



**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 in the Council Chambers at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 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



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

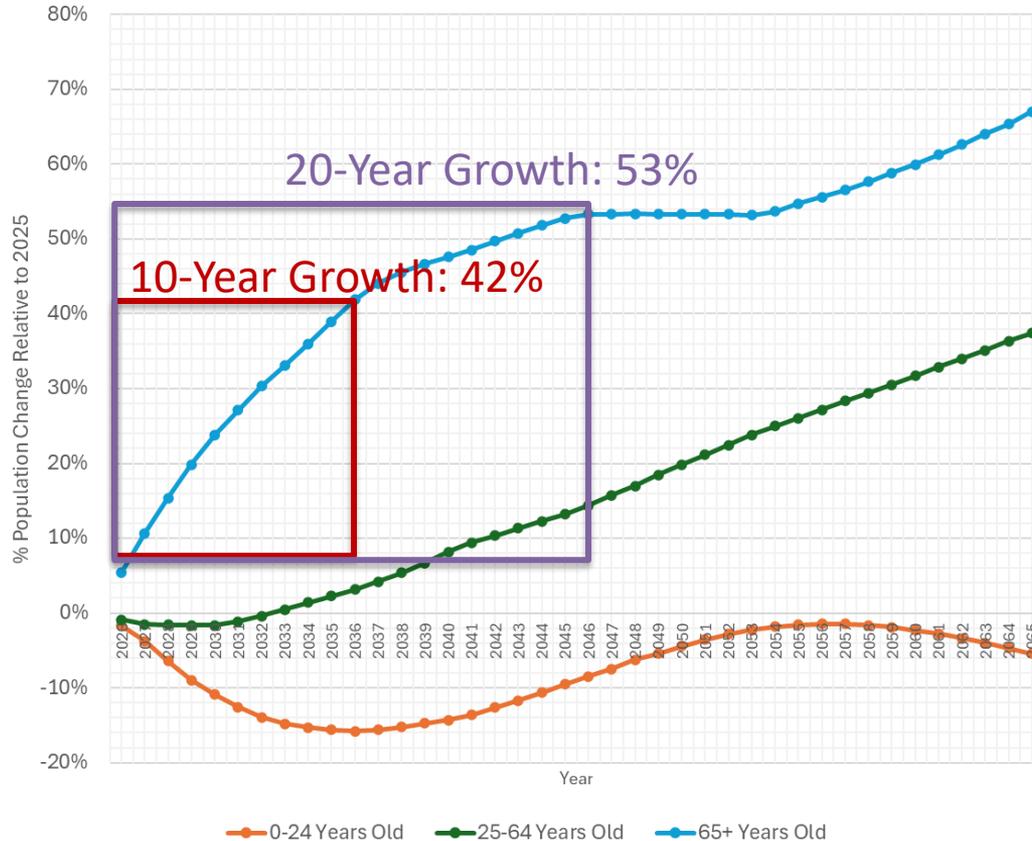
SEPT 2022

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 Park Avenue Plat Amendment

1160 Park Ave. Replat



**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.



**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

SPARANO+MOONEY
ARCHITECTURE

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 Hills Housing; Park City Mountain Recreation Facilities Master Plan*



SETH STRIEFEL, RA
Principal
UT License #7259560-0301

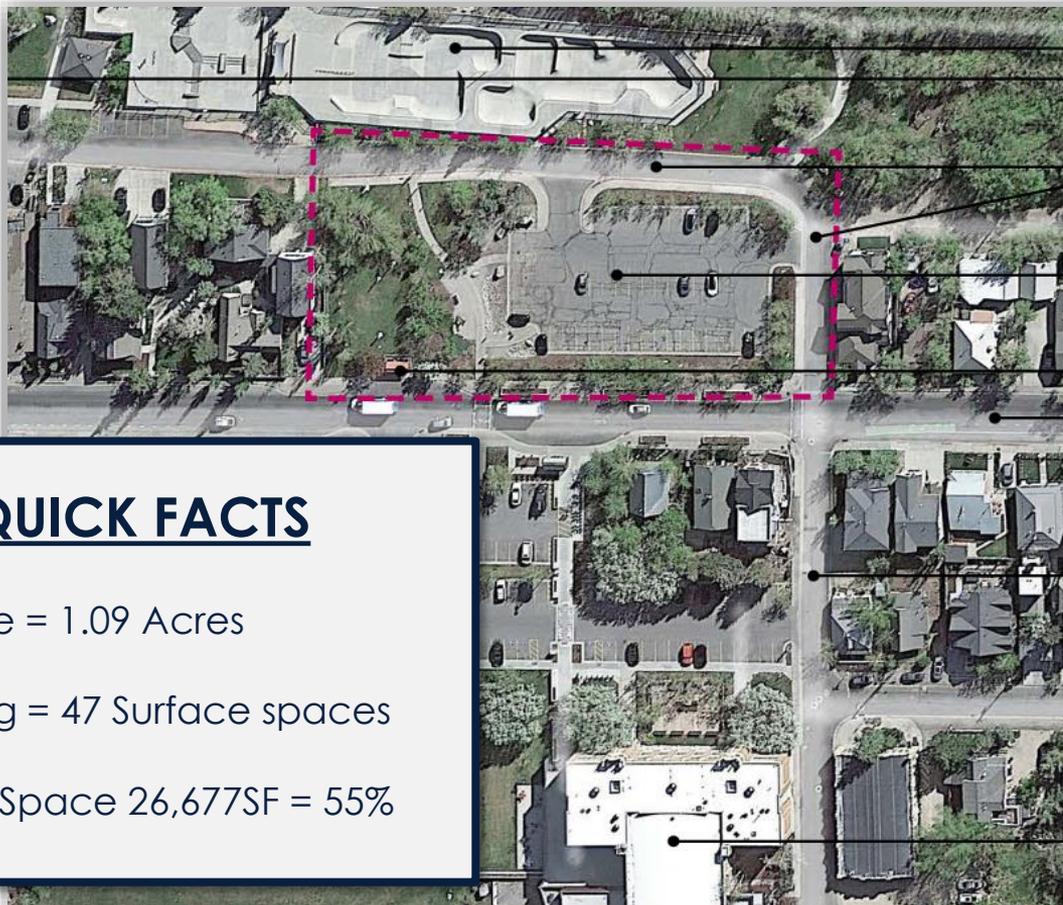
Master of Architecture
University of Utah

Freie University
Berlin, Germany

Bachelor of Interior Architecture
Utah State University

DESIGN TEAM

SITE: LOCATION



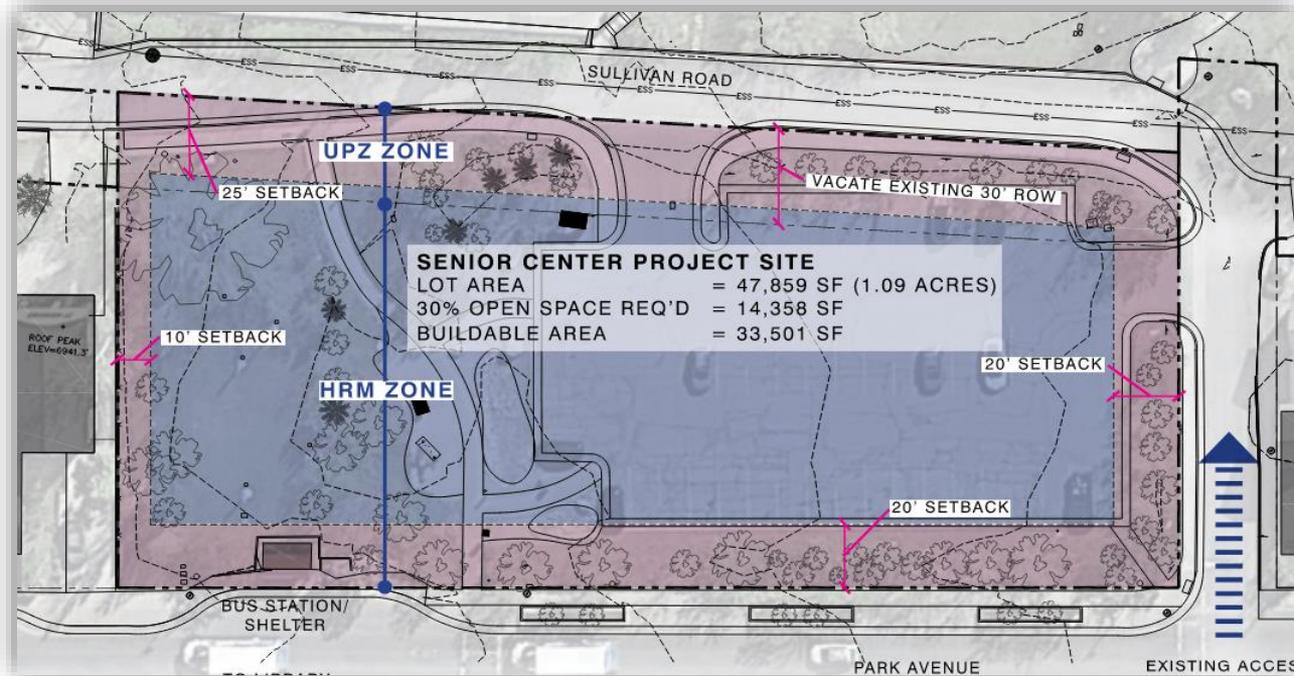
- SKATEPARK
- MINERS HOSPITAL
- SULLIVAN ROAD
- PROJECT SITE
MAWHINNEY LOT
PARK CITY, UT
- BUS STATION/SHELTER
- PARK AVENUE
- 12TH STREET
- PARK CITY LIBRARY

QUICK FACTS

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

SITE: CONSTRAINTS

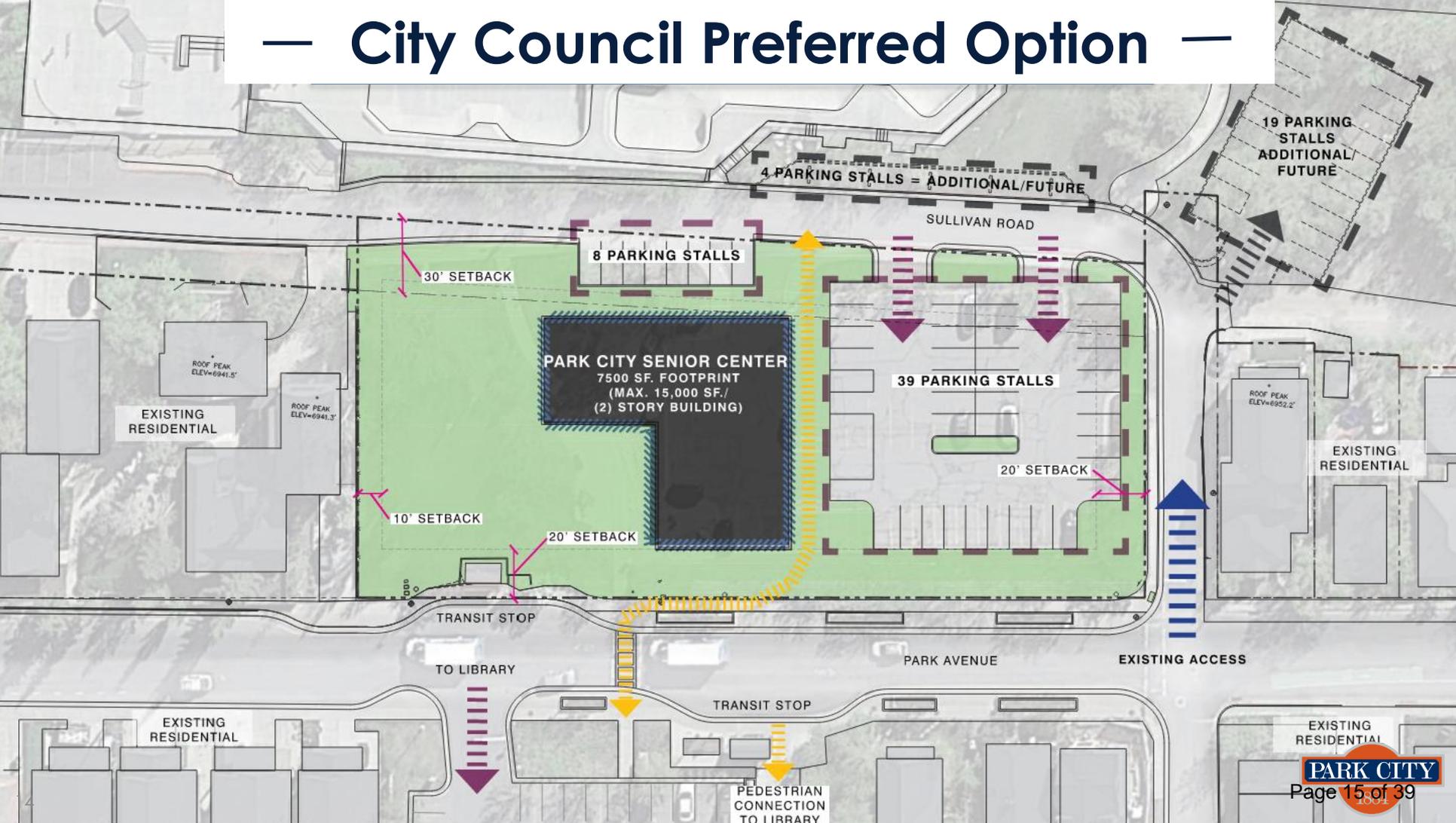
Process will entail: MPD (under 2 acres), CUP, and re-plat to remove ROW



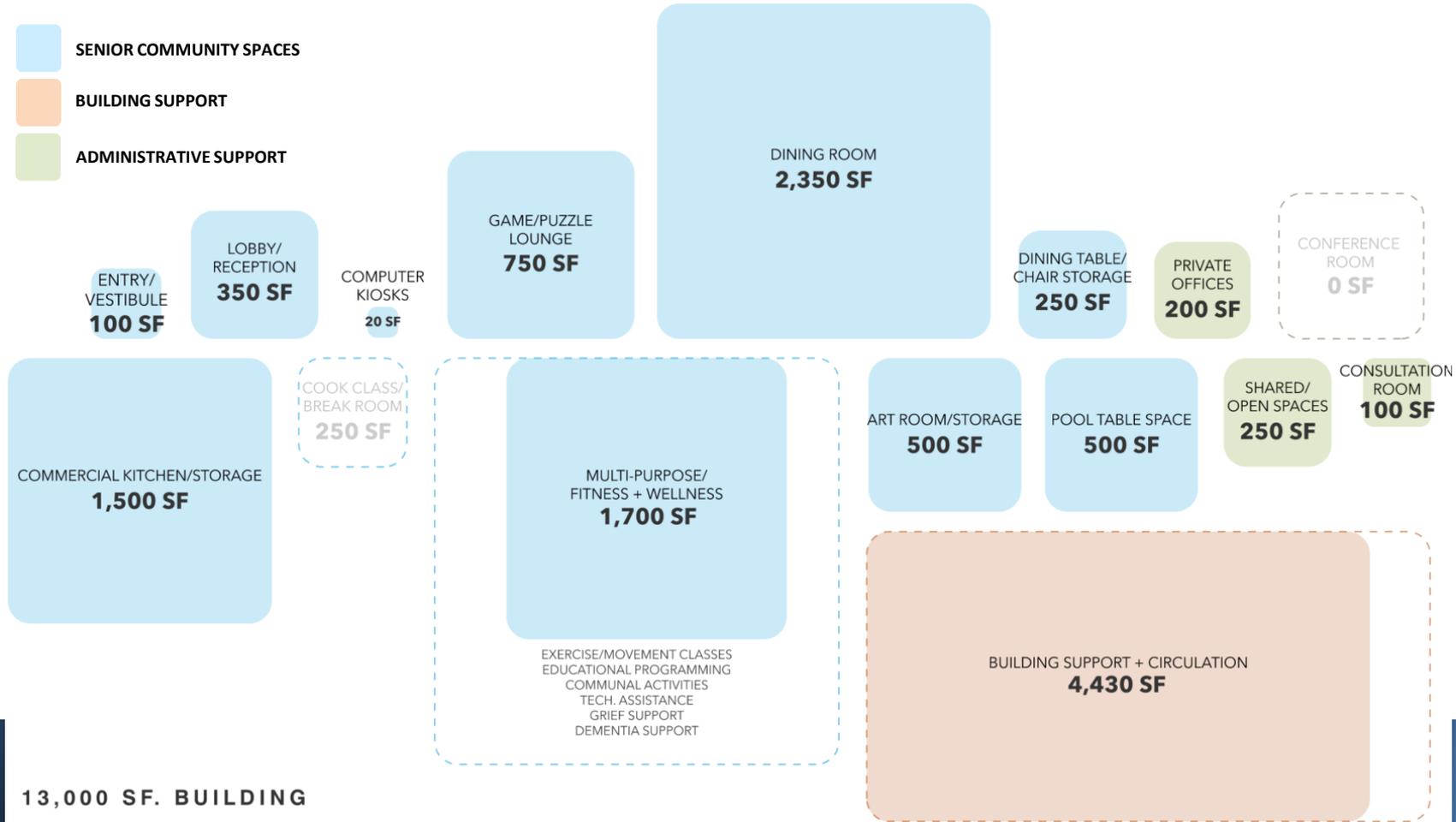
CONSIDERATIONS

- 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 Preferred Option —



- SENIOR COMMUNITY SPACES
- BUILDING SUPPORT
- ADMINISTRATIVE SUPPORT



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

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

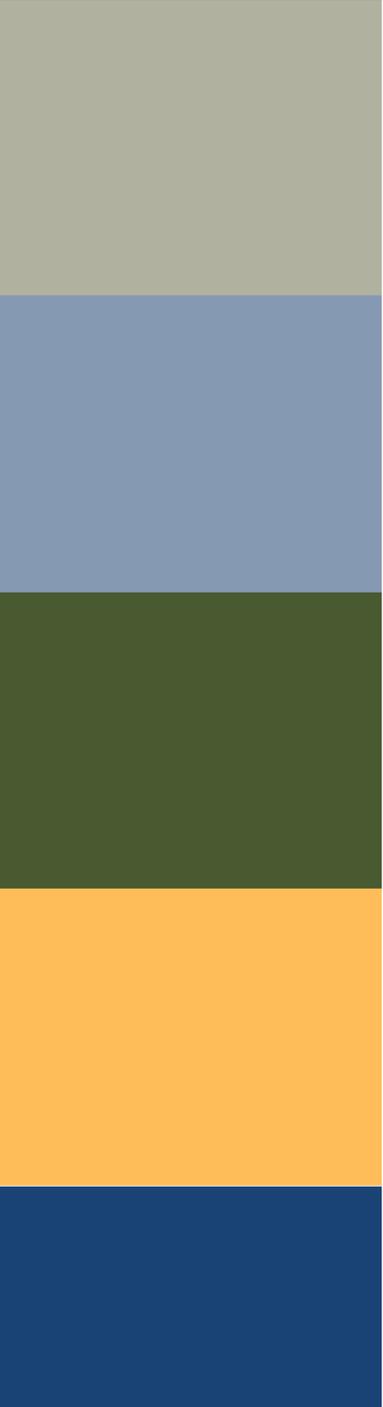
This work session is intended to provide an update to the City Council and County Council on waste reduction strategies underway, including updates on Summit County's 2018 waste master plan update, Park City's waste ordinance, and Recycle Utah's relocation.

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.



SOLID WASTE UPDATE

Joint Councils Meeting | March 6, 2026

BACKGROUND

In 2018, Summit County adopted a Solid Waste Master Plan to guide recycling, waste diversion, and long-term landfill capacity at the Three Mile Landfill.

The plan established foundational goals and suggested strategies and funding options to extend landfill life and improve materials management across the county.



SUMMIT COUNTY INTEGRATED SOLID WASTE MANAGEMENT



APRIL 2018

Master Plan Update



WHY NOW?

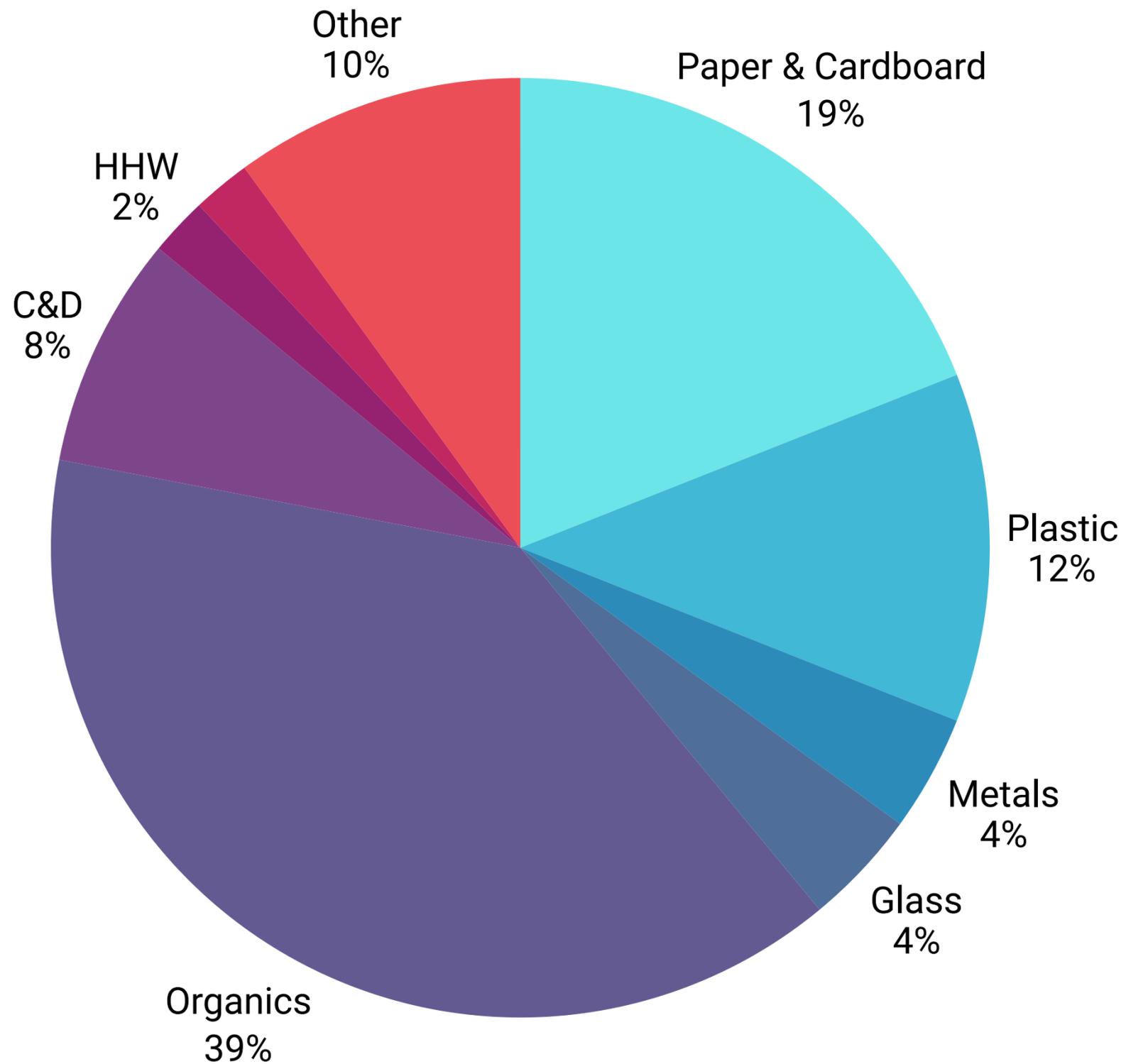
Changing waste trends, improved understanding of landfill capacity, and new diversion partnerships and funding opportunities have reshaped the solid waste landscape.

These shifts make it critical to update targets and strategies through a new Action Plan that aligns with current conditions, community priorities, and sustainability goals.

WHERE NEXT?

Our goal is to extend the life of our landfill by 10 years beyond current projections, to 2063. Reaching that goal requires reducing the amount of waste we send to the landfill by about 1/3 each year. Cardboard and food waste alone, both highly divertible, currently make up about **30% of landfill materials. Diverting just these two materials could get us close to our goal.**



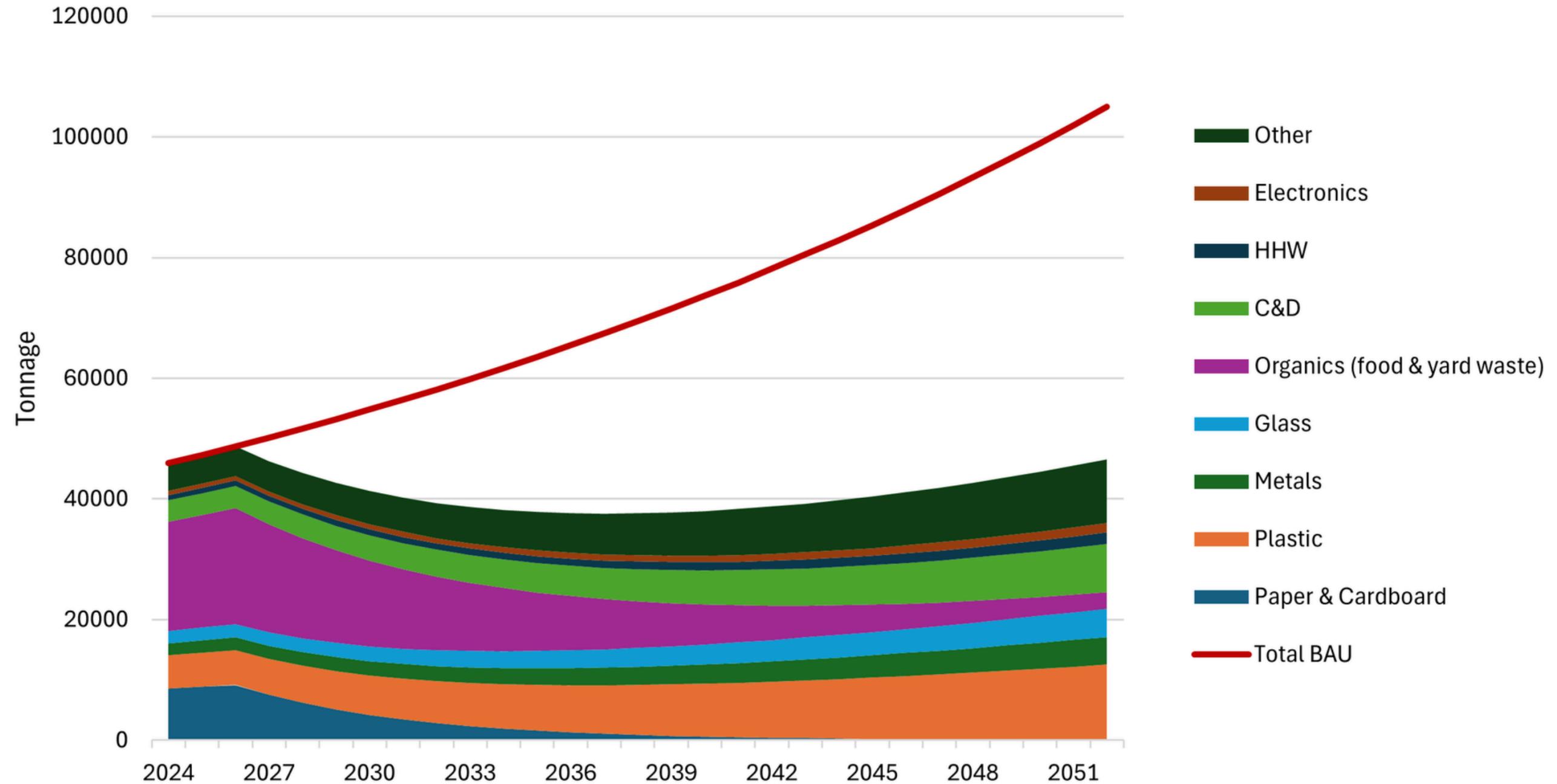


SOURCE:

SUMMIT COUNTY'S 2019 WASTE CHARACTERIZATION STUDY

SUMMIT COUNTY LANDFILL PROJECTIONS

Comparing BAU (Business as Usual) to Reducing Cardboard by 20% and Organics by 10%





PUBLIC INPUT - PHASE 1

In January 2026, we launched the public input efforts for this process via a Flash Vote survey to better understand the community's current waste practices, priorities, and values. To view the response dashboard, scan the QR code.



Question 1: Both Eastern Summit County and the Snyderville Basin agreed that their top priority for waste management in Summit County is **reducing the amount of waste going to the landfill.**

Options	Eastern Summit County (90)	Snyderville Basin (238)
Reducing the amount of waste going to the landfill	32% (29)	40% (96)
Making it easy and convenient to get rid of waste	29% (26)	39% (93)
Keeping the costs and fees low for getting rid of waste	31% (28)	19% (45)
Other:	8% (7)	2% (4)

Question 2: In both Eastern Summit County and the Snyderville Basin, recycling **metal/paper/cardboard, plastic, and using curbside recycling** are the top three current recycling practices.

Options	Eastern Summit County (88)	Snyderville Basin (232)
Recycle plastic	81% (71)	91% (210)
Recycle metals or paper/cardboard	84% (74)	93% (216)
Compost food waste	45% (40)	36% (84)
Compost yard waste (leaves, grass clippings, etc.)	53% (47)	27% (63)
Use curbside recycling	69% (61)	86% (199)
Use drop-off recycling locations	49% (43)	81% (187)
Reuse or repurpose used materials to reduce waste	67% (59)	66% (154)
Don't do any of these	3% (3)	1% (2)
Other:	7% (6)	6% (14)

Key themes from “Other” responses in questions #1 and #2:

Make recycling work better and feel worth it

Respondents want more convenient recycling options and clearer evidence that collected materials are actually recycled, supported by better education to reduce contamination.

Focus on reducing waste before it reaches the landfill

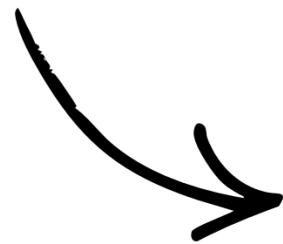
Many comments emphasize preventing waste through reuse, reduced packaging, and shared responsibility with retailers and producers rather than relying on disposal.

Divert organics, glass, and explore alternatives to landfilling

Respondents see food and yard waste diversion, as well as glass recycling, as major opportunities and express interest in composting options and alternative approaches that lower landfill use and carbon emissions.

The good news is both Eastern Summit County and the Snyderville Basin agreed that nothing is stopping their households from waste diversion practices. **Drop-off locations being too far away** was an identified barrier for both sides of the county.

Options	Eastern Summit County (88)	Snyderville Basin (226)
Don't really care about recycling/composting	2% (2)	2% (4)
Not sure which items are actually recyclable/compostable	11% (10)	13% (30)
Don't have enough space for bins/dumpster	11% (10)	16% (36)
Pickup is not frequent enough	20% (18)	17% (38)
Drop-off locations are too far away	27% (24)	19% (43)
It takes too much time	2% (2)	4% (8)
Don't generate much recyclable/compostable material	8% (7)	12% (28)
Nothing is really keeping me or my household from recycling or composting more	34% (30)	33% (74)
Other:	27% (24)	28% (64)



Options	Eastern Summit County (87)	Snyderville Basin (226)
Clearer local rules and instructions on what's recyclable/compostable	29% (25)	33% (74)
Better bin or container options	30% (26)	22% (50)
More frequent recycling pickup	30% (26)	28% (64)
A neighborhood drop-off center	43% (37)	40% (90)
Knowing more about the benefits or value of recycling/composting	9% (8)	7% (16)
Easier options for composting food, yard waste, etc.	33% (29)	50% (112)
None of these would really make a difference	9% (8)	10% (23)
Other:	14% (12)	12% (26)

For Eastern Summit County, adding **neighborhood drop-off centers** would be the biggest motivator for increased waste diversion practice. For the Snyderville Basin, it's **easier options for composting food, yard waste, etc.**



Key themes from "Other" responses in questions #3 and #4:

Convenience Gaps

Respondents want to recycle and compost more, but a lack of frequent curbside service and nearby drop-offs, especially for glass, yard waste, and hard-to-recycle items, makes participation inconvenient or impossible.

Cost and Equity Barriers

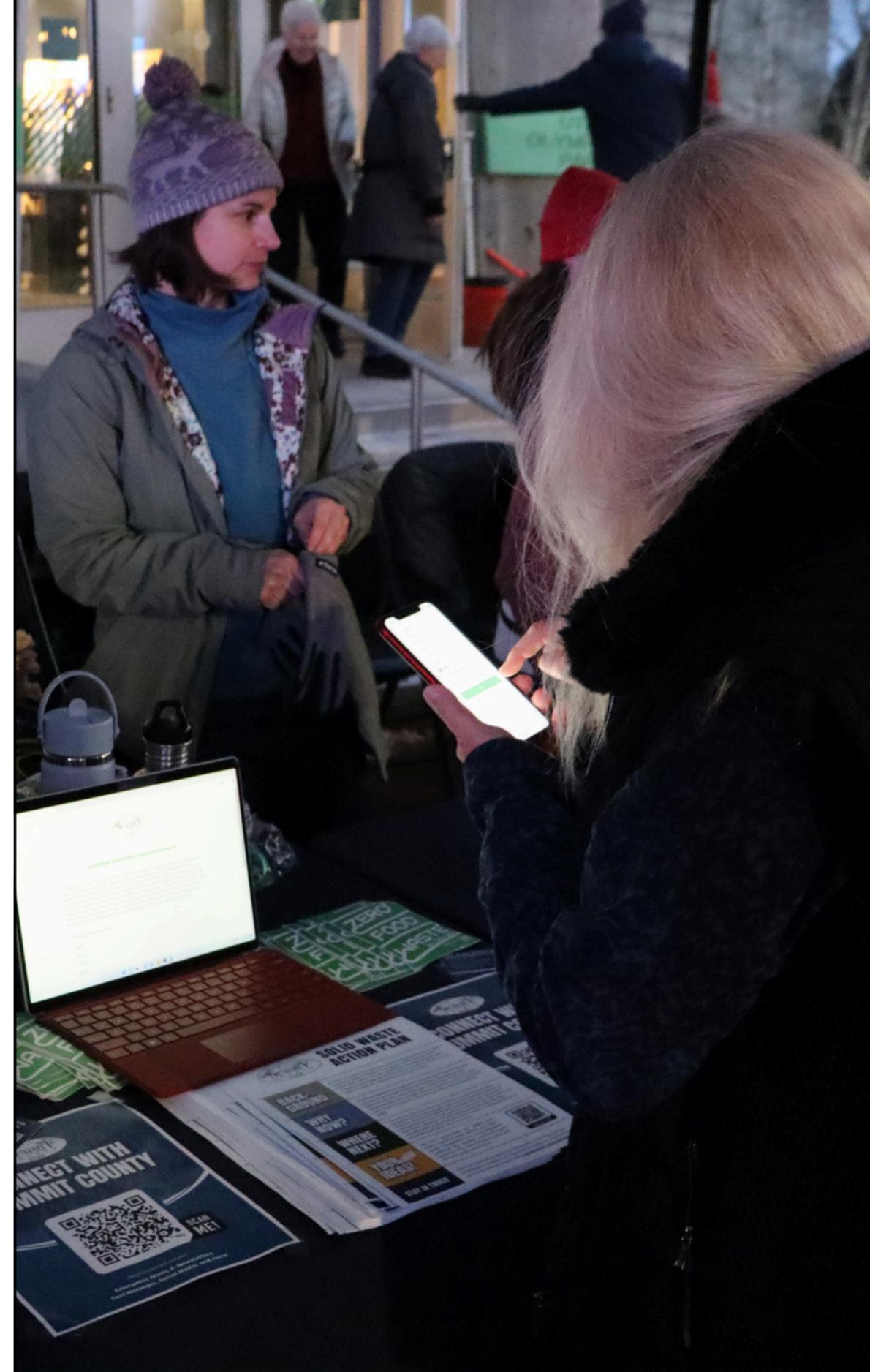
Fees and access for composting and glass recycling discourage participation, particularly for renters, condos, and HOAs.

Trust, Clarity, and Education Deficit

Many respondents are confused about what can be recycled or composted and skeptical that materials are actually diverted, reducing motivation to participate.

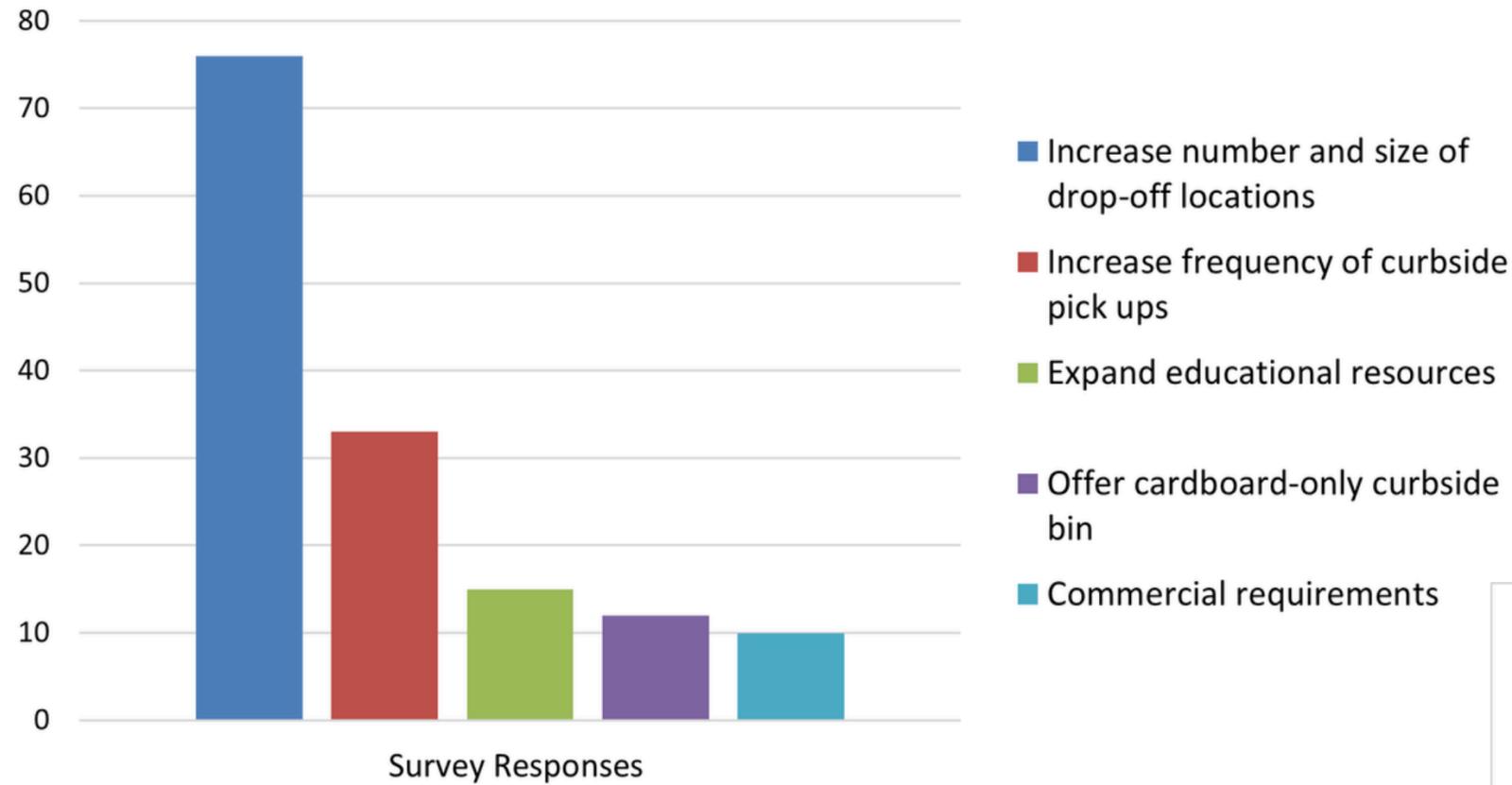
PUBLIC INPUT - PHASE 2

In February 2026, we launched a second survey to allow for broad community participation. Questions focused on key themes from Survey #1 and Summit County's modeling. These included Cardboard and Food Waste Diversion, Glass Recycling, Defining Convenience and Education Sourcing.





What could the county provide to increase cardboard recycling or make it more convenient?



CARDBOARD & FOOD WASTE THEMES

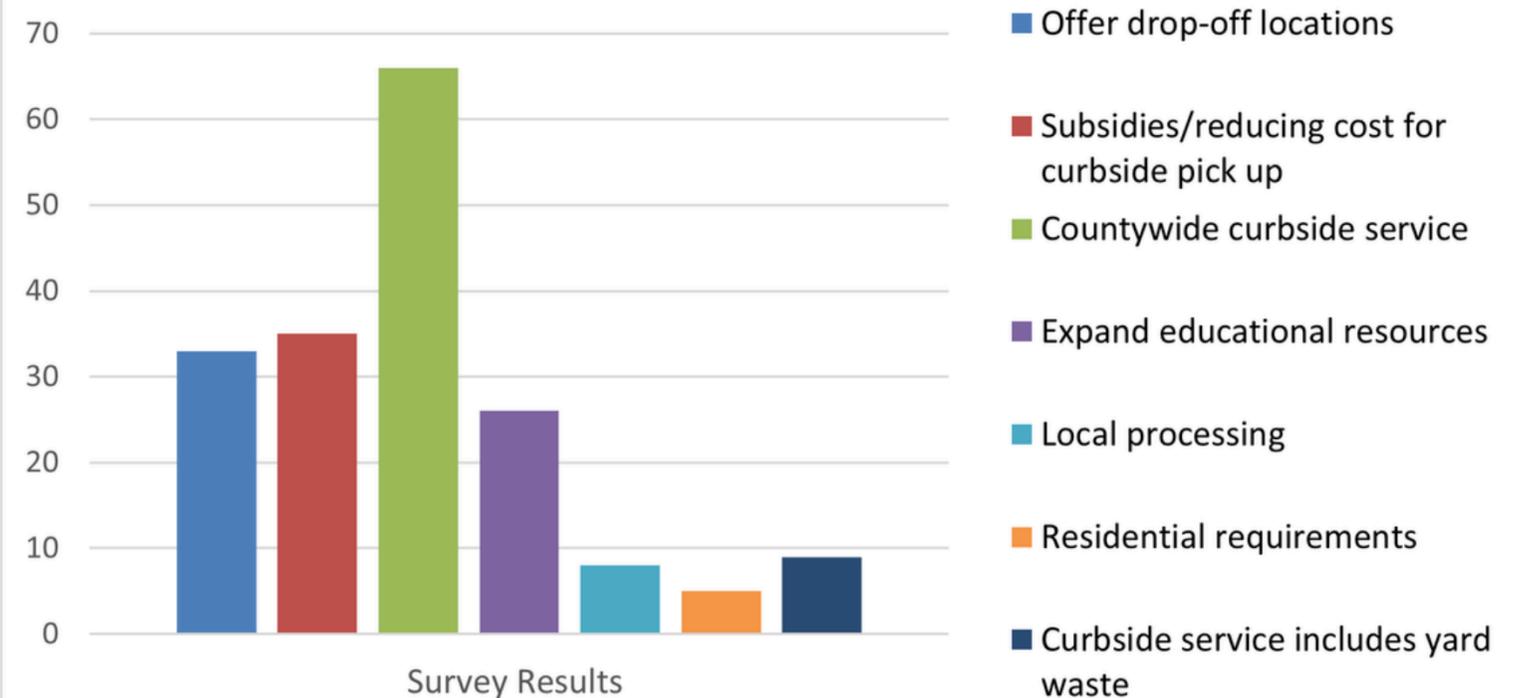
For cardboard, respondents would like to see an **increased number of drop-off locations**.

For food waste, respondents would like to see **curbside services offered by the county**.

THOUGHTS ON GLASS?

It is also worth noting that, **~78%** of respondents agreed that additional drop-off locations will **satisfy the community's desire for more opportunities to recycle glass**.

What could the county provide that would make food waste diversion more convenient to you?





INFORMATION & EDUCATION THEMES

Strong demand for clear guidance as a participation driver.

Many comments indicate willingness to participate if the process is easy to understand. Confusion about methods, contamination, and program details is a barrier to action..

Practical, accessible communication is preferred.

Respondents emphasized the need for:

- Easy-to-find program information
- Visual how-to resources
- Ongoing reminders and outreach

Education and services must work together.

Responses suggest education alone isn't enough. Respondents want clear information paired with convenient program options (curbside or drop-off).



STRATEGIES BRAINSTORM

At the same time that we continue to get input and feedback, our planning team is also brainstorming potential strategies that might go into the action plan.

Potential emphasis on organics (food and yard waste) and cardboard.

- Commercial ordinance for cardboard?
- Add food waste collection into the curbside program?
- Potential seasonal yard waste collection efforts?

Rework education efforts.

- Launch the Recycle Coach app for easily accessible, clear, and streamlined recycling instructions across all waste diversion partners.
- Education on what happens to recycled materials collected in Summit County.

STRATEGIES BRAINSTORM

Increase access.

- ~6 new recycling drop-off sites located throughout the county for those not using the curbside program and/or who have more recycling than what can fit in their bin.
- Rollout of remote sites in 2026.

Policy and other engagement strategies.

- Promote and celebrate business action through Green Business Program.
- Look at opportunities to enhance the requirements for short-term rentals.
- Greater accountability for waste reduction and diversion by the County in its operations.





WHAT'S NEXT?

March 6, 2026

Presentation at the joint Council meeting (Park City, Summit County).

March-April 2026 (tentative)

Potential additional FlashVote survey.

Late Spring 2026 (tentative)

Develop, finalize, and adopt an updated action plan.

RECYCLE UTAH

- New home (Lot 4 of Gillmor)
- Land agreements
- Timeline
- Process
- Interim drop-off options





- **Do you have any initial questions for us regarding the solid waste planning effort or this summer?**
- **If you had a magic wand, what would you like to see happen in solid waste management in Summit County that would put us on a path to meet our goal of extending the life of the landfill by 10 years?**
- **How do you want to be involved in this process?**

**STAY UP
TO DATE**



summitcounty.info/actionplan