



**JOINT PARK CITY AND SUMMIT COUNTY COUNCIL MEETING
SUMMIT COUNTY, UTAH
March 6, 2026**

The Councils of Park City and Summit County, Utah, will hold a special joint meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, UT 84060. [Click here for more information.](#)

Zoom Link: <https://us02web.zoom.us/j/82340328856>

Light breakfast will be served to the Councils at 8:45 a.m.

SPECIAL MEETING - 9:00 a.m.

I. ROLL CALL

II. DISCUSSION ITEMS AND PRESENTATIONS

9:00 a.m. - Park City Senior Center by Matt Lee, Park City Economic Development Project Manager

9:45 a.m. - Recycle Utah and Solid Waste Status Briefing by Luke Cartin, Park City Land and Environmental Sustainability Director, and Janna Young, Deputy County Manager

10:05 a.m. - Olympic Observer Program Debrief by Jodi Emery, Acting City Manager, and Shayne Scott, County Manager

10:25 a.m. - Wrap Up and Schedule Next Joint Meeting

III. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

PARK CITY SENIOR CENTER

Joint City & County Council Meeting

March 6, 2026



OBJECTIVE

Provide informational update on the background, status, and anticipated timeline for development of a future Senior Center at the “Mawhinney” property in Old Town

1. The Backstory

- a) Community Need for new Senior Center
- b) Summary of effort at Woodside

2. Mawhinney Parcels History. The shift away from Woodside

3. Current Status. Design and City Council Direction

4. Anticipated Project Budget & Timeline



1361 WOODSIDE AVENUE

Senior Center – Old Town, Park City



THE BACKSTORY



A Long History

- The current facility has history, but not historic
- The 99-year lease with Park City began in 1978

Senior Population Growth = More Members

Programming Needs Evolved

- Activities: Increased from 30 (2022) to 191 (2025) per year.
- Utilization: Increased 90% in 2025.
- Meals: Increased meal services from 3 days per week to 4 in 2026.

THE BACKSTORY

WOODSIDE FACILITY

Site concepts presented; relocation required; project appealed.

2016

Commission created to address senior housing and care continuum.

2021

Explored mixed-use: affordable housing and new Senior Center.

2023–2024

2019

Woodside Phase 1 affordable & attainable housing study completed – 4 townhomes with ADUs & 4 detached homes

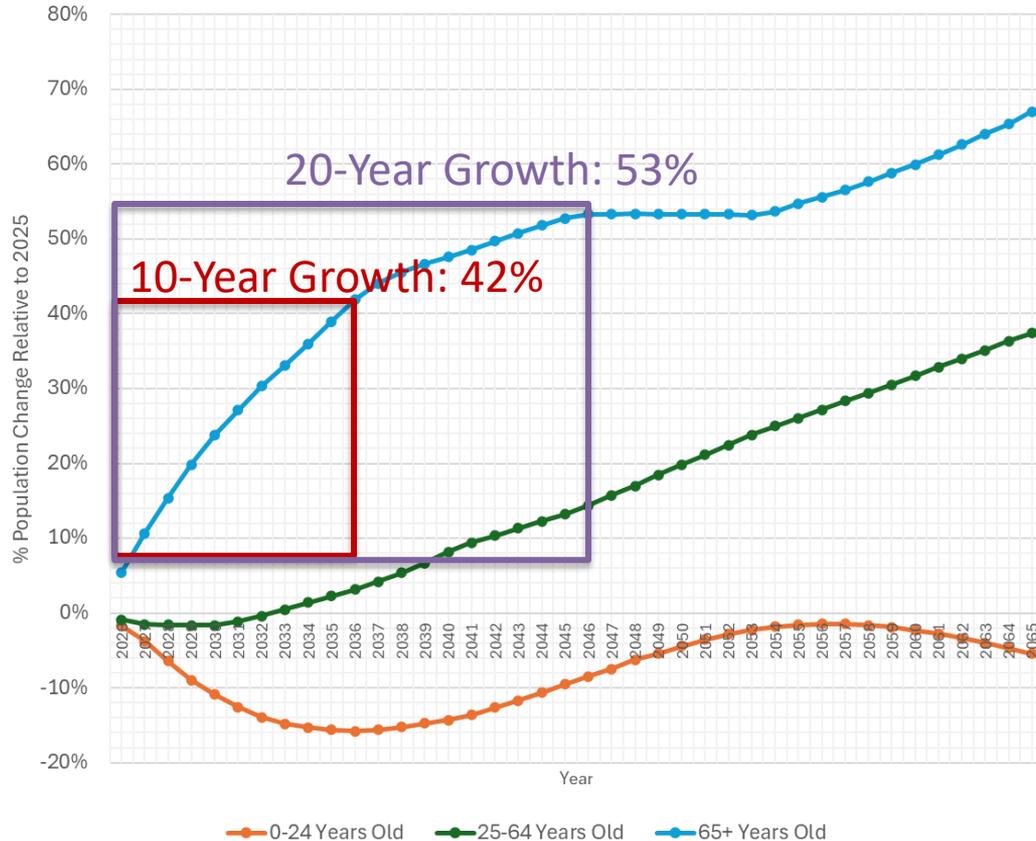
SEPT 2022

Agreement defines responsibilities and launches new Center planning.

JAN 2025

Complexity prompts exploration of Mawhinney parcel option.

Summit County % Population Change Relative to 2025



Growing Demographic

- Age 65+ projected to >> 67% by 2065 (Summit County)

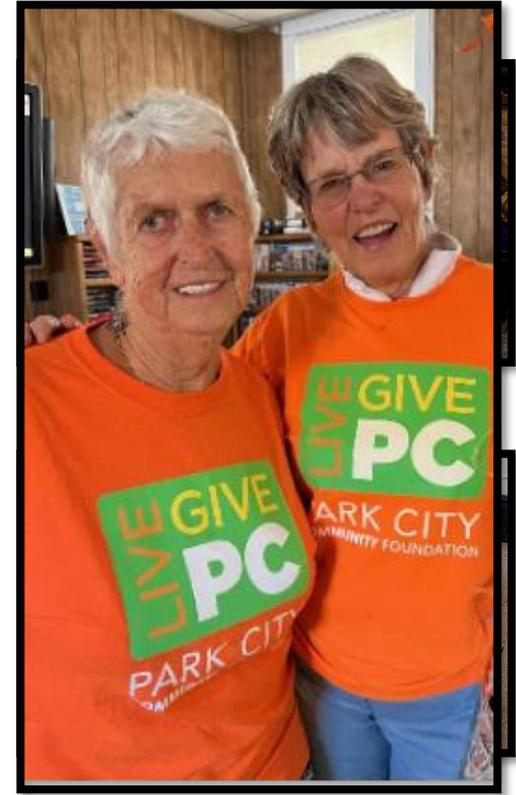
Growing Membership

- 70 (2020) to 380+ (2022) to 750+ (2026)

WHAT'S AHEAD

PC Senior Citizens Inc. Operations Goals

- Increase Meals Served
 - ✓ 2025 - 3 days/week
 - ✓ 2026 - 4 days/week
 - ❑ 2027 - planned increase to 5 days/week
- ❑ Increase Onsite Activities/Programs
- ❑ Increase Offsite Outings
- ❑ Dedicated Full-Time Staff





Mawhinney Parcels

MAWHINNEY HISTORY

The Way We Were



Courtesy Park City Museum; Margaret Mawhinney photo collection

Full Service

This 1921 photo of the Summit Service Station shows Hugh Mawhinney beside the gas pump. Hugh was brother of William Mawhinney, whose family owns Mawhinney Motor Company at 1220 Park Ave.--the same location as the old Summit garage.

1907–1926

Began as a “Beer storage” building;
1921 - *Summit Service Station* at 1206 Park Ave

1926–1938

Mutual Coal Company until closing in 1938

1938–1960s

Storage buildings, offices, and dwelling unit
Mawhinney Motor Company

1960s–Present

Mawhinney Motor >> *Mike Hale Chevrolet*
Plus various ski shops, real estate and insurance
businesses

Late 1990s

Buildings removed for public parking and
landscaped areas

Mawhinney Project History

Site Feasibility Report presented to City Council

May 2025

Bi-weekly design meetings begin (currently ongoing)

Sep. 2025

City Council work session: building size, site location, parking

Nov. 2025

Aug. 2025

Sparano+Mooney contracted for concept, schematic design

Nov. 2025

Mayor sends funding memo to Summit County Council

Jan. 2026

City Council discusses site layout, parking, costs

1209-PA-1
1209 Park Avenue Plat Amendment

1160-PA-1
1160 Park Ave. Replat





**ANNE MOONEY, FAIA, NCARB,
LEED AP**

*Co-Founder + Principal
UT License #7838621-0301*

M.Arch (with Distinction)
SCI-Arc

M.Arch Program
Columbia University

Bachelor of Arts (Spanish Minor)
University of Utah

**PRINCIPAL-IN-CHARGE
SENIOR / COMMUNITY OUTREACH LEAD**

STATEMENT As Principal and Co-Founder of SMA, Anne has helped elevate architectural design in the American West throughout her career, and for 30+ years has brought sophisticated design to municipal and civic facilities as well as community, cultural and housing projects. Anne coordinates our proprietary *Bi-Lingual Community Outreach Program* and as a LEED Accredited Professional, she is responsible for the implementation of the firm's *Integrated Sustainable Design Program*. Her work has been published in design journals nationally and internationally, and has been recognized with 50+ design honor and merit awards.

ROLE Anne's role will be consistent from project kick-off to completion; she will be fully-engaged as your project liaison for the duration of the project and will implement effective, Principal-led project leadership for PCMC and the Park City Seniors.

Anne's leadership ensures budget and schedule adherence, as well as strict cost control. With specialized expertise in programming and design for senior and community centers, Anne will ensure constant communication with the appointed representative/s for PCMC and PCS regarding project vision, planning and design strategies and all facets of project management, scheduling, project coordination and delivery.

**SPARANO+MOONEY
ARCHITECTURE**



SETH STRIEFEL, RA
*Principal
UT License #7259560-0301*

Master of Architecture
University of Utah

Freie University
Berlin, Germany

Bachelor of Interior Architecture
Utah State University

PROJECT MANAGER

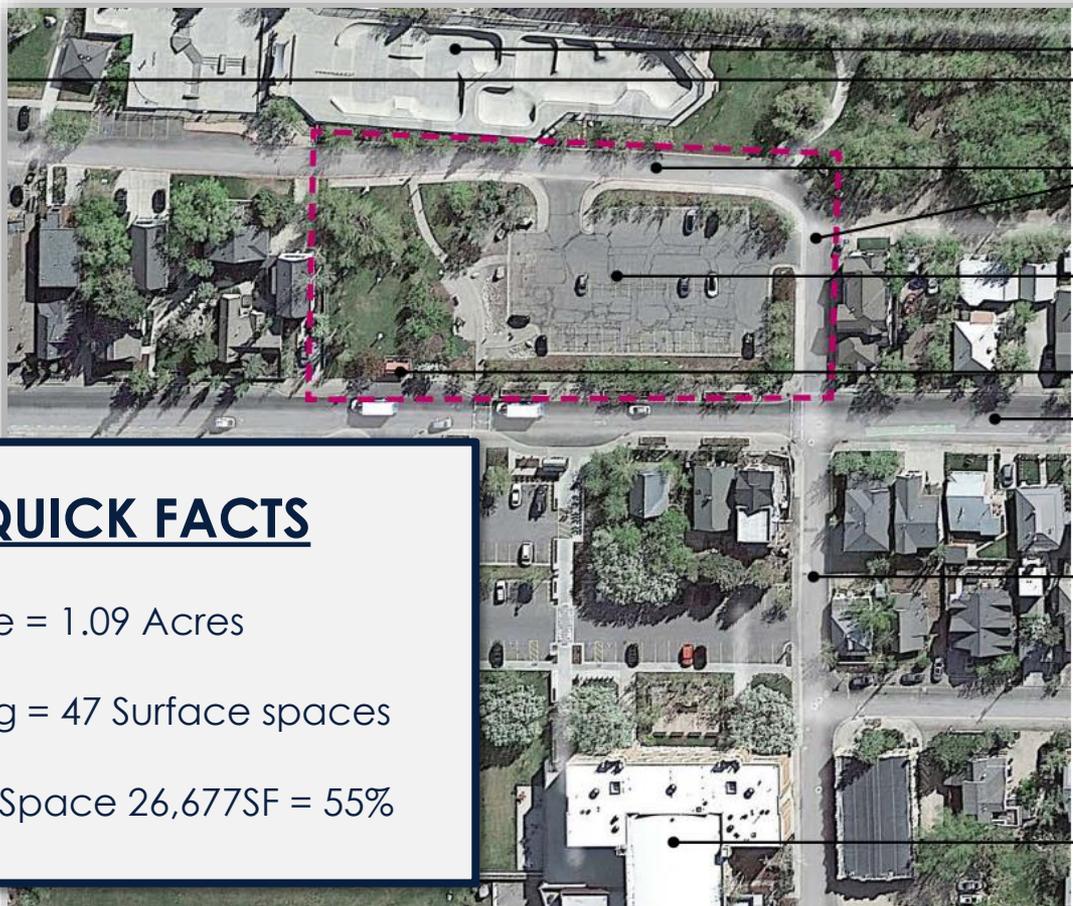
STATEMENT Seth is a licensed architect and a Principal with SMA, with 18+ years of project management experience with our firm for civic, recreation, higher-education and cultural projects. He is an excellent technical architect skilled with design, project scheduling and budgeting as well as sub-consultant organization and team management. Seth is also an expert in project management and construction in the Intermountain West.

ROLE Seth's responsibilities will include the leadership of the architectural and consultant team. With significant community and recreation center experience, Seth will help develop the program, design and site concepts while ensuring compliance with codes, zoning and regulatory requirements. He will bring his expertise to develop the design and project materials, systems and details to create a vibrant new senior center for Park City. Seth also brings extensive knowledge of state and local building codes, especially the Historic District Design Review and Conditional Use Permits needed for the Park City Senior Center.

RELEVANT EXPERIENCE *Park City Community Center; El Centro Community Recreation Center; St. Joseph the Worker Church; Balboa Net-Zero Aquatics+ Recreation Center; Wanlass Center for Art Education + Research; Deer Hollow Housing; Park City Mountain Recreation Facilities Master Plan*

DESIGN TEAM

SITE: LOCATION



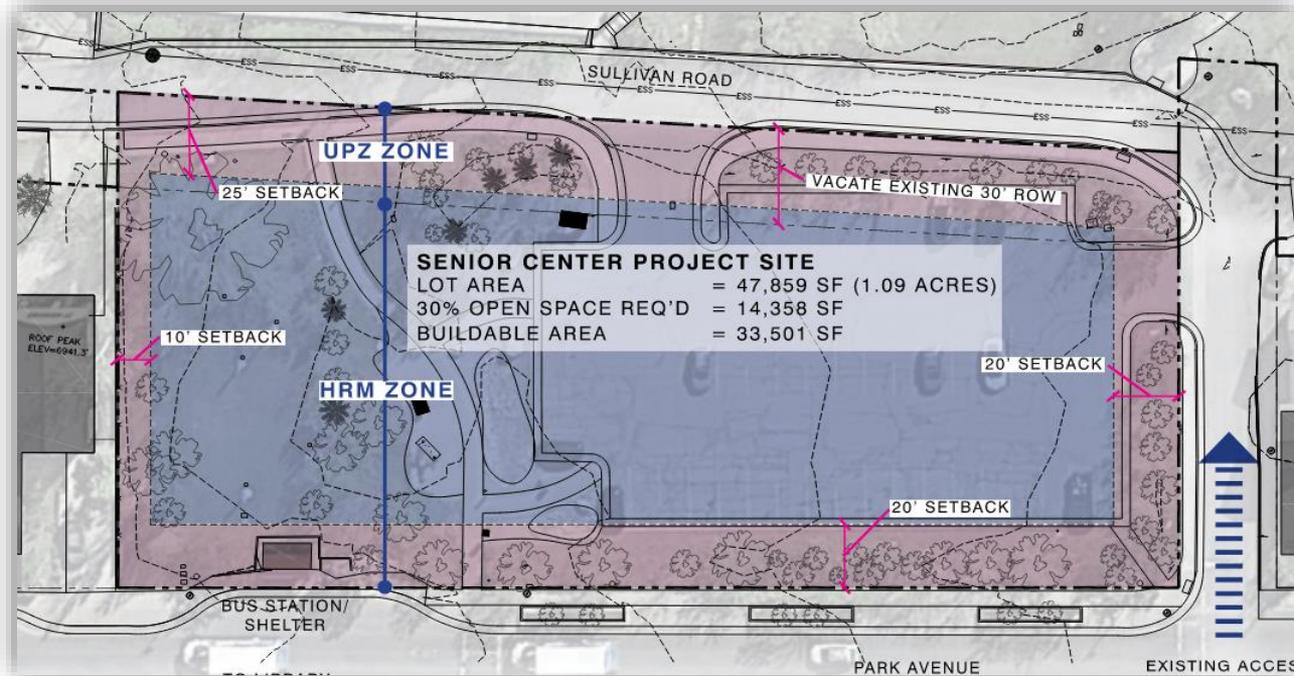
- SKATEPARK
- MINERS HOSPITAL
- SULLIVAN ROAD
- PROJECT SITE
MAWHINNEY LOT
PARK CITY, UT
- BUS STATION/SHELTER
- PARK AVENUE
- 12TH STREET
- PARK CITY LIBRARY

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

CITY COUNCIL DIRECTION

PARKING PREFERENCE

1. Surface parking only (no underground or below grade parking)
2. Minimum 47 parking spaces to maintain existing, with additional surface parking contemplated to the extent possible on the project site.

BUILDING PROGRAMMING PREFERENCE

1. Target 13,000 SF gross interior square footage for building size with a 7,500 square foot building footprint
2. Allow design flexibility for up to 15,000 gross square foot building size with an 8,000 square foot building footprint, pending full evaluation of funding sources.

COST ESTIMATE OF BUILDING WITH SURFACE PARKING – 47 SPACES	13K SF STRUCTURE	15K SF STRUCTURE
BUILDING CONSTRUCTION	\$9M	\$10.3M
PARKING	\$340K	\$380K
SITE CONSTRUCTION	\$700K	\$770K
CONTRACTOR EXPENSES	\$1.8M	\$2.25M
OWNER SOFT COSTS	\$1.7M	\$2M
FF&E	\$310K	\$310K
ALLOWANCES (WINTER AND SOILS)	\$225K	\$225K
ESCALATION	\$300K	\$365K
TOTAL COST ESTIMATE	\$14.4M	\$16.6M

PROBABLE COSTS

SPARANO+MOONEY
ARCHITECTURE

ESTIMATED TIMELINE

Anticipated/estimated project milestones:

- July 2026: Council approval of Schematic Design
- Fall 2026: Construction Manager/General Contractor Procurement
- Sept 2026: CUP/MPD approved by Planning Commission
- March 2027: Construction Start Date
- Fall 2028: Construction Complete

QUESTIONS



City Council Staff Report



Subject: Waste Reduction Programs
Author: Luke Cartin and Janna Young
Date: March 6, 2026

Recommendation

This work session is intended to provide an update to the City Council and County Council on waste reduction strategies underway, including updates on Summit County's 2018 waste master plan update, Park City's waste ordinance, and Recycle Utah's relocation.

Discussion

There has been significant progress made on many waste reduction programs. Key updates include:

- Solid Waste Master Plan Update: Summit County, along with key stakeholders, evaluated existing programs, including curbside services and remote drop-off sites, to identify gaps in regional diversion. They have also identified potential pathways to extend the life of the landfill by 10 years. Currently Summit County is meeting with local governments to discuss the proposed updates, and a strategy to increase the life of the landfill through focusing on cardboard and food waste.
- Park City proposed ordinance: This ordinance focuses on reducing commercial waste sent to the landfill. It has a requirement of hauler registration with mandatory reporting. It also requires businesses to have waste and recycling accounts for their business license.
- Recycle Utah: Recycle Utah and Park City Municipal are working on the final steps to convey 4.18 acres to RU for a future facility. This will allow RU to grow their impact and expand their services to drive community waste diversion.

One significant highlight to note is that Park City Community Foundation has hired a new Climate Fund Director. This position oversees their successful residential food waste collection program. This program has over 1,400 households participating.