



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

September 17, 2026

The Council of Park City, Summit County, Utah, met in open meeting on September 17, 2026, at 1:00 p.m. in the Council Chambers.

Council Member Miller moved to close the meeting to discuss property at 1:03 p.m. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Miller, Parigian, and Zegarra

EXCUSED: Council Members Ciraco and Toly

CLOSED SESSION

Council Member Toly arrived at 1:05 p.m. via Zoom. Council Member Ciraco arrived at 1:33 p.m.

Council Member Zegarra moved to adjourn from Closed Meeting at 1:48 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

STUDY SESSION

Housing Study Session:

Sara Wineman, Chris Eggleton, and Ian Joyce, Housing and Economic Development Department, presented this item. Wineman reviewed the history of the City's Housing Resolution and amendments, which required housing obligations. In 2016, a housing goal of 15% of the City's workforce was set, which equaled 800 new housing units for a total of 1,305 units within City limits. By the end of 2025, there were 731 units in operation. At that time, the Council reaffirmed the housing goal and increased the total number of units to 1,864 by 2032. Joyce explained employment growth expectations. Mayor Dickey asked if the growth projection was realistic since it was possible for two ski resort base areas to be built for the Olympics, to which Joyce indicated his numbers were conservative.

Council Member Miller asked for an explanation of the 1:1 Housing Ratio. Joyce explained the housing projections were conservative and estimated one City workforce employee would be in each unit. But there was a likelihood that there could be more than one workforce employee living in a unit, and that would increase the ratio. Council Member Parigian asked if the 15% workforce housing goal could consider that more than one City employee would live in some of the units, and he suggested considering a 1.1 ratio per unit. Mark Harrington, Senior City Attorney, stated the Council should also consider the developer rate when looking at the affordable housing policy. If the rate was reduced for the housing goal, then there could be requests for it to be reduced in the Land Management Code.

Council Member Ciraco felt a goal was needed, but the City was putting a constraint on itself by setting a specific number. He knew J1s (seasonal employees) occupied some of the rental units during the winter. Eggleton felt seasonal employment could be added to the projections. Council Member Ciraco thought the seasonal workers negatively affected the year-round availability in the rental market. He suggested going to the resort and lodging employers who used seasonal workers to see how the City could help them. Council Member Toly noted there was a seasonal workforce committee and they gathered information. She asked Jeff Jones to run numbers a few months ago and he said there were 16,000 jobs, but a worker could have more than one job. Eggleton stated they could come back with expanded numbers to include the seasonal workforce and Park City and Summit County workforce, and then have a discussion on the ratio for housing production. Mayor Dickey asked to also know the impact of the seasonal workforce and incorporate that into the Housing Needs Assessment. Eggleton confirmed that the resorts had annual leases on apartments that were only used for four months of the year by their seasonal employees.

Joyce stated the City needed 863 more affordable units to reach its goal. Wineman reviewed the Housing Needs Assessment and indicated it was last updated in 2021. For the next assessment, they would also focus on attainable housing and analyzing regional trends in addition to demand and affordability.

Wineman also reviewed the State Moderate Income Housing Plan which was updated in 2025, and the 2025 General Plan as it pertained to Housing. Council Member Miller asked what the stakes were for implementing affordable housing. Wineman stated the schools were losing students, traffic was more congested from out-of-town commuters, there were not enough emergency services personnel living locally, and employment retention had decreased because employees didn't feel part of the community.

Wineman stated the Housing Needs Assessment would help with goal setting. She noted there was not a lot of data compared to other communities such as Salt Lake City, and they really had to dig to get it. Council Member Toly noted that in 2022, the Council discussed a regional housing authority and proposed four affordable housing developments based on the Housing Needs Assessment numbers. One of those projects was now completed. Mayor Dickey asked that the new assessment include

regional competition for workforce and the likely effects that would have on the City in terms of housing and the economy. He wanted to quantify the challenge. Council Member Ciraco asked for an estimate of workers driving from Heber City or Deer Valley East Village. He thought the most acute employment sector would be the mid- to upper-level range, based on discussions he had with some of the resorts. He asserted that housing was missing for that middle segment of workers.

Council Member Toly stated there was a big need for attracting firefighters in Park City and housing would help with that. Council Member Parigian indicated many people chose to live where they are. He didn't know if the missing middle could be defined, and he felt the lower AMI housing was needed the most. He wanted to attack affordable housing broadly. Wineman stated the missing middle was the attainable category of housing, and she indicated they wanted to focus on all levels of affordability. Eggleton stated they would include seasonal workers, worker characterization for the City, and types of earnings for the next housing assessment.

Joyce discussed properties owned by the City that could be considered for affordable housing. Council Member Toly noted the State Legislature encouraged cities to have a complete list of all their properties. Wineman reviewed the challenges for each of the six parcels that might be able to accommodate housing, including 7700 Marsac Avenue (Mine Bench property), Sandridge Parking Lot, Marsac 100, Sommer Parcel next to the Rail Trail, Aerie Parcel on Deer Valley Drive, and Clark Ranch. Other affordable housing projects included EngineHouse, Woodside Phase II, and the Bonanza 5-Acre Project.

Mayor Dickey asked if Council wanted to revisit the 15% housing goal. Council Member Ciraco asked what the right number was, considering the population and land constraints. Mayor Dickey indicated there could be a stress test on what the City could accommodate. Council Member Miller referred to Aspen, Colorado, and the trouble they had with staffing their community to accommodate the tourists and their way of life. Council Member Ciraco thought workers living a few miles outside the City limits should be considered. Council Member Zegarra asked if there could be too much affordable housing and he asked to know what types of workforce currently lived in the City's affordable housing.

Council Member Parigian didn't think the City could attain the 15% goal, especially with community opposition. He thought the City could talk to Vail about their planned affordable housing and noted the Holiday Village/Parkside Apartments (HOPA) project would add more affordable units. He didn't want to reevaluate the goal, but he wanted to try to reach it. Wineman stated that with the completion of Bonanza 5-Acre and Clark Ranch, the City would still be short of the goal. Council Member Ciraco wanted to set a number that didn't frighten the residents. Council Member Toly asserted the affordable units would not only be for workforce but for grandparents and those who grew up here but could not afford to live here once they left home. Mayor Dickey wanted to look at a rental versus for-sale unit ratio. Council Member Miller also encouraged an analysis of infill and how that would affect traffic. Council Member Toly indicated a business could

put housing above it and that could be considered infill. Mayor Dickey suggested having residents fill out a survey of their views on housing. He felt in general the residents supported it, but when the City tried to implement it, then there was pushback. He wanted to understand that better. He also wanted to learn more about the large employers providing their own employee housing and what that responsibility was. Wineman stated this was good feedback as they developed a scope for the Housing Needs Assessment. There was discussion on moving forward with Woodside Park Phase II and the Council agreed they would have to wait until the Planning Commission approved the Senior Center before committing further. Council Member Toly suggested looking at Allison Kuhlow's presentation of putting tiny homes on that property. Council Member Ciraco asked to look at budgetary constraints to housing, and thought the public might have concerns with the City funding two big housing projects at the same time.

Council Member Zegarra wanted to look at nightly rentals and how those were assessed. He also wanted to know what City controls existed for those units. It was indicated that could be discussed at a future work session. Mayor Dickey felt nightly rentals impacted neighborhoods because full time residents were not there. Jodi Emery, Deputy City Manager, indicated this year they would be putting out the National Community Survey and local questions could be added.

WORK SESSION

Golf Master Plan Discussion:

Vaughn Robinson and Dawn Wagner, Golf Department, and David Boyden, working with Beddo and Boyden Architects, were present for this item. Robinson stated the irrigation system had reached the end of its life span. From the golf course study, there were several suggested improvements, and the irrigation system was the top priority. Robinson also recommended replacing the greens and fairways to mitigate an invasive grass species. He reviewed the survey he sent out and noted he received over 300 responses.

Robinson indicated that if the entire plan was enacted, they would replace irrigation, reconstruct 18 putting greens, renovate the tee complexes, renovate bunkers, adjust the fairway and roughs, improve the drainage, improve cart paths, create an expanded short game facility, have water-conscious landscape, and continue to accommodate winter Nordic operations.

Boyden reviewed the proposed changes to the front nine holes design and the back nine holes design. Robinson discussed the costs for each element of the project. Council Member Parigian stated the golf course consultant estimated the irrigation replacement at \$3 million and asked why the current estimate was \$6 million. Robinson stated he had talked with a few golf courses in Salt Lake City that recently replaced their irrigation systems and \$6 million was in line with the actual replacement costs. Wagner indicated the total project cost would be \$15 million, which would include design,

contingency, and soft costs. The cost would be divided into FY27, FY28, and FY29. Todd Darrington, Budget Director, stated this proposal was double what was budgeted, so they would have to find more funds to cover the cost. Council Member Ciraco stated Golf was an enterprise fund, which had to be autonomous from the City. He asked what revenue increases could be implemented to pay for this project. He gave an example of the new irrigation system lowering water costs, and he asked if higher fees could be assessed for the visitor golfer. Darrington indicated he could look at everything that could reduce costs and raise revenue. Boyden recommended breaking up the construction into a two-season schedule, but he noted they could do it in one year.

Council Member Ciraco asked if TCS, the consultant, had suggestions on how to draw more revenue. Robinson noted there were some suggestions that he could try. Council Member Ciraco asked if the course would be better with conditioning, to which it was indicated that it would. Council Member Miller asked how hard it was to mitigate the invasive grass. Robinson stated he tried to get rid of it, but it didn't work. Council Member Miller asked how much water efficiency would be gained from the new irrigation. Robinson stated the efficiency was getting water where you wanted it. Boyden estimated a 10%-20% cost savings. Council Member Toly asked if re-seeding the course could be done internally. Robinson stated reseeding in-house could save money, but he would know more when the bids came in. Council Member Toly asked if there were proposed changes to the driving range, to which Boyden stated no. Council Member Toly asked if there was anything that was not needed. Robinson stated once the project started, all the improvements should be made.

Council Member Zegarra asked if there was a projected revenue loss during construction, to which Robinson stated they estimated a 60% revenue reduction. For operations, it would go down a little. Council Member Parigian asked what was driving the replacement of the irrigation system. Tony Larsen, Golf Department, stated some lines had exploded and that caused problems. Also, leaks would take a while to find. The system had aged out. Council Member Parigian asked when the invasive grass would come back after the replacement. Robinson stated it would start coming back in the fairways within a year, but it would be controlled in the greens. Council Member Parigian asked about snowmaking for the Nordic track, to which Robinson estimated it would cost \$3 million to lay separate water lines for Nordic skiing. Council Member Parigian asked what the goal of the project was, to which Robinson stated increased revenue and to have a better course.

Council Member Ciraco asked how much money was spent to this point, to which Wagner stated the master plan contract was \$95,000 and 75% had been spent. Council Member Ciraco did not want to do the full project at this point. He requested to see data on costs saved or more revenue as a result of the project. Darrington stated he could start digging into the numbers and then make a recommendation if they need outside help. Council Member Miller agreed with Council Member Ciraco and wanted to incorporate the snowmaking ability. She asked to see a plan to self-fund big maintenance projects and future improvements at the course.

Council Member Toly agreed with Council Members Ciraco and Miller. She didn't want all the money to be spent and not do snowmaking. Council Member Zegarra asked how this project compared in priority to other recreation capital projects in front of the Council at this time. Council Member Ciraco noted there was a pattern of out-of-town guests playing golf, so he would want a more encompassing point of view of the comparison. Council Member Zegarra asked what projects wouldn't be done if the Council said yes to this project. Council Member Parigian asked what the residents would get out of spending \$15 million. He thought the course was great right now. Robinson stated they would get 30 more years of a much better experience. He thought the investment was worth it. Council Member Parigian favored moving forward with the project. Mayor Dickey stated the individual holes could be reviewed at a future discussion. He was interested in the future treatment of the golf course, whether it should remain an enterprise fund or be considered as another recreation activity. Council Member Ciraco agreed that would be a good discussion.

Mayor Dickey summarized that the next discussion would focus on budget, business case, the ongoing financial model and conceptual design of the golf course, holes, and snowmaking for Nordic and the cost burden for that. Council Member Parigian asked for options for the project and the corresponding cost per option. Margaret Plane asked when the enterprise fund/recreation model cost discussion should happen and if that would be a budget discussion. Council Member Ciraco stated he would like that to be discussed first with the business case on this investment. He thought the maintenance costs would continue to increase since the system was so old. The golf course was currently profitable, but would become less profitable as time went on. Mayor Dickey agreed that should be considered in the business case discussion.

Discuss Proposed Rental Fees and Policies for The MINE at City Park, Park City Library, and Miner's Hospital:

Jessica Moran, Recreation Marketing Manager, and Angela Dohanos, Assistant Library Director, presented this item. Moran stated the MINE would be finished by mid-December. The Recreation Department also took over the Miner's Hospital rentals, so she wanted to align the rental fees of these facilities with the library, depending on the features of the meeting spaces. They would have a resident/non-profit rate and a visitor/commercial rate, and these facilities could be rented hourly or per day. They looked at City facilities as well as other facilities in the state for pricing. She reviewed the rental policies.

Council Member Parigian asked what dark days meant. Dohanos explained it was the setup day, but the event was not until the next day. Council Member Parigian asked how they determined a nonprofit organization. Moran indicated they considered charitable organizations for the nonprofit category, but not HOAs, which also qualify as a nonprofit. She noted an HOA would be considered local anyway.

Council Member Toly stated many groups would want to rent this space and she felt the rates were too low. She recommended looking at how much conference space was

being charged at hotels and at ski towns. She asked how corporate events would know that this was a park and that kids would be playing. Moran stated they would be strategic in rental times and would communicate the other things that would be happening at the same time. Council Member Toly asked if the facility was set up for music, to which Moran affirmed. Council Member Toly asked what types of furniture would be provided. Moran referred to the MINE and stated the rental agreement included verbiage on additional cleaning or replacement of damaged items.

Moran asked what balance she should target or if she should create another category. Council Member Toly felt the higher rates should only be for corporate events. She asked where people would park. Moran stated there was limited parking. With events that would exceed parking capacity, they would communicate the need for transit/ride share. They would keep an eye on that and make adjustments as needed. Council Member Toly asked if this would be rented out for weddings, to which Moran stated the occupancy rates would have a lot to do with it, but they would not deny those types of events. Council Member Toly was concerned that this would become an event space instead of being used for recreation as it was intended.

Moran reviewed a proposed weekly calendar of what activities would take place at the MINE. She asserted the spaces for rental were limited compared to the times allotted for recreation and City sponsored events. Council Member Miller supported the proposed focus and eligible uses for the facilities. She was interested to hear the follow-up to Council Member Toly's suggestions. The Council supported the focus. Mayor Dickey and Council Member Parigian agreed there was a bigger revenue opportunity.

Discuss the Basketball Court Wall at the MINE at City Park:

Jessica Moran and Dawn Wagner, Recreation Department, presented this item. Moran stated the wall was part of the original design, but now that it was built, it changed the view. She displayed different photos of the wall. The purpose of the wall was to be a defined acoustical barrier. In the future, it could be used as a wall ball court or a movie screen. The wall was also considered for a future mural. She noted basketball players asked for a barrier between the court and the playground.

Moran noted if the wall was removed, the cost would be \$112,996. This was not in the budget so a funding source would need to be identified. She gave three options for the Council's consideration: keep the wall, re-evaluate the wall after the project completion, or modify or remove the wall now.

Council Member Miller stated that cost was if everything went right, and asked how much it would cost for a basketball court rebuild if something was damaged in the deconstruction of the wall. Ken Fisher, Recreation Director, indicated he didn't have an exact number, but the tennis court needed post tension slabs and it was over \$250,000. Council Member Miller asked for the order of operations to change the wall. Wagner stated the contractor would close the trail and they had an order of operations to follow.

Council Member Ciraco asked if the wall would be padded on the basketball side, to which Moran stated she would have to look at that.

Council Member Parigian thought the wall was not part of the post tension construction. He asked why the wall would only be reduced to three feet and stated it could be lower than that, and a fence could be constructed on top of it. Fisher stated a planter was on the other side of the wall and dirt would fall out onto the court. Council Member Parigian supported lowering the wall because the MINE building was big and cut the park in half. The cost was insignificant compared to the 50-year life expectancy of the building. He knew it was a profanity wall, but the sound would carry anyway. He knew there were other uses for it, but the problem was that this was a park and there were a lot of activities going on. He felt people wouldn't be able to see everything going on, and thought the wall was not appropriate for this setting.

Council Member Zegarra noted that Council Member Parigian had good points, but he was concerned about the cost. He wanted to see the wall when the project was completed before deciding. Council Member Ciraco stated he didn't love the wall placement and wished it was done differently. It got in the way for a few seconds as he walked past it on the trail. He was inclined to live with it for a year and then reassess it then. He asked for padding for the wall. He had concerns with the retaining wall on the path and thought that would encourage graffiti. He asked for that retaining wall to be finished. Council Member Miller didn't like the wall, but it looked better as the project neared completion. She was also concerned about the cost. She agreed the prudent thing to do would be to wait until the project was finished before deciding. Council Member Toly also agreed the project should be finished before deciding. She hoped to see a mural on the side of the wall. She noted the wall would keep playground noises away from the basketball court too.

Mayor Dickey summarized that the Council's direction was to wait for the project to be completed and then re-evaluate.

REGULAR MEETING

I. ROLL CALL

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

Council Member Ed Parigian	Excused
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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.

Katherine Fagin stated project renderings caused misunderstandings. She hadn't seen a rendering with the view of the mountain with the three- and four-story buildings on Bonanza Park. She also noted having City Hall with a little park might be warranted for the Bonanza 5-Acres.

Jonathan Warden eComment: "Please distinguish the goal—helping local workers afford stable housing in our community—from the means of achieving it. Alongside subsidized-unit counts, please measure workers housed, housing stability, and public cost. Compare new construction with helping workers rent existing homes using those same measures."

Jan Jones-Schenk eComment: "I had the great privilege and honor of serving on the inaugural board of the Park City Hospital. Even before we broke ground, I worked with other members of the community to achieve annexation and ultimately a detailed negotiation with Intermountain healthcare to make sure the priorities of our community were foremost in their selection as our hospital partner. There were many specifications that weren't easy for them to agree too as they had never encountered a community with the specific requirements we laid out and hammered in. It was competitive as they were not the only healthcare system seeking this opportunity. Our work was met with opposition in the community but a clear and transparent set of principles & values guided the work and ultimately won hearts & minds. Isn't that what good projects should do? Today I share my concerns and the concerns of many of my neighbors about how the traffic situation at Kearns & Bonanza threatens emergency access to this lifesaving resource. It is more than clear that there is insufficient traffic mitigation in place for a project of this size adjacent to the most problematic intersection in Park City. There are two places in PC where traffic officers are regularly assigned, this intersection and the round-about entering Swede Alley. These resources are necessary now because of the intense traffic at these sites. Typically for the Swede alley site, it is in conjunction with a specific event. For the KB intersection, it is a fairly regular event and I'm grateful to the police department for making this a priority. There is simply no adequate explanation that this project will reduce or mitigate traffic. The addition of apartments and retail in such high density **WILL** increase traffic. All other explanations for mitigation that have been offered are without any substantiation. They are hopes and wishes but insufficient to address a very real problem. More parking is not a solution; it is a wish. People living in town (in this project) is not a solution, it is a hope. I ask you all to consider the importance of basic safety as a priority over the wishes and hopes of this development. The Comprehensive Emergency Management Plan (CEMP) adopted by the PC

Municipal Corporation states *“the city will undertake comprehensive emergency management planning in order to protect life and property from the effect of an event prompted by natural or man-made occurrences”*. It further states that mitigation activities eliminate or reduce the probability of an occurrence. Actions accomplished before an event to prevent it from causing a disaster, or to reduce its effects if it does, save the most lives, prevent the most damage and are by far the most cost-effective. City departments will enforce all public safety mandates including land use management and building codes; and recommend to governing bodies legislation required to improve the emergency readiness of the City.” The main way to evacuate Park Meadows in the event (god forbid) of a disaster is the KB intersection. The main access route to the Park City Hospital and emergency helicopters is through the KB intersection. We cannot rely on hopes and wishes. We must plan for safety and that means actually planning for how to manage the traffic this project will generate in its current form.”

Mayor Dickey closed the public input portion of the meeting.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco sent his best wishes to Bruno the Police K-9, for his successful surgery. Chief Carpenter thanked the community for their support and outpouring of love shown to Bruno since his accident. Council Member Miller congratulated Leslie Thatcher on her retirement from KPCW.

Staff Communications Reports:

1. Climate Smart Communities Initiative Grant for Scaling Biochar:

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from September 3, 2026:

Council Member Ciraco moved to approve the City Council meeting minutes from September 3, 2026. Council Member Zegarra seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Parigian

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Services Agreement with Raftelis, in a Form Approved by the City Attorney’s Office, Not to Exceed \$89,850 to Conduct a Water Rate Study:

2. Request to Execute a Construction Agreement with Envision Mechanical, in a Form Approved by the City Attorney's Office, Not to Exceed \$259,353.36 for HVAC System Modifications at the 3Kings Water Treatment Plant:

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

RESULT: APPROVED

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

EXCUSED: Council Member Parigian

Council Member Ciraco moved to close the meeting to discuss personnel at 5:59 p.m. Council Member Miller seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Parigian

Council Member Zegarra moved to adjourn from Closed Meeting at 6:28 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Parigian

VI. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

HOUSING STUDY SESSION

September 17, 2026



INTRODUCTION

- **Council identified affordable workforce housing as a continued priority** at the May 22, 2026 Strategic Planning Retreat and requested further discussion of housing priorities and strategies.
- **Staff proposes a series of Council study/work sessions** to establish a framework for current and future workforce housing efforts, including goals, development opportunities, policies, and tools.
- **First session:** Establish context by reviewing current housing conditions, State policy through the MIHP, lessons from prior City housing efforts, and 2025 General Plan considerations.

HOUSING RESOLUTION

Housing Resolution

- 1991 City Council adopted the first housing resolution
- Establishes inclusionary zoning requirements (housing obligations)
- Park City has a grandfathered status for Housing Obligations
- Resolution No. 12-2025 was adopted by City Council on June 12, 2025
 - Requires qualifying Master Planned Developments to satisfy housing obligations equivalent to:
 - 20% of the project's total Residential Unit Equivalents (RUEs) as affordable workforce housing
 - Housing for at least 20% of the employees generated by new commercial development.

HOUSING GOAL

- **2026 Goal:** In 2016, City Council set a goal of 15% of Park City's workforce living within City limits by 2026
 - 800 new housing units for 1,305 total housing units by 2026
 - End of 2025: 731 units in operation (56% of the 2026 goal)
- **2032 Policy Goal:** Council reaffirmed the goal of having 15% of Park City's workforce living within City limits by 2032
 - Current Production Benchmark: Based on the projected 2032 full-time workforce and a 1:1 worker-to-unit production assumption, Staff estimates approximately 1,864 total affordable workforce housing units.

2032 HOUSING GOAL

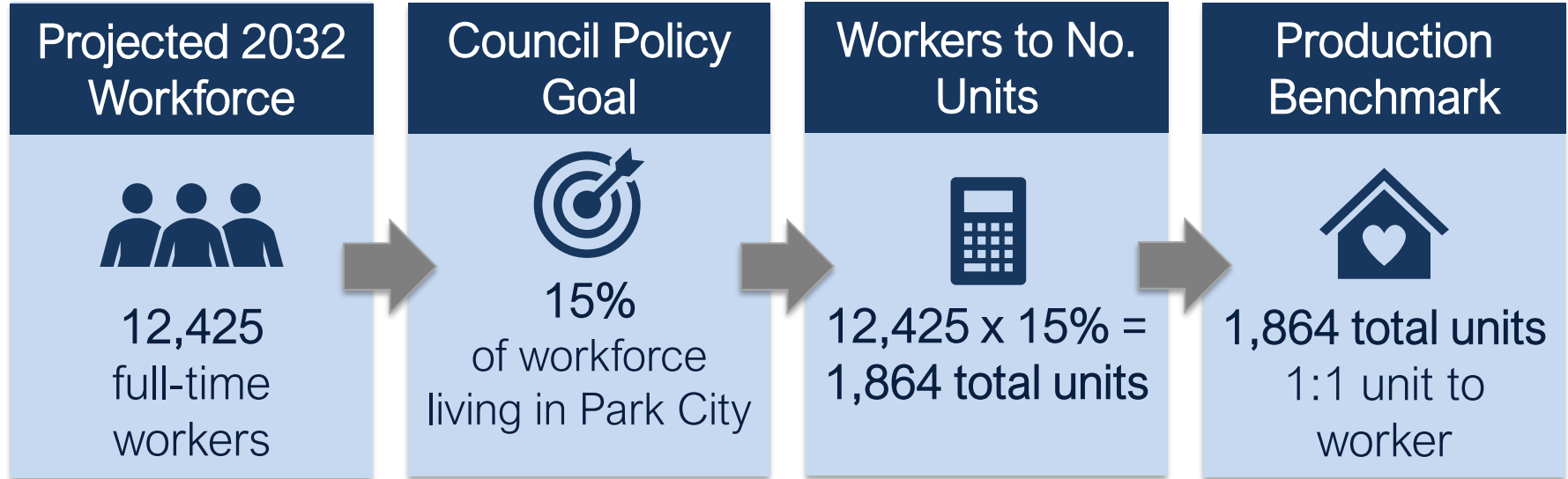
Year	Annual Growth Rate**	Employ. Projections
2022	7.8%	10,200 *
2023	4.9%	10,700
2024	3.6%	11,085
2025	1.8%	11,285
2026	1.6%	11,465
2027	1.6%	11,649
2028	1.6%	11,835
2029	2.3%	12,107
2030	1.0%	12,228
2031	0.8%	12,326
2032	0.8%	12,425

*2022 Park City Employment from Kem C Gardner Policy Institute Affordable Housing Analysis (December 2023)

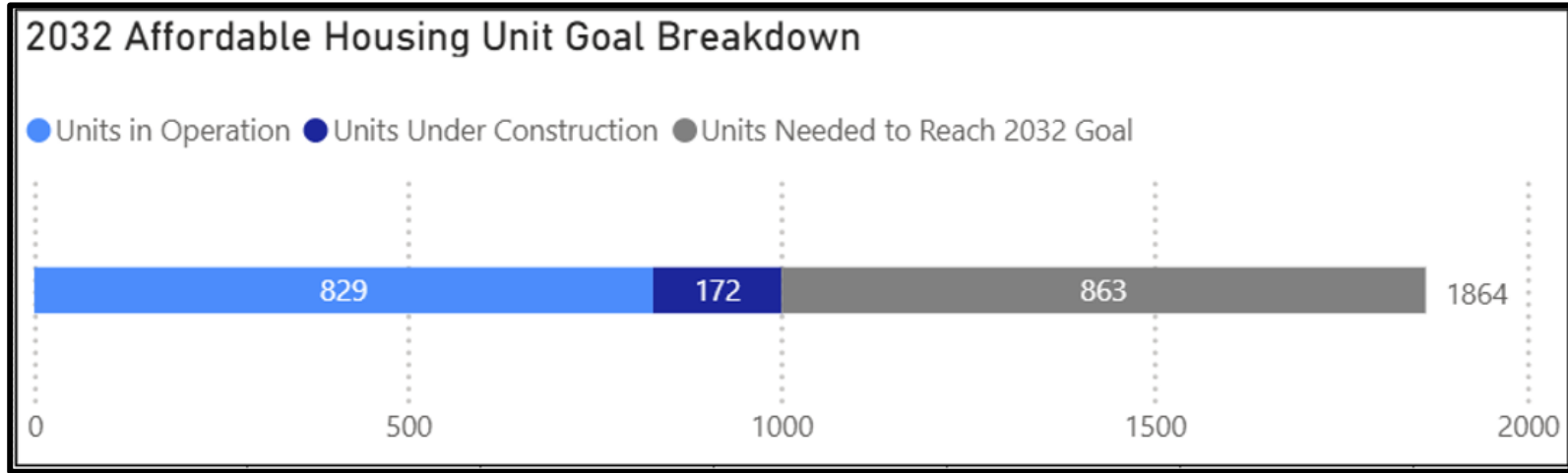
**Summit County Annual Growth Rate from Kem C Gardner Policy Institute Utah Long-Term Planning Projection Summary (February 2022)



2032 HOUSING GOAL



2032 HOUSING GOAL

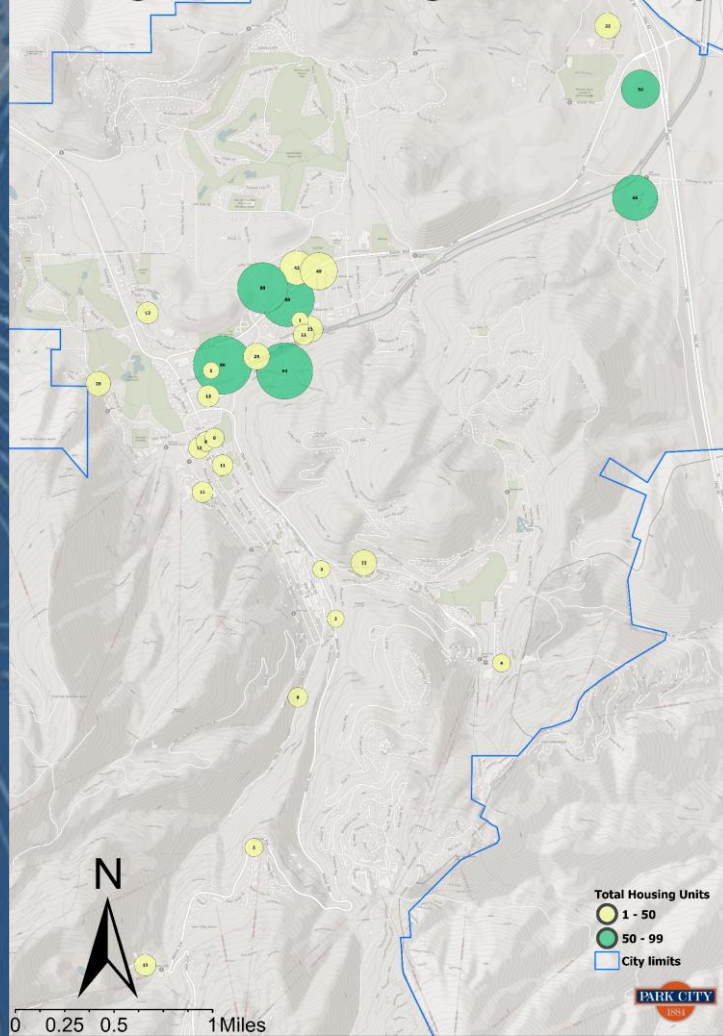


Progress Toward the Current 1,864-Unit Benchmark Derived from Council's 15% Workforce-Residence Goal

Development	Total Units	Expected Completion
516 Marsac Ave	3	September 2026
Park City Heights	11	December 2026
Founders Place	2	August 2027
Studio Crossing	156	December 2027



Existing Affordable Housing Units in Park City



Large Scale Affordable Housing Developments

Housing Name	Total Units	Studio	1 BR	2 BR	3 BR	4 BR	AMI Served	Open Date
EngineHouse	99	0	23	71	5	0	60%	2025
Aspen Villas	88	0	0	18	70	0	35-60%	1997
Holiday Village	80	0	40	40	0	0	35-60%	1978
Park City Heights	68	0	5	15	35	13	80-120%	2016
Studio Crossing	52	20	20	8	4	0	60-80%	2025

PARK CITY

1884

HOUSING NEEDS ASSESSMENT

- Analytical work used to understand demand, gaps, population, affordability, geography, etc.
- The City periodically updates its Housing Needs Assessment; the prior assessment was completed in 2021 and Staff is planning the next assessment for 2027.
- 2021 Scope: Housing supply, demand, affordability/ needs, workforce preference survey, and key findings.
- 2027 Scope: scope under development; Staff is considering updated analysis of attainable housing, regional Summit/ Wasatch Co. conditions and workforce trends, populations served, and other topics identified through Council discussion.

STATE MODERATE-INCOME HOUSING PLAN

- Moderate-Income Housing Plan (MIHP) required annually by the State for planning and reporting
- 2025: last full MIHP submitted
- 2026: full MIHP was paused while the State reassessed information and reporting requirements
- MIHP is supported by the Housing Needs Assessment

2025 STATE MIHP

GOAL I: Facilitate the production of a mix of new housing units to meet the needs of the local workforce, maintain vibrancy, and increase the diversity of the community.

- *State Strategy C: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.*
 - Complete the rehabilitation of municipal property at 516 Marsac Avenue to preserve moderate-income housing in Park City and provide three rental units for City Employees.
- *State Strategy L: Reduce, waive, or eliminate impact fees related to moderate-income housing.*
 - Waive fees for affordable unit development in the EngineHouse, Clark Ranch, and other affordable housing projects in the pipeline.
- *State Strategy P: Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.*
 - Use funds from the Lower Park RDA and affordable housing bond financing to complete the development of EngineHouse and complete the design and development of Woodside Park Phase II and Clark Ranch.

2025 STATE MIHP

GOAL II: Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.

- *State Strategy A: Rezone for densities necessary to facilitate production of moderate income housing.*
 - Rezone the City-owned land at Clark Ranch and Bonanza Park to provide higher density and reduced parking for the development of affordable and attainable housing.
- *State Strategy G: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.*
 - Refine the code to provide higher density in the Bonanza Small Area Plan to facilitate development of affordable housing within the area.
- *State Strategy H: Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.*
 - Refine the code to reduce parking requirements in the Bonanza Small Area Plan to facilitate affordable housing development within the area.



2025 GENERAL PLAN

The General Plan outlines two goals to support the Moderate Income Housing Plan:

Variety of Housing Options: Park City will incentivize housing options for all residents.

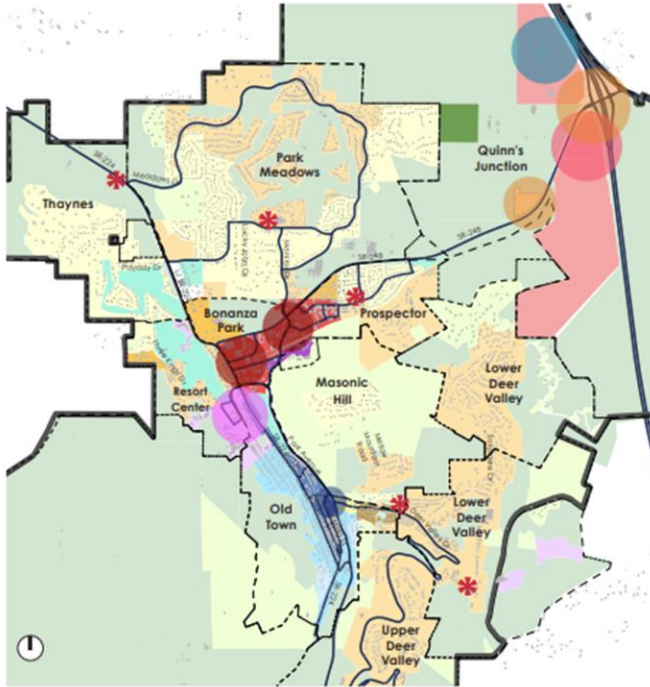
- *Strategy 1A: Provide a range of housing options at varying price levels that address a tiered approach (affordable, attainable) to provide diverse housing options to all ages and groups of the population.*

Workforce Housing: Park City will prioritize housing for 15% of the total workforce within the City boundary.

- *Strategy 2A: Facilitate workforce housing in the City and increase incentives for employment centers to incorporate workforce housing in new developments.*

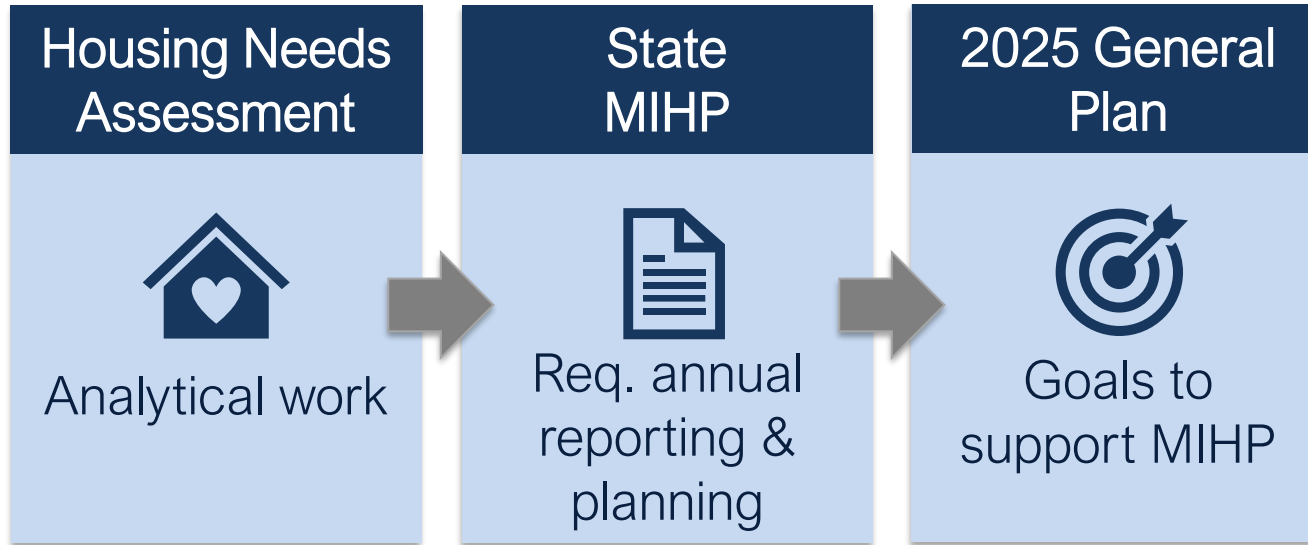
2025 GENERAL PLAN

NODE TYPES MAP



NODE TYPE LEGEND

- Quinn's Junction Community Mixed-Use Node
- Quinn's Junction Mobility Hub
- Quinn's Junction Institutional Hub
- Bonanza Park Mobility Hubs/Corridor Infill Node
- Resort Center Mobility Hub/Corridor Infill Node
- Old Town Mobility Hub/Corridor Infill Node
- Neighborhood Mobility Hubs



CITY COUNCIL DISCUSSION

City Council Discussion:

- 1. What additional information, if any, would Council like to receive or better understand the Housing Needs Assessment as Staff continues developing its scope?*
- 2. Does Council want to revisit the 15% workforce-residence goal and/ or the production benchmark used to measure progress toward it?*

2020 CITY PROPERTY LIST

Exhibit A- March 2020 City Property list (updates reflected in red)

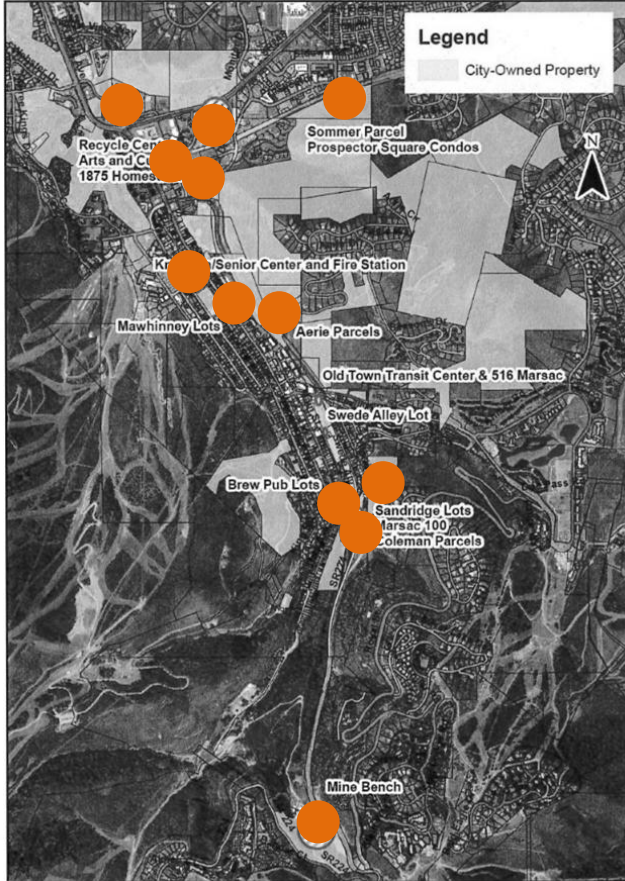
2020 City Property Disposition Resolution

Property/Parcels/Acres	Potential Use
Bango-Wortley/Gordo Parcels PC-9-95-X, PC-9-95-M-X, PC-9-95-J-X, PC-9-95-F-X, PC-9-95-G-X, PC-9-95-I-X, PC-9-95-L-X, PC-9-95-K-X, PC-9-95-1-X, PC-9-95-B-X, PCA-95-A-X (approx. 14 acres)	Hold/Sell/Trade/Lease; PW Storage; Municipal Soils Ordinance; Affordable Housing
Woodside/Empire/Lowell NGS-2-X, PC-98-X, PC-322-X, PC-325-X, PC-364-B-X (.07 acre)	Hold/Trade/Sell/Lease/Easements
1875 Homestake Lot 1 of Yard Subdivision, YARD- 1 (approx. 2 acres)	Hold/Trade/Sell/Lease/Easements; Transportation facility; Affordable Housing; City Facility; Arts and Culture
7700 Marsac Ave. Mine Bench Part of S-46 and S-98 (29.06 acres)	Hold/Trade/Sell/Lease/Public Works/Park Housing/Special Events
516 Marsac OA-2-X (.05 acre)	Hold/Trade/Sell/Lease/Easements/Transit
Park and Ride SS-87 (16.25 acres)	Hold/Sell/Trade/Lease; Recreation; City Facility; Special Events
Brew Pub Parking Lots PC-263-X, PC-264-1-X, PC-265-X, PC-266-X, PC-563-X, PC-261-B-X, PC-563-A-X (.5 acre)	Hold/Trade/Sell/Lease; Parking; Park; Intermunicipal oriented transit, Affordable Housing; Public Gathering Space/Plaza; Inside Soils Ordinance
Old Town Transit Center Marsac Transit Center Sub., PC-476-A-X, PC-476-B-X, PC-730-B-X, PC-426-X, PC-730-A-X (approx. 4 acres)	Hold/Lease; Inter-modal transit oriented use (multi-modal transportation/housing); Inside Soils Ordinance
SR-224 Kiosk (.44 acres)	Hold/Sell/Trade/Lease; Transportation; Transit Parking
Mawhinney Lots SA-369-X, SA-370-X, SA-371-X, SA-372-X, SA-360-A-X (1.5 acre)	Hold/Sell/Trade/Lease; Skate Park; Parking; City Park; Affordable Housing; Inside Soils Ordinance; Senior/Community Center

Swede Alley/Main Street Lot MPS-3-AM-X, PC-304-A-X, PC-730-S-X, CARR-B-X, PC-127-X, PC-305-X, MAR-SWED-300-X, PC-147-X, PC-148-C-X (.4 acre)	Hold/Sell/Trade/Lease; Parking; Park; Main Street Improvements
Arts and Culture Properties PSA-46-A, PSA-46-RE-B, PSA-46-RE-C, PCA-110-G-1-X, PCA-110-G-3, PCA-110-G-2-A, KBC-A, KBC-B, SA-109-G-X	Hold/Sell/Trade/Lease; Arts and Culture, Affordable housing
North 40 Parking area PCA-98-C-1-X (.73 acres)	Hold/Sell/Trade/Lease; Recreation, Affordable Housing, Parking; Trails
IHC Lot 5 IHPCMC-S-2AM-X (15 acres)	Hold/Sell/Trade/Lease; Recreation; Trails, Facilities
IHC Lot 4 IHPCMC-4-2AM-X (2.5 acres)	Hold/Sell/Trade/Lease/Easements; Recreation; City/Public Facilities
Naniola/Kivett SS-29-C-X, SS-21-A-X (80 acres)	Hold/Sell/Trade/Lease; Agriculture, City Facility, Trails
1353 & 1333 Park Ave. Fire Station/Miners Hospital/City Park SA-273-X, SRNYK-2-X (.5 acre)	Hold/Sell/Trade/Lease; Lower RDA Plan D partially inside soils ordinance. Senior/Community Center
Knudson (portions of SA-200, SA-201, SA-202-A-1) 14,624 sq/ft. per purchase agreement), SA-402-C-X	Hold/Sell/Trade/Lease; Lower RDA Plan D Affordable Housing
1361 Woodside Ave. Senior Center and parking SA-265-A-X, SA-277-278-X, SA-278-1-X (2 acres)	Hold/Sell/Trade/Lease; Lower RDA Plan D Affordable Housing
1951 Woodbine Way Recycling Center/BoPa SS-224-X, SA-224-2-X (.5 acre)	Hold/Sell/Lease/Trade; Affordable Housing; Transportation
Pace Parcels SS-28-A-1-X, SA-28-A-X (110 acres)	Hold/Sell/Trade/Lease; Open Space; Recreation; Snow Storage; Municipal Facility; Agricultural
Sandridge Parcels PC-730-2-X, PC-730-G-X (2 acres)	Hold/Sell/Trade/Lease; Parking; Multi-modal Soils Ordinance; Affordable Housing
Marsac 100 PC-430-R, portions of PC-730 and PC-S-46-B (2.27 acres)	Hold/Sell/Trade/Lease; Affordable Housing
Prospector Square Units #100-103, 105, 107, 108, 111-115, 117, 119-121, 123, 125, 133, 135, 137, 141, 201	Hold/Sell/Trade/Lease; Transit Housing
PC Heights Parcel (24 acres)	Hold/Sell/Trade/Lease/Easements; Open Space; Recreation; Snow Storage; Agricultural; City Facility

Olympic Plaza (.3 acres) SA-224-H-1-X, SCCS-D-X	Hold/Sell/Trade/Lease; Walkability and UDOT projects/ Affordable Housing
SR-224 Parcels SA-224-L-9-X, SA-224-L-8-X, SA-224-L-10-X, SA-254-1-X, PAL-1-A-X	Hold/Sell/Trade/Lease/Easements; Walkability and UDOT projects
Daily Parking PC-259-X	Hold/Sell/Trade/Lease/Easements
Ontario Remnants PC-509-X, PC-440-B, PC-440-B	Hold/Sell/Trade/Lease/Easements
Wyatt Earp Prospector Park PCA-3-3107-PC-X, PCA-98-B-X	Hold/Sell/Trade/Lease/Easements
Silver Summit Water Tank SS-57-2-A	Hold/Sell/Trade/Lease/Easements
Woodside Gulch PC-S-55-X	Hold/Sell/Trade/Lease/Easements
Sommer Parcel PCA-3-3000 (14.35 acres)	Hold/Sell/Trade/Lease/Easements; Open Space, Affordable Housing/ City Facility
Snow Storage Parcel SS-65-A-X-X (.78 acre)	Hold/Trade/Lease/Easements; Snow Storage, Special Event Parking
City Open Space Properties	Open Space/Agricultural/Recreational/Special Event/Filming Leases consistent with property conservation easements, funding or deed restrictions
8789 Marsac Avenue -RENU	Hold/Sell/Trade/Lease
Coleman Parcels PC-261-A-X, PC-224-B-X (9.06 acres)	Hold/Sell/Trade/Lease/Easements/ Encroachments; Open Space; Parks
Aerie Entry Parcels SA-400-2, SA-400-C (4.72 acres)	Hold/Sell/Trade/Lease/Easements/ Encroachments; Affordable Housing; Open Space
City Rights of Way as noted in Streets Master Plan	
City Prescriptive Easements	Hold/Sell/Trade/Lease/Easements

2020 CITY PROPERTY LIST



2020 CITY PROPERTY LIST

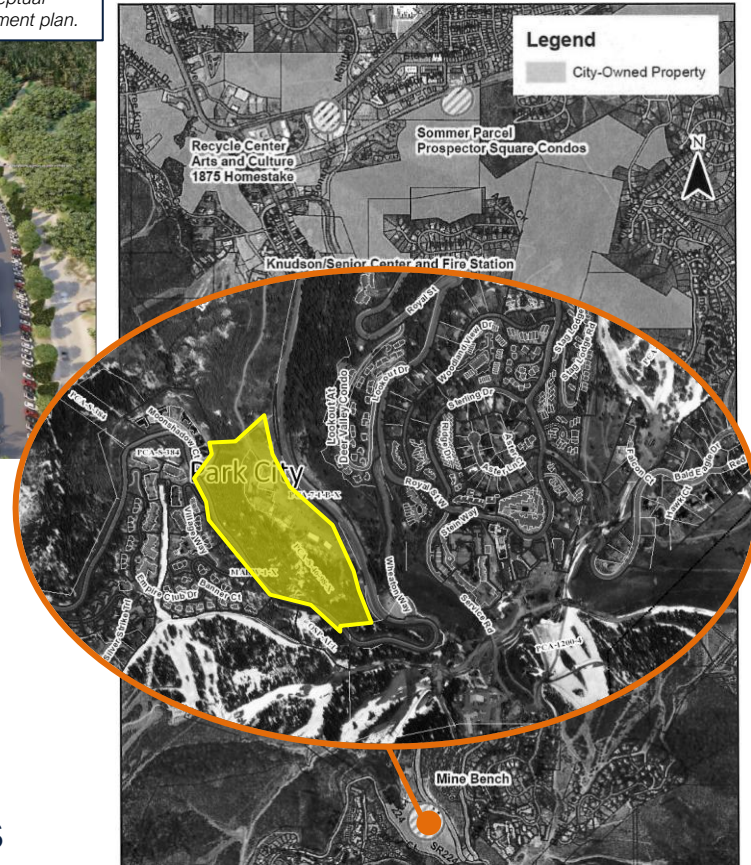
PROPERTY	APPROX. ACRES	INCLUDED IN P3 TASK FORCE ANALYSIS	AFFORDABLE HOUSING PROGRESSED
Bango-Wortley/ Gordo Parcels	14	No	--
1875 Homestake (EngineHouse)	2	--	Yes; Completed December 2025
7700 Marsac Ave (Mine Bench)	29	Yes	Yes; through RFP, project did not proceed
Brew Pub Parking Lots	.5	No	--
Mawhinney Lots	1.5	No	Senior Center planned
Bonanza 5-Acre	5	No	Yes; in entitlements
Knudson (part of Woodside Ph II)	.4	No	--
1361 Woodside Ave (Woodside Ph II)	2	No	
1951 Woodbine Way (Recycle Utah)	.5	No	--
Sandridge Parcels	2	Yes	No
Marsac 100	2.3	Yes	No
Olympic Plaza	.3	No	--
Sommer Parcel	14.4	Yes	No
Aerie Parcel	4.5	Yes	No
Clark Ranch	10	Yes	Yes; in entitlements

2021 P3 TASKFORCE

7700 Marsac Ave (Mine Bench)

- Marsac Ave/ SR-224
- Approx. 29 acres
- Zoning: ROS
- Challenges
 - Soil remediation
 - Rezoning of parcel
 - Existing tenant leases
 - Relocation of existing municipal uses
 - Community concerns tied to open space preservation
- 2022: RFP Published
- 2024: Council majority did not support proceeding with the proposal at Mine Bench, primarily citing location and site-specific impacts

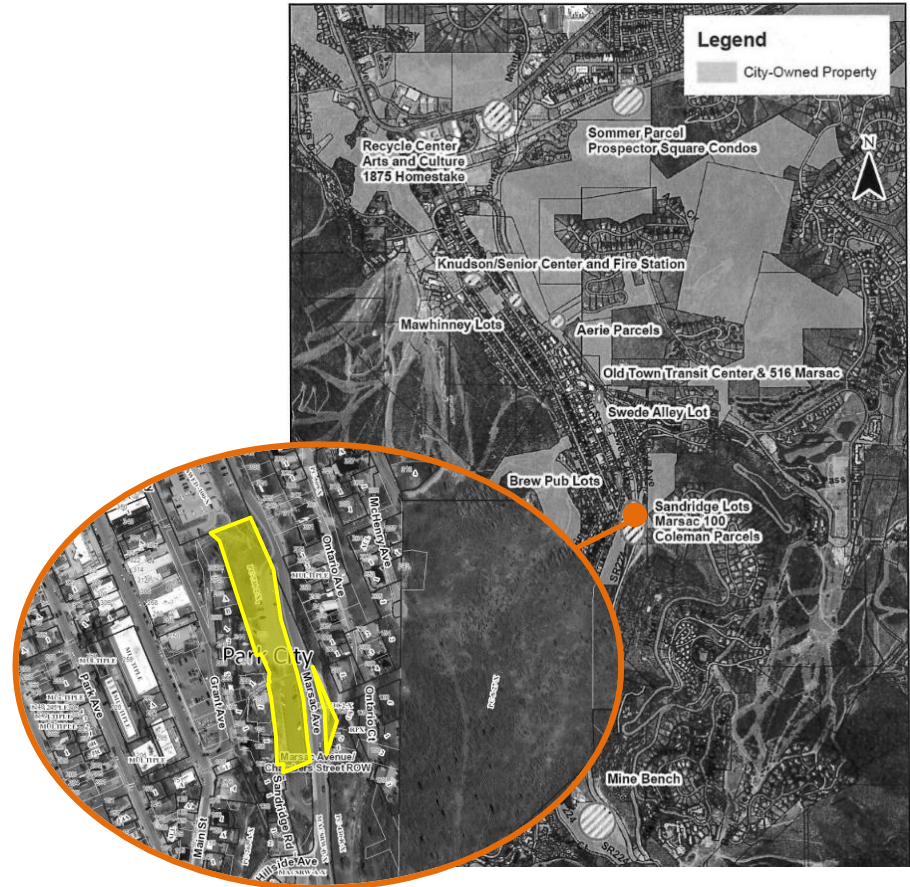
2024 Servitas Mine Bench conceptual proposal. Not a current development plan.



2021 P3 TASKFORCE

Sandridge

- Hillside Ave/ Marsac Ave
- Approx. 2 acres
- Zoning: HR1
- Challenges
 - Deed restriction limiting use to public parking on small area



2021 P3 TASKFORCE

Marsac 100

- Hillside Ave/ Marsac Ave
- Approx. 2.3 acres
- Zoning: HR1
- Challenges
 - Part of Uintah Mining District
 - Secondary Access Required
 - Council previously deprioritized housing on this parcel after consideration of site conditions and neighborhood input.



2021 P3 TASKFORCE

Sommer Parcel

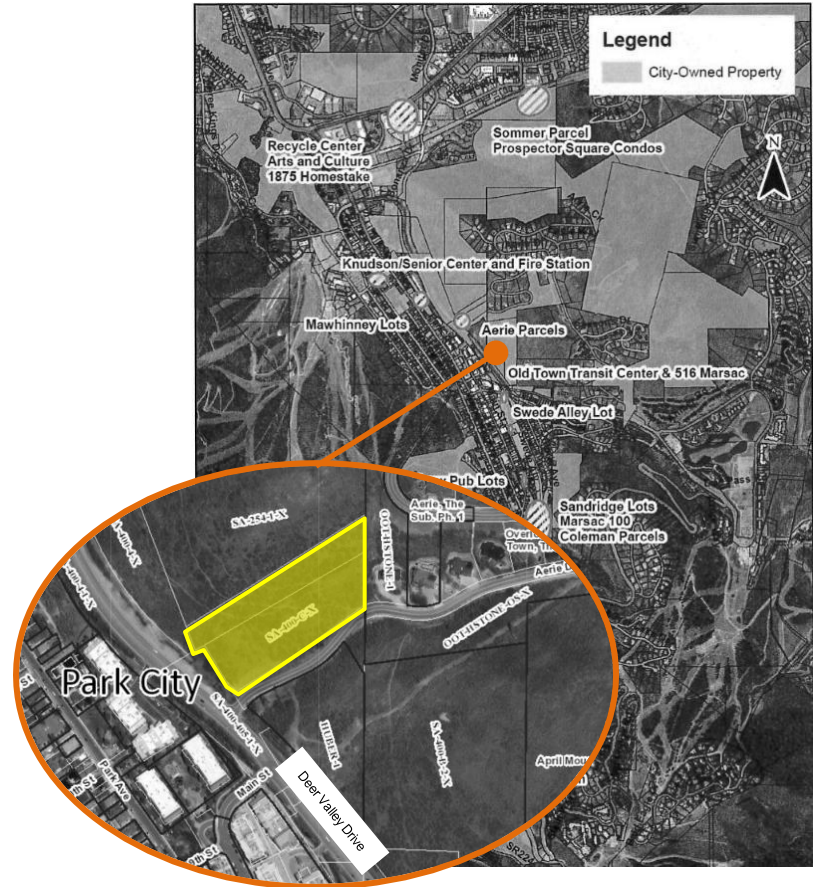
- Lower Iron Horse Loop/ Rail Trail
- Approx. 14.4 acres
- Zoning: Estate
- Challenges
 - In soil boundary
 - Land locked
 - Current zoning/ development potential is limited to five single-family homes
 - Costs associated with perfecting access
 - Regulatory requirements of secondary/ fire access are likely
 - Topography and wetland challenges may also be present
- 2021: City Council deferred additional work on the parcel



2021 P3 TASKFORCE

Aerie Parcel

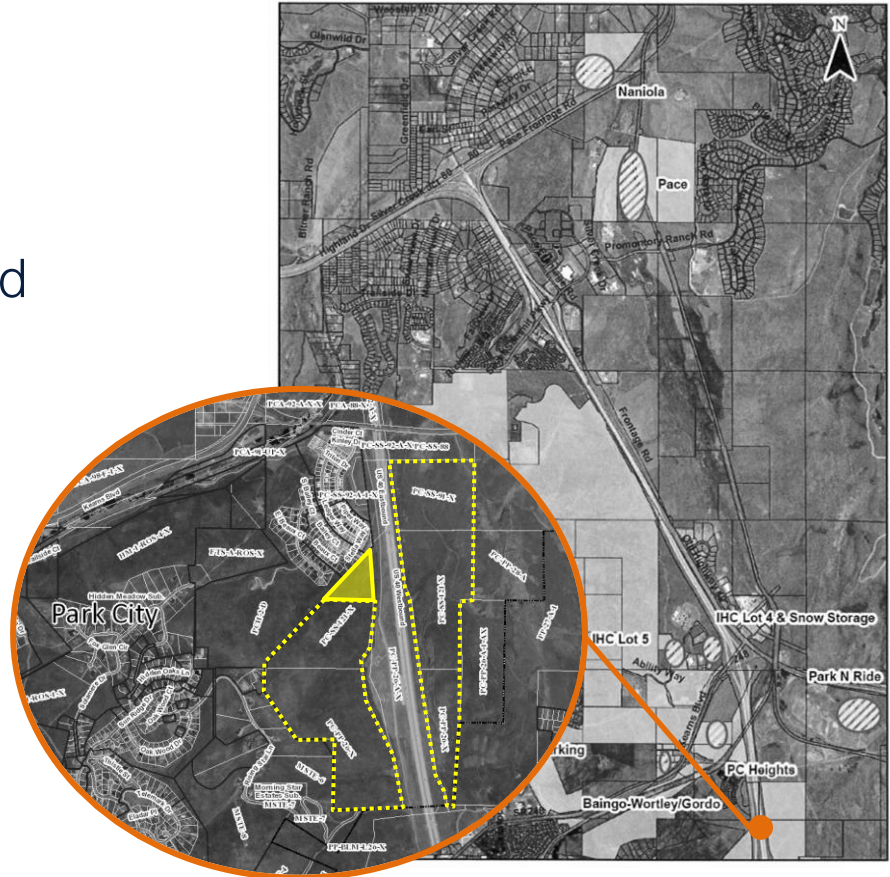
- Off Deer Valley Drive
- Approx. 4.5 acres
- Zoning: Estate
- Challenges
 - Viewshed impacts
 - Steep slopes
 - Poor access off Aerie Drive
 - Zoning Challenges



2021 P3 TASKFORCE

Clark Ranch

- South of Park City Heights
- 10 acres
- Zoning: ROS + SLO
- February 2021: City Council directed Staff to look into this parcel as a location for affordable housing
- 2023/2024: Feasibility Study
- 2024: Developer RFP Published
- 2025/2026: City Council work sessions, Planning Commission entitlements (review in progress), community engagement ongoing.



OTHER HOUSING EFFORTS

The P3 Taskforce properties were not the entirety of the City's housing work. Since 2020, other housing projects have been developed or considered, including:

- EngineHouse
- Woodside Phase II
- 5-Acre Project - Bonanza



CITY COUNCIL DISCUSSION

City Council Discussion:

- 1. Where should Park City focus future workforce housing efforts?*
- 2. Should the General Plan opportunity areas and previously evaluated city owned properties serve as a focal point for future analysis, or are there other areas or specific city owned parcels Council would like staff to evaluate?*
- 3. What considerations or priorities should inform Staffs evaluation of future housing opportunities?*



PARK CITY GOLF CLUB MASTER PLAN



Golf Master Plan

- Introduction
- Hole by Hole Review
- Open Council Discussion



Community Engagement

Online survey with 300+ respondents and an open house with close to 100 attendees

What we Heard	How the Plan Responds
Preserve the character	Identity is retained; targeted improvements
Do not make changes for sake of change	Improvements tied to infrastructure, maintenance or operational benefits
Maintain enjoyment for a broad range of golfers	Providing strategic interest without creating unnecessary difficulty
Improve practice facilities	Expanded short-game practice area
Address aging infrastructure	Comprehensive irrigation replacement
Improve course conditions	Reconstruct greens, drainage and turf

Key Recommendations

- Comprehensive replacement and modernization of the irrigation system
- Complete reconstruction of all 18 putting greens to current USGA standards
- Renovation of all tee complexes
- Strategic renovation, relocation, addition, or removal of bunkers
- Targeted fairway and rough adjustments
- Drainage improvements
- Selective cart-path and circulation improvements
- An expanded short-game practice facility
- Increased use of lower-maintenance and water-conscious landscape
- Continued accommodation of winter Nordic operations

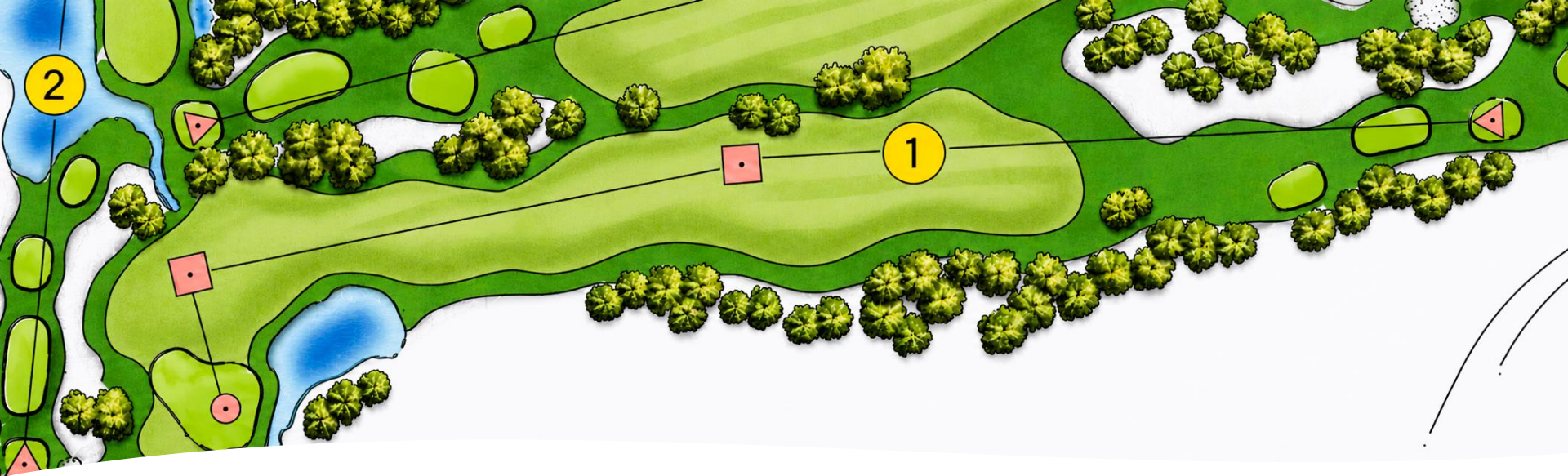
Key Recommendations

- Irrigation system replacement is the top priority
 - Modernization for reliability and water efficiency
 - Overall improved turf management
- Other golf course improvements should be coordinated with this work so that there's not repeated disturbance
- Preserving the overall structure of the golf course while concentrating improvements where they provide the greatest value
- Address targeted playability and operational improvements
- Preserve successful features while improving areas where change provides a clear and lasting benefit

Front Nine Design Summary



- Established routing remains intact
- Targeted improvements
- Improvements address:
 - Tee alignment and playing options
 - Strategic bunker placement
 - Fairway definition
 - Greens opportunities
 - Drainage improvements
 - Long-term turf performance
 - Irrigation modernization
 - Circulation
 - Practice facility expansion



Hole-by-Hole

Proposed Improvements Hole No. 1

- Reconfigure selected teeing areas to improve alignment, usable teeing space, and playing options.
- Refine fairway limits to better define the intended line of play and improve the visual presentation of the opening hole.
- Modify selected features surrounding the green to improve strategy, playability, and presentation.
- Coordinate proposed improvements with development of the expanded short-game practice facility.
- Incorporate irrigation, drainage, and turf improvements as part of the coordinated construction effort.

Hole-by-Hole

Proposed Improvements Hole No. 2

- Refine selected tee and fairway relationships where appropriate.
- Adjust bunker configuration and positioning to improve strategic relevance.
- Evaluate fairway limits and maintained turf to strengthen the intended line of play.
- Improve selected green-surround conditions where warranted.
- Address drainage and turf-performance concerns in conjunction with irrigation replacement.



Hole-by-Hole

Proposed Improvements Hole No. 3

- Refine teeing areas and alignment where appropriate.
- Adjust fairway configuration to improve visual definition and strategic positioning.
- Modify selected bunker locations and/or configuration.
- Improve the relationship between the approach and green complex.
- Incorporate drainage, irrigation, and turf restoration as required.



Hole-by-Hole

Proposed Improvements Hole No. 4

- Improve or expand selected teeing areas to provide appropriate playing distances.
- Refine the green surrounds and adjacent hazards where appropriate.
- Improve visual definition from the tee.
- Address drainage, irrigation, and turf conditions as part of future construction.

Hole-by-Hole

Proposed Improvements Hole No. 5

- Refine selected teeing and landing areas.
- Modify fairway limits where appropriate to improve strategic options.
- Adjust bunker configuration and positioning.
- Improve selected green and green-surround conditions.
- Coordinate drainage and irrigation improvements with proposed construction.

Hole-by-Hole

Proposed Improvements Hole No. 6

- Retain the fundamental playing corridor.
- Refine selected tee, fairway, bunker, or green-surround features where warranted.
- Address drainage and turf-performance issues identified during subsequent design.
- Coordinate all improvements with irrigation replacement.

Hole-by-Hole

Proposed Improvements Hole No. 7

- Refine teeing options and alignment as appropriate.
- Adjust fairway and rough limits to better define the playing corridor.
- Evaluate bunker positioning and configuration.
- Improve selected approach and green-surround conditions.
- Incorporate drainage and irrigation improvements where required.

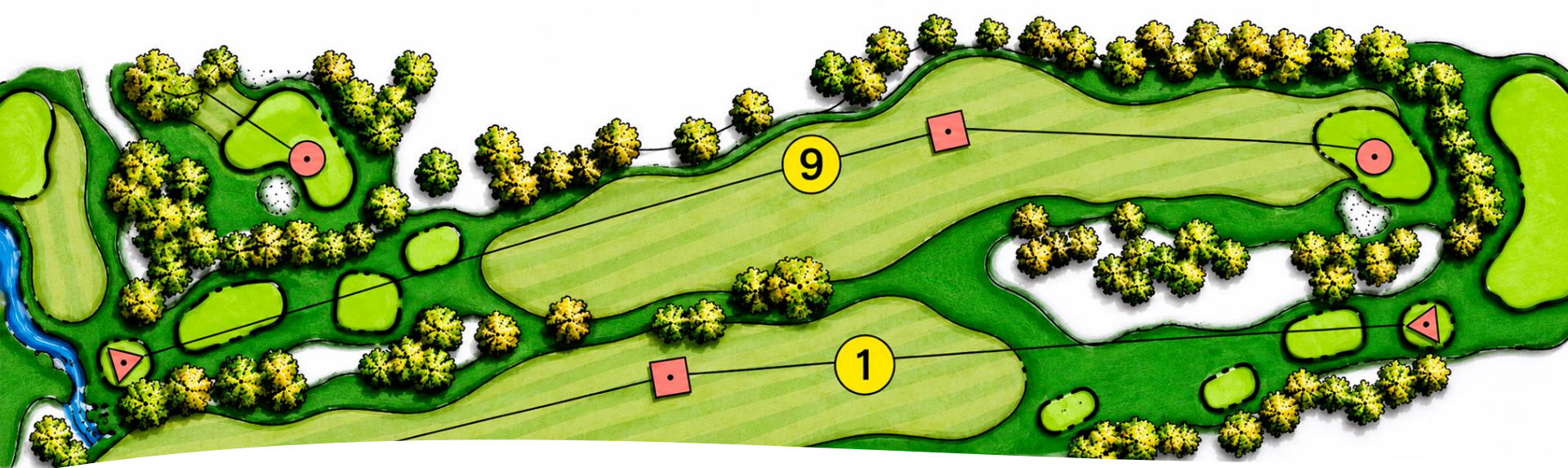




Hole-by-Hole

Proposed Improvements Hole No. 8

- Retain the fundamental routing and playing character.
- Refine selected tees and fairway limits.
- Evaluate bunker configuration for strategic and maintenance value.
- Improve selected green-surround conditions.
- Address drainage, irrigation, and turf needs as part of coordinated construction.



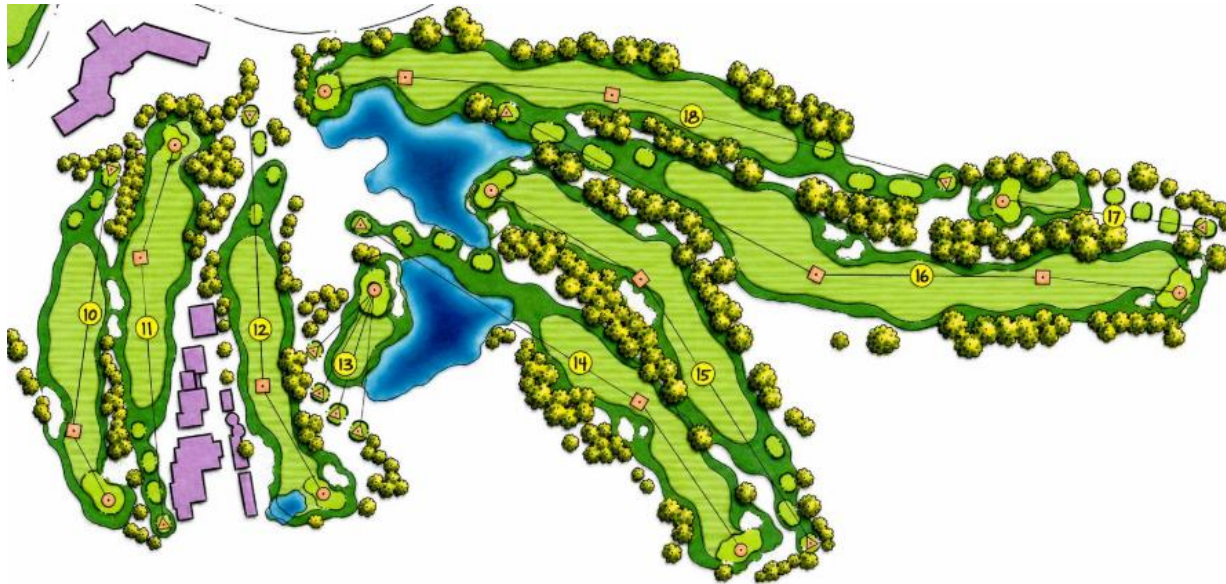
Hole-by-Hole

Proposed Improvements Hole No. 9

- Refine selected tee and fairway features.
- Improve the strategic and visual relationship of hazards to the intended line of play.
- Modify selected green-surround conditions where appropriate.
- Coordinate improvements with the proposed short-game practice facility.
- Improve circulation and transitions where warranted.
- Integrate irrigation, drainage, and turf improvements.

Back Nine Design Summary

- Retains the established routing with targeted improvements to strengthen playability, strategy, infrastructure, agronomic performance, and long-term maintenance
- Improvements are varied in scale to create a more consistent golf experience while preserving identity and character of golf course

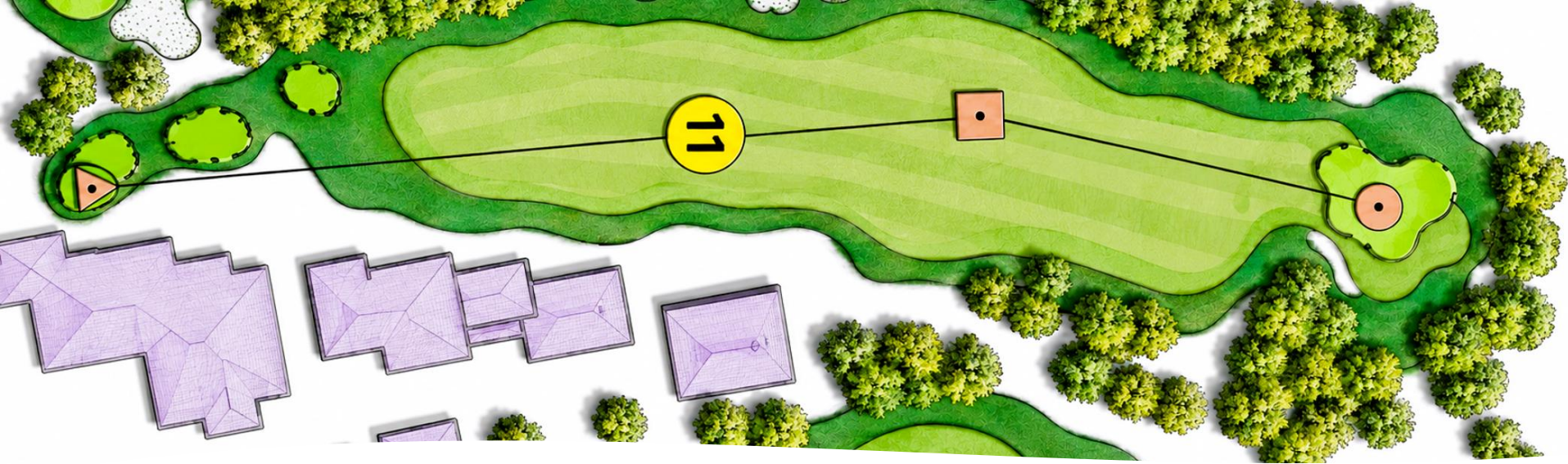




Hole-by-Hole

Proposed Improvements Hole No. 10

- Refine selected teeing areas and alignment.
- Adjust fairway limits where appropriate.
- Evaluate bunker positioning and configuration.
- Improve selected green-surround features.
- Address drainage, irrigation, and turf conditions in conjunction with future construction.



Hole-by-Hole

Proposed Improvements Hole No. 11

- Retain the fundamental routing.
- Refine selected tee and fairway relationships.
- Modify bunker configuration or positioning where appropriate.
- Improve approach and green-surround conditions.
- Coordinate drainage and irrigation improvements with proposed work.



Hole-by-Hole

Proposed Improvements Hole No. 12

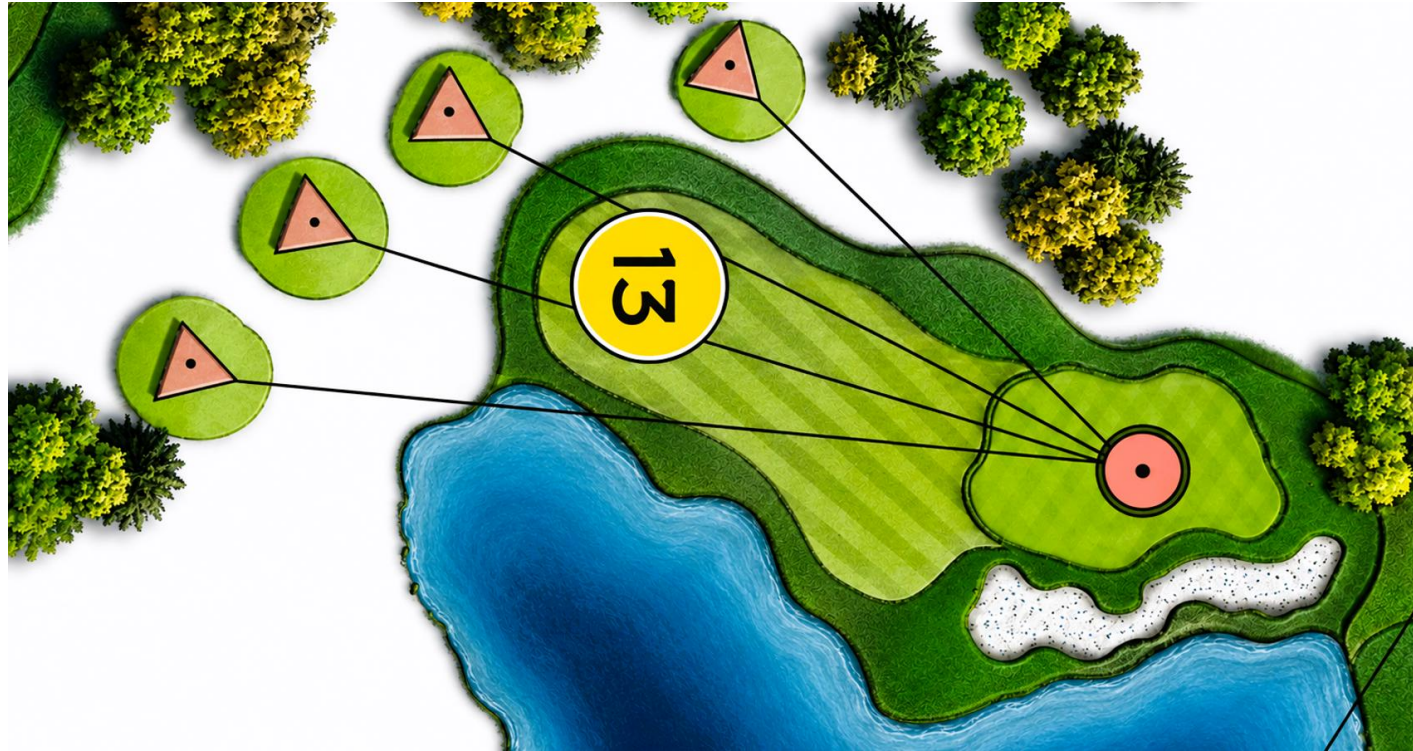
- Refine selected teeing areas.
- Improve fairway definition.
- Preserve and enhance the pond and existing rock outcropping as important visual and strategic features of the hole.
- Evaluate bunker configuration and strategic relevance.
- Improve selected green-surround conditions.
- Address drainage and turf-performance needs.

Hole-by-Hole

Proposed Improvements

Hole No. 13

- Preserve successful existing features.
- Refine selected tee, fairway, bunker, or green-surround elements.
- Address identified drainage or agronomic concerns.
- Coordinate improvements with irrigation replacement.



Hole-by-Hole

Proposed Improvements Hole No. 14

- Improve selected teeing options and alignment.
- Refine fairway configuration.
- Adjust bunker placement or configuration where appropriate.
- Improve selected approach and green-surround conditions.
- Integrate drainage, irrigation, and turf restoration.



Hole-by-Hole

Proposed Improvements Hole No. 15

- Refine teeing areas and alignment where warranted.
- Adjust fairway and rough limits.
- Evaluate bunker placement and maintenance value.
- Improve selected green-surround features.
- Address drainage, irrigation, and turf conditions.



Hole-by-Hole

Proposed Improvements Hole No. 16

- Retain the established playing corridor.
- Improve selected teeing and landing-area relationships.
- Refine bunker and green-surround features where warranted.
- Address drainage and agronomic issues.

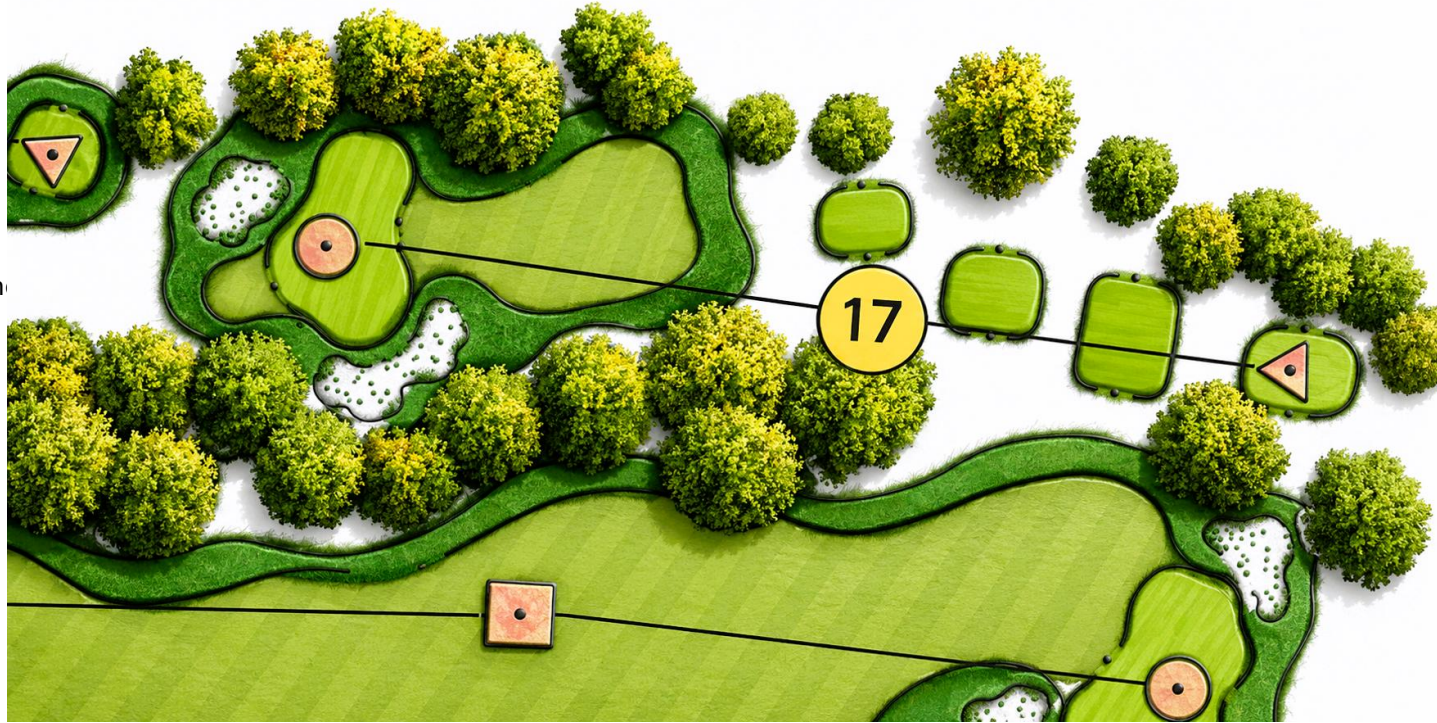


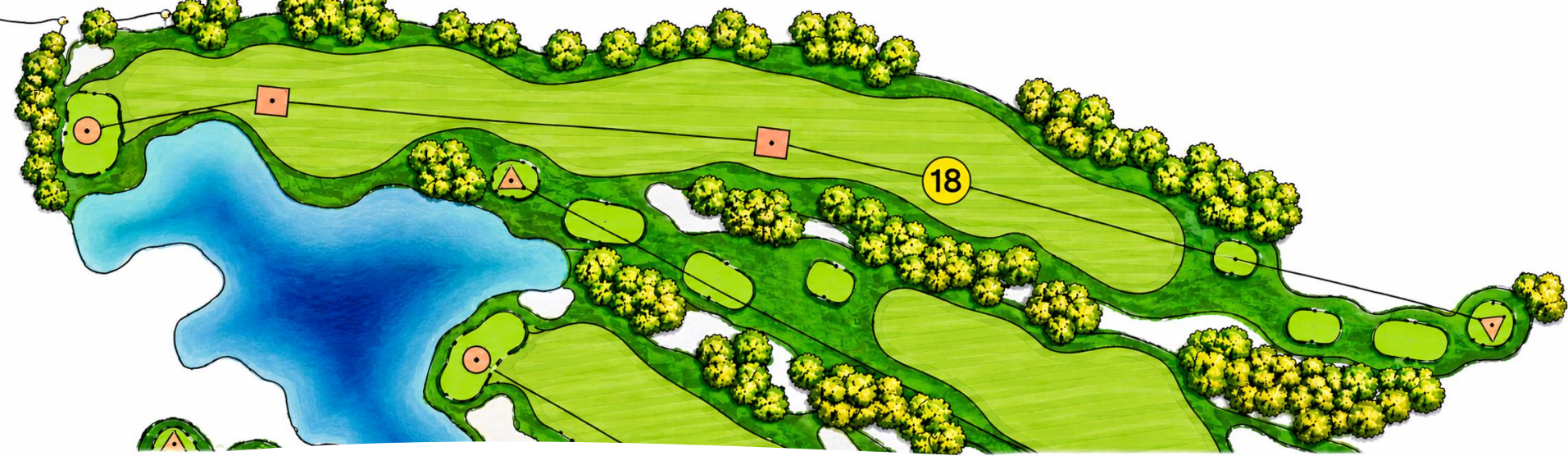
Hole-by-Hole

Proposed Improvements

Hole No. 17

- Refine teeing options as appropriate.
- Improve visual definition from the tee.
- Evaluate hazard placement and configuration.
- Improve selected green and green-surround conditions.
- Incorporate drainage, irrigation, and turf improvements.





Hole-by-Hole

Proposed Improvements Hole No. 18

- Refine selected tee and fairway relationships.
- Improve the strategic relevance and presentation of hazards.
- Enhance selected approach and green-surround conditions.
- Improve circulation and transitions where warranted.
- Coordinate irrigation, drainage, and turf improvements with future construction.

Cost of Recommendations

Priority order	Component	Cost
1	Infrastructure – irrigation replacement and drainage	\$6M
2	Improvements directly impacted by irrigation work – greens and tees	\$2M
3	High-value golf course improvements – play and strategic interest, bunkers and fairways	\$4M
4	Practice & player development – practice facilities	TBD
5	Longer term future facility opportunities	TBD

Funding

- Total investment of \$15M, approx. half is irrigation system replacement
 - \$12M construction costs
 - \$3M design, contingency, soft costs
- Proposed phasing for total CIP funding
 - FY27 \$1.5M design
 - FY28 \$6.75M construction year 1
 - FY29 \$6.75M construction year 2
- Requires a CIP budget adjustment add request:
 - FY27 \$1.25M to issue design contracts
 - FY28 \$3.4M for construction
 - FY29 \$3.4M for construction

Schedule Option 1

PARK CITY GOLF CLUB

TWO-SEASON CONSTRUCTION SCHEDULE

Conceptual Implementation Strategy | Recommended Baseline

A phased two-season approach provides greater operational flexibility, manageable construction zones, improved turf establishment, and better coordination with winter Nordic operations.

IMPLEMENTATION ACTIVITY	SPRING YEAR 1	SUMMER / FALL YEAR 1	WINTER YEAR 1-2	SPRING YEAR 2	SUMMER / FALL YEAR 2	WINTER / SPRING YEAR 2-3
PRECONSTRUCTION Final design • procurement • contractor coordination materials • staging • construction planning	PRECONSTRUCTION					
PHASE 1 CONSTRUCTION Irrigation • greens • tees • bunkers • drainage restoration within the Phase 1 work area		PHASE 1 CONSTRUCTION Heavy work areas				
PHASE 1 GROW-IN Turf establishment • stabilization progressive reopening as conditions permit			GROW-IN / ESTABLISHMENT			
NORDIC TRANSITION Critical corridors restored • crossings functional construction areas stabilized for winter			NORDIC SEASON			
PHASE 2 CONSTRUCTION Remaining irrigation • golf features • drainage practice-facility work • final restoration				PHASE 2 CONSTRUCTION Remaining work areas		
PHASE 2 GROW-IN Final turf establishment • maturation progressive reopening as conditions permit					GROW-IN / ESTABLISHMENT	
FULL OPERATION Return to unrestricted golf operations as turf conditions permit						FULL GOLF

RECOMMENDED BASELINE

Greater operational flexibility • More manageable construction zones • Improved turf establishment
Better Nordic coordination • Reduced schedule pressure • Greater flexibility to maintain partial golf operations

*Note: Schedule is conceptual and intended for Master Plan-level planning only. Final sequencing, construction limits, golf-course availability, Nordic coordination, turf establishment, and reopening dates will be established during subsequent design and preconstruction in coordination with Park City, the design team, and the selected contractor.



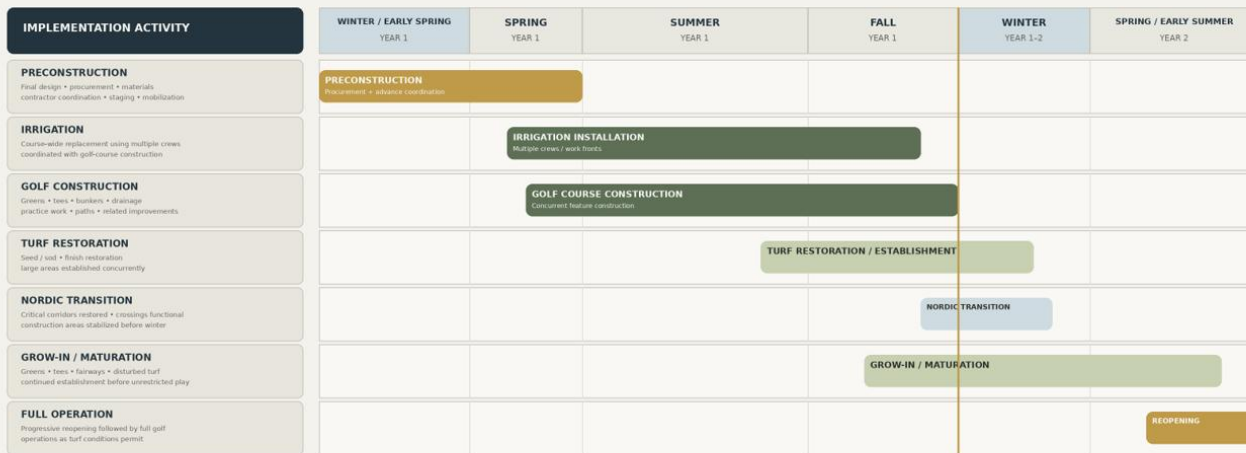
Schedule Option 2 *if funding available

PARK CITY GOLF CLUB

ONE-SEASON CONSTRUCTION SCHEDULE

Conceptual Implementation Strategy | Accelerated Alternative

An accelerated one-season approach concentrates the primary golf-course renovation into a single construction season, requiring substantial advance planning, multiple simultaneous work fronts, and sufficient contractor resources.



ACCELERATED ALTERNATIVE

Shorter primary construction duration • Fewer major mobilizations • Earlier completion of capital improvements
Greater operational disruption • Multiple simultaneous work fronts • Increased weather and turf-establishment risk
ONE-SEASON CONSTRUCTION DOES NOT ELIMINATE THE FOLLOWING GROW-IN PERIOD

*Note: Schedule is conceptual and intended for Master Plan-level planning only. Even if the majority of physical construction is completed during one primary season, reconstructed greens, tees, restored turf, and other disturbed areas require continued establishment and maturation before unrestricted play. Final sequencing and reopening dates will be determined during subsequent design and preconstruction with Park City, the design team, and the selected contractor.

Comparables

- Jeremy Ranch \$7.6M - greens redone, fairways reseeded, sod approach and greens; did not replace irrigation
- Homestead – multi-million redesign, major changes
- Wasatch Mountain – currently master planning now
- Soldier Hollow State Park – snowmaking off the course by driving range
- Mountain Dell – unknown improvement plans

Discussion

- Direction on desired scope of work
- Approval to move forward with design phase
- Willingness to allocate funds...CIP General Fund

Questions

Rental Fees & Policies

The Mine at City Park • Miner's Hospital • Park City Library



Introduction

Why this work session

- The Mine at City Park is expected to open in December 2026 and adds new spaces for programming and rentals.
- A coordinated framework will ensure that community expectations are clear, and rental requests can be evaluated consistently.
- Council input will guide the final policies and the proposed FY27 Fee Schedule amendment.

Staff seeks direction on

Facility roles and eligible uses

Customer categories and fees

Reservation priorities and initial policies



Facility Roles

THE MINE

Flexible community and recreation venue

Recreation programs, City functions, meetings, civic and educational activities, private and commercial rentals, food & beverage centered events, and indoor/outdoor use.

PARK CITY LIBRARY

Meetings, education and civic engagement

Affordable space for meetings, workshops, presentations, Library programs and partnerships. The Santy Auditorium supports film events, larger gatherings and performances.

MINER'S HOSPITAL

Limited-use historic venue

Ceremonies, photography, small civic or cultural gatherings.

These roles establish a general focus while allowing compatible uses across facilities.



Proposed Fee Approach

Fees reflect the cost of providing the service, anticipated demand, and comparable market rates.

1 Two customer categories

Resident and Charitable Organization rates support community access. Visitor and Commercial Use rates reflect the market and venue characteristics.

2 Hourly and full-day rates

A full day includes up to eight hours and costs less than eight individual hourly charges.



Proposed Rental Fees

THE MINE AT CITY PARK

SPACE	RESIDENT / CHARITABLE		VISITOR / COMMERCIAL	
	Hourly	Full Day	Hourly	Full Day
Community Event Space	\$125/hr	\$750	\$200/hr	\$1,300
Standard Classroom	\$45/hr	\$270	\$60/hr	\$390
AV Equipped Classroom	\$60/hr	\$360	\$90/hr	\$540
Combined Classrooms	\$95/hr	\$570	\$150/hr	\$900



The Mine and Miner's Hospital Policies

- Residents may request reservations six months ahead; visitors five months ahead.
- Two-hour minimum; reservations finalized at least 14 days before the rental.
- Priority: Recreation programs, City activities, resident and local charitable organizations, then visitor or commercial rentals.
- Initial rental review period of 6 - 8 months for The Mine.
- Recurring rentals possible after staff establishes objective criteria during initial rental review period.



Library Specific Policies

The updated Library policy follows the coordinated framework with two key differences.

3 DAYS

Reservation deadline

Library reservations must be finalized at least three days before the rental.

FEE WAIVED

Free and open activities

Approved activities that are free and open to the public during regular Library hours may use the space free of charge.



Council Direction and Next Steps

- 1 Does Council support the proposed focus and eligible uses for each facility?
 - 2 Does Council support the proposed customer categories, fee structure, reservation priorities, and initial operating policies?
-

NEXT STEPS

Following Council input, Recreation and Library staff will return October 1 for adoption of policies and fees and amend the FY27 Fee Schedule.



A Week at The Mine

January 2027

SPACE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Community Event Room	8:00 Senior Mug Club				9:00 Preschool Playgroup	10:00 Little Chefs	9:00 Private Rental
	4:30 Public Input	6:00 Private Meeting Rental	6:00 Teen Open Mic Night	5:00 Planning Commission	5:30 Family Game Night	2:00 Ken Fisher Retirement	3:00 Private Rental
Classroom A	9:00 Toddler Art	10:00 Adult ELA		10:00 Adult ELA		9:00 Fashion Design	10:00 Private Rental
	3:30 Homework Club	5:00 Ski Waxing Workshop	3:30 Babysitting Cert Class	5:00 Ski Waxing Workshop	3:30 Community Craft	1:00 Private Retirement Party	2:00 Private Birthday Party
Classroom B		5:00 Youth RAB Meeting	12:00 Lunch & Learn	9:00 Mindfulness		8:00 WFA Certification	8:00 WFA Certification
	5:30 Wilderness First Aid	6:00 RAB Meeting	5:30 Mahjong Open Play	3:00 Homework Hangout	4:30 Teen Workshop		
Multi-Purpose Recreation Space	9:00 Gentle Yoga	11:00 Toddler Time	9:00 Gentle Yoga	11:00 Toddler Time		9:00 Toddler Wheelie Time	
	4:00 Beginner Archery	4:00 Youth Karate	4:00 Youth Sports	4:00 Youth Karate	1:00 Nerf Battle	2:00 Self-Defense	12:00 Private Birthday Party
	5:00 Intermediate Archery	5:30 Adult Karate	6:00 Line Dancing	5:30 Adult Karate	5:00 Kids Night Out	3:00 Private Rental	5:00 Drop-in Dodgeball

Illustrative schedule - program names, times and frequency TBD.

 Recreation Program  City-Sponsored Event  Private Rental  Available

An aerial photograph of a playground area. In the foreground, a concrete sidewalk runs horizontally. Behind it is a black metal fence. The playground itself is a sandy area with various equipment: a blue slide, a white structure with multiple slides, and a large circular structure with a spiral slide. To the right, there's a modern building with large windows and a flat roof. The text "The Mine at City Park" and "Basketball Court Wall" is overlaid in white, with horizontal lines above and below the main title.

The Mine at City Park

Basketball Court Wall

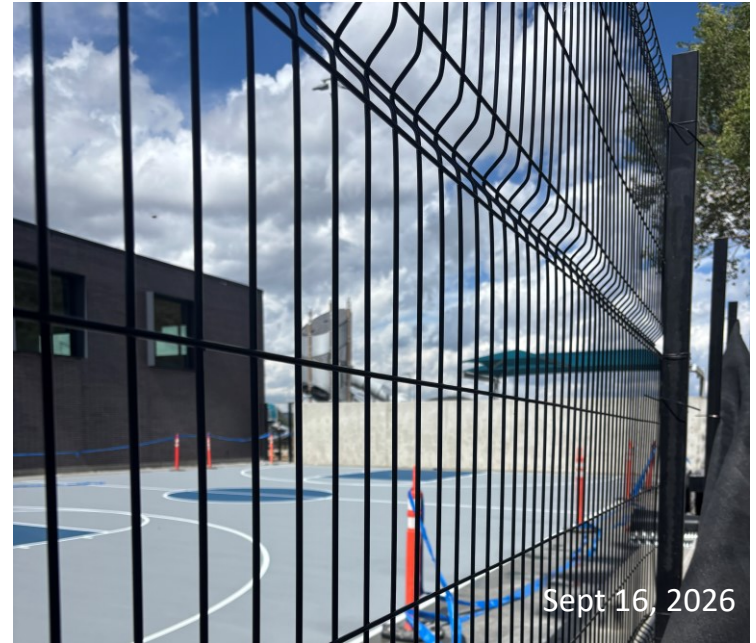
Introduction

- The north basketball court wall has been constructed as part of the approved design for The Mine.
- Now that the wall is in place, concerns have been raised about its impact on views from the adjacent trail.
- Staff recognizes that the wall has changed that view and that the impact is easier to appreciate in the built environment than it was in the design drawings.
- Council direction is requested before the project reaches completion.



Understanding the View Concern

The wall changes the view from the trail.

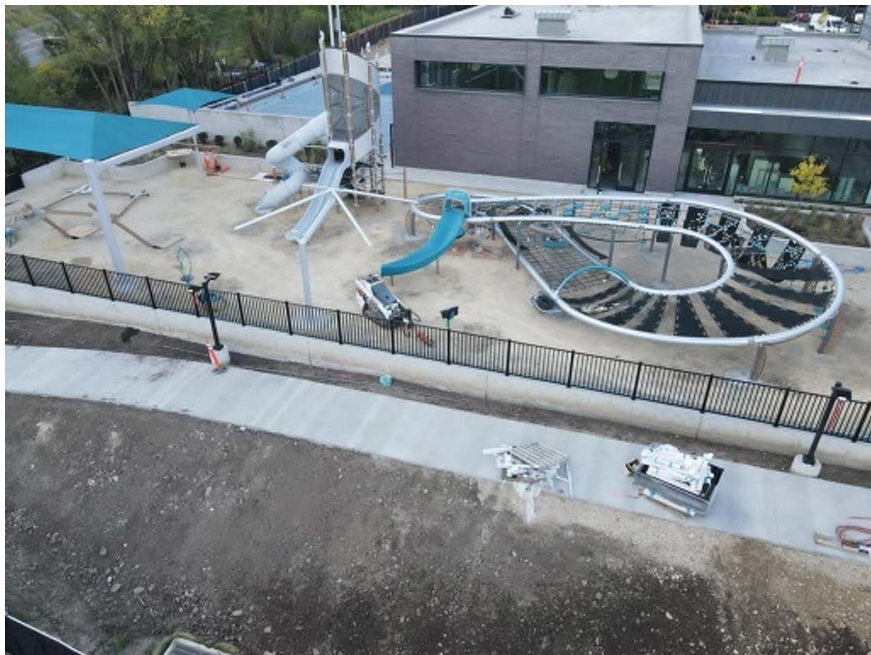


Understanding the View Concern



Understanding the View Concern

These photos show the wall in the context of the surrounding recreation site.



Purpose of the Wall

SEPARATION

A defined barrier between active spaces

Creates a defined edge between the basketball court and adjacent playground.

PROGRAMMING

A usable recreation surface

Provides a usable surface for wall-based play, skills practice, fitness, camps, and other activities.

FUTURE FLEXIBILITY

A place for art and activation

A mural wall was presented to the Public Art Advisory Board as an option for the 1% for arts on the site, but ultimately the PAAB chose the PIP playground surfacing instead. The solid surface can support a future art installation, chalk art, or tournament brackets.

What Removal Would Require

\$112,996

Estimated removal cost

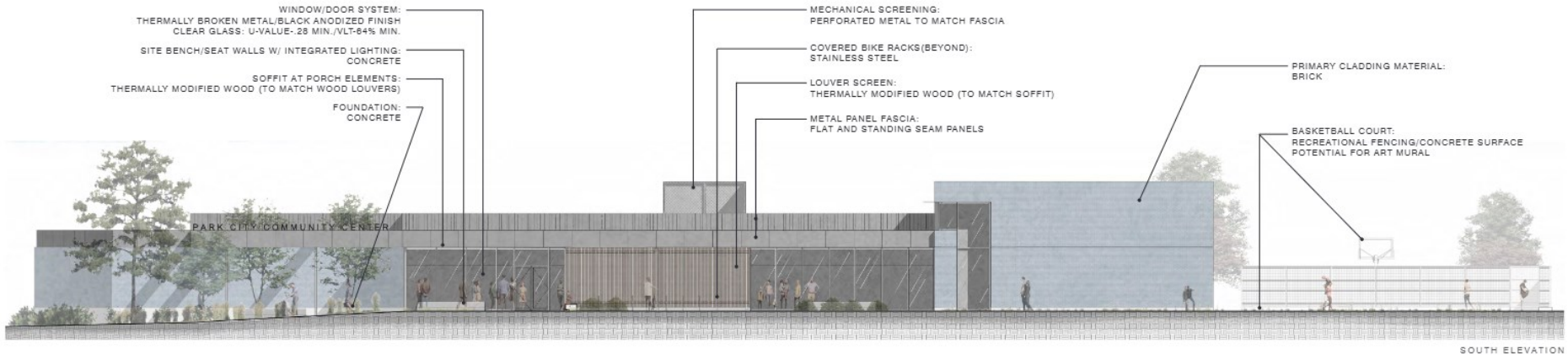
Protect surrounding amenities
Demolish the wall
Install a replacement fence

Cost and construction implications

- Wall intersects the post-tensioned court slab.
- Removal requires protection of the slab and tendons.
- Damage could require reconstruction of the basketball court.
- Crane work requires a temporary trail closure.
- Changes could affect project completion.
- Cost of removal not available in project budget. Funding source or project trade-off would need to be identified.

Project Context

The wall was included in the approved site design and proceeded through the project's design, permitting and construction process.



South elevation from November 7, 2024 City Council presentation.

Council Consideration

1

Keep as constructed

Preserves the approved design, wall functions, project funding and current construction sequence.

2

Re-evaluate the wall after project completion

Allows Council to assess the wall within the finished site while preserving the option to revisit it later.

3

Modify or remove now

Improves the sightline sooner, with added cost, construction risk and a potential schedule impact.

Which of the three paths does Council support?



MEMORANDUM

To: Park City Council

From: Clive Bush, Resident Park City 84060

Re: Housing Study Session — Questions on the 1,864-Unit Goal's Methodology

Date: September 15, 2026

FOR THE PUBLIC RECORD

A few points on the 1,864-unit goal's methodology are worth clarifying.

The report projects the 2032 workforce at “more than 12,000” workers. The February 2025 Council Retreat materials reported the more precise figure of 12,420, and an April 2025 staff report cited 12,425. None of these numbers appears in the underlying Kem C. Gardner reports themselves. Thursday's staff report describes its method in general terms — a Gardner-sourced growth rate applied to a Gardner-sourced baseline — but doesn't show the actual calculation, and neither did the earlier materials. This is too significant a number to leave unverified — showing the work behind whichever figure Council relies on would let it be checked independently.

The 1,864-unit target is generated by applying 15% to the projected 2032 workforce. It therefore assumes a 1:1 worker-to-unit ratio — one worker housed per unit. The City's 2016 EPS Housing Review and a December 2016 joint Council/County presentation used a 1.5-workers-per-household ratio instead, as does the 2025 Resolution itself when calculating housing mitigation rates. Using that same 1.5 ratio would reduce the housing target to roughly 1,243 units — about 621 fewer than 1,864. There appears to be no verifiable public record explaining when or why this ratio was changed since the 2016 review.

Resolution 12-2025's eligibility standard extends to employment anywhere within the Park City School District boundary— the community that reaches beyond City limits. Six Ridge Partners' Altus Park City in Kimball Junction was recently approved with a 155-unit affordable phase; the nearby Junction Commons redevelopment was also approved this month. Slopeside Village is completing a second phase of construction — 149 additional employee units targeted for the 2026-27 season, on top of the 169 units and roughly 1,200 beds already in operation there. All three sit within our connected community and the same Park City School District boundary the Resolution's eligibility standard relies on, yet none count toward the City's 1,864-unit goal — a distinction that is difficult to reconcile with the Resolution's stated eligibility standard.

These figures and assumptions should be raised directly with Staff, rather than being treated as settled and carried forward into future goal-setting.

Respectfully Submitted,

Clive Bush, Park City Resident