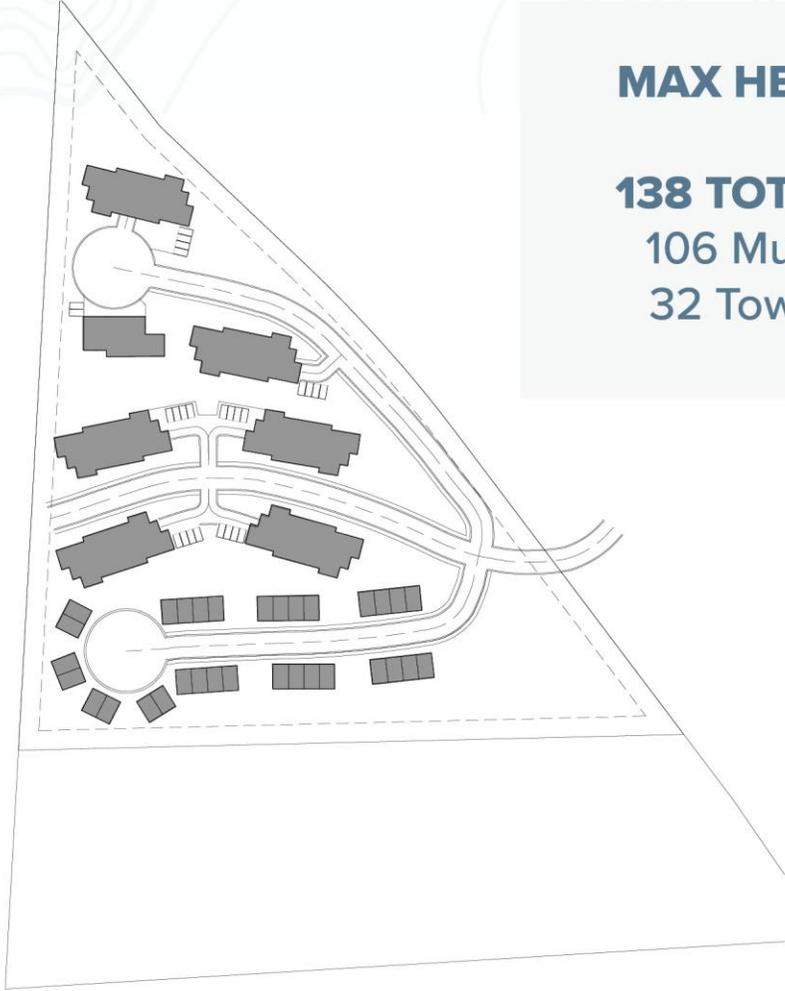
Building Heights

» Two maximum building height scenarios were explored

Max of 28' allowable under pursued RDM zoning designation

Max of 35' is comparable to neighboring Park City Heights

Test Fit Study // The Triangle, Medium Building Footprint



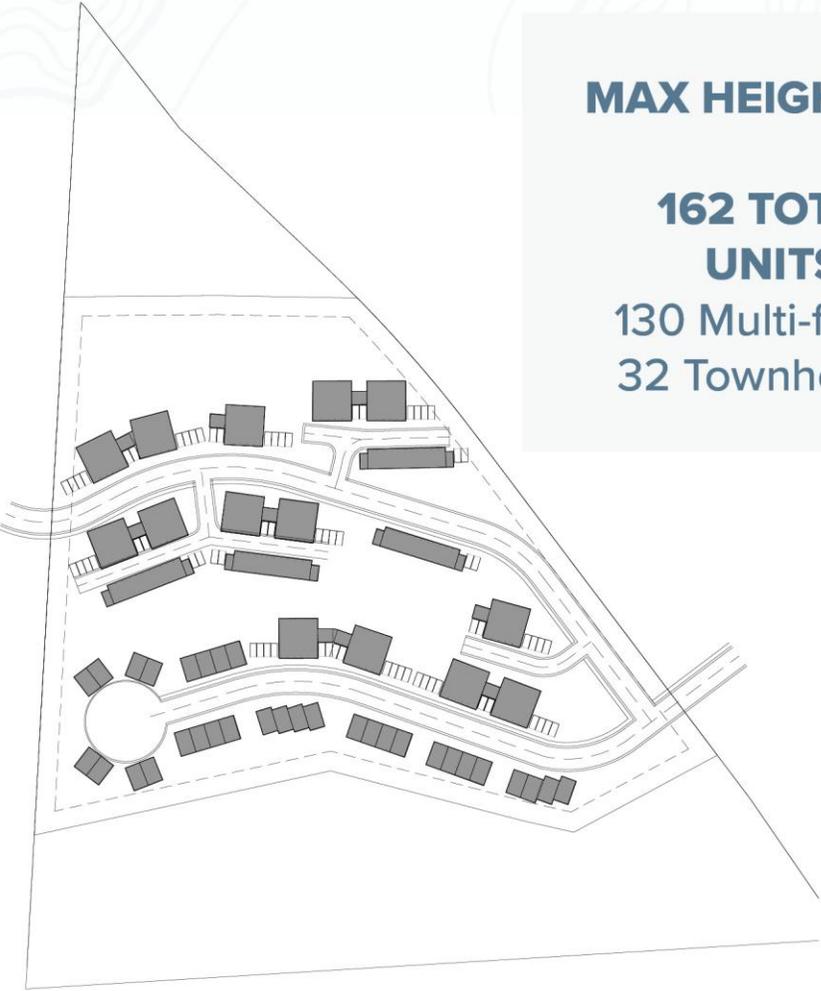
MAX HEIGHT: 35'

138 TOTAL UNITS
106 Multi-family
32 Townhomes

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Test Fit Study // The Buffer, Small Building Footprint

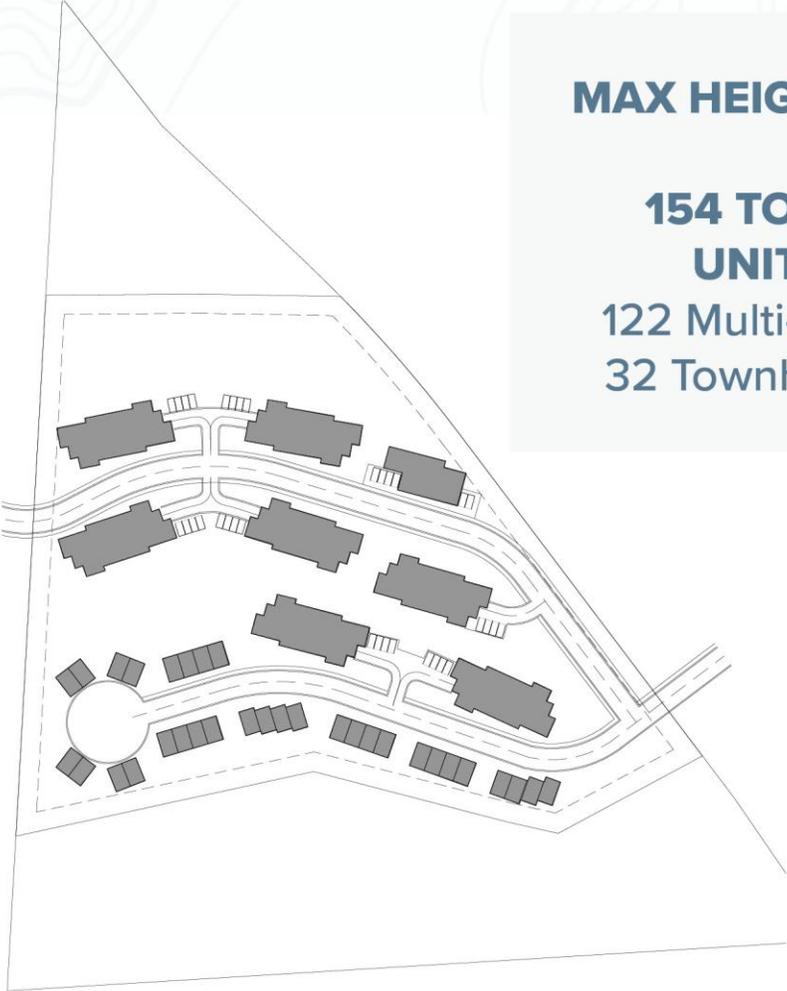


MAX HEIGHT: 35'	MAX HEIGHT: 28'
162 TOTAL UNITS	134 TOTAL UNITS
130 Multi-family	102 Multi-family
32 Townhomes	32 Townhomes

CONCEPTUAL · CONCEPTUAL · CONCEPTUAL · CONCEPTUAL · CONCEPTUAL



Test Fit Study // The Buffer, Medium Building Footprint



MAX HEIGHT: 35'	MAX HEIGHT: 28'
154 TOTAL UNITS	126 TOTAL UNITS
122 Multi-family	94 Multi-family
32 Townhomes	32 Townhomes

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Test Fit Study Comparisons

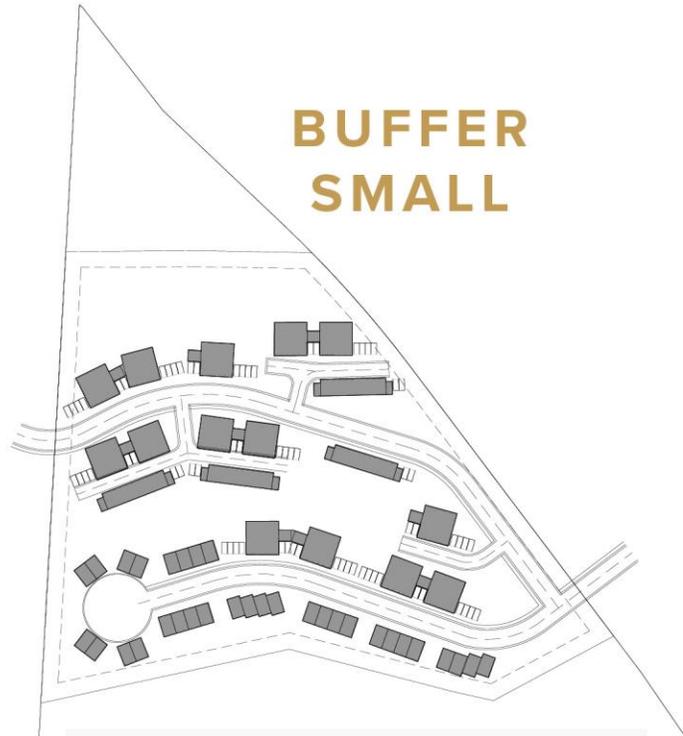


MAX HEIGHT: 35'

138 TOTAL UNITS

106 Multi-family

32 Townhomes

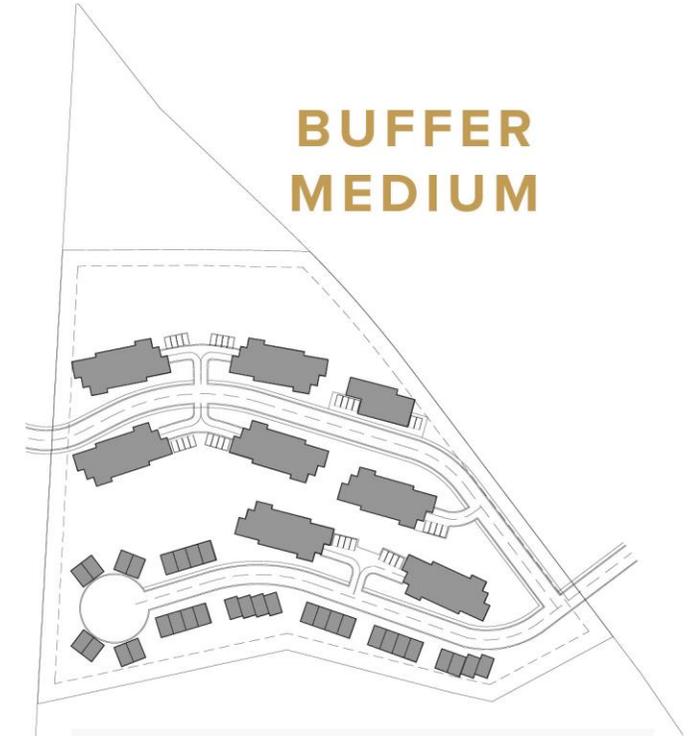


MAX HEIGHT: 28'-35'

134-162 TOTAL UNITS

102-130 Multi-family

32 Townhomes



MAX HEIGHT: 28'-35'

126-154 TOTAL UNITS

94-122 Multi-family

32 Townhomes

Main Goal

Identify the 10 acres best suited to rezone for the affordable housing development

Guidance Sought

Evaluate the advantages, constraints, and site selection for a rezone that is best suited to the parcel, with particular attention to massing, height, and density.

CITYWIDE BUS STOP IMPROVEMENT PROJECT

COUNCIL UPDATE



AGENDA & COUNCIL DIRECTION

Today's Goal: Bring all councilmembers up to speed on project scope, share community feedback, and request direction on priorities given the existing funding gap.

Staff requests City Council direction on whether to proceed with a reduced project scope to remain within the approved budget, or to pursue additional funding strategies to maintain the full project scope, including the multi-use pathways.



PROJECT BACKGROUND

PARK CITY

1884

BACKGROUND

PARK CITY FORWARD



a transportation blueprint

PARK CITY 
SHORT RANGE 
TRANSIT PLAN 

Park City, UT

**Bicycle &
Pedestrian Plan**

BUS STOPS SCOPE

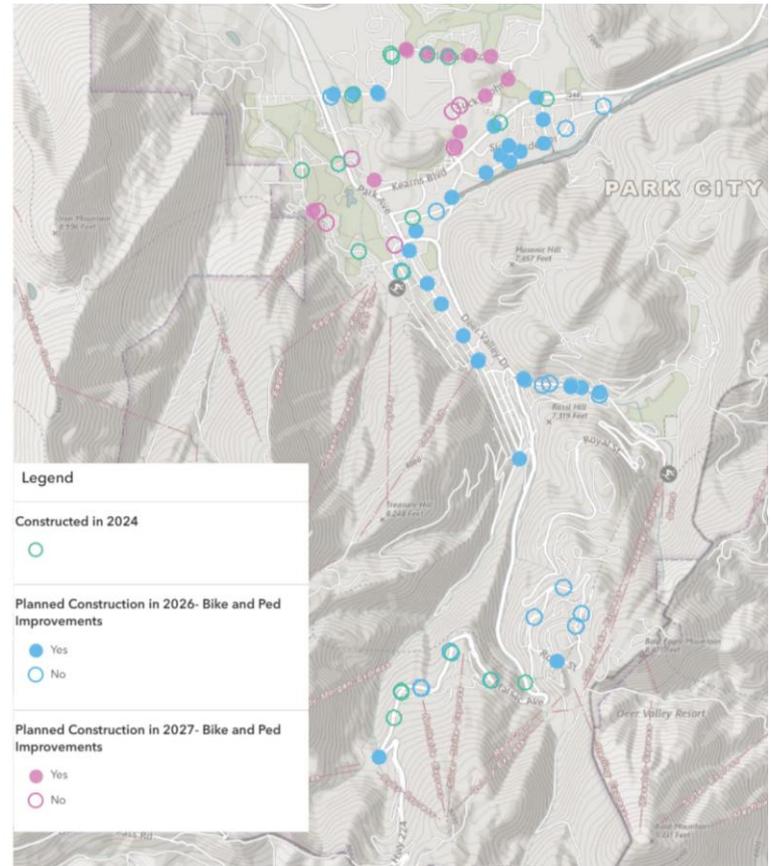
Stop Prioritization	<ul style="list-style-type: none">• 2018 Bus Stop Inventory and Accessibility Study.• Scoring considered amenities, sidewalk coverage, ridership, accessibility, and grading.• Assessed project readiness, feasibility, and future development potential at each location.
What's Being Built?	<ul style="list-style-type: none">• ADA-compliant concrete landing pads.• Shelters, benches, signage, bike and ski racks, trash receptacles.• Sidewalk repairs, crosswalks, and other safety upgrades.

PEDESTRIAN AND BICYCLE SCOPE

What's Being Built?

- 48 crosswalks with safety improvements.
- New and upgraded sidewalks.
- 1.5 miles of new, 12' wide multi-use pathways along the spine network.

* *Bicycle and pedestrian improvements connect to transit stops.*





PROJECT UPDATE

PARK CITY

1884

PROPERTY OWNER COORDINATION

What We're Coordinating	How We're Engaging
<ol style="list-style-type: none"><li data-bbox="212 475 840 622">1. Temporary Construction Easements (<i>short-term access during construction</i>)<li data-bbox="212 633 917 769">2. Perpetual Easements (<i>long-term, non-exclusive access to maintain assets</i>)	<ul style="list-style-type: none"><li data-bbox="975 485 1159 524">• Flyers<li data-bbox="975 540 1342 578">• Email outreach<li data-bbox="975 595 1275 633">• Phone calls<li data-bbox="975 649 1506 687">• 1-on-1 virtual meetings<li data-bbox="975 704 1574 742">• 1-on-1 in-person meetings

COMMUNITY FEEDBACK

Bus Stops	<ul style="list-style-type: none">• Overall, positive community feedback and excitement for the project.• Affected property owner concerns:<ul style="list-style-type: none">• Impacts to landscaping.• Visual impacts of bus stop pad, bench, or shelter.• Preference for prioritization of funds elsewhere.• Construction timeline and impacts.• Parking removal.
Bike & Pedestrian Improvements	<ul style="list-style-type: none">• Desire to filling network gaps and safer walking and biking facilities• Mix of enthusiasm and concern for pathway designs.• Themes regarding pathways include separation of uses, conflicts between users – particularly pedestrians and e-bikes, and enthusiasm for off-street facilities

FUNDING

Funding Source	Amount
Federal	\$12,001,135
State	\$420,000
County	\$2,400,000
PCMC	\$2,174,262
PCMC Other	\$500,000
Current Total	\$17,495,397

Scope of Work	Contract	Actuals	Status
Phase 1 Design	\$1,287,501	\$1,212,337	Complete
Phase 1 Const.	\$630,175	\$626,920	Complete
Phase 2&3 Design	\$2,700,000	\$1,248,891	\$1.4M to go
Phase 2&3 Const.	Estimated at \$12,954,530	\$259,955	Advertise mid-Feb
Amenities	\$1,896,115	\$277,117	\$1.6M to go
Estimated Cost	\$19,389,902		



CLOSING THE FUNDING GAP

	Description	Benefits	Drawbacks
Option 1: Eliminate both pathways.	Eliminate both pathways, estimated at a \$6.2M value.	<ul style="list-style-type: none"> Closes the funding gap. Shows stewardship of funds. Unused flexible funding sources could be reprogrammed. 	<ul style="list-style-type: none"> Bike and pedestrian facilities could cost more in the future. More design dollars and timeline is impacted.
Option 2: Reduce scope of pathways.	Keep the Little Kate pathway and eliminate the Monitor pathway.	<ul style="list-style-type: none"> Prioritizes pathway along the Safe Routes to School network. Project remains within existing budget. 	<ul style="list-style-type: none"> Monitor will have newly constructed bus stops that could constrain future improvements.
Option 3: Maintain full project scope.	Proceed with both pathways as currently designed and proposed.	<ul style="list-style-type: none"> Most cost-efficient approach, if Council wants to pursue the entire scope. Creates safer circulation for pedestrians and cyclists on key spine networks within the City. 	<ul style="list-style-type: none"> Estimated \$3M needed to close existing funding gap. A successful TTIF application could support. The team would need to explore options for closing the funding gap.

NEXT STEPS

- **February 24:** Community meeting on pathways in Park Meadows
- **Late March:** Finalize Easements
- **Early April:** Advertise Project
- **May 7 (Approximate):** Contract Approval & RDA Easement Approval
- **Mid-May:** Notice to Proceed
- **Late May – October 2026 and 2027:** Construction



COUNCIL FEEDBACK

Staff requests City Council direction on whether to proceed with a reduced project scope to remain within the approved budget, or to pursue additional funding strategies to maintain the full project scope, including the multi-use pathways.

LAND MANAGEMENT CODE AMENDMENTS

Public Transit Amenity Areas

City Council

PL-25-06762 | February 3, 2026



LMC UPDATES

Bus Stop Improvement Project

2024-25 – Phase I improvements, planning for phases II and III

2026-27 – Phase II/III improvements





LMC UPDATES

Bus Stop ID	Location	Parcel ID	Setback Issue / Zone
20080	PC MARC	PCRCS-1-X	Yes (RD)
15070	PC High School North	PCA-2-2300-X	No (ROS, FPZ) ⁴
15060	Learning Center	PCA-2-2300-X	No (ROS, FPZ) ⁴
50040	Bonanza at Rail Trail	SA-UP-X	Yes (Estate)
1615	All Seasons Condos	²	Yes (RD)
1485	Silver King Condos	³	Yes (RC)
1250	Library East	SA-372-X	Yes (HRM)
777	Town Lift East ¹	CWST-B4	Yes (HRC)
90070	Montage	HRECRC-LOT C	No (RD; well outside of setbacks)

LMC UPDATES

Timeline

- **April 2024** – Planning Commission forwards unanimous positive recommendation to City Council
- **May 2024** – City Council adopts Ordinance No. 2024-09 limiting Public Transit Amenity Areas to GC, FPZ, ECPO
- **October 2025** – Engineering submits analysis request regarding bus shelters outside public right-of-way

LMC UPDATES

- **December 10, 2025** – Unanimous positive recommendation from Planning Commission
 - Recommendation for City Council to discuss proposed four-foot height allowance for public art



LMC UPDATES

General Plan

- Creative, multi-modal solutions to address traffic and mobility
- Improve regional connections
- Action: Complete planned upgrades for improved bus stops

LMC UPDATES

Proposed Updates

- Public Transit Amenity Areas – HRM, HRC, RD, RC
 - Allowed Use
 - Front Setback Exception

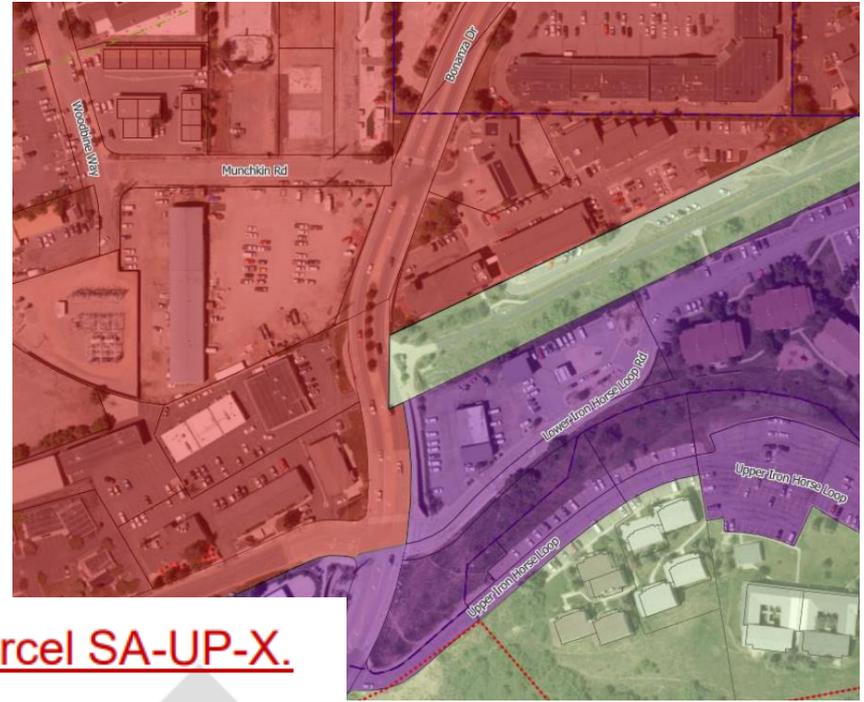
7. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director.



LMC UPDATES

Proposed Updates

- Public Transit Amenity Areas – Estate
 - Allowed Use
 - Front Setback Exception



8. Public Transit Amenity Area, limited to Parcel SA-UP-X.

LMC UPDATES

Proposed Updates

Public Transit Amenity Areas – LMC Section 15-4-24

- Allowed Uses subject to administrative permit
- Removes trash/recycling requirement
 - If provided, must be screened



LMC UPDATES

Proposed Updates

Public Transit Amenity Areas – LMC Section 15-4-24

- Limits height to 12 feet
 - 20 feet for electric bus charging infrastructure in GC Zoning District
 - Up to 4 additional feet for public art atop bus shelters
- Restore non-impervious surfaces in compliance with the Landscaping Code (LMC Section 15-5-5(N))

Recommendation

- (I) Review the proposed amendments to the Land Management Code
- (II) Conduct a public hearing
- (III) Consider approving Ordinance No. 2026-03 amending the Land Management Code to allow Public Transit Amenity Areas to be constructed and maintained in setbacks.

The City Council may:

- Approve Ordinance No. 2026-03
- Approve Ordinance No. 2026-03 with revisions
- Deny Ordinance No. 2026-03
- Request additional information and continue the discussion to a date uncertain

Holiday Ranch Loop Road

1

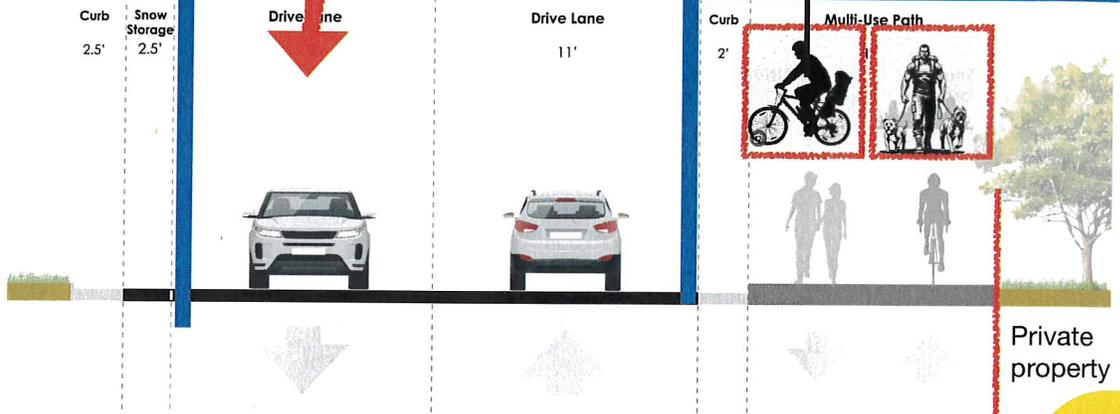
Electric Bus: 35 ft long



2



3



EXISTING RIGHT-OF-WAY WIDTH - 41 Feet

4

5

Please review:

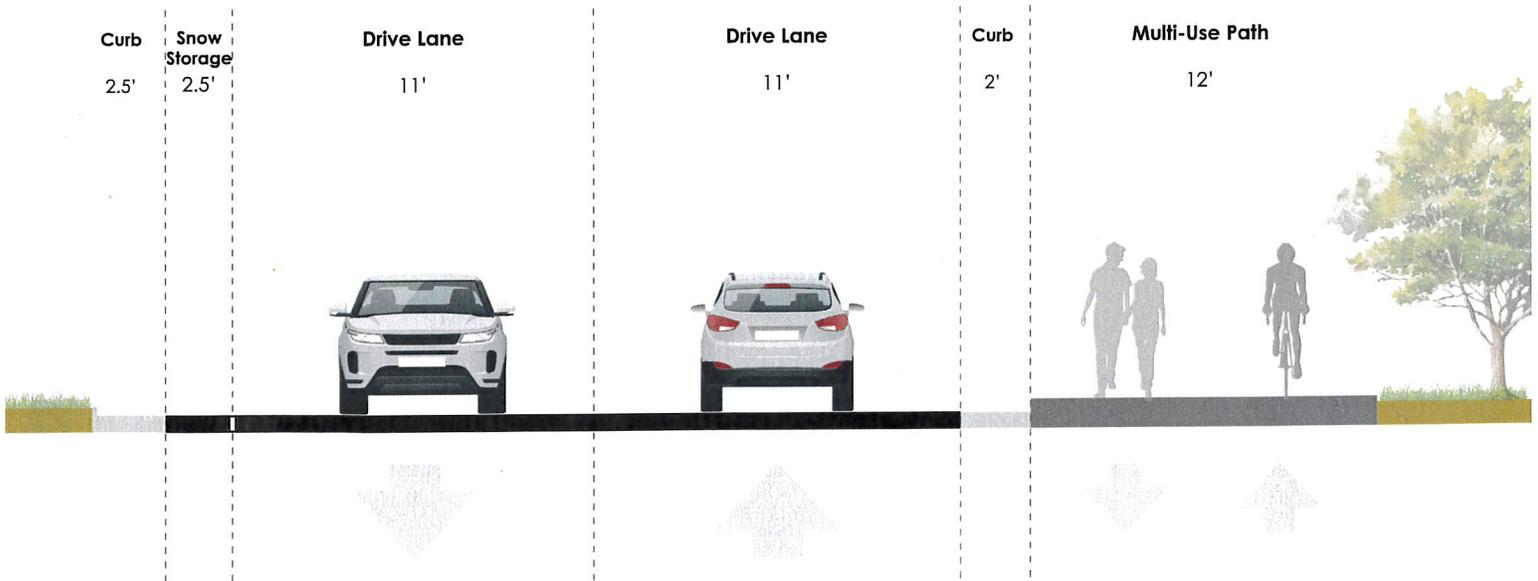
1. 35 ft bus turning radius making a right hand turn on hard curb: Engineering to re-measure
2. Where is snow going on a 12ft multi-path?
3. Existing right-of way width is 39 ft, not 41 ft? Conflicting
4. Vision blindness for sun East West direction driving for teenagers and elderly
5. Walkers and runners want opposite side of street from bikers and dogs
6. For bikers on the 11 ft road, how do you pass with cars present on narrow roads

The Answer!

Sidewalk on both sides of Little Kate Road
or leave as is

20 MPH SPEED CONTROL

LITTLE KATE



← EXISTING RIGHT-OF-WAY WIDTH - 41 Feet →

