



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

June 5, 2025

The Council of Park City, Summit County, Utah, met in open meeting on June 5, 2025, at 3:15 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 3:20 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, and Toly

EXCUSED: Council Member Rubell

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 3:55 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, and Toly

EXCUSED: Council Member Rubell

WORK SESSION

Final FY26 Budget Preview:

Jessica Morgan, Penny Frates, Robbie Smoot, and Jed Briggs, Budget Team, presented this item. Smoot reported on March Sales Tax and stated it was above the previous year. Morgan referred to the staff report and noted all FY25 budget changes were in there as well as budget proposals for FY26. Frates stated one addition to the budget was a \$4,000 grant awarded to the library.

Park and Rides Discussion:

Conor Campobasso, Julia Collins, and Alex Roy, Transportation Planning, presented this item. Campobasso indicated they looked at multiple options for a Quinns area park and ride location. Option One focused on the Richardson Flat lot as the main hub and making improvements there. Option Two was using the Gordo parcel as the main lot and Richardson Flat as an overflow lot. He noted his team answered questions from the previous Council discussion and those were in the staff report.

Council Member Toly referred to removing soil from Richardson Flat and asked if it would take 12-18 months to which Campobasso affirmed. Council Member Toly asked how long it would take to build the enhanced site, to which it was indicated three years total. Council Member Toly asked if the Gordo parcel was ready to build, to which Campobasso stated there needed to be a little prep work, but it would go faster. Council Member Toly asked if there was a total cost estimate, to which Campobasso stated not yet. Council Member Toly asked if moving forward with Richardson Flat would require the City to open the Flagstaff agreement. Margaret Plane, City Attorney, stated the City had a ground lease currently, so the agreement would need to be opened depending on what infrastructure the City wanted to put in.

Council Member Dickey asked what would happen after the Council chose a site. Roy stated next steps would be to work with the planning and technical team. Multiple options could be considered for each site. There would be a site development plan that would need to be followed. There was a range of costs with whichever site was chosen. Council Member Dickey asked what it would take to get the Richardson Flat landowner's consent, to which Plane stated they could talk about this separately. Council Member Dickey stated they had been told Richardson Flat couldn't be improved. He asked if the pavement would have to be removed in order to remove the soil if the lot was improved. Campobasso stated if utilities were put in, there would have to be soil remediation. Council Member Dickey asked what staff's recommendation was for a park and ride from a transportation planning perspective. Collins stated this was subjective analysis, and they could come back with high/low on costs between the two sites, travel time to get to the two sites, transportation operation impacts, and/or user experience, but at this point they could not give a recommendation.

Council Member Parigian stated Richardson Flat was never completely full. He didn't think it needed to be expanded at this time and wanted to focus on getting people to park there. He didn't want to put water out there for \$5 million. Sanderson stated they would follow Council direction, but the location didn't make park and rides successful, rather the transit service made park and rides successful. They needed a plan to follow as they were working on Re-create 248 because a parking plan was part of the traffic plan. Council Member Parigian asked if the traffic plan could go forward no matter where the park and ride was located. He didn't want to spend money if the lot wasn't full yet. He asked what issues were discovered from the park and rides survey. Roy stated they could pull information from the surveys, but the primary answer was that commuters wanted fast, reliable service. Restrooms, real-time information and a warm place to wait were also priorities for those who parked at park and ride lots. These services could be provided at both locations. Council Member Parigian wanted to continue using Richardson Flat for another year to see how it goes.

Council Member Ciraco asked how long it took for soil remediation at the Gordo parcel, to which Dias stated two years, and the City spent \$3 million on that project. Council Member Ciraco asked if the soil could remain on the Richardson Flat site. He also asked if either site could get over-the-top aerial routes to Snow Park or Park City

Mountain Resort (PCMR). Campobasso stated they would look at that. Council Member Ciraco asked how many acres were being leased at Richardson Flat. It was indicated they would have to get back to Council on that. Roy noted another 750 parking stalls could fit in the leased area. Council Member Ciraco stated this was a big investment and he wanted to get it right, and asserted parking at Richardson Flat had increased each year over the last three years. Roy noted the increase was from outreach and marketing efforts and he would expect that to continue.

Council Member Toly asked if they had survey data from Richardson Flat users, to which Roy stated responses were from a City/county study. Council Member Toly indicated she heard people wanted convenience when using park and rides and asked to see something on human behavior. Collins stated they would give some access options for both site options.

Roy summarized they would respond to the questions posed today and would come back and report to the Council. Matt Dias asked Roy to look into the flyover from U.S. 40 to Richardson Flat, and stated he knew that would be a conversation with UDOT. He clarified the Council wanted a discussion with the Richardson Flat landowner on using land that was outside of the leased area parameters. Council Member Ciraco felt if the service was increased to Richardson Flat, the use would increase. He agreed the other work should be done as well.

SR-224 Bus Rapid Transit (BRT) Update:

Tim Sanderson presented this item and stated he was looking for the Council's guidance to pass along to their UDOT and High Valley Transit (HVT) partners. Roy indicated by removing the intermittent landscaped medians along SR224, the road width could be reduced. He noted there was a tradeoff with the aesthetic of the design. It would shrink the width by 10 feet at those locations, eliminate the need for long-term maintenance, and save construction costs. He noted Save People Save Wildlife (SPSW) supported removing the median. The cons to the proposal were that it would prohibit a left turn to the white barn or a turnaround area for emergency vehicles.

Council Member Parigian referred to the median north of Meadows Drive and stated without the landscaped median, the road would be very wide. Gabe Shields, HVT, noted there could be a striped median or a raised concrete curb-like median. Council Member Parigian was afraid there would be head-on collisions. He referred to the median south of Meadows Drive, and stated they didn't know if the road would be widened there. Robert Stewart, UDOT, stated the BRT project would include widening the pavement to create a dedicated bus lane. Minimizing the widened pavement was a priority to the Council. There were many options to narrow the road, such as eliminating the shoulder, but bike riders would not be happy. They could eliminate the sidewalk, but pedestrians would not be happy. They could widen the road, and asserted every option had tradeoffs. Council Member Parigian stated people he talked to didn't want the BRT in the City. He thought the mile of BRT within the City could be done with the next project and noted bus transfers would always be needed with this proposed project. Stewart

stated widening was an issue so eliminating the median would help with that. The scope of the project included the BRT going into the City limits.

Council Member Ciraco asked about safety concerns from removing the landscaped median. Stewart indicated having more distance between opposing lanes was better. Council Member Dickey asked what the total widening was, to which Gabe Shields stated the road would be 10 feet wider if the landscaped median was kept or a 7-foot reduction if the median was omitted. The Council agreed that the landscaped median should remain in the project.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
Council Member Jeremy Rubell	Excused

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly attended CityTour and highlighted her takeaways. She congratulated the high school seniors who were graduating. She went to a high tea event at the senior center. She noted she was the liaison to the seniors and reviewed the City sent out an RSOQ for a new senior center.

Council Member Parigian stated the election season was upon us and people were taking sides. He hoped candidates and supporters would be civil this year. Council Member Ciraco attended CityTour and thanked Scott VanHartesvelt and Paige Galvin for their work to make it a success. Council Member Dickey agreed CityTour was great. Mayor Worel indicated she spoke at Parley's Park 5th grade graduation ceremony and she congratulated all graduates this year. She indicated the Council received a letter from EngineHouse to request reimbursement for soil issues and asked if the majority wanted this on a future agenda. The Council agreed to discuss this.

Staff Communications Reports:

1. March Sales Tax Report:

2. 2025 Grant Funding Update:

3. National Community Survey Report:

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

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

Brad Holmes 84003, represented Larry H. Miller, the landowner at Richardson Flat. They wanted to work collaboratively with the City on soils and the park and ride, and they looked forward to being partners.

Katie Wright 84060 gave public input at a Council meeting and the subsequent vote did not go her way. As a result, she wrote a letter to the editor and expressed her dissatisfaction with the tone and tenor of some of the Council's comments at that meeting, as well as their rejection of inviting outside sources to weigh in. From that, Council Member Parigian posted on social media and called her a bully and a partisan hack and falsely accused her of a social media smear campaign. She did not post on social media about this topic. She thought this was disrespect for the public and she was concerned that this behavior was normalized. She asked to go back to civil discourse where people could disagree and weigh in on who should be elected or not, but name-calling and lies had no place.

John Greenfield 84060 thanked Council Members Ciraco and Parigian for asking all the questions about the Richardson Flat Park and Ride. He recalled the proposed park and ride right off the highway and wanted to know why that option wasn't being discussed. He remembered UDOT talked about flyovers, but the Council was not willing to discuss that. This was a park and ride for special days. He thought the park and ride should be in the best spot and felt a park and ride could be done at Clark Ranch. He hoped all options for park and ride locations would be considered.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 28, 2025, and May 1 and 14, 2025:

Council Member Toly moved to approve the City Council meeting minutes from April 28, 2025, and May 1 and 14, 2025. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, and Toly

EXCUSED: Council Member Rubell

V. CONSENT AGENDA

1. Request to Approve Resolution No. 10-2025, a Resolution Proclaiming June 6, 2025 as National Naloxone Awareness Day:

Council Member Ciraco moved to approve the Consent Agenda. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, and Toly

EXCUSED: Council Member Rubell

VI. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2025-10, an Ordinance Amending Sections 13-1-1 and 13-1-2 of the Municipal Code of Park City to Allow for Changes to Water Base Rate Billing:

Jason Christensen, Water Resource Manager, stated these code changes were needed before water and irrigation rate changes went into effect on July 1st.

Council Member Dickey asked what the guidelines were to measure the irrigation portion of the land. Christensen stated they excluded areas that were non-irrigated land as well as improved areas. They wanted to work with customers who had concerns with the measured areas.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Matt Dias stated this rate adjustment impacted a lot of accounts, and he asked Christensen to review how customers could reach out to the Public Utilities Department. Christensen stated they had over 5,000 accounts. The majority of bills would be reduced, but 10% of accounts would increase since they were in the penalty usage area.

Council Member Ciraco moved to approve Ordinance No. 2025-10, an ordinance amending Sections 13-1-1 and 13-1-2 of the Municipal Code of Park City to allow for changes to water base rate billing. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, and Toly

EXCUSED: Council Member Rubell

2. Community Center Project Budget Discussion:

Ken Fisher, Recreation Director, and Seth Striefel, Sparano Mooney, were present for this item. Fisher stated there were insufficient funds to complete the community center as designed. They were \$4 million short, with a new total cost of \$19 million. Fisher explained \$2 million was for unexpected site work, which included relocating the sewer main, replacing the aging water line and adding three-phase power to the site. He noted there was sales tax revenue to cover that funding gap.

Mayor Worel asked what percentage of day camp children lived in 84060. Fisher didn't know, but he stated residents and workforce got first priority in registering for camp and all the spots were filled with those people.

Council Member Ciraco felt the increased price was still in the ballpark. Council Member Toly asked what would be done with the old playground equipment, to which Fisher stated it was installed in 1992. Council Member Toly wanted to make sure there was good shade at the playground. She noted projects did not get cheaper and asked what could be done to ensure there were no surprises in the future. Fisher stated the further out the project, the harder it was to make accurate estimates. Council Member Parigian asked what the implication was in reducing the vapor barrier width. Striefel stated it would not make much difference, and they were comfortable making that change. Council Member Parigian questioned other downgraded materials.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Dickey stated the value engineering was great, but he didn't want to downgrade the playground equipment. Fisher stated the other playground equipment was equal quality. The Council supported bridging the funding gap.

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-11 Amending the Land Management Code to Address Radon Mitigation Retrofits, Childcare Facility Updates, Steep Slope Conditional Use Permit Updates, Materials and Opacity for New Residential Structures in Historic Districts, Residential Driveway Widths in Non-Historic Districts, and Changes to Comply with State Code:

Jacob Klopfenstein, Lillian Zollinger, Elissa Martin, and Jaron Ehlers, Planning Department, and Doug Stephens, Historic Preservation Board Chair, presented this item. Klopfenstein reviewed the radon amendment required notice to applicants during the building permit stage. Zollinger reviewed updates to steep slope conditional use

permits (CUP), including criteria and reviews. Martin stated the non-historic structures code amendments would make materials for these structures in the Historic Districts more flexible. Council Member Toly asked for examples of fire-resistant materials, to which Martin stated there was a fiber cement siding that had the look of wood. Stephens indicated fibrous and aluminum products had improved a lot. Council Member Toly asked about vinyl windows for historic structures. Stephens stated this code amendment was for additions to the historic structures so that was not addressed.

Martin addressed the amendment for maximum driveway width in non-historic residential zoning districts and stated it clarified language to align with the City's interpretation. Klopfenstein discussed the childcare land use regulation amendments and indicated the in-home babysitting was expanded to include up to eight children, the care facility would need to go through an administrative CUP for approval, and it revised criteria for the CUP. Ehlers added the amendments aligned with state regulations, provided flexibility for parking requirements, required a notice to surrounding property owners, and removed the capability of the Planning Commission to require a childcare center for MPD and AMPDs.

Zollinger noted there were code amendments to reflect changes made to state code, including the addition of a mobile business definition and updated food truck use and permitting, a business license review timeline for uses not defined in the code, updated single family, duplex, and townhome subdivision reviews, and the removal of the lot line adjustment process and the replacement with a boundary adjustment and boundary establishment.

Council Member Ciraco asked if the steep slope CUP amendment could be considered more restrictive. Zollinger stated the previous code did not have the word "finish", so she didn't consider it more restrictive. She noted the amendment was intended to address the steep slope and not the lowest floor plane. Bill Johnson, Planning Commissioner, stated the intent had always been what this amendment clarified. Council Member Ciraco asked if there was room in the permitting process to allow someone to have a deeper height. Zollinger read the definition that addressed that.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Dickey moved to approve Ordinance No. 2025-11 amending the Land Management Code to address radon mitigation retrofits, childcare facility updates, steep slope conditional use permit updates, materials and opacity for new residential structures in historic districts, residential driveway widths in non-historic districts, and changes to comply with state code. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, and Toly

EXCUSED: Council Member Rubell

2. Public Hearing to Consider Ordinance No. 2025-13, and Ordinance Establishing Compensation for the Elected and Statutory Officers for FY26:

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

It was indicated action on this item would be taken next week.

3. Public Hearing to Consider Executive Municipal Officer Compensation:

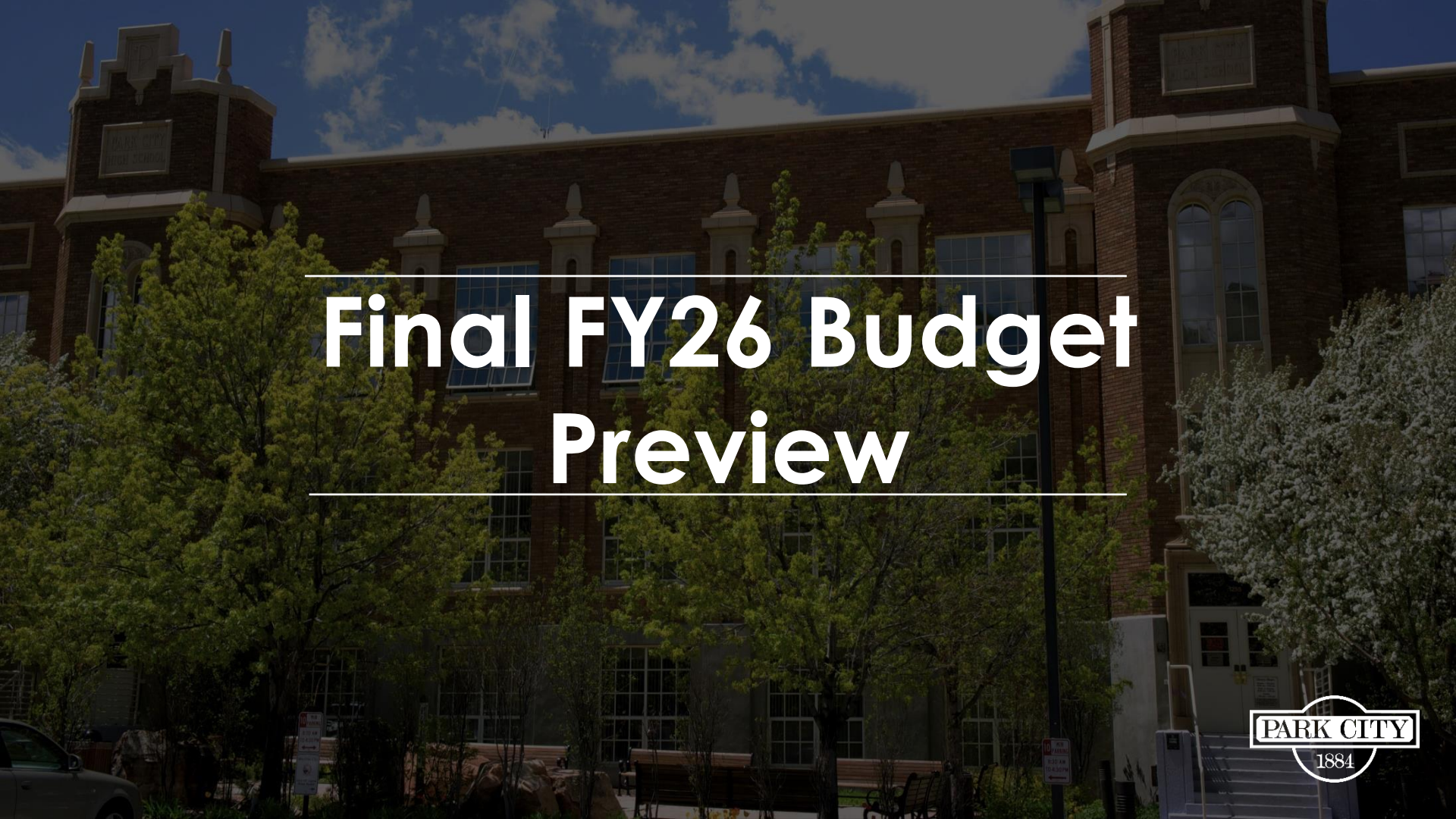
Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

It was indicated action on this item would be taken next week.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Final FY26 Budget Preview

PARK CITY

1884

Budget Meetings

March 20 – FY26 Budget Outlook and Summary, Financial Projections, Budget Policies

March 27 – Enterprise Fund Summaries, Cost Recovery

April 10 – Operating Budget Preview

April 24 – Capital Improvement Budget Preview

May 1 – Adopt Tentative Budget

May 15 – Fee Schedule

June 5 – Final FY26 Budget Preview, and hold public hearings

June 12 – Adopt Final Budgets, Budget Policies, Fee Changes, Elected and Statutory Officer Compensation



FY 26 Compensation

Public Hearing

Elected & Statutory Officers

- Public hearing on proposed FY26 compensation for Mayor, City Council, and Statutory Officers
- Ordinance scheduled for adoption on June 12, Council may act today if desired

Executive Municipal Officers

- Public hearing on proposed FY26 compensation adjustments for Executive Municipal Officers
- Included in the Final FY26 Budget adoption scheduled for June 12



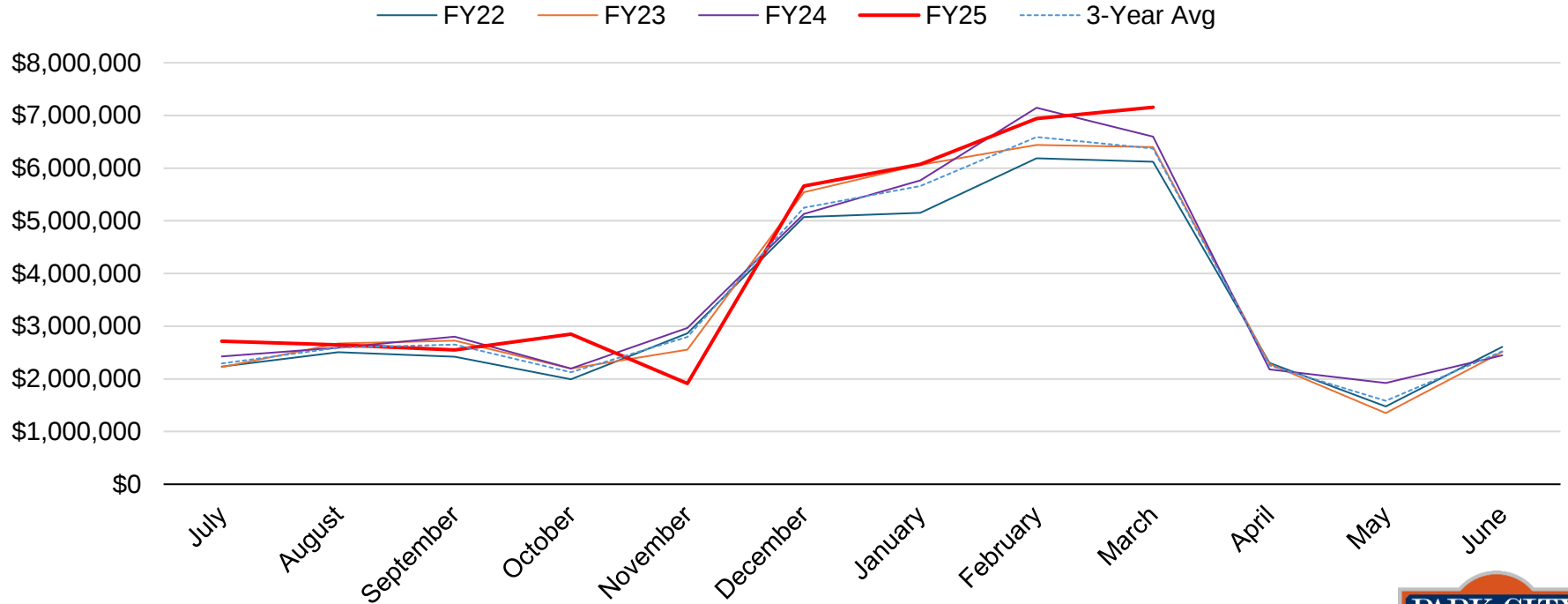
Budget Meetings

On June 12, 2025, the City Council will hold a final public hearing and adopt a Final FY26 Budget, Fee Changes, Elected and Statutory Office Compensation.

- State law requires the adoption of an annual budget by June 30th
 - In the event that City Council does not adopt a budget, the City would be unable to authorize expenditures or continue operations beyond the start of the new fiscal year

FY26 Budget Follow-up

Annual Distribution Sales Tax Revenue Over Time by Month



Library

Add \$4,000 to the FY26 Library Technical Services budget to recognize grant revenue reimbursed from the State for the inter-library book loan program

Budget Adjustments

FY25 Budget

- Align year-end budgets with actual spending
- Finalize operational needs and capital project adjustments
- Update budgets for awarded grants and rollover funds

FY26 Budget

- Incorporate updated expenditure projections
- Refine revenue budgets based on the latest fiscal year data
- Include final recommended changes based on Council's Input

Park and Rides



Park and Rides

- Here to answer questions from the April 10th Council
- At the end, we will ask for a path forward
 1. Is Council ready to make a site selection?
 2. Does Council need more information to make a decision?

Scenarios

Scenario A

Richardson Flat Only

Primary PnR site and Bus EOL

- Additional parking
- Additional infrastructure
- New roadway access
- Existing roadway improvements
- Existing lot improvements
- Transit priority elements
- Permanent structures

No Gordo Improvements



Scenarios

Scenario B

Gordo + Richardson Flat

Gordo is primary PnR (200-300 stalls)

- New roadway access
- New infrastructure
- Intersection improvements
- Multimodal enhancements
- Transit priority elements
- Permanent structures
- Development phases

RF existing footprint

- Overflow / event parking
- Digital messaging and wayfinding
- Minor enhancements



Questions from April 10 Council

Question

Is there data to determine who is parking at Richardson Flat?

Response

Using cell phone data, the majority (64%) are from Salt Lake County. Aside from Salt Lake County, the next largest visitation is from Heber at 17%, followed closely by Kamas at 8%.

Questions from April 10 Council

Question

Can the Gordo property be split to have some parking and other uses?

Response

Yes. The Gordo property can be divided to accommodate more than one use. A site plan would be necessary after a use determination.

Since Gordo is also part of the RD Zoning, a park and ride would be considered a conditional use and would not require a rezoning. Other non-residential uses that have been discussed recently are conditional in this zone as well.

Questions from April 10 Council

Question

How fast would it take people to get to either location?

Response

From the US40 / SR248 off ramp, the distance and travel time to Richardson Flat is 2.1 miles and 5 minutes.

From the US40 / SR248 off ramp, the distance and travel time to Gordo is 0.7 miles and 2 minutes.

Questions from April 10 Council

Question

What is the transit travel time to both locations?

Response

On a non-peak Spring day, the transit travel time between the Old Town Transit Center (OTTC) and Richardson Flat is approximately **15 minutes one way**, or 30 minutes round trip.

Richardson Flat is located about 3 to 4 minutes beyond the Gordo site. Since Gordo is along the existing route with no additional stops. Estimated transit travel time between OTTC and Gordo would be around **11 to 12 minutes one way**, or 22 to 24 minutes round trip.

Questions from April 10 Council

Question

What environmental analysis would it take to expand Richardson Flat?

Response

EPA Comfort Letter

- \$5-10k in attorney fees - 6 months

Material Management Plan

- \$50-70k - 3+ months
- Require EPA coordination

Geotech Study and Report

- \$50k - 3 months

Implementation of the materials management plan

- Offsite soil disposal \$40- \$50/ton

Landowner's consent

Questions from April 10 Council

Question

What is the access off Highway 40 for both locations?

Response

Current travel times to and from US40 are 3 and 6 minutes to Gordo and Richardson Flat, respectively. However, there are a variety of ways to improve access to the Richardson Flat Park and Ride.

- Direct connection to 248 (East of US40)
- Enhanced access off Richardson Flat Road
- Full interchange at the RF Rd and US40 Bridge
- Widening certain areas of Richardson Flat Road

Access to Gordo can also be improved by adding a separate turning and travel lane.

Questions from April 10 Council

Question

How difficult is connecting utilities at Richardson Flat

Response

- Domestic Water Service: 5,340lf of 10-inch (\$5.2 million)
- WasteWater service: Installation of a septic tank (\$30,000)
 - If a septic tank is used, there will be ongoing maintenance costs.
- Electrical is already existing but may need to be evaluated based on improvements included (i.e. Pantograph Bus Charger)
- Note: Connecting to Gordo would cost up to \$1M since utilities already run through/next to the site

Questions from April 10 Council

Question

What amenities could be added to each site and at what cost.

Response

- Pantograph Bus Charger: \$780,000*
- Restroom & Driver Facilities: \$560,000*
 - Assumes 700 sf total for the structures
- Electrical Improvements: \$35,000
- Security cameras (wireless communication): \$20,000
- Bike Charging Station: \$80,000

Other amenities also discussed, such as a ride-share/school drop-off area, the costs are highly dependent on the design/capacity.

Questions from April 10 Council

Question

What infrastructure would be needed to move/prioritize buses?

Response

The cost of bus priority infrastructure can vary significantly depending on existing conditions and the type of infrastructure desired. A few planning high-level cost estimates have been generated for various conceptual bus priority enhancements at the intersection of SR248 & Richardson Flat Road and along RF Road for access to the existing Park and Ride lot.

High level costs include:

- ~\$2M to add bus turn lane at the RF Rd intersection (per turn lane)
- Transit Signal Priority expected to be free/low cost

Questions from April 10 Council

Question

Solutions to connect Gordo and Richardson Flat for Scenario B?

Response

1. Send all buses to RF first, then Gordo, to avoid left turns on SR248.
2. Assign Gordo to local routes and RF to express resort routes, requiring clear signage and rider communication.
3. Prioritize Gordo, using RF only during peak times as major/event overflow, with messaging to clarify service schedules.
4. Introduce a circulator route during overflow periods, connecting Gordo, RF, the hospital, and nearby housing, with accommodations for winter sports equipment.

Park and Rides

1. Is Council ready to make a site selection?
2. Does Council need more information to make a decision?

Questions and Feedback from Council

Thank you



SR 224 BRT Project



SR 224 BRT Project

Questions / Discussion

- Does the Council support removing the landscaped median to reduce the overall width?
- Does the Council support widening SR-224 within Park City limits?
- Does Council support a BRT Station at Thanes/Snow Creek?
- Does Council support widening the Box of Rocks intersection for two left turn lanes?

SR 224 BRT Project

Landscaped Median Reduction

Design Details

- Two sections of median can be removed: between Payday and Meadows Drive and north of Meadows south of the White Barn.
- The reduced median will be 4ft in width instead of 15ft wide
- 4ft of widening would still required, with additional width at both intersections
- Between Payday and Thaynes would not be reduced as there is not a landscaped median in the segment.

Additional Considerations for Potential Removal of Landscaped Median

- Removes the landscape median for long-term maintenance
- Would remove a break in the existing landscaped median that provides an emergency turnaround
- Saves construction dollars
- Save People Save Wildlife indicated initial support
- Would require right-in and right-out access to the White Barn parking lot
- Landscaped medians offer other ancillary benefits, including aesthetics, speed reduction, and improved stormwater runoff



SR 224 BRT Project

Landscaped Median Reduction



SR 224 BRT Project

Thaynes Canyon Drive

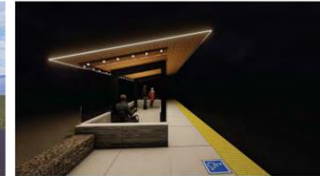
/ Snow Creek Drive stops

Ridership (2023):

- 1,914 for Thaynes Canyon Drive & 380 for Snow Creek Drive

Other Considerations:

- Proximity to the Golf Course, Hotel Park City and the shopping center
- Equal stops in Park City and Summit County
- Stops may have been more critical in prior alignment
- This stop is not recommended, due to low ridership and low ridership potential



SR 224 BRT Project

Thaynes Canyon Drive
/ Snow Creek Drive stops



—— Park Ave./Deer Valley Drive/Empire Ave. Intersection ——

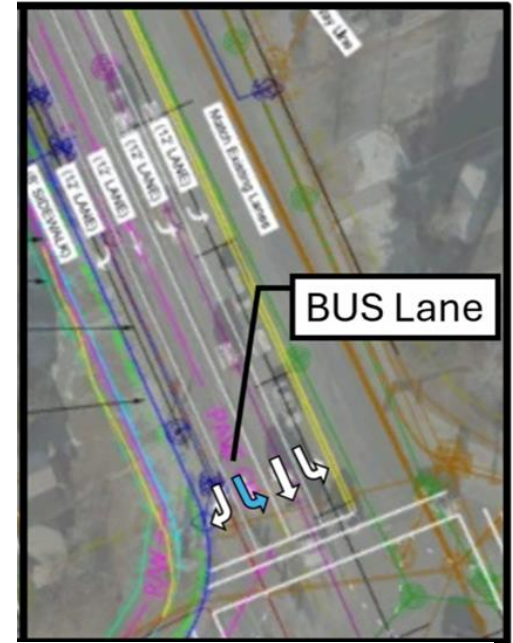
———— Park Ave./Deer Valley Drive/Empire Ave. Intersection ————
(Box of Rocks)



Existing



Dual Lefts



Dedicated Bus Lane

SR 224 BRT Project

—— Park Ave./Deer Valley Drive/Empire Ave. Intersection ——
(Box of Rocks)



SR 224 BRT Project

Questions / Discussion

- Does the Council support removing the landscaped median to reduce the overall width?
- Does the Council support widening SR-224 within Park City limits?
- Does Council support a BRT Station at Thanes/Snow Creek?
- Does Council support widening the Box of Rocks intersection for two left turn lanes?

SR 224 BRT Project

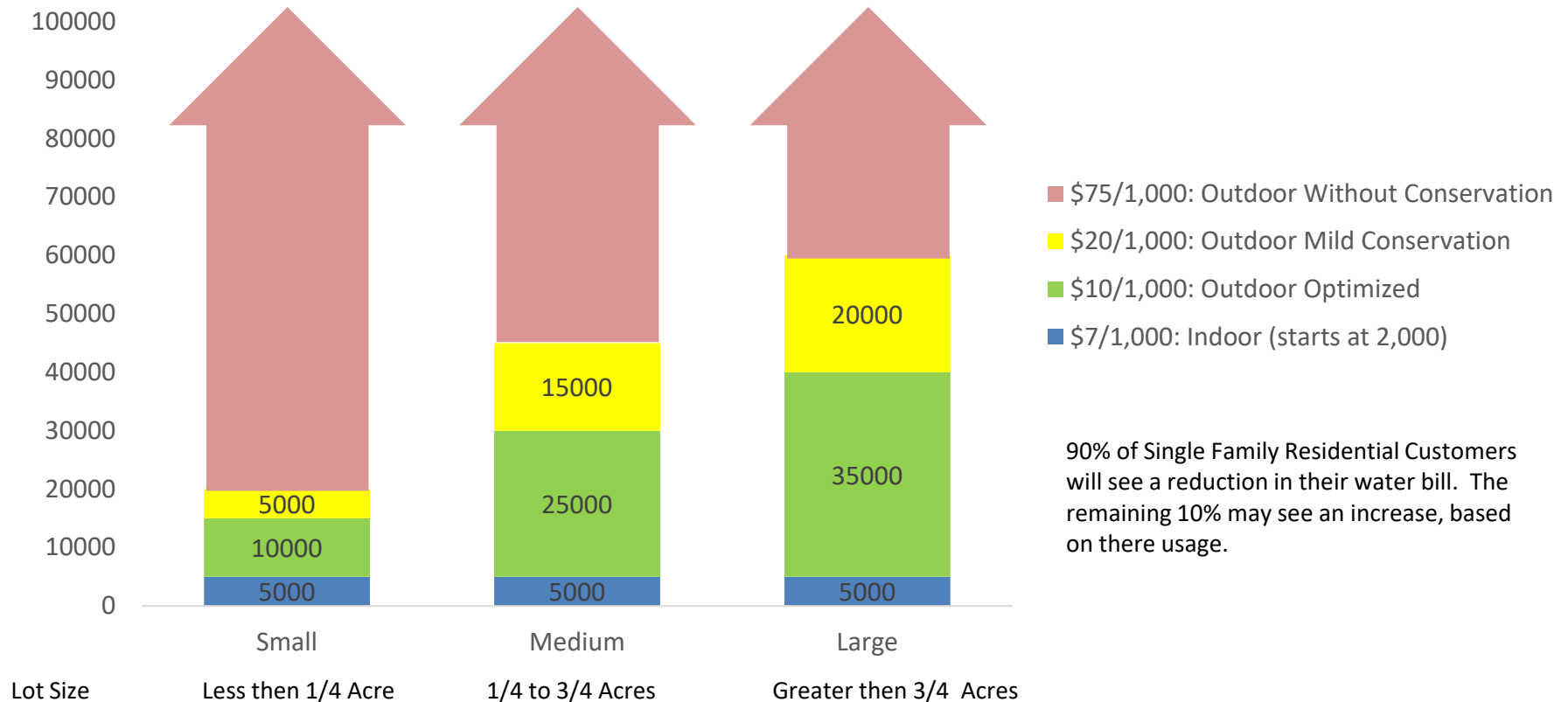
THANK YOU



Water Code Update



New Single Family Residential Rates



New Irrigation Rate

Irrigated Acres	Monthly Base Rate	Starting Tier Volume (1,000 gallons)		
		Tier 1	Tier 2	Tier 3
		\$10	\$20	\$75
1	\$150	0	100	110
2	\$300	0	200	220
3	\$450	0	300	330
4	\$600	0	400	440
5	\$750	0	500	550
6	\$900	0	600	660
7	\$1,050	0	700	770
8	\$1,200	0	800	880
14	\$2,100	0	1,400	1,540
15	\$2,250	0	1,500	1,650

- Base rate = \$150/acre, year around.
- Acre calculated by aerial photo of landscaping, including shrubs & trees.
- 65% of this area is assumed to be grass.
- Tier 1, water needed to irrigate this area, using the State's irrigation guide.
- Tier 2 starts at 100% allocated volume
- Tier 3 starts at 110% allocated volume

Code Changes

- Enable Single Family Residential to be billed off acreage
- Enable Irrigation accounts to be billed off irrigable acreage
- Clarify some language regarding water rates and the time of year.
- Remove language tying water billing to meters (as opposed to acreage).
- Update Water Manager to Public Utilities Director

Recommendation: Accept public Input and consider Adoption of Ordinance 2025-10



Community Center



Mission Statement

Enriching the lives in our community through exceptional people, programs and facilities.



Community Center

The primary purpose and goals of the proposed new facility include:

- Provide indoor/outdoor community event space with a direct connection to the park.
- Expand access to summer and school break day camps for Park City residents.
- Provide flexible multipurpose space for community programming on a year-round basis.
- Provide universally accessible facilities for people of all ages and abilities.
- Provide a new fenced playground with an outdoor shaded seating area.
- Relocate and replace the basketball and volleyball courts.
- Provide improved park restrooms and maintenance facilities.
- Designed to be a zero-emissions building.



Council Direction

Review and consider options to secure additional funding to construct the Park City Community Center as planned in August 2025, and as part of the FY26 adopted budget. Given the recent cost estimates obtained from Oakland Construction, there is insufficient budget to fund the Community Center as originally planned in FY24.

City Council should consider several options, including closing the funding gap and moving forward with the Construction as planned in August 2025. The options include:

- Directing staff to work with the architect and Oakland Construction to value engineer, redesign, and eliminate project elements to bridge the capital funding shortfall;
- Discontinue the project; or
- Bridge the funding shortfall of \$4,086,704.



Cost Estimates

	Schematic Design (May 2024)	Original 50% CD Estimate (4/30)	Current CD Estimate (5/27)
Total Direct Costs	\$11,161,805	\$14,202,823	\$12,540,396
Total Indirect Costs	\$2,567,215	\$4,519,279	\$4,230,384
Total Building Cost	\$13,729,020	\$18,722,102	\$16,770,780
Total Soft Costs	\$1,416,000	Not Included	\$2,234,234
Total Project Cost	\$15,145,020		\$19,005,014

Cost Estimates

DESCRIPTION	BUILDING				SITE				TOTAL				SD Initial Deliverable		Delta	
	15,000 sf		103,273 sf		15,000 sf		103,273 sf		15,000 sf		103,273 sf		15,000 sf		103,273 sf	
	COST	/ sf	COST	/ sf	COST	/ sf	COST	/ sf	COST	/ sf	COST	/ sf	COST	/ sf	COST	/ sf
02 00 00 EXISTING CONDITIONS	\$ 65,950	\$ 4.40	\$ 91,000	\$ 0.88	\$ 156,950	\$ 10.46	\$ 156,950	\$ 10.46	\$ 156,950	\$ 10.46	\$ 156,950	\$ 10.46	\$ 156,950	\$ 10.46	\$ -	-
03 00 00 CONCRETE	\$ 703,945	\$ 46.93	\$ -	\$ -	\$ 703,945	\$ 46.93	\$ 703,945	\$ 46.93	\$ 703,945	\$ 46.93	\$ 703,945	\$ 46.93	\$ 703,945	\$ 46.93	\$ (0)	(0)
04 00 00 MASONRY	\$ 823,199	\$ 54.88	\$ -	\$ -	\$ 823,199	\$ 54.88	\$ 823,199	\$ 54.88	\$ 823,199	\$ 54.88	\$ 823,199	\$ 54.88	\$ 823,199	\$ 54.88	\$ -	-
05 00 00 METALS	\$ 694,323	\$ 46.29	\$ 75,782	\$ 0.73	\$ 770,105	\$ 51.34	\$ 770,105	\$ 51.34	\$ 770,105	\$ 51.34	\$ 770,105	\$ 51.34	\$ 771,575	\$ 51.34	\$ (1,470)	(1,470)
06 00 00 WOOD, PLASTICS, AND COMPOSITES	\$ 191,257	\$ 12.75	\$ -	\$ -	\$ 191,257	\$ 12.75	\$ 191,257	\$ 12.75	\$ 191,257	\$ 12.75	\$ 191,257	\$ 12.75	\$ 191,257	\$ 12.75	\$ 0	0
07 00 00 THERMAL AND MOISTURE PROTECTION	\$ 1,163,722	\$ 77.58	\$ 5,164	\$ 0.05	\$ 1,168,886	\$ 77.93	\$ 1,168,886	\$ 77.93	\$ 1,168,886	\$ 77.93	\$ 1,168,886	\$ 77.93	\$ 1,255,546	\$ 77.93	\$ (86,660)	(86,660)
08 00 00 OPENINGS	\$ 850,891	\$ 56.73	\$ -	\$ -	\$ 850,891	\$ 56.73	\$ 850,891	\$ 56.73	\$ 850,891	\$ 56.73	\$ 850,891	\$ 56.73	\$ 944,541	\$ 56.73	\$ (93,650)	(93,650)
09 00 00 FINISHES	\$ 836,209	\$ 55.75	\$ 4,131	\$ 0.04	\$ 840,340	\$ 56.02	\$ 840,340	\$ 56.02	\$ 840,340	\$ 56.02	\$ 840,340	\$ 56.02	\$ 921,960	\$ 56.02	\$ (81,620)	(81,620)
10 00 00 SPECIALTIES	\$ 54,735	\$ 3.65	\$ -	\$ -	\$ 54,735	\$ 3.65	\$ 54,735	\$ 3.65	\$ 54,735	\$ 3.65	\$ 54,735	\$ 3.65	\$ 61,235	\$ 3.65	\$ (6,500)	(6,500)
11 00 00 EQUIPMENT	\$ 21,000	\$ 1.40	\$ -	\$ -	\$ 21,000	\$ 1.40	\$ 21,000	\$ 1.40	\$ 21,000	\$ 1.40	\$ 21,000	\$ 1.40	\$ 21,000	\$ 1.40	\$ -	-
12 00 00 FURNISHINGS	\$ 13,670	\$ 0.91	\$ -	\$ -	\$ 13,670	\$ 0.91	\$ 13,670	\$ 0.91	\$ 13,670	\$ 0.91	\$ 13,670	\$ 0.91	\$ 13,670	\$ 0.91	\$ -	-
21 00 00 FIRE SUPPRESSION	\$ 139,950	\$ 9.33	\$ -	\$ -	\$ 139,950	\$ 9.33	\$ 139,950	\$ 9.33	\$ 139,950	\$ 9.33	\$ 139,950	\$ 9.33	\$ 139,950	\$ 9.33	\$ -	-
22 00 00 PLUMBING	\$ 503,550	\$ 33.57	\$ -	\$ -	\$ 503,550	\$ 33.57	\$ 503,550	\$ 33.57	\$ 503,550	\$ 33.57	\$ 503,550	\$ 33.57	\$ 503,550	\$ 33.57	\$ -	-
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	\$ 949,540	\$ 63.30	\$ -	\$ -	\$ 949,540	\$ 63.30	\$ 949,540	\$ 63.30	\$ 949,540	\$ 63.30	\$ 949,540	\$ 63.30	\$ 949,540	\$ 63.30	\$ -	-
26 00 00 ELECTRICAL	\$ 1,532,100	\$ 102.14	\$ -	\$ -	\$ 1,532,100	\$ 102.14	\$ 1,532,100	\$ 102.14	\$ 1,532,100	\$ 102.14	\$ 1,532,100	\$ 102.14	\$ 1,552,100	\$ 102.14	\$ (20,000)	(20,000)
27 00 00 COMMUNICATIONS	\$ 294,730	\$ 19.65	\$ -	\$ -	\$ 294,730	\$ 19.65	\$ 294,730	\$ 19.65	\$ 294,730	\$ 19.65	\$ 294,730	\$ 19.65	\$ 345,610	\$ 19.65	\$ (50,880)	(50,880)
28 00 00 ELECTRONIC SAFETY AND SECURITY	\$ 69,500	\$ 4.63	\$ -	\$ -	\$ 69,500	\$ 4.63	\$ 69,500	\$ 4.63	\$ 69,500	\$ 4.63	\$ 69,500	\$ 4.63	\$ 69,500	\$ 4.63	\$ -	-
31 00 00 EARTHWORK	\$ 27,630	\$ 1.84	\$ 2,243,226	\$ 21.72	\$ 2,270,856	\$ 151.39	\$ 2,270,856	\$ 151.39	\$ 2,270,856	\$ 151.39	\$ 2,270,856	\$ 151.39	\$ 2,464,656	\$ 151.39	\$ (193,800)	(193,800)
32 00 00 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ 1,185,193	\$ 11.48	\$ 1,185,193	\$ 79.01	\$ 1,185,193	\$ 79.01	\$ 1,185,193	\$ 79.01	\$ 1,185,193	\$ 79.01	\$ 2,313,039	\$ 79.01	\$ (1,127,846)	(1,127,846)
TOTAL DIRECT COST	\$ 8,935,901	\$ 595.73	\$ 3,604,496	\$ 34.90	\$ 12,540,396	\$ 836.03	\$ 12,540,396	\$ 836.03	\$ 12,540,396	\$ 836.03	\$ 12,540,396	\$ 836.03	\$ 14,202,823	\$ 836.03	\$ (1,662,427)	\$ (1,662,427)
INDIRECT COSTS																
Weather Conditions Allowance	LSUM	\$ 106,885	\$ 7.13	\$ 43,115	\$ 0.42	\$ 150,000	\$ 10.00	\$ 150,000	\$ 10.00	\$ 150,000	\$ 10.00	\$ 150,000	\$ 10.00	\$ -	-	\$ -
General Conditions	LSUM	\$ 986,324	\$ 65.75	\$ 397,856	\$ 3.85	\$ 1,384,180	\$ 92.28	\$ 1,384,180	\$ 92.28	\$ 1,384,180	\$ 92.28	\$ 1,384,180	\$ 92.28	\$ -	-	\$ -
General Requirements	LSUM	\$ 742,928	\$ 49.53	\$ 299,677	\$ 2.90	\$ 1,042,605	\$ 69.51	\$ 1,042,605	\$ 69.51	\$ 1,042,605	\$ 69.51	\$ 1,042,605	\$ 69.51	\$ (96,495)	(96,495)	\$ (96,495)
Builder's Risk Insurance	0.30%	\$ 35,851	\$ 2.39	\$ 14,461	\$ 0.14	\$ 50,312	\$ 3.35	\$ 50,312	\$ 3.35	\$ 50,312	\$ 3.35	\$ 50,312	\$ 3.35	\$ (5,854)	(5,854)	\$ (5,854)
General Liability Insurance	0.94%	\$ 112,333	\$ 7.49	\$ 45,312	\$ 0.44	\$ 157,645	\$ 10.51	\$ 157,645	\$ 10.51	\$ 157,645	\$ 10.51	\$ 157,645	\$ 10.51	\$ (18,343)	(18,343)	\$ (18,343)
Subcontractor Default Insurance	1.10%	\$ 131,454	\$ 8.76	\$ 53,025	\$ 0.51	\$ 184,479	\$ 12.30	\$ 184,479	\$ 12.30	\$ 184,479	\$ 12.30	\$ 184,479	\$ 12.30	\$ (21,464)	(21,464)	\$ (21,464)
Payment and Performance Bond	0.52%	\$ 62,142	\$ 4.14	\$ 25,066	\$ 0.24	\$ 87,208	\$ 5.81	\$ 87,208	\$ 5.81	\$ 87,208	\$ 5.81	\$ 87,208	\$ 5.81	\$ (10,147)	(10,147)	\$ (10,147)
Construction Contingency	3.00%	\$ 358,510	\$ 23.90	\$ 144,613	\$ 1.40	\$ 503,123	\$ 33.54	\$ 503,123	\$ 33.54	\$ 503,123	\$ 33.54	\$ 503,123	\$ 33.54	\$ (58,540)	(58,540)	\$ (58,540)
Contractor Fee	4.00%	\$ 478,014	\$ 31.87	\$ 192,818	\$ 1.87	\$ 670,831	\$ 44.72	\$ 670,831	\$ 44.72	\$ 670,831	\$ 44.72	\$ 670,831	\$ 44.72	\$ (78,053)	(78,053)	\$ (78,053)
TOTAL COST		\$ 11,950,342	\$ 796.69	\$ 4,820,438	\$ 46.68	\$ 16,770,780	\$ 1,118.05	\$ 16,770,780	\$ 1,118.05	\$ 16,770,780	\$ 1,118.05	\$ 16,770,780	\$ 1,118.05	\$ 18,722,102	\$ 1,118.05	\$ (1,951,322)

Soft Cost Estimates

SOFT COSTS

Preconstruction Services (Okland)	\$	75,000
Property ALTA Survey/Title Report	\$	10,000
Asbestos Report	\$	1,000
A/E Design Fees (SMA & Team)	\$	495,015
Water & Sewer Impact Fees (SBWRD)	\$	30,919
RMP Electrical Service Design/Impact Fees	\$	66,000
Public Safety/Fire Impact Fees	\$	-
Parks, Trails, & Open Space Impact Fees	\$	-
Construction Testing & Special Inspections	\$	50,000
Net Zero Related Envelope/Energy Commissioning	\$	65,000
Rental/Moving Expense	\$	10,000
Security/Cameras (By Owner)	\$	88,000
Access Control (By Owner)	\$	52,000
Owner Construction Contingency (3%)	\$	411,000
Fixtures, Furniture, and Equipment (FF&E)		
Staff Refrigerator & Microwave	\$	1,800
Office Furniture - (3 to 4) Systems Work Stations	\$	25,000
Lobby Reception - (1) Systems Work Station	\$	9,000
Lobby Reception - (4) Lounge Chairs/(1) Sofa/Coffee Table	\$	22,000
Playground Equipment & Shade Structure	\$	600,000
PIP Surfacing	\$	175,000
Community Event		
(10) 72" Round Tables, (5) 30"x96" Rec. Tables	\$	10,500
(120) Chairs	\$	30,000
Carts	\$	3,500
Storage Room Shelving	\$	3,500
TOTAL SOFT COSTS	\$	2,234,234

Value Engineering

Removed Brick Pavers at Community Event/Entry Plaza	(\$71,000)
Removed DAS Cell System	(\$16,200)
Removed Leak Detection from Roof System	(\$34,180)
Switched from Fully Adhered to Mechanically Attached Roofing	(\$20,000)
Switch Roof Vapor Barrier from 15 Mil to 10 Mil	(\$4,480)
Switched Steel Deck Type from G90 to G60	(\$1,170)
Removed Wood Paneling at Interior of Lobby	(\$81,620)
Changed Electrical Feeders from Copper to Aluminum	(\$20,000)
Changed Triple Glazing System to Double Glazing (1' IGU):	(\$42,900)
Delete Systems Mock-Ups (Masonry, ACM, Wood Soffit, etc)	(\$28,000)
Removed Second Roof Access Hatch	(\$6,500)
Removed Glazing Testing by Contractor	(\$50,750)
Access Control/CCTC (Rough-in Only, By Owner)	(\$50,880)
Miscellaneous Revisions (Reduce Tile Height in Restrooms, Remove Light Fixtures, Reduce Cabinets, etc...)	(\$26,000)
Total:	(\$453,680)

Playground

Original Estimate

Equipment: \$708,000

Install: \$198,000

Surfacing: \$150,000

Total: \$1,056,000

4% Contractor Fee: \$42,240

Total: \$1,098,240

Revised Estimate

Equipment, Install & Shade: \$600,000

Surfacing: \$175,000

Total: \$775,000

Savings: \$409,240

Shade Estimate of \$86,000

not included



Budget Request

Building Cost	\$11,950,342
Site Cost	\$4,820,438
Soft Costs	\$2,234,234
Total Budget	\$19,005,014
Remaining Budget	\$14,918,310
Shortfall	(\$4,086,704)

This includes 3% construction contingency and a 4% owner contingency, totaling \$914,123

Historically, there is a cost savings when a project transitions from estimating to actual bidding. Okland anticipates a 5-10% savings.

Funding

- In FY24, the Council approved \$15 million in the Capital Budget, of which \$14.9M remains.
- The funding source is the 2019 sales tax revenue (STR) bond, which is tied directly to the City's Lower Park RDA. The RDA was created to capture tax increment in the Lower Park Avenue geographic area from all the various taxing entities.
- As a result of the City's decision to deprioritize the Park Avenue Reconstruction project, sufficient bond proceeds remain and could be repurposed to cover the funding gap of \$4,086,704.



Funding

- Currently, the 2019 STR bond has \$21.4M in bond proceeds. The Community Center project is 100% funded through the bond; if the requested budget increase is approved, \$2.4M would remain.
- In addition, we have retained \$1M from this funding source to pay for needed, but smaller improvements and maintenance on Park Avenue. Bringing the balance to \$1.4M in bond proceeds. These improvements include restriping, ADA ramp improvements, and beautification.

Questions & Comments



Land Management Code Amendments

City Council

June 5, 2025



Comprehensive LMC Update

- Amendments include:
 - Radon Mitigation
 - Steep Slope Conditional Use Permit
 - Materials/Opacity for non-Historic Residential Structures in Historic Districts
 - Maximum Driveway Width in Non-Historic Zoning Districts
 - Child Care Land Use Regulations
 - Changes Required due to State Code Updates

Radon Mitigation

- Radon Task Force recommended LMC changes; radon is leading cause of lung cancer among non-smokers
- The Utah Legislature enacted residential building code changes in 2024 that require accommodation of radon mitigation systems in residential construction
- Draft ordinance requires Condition of Approval for CUP, MPD, and AMPD reviews to notify applicants of this requirement at the building permit stage for residential projects
- Retrofits required through HDDR process for remodels/additions to existing residential structures in Historic Districts

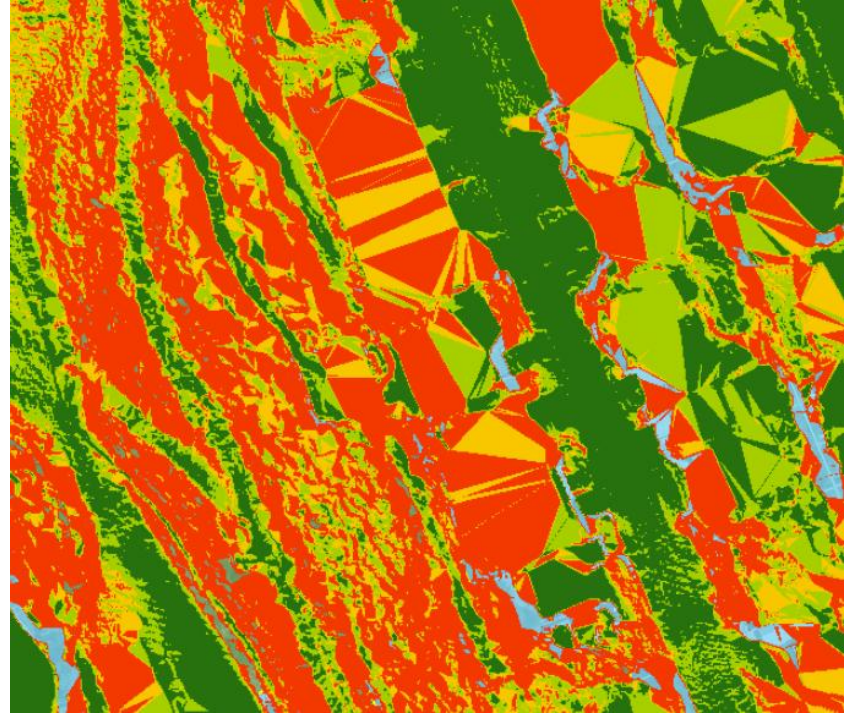
Steep Slope Conditional Use Permits

- Reduce number of Steep Slope modifications
 - Identifying retaining wall regulations
- Add and update criteria for a more comprehensive review
 - Images, slope details, and renderings
 - Geotechnical reports
- Create consistency among Historic Residential Zoning District regulations



Steep Slope Conditional Use Permits

- Address additional structures on Steep Slopes
- Update SSCUP review
 - Slope/Topographic Map
 - Geotechnical Report
- Update criteria
 - Visual Assessment
 - Terracing
- Create continuity in standards for development on Steep Slopes
 - “Lowest Floor Plane”



Materials and Opacity

Allow flexibility in materials and opacity for new residential buildings in the Historic Districts

- Differentiation to distinguish old from new.
- Historic District Regulations ensure preservation and compatibility through emphasis on form.
- Creativity and innovation, providing interest and a sense of uniqueness.
- New advances in construction materials offer options for better fire resistance, durability.
- Overly restrictive standards can result in monotonous, unimaginative and characterless pattern of development.



Materials and Opacity for non-Historic Residential Structures in Historic Districts

- ❖ HPB Work Sessions in 2023, 2024 and 2025
- ❖ January 2024 Focus Group
- ❖ March 5, 2025: HPB forwarded positive recommendation
- ❖ April 23, 2025: Planning Commission recommended approval

ADVISORY COMMITTEE:

- Two HPB members
- Three design professionals
- Planning Department staff (Historic Preservation team)
- City's Historic Preservation consultant

MATERIALS EVALUATION CRITERIA:

- Longevity (50 year lifespan)
- Energy performance
- Durable in this climate
- Fire Resistance
- Environmental benefit
- Compatibility with Historic District

Maximum Driveway Width in Non-Historic Residential Zoning Districts

Exception to the maximum 27-foot driveway width for residences in non-Historic Zones, to provide safe ingress/egress to garages and parking areas.

Amendment reflects reality on the ground and streamlines review of building permits and land use applications.



Child Care Land Use Regulations

- Eliminates Family Child Care definition and expands In-Home Babysitting to include provision of Child Care for up to 8 children
- Facilities that currently require a CUP reviewed by Planning Commission will require an ACUP reviewed by Planning Department
- Revises ACUP review criteria for Family Group Child Care and Child Care Centers to remove potential regulatory barriers, eliminate redundancies, and reflect best land use planning practices



Child Care Land Use Regulations

- Aligns LMC with state regulations, including allowing for a second location outside provider's primary residence
- Provides more flexibility for alternative parking arrangements
- Requires notice for property owners within 300-foot radius of proposed Child Care facility
- Removes provisions allowing Planning Commission to require a designated Child Care Center site for MPDs and AMPDs if the Commission determines that the development would create increased demand for Child Care

Changes Required to Reflect State Code

- Adds Mobile Business and updates Food Truck use and permitting
- Adds business license review timelines for uses not defined in the code
- Updates single-family, duplex, and townhome subdivision reviews
- Removes the lot line adjustment process and replaces with a boundary adjustment and boundary establishment

Recommendation

- I. Review the proposed amendments.
- II. Open a public hearing.
- III. Consider approving Ordinance 2025-11.



LANDSCAPE MEDIAN SAMPLE



BACK TO BACK CURB SAMPLE



LANDSCAPE MEDIAN SAMPLE



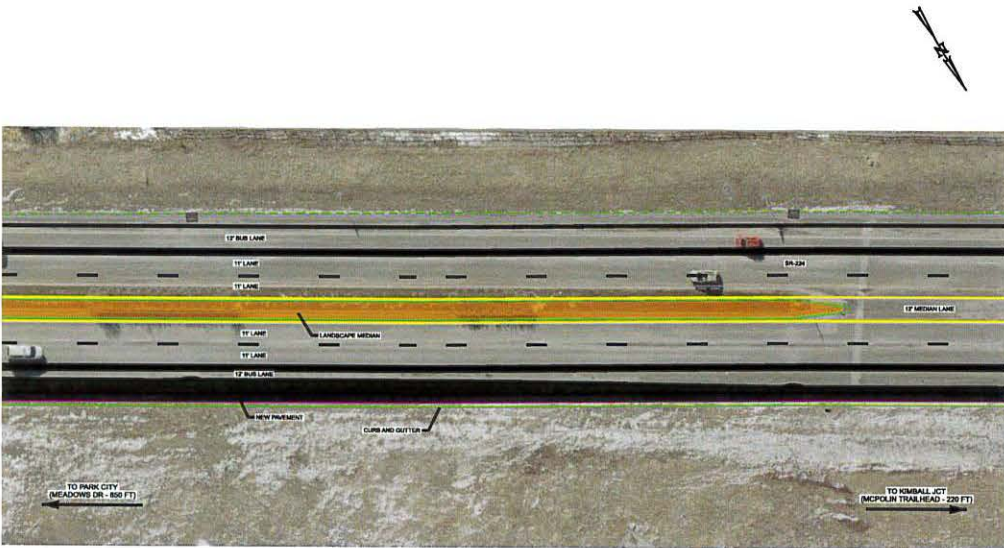
BACK TO BACK CURB SAMPLE



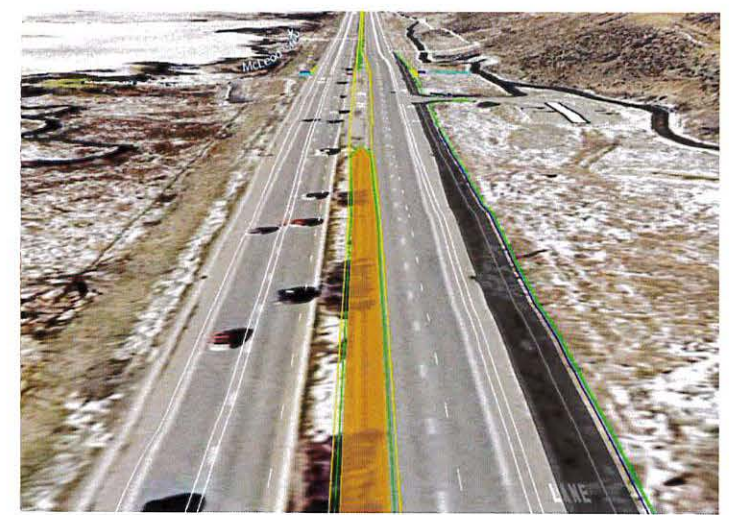
BACK TO BACK ALTERNATIVE



ISOMETRIC VIEW



RECONSTRUCT LANDSCAPE MEDIAN & CENTER TURN LANE



ISOMETRIC VIEW

FIGURE 1



BACK TO BACK ALTERNATIVE



ISOMETRIC VIEW



RECONSTRUCT LANDSCAPE MEDIAN & CENTER TURN LANE



ISOMETRIC VIEW

FIGURE 2