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

August 26, 2025

The Council of Park City, Summit County, Utah, met in open meeting on August 26, 2025, at 2:15 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and advice of counsel at 2:26 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED
AYES: Council Members Parigian, Rubell, and Toly
EXCUSED: Council Members Ciraco and Dickey

Council Member Ciraco arrived at 2:35 p.m.

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 3:11 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, Rubell, and Toly
EXCUSED: Council Member Dickey

WORK SESSION

Building, Planning, and Engineering Fee Study:
Hans Jasperson and Jed Briggs, Budget Department, and Michael Coon and Maria Skrut, TeamZac consultants, presented this item. Jasperson indicated a cost-of-service study was performed. The last study was performed in 2010, and the results of the study were incorporated into the fee schedule over a three-year period. He noted most of the fees did not fully recover the cost for those services. Skrut noted a few errors in the appendix that were corrected. She reviewed the methodology for the departments so she could analyze time spent for work performed. She stated there were three new fee types for building permits: Single Family, Multi-Family, and Commercial.

Coon highlighted changes for Planning Department fees. They implemented the "Other Plan Review" category and he stated there would be a per hour fee for that service. He indicated master planned development (MPD) and conditional use permit (CUP) extensions would be charged 50% of the original fee. He recommended phasing the new fees into a three-year plan since the new calculations were significantly higher than current fees. Coon also stated Engineering fees would be similarly structured.

Council Member Rubell indicated the data showed that the revenue declined over three-years and asked if there was a plan to increase that. Coon stated Planning and Engineering fees would increase revenue but Building fees would decrease revenue. Briggs stated the study was done before the budget was adopted so the decreased revenue was incorporated into the budget. He thought it was reasonable to right size the fees to match the expenses. Council Member Rubell asked if staff would be reduced since permits were expected to be reduced. Briggs stated construction costs had increased dramatically which raised fees, but that revenue was inconsistent with the cost to perform the work. The fee reduction would balance the cost with the work performed.

Council Member Toly asked about the proposed 25%-50% cost recovery for the Historic District. Coon stated it was typical for agencies not to shoot for 100% cost recovery. Historic preservation was important to the City and lower fees would incentivize people to participate in the program. Council Member Toly asked why it was increasing to 50%. Rebecca Ward, Planning Director, stated when a historic application was submitted, it often required a plat amendment or steep slope application, so there were several permits needed for a project. They wanted to keep the Historic District application fee lower. Council Member Toly asked why a continuation fee would not be charged to applicants requesting that. Ward stated the Planning Commission discussed this and recommended code amendments to clarify the process on what would be required for an applicant to continue an item. Council Member Toly hoped to see a policy towards that. Regarding road closures, she asked if the fee was for a full day closure or based on so many hours. John Robertson, City Engineer, stated the fee was based on the time it took to process the permit, not the length of the closure. Council Member Toly asked if there was a cost limit restriction in state code. Coon indicated state code dictated only reasonable costs could be recovered.

Council Member Parigian asked what the hourly calculations entailed, to which Coon explained they were based on salaries, benefits, cars driven, printed items, posting notices, etc., and noted overhead costs were not included in the calculations. Council Member Parigian asked if these proposed fees would be more complicated for people to navigate. Coon indicated no two cities assessed fees in the exact same way. He felt moving to the multiplier would be easier for architects to calculate. Building, Planning, and Engineering fees were always a little complicated, but he felt these would be easier for the community. Council Member Parigian asked how much additional revenue would be received from adopting the new fees, to which Coon stated there would be $1.7 million revenue reduction annually between the three departments. Council Member

Parigian asked why the fee structure should change if the revenue would be less, to which Jasperson stated the City could not charge more than the cost for service.

Council Members Ciraco, Toly, and Parigian supported phasing in the planning fees. Council Member Rubell wanted to implement the total fees now since this was the actual cost of service. Briggs stated if the total cost was implemented now, the City would not do a new study in two years. Council Member Ciraco asked if the City currently subsidized the fees to which Briggs affirmed. Mayor Worel summarized the majority of Council preferred phasing in the new fees.

Water Impact Fee Discussion:

Clint McAffee, Public Utilities Director, reviewed the proposed fee adoption, amount, fee relief, and timeline for moving forward. He noted impact fees protected the City from the impacts of growth.

Harrison Holley, Public Utilities Engineer, explained the Water Impact Fee summary of permits since 2019. McAffee indicated the updated fee proposal was mainly because of the new 3Kings Water Treatment Plant and related infrastructure costs. He displayed the maximum recommended fee and indicated the Council could adopt any amount up to the maximum amount.

Council Member Parigian asked how the new water treatment plant affected the fees, to which McAffee stated the plant increased water capacity. New applications would require additional capacity, and the plant was able to handle it. It was built for existing customers and future growth. Council Member Parigian stated a new restaurant would bring the City more sales tax revenue and he thought that could be a cost offset. McAffee indicated sales tax revenue could not go into the Water Fund. Council Member Parigian thought an increase in water impact fees would lower water rate increases in the future, to which McAffee agreed and clarified it would offset costs.

Council Member Toly asked what the deficit would be if businesses were not included in the impact fee increases. She felt impact fees could deter small businesses from coming to the City. McAffee noted the impact fee revenue would increase with this adoption. Council Member Rubell stated the water treatment plant was expensive to build and was reflected in the impact fees as well as water rates. He asked what could be done to offset the costs. McAffee indicated the Council could adopt a fee less than the maximum recommended amount, which would put more of a burden on rate payers, and then figure out a way to reduce that burden. Council Member Rubell asked how that could be addressed from a policy perspective and noted he didn't know what the impact would be to water rates.

Council Member Ciraco felt both water rates and water impact fees should be solved at the same time. He didn't want to increase rates on the users. Council Member Rubell noted he supported deferred impact fee payments. Council Member Parigian supported discussing impact fees and water rates together. McAffee summarized he would come back to discuss water rates before impact fees were addressed.

Review Initial Results of FY2026 Water Rate Changes:
Clint McAffee and Jason Christensen, Public Utilities Department, presented this item. McAffee reviewed the new rates which took place in July. He indicated many homes entered the penalty pricing because it was a dry summer and they might have bigger lawns than their budget allowed, or they might have watered daily instead of the budgeted three times a week. In general, usage rose 9%. He stated it was too early to know if customers would have an annual increase.

Mayor Worel asked if customers could monitor their usage on WaterSmart, to which Christensen affirmed. Council Member Rubell stated the intent of the rate changes was not to penalize customers who were not water usage abusers. Council Member Rubell asserted that 30% of irrigation customers hit penalty pricing and asked if it was from abuse or because of the dry conditions. He also asked if the turf calculation should be adjusted. Christensen didn't think 30% of customers were abusing their watering. It was hard to stay in the 65% down rate. Council Member Rubell asked if allowing 75%-80% turf was more acceptable. McAffee stated that would be a Council decision and noted 65% aligned with 90% of users. Council Member Rubell referred to the rate classes and asked if there was a program to look at the base rate accounts to see the classification of the account. McAffee stated it was in one-acre increments. An addition of a half-acre tier could make sense and he noted there were 30 accounts that could fall into that new tier. Christensen stated it would make sense to look at smaller rate plans on irrigation.

Council Member Rubell asked what could be done for water users who made landscape adjustments for low water landscapes. McAffee stated they didn't have a temporary relief program, but it had never been a problem in the past. The City manager could allow up to a 20% relief for unusual circumstances, per Section 13-1-2 in the Municipal Code. Christensen stated there was also a leak adjustment policy. Council Member Rubell summarized they could raise the water budget, reduce the highest penalty tier, add irrigation accounts for lots smaller than one acre, make fee adjustments retroactive to July 1st, encourage enrollment in WaterSmart, and grant relief for starting low water landscape establishment. He supported all those suggestions and would support applying them retroactively.

Council Member Toly agreed with Council Member Rubell's suggestions but did not want to say that people could water as much as possible. She suggested having customers sign up for alerts and commit to not reach the penalty level. Council Member Rubell wanted to set a policy goal and after implementing the rates, they found out it was not in line with the desired goal. Council Member Toly asked if there was data on a summer that was similar weather to this summer and if the usage was the same. McAffee didn't have that data. Council Member Toly requested alerts so people weren't surprised when they got their bill. McAffee suggested lowering the $75 penalty increase to $38 for Single Family and Irrigation. This would result in $1 million in revenue loss annually. This was in addition to the $1 million loss that was made up by cost cutting within the department. Council Member Rubell asked for an analysis on how to make up that revenue loss. Council Member Ciraco supported Council Member Rubell's suggestions. He asked if customers could set alarms on their water usage, to which Christensen affirmed. Council Member Ciraco asked to make that a requirement for the rebate. He requested another residential tier for 1.25 acres and then a tier for properties above that.

Council Member Parigian asked if customers could plant native plants and establish them without being penalized. He also asked to give customers penalty free water in drought conditions. McAffee stated customers got maximum water volume per the state recommendation. Council Member Parigian supported Council Member Rubell's suggestions except lowering the penalty tier, but suggested allowing an exception for low-water landscaping or being in a drought season. Christensen recommended that staff should hold billing until the next discussion, to which Council agreed.

Discuss Economic Development Grants:
Chris Eggleton, Economic Development Director, presented this item and reviewed the history of the grant program. He noted many businesses were geared towards tourism and varied businesses were desired. Some concerns included the grants would only be a short-term fix or have minimal impact, stronger applicants could out-compete needier businesses, there could be an administrative burden on staff, and the public funding of private businesses could create fairness concerns.

Mayor Worel asked if there was a repayment clause if the business receiving the grant didn't meet their goals. Eggleton didn't think there was that clause. Council Member Toly asked if the amounts were based on impact or if it was a blanket amount. Eggleton stated the awards were customized. Council Member Toly indicated grants could be awarded to offset impact fees. Eggleton stated they would look at the costs the business would incur to start up and then decide. Margaret Plane, City Attorney, clarified the grant application could ask if a water impact fee was assessed and then that could be a factor in determining the amount of the grant.

Council Member Parigian asked who would decide which businesses got the grants, to which Eggleton stated in the past it was decided by an internal committee, but the Council could change that. Council Member Parigian noted 37% of the grants went to businesses that failed. Eggleton stated there could have been a benefit of hiring employees during their time in business, so there probably was some benefit. Council Member Parigian didn't think the grants were a good use of money. Council Member Ciraco suggested applying the grants to an economic diversification.

Council Member Toly stated there were a lot of unknowns, but she was interested in an amount that would make a business successful. She proposed considering other resources that would help a business be successful. Council Member Ciraco was interested in exploring this further and thought diverse businesses would add to the fabric of the community. Council Member Parigian stated to be an entrepreneur, time had to be put into the business. He didn't think this amount of money would make or break a business. Council Member Rubell supported the grant program and wanted to come up with some options to get more businesses with less barriers to entry. Mayor Worel supported the program and asked to see the original application and data on who had applied in the past. That would give the Council a base to work from moving forward. Eggleton summarized he would look at the past application process and work could be done on eligibility and criteria for awards.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

<u>Council Questions and Comments:</u>
Council Member Ciraco noted celebrations were being planned back east for the anniversary of the signing of the Declaration of Independence and he requested that the Special Events and Comms Teams plan something in 2026.

<u>Staff Communications Reports:</u>

<u>1. SR-224 FHWA Wildlife Crossing Grant Application Status Update:</u>
Council Member Rubell stated staff was waiting to see if the grant reopened and he preferred moving ahead on this with or without the grant. Alex Roy indicated they could reduce the scope and use the available budget. All the Council agreed to move forward. Mayor Worel stated she met with the federal lobbyist and he would work on that funding.

<u>2. Bus Stop Improvement Project Update:</u>

Council Member Rubell appreciated this work.

3. 2025 Sundance Film Festival Debrief:
Mayor Worel thanked the City staff who worked hard to make the festival successful.

4. City Manager Recruitment:
Sarah Mangano, Human Resources Director, stated she would use an external recruitment agency for this recruitment unless otherwise directed. She reviewed they would start the recruitment process tomorrow and the job would be posted for 60 days, then the process would close during the holidays. They would start conducting interviews the first of the year. Council Member Rubell preferred accelerating the process. Mangano stated external recruiters for the public sector took longer than the private sector. Council Member Ciraco felt this was a hard position to fill and the sooner it was executed the better.

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.

Douglas Duditch 84060 referred to articles about the Rail Trail and public input regarding it. At the last meeting, the mayor suggested bringing back the Rail Trail study. He knew some people thought the Rail Trail was dangerous, but he thought life was dangerous. He didn't know of any accidents on the trail. He suggested signage to get people to slow down. He was concerned about the impacts to wildlife and wetlands. He contacted different groups for help with protecting the trail.

Mayor Worel closed the public input portion of the meeting.

IV. CONSENT AGENDA

1. Request to Approve a Five-Year Contract for State of Utah Lobbying Services, in a Form Approved by the City Attorney's Office, with Consult-LEC, LLC Not to Exceed $120,000 Per Year through December 31, 2030:

2. Request to Approve Resolution 16-2025, a Resolution Proclaiming August 28, 2025, as Arbor Day and Celebrating Park City's 32nd Anniversary as a Tree City USA Community:

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

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, Rubell, and Toly
EXCUSED: Council Member Dickey

V. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2025-19, 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:
Rebecca Ward, Planning Director, and Bill Johnson and John Frontero, Planning Commissioners, presented this item. Ward noted redevelopment was frustrating because the City didn’t have a vision for the zone. One consistency was the community vision for this area to be a gathering space. She felt this was an opportunity to make this area inclusive for all demographics. She reviewed the goals for this area: mixed-use neighborhood, locally owned businesses, pedestrian and bicycle friendly, inclusive for affordable housing, green, and arts and culture.

Ward explained the project enhancements and noted enhancements could qualify a developer for increased density. She stated the draft code was modified to reduce open space requirements to 20% of the project and an enhancement could be considered if open space was 35% of the project. Other modifications were increased opportunities for parking reductions and grandfathered existing transient uses, hotels. Commissioner Johnson stated the original draft was what the Planning Commission was comfortable with, and they would like to require more open space.

Council Member Toly stated they hadn’t talked a lot about commercial maximum square footage and asked why those limits were chosen. Ward stated one purpose for the 15,000 square foot max was that it was per building not per site, and she thought that could break up the massing by limiting those footprints. Council Member Toly asked what the residential to commercial mix was with those limits. Ward indicated the main floor of the buildings would have to be commercial and residential could be above the commercial units. Council Member Toly asked what the Planning Commission recommendation was for the frontage protection zone. Commissioner Johnson stated this would codify the intent, which was 100 feet from the street, and then 30-100 feet with a conditional use permit (CUP). It would also require a step back to soften the visual impact from the road.

Council Member Parigian thought an open space reduction could help a developer pencil a project without building higher. Commissioner Johnson stated open space was not just green space. It could be parking space and sidewalks as well. Commissioner Frontero indicated the current requirement was 30% open space, but they reduced the requirement to attract redevelopment. The Planning Commission looked at renderings with 20% open space and there was more shadowing between buildings and narrower spaces. Council Member Parigian wanted a tradeoff with height and open space.

Council Member Rubell stated traffic would fail and asked if this plan would fix the traffic. Ward stated the key intersections were evaluated by a traffic impact study. The mobility component evaluated peak day traffic, worst case scenario. Under the current code there were no clear reductions to the impacts. The new code would apply implementation strategies to reduce vehicles that would come to the site. Council Member Rubell asked what was being given away to incentivize development. Ward stated developers could propose a height currently. The new code would allow four stories so developers would not request more than that. A parking reduction could be an advantage for the developer, and it would help with traffic. The open space reduction from 30% to 20% was also an incentive. Council Member Rubell asked if anything was done with the shared parking strategy. Ward indicated there were two parts to shared parking. Within a mixed-use project, there would be automatic reductions for applicants due to different peak parking demands. There was also an opportunity for shared parking strategy offsite. Council Member Rubell asked if there was a coordinated plan. Ward stated underground parking for the sites could be connected. Council Member Rubell referred to the grandfathering of existing rights and asked how certain the proposed code was with preserving that property. Ward stated the code would protect the existing structures and uses. New developments would have to follow the new code. She gave examples of maintaining and remodeling a current property to keep it in good condition. If they expanded or demolished it to rebuild, then the new code would apply.

Council Member Ciraco asked if it was better to look at what could be built there or what was likely to be built there. Ward stated they needed to take worst case scenario into consideration. They also wanted a code that would allow for flexibility in the site design and give project enhancements as the community identified. In the current draft, there was an acreage buffer around boutique hotels, and that number could be modified. She noted that even if it was feasible, that didn't mean it would be done. Commissioner Johnson clarified it was not feasible to build only one hotel. Commissioner Frontero noted there were no mixed-use districts in the City, so this was a first attempt. They looked at comparable cities to get information that would help their decision. They wanted a code that was balanced. He thought the original code should be passed and the market would decide if it needed to be adjusted in the future.

Mayor Worel opened the public hearing.

Mary Wintzer stated in all the meetings held on this, nobody said they wanted to kick out existing businesses or housing. She didn't think this code was on target. The EngineHouse development was almost finished and she thought this should wait until they could see the bike and pedestrian impacts of those additional residents.

Sarah Hall 84060 loved many aspects of the draft ordinance but suggested a few tweaks to make it align with the General Plan. There were too many allowed boutique hotel rooms and residential units. She supported 30% open space. She also wanted to revisit Exhibit C which discussed the standard vulnerability component of the failing intersections. She asserted the feasibility of projects would change as the market changed.

Jamie Peters 84060 owner at Homestake Condominiums, stated she had a concern with the modified code that protected nightly rentals, and she felt they would not be able to make renovations to remain grandfathered. She didn't want the code approved with lines 1330-1331. She also gave the following eComment: "I want to return to the core issue I raised in July and emphasize it again today: The proposed BPMX code includes misleading and problematic language regarding the treatment of Homestake's short-term rental (STR) rights. On the surface, the new language in lines 1319–1331 under "15-2.27-14 Exempted Existing Transient Uses" may appear to protect existing rights. But when one reads more closely, especially lines 1330 and 1331, which state: Line 1330: "These properties may be improved as outlined in Chapter 15-9 Non-Conforming Uses" Line 1331: "and Non-Complying Structures" —it becomes clear that those rights are only conditionally grandfathered and may be removed upon any redevelopment or significant improvement. To the casual observer, this language looks fair. But the moment you examine Chapter 15-9, the implication is unmistakable: Homestake would be placed in a vulnerable, non-conforming category where existing STR rights are not truly preserved. This is especially concerning for a 50-year-old community like ours, where basic upgrades or repairs could trigger a loss of rights. Stripping rights in the future is no different than stripping them now. Conditional grandfathering is simply a delay in the removal of rights, and it undermines the commitment some Council Members expressed earlier this year to not remove existing, legally entitled uses from long-term residents. This provision feels like it was drafted in a way to appear protective of residents, while quietly undercutting that protection in practice. That approach doesn't align with Park City's values of fairness, transparency, and respect for its existing neighborhoods. Please don't approve this code as written. Strike lines 1330 and 1331. Insist that the final BPMX code fully protects existing, legally established STR rights now and into the future. Thank you for your time and your continued service to our community."

Lisa Plane eComment: "Representing the neighboring Alpine Retreat HOA: Thanks for recognizing the neighbors in the upcoming design plan."

Greg Friedman eComment: “Regarding draft ordinance 2025-19: D: Open Space: Against idea that our internal private property open space must be made into “Publicly Accessible Open Space” if that means non-residents/owners/guests can access our existing internal open space without constraint. E: Setbacks: Against idea that our existing setbacks not be honored if we want to replace our existing buildings with new on our existing footprints. H1: Vertical Mixed Use: Allow CJ to redevelop as purely residential at all elevations. Commercial already exists directly adjacent to our property. Residential HOAs shall not be forced to become commercial property managers in addition to residential managers. E: Street Level Design: Allow CJ to redevelop on existing footprints without implementing a 50’ long lobby. C3i: Glazing: large expanses of glass are likely energy inefficient. If this applies to 100% residential: Claimjumper design is without large areas of glass to improve thermal efficiency. Mandating large areas of glass is contradictory to resource conservation goals and is counter to existing design. Other thoughts: postulate that CJ (Claimjumper Condominiums) may retain right to rebuild on existing footprints with existing setbacks. where are the incentives (ie “levers”) for current residents to redevelop their properties? seems like proposals are biased towards incentivizing outside developers.”

Mayor Worel closed the public hearing.

Council Member Rubell thought they were getting close to approving the plan, but it wasn’t quite ready. He was concerned with the traffic and mobility component. The Iron Horse District could impact traffic. He didn’t want trails going through private property. Regarding project enhancements, he stated a lot of the affordable housing policies had been updated and he thought it could change what they would grant bonus density for. He didn’t want more concrete. He didn’t want the open space reduction and suggested offering combined shared parking instead of open space concessions.

Council Member Parigian was torn because there were longtime owners in that area. He knew the goal was to have a walkable, livable area. If the plan was to fix traffic, nothing would be built. He wondered if the tiers were correct.

Council Member Toly asked the Planning Commission to look at lines 1330-31 to see if it could be tightened. She wanted to look at the commercial component to see if it was too restrictive and if too much residential was allowed. She asked for more balance. She hoped to incentivize more community uses. She asked to take a tour with existing property owners to see the proposed easements on private property. She wondered if there was a way to approve this in pieces instead of approving the entire proposal at once.

Council Member Ciraco agreed the open space should be higher than 20%. He thought they were close to approving something. Mayor Worel appreciated all the work from the Planning Commission and many of the community members. She expressed concern about increasing traffic in an already congested area.

Council Member Ciraco moved to continue Ordinance No. 2025-19, 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, to a date uncertain. Council Member Toly seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Ciraco, Parigian, Rubell, and Toly
EXCUSED: Council Member Dickey

2. Consideration to Authorize the City Manager to Execute an Agreement with Sparano + Mooney Architecture, Inc., Not to Exceed $122,550.00, in a Form Approved by the City Attorney's Office, for Senior Center Design Services:
Matt Lee, Economic Development Project Manager, presented this item. He noted the chosen design architect company had familiarity with the area and had experience working on senior citizen projects. They would give a minimum of three concept alternatives which would be brought to the Council for approval. The scope also included schematic design that would be included in the MPD and CUP submission.

Council Member Parigian asked if this would include site layout or design, to which Lee stated both, and indicated that would inform Phases 2 and 3. Council Member Parigian asked how they would arrive at the concept alternatives. Lee stated there would be input from a large group of stakeholders. Council Member Parigian asked for the timeline for this scope, to which Lee stated 10 months for this phase.

Council Member Rubell asserted the community center project's cost increased dramatically and asked how that could be prevented with this project. Lee indicated there was a lot of opportunity here and lessons were learned from the community center project. When the concepts were brought to Council, there needed to be a better understanding of soft costs and having those in the estimates at an earlier stage. Other considerations were the winter conditions and soils would need to be known. He felt bringing the general contractor onboard earlier would help.

Council Member Rubell asked what could be done in the near term to set guardrails so the site plans would be realistic. Lee indicated he had some rough numbers on underground parking and that would help, but also setting a budget would help. The Council members supported setting a budget in the next couple months. Council Member Ciraco asked to clarify the timeline going from design to choosing a contractor. Lee hoped to bring the concepts back in December or January. Then a schematic design would be developed and an RFP would be put out for a general contractor.

Mayor Worel opened public input.

Craig Weakley 84060 was excited to see this project moving forward. He had been working on this and would be on the design committee. He commended Lee for the rigorous process in selecting a design firm. The selection committee was focused on cost management because of what happened with the community center.

Mayor Worel closed public input.

Council Member Parigian requested attention to parking for this project and asked for three parking plan alternatives. He didn't think the Mawhinney lot was the right place for the building. Regarding design, he hoped the seniors would dictate how they wanted the senior center to look. Council Member Toly was happy to be at this point in the process. She thanked the seniors for continuing to push forward.

Council Member Toly moved to authorize the City Manager to execute an agreement with Sparano + Mooney Architecture, Inc., not to exceed $122,550.00, in a form approved by the City Attorney's Office, for senior center design services. Council Member Ciraco seconded the motion.

Council Member Rubell asked when the pre-screen would be. He thought it would help if they could narrow down what was wanted in the design to save time. Lee indicated that would be a coordination, and noted next week was a visioning and programming meeting. He thought he could bring this back in October so it could be fast tracked.

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, Rubell, and Toly
EXCUSED: Council Member Dickey

VI. NEW BUSINESS

1. Consideration to Approve a Public-Private Partnership Memorandum of Understanding with Wadsworth Development Group to Build a New Indoor Pickleball Facility:

Chris Eggleton, Economic Development Director, and Elizabeth Cole and Robert Booth Wadsworth Development, were present for this item. Eggleton felt this was a unique opportunity to develop a recreation facility through a partnership. The City would provide the land and Wadsworth would build the facility. He reviewed the benefits that would guide policy: cost and risk savings, operational savings and professional management, community access, and innovation and efficiency. As the City negotiated an MOU, he wanted oversight of public interest and also to ensure the company made a profit while providing affordable recreation for community members. It was indicated the Picklr was founded in Utah and would operate this facility.

Cole reviewed several projects that Wadsworth was developing. She proposed a 35,000 square foot building with 152 parking spaces on 3.6 acres. They hoped to have the facility running by June of 2027. Braden Moore with Big D Construction stated they worked with Picklr before, and they were narrowing the cost estimates to make sure they came in on budget. Booth stated Picklr had grown exponentially with 150 locations by 2026.

Council Member Rubell referred to benefits for local residents at the facility and asked if there was priority booking, which they indicated they could look into that.

Mayor Worel opened public input.

Patricia Kipp 84060 stated she was a tennis player and she felt there was a lot of angst among pickleball and tennis players. She wanted to convey that this center was for all and that it was not a private club. She didn't want pickleball players to still go to the MARC and thought the MARC should not provide pickleball courts when this facility was built.

Mayor Worel closed public input.

Council Member Parigian moved to approve a public-private partnership memorandum of understanding with Wadsworth Development Group to build a new indoor pickleball facility. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, Rubell, and Toly
EXCUSED: Council Member Dickey

2. Discuss JF EngineHouse Partners Reimbursement Request:
Ryan Blair, Environmental Regulatory Manager, and Rory Murphy and Ryan Davis, JF Fisher/EngineHouse presented this item. Murphy requested reimbursement for environmental remediation costs and stated this was the biggest affordable housing project built in Park City. Davis reviewed the history of the project. He indicated there were known environmental remediation requirements with the site and the City removed the contaminated material. Murphy stated he was told he had to take clean soil to the 3-Mile Landfill. At first, they were told the landfill would take it for free, but then they indicated JF Fisher would have to pay to dump the soil. The County granted a 50% concession to the dump fees, leaving a deficit of $754,000. Davis indicated that the City had always maintained they would cover soil remediation.

Council Member Parigian asked about the change in regulations. Blair indicated Murphy's review was accurate and then the ordinance was changed in 2024, but that was after the soil was removed. He noted the site had clean soil, but the ordinance required all soil to be dumped at the 3-Mile Landfill. Council Member Ciraco asked about the cost of remediation of the top four feet of soil to which Blair stated it was $40 per ton, and indicated it was difficult to segregate trucking versus dump fees. He got dump receipts from the landfill. Blair stated if Council supported a reimbursement, then Blair would come back with a public benefits analysis or a budget adjustment. Plane clarified this request was to fund something not approved in the current budget. A public benefits analysis would require a study. The Council wouldn't have to go through that process if they wanted to amend the budget. It was indicated the public benefits analysis could be performed by staff.

Council Member Rubell supported having a public benefits analysis since that was consistent with previous City procedure. Council Member Parigian asked if the amount could be negotiated. Murphy stated this was a big hole in his budget. Council Member Parigian supported a public benefits analysis. Plane suggested they could come back to Council with a process that would include public notice and a public hearing. Council Member Toly asked if the City could get a couple of units to house its employees in exchange for this reimbursement. Murphy stated his flexibility was with the market rate units. Council Member Ciraco was comfortable having a public benefits analysis. Mayor Worel summarized the majority of Council supported a public benefits analysis.

3. Consideration to Approve Resolution 17-2025, a Resolution of the Board of Canvassers Certifying the Official Canvassers' Report from the August 12, 2025, Municipal Primary Election for Park City, Utah:
Michelle Kellogg, City Recorder and Election Official presented this item and noted this was the last day to certify the elections results. She distributed the final vote count to the Council via email prior to the meeting.

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

Council Member Parigian moved to approve Resolution 17-2025, a resolution of the Board of Canvassers certifying the Official Canvassers' Report from the August 12, 2025, Municipal Primary Election for Park City, Utah. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Parigian, Rubell, and Toly
EXCUSED: Council Member Dickey

Kellogg indicated Tana Toly, Diego Zegarra, Jeremy Rubell, and John "J.K." Kenworthy were advancing to the General Election.

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder

2025 FEE STUDY

Building, Planning, & Engineering

WORK SESSION GOALS

- Review results of an independent cost-of-service analysis for Building, Planning, & Engineering (BPE) fees
- Provide feedback on recommended BPE fee changes
- Provide direction for a future public hearing to adopt BPE fee changes

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BACKGROUND

Purpose of BPE Fees	Previous Fee Study	Why an Update Was Needed	2025 Fee Study
• Reviewing development proposals • Issuing permits • Conducting inspections	• Conducted in 2010 • Phased in through 2013 • Most fees set below full cost recovery	• Incremental fee adjustments since 2013 • Rising costs: inflation, staffing, development	• TeamZac hired: Local government focus and expertise • Goals: Align fees, promote equity, ensure sustainability

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REPORT UPDATES

- *Applicant Requested Continuation of Public Meeting* Fee:
  - Implementation not recommended by the Planning Commission
- Appendix 1 Excel Error: Building Fees $ → %
- Appendix 2 Excel Error: Building Fees $ → %
- Report wording update: Planning section, revenue summary to match Appendix 3

METHODOLOGY

- Planning Department

  Survey → Review with Director → Adjusted Results → Review of Permit Process & Steps → Calculated new fees with 100% cost recovery

- Building Department

  Meeting with Director → Selected Cost Recovery Method → Survey → Review Budget → Calculated new fees with ICC calculator

- Engineering Department

  Survey → Review State Mandated Fees → Review Survey Results with Director → Calculated new fees with 100% cost recovery

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FEE SUMMARY

BUILDING

Fee Category	Fee type	Recommended Fee	Type of Change
Building Permit	Single-Family	0.61%	New Fee
Building Permit	Multi-Family	0.61%	New Fee
Building Permit	Commercial	0.61%	New Fee
Mechanical	n/a	1.32%	New Method-Multiplier
Electrical	n/a	1.32%	New Method-Multiplier
Plumbing	n/a	1.32%	New Method-Multiplier
IFC Fee	Tents	$154	New Method-Flat Fee
Grading	n/a	1.32%	New Method- Multiplier
Demolition	n/a	1.32%	New Method-Multiplier
Flatwork	n/a	$83	New Method-Flat Fee
Fire Fees	Aircraft Refueling Vehicles, Compressed Gas, Flammable Liquids, Flammable/Combustible Liquid Tanks, and Temporary Structures Build to Permanent Standards	Reference Appendix 2	Removed

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FEE SUMMARY

PLANNING

Fee Category	Fee type	Recommended Fee	Type of Change
Other Plan Review	n/a	$126/hour	New Fee
Master Planned Development (MPD) Process	Extension of Review Period	50% of original fee	New Fee
Conditional Use Permit (CUP) *	Extension of Review Period	50% of original fee	New Fee
Architectural and Design Review	All Historic District/Site Fees	Reference Appendix 2	Removed
Architectural and Design Review	All Non-Historic District/Site Fees	Reference Appendix 2	Removed

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PHASING

Planning Department

- Optional phasing plan for 29 fees with recommended increases

Phasing Timeline

- 3-year Plan
- Beginning in FY 26
- Various starting cost recovery percentages
- Refer to Appendix 6

Example Fee	Current Fee	New Fee	FY26 Fee	FY 27 Fee	FY 28 Fee
Plat Amendment	$900 / Application	$2,424	$1,400 (56% Cost Recover)	$1,912 (79% Cost Recovery)	$2,424 (100% Cost Recovery)

FEE SUMMARY

ENGINEERING

Fee Category	Fee type	Recommended Fee	Type of Change
Encroachment Agreement Application Fee	n/a	$110	New Fee

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QUESTIONS & NEXT STEPS

- Does Council support the BPE fee changes recommended by the study?
  - Option A: As outlined in Appendix 1; or
  - Option B: With modified 3-year phase-in for planning fees (Appendix 6)

- Next – A Public Hearing to formally consider adopting changes to Section 1 of the Park City Fee Schedule

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2025 Water Impact Fee

Update of 2014 Impact Fee

We seek policy direction on:

2025 Impact Fee Adoption

- Water Impact Fee Facilities Plan (IFFP);
- Water Impact Fee Analysis (IFA); and
- Amended Title 11, Chapter 13 of the Park City Code.

Impact Fee Amount

- Max allowable fee puts full cost on development
- Less than max puts some cost on existing users
- Phased increase in new fee

Water Impact Fee Relief

- Does Council want to further consider deferred payments and if so, what criteria should there be for allowing payment plans?

Timeline if Directed to Move Forward

- A notice of Public Hearing 10 days prior
- Public Hearing and adoption
- New fee takes effect 90 days after Public Hearing and adoption

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Impact Fee Basics

What is a water impact fee?

- One-time fee charged to new development to offset the actual capital costs associated with their proportional impact on the water system
- Recovers the City's costs of building culinary water capacity to serve future development rather than passing these growth-related costs on to existing users through rates
- Without impact fees, existing customers pay the cost of the additional impact on our water system from new development.

- Who Pays?
  - Development activity that has a net increase in water demand
    - Increase in outdoor irrigated area
    - Increase in building size
    - Change in use to a more water intensive use e.g. office space conversion to restaurant

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Who Pays Impact Fees

Water Impact Fee Summary - Date Range: 6/3/2019 - 9/13/2024					
Permit Type	**# of Permits charged with Water Impact Fees**	**Total**	**Average**	**Maximum**	**Minimum**
Commercial- New	15	$806,054	$53,737	$113,410	$1,658
Commercial- Other	23	$592,657	$25,768	$216,990	$665
Driveway/Patio	2	$24,066	$12,033	$17,194	$6,871
Grading/Landscaping	7	$190,601	$27,229	$131,036	$2,156
Interior Remodel	2	$2,884	$1,442	$1,710	$1,174
Multiplex Addition	7	$21,596	$3,085	$6,200	$1,174
New Home	247	$4,411,539	$17,860	$80,497	$1,493
Plumbing	1	$1,598	$1,598	$1,598	$1,598
Remodel	6	$31,054	$5,176	$12,706	$1,598
Single-Family Addition	90	$274,730	$3,053	$19,259	$1,493
Total Permits with Water Impact Fees	**400**				
Total Permits without Water Impact Fees	**25,590**				

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2025 Update

Unchanged

- Service area
- Method of calculating the impact fee

Updated

- 3 Kings Water Treatment Plant and related infrastructure costs included
- Growth projections
- Peak day demands
- Updated infrastructure cost estimates

Proposed Impact Fee

Water Impact Fee per gallon per minute (gpm) demand	
Current	$16,579
Proposed – 2024	$25,142
Proposed – 2025	$25,784
Proposed – 2026	$26,449
Proposed – 2027	$27,140
Proposed – 2028	$27,901
Proposed – 2029	$28,691

Outdoor Water Impact Fee per 1,000 Sq. Ft.	
Current	$1,598
Proposed – 2024	$2,423
Proposed – 2025	$2,485
Proposed – 2026	$2,549
Proposed – 2027	$2,616
Proposed – 2028	$2,689
Proposed – 2029	$2,765

51.6% higher than existing fee

Offsets costs for existing rate payers

71% of the proposed fee is allocated to infrastructure required to address treatment and capacity issues related to the Judge and Spiro Tunnels

If we set aside these large expenses, the proposed fee would be much less than many other regional water fees

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Comparison to Others

Water Impact Fees ($)	Residential		Commercial
System	3 Bedroom Single-Family Home	5 Bedroom Single-Family Home	Restaurant (1,560 sq.ft) with 86 seats
PCMC Proposed (2025)	$ 12,128	$ 25,062	$ 68,671
PCMC Existing (2014)	$ 7,798	$ 16,116	$ 42,903
Mountain Regional Water	$ 4,660	$ 10,412	$ 37,377
Snyderville Basin Water Reclamation District	$ 13,443	$ 22,405	$ 36,128
Herriman City	$ 6,932	$ 8,259	$ 17,562
South Salt Lake	$ 6,345	$ 12,690	$ 12,690
Heber City	$ 4,939	$ 11,113	$ 11,113
Provo City	$ 7,600	$ 13,311	$ 37,897
North Salt Lake	$ 9,318	$ 12,636	$ 18,908
Murray City	$ 3,642	$ 4,394	$ 16,328
Lehi City	$ 1,194	$ 1,194	$ 3,980

71% of the proposed fee is allocated to infrastructure required to address treatment and capacity issues related to the Judge and Spiro Tunnels

If we set aside these large expenses, the proposed fee would be much less than many other regional water fees

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Impact Fee Waivers

- Only allowed under State code, and City code and policy
- State Code
  - Impact fees may only be waived for low-income housing, schools, and “development activity with a broad public purpose”
- City code further restricts fee waivers to only be permissible for affordable housing and public facilities which serve a beneficial public purpose.
- This is further refined in the City’s policy, under which, impact fees may be waived for:
  - City projects which generally have a broad public purpose.
  - Affordable housing projects by private developers voluntarily including affordable units.
  - 501(c)(3) non-profit organizations, governmental agencies, and religious groups that clearly provide a substantial benefit .

Deferred Payments

- Currently, payment is a condition of Building Permit Issuance

- Alternatives points of payment
  - Rough Inspection (4-way), approximately 50% complete
  - Final Inspection/Certificate of Occupancy

- Longer term alternatives
  - Condition water service on adhering to payment agreement, i.e. water service would be shut off for not payment
  - Would need to consider ownership transfer

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Deferred Payments

- Would not reduce fee amount
- Could offer temporary relief by spreading the fee over time
- A number of questions would need to be answered if payment plans were offered, including:
    - What impact fees are eligible for deferred payment? All? Just water?
    - Who is eligible for deferred payment?
    - Should interest be charged?

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We seek policy direction on:

2025 Impact Fee Adoption

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Water Rates

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Water Rate Changes

1. Single Family and Irrigation Water Budget Based on Lot Size or Irrigated Area:

    - Watering application rate based on Utah Division of Natural Resources recommendation of 1.5” of water per week during peak (July and August) irrigation season for lawn
        - Three ½” waterings per week
        - Recommendation is reduced during nonpeak months

    - Single Family Residential Water Budget
        - 0 to 0.25 acre property, 20,000 gallons – 0.1 acre of lawn
        - 0.25 to 0.75 acre property, 45,000 gallons – 0.25 acre of lawn
        - > 0.75 acre property, 60,000 gallons – 0.35 acre of lawn

    - Irrigation Water Budget - enough water for 68% lawn coverage of a property’s irrigated area.
        - 110,000 gallons per landscaped acre

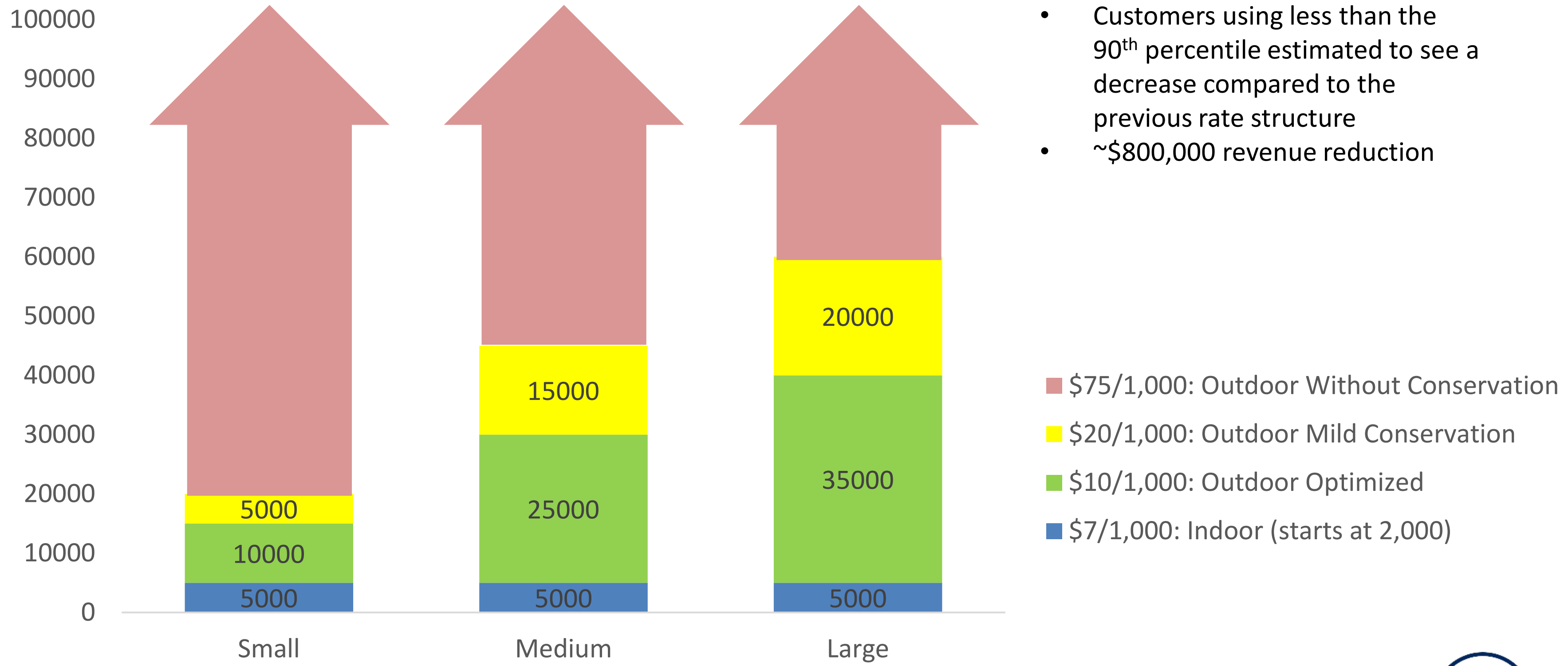
2. New Penalty Tier Price - $75 per 1,000 gallons (increased from $36)

3. Lower Base Rates for most

4. Estimated $1,000,000 annual revenue reduction

Adopted Single Family Rates

- Customers using less than the 90th percentile estimated to see a decrease compared to the previous rate structure
- ~$800,000 revenue reduction



Lot Size	< 0.25	0.25 to 0.75	< 0.75
Base Rate	$75	$75	$75

*Base rate includes 2,000 gallons

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Adopted Irrigation Rates

			Starting Tier Volume (1,000 gallons)		
Number of Customers	Monthly Base Rate	Irrigated Acres	Tier 1 $10	Tier 2 $20	Tier 3 $75
62	$150	1	0	100	110
16	$300	2	0	200	220
16	$450	3	0	300	330
7	$600	4	0	400	440
5	$750	5	0	500	550
1	$900	6	0	600	660
3	$1,050	7	0	700	770
2	$1,200	8	0	800	880
2	$2,100	14	0	1,400	1,540
1	$2,250	15	0	1,500	1,650

- Base rate = $150/acre
- ~$300,000 revenue reduction

Single Family Residential Impacts

Percent Users Exceeding Summer Water Use	Summer water use (gallons per month)	Existing 0.75" moving to: Small	Medium	Large	Existing 1" moving to: Small	Medium	Large	Existing 1.5" & 2" moving to: Small	Medium	Large
70%	2,000	0%	0%	0%	-22%	-22%	-22%	-33%	-33%	-33%
50%	5,000	-2%	-2%	-2%	-19%	-19%	-19%	-28%	-28%	-28%
38%	10,000	-2%	-2%	-2%	-17%	-17%	-17%	-26%	-26%	-26%
31%	15,000	-4%	-4%	-4%	-17%	-17%	-17%	-25%	-25%	-25%
24%	20,000	0%	-6%	-6%	-13%	-18%	-18%	-20%	-25%	-25%
18%	25,000	30%	-10%	-10%	16%	-20%	-20%	7%	-26%	-26%
13%	30,000	64%	-14%	-14%	48%	-23%	-23%	38%	-28%	-28%
7%	40,000	107%	-18%	-24%	92%	-24%	-30%	82%	-28%	-34%
3%	60,000	112%	2%	-36%	103%	-3%	-38%	97%	-6%	-40%
1.4%	80,000	108%	33%	-12%	102%	29%	-15%	97%	26%	-17%
0.8%	100,000	105%	49%	15%	101%	46%	12%	98%	43%	10%

Initial Estimate – 90% of Single Family Residential customer would see a decrease in annual cost compared to the previous rate structure

Irrigation Customer Examples

Irrigated Area	Monthly Water Budget 68% lawn coverage	Actual Peak Month Use	Actual Total Annual Usage	Previous Cost	New Cost	Percent Change
14	1,540,000	956,000	2,694,000	$71,283	$52,140	-27%
14	1,540,000	2,304,000	6,113,000	$151,143	$143,580	-5%
3	330,000	684,000	2,643,000	$65,741	$96,250	46%
1	110,000	137,000	506,000	$11,192	$12,230	9%
1	110,000	62,000	229,000	$5,285	$4,090	-23%

YTD Results

YTD Change from Last Year
Mid May - Mid July

	Commercial*	Irrigation	Multi Family*	Residential	Total*
Consumption	5%	9%	-1%	15%	9%
Revenue	11%	4%	1%	19%	12%

**Water Rates increased 4.5% for FY26*

Single Family:

- In July, only 4% of customers experienced penalty pricing, less than anticipated.
- In August, 9% of Single-Family Residential experienced penalty pricing, also less than anticipated.

Irrigation:

- In July, 14% of customers experienced penalty pricing, and in August it was 30%.

General:

- It is too early to know how many customers will see an annual increase
- New $75 penalty tier sends a strong signal if water budget is exceeded
- Most customers exceed budget from watering every day or having more lawn than their water budget supports

ECONOMIC DEVELOPMENT

GRANT WORK SESSION

AUGUST 26, 2025

PARK CITY 1884

AGENDA

1. *Discuss the background, purpose, and goals of the suspended Economic Development Grant policy*

2. *Review the history of awards and the success*

3. *Provide a general policy context to discuss if there is Council direction to reconsider the suspension of the Economic Development Grant policy*

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PURPOSE & GOALS

Park City's Economic Development Grant Policy was established to strengthen the community's economic base and align with the City's strategic focus area of creating a sustainable and resilient local economy by:

- *supporting small businesses*
- *fostering innovation*
- *balancing growth with historic preservation and community*

The program's intent was to attract and retain enterprises that generate measurable public benefits, such as quality job creation, increased tax revenues, and enhanced services, while contributing to the long-term vitality and resilience of the city.

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GRANT CATEGORIES

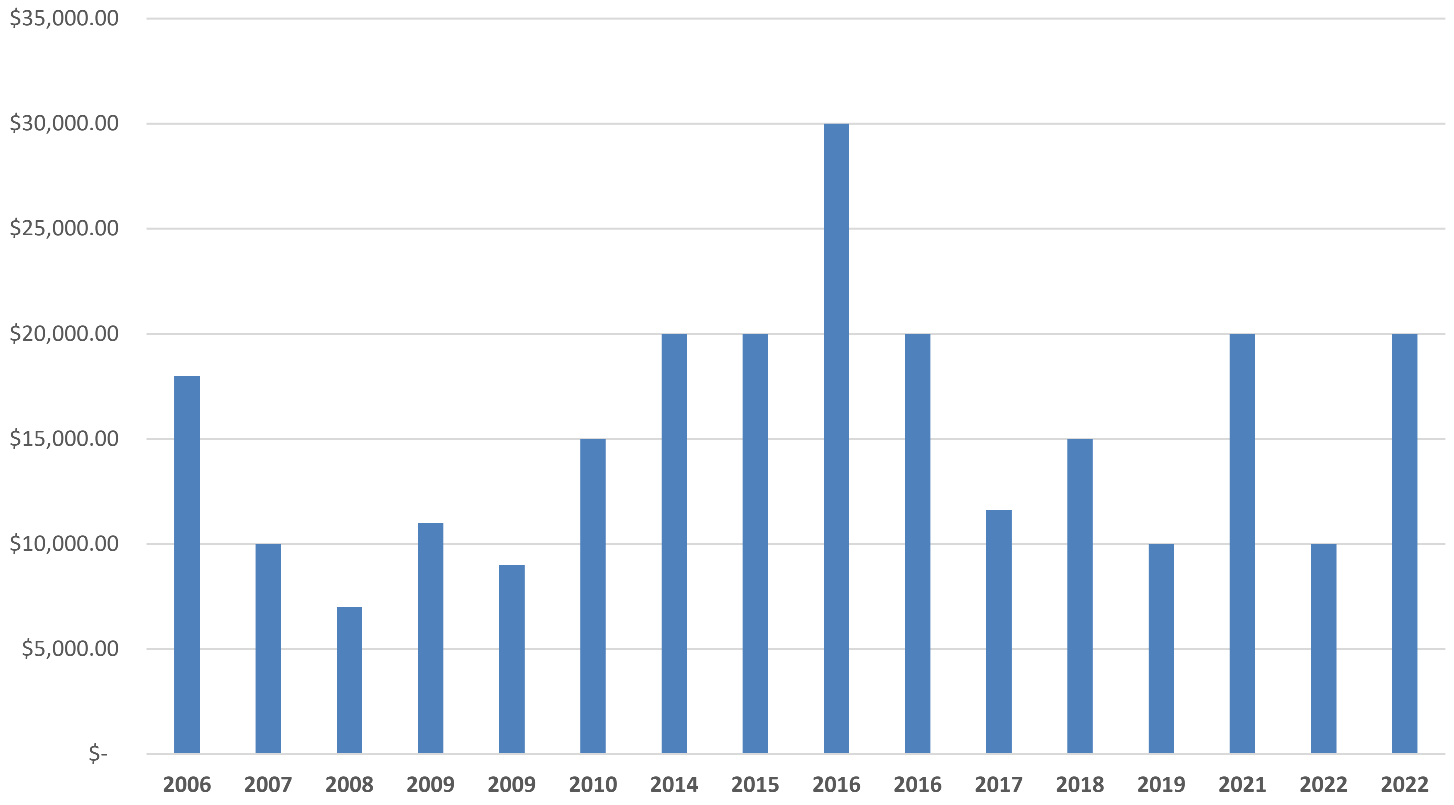
The suspended policy allocated $50,000 annually to award the categories of grants:

1. *Relocation Grants – To attract new businesses into Park City*

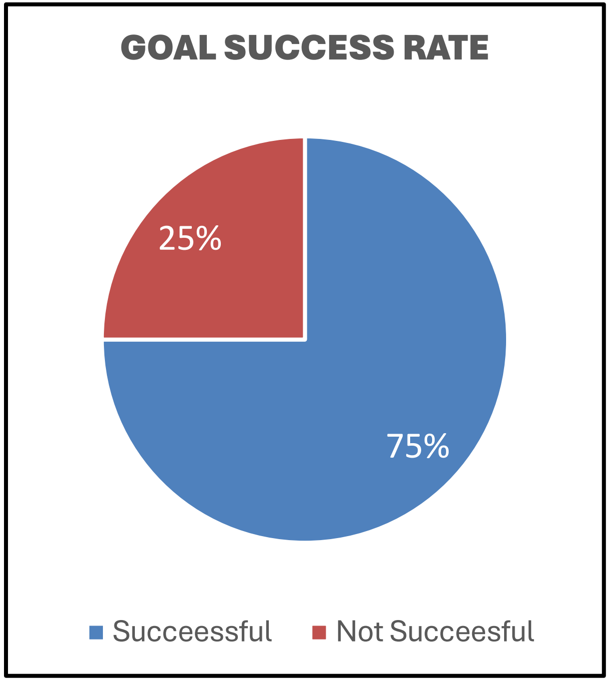
2. *Start-Up Grants – To assist new business ventures within city limits*

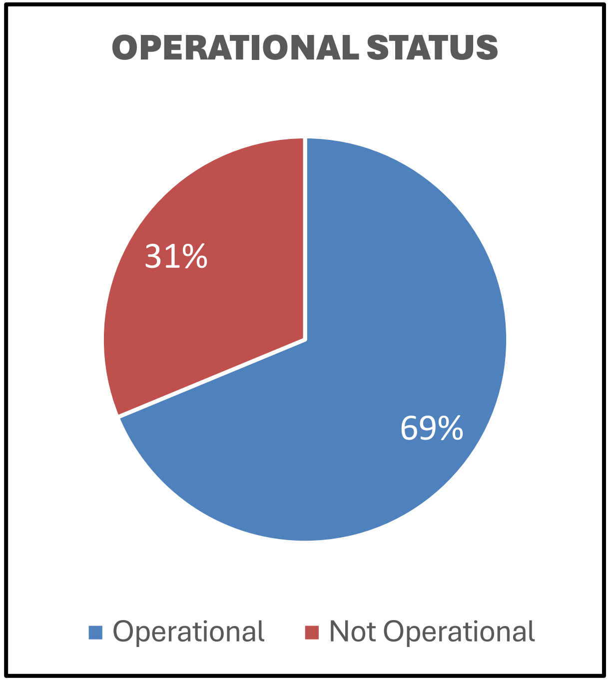
3. *Expansion Grants – To help existing Park City businesses grow their operations*

GRANT FUNDING



GRANT AWARDS





Policy Considerations

Reasons to Support

- ✓ **Creates and retains jobs:** Encourages year-round employment in a high-cost community.
- ✓ **Expands tax base:** Generates future sales tax revenue that can exceed grant costs.
- ✓ **Alignment with community priorities**: Builds a resilient local economy by supporting local businesses and balancing growth with historic preservation.
- ✓ **Boosts competitiveness:** Signals Park City's commitment to encouraging innovation and investment in businesses.
- ✓ **Diversifies the economy:** Reduces reliance on tourism by attracting and supporting varied businesses.

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Policy Considerations

Reasons to be Cautious

- ✓ **Limited impact**: Small grants may not offset the high costs of doing business in resort towns. Other community-wide priorities are more desirable.
- ✓ **Equity concerns**: Stronger applicants may outcompete smaller, needier businesses.
- ✓ **Short-term fix**: Grants don't solve structural issues like housing or rent inflation impacting employees.
- ✓ **Administrative burden**: Oversight and compliance can strain staff capacity.
- ✓ **Perception risk**: Public funding of private companies may raise fairness concerns.

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Council Discussion

1. Would the Council like to reactivate the ED Grant program?

2. If so, what ideas does the Council have regarding changes to the policy, for instance:
   a) Program's annual funding level
   b) Minimum or Maximum award limitations
   c) Criteria and/or Eligibility

After Council direction, if applicable, a follow-up presentation can be scheduled


Thank you!
CITY HALL
PARK CITY
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New Indoor Pickleball Facility

Public-Private Partnership Memorandum of Understanding

August 26, 2025

GOAL & P3

GOAL

Staff recommends the Council consider executing a memorandum of understanding (MOU) to pursue a public-private partnership to deliver an indoor pickleball facility.

P3 STRUCTURE

The project would be delivered via a ground lease, with the City retaining land ownership, while Wadsworth Development Group (a private partner) designs, builds, and engages The Picklr to operate the facility.

PROJECT PRESENTATION FROM DEVELOPMENT TEAM

WADSWORTH DEVELOPMENT GROUP

THE PICKLR

BIG-D CONSTRUCTION

LARC architecture | design

DESIGN WEST

CIR | CIVIL ENGINEERING + SURVEYING

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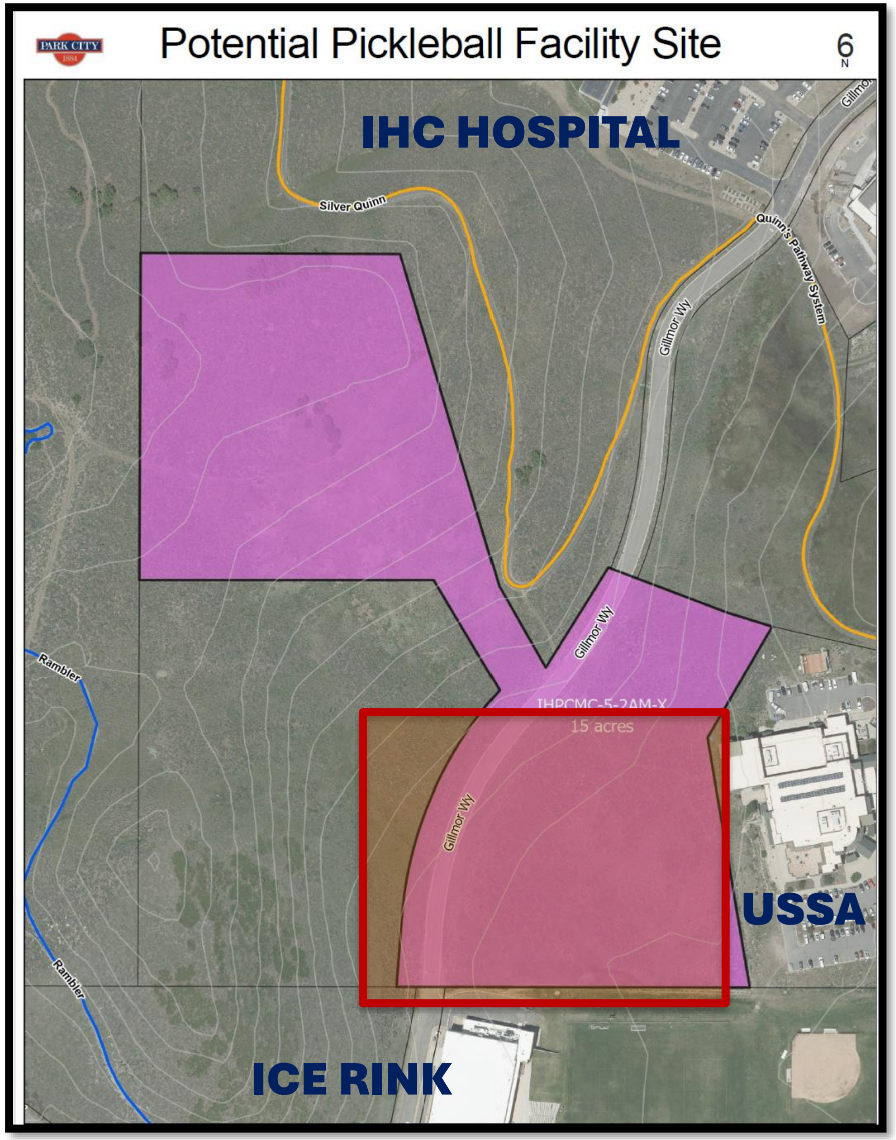
LOCATION & FACILITY



Located on a 2.4 to 3.6-acre **portion** of **Lot 5** at 675 Gillmor Way.

North of the Ice Rink, South of Hospital, West of USSA Center of Excellence

The proposed indoor pickleball facility in Park City will be approximately 35,000 SF, featuring (12) courts.

P3 CONSIDERATIONS

P3 BENEFITS

- Cost & Risk Savings
- Operational Savings & Professional Management
- Community Access
- Innovation & Efficiency

POLICY OVERSIGHT

- Public Interests Oversight
- Balancing Profit & Public Benefits
- Long-Term Commitments
- Contract Complexity

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THE PICKLR

- Founded in Utah, The Picklr has grown into the largest and fastest-growing indoor pickleball operator in North America, with over 47 franchise locations nationwide
- The Picklr offers a national membership model, tournaments, and clinics, along with retail sales.
- Facilities are designed for inclusive programming, for beginners, families, and competitive players alike.
- The Picklr emphasizes community-collaboration, offering spaces for social connection, events, and local engagement

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Presentation

WADSWORTH DEVELOPMENT GROUP

THE PICKLR

BIG-D CONSTRUCTION

LARC architecture | design

DESIGN WEST

CIR | CIVIL ENGINEERING +SURVEYING

PRESENTATION QUESTIONS
PUBLIC INPUT

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Questions / Next Steps

Time for Q&A

NEXT STEPS

- **MOU Execution**
  - Action: Consideration to approve the execution of the memorandum of understanding (Exhibit C)
- **Public Benefits Analysis**
  - A public benefits analysis under Utah Code § 10-8-2
- **Ground Lease**
  - Council will be presented with a Ground Lease to consider executing before the P3 proceeds.

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THANK YOU
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PARK CITY

INDOOR PICKLEBALL FACILITY

CITY COUNCIL PRESENTATION

Wadsworth Development Group – Background and Experience

Team Introductions

Progress To Date

Request Approval of the MOU

INTRODUCTIONS

ELIZABETH COLE
WADSWORTH DEVELOPMENT

ROBERT BOOTH
WADSWORTH DEVELOPMENT

CHRIS WALKER
THE PICKLR

BRADEN MOORE
BIG-D CONSTRUCTION

SCOT OLCOTT
DESIGN WEST ARCHITECTS

SCOTT THORSEN
CIR ENGINEERING

DEVELOPER PROFILE

WHAT MAKES WADSWORTH DIFFERENT?

Our Mission: To create and preserve value through disciplined real estate investment strategies.

Our Values:

1. We build world class teams and partnerships.
2. We believe our most valuable asset is our reputation for trust and integrity.
3. We treat every team member and partner as family.
4. We focus on quality and strive to exceed expectations.
5. We make a positive impact in our communities.

PROJECT UPDATE
CONCURRENT WITH MOU DRAFT & NEGOTIATION

MOU – Agreement drafted, refined with Rec Staff, Economic Development, and Legal, presenting for City Council review approval

CIVIL ENGINEER (CIR) – Topo Survey and preliminary Site Planning completed

ARCHITECT (DESIGN WEST) – Programming Concept Design complete, Schematic Design underway

THE PICKLR – LOI draft in process, design collaboration continuing with LARC

CURRENT COLLABORATION – City Planning, Environmental Sustainability

DUE DILIGENCE – Proceeding with consultants and City Staff

CIR | CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

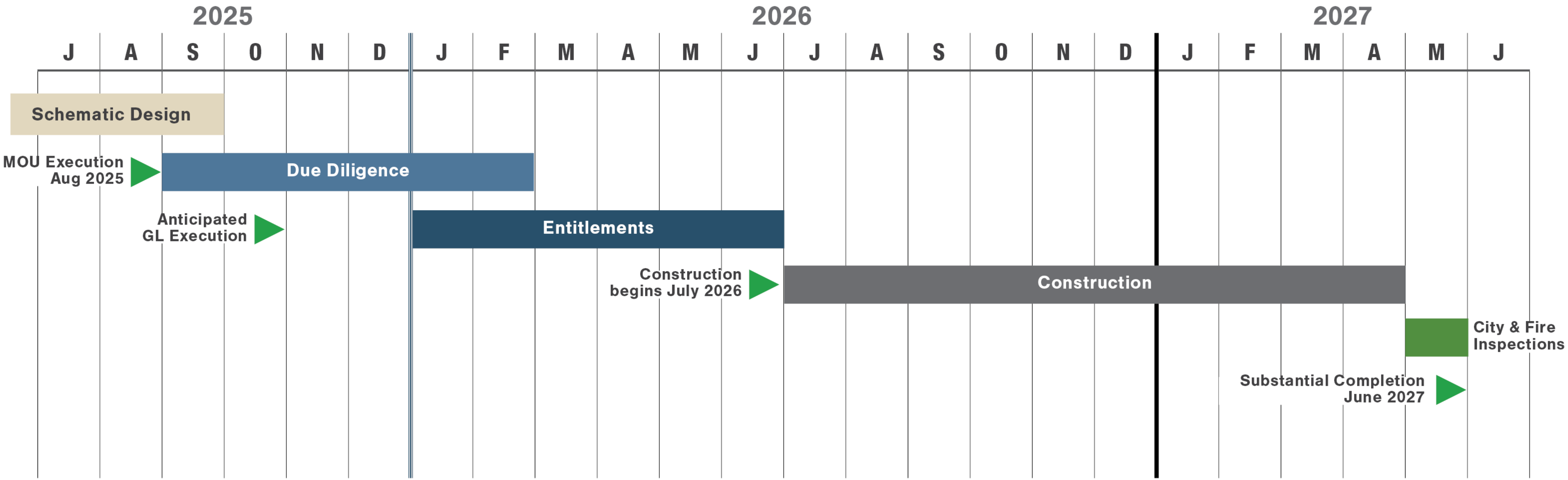
PROJECT NAME
675 GILLMOR WAY, PARK CITY, UTAH
SITE LAYOUT – ALT 3

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
EXH

PROJECT ID	DATE:
E25-026	02/17/25
FILE NAME:	SCALE:
PRJ-PPG	1"=30'

UPDATED PROJECT TIMELINE



CONTRACTOR PROFILE

BIG-D CONSTRUCTION

- Established in Utah in 1967
- Top general contractor in both Utah and the Intermountain Region
- Decades of experience in Park City TRIAL FONT Wasatch Back
- Established relationships both Wadsworth TRIAL FONT the Picklr

OPERATOR PROFILE

THE PICKLR

THE PICKLR

65

LOCATIONS TO BE
OPEN BY END OF 2025

150

LOCATIONS TO BE
OPEN BY END OF 2026

UTAH
LOCATIONS

6 CURRENTLY OPEN

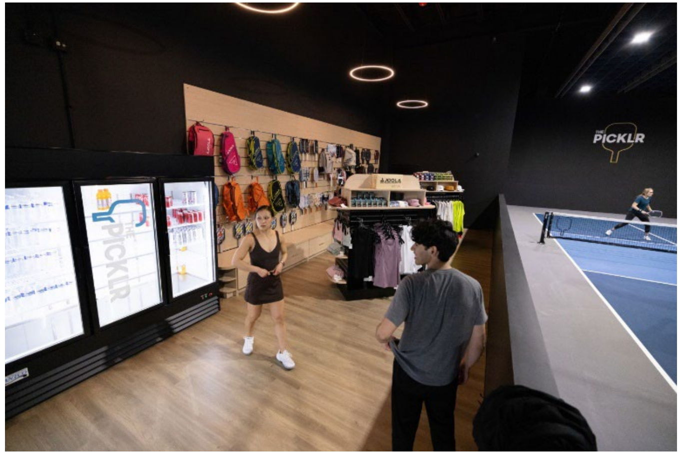
4 IN DEVELOPMENT

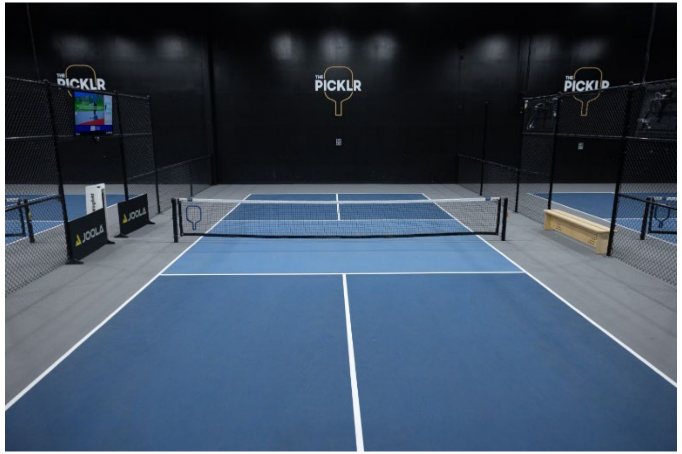
LEADER IN DESIGN & CONSTRUCTION

NUMEROUS INDOOR PICKLEBALL FACILITIES

Tempe, AZ
Scottsdale, AZ
Thornton, CO
Loveland, CO
Ft. Meyers, FL
Naples, FL
Orlando, FL
Cumming, GA
Mt. Prospect, IL
Normal, IL
Villa Park, IL
Mundelein, IL
Naperville, IL
Indianapolis, IN
Noblesville, IN
Detroit, MI
Blaine, MN
Biloxi, MS
Henderson, NV
Manahawkin, NJ
Charlotte, NC
Newtown, PA
Columbia, SC
Nashville, TN (x 2)
Round Rock, TX
Austin, TX
Denton, TX
Hurst, TX
McKinney, TX
West Ft. Worth, TX
Spanish Fork, UT
Saratoga Springs, UT
Salt Lake City, UT
West Jordan, UT
St. George, UT
Kaysville, UT
Uintah, UT
Sandy, UT
Logan, UT
Williamsburg, VA
Fredericksburg, VA

LEADER IN DESIGN & CONSTRUCTION





EVERY ASPECT OF YOUR FACILITY TRIED, TESTED & PROVEN

LEADER IN FACILITY OPERATION

OPERATIONALLY, WE KNOW WHAT WORKS

THE PICKLR

CORE PILLARS

01

CONNECT

Bringing communities together regardless of age, fitness level, or income.

02

DINK

Promoting a fun, healthy, active lifestyle that is accessible and affordable for all.

03

COMPETE

Encouraging people to adopt a new sport, improve their skils and play to the best of their ability

THE PICKLR

OUR VISION

For The Picklr to be the go-to destination for all things pickleball.

OUR MISSION

To provide a welcoming and inclusive environment where players can enjoy the fun, excitement, and health benefits of pickleball while building lasting friendships and connections.

We envision a future where our Picklr franchises empower individuals to embrace an active lifestyle, cultivate a sense of belonging, and become a catalyst for fostering vibrant pickleball communities across the nation.

THE PICKLR

PICKLR PRO SHOPS

OUR ONE STOP SHOP FOR EVERYTHING PICKLEBALL

The Picklr Shop is the perfect place for you to get to grips with the latest gear and find advice from experts with plenty of experience. Everything you need to up your game, in one place.

THE PICKLR

TRIED AND TRUE MEMBERSHIP-BASED MODEL

The beauty of our facilities is that they attract an addressable market covering all ages from 8-85. In addition, our modern clubs and amenities, coupled with our affordable unlimited memberships, draw both individuals with higher incomes and students and young adults, alike. The leadership team has deployed this model in numerous concepts with great success.

Our current Picklr members look like this:

52%	48%	58%	18%	23%	60%
WOMEN	MEN	AGES 18 TO 26	AGES 8-18	BABY BOOMERS	COLLEGE EDUCATED

PARK CITY

INDOOR PICKLEBALL FACILITY

PRELIMINARY RENDERING

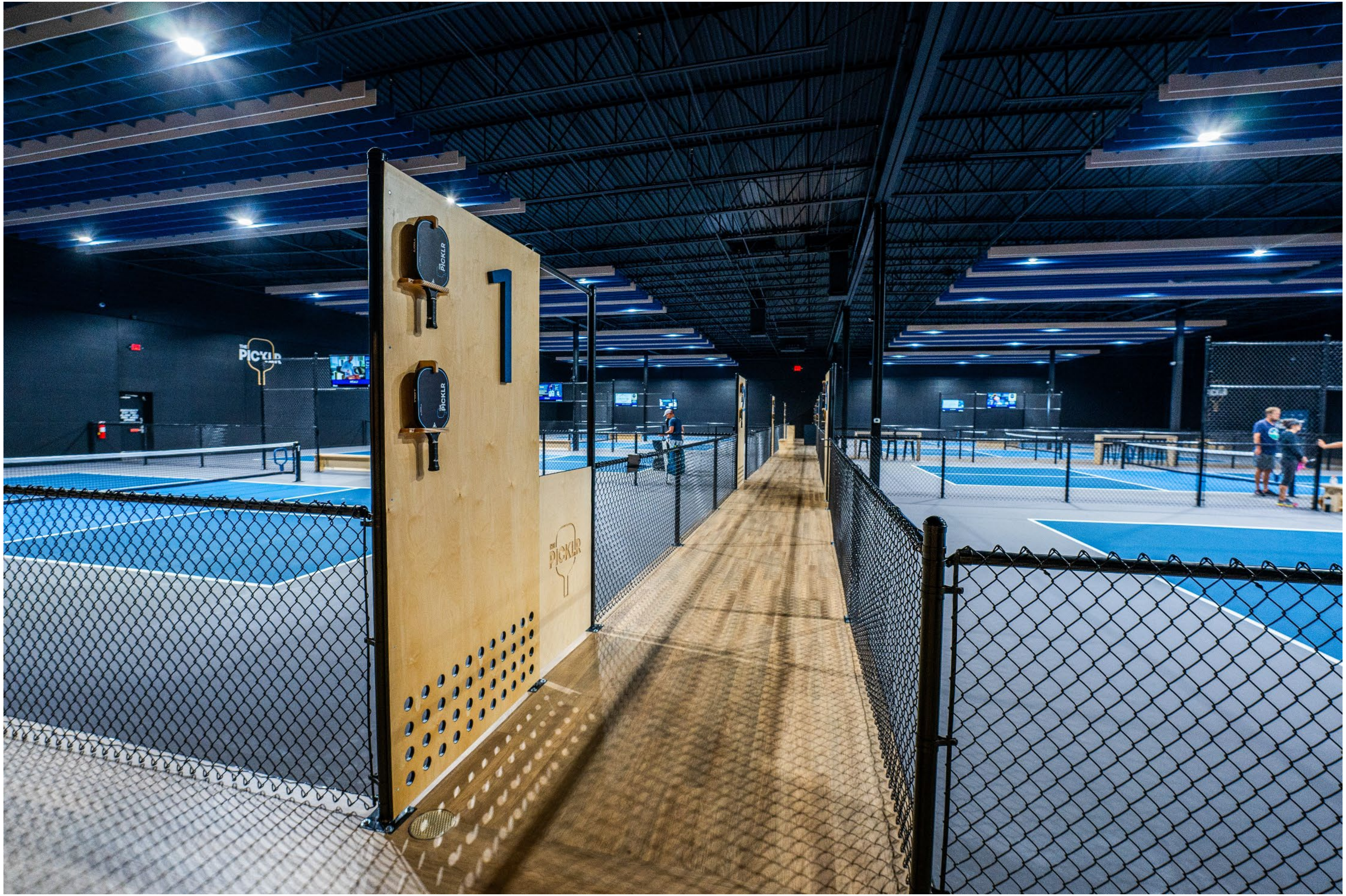
PRELIMINARY FACILITY LAYOUT

- 12 Pickleball Courts
- Pro Shop
- Conference Room TRIAL FONT Flex
- Office TRIAL FONT Support Spaces

TYPICAL INTERIOR SPACES

TYPICAL INTERIOR SPACES

TYPICAL INTERIOR SPACES



TYPICAL INTERIOR SPACES

TYPICAL INTERIOR SPACES

PARK CITY

CITY & COMMUNITY BENEFITS

PICKLR BENEFITS

- Preferred pricing for Park City residents
- After-school and Summer Youth programming
- Local non-profit fundraising events
- Full access to Picklr facilities across the U.S
- Proven Technology Platform: fully operational mobile app for member court reservations and account management
- Meets or exceeds PCMC sustainability goals
- Anticipated additional parking for neighboring facilities
- Proposed easy access to adjacent trail bike paths

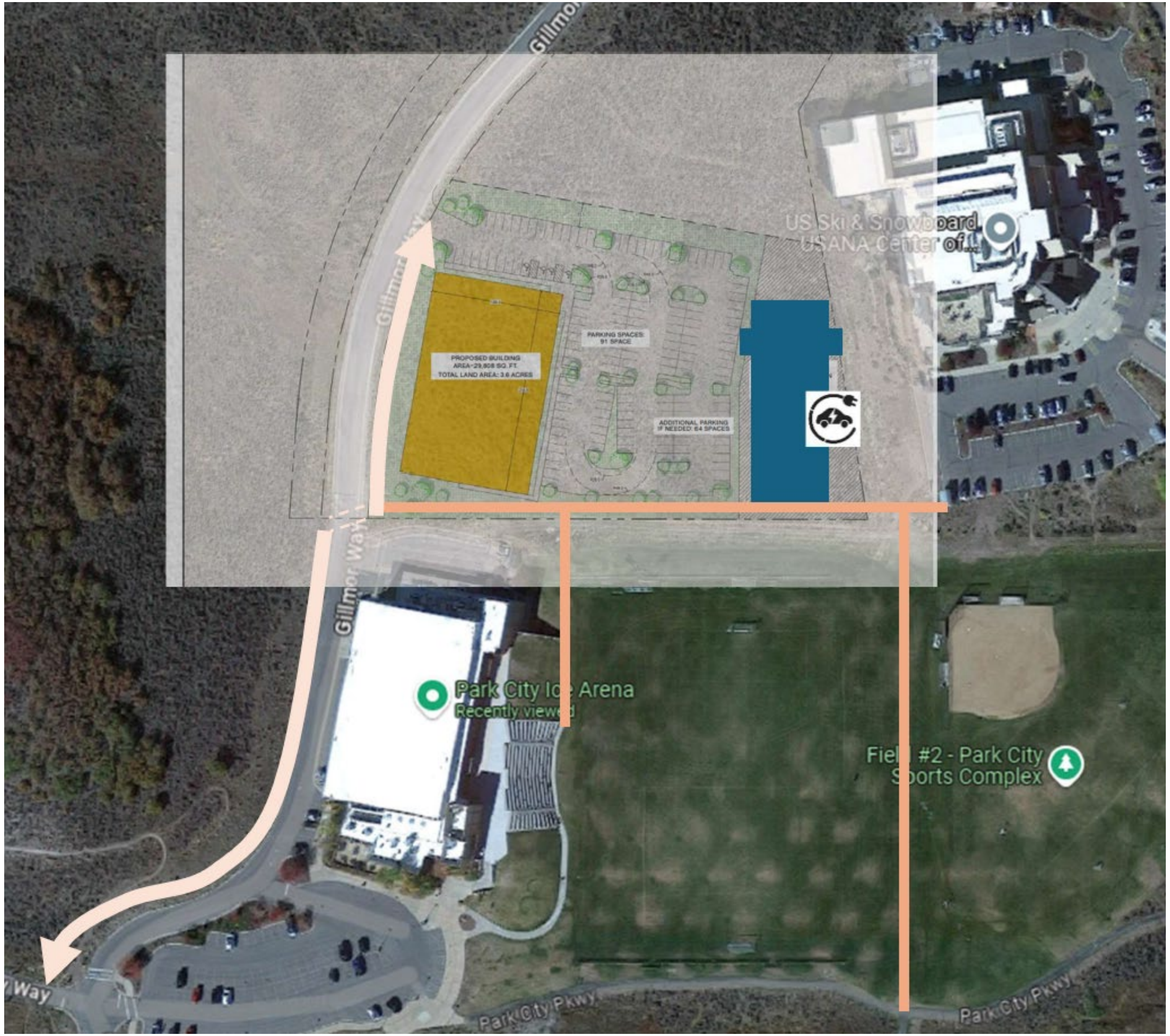
THANK YOU

COMMUNITY BENEFITS

Bike Pathway to promote transportation TRIAL FONT determine bike storage location adjacent to building

Parking to increase capacity for community TRIAL FONT special events TRIAL FONT EV capable TRIAL FONT

Walking Pathway to promote accessibility



Senior Center Design Services

PARK CITY
1884

Council Direction

Feasibility report discussed May 1, 2025:

1. Prioritize building adequate parking, and consider below-grade parking to preserve open/green space on the site to the extent reasonable
2. Consider the entire “lot” (all four properties/parcels analyzed in the feasibility report) to optimize building position, site design, parking capacity, and street frontage;
3. Prepare budget, site plan, building size, and parking capacity as concept design alternatives that will aid the Council and stakeholders in the final determination

Project update discussed July 10, 2025:

1. Incorporate updated sustainability policies into the building design process
2. Engage Summit County representatives as partners in the design process

PARK CITY
1884

Selection Process

Sparano + Mooney selected following RSOQ process

- RSOQ released May 27, 2025
- 12 responses received and evaluated by a 7-member committee that included representatives from the Park City Seniors Board and City staff (Library, Recreation, Engineering, Economic Development, and Executive).
- 4 firms were chosen for interviews; proposal and interview phases were weighted equally for scoring by the committee.
- Sparano + Mooney was clearly ranked highest by the committee, demonstrating a strong understanding of senior/community projects and an evident familiarity with design and development in Park City.

PARK CITY 1884

Council Approval

Phase 1: Concept Design (with site concept alternatives) and Schematic Design

- Visioning and programming development with stake holders
- Site concept development – minimum of 3 site plan alternatives that include building placement, parking, and other site elements, including cost estimates
- Schematic design – floor plan and spatial programming alternatives developed with stakeholders based on the preferred concept design, including cost estimate
- Deliverables include submissions for MPD/CUP and HDDR
- City Council and Planning Commission presentations, and Community outreach as required
- NTE $122,550

PARK CITY 1884

Next Steps

- **Phase 1: Concept and Schematic Design**
  - Expected duration: 10 months
- **Phase 2: Design Development**
  - Procurement for General Contractor at this Phase
  - Expected duration: 2 months
- **Phase 3: Construction Documents**
  - Includes Construction Administration
  - Expected duration: 4 months to Construction Start

PARK CITY 1884

July 10, 2025

Dear Mayor and City Council Members,

Thank you for considering public input on the proposed BPMX Core Zone. I also want to thank the Planning Team for listening to earlier feedback and recommending the grandfathering of Homestake's nightly rental/short-term rental (STR) rights. Your responsiveness is appreciated.

I respectfully ask the Council to go one step further and unconditionally grandfather STR rights for Homestake, permitting the existing allowed uses to remain in the event of redevelopment without those rights disappearing, as could happen under LMC Chapter 15-9 (Draft Code line 1330).

When the Council considered this matter in May, I believe a majority expressed discomfort with stripping existing rights. If doing so is unfair now, it won't become fair later. Conditional grandfathering still leaves Homestake in a weakened position long-term, especially if we ever attempt redevelopment to preserve the community.

There is no redevelopment planned, and our HOA is focused on preserving and repairing our existing buildings. While Homestake currently is not used for nightly rentals, that option is important for flexibility, particularly if it could help support future improvements.

Additionally, it was recently pointed out that a statement in The Bonanza Park Small Area Plan could possibly help our community. The Bonanza Park Small Area Plan includes six overarching goals and 19 specific implementation statements. Statement #13 (labeled I3 in the July 10 staff report) falls under Goal #4: "Bonanza is Inclusive." It states that the City would "work with residents and property owners to preserve naturally occurring moderate income housing already existing in the neighborhood." Yet, this statement—the one most relevant to Homestake—is the only one of the four inclusivity strategies that lacks any supporting detail, context, or proposed implementation in the staff report. Without further clarification, there is no practical path for Homestake to engage with this part of the plan, which raises concerns that it may be overlooked or fade from priority once the zoning changes are adopted.

Please delay approval of the BPMX zone to allow us time to understand and pursue the preservation strategies outlined in the Bonanza Park Small Area Plan. We ask you to honor that goal—not just list it—by giving Homestake time and flexibility to explore options.

In the draft ordinance (2025-18), the City affirms its intent to provide "fundamental fairness in land use regulation." We believe fairness means giving Homestake a fighting chance to preserve what has functioned for decades as moderate-income housing in Park City.

Please either:

* Grant unconditional grandfathering of Homestake's STR rights by not requiring the property to fall under LMC Chapter 15-9 Non-conforming uses, OR

* Delay the BPMX vote to allow time for real implementation of preservation strategies.

Thank you for your time and consideration.

Jamie Peters

Owner, Homestake Condominiums

Park City, UT

B. Nightly Rentals

a. 1900 Homestake Road – Homestake Condominiums, 42 units

b. 1800 Homestake Road - Claimjumper Condominiums, 28 units

c. 1637 Short Line Road - Copper Bottom Inn, 33 units

These properties may be improved as outlined in Chapter 15-9 *Non-Conforming Uses*