



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
July 10, 2025**

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. [Click here for more information.](#)

Zoom Link: <https://us02web.zoom.us/j/89883959526>

CLOSED SESSION - 3:30 p.m.

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

WORK SESSION - 4:40 p.m.

COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Senior Center - Mawhinney Project Update
2. Public Art Advisory Board Projects Update
3. Park Silly Sunday Market Mid-Season Review
4. Re-create 248 Transit Study Progress Update
5. 2025 National Community Survey Evaluation
6. 2025 CityTour Report
7. Clark Ranch Development - PAB Application
8. Golf Course Consultant Update
9. April 24, 2025 Council Meeting Direction from Council Follow Up

BREAK - 5:10 p.m.

REGULAR MEETING - 5:30 p.m.

- I. **ROLL CALL**
- II. **PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)**
- III. **CONSIDERATION OF MINUTES**

1. Consideration to Approve the City Council Meeting Minutes from June 12 and 26, 2025

IV. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute an Agreement with Commercial Restoration Services Not to Exceed \$2,000,000, in a Form Approved by the City Attorney's Office, for Maintenance and Construction Services on the China Bridge Parking Garage
2. Request to Authorize the City Manager to Execute a Contract Amendment with MODSTREET Not to Exceed \$1,424,765, for a Total Contract Value Not to Exceed \$1,896,115, in a Form Approved by the City Attorney's Office, to Provide Additional Design and Fabrication Services Related to the Bus Stop Improvement Project
3. Request to Authorize the City Manager to Enter into a Three-Year Agreement with Methods Engineering Not to Exceed \$500,000 in a Form Approved by the City Attorney's Office, to Provide Construction Inspection Services Related to Development and Infrastructure to be Dedicated to the City
4. Request to Approve Resolution 15-2025, a Resolution Admitting the City of Holladay as a Member of the Central Wasatch Commission
5. Request to Authorize the Exclusive Negotiation Agreement with Brinshore Development, LLC, in a Form Approved by the City Attorney, to Proceed in Good Faith to Negotiate Pre-Development and Development Agreements to Support the Bonanza 5-Acre Site Redevelopment Partnership
6. Request to Authorize the City Manager to Contract with Calvin L Wadsworth Construction Company, in a Form Approved by the City Attorney's Office, Not to Exceed \$522,741.13 to Replace the Roof of the Park City Ice Arena

V. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-16, an Ordinance Amending Title 13, Chapter 4, Regulation and Enforcement of Stormwater Discharges Associated with Construction Activities
(A) Public Input (B) Action
2. Consideration to Approve Ordinance 2025-17, an Ordinance Amending Title 2, Chapter 4, Section 11 of the Park City Code, Related to the Responsibilities and Authority of the City Engineer
(A) Public Input (B) Action
3. Consideration to Approve an Amendment to the Park City Film Property Lease with Park City Municipal Corporation
(A) Public Input (B) Action
4. Consideration to Authorize the City Manager to Execute an Agreement with Kimley-Horn & Associates, Not to Exceed \$275,000, in a Form Approved by the City Attorney's Office, for Engineering Services and Feasibility Analysis for the Historic Commercial Business District Pedestrian and Street Design
(A) Public Input (B) Action
5. Consideration to Authorize the City Manager to Execute an Agreement with WSP Not to Exceed \$725,000, in a Form Approved by the City Attorney's Office, for Design Professional Services Related to the Clark Ranch Access Road Project
(A) Public Input (B) Action

VI. OLD BUSINESS

1. Consideration to Authorize the City Manager to Enter a Construction Manager Agreement Guaranteed Maximum Price Amendment for the Community Center Project, in a Form Approved by the City Attorney's Office, with Okland Construction Company Inc., for a Guaranteed Maximum Price of \$17,380,743. In Addition, per Resolution No. 21-2023, Consideration to Waive Park City Building Permit and Impact Fees in the Amount of \$289,894.97
(A) Public Input (B) Action
2. Consideration to Approve Ordinance No. 2025-18, an Ordinance Rezoning Approximately 70 Acres between Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive from General Commercial and Light Industrial to Bonanza Park Mixed-Use District, Enacting Land Management Code Chapter 15-2.27 to Implement the Bonanza Park Small Area Plan, Updating the Frontage Protection Zone to Enhance the City's Entry Corridors, Updating Chapter 15-6.1 to Allow Affordable Master Planned Developments in the Bonanza Park Mixed-Use District, and Amending Section 15-15-1 to Define Key Terms
(A) Public Hearing (B) Action

VII. ADJOURNMENT

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

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**