



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

September 24, 2025

The Council of Park City, Summit County, Utah, met in open meeting on September 24, 2025, at 11:00 a.m. in the Council Chambers.

SPECIAL MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Heather Sneddon, Deputy City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. NEW BUSINESS

1. Discuss Design and Strategy Preferences for the Bonanza 5-Acre Site Redevelopment:

Steve Swisher and Lisa Dove-Swisher, GTS Development, David Brint and Carly Brinla, Brinshore Development, Katie Wilking, Berkshire Hathaway, and Joel Jennings, Method Architecture, presented this item. Steve Swisher reviewed the goals for this project and hoped construction could begin fall of 2026. He displayed a drawing of his vision for this mountain town village. Council Member Dickey thought this version was harmonious with established buildings in town. Swisher explained the site was accessible from all sides. The village green was 1.15 acres of programmable open space. He noted there were two entrances to the underground parking area.

Swisher displayed a solar analysis for the site. Council Member Dickey asked if it would change by reducing the height of Building One to three stories instead of four stories.

Swisher didn't think it would make a big difference. In the summer, the shade from buildings would have a positive effect. In the winter, three stories would be slightly better for less shade in that open space.

Council Member Rubell thought this site still felt like a housing development that was forcing community gathering. He was not a fan of buildings blocking the sun. Council Member Parigian asked about the housing number. Brinla stated the Council supported the middle option which would provide 112 units. Council Member Parigian didn't think enough residential units were in this development and he felt this area was where housing needed to be. He didn't understand why the Council didn't want more housing. Council Member Rubell agreed this was a good place for housing, but he wanted to get the HOPA project going. He thought if this district was done right, housing would be close by with connecting trails, and parking would be in place which would enable developers to build with parking reductions and shared parking agreements. He asserted shared parking could be a lever used to reduce costs. He expressed concern with the traffic circulation on the corner. He agreed with the strategy and suggested more space between buildings and shorter buildings or more variation at the site.

Council Member Toly was not sure about having a four-story building after seeing the shadows. She noted there was less open space in the middle of the site and asked what changed. Swisher explained the buildings moved a bit. Also, the first time they measured, they included the frontage protection zone (FPZ). This time they did not include the FPZ and he stated this version was more realistic because they couldn't program space all the way to Kearns. Council Member Toly indicated she received a lot of comments from the public regarding a desire for more open space. Swisher indicated the Library Field was 1.67 acres, just to give an idea of the size of the space. He thought the open space would feel expansive when the project was completed.

Council Member Ciraco agreed the HOPA project would give the City a lot of affordable housing so he was not as sensitive about increasing the housing at this site. He heard the public wanting a gathering space more than an affordable housing project. Regarding the shadows, he thought the shade would be beneficial in the summer, so this wasn't completely negative. Council Member Dickey agreed with Council Member Ciraco's comments. Regarding affordable housing, Council Member Dickey looked at the neighborhood in total and agreed there would be a lot of affordable housing. This would be the green space for the rest of the neighborhood. He felt the open space was not as open as the public wanted. He suggested doing a solar study with the three-story building so the Council could compare the two. He wanted to understand the subsidy required of the City, so they could determine if this had the strategic importance to the community for Council to make this size of investment. Council Member Ciraco felt it would be helpful to know how much of the open space was located in the FPZ. Swisher stated they would have site plans at the next meeting, and they would address that then.

Council Member Rubell felt the massing was heavy and the longer buildings restricted the site. He hoped to see Buildings One and Two feel more open. Swisher suggested creating three buildings from those two. Brinla stated splitting the buildings would decrease the number of residential units and increase the cost. Council Member Rubell clarified he asked for a lighter feel to the site, but not necessarily more buildings. Council Member Dickey didn't want to keep scaling things out, eventually they would break the financial model, and he was concerned about that. Swisher stated they would discuss cost at the end of the discussion.

Swisher indicated this site was a key area for open space and they would continue to look at that. Council Member Parigian stated the splash pad would not be used year-round, and wanted to have things at the site that were used all year. Brinla noted they wanted to make the splash pad an art installation that could be enjoyed year-round. Brint stated a splash pad could be used 3-4 months of the year, but then other areas would be used at other times of the year. Council Member Rubell asserted that each Council member had ideas but that wasn't necessarily direction for the developers. They expected the consultants to come back with the feasibility of these suggestions. He asked that the recommendation be something that would be best for the site.

Wilking discussed the retail spaces for the area. She envisioned a welcoming flexible environment where the community would naturally gather. Some options included a brewery, restaurant/café, coffee shop, bike/outdoor shop, fitness studio, daycare, makerspaces, life skills hub, University of Utah extension, and family-friendly draws. Council Members Rubell and Ciraco liked all the ideas presented. Council Member Toly asked how many retail spots would be available. Wilking stated there would be flexible space sizes and they could pick the right size for the right business. They would narrow down the uses that residents would want to see there and then they would make the spaces work. Council Member Toly asked if the co-working space would be around 3,000 square feet. Wilking stated it depended, and noted a coffee shop could be a co-working space. Council Member Dickey felt the family friendly draw was key.

Swisher stated there would be a creative space for arts. They talked to PC Create about having a retail space for their art. They also talked to Brian about having music on the green. Brinla stated she talked to Park City Summit County Arts Council, and they proposed a multidisciplinary art space, where classes and performances could take place and events could happen without requiring a long-term lease. Swisher added that in their discussions with arts organizations, there was not much interest in having a permanent spot. In talking with Jocelyn Scudder, Arts Council Executive Director, she had stated they were finalizing their master plan and this kind of space was identified as a need. Council Member Toly noted changing rooms were needed in this design, to which Brint indicated they planned for a kitchen and storage space and they would look at a changing area as well. Council Member Parigian asked if this was a black box, to which Swisher stated no, but it was in response to Council and stakeholder feedback. Council Member Parigian liked this concept. Brinla clarified this was a practice space but not a theatre-type space. Swisher stated this was a space that could be used for an

hour or for a couple of days. Council Member Rubell suggested working with staff so GTS could see what was happening with other projects around town to see how the projects would complement each other, and discussing that at the next meeting.

Mayor Worel stated there were not many places for teens to gather in the area and she felt this site would be welcoming to them. She suggested getting feedback from the Youth Council. Brinla asked if the multidisciplinary art space concept was something the Council wanted them to incorporate into the site. Council Member Rubell supported it if it was complementary to other projects. He thought it would be cool to have a community theatre set up that would accommodate uses that weren't available now. Council Member Parigian didn't want another arts and culture district, and he thought this was too big and too much. He thought a small place that local residents could rent would be better. Council Member Ciraco referred to the community center and asked that those uses not be duplicated in this project. Council Member Dickey thought it was too small for a theatre but too big for other uses and stated they would have the community center. Brint stated this space could be sectioned off.

Council Member Toly asked if outdoor dining would go into the village green. Swisher thought the ends of Buildings Three and Six would be the best spots for outdoor dining. Council Member Parigian asked how many restaurants were envisioned for the site. Wilking estimated one sit down restaurant, a minimum of one coffee shop, and a brewery or a third food type. Council Member Parigian didn't think this served the locals because there weren't as many choices. Wilking stated they were aiming for a hang out vibe. Swisher added they wanted a balance of uses that would appeal to a variety of people. This area would evolve as the City evolved.

Brinla reviewed the proposed AMI/unit mix for the residential units. They planned on having 19 units at 30%-40% AMI, 48 units at 50%-60% AMI range, 22 units at 70%-80% AMI, and 23 unrestricted units at 80%-120% AMI. They liked having a mix of AMIs so as a tenant's income increased, they would not have to move out of their units. Council Member Rubell thought serving the community workforce was the goal and he wanted the housing to go to the local workforce. Brinla stated they would do targeted marketing. Council Member Rubell wanted a priority for community workforce. Council Member Toly suggested master leasing with local businesses. Brinla stated she would look at that but she had to follow fair housing requirements. Brint stated they could master lease the unrestricted units, but they could not do that for the restricted units.

Council Member Rubell supported housing for workforce and the community. He didn't want to rely on marketing to reach the community. If priority could not be given because of funding, they he wanted to look at other funding mechanisms. He asked to discuss the options at the next meeting, even if it meant that the project was more expensive. Council Member Ciraco indicated that 30% AMI was not doable in Park City and stated the HOPA project would have that low AMI. Brinla offered to make the units in that category all 40% AMI if the Council desired. Council Member Dickey felt the Housing Team could share data on how the existing housing stock was filled.

Swisher stated the parking garage needed to be ventilated, waterproofed, and have an eight-foot ceiling. One level with 300 spaces would roughly cost \$21,674,120. An additional level of parking would total 554 spaces and would cost \$44,399,312. Council Member Rubell clarified he favored additional parking on this site to enable other projects to have more open space. He asked if there was a recovery analysis on this, to which Swisher stated no. Council Member Rubell asked to see that so the Council would know how long it would take to pay for the parking, and then talk about it at the next meeting. Brinla asked why Council Member Rubell wanted the additional level of parking when underground parking could be built with a different project. Council Member Rubell replied speed to market and this was a great location for capturing vehicles. He noted Transit would also be at this site.

Council Member Toly indicated this was a huge amount of money for parking and she didn't want it used to park skiers. She asked for information from the City Engineer and Transportation Team to see how it would affect traffic. She thought it would be less expensive to build a parking garage at Gordo. Council Member Rubell indicated he hadn't seen data that Gordo parking would be less expensive and he asked staff to bring back that data. Council Member Ciraco thought the additional parking on this site could offset the code changes to minimize parking. Council Member Rubell felt this opened up many opportunities and added it could also enable the uses at this community gathering space that would be promoted. Council Member Ciraco supported seeing a recovery analysis for this parking. Council Member Dickey didn't want out-of-town cars to use this parking but he felt shared parking was a good idea. Since this was at the edge of town, he didn't know if that was the right spot for shared parking, but he was open to exploring it.

Brinla displayed the project revisions and the associated cost implications. Mayor Worel asked what the additional cost was for ventilation and water pumps in the parking garage, to which it was indicated 15%. Council Member Rubell indicated there were strategies that could be employed to offset these additional costs that were not taxpayer subsidies and he gave some examples. Brint stated he would leave those strategies to the City to work out, but he needed an exact number to put in a pro forma in order to finance the project.

Heather Sneddon, Deputy City Manager, asked if the majority of the Council wanted a cost recovery analysis for the parking and data on what the traffic implications would be with all that parking. Council Member Rubell also asked to know more on the traffic circulation for the area. The Council agreed to have staff bring back data. Council Member Dickey also wanted to know what was being accomplished with the additional parking spaces. Council Member Toly asked if the type of use was needed in order for staff to understand a cost recovery. Sneddon indicated staff would look at it.

Council Member Parigian stated the Council was against more housing because it generated more traffic, yet they wanted additional parking which would add more traffic. Council Member Rubell stated this was strategic to have a say in keeping the workforce

local in order to reduce traffic, but the additional parking would allow residents to park there and catch a bus to another area. Council Member Parigian asked how having a resident park there or someone out of town park there would be different. Council Member Rubell explained that the parking would not increase the number of cars in town but would capture the cars before they got deeper into town. Council Member Ciraco stated the additional parking at this site would also help the City reduce parking requirements in other developments. He thought that would result in having less asphalt at other sites. Council Member Rubell asked for a traffic analysis to see if the parking would work. Regarding housing on the site, he preferred fewer units so there would be less density.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Bonanza 5-Acre Redevelopment

Council Work Session 3: Outcomes



Vision Plan Process

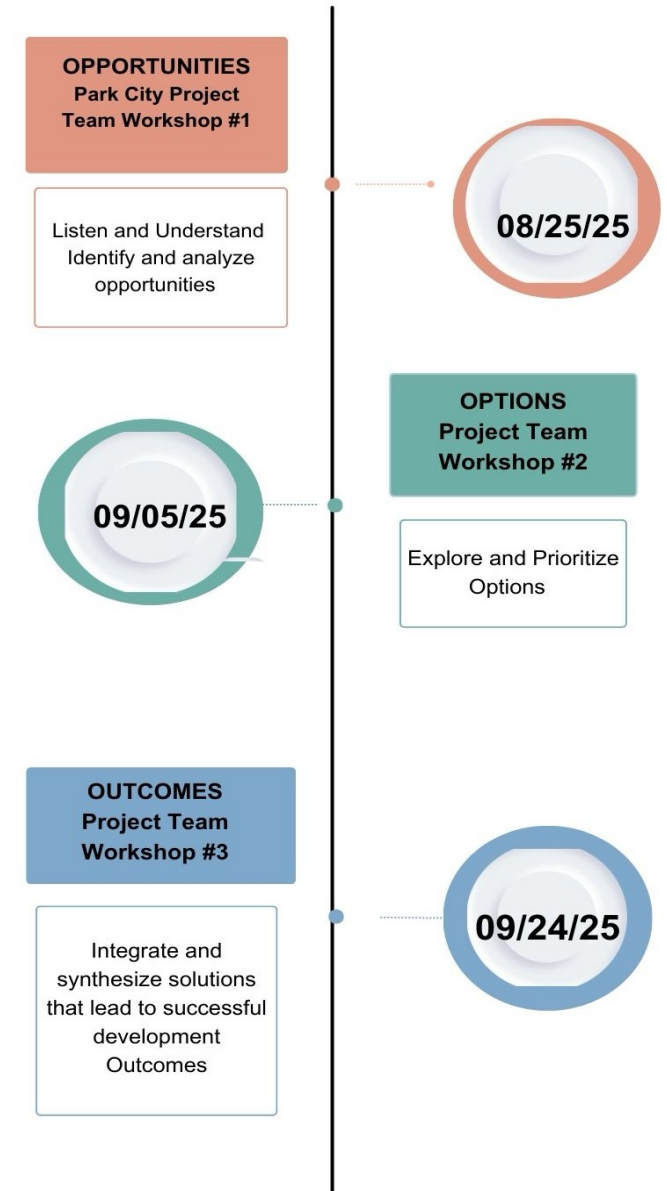
Mission: Create a shared vision for a locally focused mixed-use development that will enhance Bonanza Park as a great place to live, work, and play.

We will explore:

- Opportunities
- Options
- Outcomes

PURPOSE & PROCESS

Timeline, Delivery & Schedule



Bonanza 5 Acre Redevelopment Council Work Session 2

Outcomes:

- Listen
- Learn & Share
- Explore Options

For a shared vision forward.

PURPOSE & PROCESS

Agenda:

- Site context
- Sense of Place
- Mountain Town Identity
- Community Open
- Commercial, Non-profit Programming
- Site Planning
- Density & Building Heights
- Unit Mix & Affordability
- Parking Strategies
- Conclusion & Next Steps



Mixed Use

Create a mixed use neighborhood
with livability in mind.



Local

Support locally-owned business &
entrepreneurship.



User-Friendly

Create a safe & intuitive network
for pedestrians, cyclists, and
transit users.



Inclusive

Expand the availability of
affordable and workforce housing
units.



Cultural

Weave arts and culture into the
community fabric.



Green

Create a more welcoming and
sustainable community.

PURPOSE & PROCESS



Mountain Town Village Concept

- Village Green Community Gathering Space as an anchor
- Locally Focused
- Integrate the Arts throughout
- Day to Day Neighborhood Uses
- Mobility Hub
- Naturally Activated
- Great place to live, work & play





MOUNTAIN TOWN VILLAGE



MOUNTAIN TOWN VILLAGE



Kearns View



Bonanza View

MOUNTAIN TOWN VILLAGE



- Mixed-Use:
Affordable Housing
Commercial
Art Space
Community Space
- Village Green: Focal Point
for Community Use
- Mountain Town Identity
- Buildings step down the
slope
- Accessible site from all
directions
- Underground Parking
- Mobility Hub

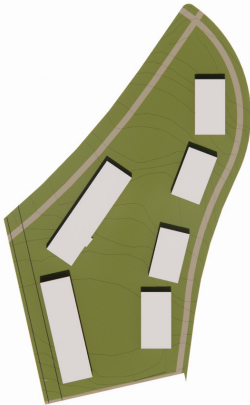
BONANZA 5-ACRE SITE: SOLAR ANALYSIS

9:00 AM

NOON

5:00 PM

SUMMER SOLSTICE
JUNE 21



SPRING + FALL EQUINOXES
MARCH 21 + SEPTEMBER 21



WINTER SOLSTICE
DECEMBER 21



SUN BEHIND MOUNTAIN BY ~3:00PM





Village Green

- Gathering Space
- Linear Playscape
- Multi-use Pathways
- Pedestrian Respite Areas
- Art Integrated throughout
- Splash Pad
- Dining
- Small Amphitheater
- Mobility Hub



RETAIL CONCEPT

Let's create a THIRD SPACE — places that aren't home or work, but a welcoming, flexible environment where the community naturally gathers

- Brewery / Taproom
- Restaurant / Café (no more expensive than 5 Seeds)

Everyday Essentials

- Coffee / Bakery / Breakfast Spot
- Bike & Outdoor Shop
- Inclusive Fitness Studio

Family + Community Uses

- Daycare / After-School Enrichment.
- Makerspaces
- Co-Working & Life Skills Hub – UNIVERSITY OF UTAH – HIGHER EDUCATION
- Family-Friendly, Youth and Young Adult Draws



COMMUNITY ART SPACES

Village Green

- Pop-up shops
- Winter Market
- Maker Space
- Artist Studios
- Artist Live Work
- Local Artist Gallery
- Small Art Shows
- Live Music



MULTIDISCIPLINARY ART SPACE

Multi Disciplinary Art Space

- Tenant & Community Uses
- Fits into Cultural Arts Master Plan
- Flexible layout supporting workshops, dance, spoken word
- Small Performance Space
- Modular Design
- Shared Calendar



MULTIDISCIPLINARY ART SPACE

Potential Uses

- Youth Musical Theater (Ballet West)
- Orchestra Groups
- Folklorico Dance Classes
- Healing Sound & Listening Room (Mountain Town Music)
- Open Mic Nights
- Song Circles (Muse PC)
- Poetry Slams (Artes de Mexico en Utah)



Space Considerations

- Plug & Play Audio
- Optimized Acoustics
- Small Stage
- Roll Down Projection Screen
- Ample Storage

MULTIDISCIPLINARY ART SPACE



Mountain Town Village

- Site Area 5.24 Acres
- Building Coverage & Driveways 1.57 Acres
- Open Space 70% 3.67 Acres
- Village Green 1.47 Acres
- Dwelling Units 112
- Building Heights
 - Bonanza & Kearns 35ft
 - SW Corner 45ft
- Underground Parking 250-540

Proposed AMI Unit Mix by BR Size

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
30% AMI	3	4	1	1	9
40% AMI	2	5	2	1	10
50% AMI	9	8	4	1	22
60% AMI	9	10	6	1	26
70% AMI	3	6	2	1	12
80% AMI	1	6	2	1	10
Unrestricted	7	10	5	1	23
TOTAL	34	49	22	7	112 (226 BRs)

Average PC Income by Profession

- **Police Officer**
 - \$92,000
- **Registered Nurse (RN)**
 - \$92,000
- **Teacher**
 - \$84,000
- **Artist**
 - \$62,000
- **Fire Fighter**
 - \$60,000
- **Restaurant Worker**
 - \$42,000
- **Ski Instructor**
 - \$23,000



**These are based on average public data available on the internet (e.g. Glassdoor, Indeed, Census Data, County Data, etc.)*

Low-Income (17% of Proposed Units)

Ski Instructor or
Part-Time Worker

Restaurant Worker (Single or
with a Full-Time Parent) with
a child

Restaurant Worker and a
Part-Time Worker / Part-
Time Parent with children

Restaurant Worker or
Jr. Fire Fighter and a
Part-Time Worker /
Part-Time Parent with
children

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
30% AMI	3 \$37,515	4 \$45,030	1 \$52,020	1 \$58,020	9
40% AMI	2 \$50,020	5 \$60,040	2 \$69,360	1 \$77,360	10
TOTAL	5	9	3	2	19 (40 BRs)

Restaurant Worker
or Jr. Fire Fighter

Fire Fighter (Single
or with a Full-Time
Parent) with a child

Artist or Fire Fighter
(Single or with a Full-Time
Parent) with Children

Artist, Fire Fighter, or
Restaurant Worker and a Part-
Time Worker / Part-Time
Parent with children

Low Work Force (43% of Proposed Units)

Fire
Fighter
or Artist

Fire Fighter or Artist
and a Part-Time
Worker with or without
a child

Two Restaurant Workers with
children or a Teacher (Single or
married to a Full-Time Parent) with
children

Police Officer or RN (Single or
married to a Full-Time Parent)
with children or two Restaurant
Workers with children

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
50% AMI	9 \$62,525	8 \$75,050	4 \$86,700	1 \$96,700	22
60% AMI	9 \$75,030	10 \$90,060	6 \$104,040	1 \$116,040	26
TOTAL	18	18	10	2	48 (92 BRs)

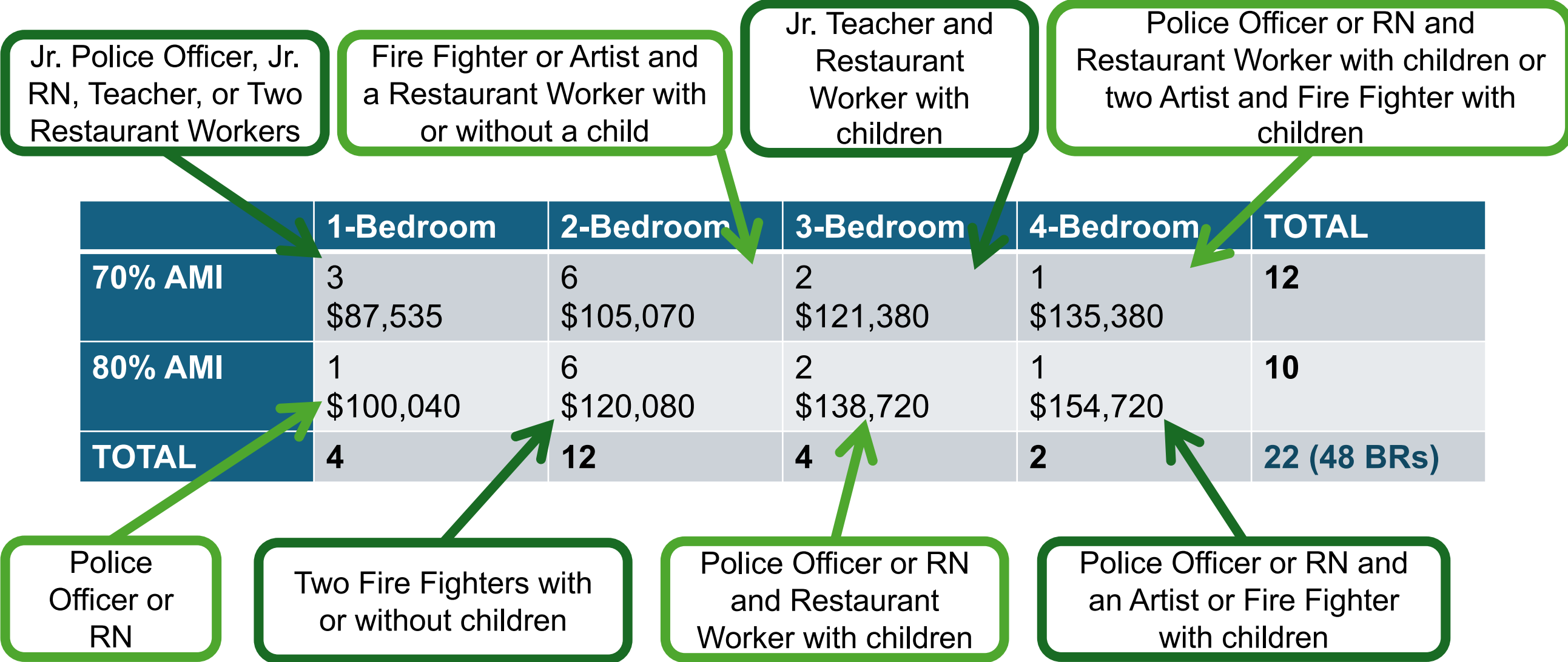
Fire Fighter or
Artist and a Part-
Time Worker

Two Restaurant Workers with
children or a Teacher (Single or
married to a Full-Time Parent) with
a child

Artist and
Restaurant Worker
with children

Police Officer or RN with a
Ski Instructor or Part-Time
Worker with children

Moderate Work Force (20% of Proposed Units)



High Work Force (20% of Proposed Units)

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
Unrestricted	7	10	5	1	23
TOTAL	7	10	5	1	23 (46 BRs)

Single worker

Two workers with or
without a child

Two workers with
children

Two workers with children

These units target workers like:

- Small Business Owners
- Doctors and Other Medical Professionals
- Bankers
- Construction Workers
- Engineers

*Unrestricted Housing correlates to naturally occurring 80% AMI – 120% AMI

Single level Underground Parking with Rough Order of Magnitude Costs (Including soft costs):

Required Parking per the LMC: 250 spaces @ \$73,440ea. \$18,360,000

Additional 0.5 spaces for 3 & 4
Bedroom Units 27 spaces @ \$73,440 ea. \$ 1,625,000

277 spaces total \$ 19,985,000

Optional additional spaces 23 spaces @\$73,440 ea. \$ 1,689,120

300 spaces total \$ 21,674,120

Additional lower level of Parking:

Level P1 277 spaces @ \$73,440 ea. \$19,985,000

Level P2 277 spaces @ \$84,456 ea. \$23,394,312

Ramps 5,000s.f @ \$204 s.f. \$ 1,020,000

554 spaces total \$ 44,399,312

Project Revisions and Cost Implications

Revision	Upfront City Contribution	Notes
Reduction in total unit count	\$0	Moved from twinning to 4%-only strategy; easier financing execution but lower operating cash flow
Addition of unrestricted units	\$2,300,000	Approx. \$100,000 per unit due to ineligibility for LIHTC basis (and therefore not generating equity)
Additional parking - spaces for 3- and 4-bedroom units	\$910,000	14 additional spaces at \$65,000 per space (eligible for LIHTC basis); may require additional operating subsidy
Additional parking - maximizing capacity of garage first-floor	\$2,643,840	Up to 36 additional spaces at \$73,440 per space (higher cost due to ineligibility for LIHTC basis); may require additional operating subsidy
Additional parking - second floor of parking	\$23,394,312	Up to 277 spaces in second (basement) parking level at \$84,456 per space (higher cost due to ineligibility for LIHTC basis and additional excavation); may require additional operating subsidy
Addition of splash pad and public bathrooms	\$1,200,000	Based on comparable projects
Increased number of buildings	\$0	May require additional operating subsidy due to additional elevators; capital costs mitigated by reduction in units

Discussion Recap

- Items with high level of Consensus
- Identify items that need more thought/ future discussion
- Next Meeting: Outcomes 10/13

CONCLUSION & NEXT STEPS

- Site Context
- Sense of Place
- Community Open Space Planning
- Commercial, Non-Profit, & Tenant Services
- Density & Building Heights
- Unit Mix & Affordability
- Parking Strategies