PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
September 3, 2026

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. Click here for more information.
Zoom Link:
https://us02web.zoom.us/j/85450868001

CLOSED SESSION - 3:30 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

WORK SESSION

4:30 p.m. - Discuss Water Rate Consulting Contract Award

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. SWEARING IN CEREMONY

1. Police Swearing-In Ceremony

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. June 2026 Sales Tax Report

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from August 13 and 20, 2026

VI. 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.

City Council Staff Report

Subject: Water Rate Study
Author: Clint McAffee
Department: Public Utilities
Date: September 3, 2026

Recommendation

Review, discuss, and provide input on a proposed scope of work and schedule for a water rate study. Staff will return to Council for approval of the final scope and agreement at the September 17, 2026, City Council meeting.

Executive Summary

Water rate studies are common practice and are recommended by the American Water Works Association (AWWA) to be conducted every five to seven years for a community of Park City's size. These studies are essential to ensure that utility revenues are adequate to cover the expenses of operating and maintaining the system, that rates are fair and equitable across all user classes, and that the final rate structure accurately reflects Council policies.

Over the past four years, various incremental changes have been made to the water rate structure, each focusing on a specific customer class or unique policy objective (such as water conservation). The proposed study will holistically examine the entire rate structure across all customer classes to ensure recent adjustments align with Council's long-term policy priorities and industry best practices.

If approved, a consultant will assist the City in establishing water rates and charges for Fiscal Year (FY) 2028 (beginning July 1, 2027) through FY 2032, including projected multi-year rate adjustments.

The major components of the proposed study include:

1. **City Council Goal-Setting Work Session:** An initial work session to define key policy objectives, including financial sustainability goals, conservation incentives, hardship/indigent discounts, and the preferred balance between fixed and variable revenues.
2. **Revenue Requirements:** Validating and using the City's existing water enterprise fund financial model as a basis, determine the total amount of money the City needs to cover its expenses, including operating, maintenance, capital, and debt.
3. **Cost-of-Service Analysis:** Validate current customer groupings—Single-Family Residential, Multi-Family Residential, Commercial, and Irrigation—and determine an equitable allocation of costs, accounting for elevation and geographical expenses.
4. **Rate Design and Structure Evaluation:** Recommend modifications to the current rate structure that recover costs from each customer group while fulfilling Council's policy objectives.
5. **Public Information and Community Outreach:** Prepare clear informational materials to communicate how and why water rates are structured and to explain any proposed adjustments to the public.

Background

Over the past four years, changes to water rates were implemented and are summarized below.

FY24 Water Rate Changes:

- **Customer Self-Selection:** Allowed Non-Single-Family Residential customers to self-select into the specific water rate that best fits their operational needs.
- **Commercial Restructuring:** Added three pricing tiers and increased the base rate by 20% for Commercial customers. Commercial users experienced the largest percentage increases due to these new tiers and historically lower class revenue relative to actual consumption (as the Commercial class was previously being charged slightly less than others).
- **Conservation Pricing:** Adjusted consumption tier pricing so that above-average water users saw an increase in annual costs, while below-average users saw a decrease.
- **Revenue Impact:** Realized a net revenue increase of approximately 10%.
- For additional detail see: February 16, 2023 (work session, p. 27)

FY25 Water Rate Changes:

- **System-Wide Adjustments:** Increased all water rates by 4.5% for FY 2025, with anticipated 4.5% annual increases through FY 2028, and approximately 3% annually thereafter.
- **City Account Onboarding:** Structured a phased three-year plan to onboard city-owned water accounts (charging 1/3 in FY 2026, 2/3 in FY 2027, and full rates in FY 2028).
- **Grant Adjustments:** Budgeted a $4 million federal grant; however, this grant was ultimately unfunded.
- **General Fund Support:** Authorized a one-time transfer of $1 million from the General Fund into the Water Fund for FY 2025 to stabilize operations during the three-year municipal onboarding plan.
- For additional detail see: June 6, 2024 (work session, p. 12)

FY26 Water Rate Changes:

- **Property-Size Structures:** Created new Single-Family Residential and Irrigation rate structures scaled to property size. This structural shift resulted in an approximate $2.4 million revenue reduction; most customers saw a decrease in their bills, with large property owners receiving the most significant reductions.
- **Class Increases:** Increased Commercial and Multi-Family water rates by 4.5%.
- **Municipal Billing Acceleration:** Eliminated the original three-year implementation plan and initiated 100% billing for city-owned water accounts ahead of schedule.
- For additional detail related to Single Family Residential changes see: March 27, 2025 (new business, item 2)
- For additional detail related to Irrigation changes see: April 28, 2025 (old business, item 2)

FY27 Water Rate Changes

- **Study Directive:** Council directed staff to halt rate increases and instead initiate a comprehensive water rate study to establish a sustainable path forward.

Funding
Funding for the comprehensive water rate study will be drawn from accumulated water service fees and is fully allocated within the current water operations budget.

City Council
Staff Report

Subject:	**Police Swearing-In Ceremony**
Author:	**Wade Carpenter, Chief of Police**
Department:	**Police**
Date:	**September 3, 2026**

Recommendation
The Police Department requests Officer Swearing-in by Mayor Dickey.

Background

The Park City Police Department recently underwent promotional hiring to fill an important vacancy. The Department conducted an extensive testing process for the position and is very confident in the newly promoted member of our team. Lieutenant Clinton Johnson was the successful candidate and requires swearing-in by Mayor Dickey.

Additionally, the department recently hired two officers to fill vacancies. Officer Zachary Williams and Officer Rick Penrod were the successful candidates of the Officer testing process and require swearing-in by Mayor Dickey. The Department is very proud of the new members of our team.

Biographies

Clinton Johnson

Lieutenant Johnson has been a member of the Park City Police Department for 11 years. He has spent time as an Officer, Detective, and Sergeant. Prior to joining Park City, he spent eight years with the Summit County Sherrif’s Office and four years with the Utah Department of Corrections. He has held a variety of specialty assignments including SWAT team member, Firearms Instructor, Taser Instructor, and BolaWrap Instructor. Lieutenant Johnson recently graduated for Utah Valley University with a bachelor’s degree in Emergency Management.

In his role as Lieutenant, Johnson will oversee Emergency Management responsibilities for the department and the City. Throughout his career with Park City, he has demonstrated strong leadership and coordination skills. We are certain he will make sure that Park City is prepared to respond effectively to emergencies and critical incidents.

He has been married to his wife, Betsy, for 22 years. They have three children and recently welcomed a son-in-law to the family.

Zachary Williams

Officer Williams previously worked for Park City Police department for nearly three years. He moved out of the state and worked elsewhere as an officer before realizing that there's no better place to work than Park City. He recently moved back to Utah and successfully applied to rejoin the Park City Police force.

He enjoys community policing, which is a model of enforcement we strive for in our department. Officer Williams particularly enjoys working on Main Street where he can most readily interact with our residents and tourists.

While not at work, he enjoys going on walks with his family and playing with his four cats.

Rick Penrod

Officer Penrod also previously worked for the Park City Police department for 14 years. In 2023, he retired from police work after 24 years of service. After a brief hiatus as a barber and reserve officer for Park City, he decided to rejoin the work full-time. He has worked as an Officer, Detective, and Sergeant for our department in the past.

When not at work, Officer Penrod enjoys spending time with his partner, six children, one grandchild, and his little dog, Pickles.

Health is a priority for Officer Penrod. He enjoys working out, playing softball, golf, tennis, long boarding, paddling, and just about any other outdoor activity.

City Council Staff Report

Subject: June 2026 Sales Tax Report
Author: Budget Team
Department: Budget Department
Date: September 3, 2026

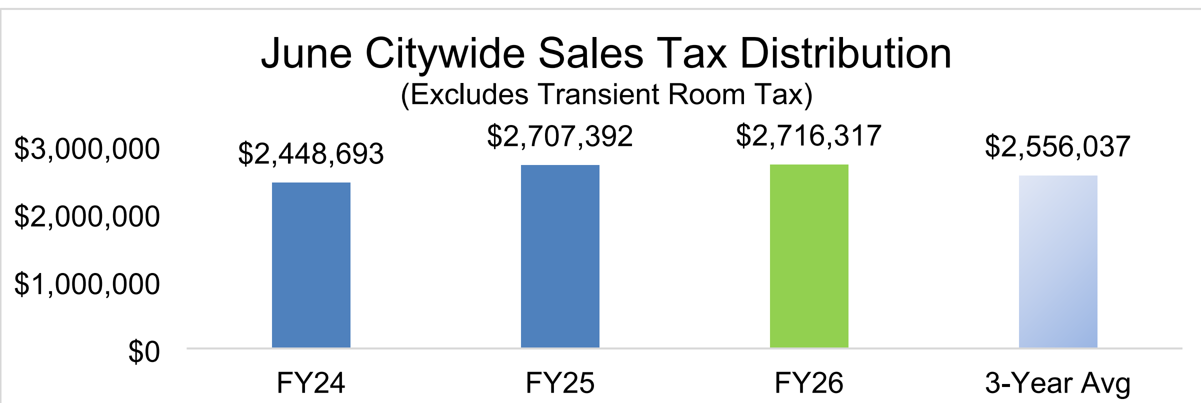
Sales Tax Distribution

The following summarizes the June sales tax distribution, and the table below compares the FY26 Original Budget with the FY26 Revised Budget, which was adopted June 25, 2026.

Citywide Sales Tax Distribution Summary (excludes Transient Room Tax):
Monthly (June):
Revenue: 2,716,317 — up $8,925 (+0.3%) vs. June 2025; up $251,736 (+10.2%) vs. adjusted budget.

Rolling Quarter (April – June):
Revenue: $6,356,402 — down $397,031 (-5.9%) vs. same period last year; up $33,303 (+0.5%) vs. adjusted budget.

Year-to-Date (July – June):
Revenue: $43,459,879 — down $1,793,711 (-4%) vs. same period last year; up $156,618 (+0.4%) vs. adjusted budget.



General Fund Distribution Summary:
Monthly (June):
Revenue: $1,277,370 — down $1,621 (-0.1%) vs. June 2025; up $135,937 (+11.9%) vs. adjusted budget.

Rolling Quarter (April – June):
Revenue: $2,941,756 — down $176,282 (-5.7%) vs. same period last year; up $6,487

(+0.2%) vs. adjusted budget.

Year-to-Date (July – June):
Revenue: $20,021,156 — down $785,213 (-3.8%) vs. same period last year; down $105,305 (-0.5%) vs. adjusted budget.

Transient Room Tax (TRT) Distribution Summary:
Monthly (June):
Revenue: $175,542 — up $41,469 (+30.9%) vs. June 2025; up $20,792 (+13.4%) vs. adjusted budget.

Rolling Quarter (April – June):
Revenue: $348,713 — down $12,942 (-3.6%) vs. same period last year; down $40,659 (-10.4%) vs. adjusted budget.

Year-to-Date (July – June):
Revenue: $4,195,549 — down $302,274 (-6.7%) vs. same period last year; down $214,599 (-4.9%) vs. adjusted budget.

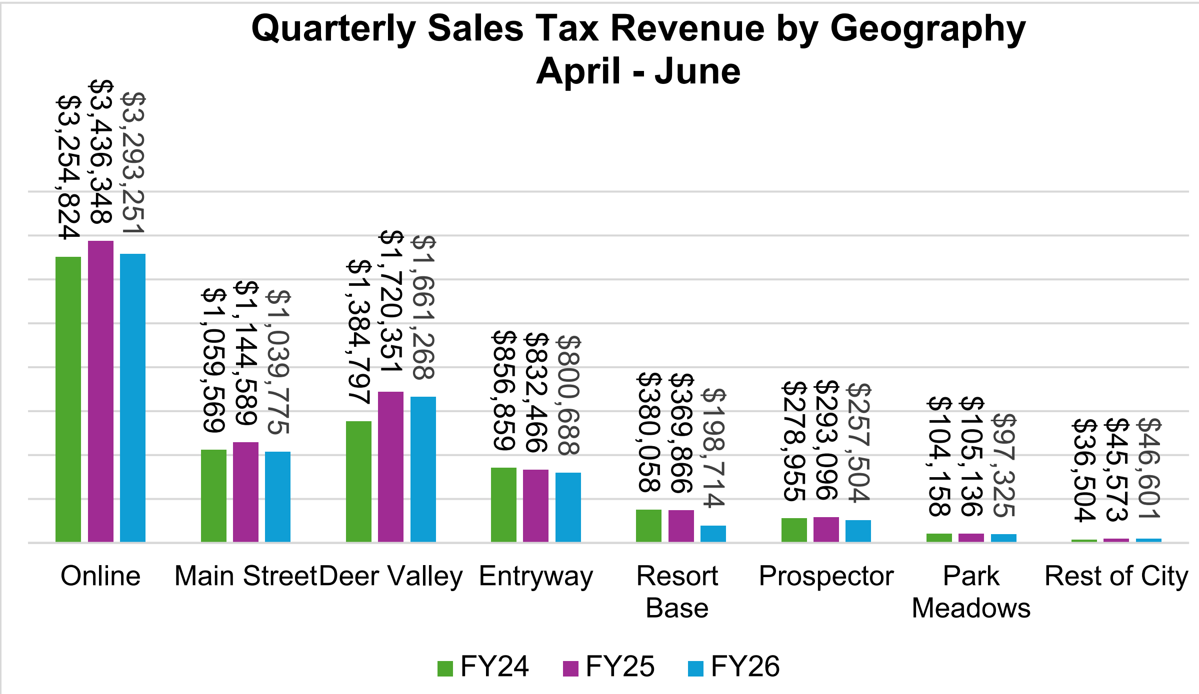
Sales Tax Analysis
June closed FY26 on a comparatively strong note. Citywide sales tax distributions excluding Transient Room Tax were essentially flat compared to last June and finished above the adjusted budget for the month. The stronger June result also narrowed the cumulative budget gap that existed entering the final month, with full-year citywide collections (excluding TRT) ultimately finishing slightly above the adjusted budget.

The full-year decline from FY25 was concentrated in the core winter period. Total sales tax distributions, including TRT, from December through March were approximately $2.8 million (-9.7%), below the same period in FY25. During the other eight months of the fiscal year, distributions were approximately $700,000 (+3.4%) above FY25 levels, partially offsetting the winter decline. The timing of the distribution between November and December affects the exact split between these periods, but the broader pattern remains clear. The decline coincided with one of the poorest winter seasons in recent history, with exceptionally low snowfall, unusually warm conditions, and an early end to the ski season. March alone was approximately $1.57 million below the prior year.

Transient Room Tax experienced the greatest relative weakness during FY26. Although June TRT rebounded strongly, full-year collections remained 6.7% below FY25 and 4.9% below the adjusted budget. That performance is consistent with weaker lodging activity and reduced visitation during an exceptionally poor winter season.

Overall, FY26 sales tax distributions, including TRT, totaled approximately $47.66 million, down $2.10 million (-4.2%) from FY25 but finished within approximately $58,000 (0.1%) of the adjusted budget. Non-TRT sales taxes finished slightly above the adjusted budget, while TRT remained below expectations. The final results indicate that FY26 weakness was not broad-based throughout the year, but was concentrated during the winter tourism season and partially offset by stronger performance for the remainder of the fiscal year.

This report reflects amounts distributed by the State Tax Commission and therefore lags real-time economic activity.



Exhibits

Exhibit A: FY26 June Sales Tax Distribution Data

June Sales Tax Distribution

PARK CITY
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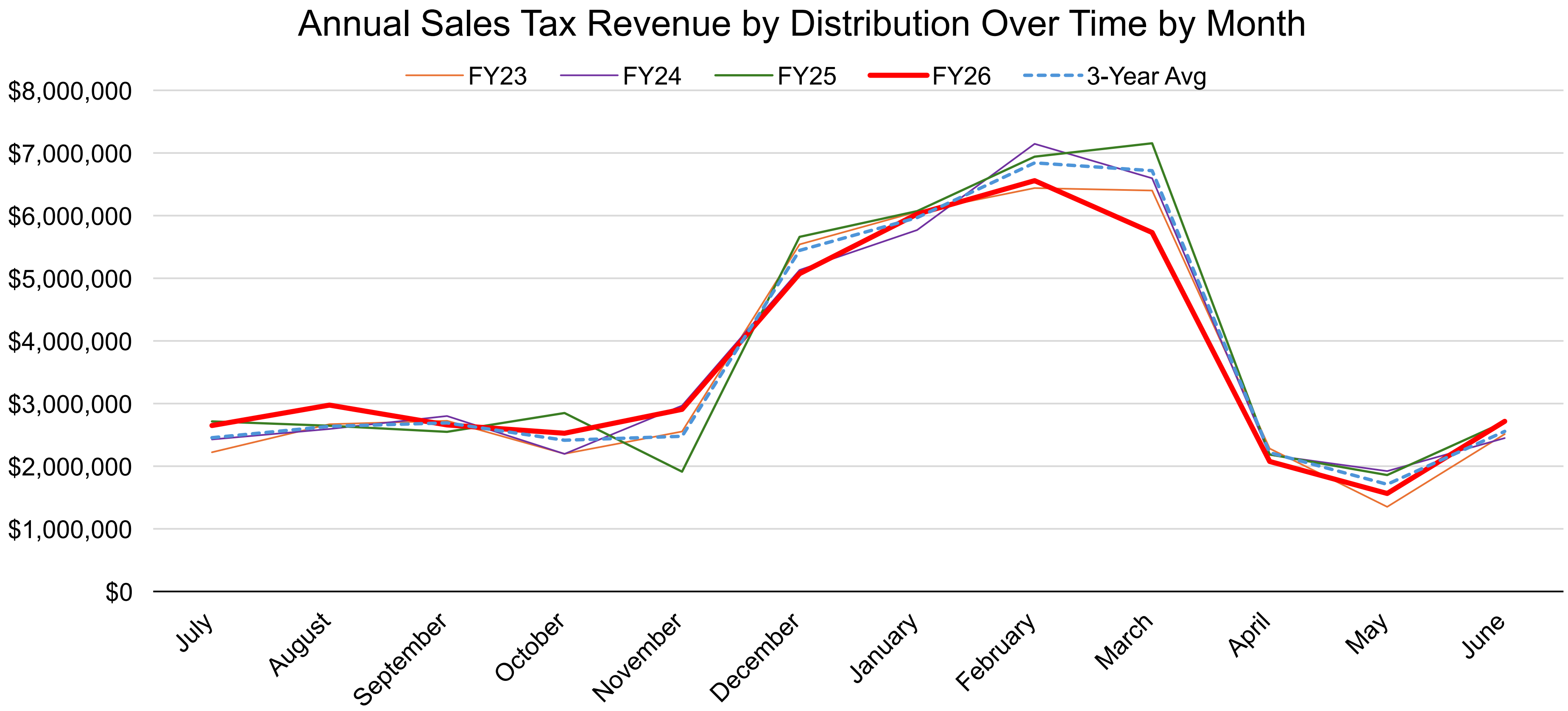
Sales Tax Distributions



Source: Park City Municipal Corporation. As of August 2026. Note: Excludes Transient Room Sales Tax.

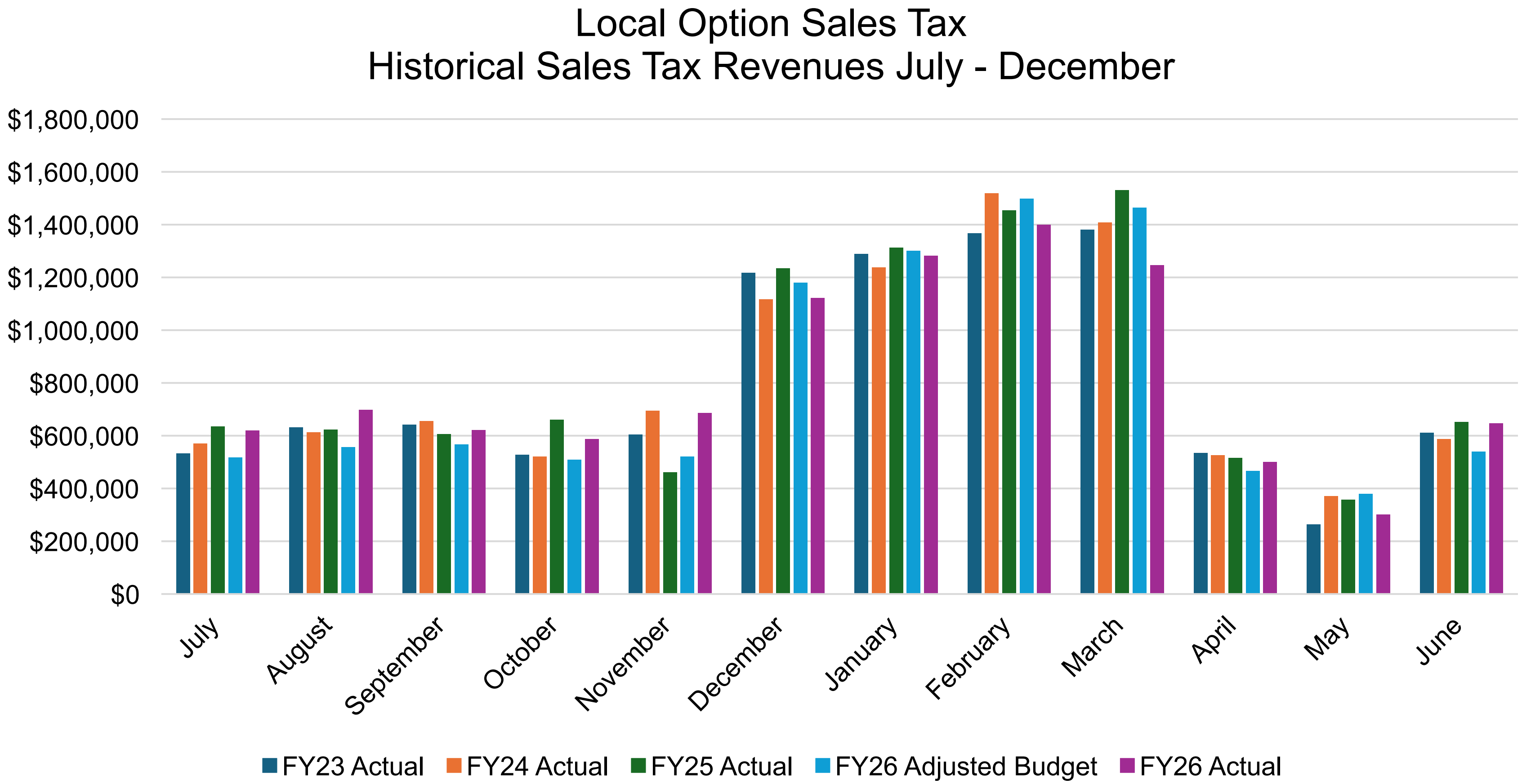
Local Option Sales Tax Distribution

Local Option Sales Tax - Monthly							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Adjusted Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$532,806	$570,791	$634,037	$517,607	$619,299	-2.32%	19.65%
August	$631,245	$612,827	$623,012	$557,138	$697,269	11.92%	25.15%
September	$641,829	$655,342	$604,981	$567,129	$620,391	2.55%	9.39%
October	$526,872	$521,364	$661,089	$508,458	$587,862	-11.08%	15.62%
November	$603,371	$695,129	$460,257	$520,975	$686,489	49.15%	31.77%
December	$1,216,593	$1,116,760	$1,233,701	$1,179,530	$1,121,439	-9.10%	-4.92%
January	$1,288,403	$1,236,790	$1,312,696	$1,300,605	$1,281,332	-2.39%	-1.48%
February	$1,366,459	$1,518,413	$1,453,765	$1,498,097	$1,399,850	-3.71%	-6.56%
March	$1,380,769	$1,408,614	$1,530,462	$1,464,314	$1,246,215	-18.57%	-14.89%
April	$534,284	$525,152	$515,667	$466,595	$500,842	-2.88%	7.34%
May	$264,260	$370,168	$357,004	$380,055	$300,463	-15.84%	-20.94%
June	$611,246	$586,773	$652,449	$538,730	$647,016	-0.83%	20.10%
Total	**$9,598,138**	**$9,818,123**	**$10,039,119**	**$9,499,234**	**$9,708,467**	**-3.29%**	**2.20%**

Local Option Sales Tax - Cumulative							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Adjusted Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$532,806	$570,791	$634,037	$517,607	$619,299	-2.32%	19.65%
August	$1,164,051	$1,183,618	$1,257,049	$1,074,745	$1,316,568	4.73%	22.50%
September	$1,805,880	$1,838,960	$1,862,030	$1,641,874	$1,936,958	4.02%	17.97%
October	$2,332,752	$2,360,324	$2,523,119	$2,150,333	$2,524,820	0.07%	17.42%
November	$2,936,124	$3,055,453	$2,983,376	$2,671,308	$3,211,309	7.64%	20.21%
December	$4,152,716	$4,172,213	$4,217,077	$3,850,838	$4,332,748	2.74%	12.51%
January	$5,441,119	$5,409,003	$5,529,773	$5,151,443	$5,614,080	1.52%	8.98%
February	$6,807,579	$6,927,416	$6,983,537	$6,649,540	$7,013,930	0.44%	5.48%
March	$8,188,348	$8,336,030	$8,513,999	$8,113,854	$8,260,145	-2.98%	1.80%
April	$8,722,631	$8,861,182	$9,029,667	$8,580,449	$8,760,987	-2.98%	2.10%
May	$8,986,891	$9,231,350	$9,386,670	$8,960,504	$9,061,450	-3.46%	1.13%
June	$9,598,138	$9,818,123	$10,039,119	$9,499,234	$9,708,467	-3.29%	2.20%

Source: Park City Municipal Corporation. As of August 2026.

Local Option Sales Tax Distribution



Source: Park City Municipal Corporation. As of August 2026.

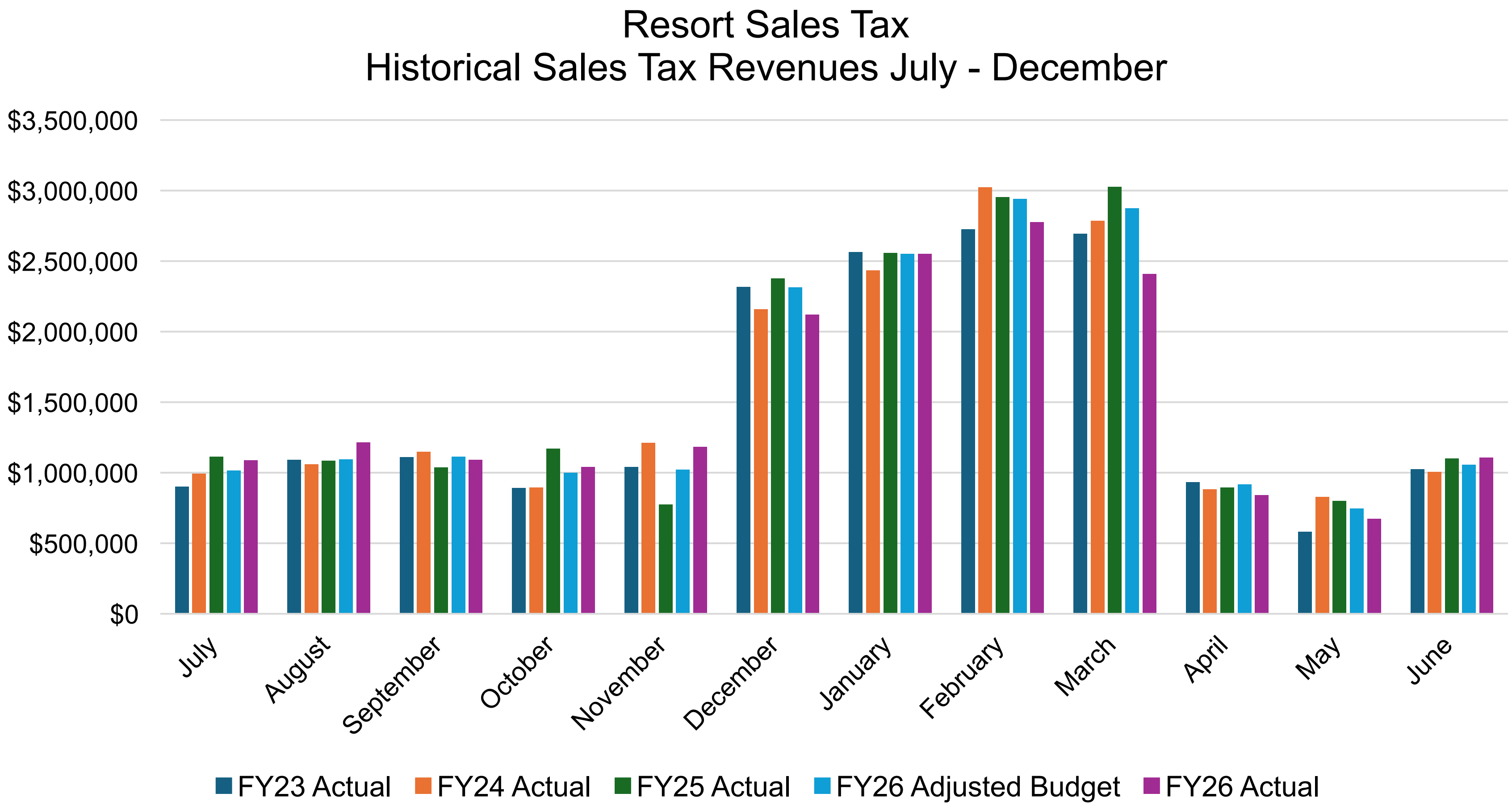
Resort Sales Tax Distribution

Resort Sales Tax - Monthly							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Adjusted Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$902,234	$992,105	$1,112,701	$1,015,914	$1,087,122	-2.3%	7.01%
August	$1,090,337	$1,059,869	$1,086,352	$1,093,502	$1,215,741	11.91%	11.18%
September	$1,110,616	$1,146,679	$1,037,171	$1,113,111	$1,092,154	5.30%	-1.88%
October	$890,992	$893,576	$1,169,253	$997,957	$1,039,080	-11.13%	4.12%
November	$1,039,947	$1,212,812	$773,844	$1,022,524	$1,182,681	52.83%	15.66%
December	$2,315,835	$2,158,917	$2,377,602	$2,315,078	$2,119,277	-10.86%	-8.46%
January	$2,564,038	$2,432,537	$2,559,004	$2,552,713	$2,550,252	-0.34%	-0.10%
February	$2,726,224	$3,023,451	$2,952,963	$2,940,333	$2,776,363	-5.98%	-5.58%
March	$2,695,158	$2,786,974	$3,026,430	$2,874,026	$2,409,708	-20.38%	-16.16%
April	$932,691	$882,741	$895,149	$915,791	$840,561	-6.10%	-8.21%
May	$580,597	$827,070	$800,246	$745,938	$673,616	-15.82%	-9.70%
June	$1,025,497	$1,005,341	$1,099,197	$1,057,372	$1,105,884	0.61%	4.59%
Total	**$17,874,165**	**$18,422,072**	**$18,889,912**	**$18,644,259**	**$18,092,438**	**-4.22%**	**-2.96%**

Resort Sales Tax - Cumulative							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Adjusted Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$902,234	$992,105	$1,112,701	$1,015,914	$1,087,122	-2.30%	7.01%
August	$1,992,571	$2,051,973	$2,199,053	$2,109,416	$2,302,864	4.72%	9.17%
September	$3,103,187	$3,198,652	$3,236,224	$3,222,526	$3,395,018	4.91%	5.35%
October	$3,994,179	$4,092,228	$4,405,478	$4,220,483	$4,434,098	0.65%	5.06%
November	$5,034,126	$5,305,040	$5,179,321	$5,243,007	$5,616,779	8.45%	7.13%
December	$7,349,960	$7,463,957	$7,556,923	$7,558,085	$7,736,055	2.37%	2.35%
January	$9,913,998	$9,896,494	$10,115,927	$10,110,798	$10,286,308	1.68%	1.74%
February	$12,640,222	$12,919,945	$13,068,890	$13,051,131	$13,062,670	-0.05%	0.09%
March	$15,335,380	$15,706,920	$16,095,320	$15,925,157	$15,472,378	-3.87%	-2.84%
April	$16,268,072	$16,589,661	$16,990,468	$16,840,949	$16,312,939	-3.99%	-3.14%
May	$16,848,669	$17,416,731	$17,790,715	$17,586,887	$16,986,555	-4.52%	-3.41%
June	$17,874,165	$18,422,072	$18,889,912	$18,644,259	$18,092,438	-4.22%	-2.96%

Source: Park City Municipal Corporation. As of August 2026.

Resort Sales Tax Distribution



Source: Park City Municipal Corporation. As of August 2026.

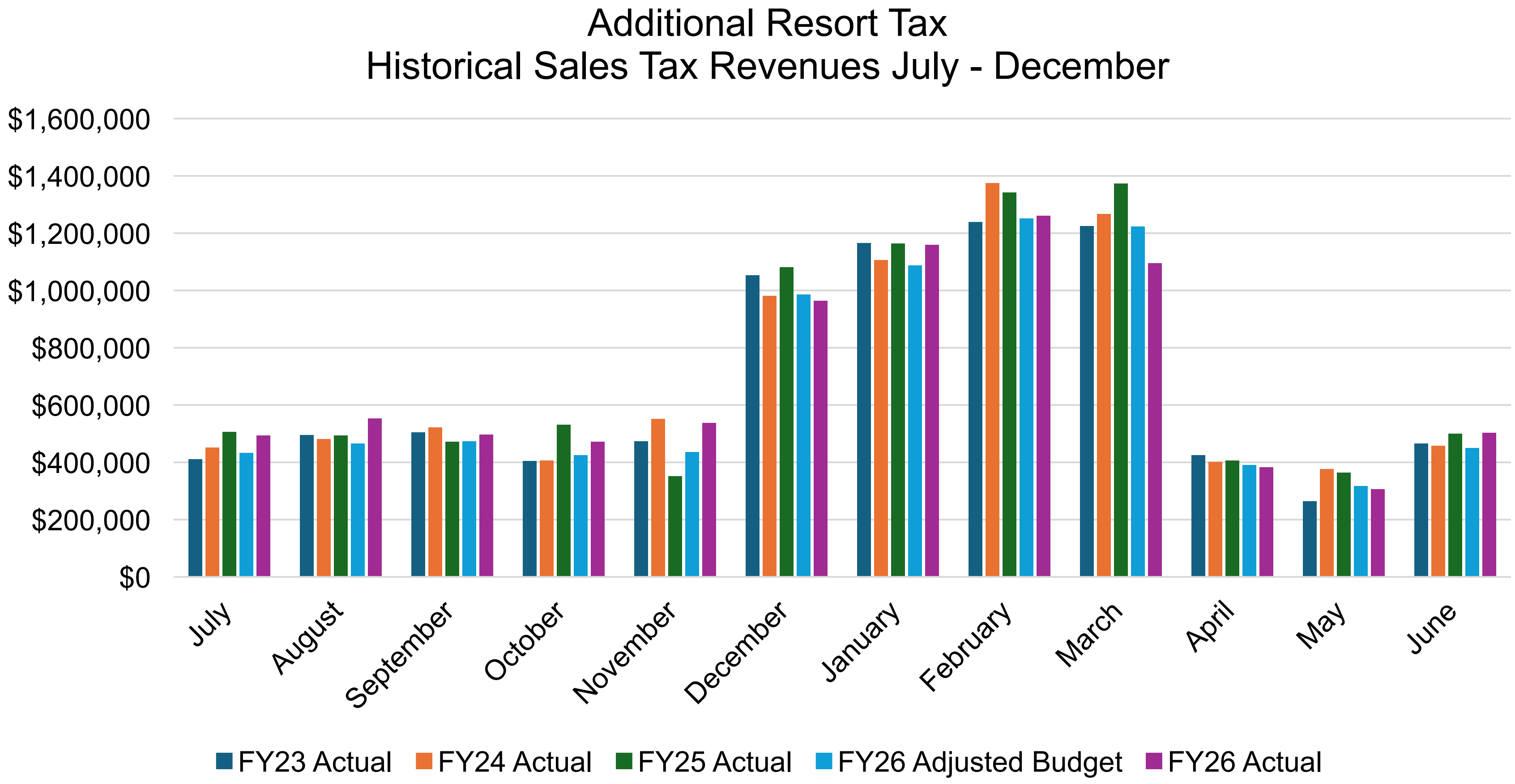
Additional Resort Sales Tax Distribution

Additional Resort Sales Tax - Monthly							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Adjusted Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$410,098	$450,843	$505,773	$432,430	$494,146	-2.3%	14.27%
August	$495,728	$481,736	$493,770	$465,456	$552,579	11.91%	18.72%
September	$504,874	$521,445	$471,424	$473,802	$496,449	5.31%	4.78%
October	$405,064	$406,125	$531,437	$424,787	$472,281	-11.13%	11.18%
November	$472,578	$551,277	$351,757	$435,244	$537,479	52.80%	23.49%
December	$1,052,556	$981,330	$1,080,732	$985,427	$963,315	-10.86%	-2.24%
January	$1,165,489	$1,105,719	$1,163,260	$1,086,578	$1,159,231	-0.35%	6.69%
February	$1,239,279	$1,374,298	$1,342,632	$1,251,571	$1,260,070	-6.15%	0.68%
March	$1,225,089	$1,266,815	$1,372,912	$1,223,347	$1,095,360	-20.22%	-10.46%
April	$424,156	$401,112	$406,853	$389,812	$381,938	-6.12%	-2.02%
May	$263,857	$375,926	$363,749	$317,513	$305,971	-15.88%	-3.64%
June	$465,841	$456,891	$499,477	$450,077	$502,492	0.60%	11.65%
Total	**$8,124,608**	**$8,373,518**	**$8,583,775**	**$7,936,044**	**$8,221,311**	**-4.22%**	**3.59%**

Additional Resort Sales Tax - Cumulative							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Adjusted Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$410,098	$450,843	$505,773	$432,430	$494,146	-2.30%	14.27%
August	$905,825	$932,579	$999,543	$897,886	$1,046,725	4.72%	16.58%
September	$1,410,700	$1,454,025	$1,470,967	$1,371,688	$1,543,174	4.91%	12.50%
October	$1,815,764	$1,860,150	$2,002,404	$1,796,475	$2,015,455	0.65%	12.19%
November	$2,288,342	$2,411,427	$2,354,161	$2,231,719	$2,552,934	8.44%	14.39%
December	$3,340,897	$3,392,757	$3,434,892	$3,217,146	$3,516,249	2.37%	9.30%
January	$4,506,387	$4,498,476	$4,598,152	$4,303,724	$4,675,480	1.68%	8.64%
February	$5,745,665	$5,872,774	$5,940,784	$5,555,295	$5,935,550	-0.09%	6.84%
March	$6,970,754	$7,139,589	$7,313,696	$6,778,642	$7,030,910	-3.87%	3.72%
April	$7,394,911	$7,540,701	$7,720,550	$7,168,454	$7,412,848	-3.99%	3.41%
May	$7,658,767	$7,916,627	$8,084,299	$7,485,967	$7,718,819	-4.52%	3.11%
June	$8,124,608	$8,373,518	$8,583,775	$7,936,044	$8,221,311	-4.22%	3.59%

Source: Park City Municipal Corporation. As of August 2026.

Additional Resort Sales Tax Distribution



Source: Park City Municipal Corporation. As of August 2026.

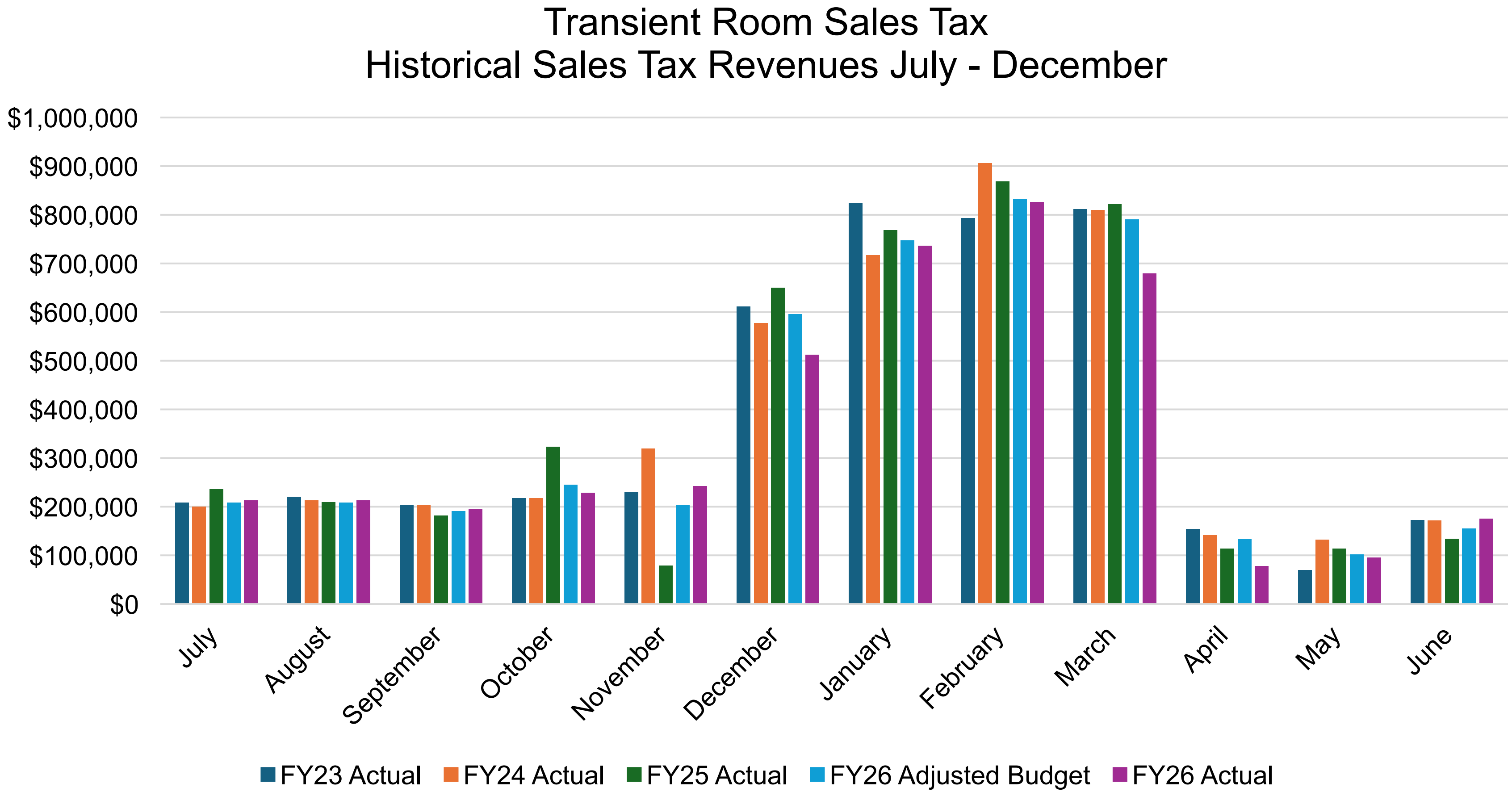
Transient Room Tax Distribution

Transient Room Sales Tax - Monthly							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Adjusted Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$207,936	$199,624	$236,013	$208,394	$212,771	-9.85%	2.10%
August	$219,874	$212,683	$209,093	$207,771	$213,046	1.89%	2.54%
September	$203,178	$203,721	$181,611	$190,564	$195,636	7.72%	2.66%
October	$217,406	$217,701	$322,638	$245,364	$228,208	-29.27%	-6.99%
November	$229,493	$319,441	$78,992	$203,327	$242,357	206.81%	19.20%
December	$611,583	$577,710	$649,471	$595,407	$512,562	-21.08%	-13.91%
January	$823,076	$717,139	$768,614	$747,617	$736,243	-4.21%	-1.52%
February	$793,379	$906,424	$868,234	$831,551	$826,607	-4.79%	-0.59%
March	$811,367	$809,258	$821,500	$790,780	$679,405	-17.30%	-14.08%
April	$154,497	$141,257	$113,692	$132,582	$77,575	-31.77%	-41.49%
May	$69,124	$132,111	$113,891	$102,040	$95,596	-16.06%	-6.32%
June	$172,713	$171,123	$134,073	$154,751	$175,542	30.93%	13.44%
Total	**$4,513,625**	**$4,608,192**	**$4,497,823**	**$4,410,148**	**$4,195,549**	**-6.72%**	**-4.87%**

Transient Room Sales Tax - Cumulative							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Adjusted Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$207,936	$199,624	$236,013	$208,394	$212,771	-9.85%	2.10%
August	$427,810	$412,307	$445,106	$416,165	$425,818	-4.33%	2.32%
September	$630,988	$616,027	$626,717	$606,729	$621,454	-0.84%	2.43%
October	$848,393	$833,728	$949,356	$852,093	$849,662	-10.50%	-0.29%
November	$1,077,886	$1,153,169	$1,028,347	$1,055,421	$1,092,019	6.19%	3.47%
December	$1,689,469	$1,730,880	$1,677,819	$1,650,827	$1,604,581	-4.37%	-2.80%
January	$2,512,545	$2,448,018	$2,446,433	$2,398,444	$2,340,823	-4.32%	-2.40%
February	$3,305,925	$3,354,443	$3,314,667	$3,229,996	$3,167,430	-4.44%	-1.94%
March	$4,117,292	$4,163,701	$4,136,167	$4,020,775	$3,846,835	-7.00%	-4.33%
April	$4,271,788	$4,304,958	$4,249,859	$4,153,357	$3,924,411	-7.66%	-5.51%
May	$4,340,912	$4,437,069	$4,363,750	$4,255,397	$4,020,007	-7.88%	-5.53%
June	$4,513,625	$4,608,192	$4,497,823	$4,410,148	$4,195,549	-6.72%	-4.87%

Source: Park City Municipal Corporation. As of August 2026.

Transient Room Tax Distribution



Source: Park City Municipal Corporation. As of August 2026.

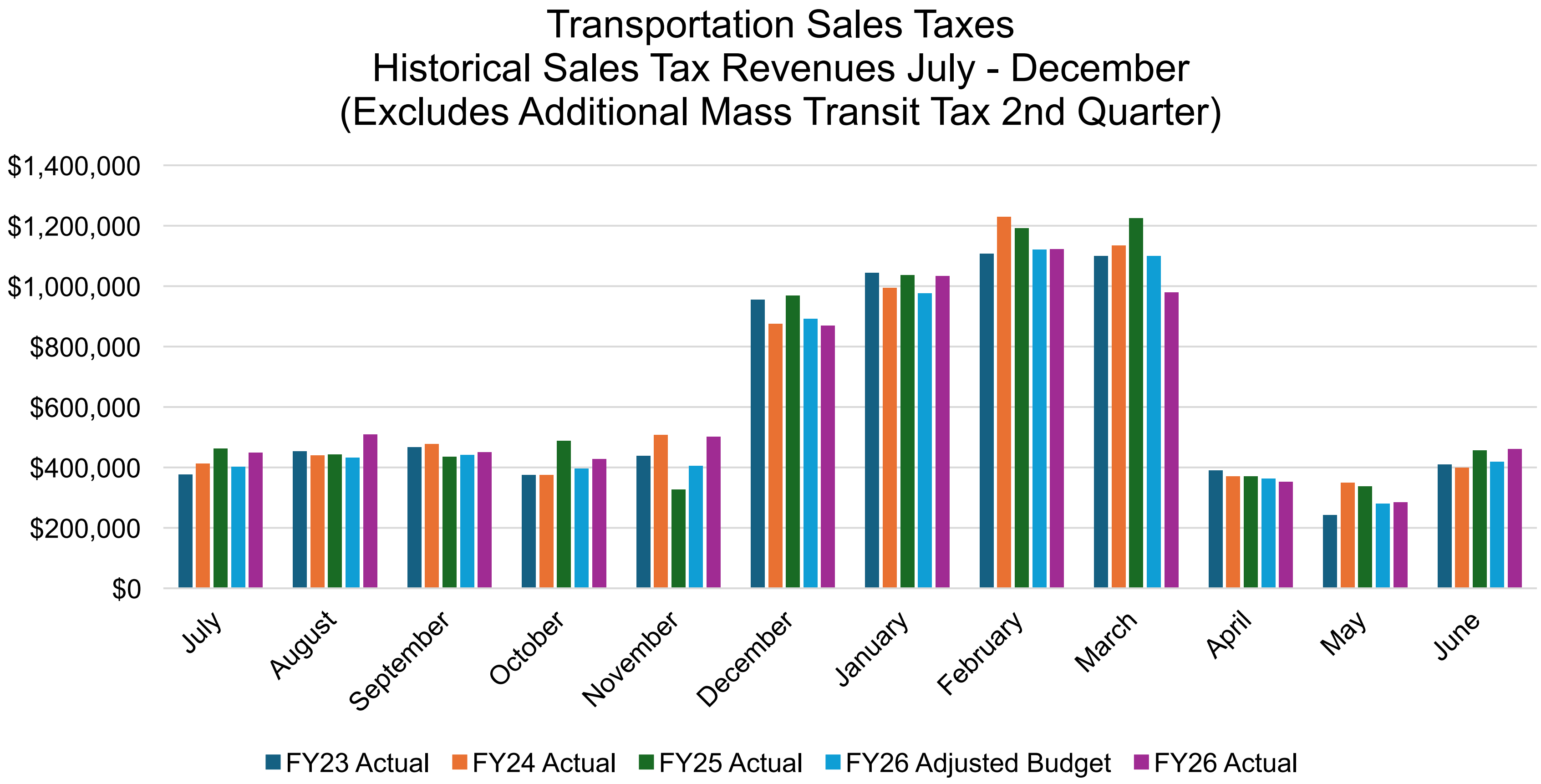
Transportation Sales Taxes Distribution

Transportation Sales Taxes - Monthly							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Adjusted Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$377,116	$413,216	$462,510	$401,821	$448,663	-2.99%	11.66%
August	$453,180	$439,674	$442,599	$431,618	$509,612	15.14%	18.07%
September	$467,427	$477,474	$434,807	$440,552	$449,941	3.48%	2.13%
October	$375,061	$375,137	$487,245	$395,218	$426,884	-12.39%	8.01%
November	$437,648	$507,667	$326,755	$405,575	$500,820	53.27%	23.48%
December	$955,716	$874,845	$969,064	$891,227	$869,437	-10.28%	-2.44%
January	$1,043,825	$994,634	$1,036,865	$976,871	$1,033,700	-0.31%	5.82%
February	$1,107,890	$1,229,933	$1,191,877	$1,120,042	$1,122,059	-5.86%	0.18%
March	$1,099,522	$1,134,098	$1,225,418	$1,099,585	$978,926	-20.11%	-10.97%
April	$390,607	$371,011	$369,760	$362,805	$352,206	-4.75%	-2.92%
May	$242,686	$348,567	$337,613	$280,008	$284,488	-15.74%	1.60%
June	$409,441	$399,687	$456,269	$418,402	$460,925	1.02%	10.16%
Total	**$7,360,119**	**$7,565,943**	**$7,740,783**	**$7,223,723**	**$7,437,663**	**-3.92%**	**2.96%**

Transportation Sales Taxes - Cumulative							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Adjusted Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$377,116	$413,216	$462,510	$401,821	$448,663	-2.99%	11.66%
August	$830,296	$852,890	$905,110	$833,439	$958,275	5.87%	14.98%
September	$1,297,723	$1,330,364	$1,339,916	$1,273,991	$1,408,216	5.10%	10.54%
October	$1,672,784	$1,705,501	$1,827,162	$1,669,209	$1,835,101	0.43%	9.94%
November	$2,110,432	$2,213,168	$2,153,917	$2,074,784	$2,335,920	8.45%	12.59%
December	$3,066,148	$3,088,013	$3,122,981	$2,966,011	$3,205,357	2.64%	8.07%
January	$4,109,973	$4,082,647	$4,159,846	$3,942,882	$4,239,057	1.90%	7.51%
February	$5,217,863	$5,312,580	$5,351,723	$5,062,924	$5,361,117	0.18%	5.89%
March	$6,317,384	$6,446,678	$6,577,141	$6,162,509	$6,340,043	-3.60%	2.88%
April	$6,707,992	$6,817,689	$6,946,901	$6,525,314	$6,692,250	-3.67%	2.56%
May	$6,950,678	$7,166,256	$7,284,514	$6,805,322	$6,976,738	-4.23%	2.52%
June	$7,360,119	$7,565,943	$7,740,783	$7,223,723	$7,437,663	-3.92%	2.96%

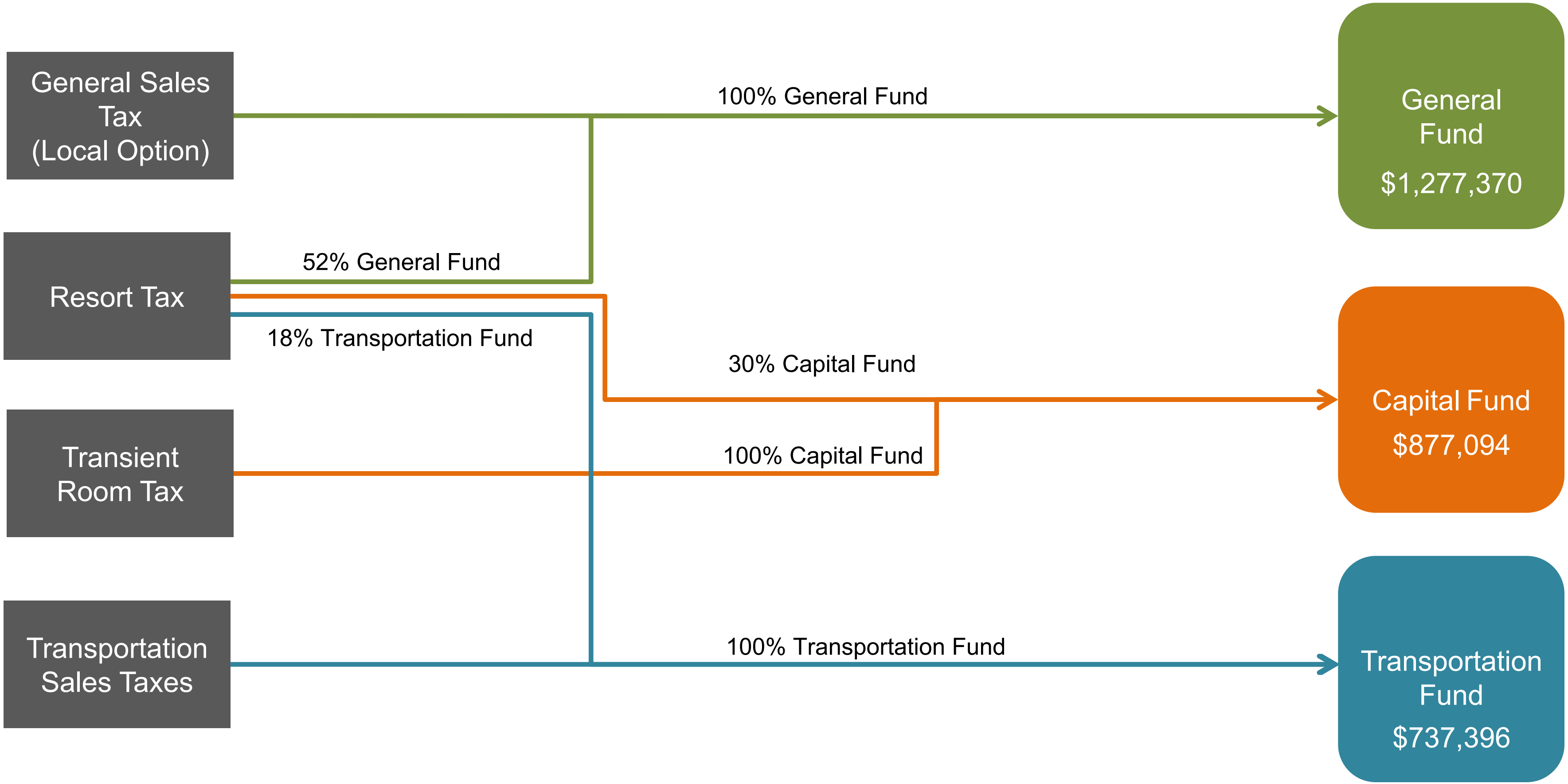
Source: Park City Municipal Corporation. As of August 2026. Note: Transportation Sales Tax does not include the Additional Mass Transit Tax.

Transportation Sales Tax Distribution



Source: Park City Municipal Corporation. As of August 2026.

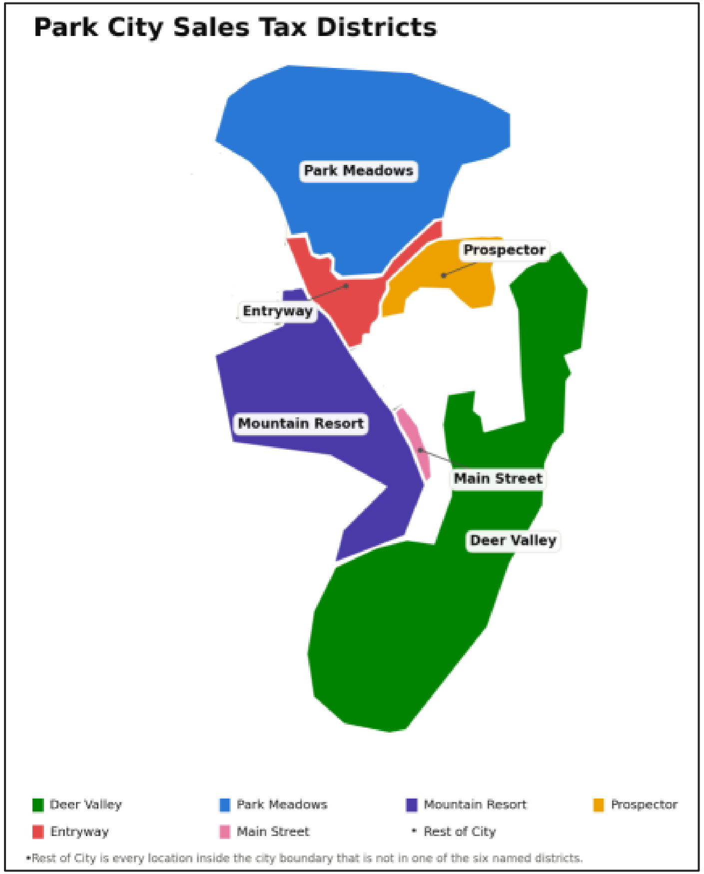
June Sales Tax Revenue by Fund



Source: Park City Municipal Corporation. As of August 2026.

Quarterly Sales by Geography Map

April - June



Source: Park City Municipal Corporation. As of August 2026.

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

August 13, 2026

The Council of Park City, Summit County, Utah, met in open meeting on August 13, 2026, at 2:30 p.m. in the Council Chambers.

Council Member Ciraco moved to close the meeting to discuss property and personnel at 2:33 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, Toly, and Zegarra
EXCUSED: Council Members Miller and Zegarra

CLOSED SESSION

Council Member Miller attended via Zoom. Council Member Zegarra arrived at 2:40 p.m.

Council Member Ciraco moved to adjourn from Closed Meeting at 5:21 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey	**Present**
Council Member Bill Ciraco	
Council Member Molly Miller	
Council Member Ed Parigian	
Council Member Tana Toly	
Council Member Diego Zegarra	
Adam Lenhard, City Manager	
Margaret Plane, City Attorney	
Michelle Kellogg, City Recorder	

None	**Excused**

II. PRESENTATION

1. Regional Emergency Operations Center Update:

Police Chief Wade Carpenter summarized a concept of a future regional emergency operations center (EOC) and indicated he would like to have a discussion with Summit County, the Sheriff's Office, and Park City Fire District (PCFD). It was noted a location had not been determined. He explained an EOC was a place to meet during major incidents and could be a point of distribution for FEMA, where food, water, and other materials could be delivered. Historically, supply drops had been made in unsecured locations during emergencies. This facility could be a dispatch and IT backup location. He also felt this facility could be used as a triage center. One possible location for this facility could be in Round Valley, east of the Peace House. The fire department owned part of it and there had been plans for a future substation. He thought an EOC would be good in the substation and noted this would become more relevant the closer the City came to the 2034 Olympics. He asked that this location be considered.

Mayor Dickey stated grant funding for emergency services sales tax didn't go through because the application didn't demonstrate a measurable impact in tourism, and he asked to know why. Chief Carpenter indicated they felt there was sufficient proof of tourism impact, but it was denied. Council Member Ciraco noted last Sunday an evacuation notice was sent out while thousands of tourists were on Main Street. He suggested that this example should be used when applying again. Council Member Toly asked if the Council should discuss this with the County Council. Chief Carpenter stated he had toured a few regional EOCs and he felt the conversation would be appropriate. He didn't know where the location should be, but it needed to be decentralized.

Council Member Ciraco referred to the fire in Summit Park a few years ago and asked if they envisioned a large enough parcel to set up tents and expand as the need demanded, to which Chief Carpenter affirmed. Ideally, this would be a multi-use facility so he could put equipment and officers there. Council Member Zegarra thanked Carpenter for the long-term planning. Council Member Parigian asked how the facility would be used when there weren't emergencies, to which Carpenter said it would be used as a substation.

III. 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.

Steve Onysko 84060 attended the Planning Commission, and he asserted the rules set by the chair violated the Open Meetings Act because they didn't allow applause and didn't allow speakers to address the audience. He thought the audience should be able to applaud. Mayor Dickey stated the Council followed the same ground rules as the Planning Commission. Margaret Plane, City Attorney, referred to the Open Meetings Act and stated it was supplemented by the City Code. Resolution 01-2023 was Rules of Order and Procedure.

Phoebe Halley 84060 requested that the Council not push the Bonanza Development forward. It would have a negative financial impact on resident taxpayers. That much capital into one project was an inefficient use of public funds. Those funds could be used for trails and open space, workforce housing, etc. The hidden costs would wipe out any gains. The density would strain the roads and increase the need for municipal maintenance. It would also increase the demand for emergency services.

Jonathan Warden 84060 supported housing for the City's workforce. Affordable housing didn't require that the City build affordable housing. He suggested testing portable rental facilities. He thought a pilot program should be implemented for two years and then compare it to the Bonanza project's full cost. For years, the City had bought open space and then paved over other areas of open space.

Sara Milligan 84060 stated they heard a lot of opinions, including support for affordable housing and support for less density. She felt kids should see moose and elk as they go to school. This data of opinions was missing in the Bonanza project. Data from EngineHouse and data on Transit riders would be helpful. The neighbors didn't want this project. She indicated 2,399 petition signatures had been gathered in the last few weeks. More people signed the petition than voted for Council Member Toly, who was the highest vote getter in the last election. She submitted the petition to the Council.

Dick Grannis stated the proposed buildings in the Bonanza project violated the code and the developer did it to put in more units. The housing and commercial were too high end. Also, all parked cars could only turn right when leaving the project. He thought it would make traffic worse on the ancillary streets. With regard to the petition, he asked that the Council listen to the people.

Olivia Boger 84060 thanked Council for listening to them share their thoughts and concerns. She noted many letters to the editor had been published with regard to the Bonanza project. She quoted City Manager Adam Lenhard about working with local leaders to guide development in a way that protects what residents value the most.

Mike Florence 84060 stated they walked around the park with the plans and were told there were 50 people making noise. So they started a petition to see the actual number of people who were against the project. He didn't want just a park, but he didn't like the Brinshore design. He asked for the project to pause until they could figure out what would be right for the parcel.

Allison Cook 84060 supported affordable housing but opposed this plan. She thought the intersection at Bonanza and Kearns was congested and were already blocked throughout the day. There was no room for an emergency vehicle to get through. The failure to plan for emergency service to the high school and McPolin was concerning. The plan was an egregious and indefensible breach of proper planning standards that prioritized development at the direct expense of public safety. The Mayor and Council said the planning was too far along to cancel or amend but there was a termination agreement that could be implemented.

Steve Petice 84060 thanked the Council for wanting to get something done on the 5-acres, but this was not the plan. This plan would create such congestion for skiers and other roads would be clogged so employees could not get to work. He asked that another solution for the 5-acres be found.

Patricia Kipp 84060 was a physician and was passionate about emergency services. She felt the City had a responsibility to make sure people could travel to the hospital. She felt there were many hours per day where safe travel to the hospital was not possible. Before anything else was done, Bonanza Drive needed to be widened.

Maria Reinhart 84060 stated the Bonanza project should not be treated as an affordable housing proposal, because it was a major mixed-use entitlement package with height exceptions, traffic and parking impacts, and environmental cleanup obligations. The traffic was already failing at that intersection. Also, the right turn out of the project was a problem. They wanted documented answers on the soil cleanup costs. Bonanza Park Small Area Plan was limited to 35 feet building heights and that needed to remain. She asked for the City to be transparent before making approvals.

Katherine Fagin 84060 stated the developer related all the changes that were being made to the Bonanza project at the Planning Commission meeting last night. She thought the City should do a separate analysis to obtain its own data.

Kim Irwinpack 84060 stated the Council had a tough job and they wanted to get projects done. The Bonanza project had been going on for a long time. He implored the Council to do the right thing. The affordable housing element was not workforce housing because anyone could live there.

Mike Hunter stated he was at the Bonanza parcel holding a sign to honk for open space and many cars honked. He thought the City couldn't go wrong with open space. He suggested an alternative development concept for open space and affordable housing.

Charlotte O'Connell 84060 stated a few years ago she participated in a mock emergency evacuation and they gathered at the 5-acre parcel. She noted the County only provided 10% affordable housing so the City should match that goal and not have the 15% housing goal. She suggested building affordable housing by the Peace House instead of at the 5-acre site.

Rich Wyman 84060 requested that the Council remain open to a redesign of the Bonanza project. He supported an arts and culture district that was envisioned in 2017 when the property was purchased. He compared arts and culture districts in other cities. The arts in Park City was more important now than ever. He felt there were housing needs but the project did not need to be one or the other.

Margorie Ellis 84060 opposed the current Bonanza project because of the increased congestion and the building height. She did not favor the proposed paid parking either. She felt this was a bad deal.

Kelly Pfaff 84060 said "Ditto" to all the comments given. She felt the developer didn't understand this community. Regarding the petition, her group presented the plans to everyone they talked to, and most people had no idea about the project. They only conveyed the City's information and received over 2,000 signatures. She asked for the project to be paused.

Jimmy May 84060 supported affordable housing but opposed the Brinshore proposal. None of their group were NIMBYs and he supported helping people get ahead. Granting this development would create a precedent. He stated Brinshore would receive $60-$90 million from the City. They were all stakeholders in the community, and the petition was the will of the people.

Chelsea Strong 84060 stated in 2017, taxpayers purchased the 5-acre site and declared it was for arts and culture. She reviewed the costs going into the proposed project. She asked why this development was different than the original plan and noted the costs associated with the current proposal. She asked where the funding would come from.

Mike Todd 84098 stated he owned 24 units of affordable housing in 84060. He reviewed the history of Park City and noted the only streetlight for some years was on the corner of Kearns and Bonanza. He felt this property was a diamond and it deserved a diamond project.

Suze Weir 84060 stated she wanted to see the Brinshore contract cancelled and wanted the Council to interview landscape architects to design stunning landscapes with art before 2034.

Lawrence Hurwitz eComment: "Subject: Public Comment on Thaynes / Three Kings Phase II Vision and Implementation — Drainage and Water Intrusion Concerns Dear Members of the Planning Commission and City Council, We are writing regarding the proposed Thaynes / Three Kings Phase II project, specifically the recommendation to install a continuous six-foot sidewalk along the east side of Three Kings Drive adjacent to our property. We appreciate the City's goal of improving pedestrian safety along Three Kings Drive. The staff report correctly notes that the corridor lacks a continuous pedestrian facility and that winter conditions can create conflicts between vehicles and pedestrians. We also recognize that the preferred alternative was selected in part because it is narrower and less intrusive than a shared-use path, and because the City is attempting to minimize neighborhood and property impacts. The report states that the preferred alternative includes a six-foot sidewalk on the east side, behind curb and gutter, with targeted roadway narrowing to reduce impacts to adjacent properties. Our concern is very specific: the proposed sidewalk may compromise the drainage and water-mitigation system that currently protects our property. For approximately fourteen years, we have dealt with water intrusion affecting our unit. The water has come from multiple sources: mountain runoff, golf course runoff, water-treatment-plant-related runoff, and surface water flowing down Three Kings Drive from the direction of Park City Mountain. In 2024 we experienced a torrential flood, which we documented on video and provided to the City. Following that event, meaningful corrective action was finally taken, including larger drainage pipes, additional storm drains/sewers, widening of the creek that drains into the pond on the 13th hole of the Park City Golf Course, installation of multiple French drains and pumps, and significant landscape changes around our unit, including a rock garden. Those improvements have worked. Since these measures were completed, our water-mitigation system has been satisfactory, and we have not had further water-intrusion issues. That is exactly why we are concerned. The current combination of turf, grading, drains, pipes, French drains, pumps, and landscape design now functions as an integrated barrier protecting our property. Installing a sidewalk immediately adjacent to our property could disturb that balance in several ways: 1. Loss of absorptive turf and landscaping. Turf and landscaped areas currently absorb, slow, and disperse runoff. Replacing that area with sidewalk removes a permeable surface and substitutes an impermeable surface. 1. Creation of a new hard surface that may redirect runoff. A sidewalk, curb, or altered grade could unintentionally channel water toward our property rather than away from it. 1. Interference with existing drainage improvements. We are concerned that construction could disturb or compromise existing storm drains, French drains, pumps, sewer connections, pipe alignments, or the recent drainage improvements that now protect our unit. 1. Potential reversal of recent successful mitigation work. After years of water problems and substantial personal expense, the current drainage solution is finally working. We want assurance that this project will not undo those improvements. We respectfully request that before final design approval or construction, the City require a site-specific drainage and engineering review for the segment adjacent to our property. At minimum, we ask that the final design include: * A detailed pre-construction drainage assessment of our frontage and the surrounding runoff patterns. * Identification and mapping of all existing storm drains, French drains, pipes, pumps, sewer structures, and landscape drainage features affecting our property. * Confirmation that the sidewalk, curb, gutter, and roadway narrowing will not redirect water toward our unit. * A design that preserves or improves the current drainage protections. * Use of permeable materials, additional drainage inlets, swales, trench drains, or other mitigation if needed. * A written assurance that any drainage infrastructure disturbed during construction will be restored or improved. * Continued coordination with us before final design is completed and before construction begins. We are not opposing pedestrian safety improvements. We are asking that the City not solve one problem by recreating another. The staff report states that specific roadway narrowing locations and property impacts will continue to be refined during final design. We respectfully ask that drainage protection for our property be made an explicit part of that refinement process. Given our long history of documented water intrusion and the substantial City, HOA and personal expense already incurred to correct it, we request that the City ensure that the proposed sidewalk does not compromise the drainage improvements that are now functioning properly."

Katy Leslie eComment: "I am a resident of 84060 and a beneficiary of the affordable housing of Park City. The reason that I am unable to attend, the meeting is because the traffic was so backed up I could never have made it in time. I feel that adding more housing in that location of 5 acres is a detriment to people who are already living here. Although we want to help others, I think we need to help the people who are already here. We are short on doctors, dermatologist, gas stations and roads. To add more people and will not be able to serve them appropriately. Locals will not use the small plots of grass surrounded by housing restaurants and retail. As a city, we decided that it would be the arts and culture district, now the city is changing the deal. And changing it in favor of people who aren't currently living here."

Richard Ford eComment: "I find it very ironic and hypocritical, that the Planning Commission is being asked to seriously consider a building height variance for many of buildings being proposed for the 5 Acre Bonanza parcel. When less than two years ago, the Planning Commission denied such a request from the proposed developers of the Double Tree property which is less than a 1/2 mile down the road. If altering the building height code wasn't a good idea then, why would it be now? Just because Park City owns the Bonanza/Kearns Blvd property, they should not get any "special" treatment nor consideration. Please do not approve any variances to building height, unless you are willing to open Pandora's Box and then do such for all future requests and past requests."

Lillian Laszlo eComment: "I attended the City Council meeting this past Thursday at City Hall. It is obvious to me that residents are overwhelmingly opposed to the Brinshore development proposal on the Bonanza 5-acre plot. I ask that you pause this decision and consider other options. Please vote "no" on this project."

Mayor Dickey closed the public input portion of the meeting.

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco thanked those who gave public comments. He heard their comments and emails. On Monday, there was a deer that had been hit on SR224, and he wanted to do something to ensure people and wildlife could co-exist here. Council Member Toly stated she was also very engaged with the Bonanza project and feedback. She indicated the workforce has had a tough summer here because of the debate on whether they should be in this community. She stated the City had to compete with other entities for employees and employees kept the town vibrant. She thanked the firefighters for their efforts in the Summit County fire.

Council Member Zegarra thanked the residents for keeping the conversation civil. He thanked Kimball Arts Center for Arts Fest last weekend. He disclosed he had a conflict of interest with Consent Agenda Item Two. Council Member Miller thanked all the firefighters. She disclosed she was a writer for Park City Education Foundation and one of the programs they supported was the Bright Futures group. This was a program for first generation students to get to college and achieve a college degree. On August 17th, two young women with Bright Futures would attend Temple University in Japan. She wanted to recognize them for this achievement.

Mayor Dickey indicated there would be a joint City and County Council meeting on October 9 and they would discuss emergency management. There was an affordable housing work session coming up in September. He reiterated that the Bonanza Project was on two tracks. It was going through the Planning Commission to see if it complied with the Land Management Code. Then it was going to Council to negotiate the development agreement, which would deal with the costs and uses of the development.

Staff Communications Reports:

1. May 2026 Sales Tax Report:

2. Park City and Summit County Arts Council Annual Contract Report for Public Art Advisory Board Facilitation:

3. FY26 Revised Budget Refinements:

Council Member Ciraco stated the tax report could be startling to some and he asked for an explanation on the timing issues. Robbie Smoot, Budget Department, stated businesses submitted taxes monthly and those were received by the State Tax Commission throughout the year. The report was only on the payments received and distributed through a certain date each month. Last year, there was a lot of June revenue in the May distribution, and that didn’t happen this year. Council Member Ciraco asked if the timing was just a couple days difference each year. Smoot stated May was an inconsistent month because it was the first distribution of the new year.

4. Citywide Transportation Demand Management Programs for 2026 Winter Season:

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from July 16, 2026:

Council Member Toly moved to approve the City Council meeting minutes from July 16, 2026. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Services Agreement with Park City Senior Citizens Inc. in a Form Approved by the City Attorney's Office, Not to Exceed $100,000 for Two Years, for Senior Center Administrative Services:

2. Request to Approve the Nonprofit Services Advisory Committee's Recommendations for Emergent Community Needs Grant Awards for a Total of $27,500, to the Following Nonprofit Organizations: Park City Community Foundation, Peace House, Inc., and Bridge21 Park City, Corp.:

3. Request to Authorize the City Manager to Execute an Agreement in a Form Approved by the City Attorney's Office with Shuttle Bus Leasing, Not to Exceed $339,500 to Purchase Eight Previously Leased 35-Foot Low-Floor Diesel Buses and Spare Engine/Transmission Assembly:

4. Request to Authorize the City Manager to Execute an Amendment to the Professional Services Agreement with Ineo Systrans USA Inc., in a Form Approved by the City Attorney's Office, to Increase the Total Contract Value by $180,000 for a Revised Not-to-Exceed Amount of $1,380,000 for Computer Aided Dispatching and Automated Vehicle Location (CAD/AVL) Technology for Transit Buses:

5. Request to Approve the Temporary Construction and Perpetual Easement Agreements at the Appraised Value of $970,600 for the Citywide Bus Stop Improvement Project:

6. Request to Adopt Resolution 15-2026, a Resolution Adopting Revised Procurement Rules for Park City Municipal Corporation:

Council Member Zegarra moved to remove Item Two from the Consent Agenda. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

Council Member Toly moved to approve Consent Agenda Items One, Three, Four, Five, and Six. Council Member Ciraco seconded the motion

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

2. Request to Approve the Nonprofit Services Advisory Committee's Recommendations for Emergent Community Needs Grant Awards for a Total of $27,500, to the Following Nonprofit Organizations: Park City Community Foundation, Peace House, Inc., and Bridge21 Park City, Corp.:
Council Member Zegarra recused himself from this item because he is an employee of the Community Foundation. Council Member Ciraco asked if he should recuse himself because his wife was on the board of Peoples Health Clinic, and he noted there was no personal financial gain. Plane stated he disclosed it and there was no requirement to recuse, so there was no legal conflict.

Council Member Toly stated one of the applicants did not receive funding and asked for an explanation. Hans Jasperson, Budget Analyst, indicated Song Summit applied for funding, but the criteria was for emerging needs outside of the organization’s normal budget. This organization was a great community event, but the committee did not see a clearly defined emergent need. The applicant had also applied for fee waivers in 2025 and received $20,000 and their request for this year was pending. Chris Neff, Nonprofit Services Advisory Committee, stated “emergent need” meant emergency needs, and that was what the committee was looking for. He noted Song Summit was a great organization and was a great candidate for the regular granting process and other opportunities for funding.

Council Member Toly noted the regular funding was only distributed every other year. She stated Song Summit had changed their model to focus on community and mental health. Before, they could not apply since they were a ticketed event. Now, they were a nonprofit event and the funding requirements changed. She had hoped that if there was something new, it would qualify. Jasperson stated that criteria was not put in by the Council, but if Council wanted to discuss that at a future meeting, he would be willing to have that discussion.

Council Member Parigian moved to approve the Nonprofit Services Advisory Committee's recommendations for Emergent Community Needs Grant Awards for a total of $27,500, to the following nonprofit organizations: Park City Community Foundation, Peace House, Inc., and Bridge21 Park City, Corp. Council Member Miller seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, and Parigian
NAY: Council Member Toly
EXCUSED: Council Member Zegarra

VII. OLD BUSINESS

1. Consideration to Advance the Little Kate Road Project into Final Design for the Preferred Alternative:

Alex Roy, Anna Maki, and Steven Dennis, Transportation Planning Department, presented this item. Roy stated the preferred alternative was to have painted buffered bike lanes and wider sidewalks and he reviewed the history of this project. Maki displayed existing conditions on Little Kate and the project progress since 2023.

Roy thanked the community for their feedback on this project. He heard from the Council that traffic calming was a priority. Maki stated traffic calming options included curb extensions, median islands, traffic circles, and raised crosswalks or intersections. Some impactful tradeoffs included more complex snow removal, increased drainage and debris potential, ongoing landscape maintenance, and increased emergency response times. Additional safety features were being considered for this project as well, including pavement markings, bike paint, and crosswalks for intersection safety.

Council Member Parigian asked about the bike lane widths, to which Maki stated the standard width was four to five feet and that was what the project included. Council Member Parigian asked about considering a rolled gutter, to which Roy stated they would look at that.

Council Member Zegarra asked if there were any traffic calming options that would be complimentary to snow removal/storage. Maki indicated Troy Dayley, Public Works Director, helped create the table in the staff report showing the tradeoffs between traffic calming features and maintenance. Council Member Zegarra asked if the bike paths would be maintained in the winter months. Maki stated maintenance would be similar to the maintenance done today. Council Member Toly referred to curb extensions and asked how many would be needed along that street. Maki stated multiple curb extensions would be needed for traffic calming, but the exact number would be determined in the design process. Council Member Toly asked if they would be used at intersections, to which Maki affirmed. Council Member Toly asked where the safe route to school pavement stamps would start, to which Maki stated they would need to work with the school district since that was their program.

Council Member Miller supported increasing bike visibility, but she didn’t want to increase emergency response time. She asked for more information on that. Maki stated there was a lot of research done on travel time and the data showed a delay of two to three seconds with traffic calming measures. Mike Owens, Fire Marshall, stated he did not like speed bumps and they wreaked havoc on response times, but emergency vehicles were only allowed to go 10 miles over the speed limit, so they supported the traffic calming measures in general.

Mayor Dickey opened public input.

Katherine Fagin 84060 thought the preferred alternative and traffic calming measures were wonderful. She asked staff to send all the information out to the community because they would love to share their input. She thanked Maki and her team for her work and integrity. She also thanked the resident leaders, Hong McDonald and Michelle Rankin, and stated it made the project a win-win for everyone.

Melissa Janssen stated the reduced speed limit did not affect the actual speeds on Little Kate. She supported the project, but if the sidewalk was widened, she requested keeping the existing fruit trees and root systems. She also suggested a sidewalk along the easterly side of Little Kate with the intersection of Lucky John where there was a black paved pathway.

Donald Seibert eComment: “I am listening to the August 13 review of the Little Kate Road project. I am pleased to see so much support for the Option 1. My concern is with the traffic calming options. I favor the speed bump option as the most effective and least problematic. Obstacle based options are begging for accidents and interference with emergency response. The curb extensions as described, seem to merge bike lanes with the sidewalks which is a critical safety feature of the upgrades.”

Mayor Dickey closed public input.

Council Member Ciraco supported the preferred alternative and some traffic calming like the curb extensions. Council Member Toly supported the preferred alternative. Maki noted they would have an additional open house for the community. Council Member Toly didn’t have an opinion on traffic calming. Council Member Miller supported moving forward with the preferred alternative and thanked the Planning team. She thought the curb extensions would be great or the raised crosswalks and she trusted the process. She didn’t want to compromise emergency response time.

Council Member Zegarra supported the preferred alternative and was partial to the curb extensions. He wanted to see how traffic calming could be implemented around intersections to improve safety and make pedestrians feel more comfortable. Council Member Parigian supported the preferred alternative and curb extensions, and he asked if they would impact the bike lanes. Maki gave some scenarios and noted the bike lanes would be impacted. Council Member Parigian suggested having a digital speed sign saying “Thank You” when drivers were driving at the speed limit.

Mayor Dickey stated speed tables would have minimal disruption to emergency response time. He noted driving down Lucky John and Little Kate took the same amount of time. If traffic calming measures were put on Little Kate, they should be considered for Lucky John as well. Dennis indicated they could put that into the next budget process. Mayor Dickey asked what the timeline for this project would be from this point. Maki stated they would refine the design and take it to the Park Meadows residents for feedback. This would be slated for construction next summer.

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2026-19, an Ordinance Amending the Land Management Code to Streamline Condominium Plat Amendments by Shifting Review from the Planning Commission to Staff; to Align with Senate Bill 284 Local Land and Water Modifications; to Update the Transportation Impact Study Guidelines and Establish Transportation Demand Management Criteria to Clarify Project Review and Traffic Mitigation; and to Amend Regulations for Types and Materials of Fences in Residential Historic Districts:
Rebecca Ward, Alec Barton, John Robertson, and Meredith Covey, Planning Department, presented this item. Barton reviewed the proposed LMC amendments received a positive recommendation from the Planning Commission. He reviewed the amendments. Minor condominium plat amendments would now be eligible for administrative review, and this change would save time for the applicant. Ward explained the local land and water modifications, including Planning Commissioner recusal, the City Council authority could enact a land use regulation if the Planning Commission did not timely forward a recommendation, the new and unlisted business licenses review process would be revised, and the burden of proof and standard of review for land use appeals would be clarified.

Covey stated front yard fences were defined for historic districts in these amendments. Robertson reviewed the challenge for applying right-of-way mitigations Citywide. They proposed shifting the focus from roadway capacity to using the transportation demand management (TDM) tool, which would provide strategies that would be assigned credits for applicants. All projects must meet a 50% minimum credit. He noted this did not apply to traffic studies. Any project that had more than 75 new peak hour trips would have to do a traffic impact study. This was done in conjunction with the Engineering, Planning, Transportation, and Transportation Planning Departments. The Planning Commission would still have the opportunity to look at each case.

Council Member Toly asked if projects could be made aware of the other projects and ensure the traffic analysis would consider those other projects as well. Robertson stated that was happening now and they were required to account for that future traffic. Council Member Toly asked how to account for all the traffic coming in from the Wasatch Back. Robertson stated there was a regional council that had traffic volumes, and those percentages would be included when looking at future traffic models.

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

Council Member Ciraco asked if the Council could approve the amendments now and then revisit the weightings of the TDM methods later as needed. Plane stated they would have to amend the LMC. Ward stated the percentages were part of the Engineering Standards and Specifications, so they were not part of the code. Robertson noted the standards came back annually and adjustments could be made.

Council Member Toly moved to approve Ordinance No. 2026-19, an ordinance amending the Land Management Code to streamline condominium plat amendments by shifting review from the Planning Commission to staff; to align with Senate Bill 284 Local Land and Water Modifications; to update the Transportation Impact Study Guidelines and establish Transportation Demand Management Criteria to clarify project review and traffic mitigation; and to amend regulations for Types and Materials of Fences in Residential Historic Districts. Council Member Zegarra seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

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

August 20, 2026

The Council of Park City, Summit County, Utah, met in open meeting on August 20, 2026, at 3:45 p.m. in the Council Chambers.

WORK SESSION

<u>Discuss Salt Lake City Airport Connector Pilot Project:</u>
Bill DeGroot, Transit Manager, Jennifer Wesselhoff, Park City Chamber Executive Director, and Adam Herrup-Morse, Snow Country Limousine, presented this item. DeGroot reviewed that there was an Emerging Disruptors Taskforce who brainstormed different ways to reduce traffic in the City. One of the ideas was to have an airport shuttle. Wesselhoff stated this program would be a marketing and mobility initiative that would provide reliable transportation, reduce congestion, and promote sustainability. They would like the project to be year-round, but they were going to implement a pilot for 15 weeks in the winter. This service would have a low fare, so subsidies were needed.

Herrup-Morse stated there were clusters of lodging partners and that would make the service feasible. They would promote the service on hotel websites and reservations would be required. Wesselhoff indicated they made a budget for the pilot. The Chamber would handle the marketing for the program. DeGroot stated they hoped to have partnerships with hotels, Summit County, and grants. He knew there was not a City budget for this, and asked if the Council was interested in supporting the pilot.

Mayor Dickey asked what the City's role in this project would be. DeGroot stated time and investment were two separate questions. He wanted to know if there was an investment amount the City would be comfortable with. He also needed to estimate how long the City would need to invest in the program. They did not think this should be subsidized indefinitely and he felt it should be self-sustaining. They were thinking the pilot should be for two years to see the ridership growth potential. Mayor Dickey asked if there were structural barriers at the airport to prevent this service from happening before now. Herrup-Morse felt Park City was relatively close to the airport and so this pilot looked feasible. Uber and taxi rides were $60-$70, so they were looking at that competition.

Council Member Miller asked what the liabilities might be in this partnership. DeGroot stated they would follow the City's contracting process, but exposure would be part of the budgeting process and then present that to Council to see if they were comfortable with that. The other unknown was the desire for this service. Council Member Miller asked what it would look like for overnight visitors. Wesselhoff stated Herrup-Morse reached out to the hotels and they were interested in doing the program in the summer as well as the winter. They thought this would be an incentive for corporate visitors. The shuttle service could help as visitors chose where to vacation. Council Member Miller asked if they would want this year-round. Wesselhofff stated for now, they were requesting support for the 15-week period in the winter when they had peak demand. Herrup-Morse indicated he wanted this to be a successful project.

Council Member Zegarra asked what the funding gap was that the City might be expected to fill. Herrup-Morse stated it depended how often the shuttles ran. Wesselhoff estimated a funding gap of $390,000, but the service could be adjusted to reduce the cost.

Council Member Ciraco asked who would own the service after the pilot was proven successful. Herrup-Morse stated he envisioned that a public-private partnership would be needed since this was not a revenue generating service. DeGroot added there would be procurement guidelines and legal requirements that the City would go through. Council Member Ciraco stated the airlines didn't subsidize people flying to Salt Lake City to visit and he didn't think the City had a role in subsidizing conference attendees to get from the airport to the City. He felt the pilot should be targeted in the seats being filled. He suggested scheduling around the times when there were the most arrivals. He thought there could be a central location in the City for dropoffs and then the lodging facilities could send their shuttles to take the visitors the last mile. He also didn't want to contribute more than the County.

Wesselhoff noted the City could not provide this service because of Federal Transit Authority (FTA) regulations. She felt one centralized drop off would make the service less desirable than taking the visitors directly to their destination.

Council Member Toly thought this should be promoted to the residents too. She asked if travelers could book a ticket from their home airport to Park City, so the shuttle would be the automatic end of line. Wesselhoff stated they were talking with Delta Airlines, and this idea was just a concept at this point. Council Member Toly asked if the resorts were interested in the project. She agreed the City should pay equal to the County and she wanted to continue the conversation.

Council Member Parigian supported continuing the conversation. He liked having the service for residents as well. He asked if the Chamber would be contributing to the program. Wesselhoff indicated her role was to convene the partners and to get the restaurant tax grant. She was thinking about marketing and cross marketing with the other partners and at the airport. The TRT funds limited them to marketing only. Council

Member Parigian asked if this program was keeping up with other ski towns or differentiating the City from other ski towns. DeGroot stated setting a direct shuttle to a ski town was different than the other ski towns. Council Member Parigian asked to see what could be done for the locals.

Council Member Ciraco stated $160,000 from the County was a RAP tax grant, to which Wesselhoff clarified it was a restaurant tax grant. The Council agreed to keep working on this project. Mayor Dickey wanted to make this project more of an end-to-end service. He wanted the City to invest in something that had a return on investment for the economy.

Main Street Area Discussion:

Matt Lee, Economic Development Project Manager, reviewed the limited feasibility work done for Main Street. There was supportive public feedback for improving the pedestrian experience, the restrooms and public open spaces, and Swede Alley. There was concern over loss of parking, business and employee access, views, aerial transit cost and alignment, one-way traffic on Main Street, and project funding.

Council direction at the time was to study pedestrian-friendly street and sidewalk improvements within the Historic Commercial Business District (HCBD), study the feasibility of aerial transit connections from Deer Valley Snow Park and China Bridge parking garage and Richardson Flat, prioritize China Bridge replacement, and explore the potential for thermal energy network for use as snowmelt in the HCBD.

Lee indicated visitors to Main Street had declined by 9.4% since 2021. He felt the data supported the study's original findings and should be considered as part of the discussion. He noted the spending per visit had decreased when adjusted for inflation. Lee reviewed the feasibility work for roads and circulation for Main Street. Next steps included addressing property impacts, scheduling estimates for utility relocation, the public and stakeholder input, and getting a feasibility analysis. It was estimated a concept design would cost $36.6 million. He displayed a Main Street concept with a single surface street which had flexible barriers to protect pedestrians from vehicles, and he noted those could be moved for events where street closures were implemented. Swede Alley concept would prioritize pedestrian access and would include a multi-service lane for load-in zones and parking access, with through traffic.

Aerial Transit feasibility included evaluating the alignment and alternate alignments, right-of-way analysis for parcels across the alignments, cost estimates for construction and ongoing operations and maintenance, and analysis of primary options for aerial transit technology. The concept level cost estimate for aerial transit from Snow Park to China Bridge would be $33-$55 million, and to Richardson Flat would be $40 million.

Lee reviewed other transportation solutions being evaluated currently was the side-running dedicated bus lanes on SR-248 and the park and ride developments at Gordo and Richardson Flat. He noted China Bridge was different than the other redevelopment concepts because some level of future capital reinvestment was an asset management issue, regardless of whether Council pursued broader redevelopment. He asked Council to consider if the City should continue to escalate the amount of money spent on repairs, replace the parking facility, or use the property for parking in conjunction with redevelopment.

Mayor Dickey asked the Council if they wanted to put together a plan for some or all of the Main Street area or were things fine as they were going today. Council Member Ciraco asked if the visitation data was expected to continue going downward based on the lower sales tax received this year, to which Lee affirmed. Council Member Ciraco referred to China Bridge and asked if a redevelop and replace option would offset costs, to which Lee affirmed. Council Member Ciraco supported keeping aerial transit on a separate path than roads and circulation. He wanted to proactively solve China Bridge and that was to replace or redevelop and replace, since that was an impact to Main Street. He thought Swede Alley should complement Main Street. He wanted to address public spaces separately. He wanted to have a solid plan for Main Street before China Bridge construction or redevelopment began. Council Member Zegarra agreed with Council Member Ciraco and asked about the role and configuration of the Old Town Transit Center. Lee indicated there were currently limited capacity issues for the transit center and he was asking if it was worth looking at and wrapping it into part of the plan as part of a cohesive strategy. Council Member Zegarra asked to discuss the Brew Pub lot and the opportunities to create something family friendly there to help people stay on Main Street longer.

Council Member Miller agreed that aerial transit should be a separate path. She thought public spaces should be considered separately too. She wanted to pursue a redevelopment plan for China Bridge. She liked the suggestion to explore the Brew Pub lot and suggested implementing a construction mitigation grant during construction. She wondered if the Council should look at the City Hall capacity at the same time. Council Member Parigian wanted to put all of this together. He wanted to clarify what they were doing with China Bridge and see a timeline for the project. Circulation wasn’t solved and he wanted that work to continue. He was not a fan of expanding the sidewalks and then putting plants on them to clog them.

Council Member Toly could see the threats to Main Street. She thought Swede Alley could be a great component to the downtown area and currently it was not desirable. She supported futuristic ideas as they considered China Bridge. She hoped to see a performing arts center on the Brew Pub lot. She wanted intersections looked at. She wanted the Main Street businesses to be involved in the process, and she stressed the need to evolve. Mayor Dickey asked Council Member Ciraco to elaborate on the aerial transit concept. Council Member Ciraco thought we should determine if it could be done, and he thought the price tag was not out of reach. Mayor Dickey asked if there should be a landing spot for a gondola to which Council Member Ciraco affirmed and asserted this should be done before 2034. If China Bridge was going to be torn down, he wanted to get the most benefit from it. Lee felt that separating the aerial transit could be done except it required China Bridge to be rebuilt.

Mayor Dickey summarized that the Council wanted a plan for China Bridge and include the Brew Pub lot and a focus on Swede Alley. Council Member Ciraco asked that Lee get with Engineering to get the full picture of what China Bridge repairs would be. Steven Dennis, Senior Project Manager, indicated that to date, China Bridge repairs had cost $1.5 million. They prioritized structural repairs, replacing stair towers, reinforcing the east edge of the upper southern structure and other things. The preventative measure that was taken was the application of coatings. They recommended another structural assessment in three to four years. Adam Lenhard, City Manager, reviewed that the team would come up with a more detailed plan, including timelines, and look at some financial analyses or an outline of how to approach those things.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Molly Miller Council Member Tana Toly Council Member Diego Zegarra Adam Lenhard, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
Council Member Ed Parigian	**Excused**

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

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

<u>Charlotte O’Connoll</u> 84060 liked hearing that the Council was thinking about transit differently. She suggested using Bonanza Park for extra travel lanes and turn lanes. She was also a proponent for having more roundabouts.

<u>Mary Olshefski</u> 84060 read an article that Larry H. Miller wanted to bring affordable housing to this area. She felt there were alternatives to building affordable housing in the middle of town. This town was expensive and was not feasible for affordable

housing. She stated 30,000 vehicles came into town each day and residents had said this was a challenge. Creating greater density did not make sense.
Mayor Dickey closed the public input portion of the meeting.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Miller noted that Park City High School was ranked the third best high school in the state, by U.S. News and World Report. Council Member Zegarra attended a Summit Pride event last week and thought it went great. He thanked the City team for the great Chef’s Table event and he noted that Song Summit would take place next weekend. Council Member Ciraco thanked the firefighters for containing the fire in Summit County.

Staff Communications Reports:

1. Transportation Performance Metrics Quarterly Report: April–June 2026:

2. Park Silly Sunday Market Mid-Season Review:

IV. CONSENT AGENDA

1. Request to Approve Ordinance No. 2026-20, an Ordinance Amending Title 3, Ethics, Chapter 3, Campaign Disclosure, of the Park City Municipal Code:

2. Request to Adopt Resolution 16-2026, a Resolution Proclaiming August 28, 2026, as Arbor Day and Celebrating Park City's 33rd Anniversary as a Tree City USA Community:

3. Request Authorizing the City Manager to Execute a Contract Amendment to the Design Professional Services Agreement with HDR, Inc. in a Form Approved by the City Attorney for the Additional Design and Construction Document Preparation for the Munchkin and Woodbine Improvements project Not to Exceed $132,725.59 for a Total Contract Amount of $462,112.52:

4. Request to Authorize the City Manager to Execute a Construction Agreement with Phillips & Co. Construction, LLC, in a Form Approved by the City Attorney's Office, Not to Exceed $407,000, to Install Two Bridges on the McLeod Creek Path:

5. Request to Authorize the City Manager to Execute a Contract Amendment with Silver Spur Construction, in a Form Approved by the City Attorney, Not to Exceed $884,950.00 for a Total Contract Amount of $2,219,100.00, for the Pinnacle Subdivision Waterline Replacement Project:

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

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

V. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder