



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
October 9, 2026**

The Councils of Park City and Summit County, Utah, will hold a special joint meeting in person at the Sheldon Richins Building Auditorium, at 1885 W. Ute Blvd, Park City, Utah 84098. [Click here for more information.](#)

Zoom Link: <https://zoom.us/j/772302472>

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

SPECIAL MEETING - 9:00 a.m.

I. ROLL CALL

II. DISCUSSION ITEMS AND PRESENTATIONS

9:00 a.m. - Updates on Respective City and County Housing Discussions and Summits by Madlyn McDonough, Summit County Housing Authority Executive Director and Chris Eggleton, Park City Economic Development and Housing Director

10:00 a.m. - Update on the Park City Senior Center by Chris Eggleton, Park City Economic Development and Housing Director and Janna Young, Deputy County Manager

10:20 a.m. - Wrap Up, General Discussion, and Schedule Next Joint Meeting

III. ADJOURNMENT

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



PARK CITY HOUSING STUDY SESSION RECAP

Joint Councils Meeting - October 9, 2026



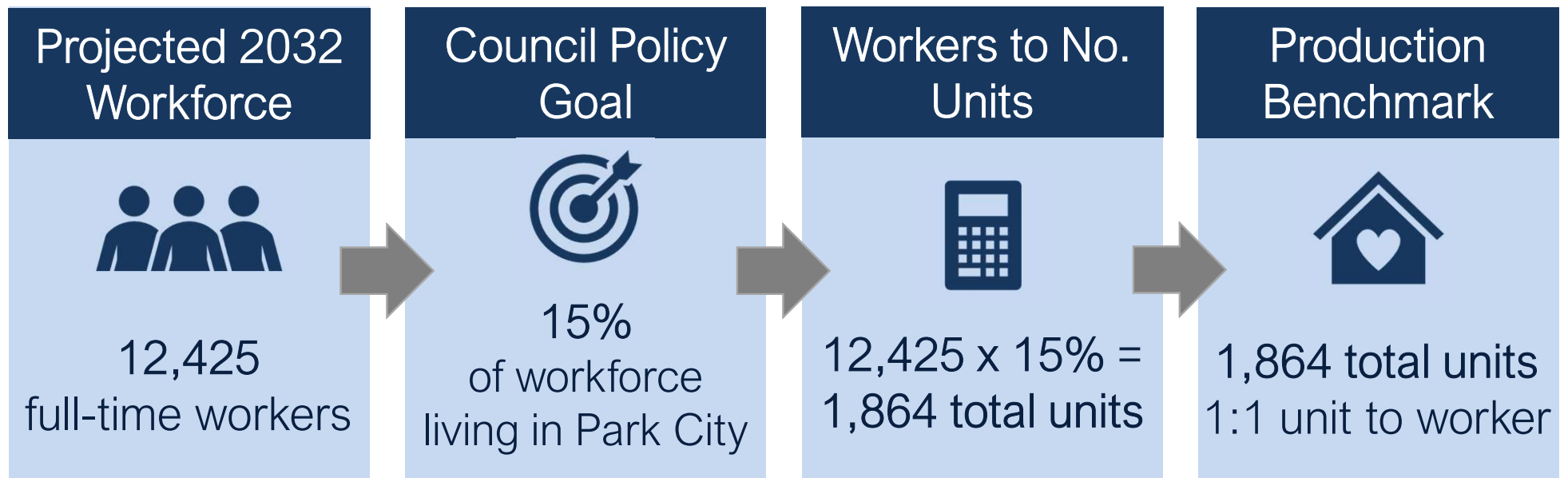
SEPTEMBER 17TH HOUSING STUDY SESSION RECAP

The session included:

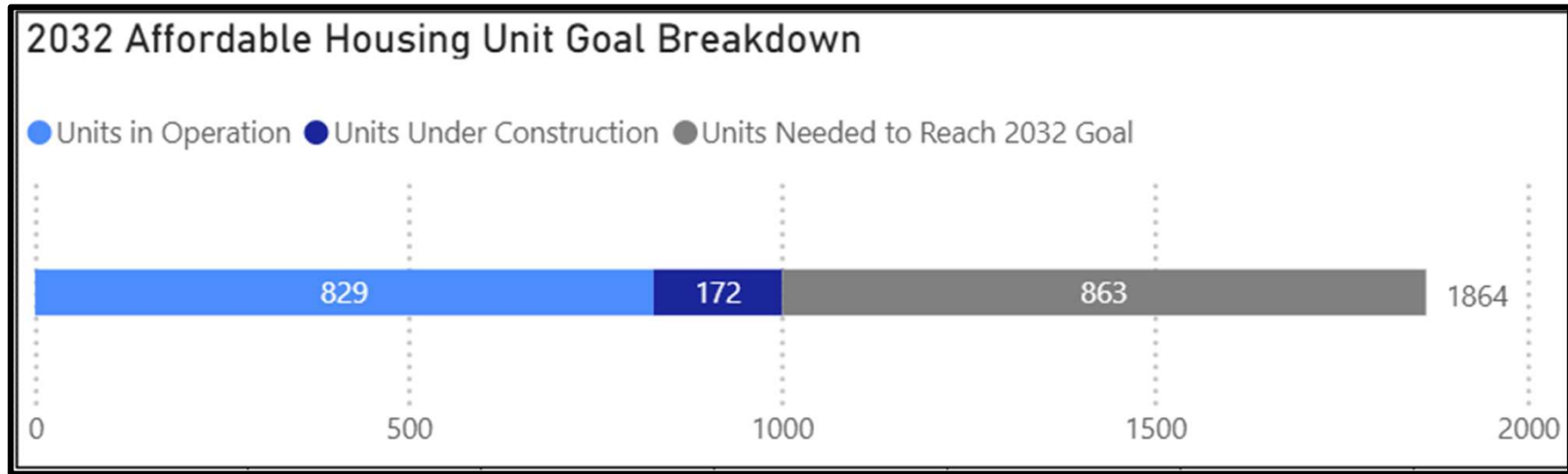
- Current workforce housing conditions
- Existing City housing policies and goals
- Regional and State housing considerations
- Review of City-Owned Property for Affordable Housing Analysis
- Overview of the upcoming 2027 Housing Needs Assessment



2032 HOUSING GOAL



2032 HOUSING GOAL

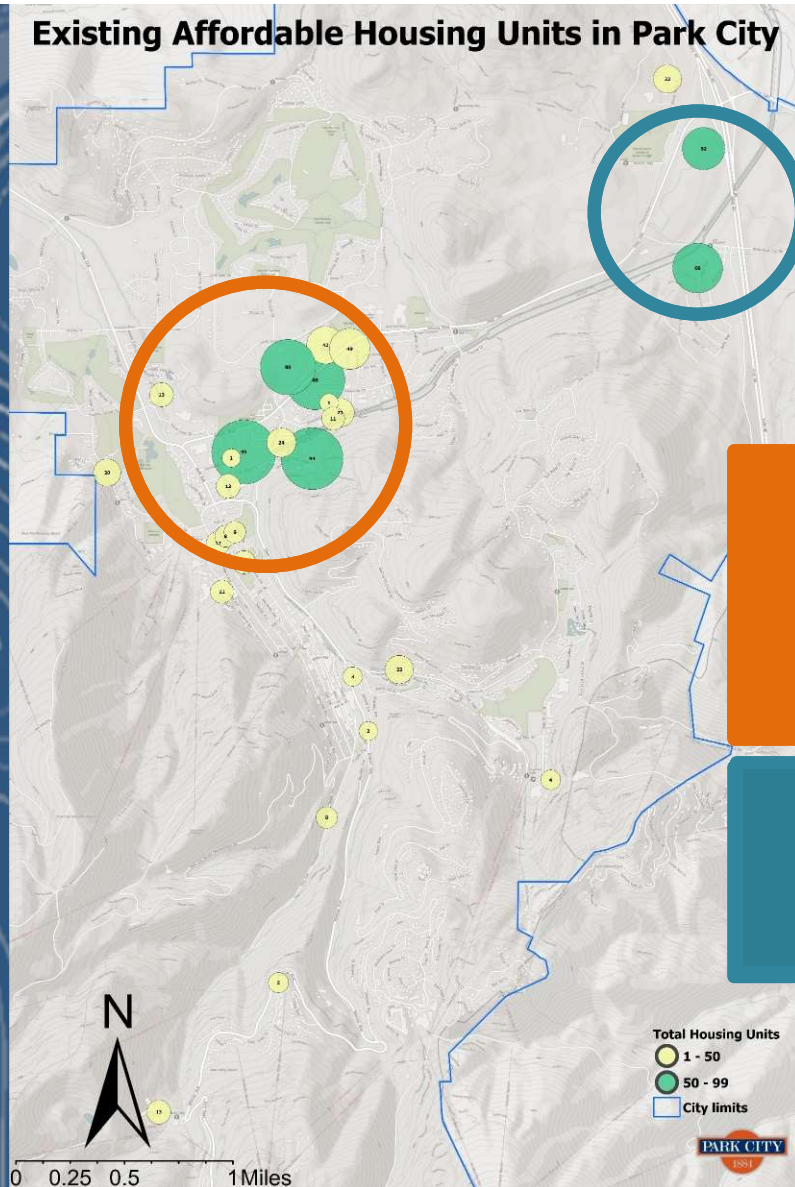


Progress Toward the Current 1,864-Unit Benchmark Derived from Council's 15% Workforce-Residence Goal

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



2027 HOUSING NEEDS ASSESSMENT

2027 SCOPE INCLUDES THE 2021 SCOPE AND ADDS:

- Attainable housing analysis (80% to 120% AMI)
- Regional Summit/ Wasatch Co. conditions and workforce trends
- Workforce commute patterns
- Regional housing pressures
- Populations served
- Current and future workforce housing needs
- Existing ADU
- Comparison of Workforce Wage (WFW) in Summit Co. to AMI



QUESTIONS





Memorandum

MEETING DATE: October 9, 2026

TO: Summit County Council and Park City Council

SUBJECT: Summit County Council Housing Summit

FROM: Maddy McDonough, Economic Development and Housing Manager
mmcdonough@summitcountyutah.gov

Background

In December 2024, the Summit County Housing Authority was established, and the first meeting of the Board took place in June 2025. On March 12, 2025, the Summit County Council set a goal to facilitate the creation of 1,500 new affordable units by 2036.

On October 6, 2026, the Summit County Council engaged in a discussion regarding affordable housing with the goal of addressing five questions posed by Council. Those questions, as well as a brief response to each, are listed below.

1. Who are we doing housing for?

- Summit County is prioritizing housing the workforce through deed restrictions and waterfall provisions.
- Most existing deed restricted units fall in the 50-80% AMI range.
- In the future, and when legally possible, the Council could consider modifying deed restriction waterfalls to further prioritize employment by type and/or location.
- The population that needs the most assistance is households earning 60% or less of the AMI because market-rate production generally cannot reach these groups without subsidy.

2. Where do we want housing?

- Most deed restricted affordable housing units are in the Snyderville Basin.

- Generally speaking, we want housing near employment centers, transit, and services. The [Land Prioritization Map](#) identifies areas that are most suitable for affordable housing and also identifies what an area is missing in order to be more suitable.
- In the future, the County could prioritize affordable housing in Eastern Summit County in or adjacent to the municipalities using the [County Owned Land](#) map.

3. How do we interact with cities, particularly Eastern Summit County cities, in regard to housing?

- Currently, interaction is intermittent through COG meetings and occasional joint meetings.
- County staff has contact with municipal staff.
- In the future, collaborative efforts could be increased through formalized agreements with both the County and the Housing Authority.

4. What is our timeline?

- Staff has addressed how to reach the Council goal of facilitating the creation of 1,500 new affordable units by 2036, excluding Cline Dahle and Altus.

5. What should we go after?

- Currently, Summit County has a resolution in place to purchase units in the Bear Hollow area, update their deed restrictions, and then sell or maintain the units. This averages around two purchases per year due to available budget.
- Additionally, the County has engaged in public private partnerships to maximize affordability in areas near employment centers, transit, and services.
- In the future, the Council could expand affordable housing collaborations to Eastern Summit County.

Policy Considerations

The Summit County Council will meet again on November 12, 2026 to affirm policy considerations and associated actions moving forward. Below is a list of policies and actions being considered based on initial positive feedback from a majority of Council. No policies have been adopted.

- Policy Consideration: Optimize housing production and market rate to affordable conversions to ensure housing availability at all income levels.
 - o Action: Approve changes to chapter 5*, including a more strategic way to distribute AMIs for required AUEs. (**Chapter 5 refers to the development code chapter that describes affordable housing requirements in the Snyderville Basin.*)

- Action: Consider a change in the maximum allowed size of an ADU in certain circumstances to accommodate generational housing.
- Action: Support the Housing Authority's work on pre-approved construction drawings for Accessory Dwelling Units and the associated incentive pilot program.
- Action: Continue subcommittee work exploring programs that might mitigate of the impact of short-term rentals on housing affordability and availability.
- Policy consideration: Maintain a consistent and predictable approach to addressing affordable housing.
 - Action: Annually review and approve a rental deed restriction template to ensure housing priorities are adequately being addressed and monitor the effectiveness of the deed restrictions.
 - Action: Require developers to use a County-provided rent roll template to ensure compliance.
 - Action: Adopt an approach for tracking Council's 1,500-unit goal. *Using the suggested method of tracking, 244 units towards this goal have been entitled.*
 - Action: Approve projects that meet the threshold of the development codes as written or amended.
- Policy consideration: Promote a sustainable community.
 - Action: Adopt a goal specifying the percentage of workforce the Council wishes to see living in Summit County. *The Council is contemplating a goal of either maintaining the current percentage of workforce within the County or a goal of increasing that percentage. Currently, 35% of Summit County employees live within Summit County.*
 - Perhaps include a sub-goal for percentage of essential workforce and/or County employees.
 - Action: Define *essential worker*.
 - Action: When the County has affordable units available for sale or rent, offer them first to Summit County employees and essential workers.
- Policy consideration: Expand the range of housing types through the development codes.
 - Action: Adopt an Affordable Housing Overlay Zone that incentivizes the creation of affordable homes by offering incentives like density bonuses, height allowances, and/or reduced parking requirements in targeted areas.
 - The zone should be designed in such a way as to reduce reliance on inclusionary zoning.
 - Action: Approve a new Small Lot Residential Zone to encourage naturally occurring affordable units in addition to deed restricted units.

- Policy consideration: Utilize partnerships and collaborative agreements to maximize impact.
 - Action: Work with community partners to restore and rehabilitate the existing affordable housing stock.
 - For example, partner with MAG to provide weatherization assistance for households making up to 60% AMI.
 - Action: Partner with the surrounding municipalities and counties on key community priorities, such as a Continuing Care Retirement Community and short-term rental regulations.
 - Action: Identify which County-owned lots or parcels are most suitable for collaborative partnerships within or adjacent to municipalities within Summit County.
 - Form collaborative agreements with interested municipalities.

Direction

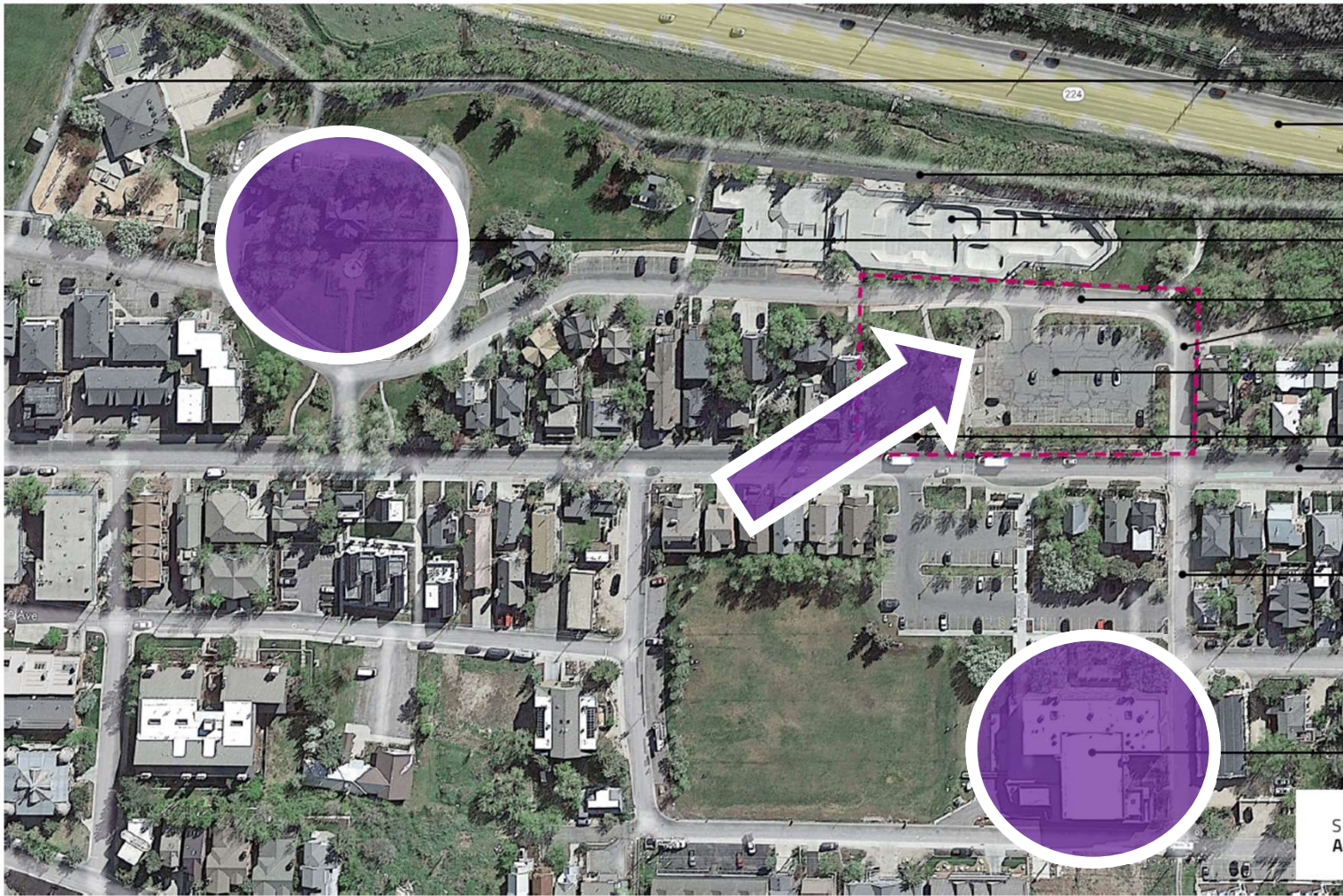
Staff welcomes discussion on areas ripe for collaboration.



PARK CITY SENIOR CENTER

Joint Councils Meeting - October 9, 2026





- COMMUNITY CENTER
 - DEER VALLEY DRIVE
 - POISON CREEK TRAIL
 - SKATEPARK
 - MINERS HOSPITAL
 - SULLIVAN ROAD
 - PROJECT SITE
MAWHINNEY LOT
PARK CITY, UT
 - BUS STATION/SHELTER
 - PARK AVENUE
 - 12TH STREET
 - PARK CITY LIBRARY
- SPARANO+MOONEY
ARCHITECTURE

SITE LOCATION

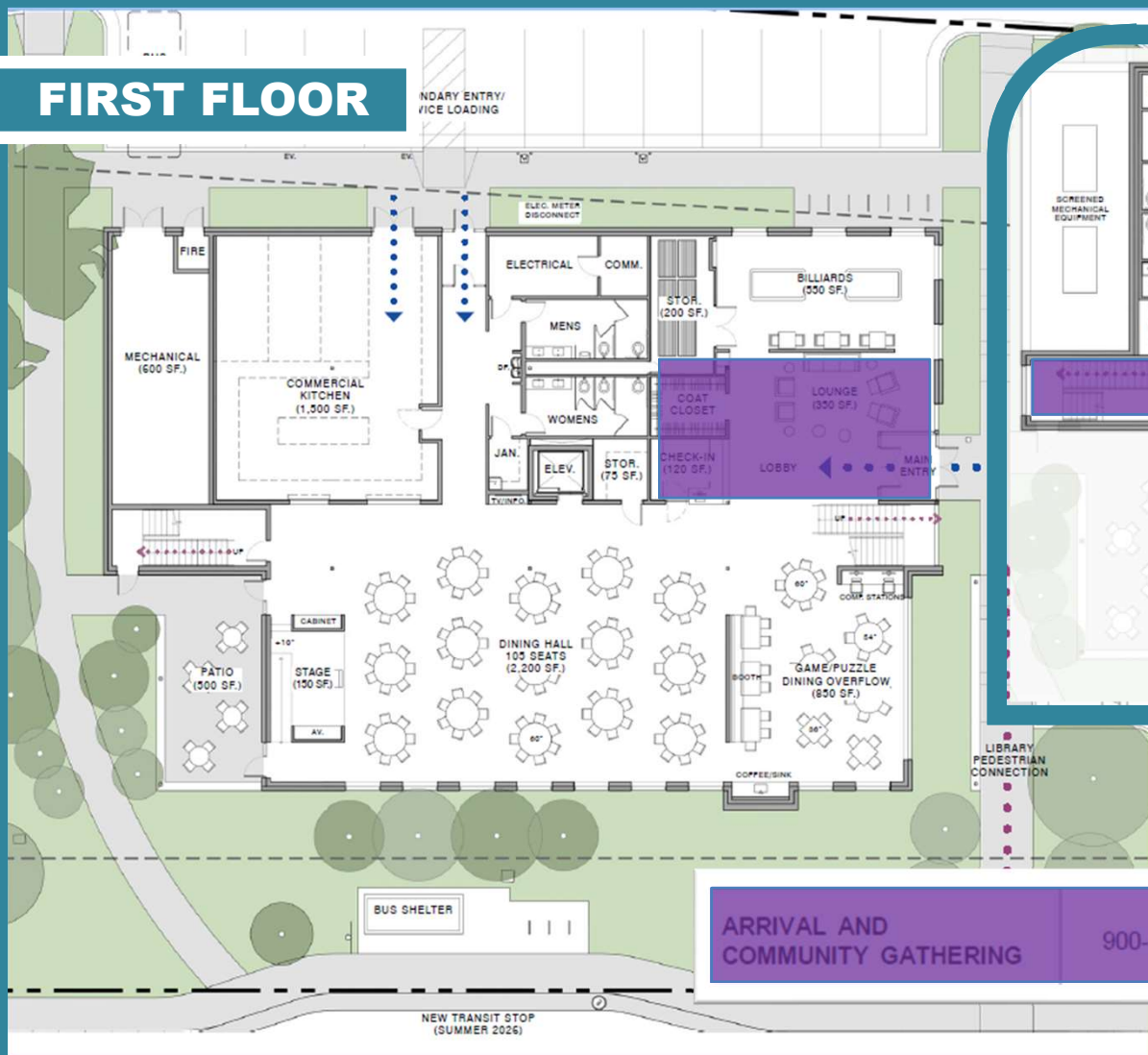
COST ESTIMATE OF 15,000 SF BUILDING (SURFACE PARKING – 52 SPACES)	PROBABLE COST
BUILDING CONSTRUCTION	\$9.3M
PARKING & SITE CONSTRUCTION	\$1.15M
CONTRACTOR EXPENSES & OWNER SOFT COSTS	\$4.25M
ALLOWANCES (WINTER AND SOILS)	\$225K
ESCALATION	\$365K
BUILDING COST ESTIMATE	\$15.3M



PROBABLE COSTS

SPARANO+MOONEY
ARCHITECTURE

FIRST FLOOR



SECOND FLOOR



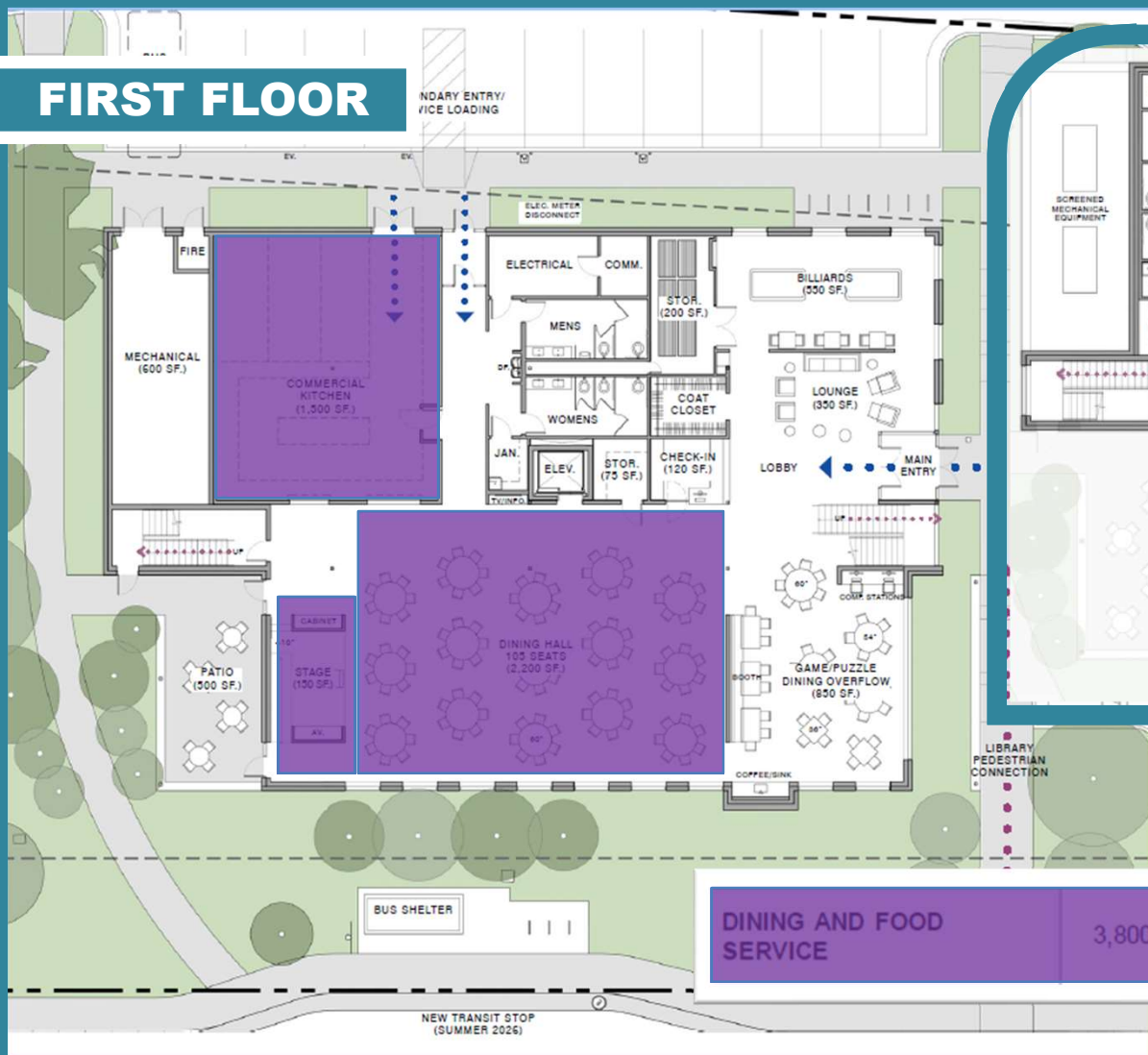
ARRIVAL & COMMUNITY

ARRIVAL AND
COMMUNITY GATHERING

900-1,300

Visible welcome or concierge function, informal seating, intuitive wayfinding, natural light, and flexible gathering areas.

FIRST FLOOR



SECOND FLOOR



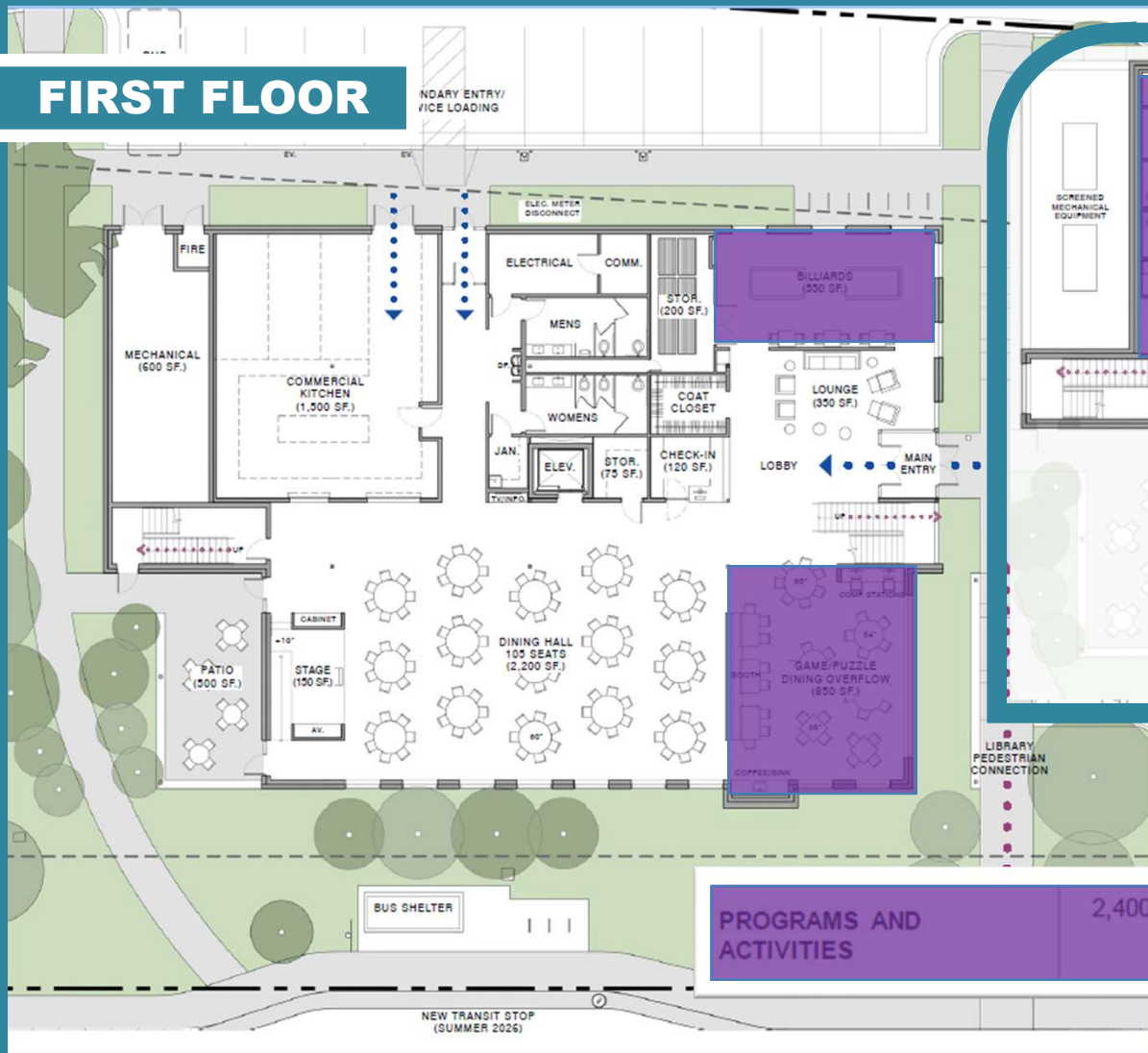
DINING & FOOD SERVICE

DINING AND FOOD SERVICE

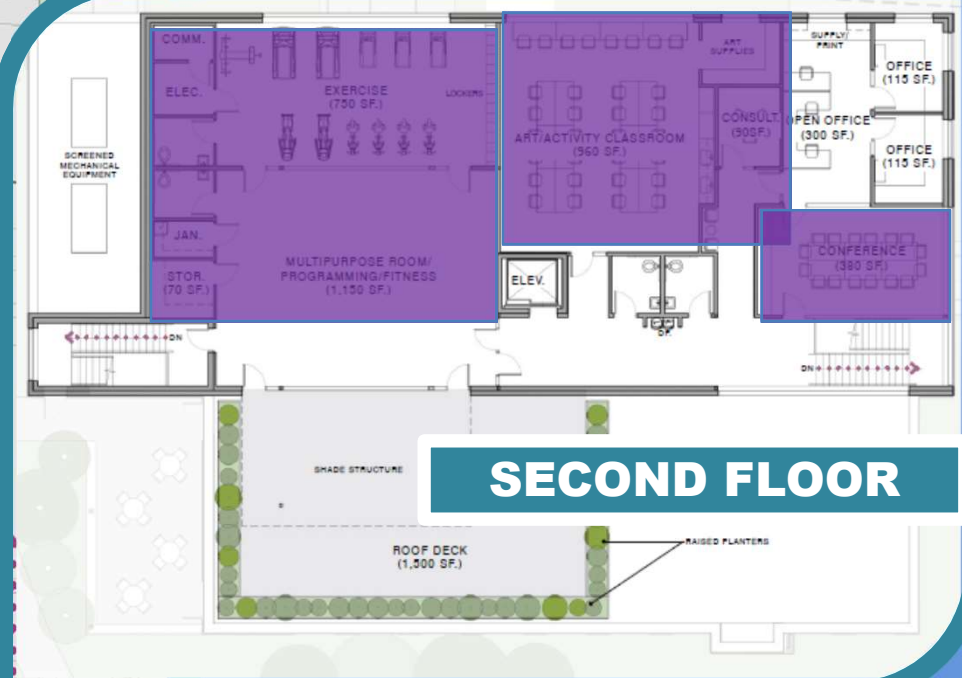
3,800-4,800

Generous dining commons and commercial kitchen supporting five-day meals, higher-volume production, takeout, demonstrations, and special events.

FIRST FLOOR



SECOND FLOOR



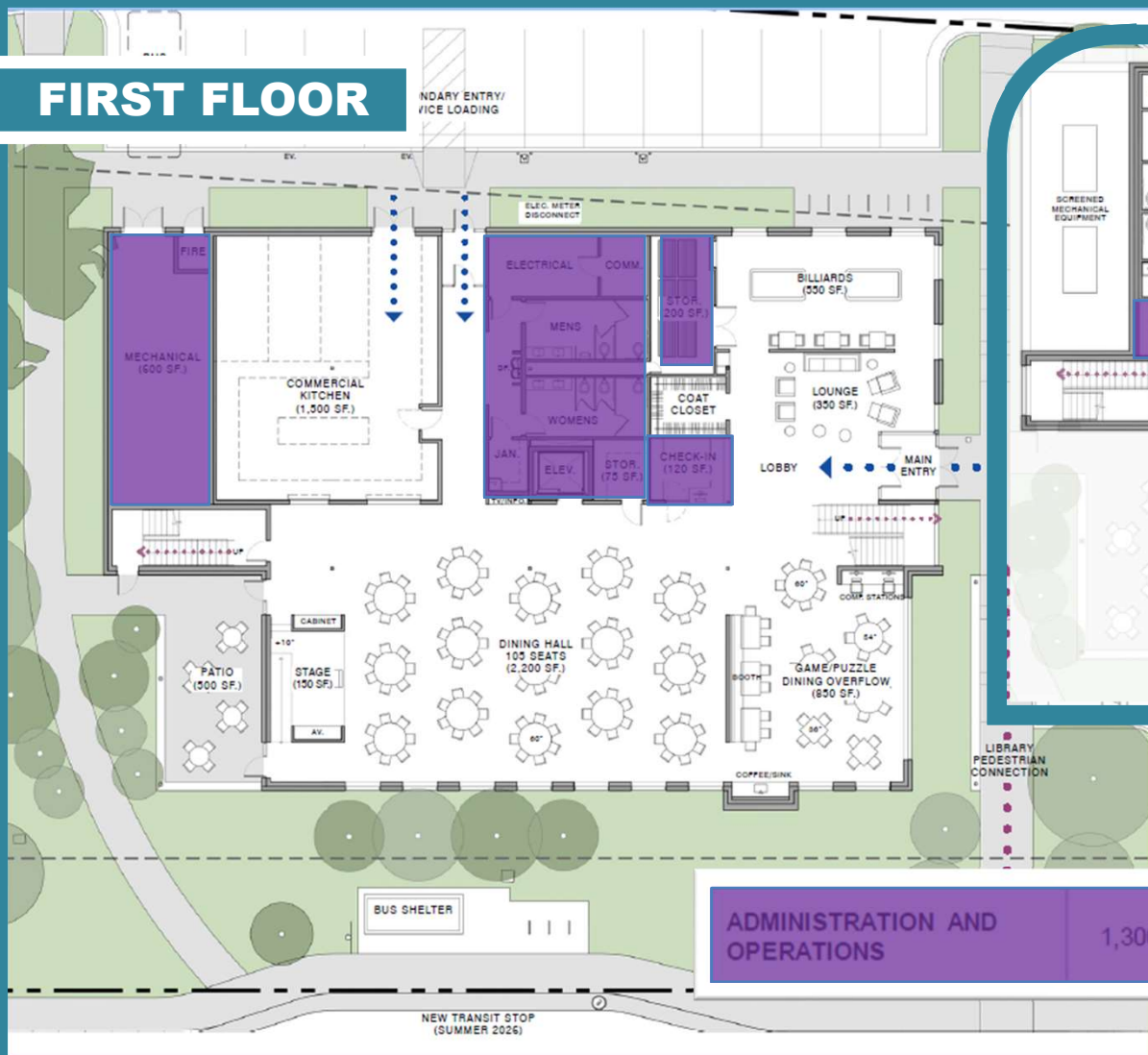
PROGRAMS & ACTIVITIES

PROGRAMS AND ACTIVITIES

2,400-4,300

Divisible larger hall, medium program rooms, and smaller rooms that allow simultaneous classes, meetings, cards, billiards, technology, and other recurring activities.

FIRST FLOOR



SECOND FLOOR



ADMIN & OPERATIONS

ADMINISTRATION AND
OPERATIONS

1,300-1,900

Offices, reception, staff support, secure storage, service circulation, and building systems that permit partial or after hours operation.

FIRST FLOOR

NDARY ENTRY/
VICE LOADING

ELEC. METER
DISCONNECT

ELECTRICAL COMM.

STOR. (200 SF.)

MENS

WOMENS

JAN.

ELEV.

STOR. (75 SF.)

CHECK-IN (120 SF.)

COAT CLOSET

BILLIARDS (500 SF.)

LOUNGE (350 SF.)

LOBBY

MAIN ENTR.

MECHANICAL (600 SF.)

COMMERCIAL KITCHEN (1,000 SF.)

PATIO (500 SF.)

STAGE (150 SF.)

CABINET

AV.

DINING HALL 105 SEATS (2,200 SF.)

GAME/PUZZLE DINING OVERFLOW (850 SF.)

BOOTH

COFFEE/SINK

COM. STATIONS

SCREENED MECHANICAL EQUIPMENT

LIBRARY PEDESTRIAN CONNECTION

BUS SHELTER

NEW TRANSIT STOP (SUMMER 2026)

OUTDOOR PROGRAMMING

1,800

SCREENED MECHANICAL EQUIPMENT

COMM.

ELEC.

JAN.

STOR. (70 SF.)

EXERCISE (750 SF.)

LOOKING

MULTIPURPOSE ROOM/ PROGRAMMING/FITNESS (1,150 SF.)

ELEV.

ART/ACTIVITY CLASSROOM (560 SF.)

ART SUPPLIES

SUPPLY PAINT

CONSULT (90 SF.)

OPEN OFFICE (300 SF.)

OFFICE (115 SF.)

OFFICE (115 SF.)

CONFERENCE (380 SF.)

DRIVE

SHADE STRUCTURE

ROOF DECK (1,500 SF.)

RAISED PLANTERS

SECOND FLOOR

OUTDOOR PROGRAMMING

Roof deck, patio, garden or landscaped areas, shade, accessible outdoor activity, and convenient indoor-outdoor connections.

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- ❑ Late 2026: Council approval of Schematic Design
- ❑ Early 2027: Construction Manager/General Contractor Procurement
- ❑ Spring 2027: CUP/MPD Planning Commission Review
- ❑ Summer/Fall 2027: Construction Start Date
- ❑ Winter 2029: Construction Complete

ESTIMATED MILESTONES



QUESTIONS

