



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
October 23, 2025**

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

Zoom Link: <https://us02web.zoom.us/j/81996869170>

CLOSED SESSION - 3:00 p.m.

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

WORK SESSION

4:30 p.m. - 2025 Kimball Arts Festival Debrief

4:50 p.m. - Park City Senior Citizens' Annual Report

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Transportation Grants Staff Report
2. Bus Rapid Transit Project Update

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from September 25, 2025

V. CONSENT AGENDA

1. Request to Approve Resolution No. 22-2025, a Resolution Declaring November 1, 2025, as "Extra Mile Day" in Park City, Utah
2. Request to Approve Resolution No. 23-2025, a Resolution Declaring November 2025, as Alzheimer's Awareness Month in Park City, Utah

3. Request to Authorize the City Manager to Execute a Contract Amendment with Berry, Dunn, McNeil & Parker, LLC Not to Exceed \$157,500, for a Total Contract Value Not to Exceed of \$222,950, in a Form Approved by the City Attorney's Office, to Provide Additional Implementation Support for the Tyler Technologies Enterprise Permitting & Licensing System

VI. OLD BUSINESS

1. 2025 Park Silly Sunday Market Debrief and Consideration to Approve the 2026 Market Dates
(A) Public Input (B) Action
2. Discuss Design and Strategy Preferences for the Bonanza 5-Acre Site Redevelopment
(A) Public Input (B) Possible Action

VII. ADJOURNMENT

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

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

City Council Staff Communications Report



Subject: Kimball Art Festival Debrief
Author: Chris Phinney
Department: Special Events
Date: October 23, 2025

Recommendation

The Kimball Art Center (KAC) will present a debrief of the 2025 Kimball Art Festival (Festival) as required annually by its [City Services Agreement](#) (Agreement).

Executive Summary

The Festival is a Community Identifying Event ([4A-1-1.11B.6](#)) that is embedded in the fabric of Park City. Both the KAC and City Staff consider the 2025 Festival a success. The debrief will highlight key areas, including attendance, economic impact, artist participation, sustainability initiatives, and fire lane management. A comprehensive background on the Festival can be found [here](#).

Analysis

KAC's Debrief Summary is attached as EXHIBIT A. A year-over-year debrief summary is attached as EXHIBIT B. We have made findings that the KAC complied with the [Agreement](#).

KAC Debrief:

- **Attendance:** The Festival welcomed 26,378 attendees, with the highest turnout recorded on Friday night, including 5,647 free tickets distributed to local Wasatch Back residents. Visitors traveled from all 50 U.S. states and the District of Columbia, as well as internationally from Canada, Australia, and France. The top five states by attendance were Utah, Texas, California, Florida, and Arizona.
- **Economic Impact:** According to the KAC, the Festival generated an economic impact of over \$26,000,000 during its three-day weekend. This translates to an estimated \$535,665 in tax revenue for Park City.
- **Artist Participation:** The Festival featured participation from 11 Wasatch Back artists, 23 in-state artists, and 131 out-of-state artists.
- **Sustainability Measures:** The Festival recycled 846 pounds of waste during the event and provided a water refill station for attendees at Miners Park.
- **Fire Lane:** Working in collaboration with the Park City Fire District (PCFD) and the Fire Marshal, the Festival revised fire lane layouts along Main Street, optimizing emergency access. This solution ensured engine access via the top of Main Street, Heber Avenue, and 4th, 5th, 7th, and 9th Streets. A UTV was used to respond to incidents in the areas between these access points. This approach reduced the need for tight turning radii at intersections and allowed booths on lower Main Street, north of 7th Street, to return to the center of the roadway.

City Initiatives:

- Transit: Transit averaged 6,448 riders systemwide each day during the Festival. Year-over-year data shows a slight decrease of approximately 693 (-9.7%) riders compared to the previous year.
- Parking: Parking recorded 963 transactions per day over the course of the Festival, reflecting a slight increase of 154 (19.6%) transactions from 2024.
- Public Safety: Public Safety dedicated 796 hours onsite, starting at 8:00 a.m. on Friday to close the street and continuing until midnight Sunday night to reopen it. No major incidents or noise complaints were reported during the Festival.
 - The event complied with the noise ordinance, which allows a maximum of 80 decibels. Police conducted proactive noise readings twice daily, all within the permitted limits.
 - As approved on May 22, 2025 ([report/ minutes](#) p. 16), the Spirit Garden remained open until 9:00 p.m. on Saturday night. No noise complaints or incidents resulted from the extended hours.
- Kane Security: The Kane staff managed the placement and removal of bollards on Main Street, oversaw parking, and monitored residential access. Their efforts were instrumental in preventing vehicles from cutting through residential neighborhoods.

Funding

Per the [Agreement](#), KAC shall be entitled to a waiver of City service fees, which may not exceed \$180,000 annually. The 2025 funding for City services associated with the Festival comes from the General Fund and totals \$170,351 (Exhibit B).

Exhibits

- A Kimball Art Festival Debrief Summary
- B KAC Economic and City Service Fee Summary 2021 to 2024

2025 Park City Kimball Arts Festival Recap

The Park City Kimball Arts Festival is one of the country's top ranked arts festivals, one of Kimball Art Center's more celebrated programs, and considered one of Park City's signature events. Each year, the arts festival showcases the work of jury-selected artists from around the world and celebrates the importance of arts and culture in our community. Partnering with local businesses and other area nonprofits, the Park City Kimball Arts Festival aims to facilitate a place of connection, inspiration, and education against a backdrop of high-quality artwork. Looking forward to its 57th year, this three-day, open-air celebration of the arts continues to welcome guests from across the globe to connect with artists, engage with Kimball Art Center programming, and support Park City establishments.

In 2025, the Park City Kimball Arts Festival welcomed 184 artists from across the country and approximately **27,000 visitors** to Main Street, including 5,647 Summit County locals who attended Friday's Locals' Night free of charge. Kimball Art Center continues to offer Locals' Night attendance to Main Street employees regardless of Summit County residency. Attendees came from 42 states, Puerto Rico, Holland, and Norway to purchase art from participating artists. In addition to viewing and purchasing art, attendees enjoyed live music and dance performances provided by Mountain Town Music, visited food vendors, and engaged in art activities for all ages facilitated by the Kimball Art Center.

The 56th annual Park City Kimball Arts Festival had an **economic impact of over \$26 million** throughout the course of the festival's three-day weekend. Of this, over \$7 million came from attendees who visited Park City primarily to attend the festival. This amounted to an estimated **\$535,000 in tax revenue for Park City** and **\$227,000 in tax revenue for Summit County**. These tax dollars will directly impact our community through initiatives driven by the RAP tax and Transient Room tax, among others. In addition to the revenue impacts for local businesses and tax dollars invested back into our community, net income from the Festival is used to financially support the Kimball Art Center's year-round educational and exhibition programming for the benefit of the Park City community. These programs include youth summer camps, Elementary Visual Arts, Young Artists' Academy, Golden Art Club, and our year-round exhibitions program showcasing internationally recognized artists.

Kimball Art Center looks forward to continuing our relationship with Park City Municipal Corporation and Park City businesses to strengthen not only the festival itself, but also its economic and social impact on Park City's community.



Kimball Art Center, 1251 Kearns Blvd, Park City UT. 84060 (435) 649-8882

The Kimball Art Center collected daily and weekend festival attendance totals via ACME, the festival ticketing software, and internal tracking processes. Lighthouse Research & Development, Inc. reported demographic data through post-event attendee surveys collected via email outreach.

Festival Weekend Attendance by Day				
	Gate Admission	Comp Tickets	Summit County Locals Night	Total Attendance
Friday	2,740	1,424	5,647	9,811
Saturday	7,481	1,495		8,976
Sunday	6,134	1,457		7,591
Weekend Total	16,355	4,376	5,647	26,378
YoY Change (2024/2025)	-2.7% (2024=16,810)	-18.1% (2024=5,341)	-20.4% (2024=7,093)	-9.8% (2024=29,244)

Comp Ticket Breakdown by Ticket Type and Day				
	Friday	Saturday	Sunday	Total Weekend Attendance
Media Pass	50	50	50	150
Volunteer Pass	253	253	253	759
Performer Pass	100	100	100	300
Food Vendor Pass	60	60	60	180
Artist Pass	368	368	368	1,104
Weekender Pass	199	199	199	597
VIP Pass	209	209	209	627
Wristbands - KAC Member	0	2	2	4
Wristbands - Sponsor	130	202	172	504
Wristbands - Community Partners	9	2	4	15
Wristbands - Employee Friends & Family	44	50	40	134
Wristbands - Other	2	0	0	2
Daily Total	1,424	1,495	1,457	4,376

Based on statistical survey analysis by Lighthouse Research & Development, the estimated percentage of 2025 festival attendees who were Park City residents is 46% and non-Park City residents accounted for 54% of total festival attendees. Of the 54% of festival attendees who are not Park City residents, approximately 49% were visiting Park City to primarily attend the arts festival. Given this information, Kimball Art Center assumes the below:

Attendance Breakdown of Park City Residents and Non-Residents		
Park City Resident Festival Attendance Percentage	Non-Park City Resident Festival Attendance Percentage	
46%	54%	
	Non-Residents Primarily Visiting Park City to Attend the Arts Festival	Non-Residents Not Primarily Visiting Park City to Attend the Arts Festival
	26.5%	27.5%

In 2025, the Park City Kimball Arts Festival saw paid, ticketed attendance from 42 states, the District of Columbia, Puerto Rico, Holland, and Norway. Utah attendees made up 75% of total attendance. Rounding out the top ten states for attendance are Nevada, New York, Maryland, Virginia, and Tennessee.

Paid, Ticketed Attendance by State (Ticket Data)		
Rank	State	Attendance %
1	Utah	75%
2	Texas	5.3%
3	California	4%
4	Florida	3.7%
5	Arizona	1.5%

Attendance Demographics: Age (Survey)	
18-30	2%
31-45	12%
46-50	27%
61-70	35%
Over 70	24%

Attendance Demographics: Gender (Survey)	
Male	32%
Female	68%

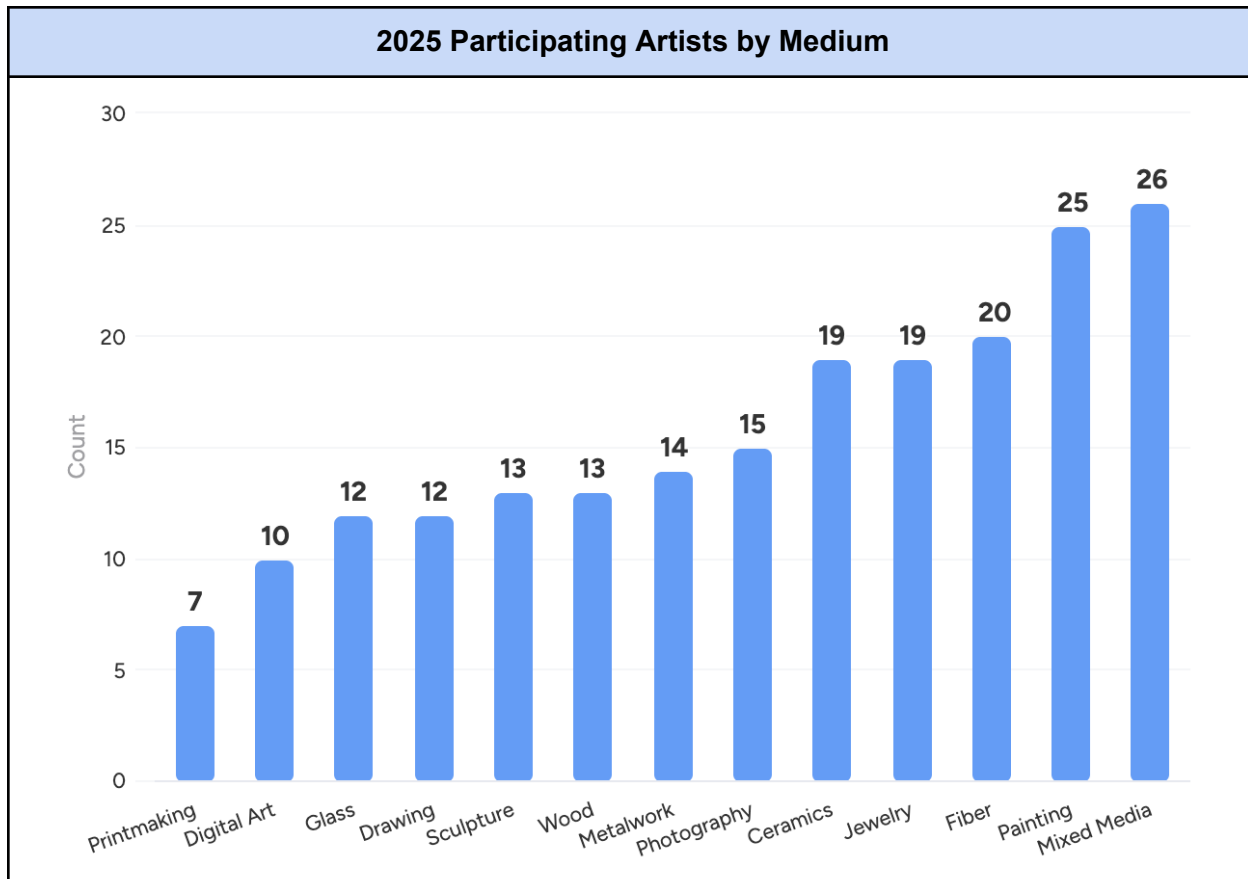
Attendance Demographics: Highest Level of Education (Survey)	
Less than a High School Grad	0%
High School Graduate	2%
Some College/Technical School	7%
Associates Degree	4%
College Graduate	40%
Post College Graduate	46%

Attendance Demographics: Household Income (Survey)	
Under \$50,000	2%
\$50,000-\$99,000	8%
\$100,000- \$149,999	11%
\$150,000- \$200,000	11%
Over \$200,000	42%
Prefer not to answer	25%

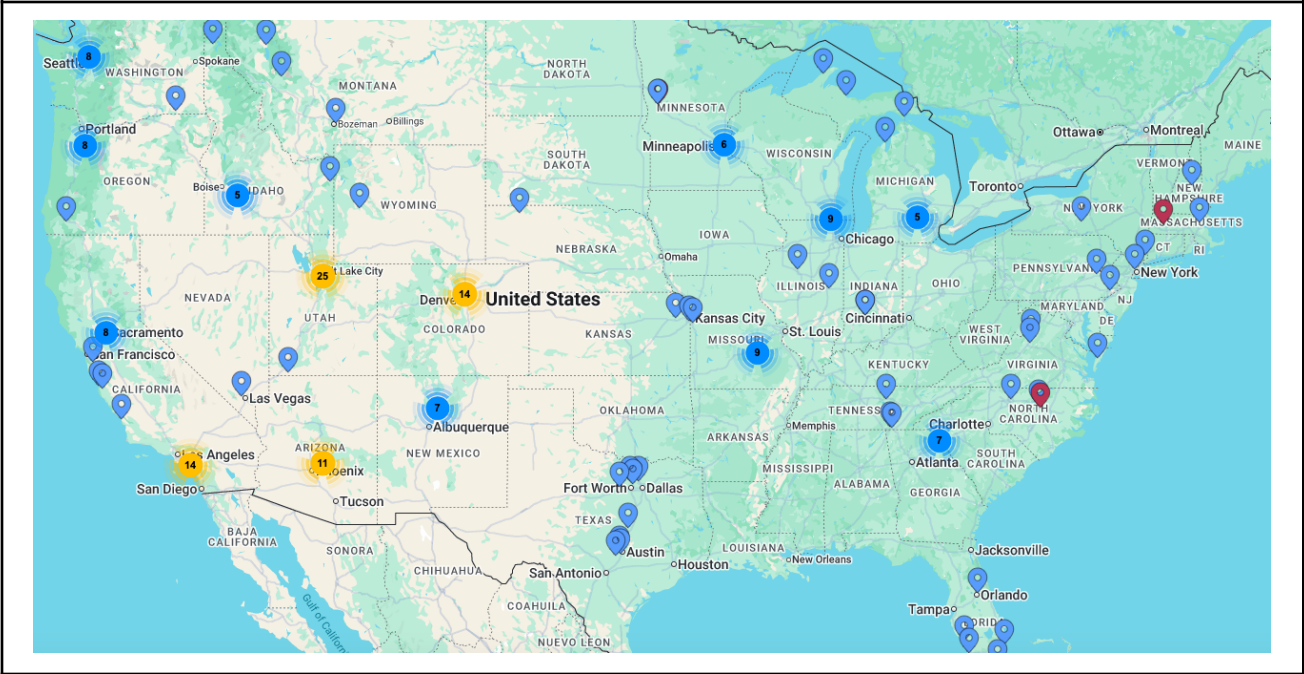
Artist Demographics and Revenue

The Kimball Art Center collected all artist demographic data via Zapplication (artist management software). The Utah State Tax Commission reported all artist and food vendor revenue and tax data. The Kimball Art Center also did year-over-year equations.

2025 Artist Stats							
Total Participating Artists				184			
Total Applications Submitted				1,108			
States Represented				30 plus Israel			
Utah Based Artists		Wasatch Back Artists		Emerging Artists		First-Time Exhibiting at PCKAF	
Count	%	Count	%	Count	%	Count	%
23	13%	11	6%	4	2%	30	16%



2025 Participating Artists by Location	
Alaska	1
Arizona	1
Arkansas	1
California	1
Colorado	1
Connecticut	1
Delaware	1
District of Columbia	1
Florida	1
Georgia	1
Hawaii	1
Idaho	1
Illinois	1
Indiana	1
Iowa	1
Kansas	1
Kentucky	1
Louisiana	1
Maine	1
Maryland	1
Massachusetts	1
Michigan	1
Minnesota	1
Mississippi	1
Missouri	1
Montana	1
Nebraska	1
Nevada	1
New Hampshire	1
New Jersey	1
New Mexico	1
New York	1
North Carolina	1
North Dakota	1
Ohio	1
Oklahoma	1
Oregon	1
Pennsylvania	1
Rhode Island	1
South Carolina	1
South Dakota	1
Tennessee	1
Texas	1
Utah	1
Vermont	1
Virginia	1
Washington	1
West Virginia	1
Wisconsin	1
Wyoming	1



*Yellow circles and blue circles represent artists grouped by region; Blue pins represent individual artist locations; Red pins represent cancelled artists

Artist and Food Vendor Reported Revenue and Direct Tax Income	
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Reported Income	2021	2022	2023	2024	2025	YoY Change (2024/2025)
Art Sales	\$1,852,443.98	\$1,864,799.78	\$2,037,049.61	\$2,103,931.05	\$2,239,365.76	+6.4%
Food Sales	\$35,983.14	\$39,171.99	\$26,168.68	\$33,200.86	\$27,570.19*	-17%*
Total Reported Income	\$1,888,427.12	\$1,903,971.76	\$2,063,218.29	\$2,137,131.91	\$2,266,935.95	+6.1%
Tax Revenue from Artist and Food Vendor Sales	\$170,902.65	\$172,159.09	\$186,506.01	\$193,709.17	\$215,228.69	11%

*As of 10/7/25 only 3 out of 10 vendors have filed tax returns with Utah State Tax Commission

Economic Impact Data

Economic impact data came from Lighthouse Research & Development, Inc., and calculations made by Kimball Art Center. Lighthouse Research & Development provided the demographic breakdown outlined in the 'Attendance' section of this report, as well as all data points for attendees primarily visiting Park City to attend the arts festival. They also provided all information on estimated spending per attendee throughout the weekend.

Based on the data reported by Lighthouse Research & Development, Inc., Kimball Art Center has made the following assumptions regarding the demographic breakdown of festival attendees:

- Non-Residents Primarily Visiting Park City to Attend the Arts Festival: 26.5%
- Non-Residents Not Primarily Visiting Park City to Attend the Arts Festival: 27.5%
- Park City Residents: 46%

Values:

A = Impact of attendees visiting Park City primarily to attend the arts festival

B = Impact of attendees not visiting Park City primarily to attend the arts festival

C = Impact of Park City Residents

D = Impact of total arts festival attendance

Equations used: $D = (A \div 26.5)100$

Economic Impact Breakdown by Festival Attendee Group and Expenditure Type				
Expenditures by Type	Fiscal Impact from Attendees Visiting Park City Primarily to Attend the Arts Festival (26.5% of total attendance)*	Fiscal Impact by Attendees Visiting Park City Not Primarily to Attend in the Arts Festival (27.5% of total attendance)**	Fiscal Impact by Park City Residents (46% of total attendance)**	Fiscal Impact by All Arts Fest Attendees (100% of total attendance)**
Hotel	\$853,556.97	\$885,767	-	\$1,739,323
Restaurant	\$863,110.92	\$895,681	\$1,498,230	\$3,257,022
Retail	\$1,333,306.80	\$1,383,620	\$2,314,419	\$5,031,346
Other	\$4,421,143.44	\$4,587,979	\$7,674,438	\$16,683,560
Total	\$7,471,118	\$7,753,047	\$11,487,087	\$26,711,253

*Types of other expenditures include but are not limited to purchases at the arts festival, recreation, grocery shopping, and gasoline

Tax Revenue Breakdown by Festival Attendee Group and Tax Type

Tax Type	Tax Revenue from Attendees Visiting Park City Primarily to Attend the Arts Festival (26.5% of total attendance)*	Tax Revenue by Attendees Visiting Park City Not Primarily to Attend in the Arts Festival (27.5% of total attendance)**	Tax Revenue by Park City Residents (46% of total attendance)**	Taxes Revenue by All Arts Fest Attendees (100% of total attendance)**
Park City Tax Revenue	\$141,951.24	\$147,308	\$246,405.93	\$535,665
Local Sales and Use	\$37,355.59	\$38,765	\$64,843.67	\$140,964
Resort Community Tax	\$82,182.30	\$85,284	\$142,656.07	\$310,122
Mass Transit	\$22,413.35	\$23,259	\$38,906.19	\$84,579
Summit County Tax Revenue	\$60,386.74	\$62,665	\$104,822.27	\$227,874
RAP	\$7,471.12	\$7,753	\$12,968.74	\$28,193
County Option Sales	\$18,677.80	\$19,383	\$32,421.84	\$70,482
Tourism Restaurant	\$8,631.11	\$8,957	\$14,982.30	\$32,570
Transient Room - County	\$25,606.71	\$26,573	-	\$96,629
Utah State Tax Revenue	\$37,355.59	\$38,765	\$64,843.67	\$140,964
Total	\$239,693.57	\$248,739	\$416,071.86	\$904,504

*One-half of Local Sales and Use Tax paid is returned to the city of origin and one-half is distributed statewide based on population

Estimated Spending per Attendee throughout the Weekend by Expenditure Type

Expenditure Type	All Attendees		Attendees Visiting Park City Primarily to Attend the Arts Festival	
	Mean	% of the Sum	Mean	% of the Sum
Lodging	\$83.33	8.40%	\$120.61	11.4%
Restaurants	\$127.72	12.90%	\$121.96	11.6%
Other Food and Beverage	\$26.42	2.70%	\$30.14	2.9%
Recreation	\$21.05	2.10%	\$13.59	1.3%
Retail Shopping	\$91.33	9.20%	\$141.99	13.5%
Gasoline	\$11.79	1.20%	\$16.27	1.5%
Other	\$631.10	63.6%	\$611.13	75.9%
Sum of Means	\$993.46	100%	\$1,068.45	100%
Avg. Spending per Person	\$992.74	-	\$1,055.70	-

Kimball Art Center Staff and Volunteer Commitment

All staff and volunteer data were collected by the Kimball Art Center.

Kimball Art Center Staff

Through full-time, part-time, and contract employment, Kimball Art Center invested a total of \$287,731 into the cultural job sector for arts festival staffing. Planning and production time for the arts festival amassed a total of 7,470 staff hours.

Staff Hours Worked	
Year-Round Kimball Art Center Staff	5,694
Temporary Festival Staff	1,776
Operations Team	1,202
Education Teachers and Interns	14
Gate Admissions Team	532
Volunteer Management Team	29
Total Staff Hours	7,470

Volunteers

The Kimball Arts Festival relied on the help of 253 individual volunteers across 445 volunteer shifts. Volunteers helped with every aspect of the festival, from scanning tickets to helping artists to restocking and selling concessions. 50 volunteers signed up for two shifts and 44 signed up for three or more. Over half of our volunteers had helped at a previous Arts Festival, and many have been returning to help with Arts Fest year after year. Volunteers ranged in age from a 9-year-old volunteering with his parents to octogenarians volunteering with their pals from the Senior Center.

Total Festival Volunteers: 253

- 445 shifts filled out of 546 total shifts during and leading up to the festival
 - 82% sign-up rate
- 1,700+ total volunteer hours

Sustainability Data

Kimball Art Center continued its partnership with Momentum Recycling to provide recycling services for the 2025 Park City Kimball Arts Festival. Kimball Art Center will continue to prioritize sustainability efforts at future festivals.

While the current system works well for recycling reporting, we are still working on getting accurate landfill data for the festival weekend. This is difficult to report due to the number of trash receptacles along the street, dumpsters used throughout the weekend, and needing to employ various teams to help collect and dispose of the waste.

Pounds of Recycling Reported			
	2023	2024	2025
Glass Recycling	620 lbs	388 lbs	426 lbs
Mixed Recycling	150 lbs	170 lbs	180 lbs
Food Waste	320 lbs	320 lbs	240 lbs
Total Pounds Collected	1,092 lbs	878 lbs	846 lbs

Bike Valet

For the 2025 festival, Kimball Art Center partnered with the Park City Mountain Bike team to run the complimentary bike valet. Approximately 100-150 bikes were stored at the bike valet each day. The Kimball Art Center provided bike valet racks and hang tags and PCMB provided a branded shade tent, staffing, and other promotional materials. PCMB kept all tips from the bike valet. Kimball is excited to continue this partnership for future festivals.

Paid Media Impressions and Performance

*All paid media data was collected by the Kimball Art Center

Channel	Impressions	Performance	KAC Spend
parkcitykimballartsfestival.org	// 339,000 unique users		
Paid Meta In-State	226,912	11,962	\$2,536.49
Paid Meta Out-of-State	752,023	9,858	\$5,947.42
Paid Google In-State	1,509	56	\$67.52
Paid Google Out-of-State	37,153	978	\$1,190.48
Paid YouTube In-State	1,595	12	\$45.36
Paid YouTube Out-of-State	46,007	340	\$154.70
Town Lift Digital	228,085	185	\$800
Park Record Ad	75,000		\$800
TOTAL	2,440,109	173,966	\$15,256.87

Reflection and Growth

During the 2025 festival, Kimball Art Center implemented improvements and changes to the Park City Kimball Arts Festival based on community and artist feedback. We're excited to continue to accept and process feedback and improve the arts festival as we move into 2026.

2025 Initiatives

- Sustainability
 - Prioritized evergreen (no date or year) signage for multi-year use. This also allows KAC to reallocate AF expenses to other year-round KAC programs
 - Worked with Momentum Recycling to place recycling and compost stations at the most impactful locations throughout the festival
 - Partnered with the Park City Mountain Bike team to run the complimentary bike valet
- Connection to Locally Owned Businesses
 - Continued to offer Locals' Night wristbands to Main Street employees regardless of Summit County residency
 - Facilitated an artist lunch program with Clockwork Cafe
 - Partnered with Urban Sailor Coffee, Urban Patisserie, and Versante Hearth + Bar for VIP Lounge activations
- Showcase Student, Teacher, and Local Artists
 - Displayed murals created by Kimball Art Center's summer camp students on Main Street near the Post Office
 - Created space for two student art booths, the Young Artists' Academy on Main Street and the Clay Studio artists in Miner's Park. Booths were curated and managed by students as an educational experience.
 - Hosted a design contest for Utah based artists. The winning designs were featured on the staff and volunteer t-shirts and merchandise items. Both the 1st place and 2nd place artists received an honorarium.
 - Programmed an exhibition of three KAC teachers in the VIP Lounge that featured their artwork on display and live artmaking

Growth Opportunities

- Incorporate promotion of arts festival artists into year-round marketing materials
- Highlight KAC mission and programs throughout the festival, including student and teacher art, Creation Station programming, and VIP Lounge activations
- Strengthen partnerships with local businesses
- Work with ACME, our new ticketing software to improve the Locals' Night ticket registration process
- Collaborate with PCMC staff to improve sustainability and public safety measures

Historical Data

2019 Totals:

- \$26,366,156 total economic impact
- \$112,945.15 total tax revenue
- \$1,248,291.48 total revenue
- \$1,211,375.47 art sales revenue
- \$36,916.01 food sales revenue
- \$112,970.38 direct tax revenue from vendor sales

2021 Totals:

- \$14,079,908.81 total economic impact
- \$470,036.50 total tax revenue
- \$1,888,427.12 total revenue
- \$1,852,443.98 art sales revenue
- \$35,983.14 food sales revenue
- \$170,902.65 direct tax revenue from vendor sales

2022 Totals:

- \$23,282,293.79 total economic impact
- \$748,151.19 total tax revenue
- \$1,903,971.76 total revenue
- \$1,864,799.78 art sales revenue
- \$39,171.99 food sales revenue
- \$172,159.09 direct tax revenue from vendor sales

2023 Totals:

- \$25,920,650.48 total economic impact
- \$942,409.97 total tax revenue
- \$2,024,695.95 total vendor revenue
- \$2,005,337.02 artist vendor sales revenue
- \$19,358.93 food vendor sales revenue
- \$181,483.00 direct tax revenue from vendor sales

2024 Totals:

- \$21,707,775 total economic impact
- \$801,202.57 total tax revenue
- \$2,067,119.92 total vendor revenue
- \$2,040,546.63 artist vendor sales revenue
- \$26,573.29 food vendor sales revenue
- \$187,306 direct tax revenue from vendor

Exhibit B KAC Economic and City Service Fee Summary 2021 to 2025						
Item	2021	2022	2023	2024	2025 Estimate	2025 Actual
Contract Term						
Number of Days	3	3	3	3	3	3
Attendance						
Total Attendance	26,853	29,059	29,700	29,244	29,000	26,378
Locals Tickets	4,576	6,385	6,901	7,093	7,000	5,647
Top State Attendance	Utah	Utah	Utah	Utah	Utah	Utah
Top 4 States Attendance	California, Texas, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona	Texas, California, Florida, Arizona
Economic Impact						
Overall Economic Impact	\$14,079,909	\$23,282,294	\$25,000,000	\$21,000,000	\$22,000,000	\$26,000,000
Estimated Park City Taxes	\$267,518	\$442,363	\$535,649	\$500,579	\$500,000	\$535,665
Average Spending Per Person	\$1,521	\$1,208	\$854	\$718	\$750	\$993
Number of Artists						
Total Artist Represented	191	184	198	186	186	184
Wasatch Back	17	14	10	10	12	11
In State	29	34	26	31	30	23
Out of State	145	150	172	155	154	161
Sustainability Measures						
Recycled/Composted	12,112 lbs	965 lbs	1,092 lbs	878 lbs	1000 lbs	846 lbs
Transportation Measures						
Bike Valet Total	NA	450	450		500	450
Parking Rate	\$5/hr, max \$18 4:00 p.m.	\$7/hr, max \$30 from 10:00 to 4:00 p.m.	\$8/hr, max \$35	\$9/hr, max \$40	\$9/hr, max \$40	\$9/hr, max \$40
Parking Occupancy	85% or higher	85% or higher	85% or higher	85% or higher	85% or higher	85% or higher
Transit Ridership	21,280	29,059	28,436	21,422	29,000	20,000
Fees and Costs						
Annually Fees Waived Up To	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Actual Fees	\$149,095	\$81,270	\$120,884	\$155,780	\$125,000	\$170,351
Fees Paid to City Annually	\$10,000	\$10,000	\$10,000	\$0	\$0	\$0
*Attendance fluctuates based on better data and calculations. KAC does not believe attendance has gone down.						
Detailed Fees						Notes
Special Event Application Fee	\$640	\$640	\$518	\$1,038	\$1,038	\$1,038
Fire & Building Permit	\$218	\$218	\$1,010	\$524	\$1,900	\$690
Parking Services - Parking Spaces	\$0	\$0	\$36,000	\$46,000	\$46,000	\$46,000
Building Maintenance	\$1,500	\$1,500	\$3,000	\$3,000	\$3,000	\$3,000
Transit Operations	\$72,473	\$21,987	\$17,040	\$10,934	\$12,000	\$12,000
Banner Installation	\$5,300	\$5,300	\$2,872	\$3,173	\$3,173	\$3,173
Public Safety - Police	\$55,963	\$38,625	\$27,750	\$52,600	\$75,900	\$79,600
Mobile Command	\$0	\$0	\$450	\$450	\$450	\$450
Equipment & VMS	\$3,000	\$3,000	\$12,032	\$13,000	\$13,000	\$13,000
Kane Security	\$0	\$0	\$5,075	\$8,721	\$8,721	\$8,900
Trash & Recycling Services	\$0	\$0	\$1,726	\$2,000	\$2,000	\$2,000
Community Engagement & Outreach	\$0	\$0	\$750	\$1,000	\$1,000	\$500
Total	\$139,094	\$71,270	#REF!	\$142,440	\$168,182	\$170,351
Dining Deck Payout	\$0	\$0	\$0	\$2,000	\$0	\$0
Total	\$139,094	\$71,270	#REF!	\$144,440	\$168,182	\$170,351

The State of the Park City Senior Center

“A Critical and Essential Community Service”

Presented to: Park City Council and Staff

*Prepared and Presented by: Park City Senior Citizens, Inc.,
Board of Directors and Executive Director, Trason Dixon*

October 23, 2025

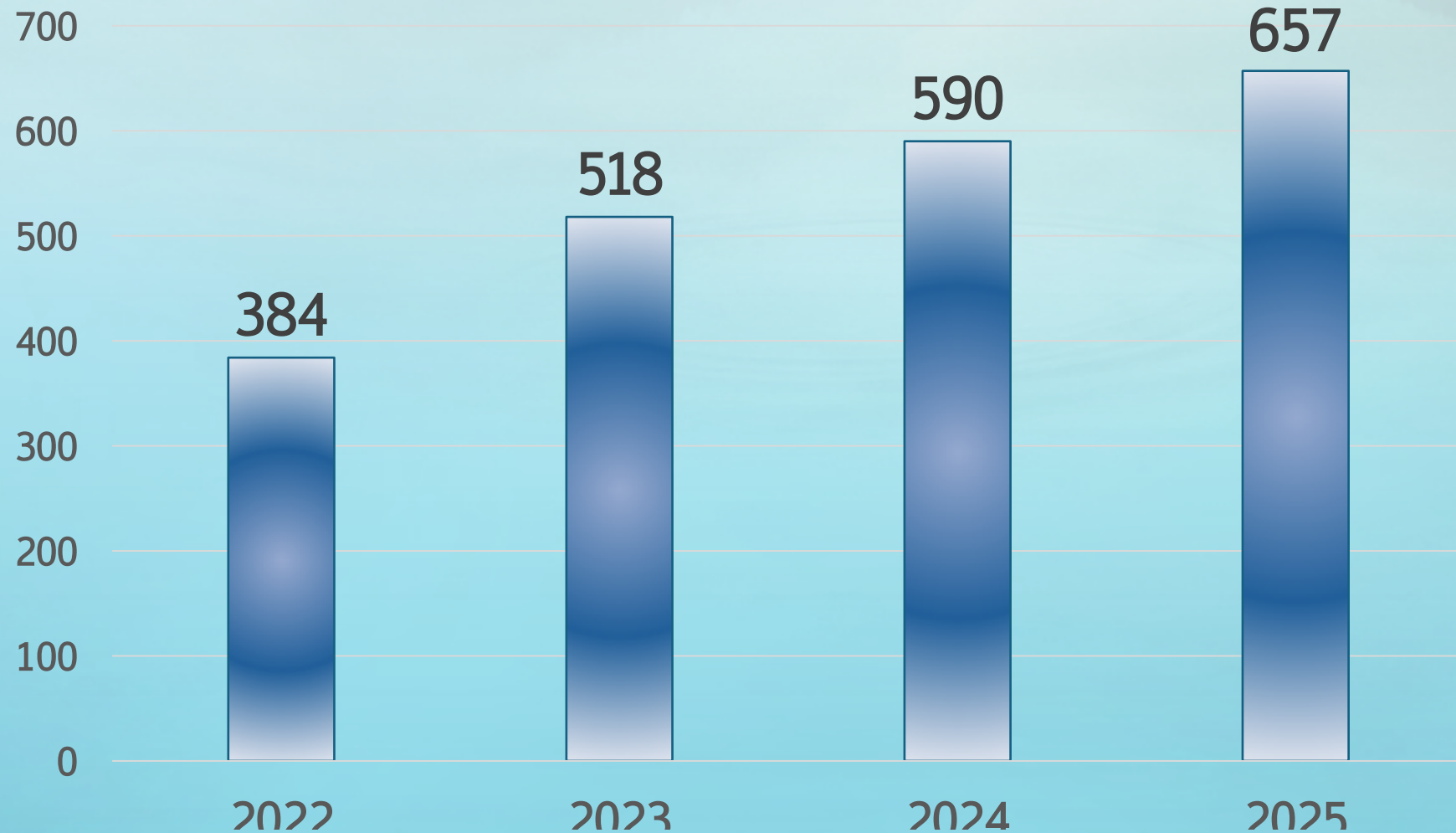
The State of the Park City Senior Center

Presentation Outline

- Numbers Speak Volumes
- Meeting Community Needs: Driving Our Purpose via Programs and Services
- Utilizing Our Resources: *Park City Municipal, Summit County, Park City Senior Citizens, Inc. – Partners Ensuring Essential Services – Our MOU in Action*
- *Expectations for Collaborative Solutions: “The Big Ask”*
- Concluding Remarks
- Questions/Comments/Discussion

Membership Growth at Park City Senior Center by Year

Data Reflects January – October 7, 2025



Park City Senior Center – Who Are The Members?

- Current Membership – *657
- Increase from approximately 70 members in last five years
- **October 7, 2025*



Zip Code	Number	Area
84060	272	Park City
84098	264	Snyderville Basin, Summit Park, Silver Summit
Other Summit County	58	
Other Utah	24	
Out of State	38	
Unknown	1	
Total	657	

Meeting Community Needs: Driving Our Purpose via Programs and Services

PROGRAMS

- Five Unique Exercise Classes
 - Chair Yoga, Tai Chi, Movement & Mobility, Gentle Exercise, Fun & Fit
- Informational Presentations
- Live Music Performances
- Card Games, Puzzles, Pool
- Golden Art Club
- Line Dancing
- Picnics & Lunch Outings
- Wine Education Class
- Monthly Bus Trips
- Fiber Arts Club
- Walking Club



SERVICES

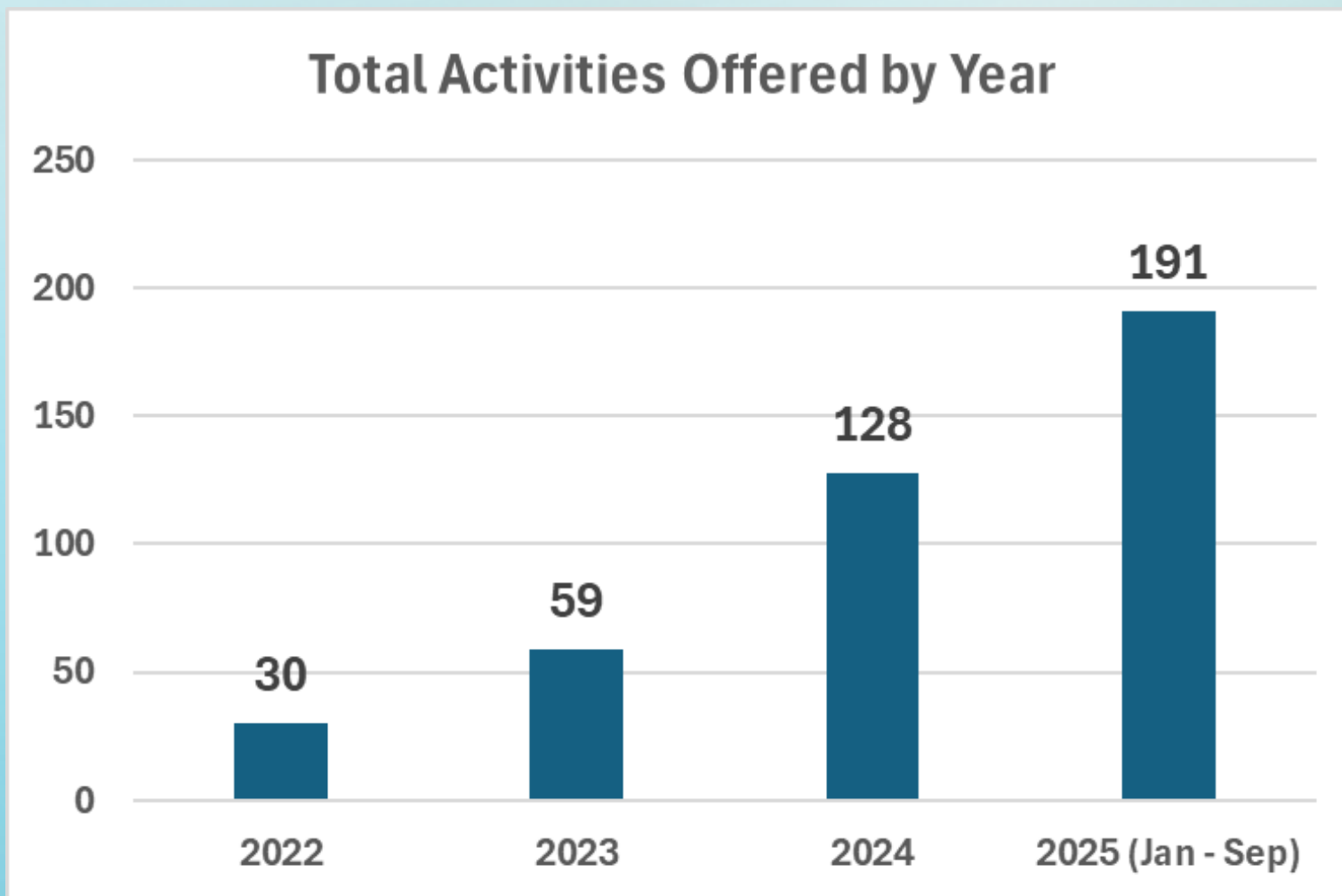
- Community
- Meals 3x Per Week
- Vaccinations
- Health Screenings & Blood Pressure Clinics
- Healthy Food Demos
- Community Resource Center
- Referrals for Needed Services
- Discounts on Entertainment
- Library Assistance Support/Book Club
- Technology Support/Apple Watch Class
- Medical Emergency Education
- Monthly Legal Clinics



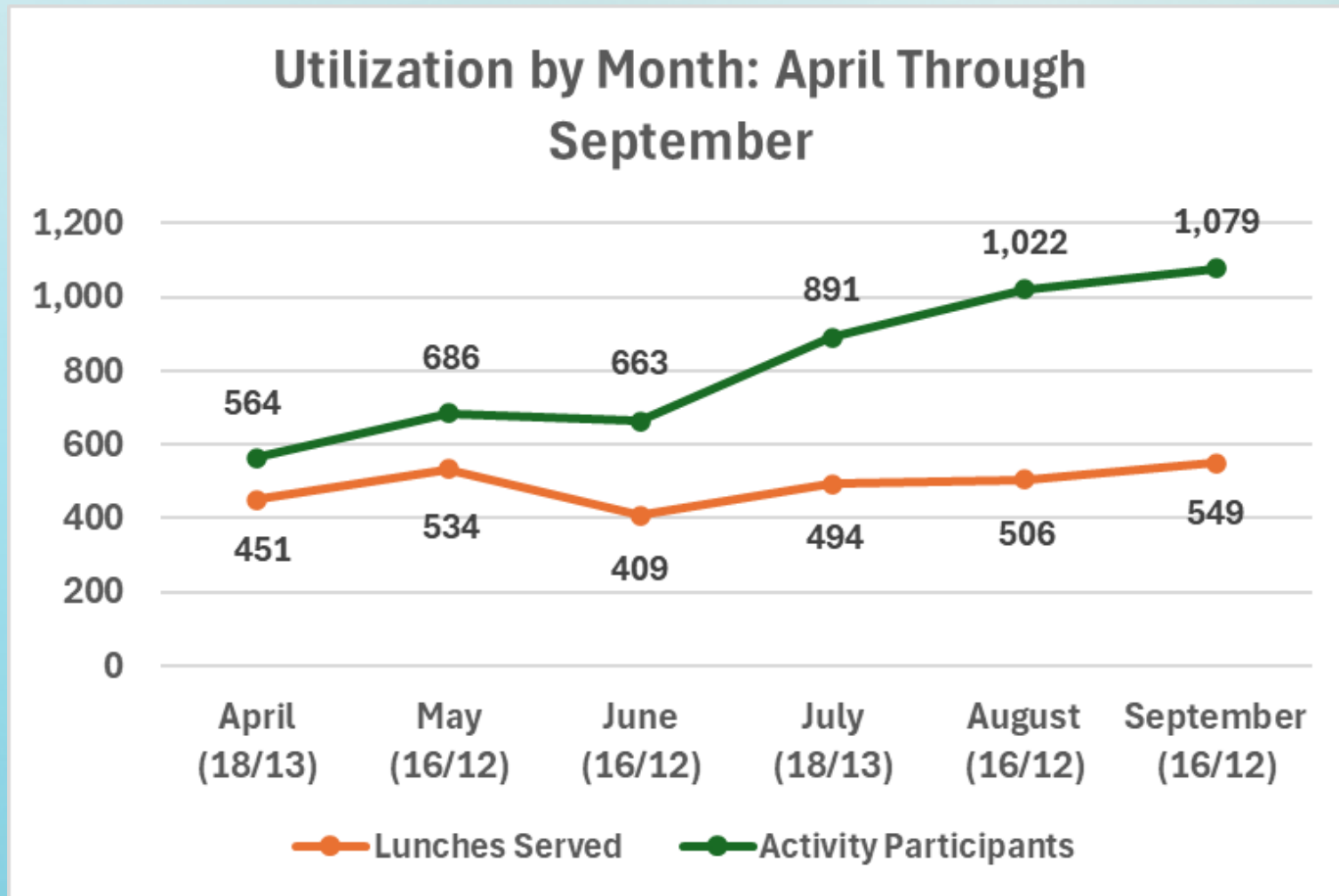
It Takes A Village: *Partnerships*



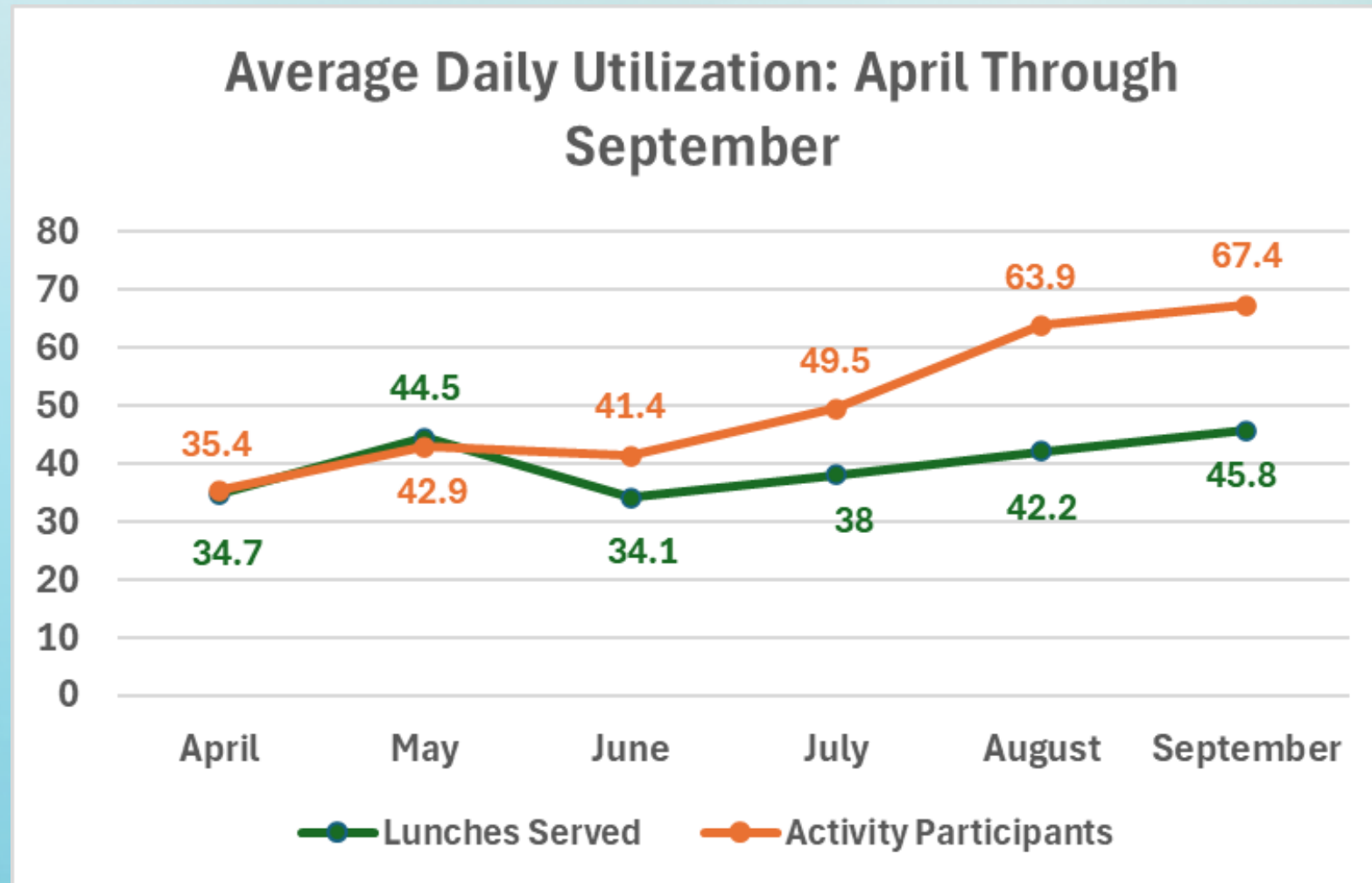
Accomplishments Abound Explosion of Programs and Services



Build It and They Will Come!



Build It and They Will Come!



Partners Ensuring Essential Services for Seniors in the Community

“Our MOU in Action”

- **Park City Municipal**

- Continue to move forward with building a new Senior Center
- Provide on-going building maintenance (cleaning, snow removal, landscaping, water, exterior building and parking lot maintenance, HVAC, flooring, fixtures)
- Subsidize activities (fitness classes offered by PC MARC)
- Provide funding for Executive Director Position (Nonprofit grant)

- **Summit County**

- Provides Administrative Assistant, Chef, Assistant Cook
- Cleans the Center weekly
- Provides three (3) congregate meals weekly
- Provides kitchen fixtures, dining tables, chairs
- Provides transportation for once-monthly outings
- Covers cost of utilities (electricity, water, gas, internet, phone service)
- Provides monthly stipend to Board President (\$114) and Vice President (\$55)
- Provides funding for Grant Writer (\$7,000 – Nonprofit grant)

Partners Ensuring Essential Services for Seniors in the Community *“Our MOU in Action”*

- *Park City Senior Citizens, Inc.*
 - Provide activities and programs to members
 - Collaborate with Community Based organizations
 - Coordinate Fundraising Efforts (Live PC Give PC, grant writing)
 - Serve on Park City Municipal Committees
 - Employ an Executive Administrative Assistant to the President and Board
 - Employ an Executive Director
 - Fund Golden Art Club (in collaboration with Kimball Art Center)
 - Assist with the daily operations of the Senior Center
 - Enlist volunteers to assist with daily operations
 - Host monthly birthday celebrations, holiday gatherings, Volunteer Recognition Tea
 - Provide some capital outlay needs (shelving, cupboards, etc.)

Expectations for Collaborative Solutions: The “Big Ask”

- New 15,000 square foot senior center
- Increase in operations
 - *Remain open four (4) days a week – Duration of 2025*
 - *Increase operational days/hours - five (5) days a week – 2026*
 - *Continue congregate meals three (3) days a week – Duration of 2025*
 - *Increase congregate meals to four (4) days a week – 2026*
 - *Increase congregate meals to five (5) days a week - 2027*
- Increase activities/programs
- Increase outings
- Fully operational with dedicated full-time staff
- Capital outlay – furnishing a new senior center

Without Our Volunteer, Working Board of Directors, None of This Would Be Possible

- Board President: Liz Novack
- Vice President: Cheryl Soshnik
- Board Treasurers: Carol Query and Sean Marron
- Historian: Peggy Fletcher
- At-Large Board Members: Syd Reed, Marianne Cone, Linda McReynolds, Francie McNally, Craig Weakley, Jim Tedford, and Sylvia Goff



*It Takes A Village to Provide Critical and
Essential Services to Our Senior
Community*

We Extend a Special Thank You to:

Mayor Nann Worel and Council Members
Bill Ciraco, Jeremy Rubell, Tana Toly, Ryan
Dickey, and Ed Parigian

City Council
Staff Communications Report



Subject: Transportation Grants Update
Author: Kate Swedburg and Julia Collins
Department: Transportation Planning
Date: 10/23/25

Executive Summary

Since January 2025, the Transportation Department has expanded and streamlined the related grant portfolio. In that time, the department has been awarded over \$10.5 million in new funding, closed out more than \$9.3 million in grants, and submitted 13 new grant applications (10 federal and 3 county), with additional state and federal applications in progress. This steady flow of external funding strengthens Park City’s ability to deliver high-quality transit service and advance transportation infrastructure. Grant funding reduces reliance on local revenues while expanding the reach and impact of City transportation investments.

Background

Transportation and transit operations in Park City depend heavily on federal funding. Federal Transit Administration (FTA) operating assistance and project-administration grants cover approximately 16% of annual operating costs, while federal capital programs fund the majority of bus purchases, electric-charging infrastructure, and bus-stop improvements. Each grant program requires a local match, which represents the City’s cost-share contribution—typically between 10% - 40% of the total project value. Maintaining service levels and advancing planned upgrades depend on both securing grants and meeting the associated match requirements. The City’s primary sources of transportation grant funding currently include:

Source	Current Awards	Pending Awards	Projects Supported
County (TST)	\$8.5M	\$3M	Deer Valley Drive, Transit Shelters, SR248, TDM, Snow Creek Tunnel, Park & Rides
State (TIF)	\$6M	—	Bonanza Transit Center, Snow Creek Tunnel, Thaynes Pathway, Bus Stop Project
Federal (FTA)	\$45M	\$10M	Bus Stops, Fleet Purchases, Bus Chargers, Operations, Training

The table above summarizes the total value of transportation grants underway. This depth of funding reflects the City’s proactive grant-seeking strategy and its ability to coordinate across multiple levels of government to deliver on transportation priorities.

Since January 2025, the department has executed approximately \$10.5 million in grant contracts, marking significant progress in moving projects from award to implementation. Execution of grant contracts is a critical milestone, as it establishes the legal authority to obligate and expend funds. This funding supports:

- Bus Purchases
- Transit Operating and Administration
- Thayne's Pathway Phase 1 and 2
- Citywide Bus Stop Improvement Project
- Battery Electric Bus Chargers

As of October 14, 2025, the department has closed out approximately \$9.3 million in grant funding. This includes completed capital projects such as Phase I bus stops, the Fresh Market bus stop, the Volkswagen settlement for bus purchases, and electric charger installations. Each of these projects has been fully reimbursed and signed off, demonstrating accountability and effective project delivery.

Looking ahead

Key projects currently advancing with grant support illustrate the transformative role of outside funding in Park City's transportation network:

- **Thaynes Multiuse Pathway**
 - \$3M+ in state and county grants.
 - Phase I complete. Phase II design funded.
- **Bus Stop Project**
 - \$14M in combined federal, state, and county grants.
 - Over 93% of the project is funded through grants, reflecting one of the largest multi-source funding efforts in recent City history.
 - Phase 1 complete. Phase 2 is coming in 2026.
- **Transit Operating and Administrative Expenses**
 - \$11.5M+ of federal funding from FFY2022-2026
 - Supports ongoing transit service.
- **Iron Horse Depot & Shortline Overhead Charger Project**
 - A federal grant and the Rocky Mountain Power Incentive reduced the City's match to only 7%.
 - Installation completed in Summer 2025.
 - Training funded with a separate federal grant.
- **13 Bus Purchase and 5 Depot Chargers**
 - \$14M in funding from 8 federal grants.
 - Gillig Battery Electric Bus delivery is expected Fall 2025.
 - 5 Depot Chargers delivered in October 2025.
- **Recreate SR248**
 - \$7M in funding from TST County grants.
 - Project is halfway through an 18-month study.

- **Workforce Development and Training**

- \$300,000 in federal funding
- Supports employee development for EV maintenance, operations, and charging infrastructure training.

The Summit County Council will consider TST funding recommendations in fall 2025. Park City has three projects under consideration, totaling nearly \$3 million in potential funding. Additional opportunities are expected through UDOT TIF, MAG TAG, and targeted federal transportation programs.

Conclusion

Together, these transportation grants represent a diversified and resilient funding stream. By strategically applying for and managing federal, state, and county dollars, the Transportation Department is directly advancing City Council transportation priorities such as expanding multimodal transportation, improving environmental sustainability, and maximizing external funding to protect local revenues. The Transportation team continues to actively pursue funding opportunities that support the [Bicycle and Pedestrian Plan](#) as well as [Park City Forward](#). This strategy leverages outside funding and protects local revenues for FY2026 and beyond.

SR224 BRT Program Cost Estimate: October 2025

Executive Summary



High Valley
TRANSIT

The SR-224 BRT Project Team has developed a revised cost estimate based on the 60% design. This is an update to the previous estimate based on the 30% design.

Program Cost	MAR 2025	OCT 2025	Change
Professional Services	\$19.3M	\$19.3M	-
Construction	\$68M	\$62.4M	(\$5.6M)
Vehicles	\$6.8M	\$6.8M	-
Right of Way	\$6.2M	\$6.2M	-
Contingency	\$18.9M	\$13.6M	(\$5.3M)
Total	\$119.2	\$108.3M	(\$10.9M)

Estimating factors resulting in the current changes in program costs:

Higher Level of Design

In August, the design team completed a full 60% design package for the project which continues to refine understanding of scope, cost, and impacts of the work as compared to the previous estimate based on 30% design.

Estimating Methodology

The construction contractor, Stacy Witbeck International (SWI), has again provided an updated contractor's estimate based on the 60% design package. With a further refined understanding of scope and quantities of work, SWI again developed a robust, bottom-up, quantity and production-rate based estimate. This construction estimating process has been confirmed by HVT's Independent Cost Estimate.

Project Contingency

The overall project budget was adjusted to continue following Federal Transit Authority (FTA) guidance on recommended contingency levels for major capital projects. Previously, the total program wide contingency was approximately 19%, or \$18.9M. Utilizing FTA guidance for the current project phase, program contingency funds have been reduced to approximately 15%, or \$13.6M.

Value Engineering

Along with the refined design and scope documents, robust value engineering reviews have also been undertaken on the project. The value engineering efforts have produced cost savings in the construction, utility work, and right of way categories. Value engineering efforts will continue throughout the coming stages of scope and design finalization.



PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

September 25, 2025

The Council of Park City, Summit County, Utah, met in open meeting on September 25, 2025, at 2:45 p.m. in the Council Chambers.

Council Member Dickey moved to close the meeting to discuss property, personnel, and advice of counsel at 2:46 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Toly

Council Member Toly arrived at 3:10 p.m.

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 4:22 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Mid-Season Update: Bonanza Flat Paid Parking and 9 Purple Transit Service:

Tim Sanderson, Transportation Manager, summarized this was a great pilot and his team saw amazing ridership. Julia Collins, Transportation Planning Manager, recapped the pilot by reviewing the Council's approval for having a paid parking program at Bonanza Flat with a free parking permit for locals, implementing the 9 Purple Route extension to go to Bonanza Flat, trailhead improvements, and using parking revenues to offset the additional transit service cost. She stated there was strong demand for this route and they had seen reduced congestion and more available parking at Bonanza Flat. The public feedback was supportive and positive.

Bill DeGroot, Transit Manager, reviewed the bus service to Bonanza Flat and stated there was an explosion of demand on the weekends. He noted the Parking Team built out the parking lot to allow the buses to turn around and he asserted the area was safe

1 as a pickup/drop-off area. Because of the success of this route, his team discussed
2 continuing it for winter service and they felt it was feasible as long as the parking lot was
3 snowplowed to allow a full-size bus. He requested continuing the pilot throughout the
4 winter season.

5
6 Johnny Wasden, Parking Manager, was pleased with this pilot program and indicated
7 only 3%-7% of the parking permits were used on a daily basis. He thought riding the
8 bus was the preferred choice to driving. Billy Kurek, Trails Ranger, asserted the single
9 passenger vehicles parking at Bonanza Flat had dropped dramatically. His team didn't
10 have to issue parking tickets like they did last year. Now they could shift their focus from
11 parking lot safety to trail education, intercepting fires and campers, and ensuring
12 everyone got to enjoy Bonanza Flat. Logan Jones added they were working to build a
13 bus turn around at mid-mountain by 2026.

14
15 Wendy Fisher, Utah Open Lands Executive Director, stated the conservation values
16 were being met, even with the paid parking requirement. She indicated the 9 Purple
17 Route was receiving great feedback from users and it made a difference in the
18 recreational experience. She thought the strategy should be embraced in many different
19 areas. She hoped transit in the Wasatch Front would adopt these same policies. Fisher
20 complimented the Park City Team for a great job. Collins stated they were learning and
21 improving service and would continue monitoring ridership, permit usage, occupancy,
22 cost, bike and dog boardings, and parking revenues through October.

23
24 Council Member Toly asked if staff tracked where the cars were coming from. Collins
25 stated they would bring data back at the end of the season, but most were from Midway.
26 She noted Utah Lands was working to get service from Salt Lake Valley to Bonanza Flat
27 as well. Council Member Toly asked if there was a need for service on weekdays.
28 DeGroot indicated there were definitely more riders on the weekend, but the service
29 didn't go to the trailhead on weekdays and when that began, he would analyze it more.
30 Council Member Toly asked about the ridership for the early and late runs. DeGroot
31 stated there were many passengers on those runs. Collins indicated workers were
32 taking the early and late runs. Council Member Toly indicated she was excited to see
33 the winter service.

34
35 Council Member Ciraco asked if the bus attracted more conservation-minded folks.
36 Fisher stated it was the opposite and indicated they had many opportunities to educate
37 the public as they deboarded the buses. She felt the education caused people to shift
38 their mindsets. Council Member Ciraco was pleased with the outcome and hoped to see
39 it continue.

40
41 Council Member Parigian thought the program was awesome and he looked forward to
42 continuing it. Sanderson agreed this was a good proof-of-concept and thought the
43 appropriate paid parking fee combined with transit was key to the success of the pilot.
44 Council Member Rubell reflected this program was hard to move forward. He
45 remembered wanting Bonanza Flat to be for everyone and Council wanted the program

done well. He felt this pilot was excellent. Council Member Dickey asserted it was great to see this outcome.

Dogs on Bus Policy Update:

Tim Sanderson, Transportation Director, indicated that in addition to the pilot for buses, they conducted a pilot to allow dogs on buses. He reviewed the pilot would run until November 1st, and he asked the Council to extend it to year-round. He indicated the demand was manageable and they had zero events of dogs interacting with people. There was considerable enthusiasm in the community to allow dogs on buses. He noted at least half of the dog ridership was on the 9 Purple Route that went to Bonanza Flat. Sanderson stated that if this program was extended in the winter, they would look at capacity, and the bus operator would have discretion to have the dog and owner wait for the next bus.

Council Member Rubell supported extending the pilot with the recommendations. He cautioned against leaving the policy to the operator and requested that a policy be implemented if it became a problem. DeGroot stated this was a dog-friendly City and his only concern was keeping the dogs safe in the winter, especially with hot heaters going. They would monitor the situation. Council Member Dickey supported making this program permanent and year-round.

Council Member Toly asked if other ski resort cities had this program. DeGroot stated there were no other ski cities doing this, but other transit agencies had this program. He indicated this was a dog community, so the program gave those dog owners more freedom. Collins indicated they reached out to some other cities and Sedona just started a Dogs on Bus policy and a trail transit service. She indicated the request for year-round service was to be consistent. Council Member Toly supported the program.

Council Member Ciraco supported making the program permanent. Council Member Parigian hesitated in making it permanent since they hadn't experienced this during the winter. He wanted to see how it turned out. He supported continuing the pilot. Sanderson stated if the program had problems, they could adjust the policy.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Jodi Emery, Acting City Manager	Present

Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	Excused

II. PRESENTATION

1. Bus Rapid Transit (BRT) Project Update by Gabriel Shields, High Valley Transit Chief Development Officer:

Gabe Shields and Caroline Rodriguez, High Valley Transit (HVT) presented this item. Shields stated construction had begun by the Canyons and they were doing some final tweaks to make this the right project for the community. He referred to the Thaynes/Snow Creek Stations and indicated they worked with staff to reduce the footprint. The new station would not have a windscreen, it would be a smaller shelter, and it would not have an elevated platform with an ADA ramp. Council Member Dickey asked how high the elevated platform was for the other shelters. Shields stated the level platform/curb was 12 inches to allow a flat boarding process onto the bus. Rodriguez noted the BRT buses were the same as Park City buses. Council Member Dickey felt a level boarding would be desirable for people carrying skis. Council Member Rubell agreed level boarding had its benefits, but the Council didn't know if the stop was even needed so they wanted it scaled back. He felt the smaller footprint was a fair tradeoff with all the surrounding greenery. Shields stated there would be no impact to the landscaping. Council Member Rubell indicated there was a visual impact. Council Member Toly favored the windscreen at the stop. Shields indicated the windscreen required a larger 18 foot structure.

Council Member Ciraco asked if the structure could be a little smaller and still be able to keep a windscreen. Shields indicated that could be looked at and he felt there was a little room that could be cut off. Council Member Ciraco supported the smaller structure and stated it would service the riders well. Council Member Parigian thought the project was a mistake. Council Member Rubell liked a windscreen and asked to make it as small as possible. Council Member Dickey supported having a windscreen there and didn't have any objection with making the shelter the same as the other shelters. Rodriguez clarified the smaller shelter would not include the level bike boarding.

Shields explained the Box of Rocks intersection would now have two left turn lanes onto Deer Valley Drive from SR-224. They also converted the through lane from Deer Valley to Empire to a shared right turn lane. He noted the project would pay for all aspects that it would touch, and he sent a list to staff of areas of improvement important to the City that adjoined the project but wasn't part of the project. The City could contribute financially to upgrade adjoining areas or parts of the project where an elevated outcome was preferred. This was called a betterment agreement. Council Member Rubell supported working with the community to mitigate impacts and improve safety. Council Member Dickey supported this as well. Council Member Toly asked if bike and pedestrian recommendations would be on all the intersections or just the ones under

1 construction. Shields clarified that the project would touch the three intersections.
2 Council Member Rubell asked that they expand the project to update all four
3 intersections with paint. Council Member Toly supported the two left turn lanes in the
4 project. She asked if an additional lane could be added in the future to go to Park City
5 Mountain Resort. Shields stated there was a through lane, but UDOT needed to
6 determine if or when an addition was necessary.
7

8 Council Member Ciraco supported the intersection and supported the City stepping up
9 to make additional improvements. Council Member Parigian clarified the BRT project
10 would do the minimal work and the City would do the rest, to which Rodriguez affirmed.
11 Council Member Parigian asked if land would be needed, to which Shields indicated
12 land would be taken at the Park Avenue Condos, Cole Sports, and US Bank. They were
13 in negotiations with those owners, and they only used eminent domain as a last resort.
14

15 Shields reviewed the property impacts associated with the project. He stated there were
16 no total land acquisitions and no sound walls would be required. He explained the right-
17 of-way process: design documents were put together, UDOT studies them for
18 conformance, the property needed would receive an appraisal, and ultimately UDOT
19 would acquire the property for the right-of-way. He stated the Park Avenue Condos
20 would be impacted along the southwest corner of the HOA. The project managers had
21 to negotiate with all members of the HOA. Some current challenges with that strip
22 included trespassing, children's toys going into the street, and difficulty with egress.
23 Shields stated they had to determine how the project would make the challenges worse
24 than it was at present. The study determined there would not be any more noise than at
25 present. He asked if the City wanted to develop a discretionary fund to help these
26 owners. The project was required to build to UDOT standards so they wouldn't follow
27 Park City code. The City could choose to upgrade with a wall or other feature if they
28 didn't like the UDOT standard.
29

30 Council Member Toly supported developing a discretionary fund to help these owners
31 with aesthetics of their properties. Council Member Ciraco asked why this had to be
32 determined before the right-of-way was acquired. Shields stated they were going
33 through the design process, so they needed that information. Council Member Ciraco
34 asked if the betterment was done as a separate project. Shields stated it could be
35 incorporated so the project contractor performed the extra work.
36

37 Council Member Parigian wanted it done right but wanted to deduct the City costs from
38 the amount they would pay towards the project. Council Member Dickey asked how the
39 betterment money would be determined, to which Shield stated as they got their final
40 numbers, they would collaborate with the City to separate the betterment portion.
41 Council Member Dickey was supportive. Council Member Rubell supported
42 supplementing the project and indicated they shouldn't selectively do this. He wanted to
43 universally better the project. Council Member Toly asked if this project would go to the
44 Planning Commission, to which Shields stated this project was in UDOT's right-of-way

1 so they didn't need Planning Commission approval, but with an upgrade, the Planning
2 Commission could sign off on it.

3
4 Shields stated the corridor would be widened 10 feet from Kimball Junction to Thaynes
5 Canyon Drive. He knew there was a desire for a rural feel, but the top priority was to
6 move workforce, residents, and visitors through the corridor. He thought staff could help
7 them with mitigations for the wider road. He stated this fall they would remove the
8 medians around the Canyons and install laterals and fiber. They were also pushing
9 public outreach on the project.

10
11 Other updates Shields wanted to brief the Council on included capacity of the BRT
12 route. He indicated the capacity when this project was finished would move 10,000
13 riders per day, but it could increase to 50,000 per day for the Olympics. He displayed
14 survey results and asserted a high percentage of residents supported the BRT project.

15
16 Rodriguez asked who would be assigned to be on the executive committee for this
17 project. Mayor Worel wanted to wait until after the election and have the future mayor
18 determine that. Shields stated the BRT budget discussion was coming to the Council on
19 October 23rd.

20 21 **III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

22 23 **Council Questions and Comments:**

24 Council Member Rubell attended the ribbon cutting ceremony for the Thaynes Pathway
25 and stated the community came out and was supportive of it.

26 27 **Staff Communications Reports:**

28 29 **1. Thaynes Pathway Golf Net Project Update:**

30 Council Member Rubell thanked Transit for addressing neighborhood concerns. Some
31 in the community had concerns on the net. Steven Dennis, Project Engineer, stated the
32 net was being completed simultaneously with the pathway. The net would be 50 feet tall
33 at the tee off and as the hill progressed, the net would decrease in height to 20 feet. He
34 had discussions with a business on treatment board at the base of the net to protect the
35 net from lawn mowers. Another option would be to install a three-foot chain link fence.
36 Staff recommended installing the chain link fence and he asked the Council for their
37 opinion. Mayor Worel asked if chain link fences were allowed in the City, to which
38 Dennis stated they were allowed in recreation areas. Council Member Dickey asked
39 why the board was not recommended. Dennis stated the longevity of the chain link was
40 a factor and it had low maintenance. The board would need to be painted regularly.
41 Council Member Parigian asked what the longevity was for the chain link fence, to
42 which it was indicated at least 15 years. The majority of the Council supported the 2x12
43 wood board.

44 45 **2. MARC Court Allocation for 2025-26 Winter Season:**

3. School Resource Officer Update:

4. City Manager Work Plan:

IV. 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.

Sue Gould, Keep Clark Ranch Wild cofounder, stated a citizen initiative was presented to the Planning Commission called Keep Clark Ranch Wild. She was not against affordable housing since PC Heights didn't exist a few years ago. She highlighted technical deficiencies with Alexander Company's application. The City was a co-applicant and co-developer on the proposed Clark Ranch project, which she thought was a conflict of interest. The City was driving expedited reviews to push the project through. She thought it made sense to separate the processes. Alexander Company proposed over 14 acres which exceeded the limit by over 40%.

Jeff Iannaccone 84060 cofounder Keep Clark Ranch Wild, wanted open space to be protected and affordable housing built responsibly. Staff reports claimed COSAC unanimously recommended affordable housing on 10 acres of Clark Ranch, but this was not true. He read the actual recommendation in the COSAC minutes from August 25, 2015. He wanted to know why housing was considered on this spot and if it maintained conservation values.

John Greenfield 84060 cofounder Keep Clark Ranch Wild, asked that the City website and staff reports be updated to reflect COSAC minutes. He was an affordable housing proponent, but 3% caps and soaring HOAs trapped residents in their current situations. He wanted more affordable housing, but Clark Ranch was not the place. He suggested the land next to the film studio would be a good place.

Douglas Duditch 84060 wished the candidates luck in the upcoming election and stated he and his Rail Trail neighbors would keep their Rail Trail decisions in mind while voting. He spoke with the Trails Department on plans for this area and they were committed to keeping the trail beautiful. He asked people on the trail with strollers if they thought the trail was dangerous, to which many said no, and some said they did when ebikes were on the trail.

Eric Groten eComment: "Please note that the Groten household is opposed to any zoning change allowing four-story development in Bonanza Park. Although the view corridors going down Kearns looking toward PCMR undoubtedly would be impacted, our bigger concern is the precedent it sets for other locations. Once that door gets opened, every other developer will have a legitimate basis to ask for an exception, as well. Park City is not a conventional municipality, in which density can be a value; we

1 are a recreational community that relies on scenic values to maintain its
2 character. Please don't give that up for the sake of a project whose scope and
3 importance isn't itself well established."
4

5 Sally Elliott eComment: "Generally, I have opposed both major growth and tall buildings
6 for Park City....BUT....in my dotage, I'm beginning to re-think those postures. We've
7 preserved open space, built new affordable housing, provided remote parking and
8 enlarged our free public transportation systems. Despite all these improvements, traffic
9 continues to worsen. Ski resorts increasingly find it more difficult to hire and house
10 sufficient help for winter activities. We've become victims of our own success!! If we
11 rigorously maintain the delightful historic character of Main Street and our historic
12 district, it might not be so bad to allow height restrictions of a couple of stories on the
13 edges of the city. Heck, it might even encourage people to prefer to be on Main Street
14 to enjoy the historic integrity of "human-sized" buildings. If we want to provide space for
15 the arts to flourish, "affordable" housing, commercial space for new business, we've
16 gotta go "up" because there's no land remaining to go "out". I understand and
17 appreciate your conundrum. I'm glad I no longer sit in your seats. You're in a tough spot
18 and I sympathize with you. Regardless of your decision, you're going to face criticism.
19 I'll understand your decision, regardless of what it is."
20

21 Joyce Baron eComment: "In a recent city council meeting we heard that no specific
22 nonprofits will be guaranteed a space in the Bonanza parcel project. I am writing to
23 encourage you to support setting aside space for the Arts Council of Park City and
24 Summit County. The Council is one of the oldest Arts & Culture organizations in Summit
25 County. It serves as the designated Local Arts Agency for Park City, North Summit, and
26 South Summit/Kamas Valley. They have a successful history and a great track record
27 of being reasonable, focused, and being in-tune with our Park City culture. I highly
28 encourage our city leaders to dedicate space in the Bonanza project for the Arts
29 Council. I hope we have your support."
30

31 Tanya Swenson eComment: "Please leave the 35ft height restriction in place for the
32 Bonanza Redevelopment."
33

34 Cheryl Fox eComment: "I'm a Park City resident and I participated in the many surveys
35 and listening sessions that the City held over the years about the five-acre Bonanza
36 property that the City owns. The withdrawal of Sundance and now Kimball Arts Center
37 has fundamentally changed the way I would answer those survey questions if they were
38 asked today. Because there is no longer a community partner that needs buildings in
39 the five-acre parcel, we should pause to reconsider how this land can best serve the
40 Park City community now. The five-acre parcel is the entry to Park City for people
41 coming in on 248. Rather than greet them with a built environment, let's welcome them
42 with a sweeping vista of open space that draws the eye up to the surrounding
43 mountains. The five acres could become a beautiful park, with rain gardens, native
44 plants, a sledding hill, shade and benches to create gathering places. The surrounding,
45 privately held buildings are already considering renovations. The City does not need to

1 spend taxpayer money to compete with these private enterprises. More importantly, the
2 City should not spend money creating a built environment that will compete with Main
3 Street. I live in Park Meadows, and I work in Prospector. I walk the inner plaza area,
4 Barrett Lane, of Prospector almost daily. I'm usually the only person there. Contrast this
5 with Library Field, where the green space invites residents at all times of day: neighbors
6 gather to chat; kids run around and go sledding. Let's learn from the experiences of
7 failed plazas as well as paying attention to what our residents do use. There is enough
8 pavement and enough building happening within City limits, and certainly more than
9 enough happening beyond our boundaries. Let's use this opportunity to reaffirm Park
10 City's commitment to preserving the natural environment by reclaiming and restoring
11 this land to a more natural state. Let's use this opportunity to highlight the views of the
12 hillsides we've spent millions to protect. Park City residents and our leadership have a
13 history of bold, unconventional thinking, especially when it comes to saving the open
14 spaces that we cherish. These open lands now define Park City. Our 248-entry corridor
15 should echo and reinforce our ongoing commitment to putting the natural landscape
16 forward. Hiring a landscape architect to design the space and creating a park will cost
17 far less than buildings, and the park can easily be completed in time to welcome people
18 to the Olympics. It might also be possible to relocate the current, historic senior center
19 building as a local art center. I understand that the community has asked for some
20 resolution for the five-acre parcel. But with the withdrawal of the Kimball Art Center just
21 last month, the conditions that we were asked to consider have changed fundamentally.
22 We need an opportunity to truly reconsider what should happen on those five acres, and
23 not rush into something that will add pavement, block views, and create more
24 congestion at an already difficult pinch point. Many communities across the country are
25 reclaiming blighted urban areas for public parks. They've found that these green spaces
26 create more neighborhood pride, healthier residents, and vibrant surrounding
27 businesses. Let's keep the Park in Park City."

28
29 Sarah Hall eComment: "As a regular user of the McLeod Creek Path, I support your
30 approval of the Bridges Project service agreement. I also encourage you to consider
31 making the bridges wider to allow for safer use, especially when bikes are traveling in
32 both directions or when riders have trailers with children in tow. Thank you for your
33 continued commitment to improving our wonderful multi-use path system."

34
35 Mark Barber eComment: "Regarding the recent approval of a new indoor Pickleball
36 facility near Quinns Junction, I wanted to suggest considering the addition of Padel
37 courts to the project. While nascent in Utah, Padel is exploding in popularity in other
38 parts of the US and is the fastest growing sport in the world. There is already discussion
39 about it becoming an Olympic sport given its global participation. Padel courts are being
40 built across the US at a rapid pace and it will inevitably overtake Pickleball in popularity
41 - so given the significant investment in this new facility, I think it would be wise to add
42 Padel as a hedge for the future - most new facilities that are being built today have both
43 Padel and Pickleball courts for that reason."

Clay Stuard eComment: “Comments regarding BOPA 5ac Parcel – Brinshore Proposal
This is a hard puzzle to solve. I acknowledge and appreciate the significant effort that
council members and Brinshore are exerting to find a solution. These comments relate
to the proposal as currently configured: -Overall, this still feels and looks like a large
affordable housing project on what has historically been and is currently zoned for
general commercial on 2 prominent boulevards, and I don’t think that is the appropriate
outcome. The mix of uses is predominantly residential and the architecture appears too
residential. -The Village Center within the project needs more “activation” and
“hardscape” to draw surrounding neighborhood residents and visitors into it on a regular
basis. This would include more food service, everyday commercial stores,
entertainment facilities and programming (think New Park Compass Plaza/Lawn Area,
only better). It cannot feel like you are walking into an apartment complex with residents
peering down onto the Village Center. -A standalone seasonal ice rink is not a practical
feature. -The second level parking option would further overwhelm traffic exiting this site
onto Kearns...totally impractical and extremely expensive. -There appears to be a
fundamental conflict between Brinshore’s intention to obtain LIHTC financing and
providing housing for PARK CITY’S essential work force (teachers, fire and police
departments, city employees, resort and service industry employees and the like). If a
large portion of this housing cohort cannot be assured of priority access to available
inventory, then is it appropriate for PC taxpayers to subsidize this project? -What is the
total subsidy amount per residential unit going to be? It appears to be in the range of
\$300,000-\$500,000 per unit. I have not seen any economic analysis of the project such
as total cost, portion of that cost that PC is directly or indirectly paying for, estimated
Gross Income/NOI and estimated value of completed project (that Brinshore will own,
subject to the 50-70 land lease). -What is the total square footage of buildings and mix
between residential and non-residential? I don’t seem to be able to find those statistics?
-There is no “overflow” perimeter road parking available, so the underground parking
has to be adequate for both the residential portion of the project as well as for the non-
residential portion. Most affordable housing projects I have visited are under parked and
have impacts on surrounding properties. -More vertical architectural articulation is
needed. Suggest stepping down one or both ends of buildings 1, 2, 3, 4 and 6. This will
result in a staggered two, three and four story building skyline. Preferred Alternative: -
More commercial and community retail/maker/gathering uses and appearance, with a
less residential presence (think New Park, but better). -Overall less development
intensity consisting of one (10%), two (30%) and three (60%) story buildings supported
by some surface level parking and supplemented by an above grade parking structure
at the SW corner of the property (with the affordable housing on top of it and massed
around it. Some amount of surface level parking will allow residents from surrounding
neighborhoods and visitors to access the commercial uses in the project without utilizing
an underground parking lot (because I will never use an underground parking lot while I
live in PC...underground parking is not why I moved here 35 years ago).”

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from August 25 and 26, 2025 and September 4 and 5, 2025:

Council Member Dickey moved to approve the City Council meeting minutes from August 25 and 26, 2025 and September 4 and 5, 2025. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

VI. CONSENT AGENDA

1. Request to Adopt Resolution 19-2025, Approving the Public Treasurer's Investment Fund Entity Resolution:

2. Request to Approve a Design Professional Services Agreement with Methods Consulting Inc., in a Form Approved by the City Attorney, Not to Exceed \$257,602.32 for Design and Construction Services Related to the Mcleod Creek Path Bridges Project:

3. Request to Authorize the City Manager to Execute a Design Professional Services Agreement with HDR Inc., in a Form Approved by the City Attorney Not to Exceed \$299,941.51 for Design and Construction Document Preparation for the Munchkin and Woodbine Improvements Project:

4. Request to Authorize the City Manager to Execute an Agreement with Spectrum Engineers, Inc. in a Form Approved by the City Attorney's Office Not to Exceed \$250,000 for Engineering Design and Construction Management Services for the Installation of Battery Electric Bus Depot Chargers:

5. Request to Approve Resolution No. 20-2025, a Resolution Adopting the Revised Driving on City Business and Use of City Vehicles Policy, Effective October 1, 2025, for Park City Municipal Corporation:

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

RESULT: APPROVED

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

VII. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2025-20, an Ordinance Amending Title 2, Chapter 4, Section 11 of the Park City Code, Related to the Responsibilities and Authority of the City Engineer:

1 John Robertson and Becky Gutknecht, Engineering, presented this item. Robertson
2 reviewed the Council approved some specific encroachments the Engineer could
3 approve and he requested that list be expanded with the proposed redlined code
4 amendments. Gutknecht displayed examples of life/safety encroachments like walls,
5 bridges, or railings. Examples of property access included bridges to accommodate the
6 steep slopes, stairs or ramps. Slope stabilization was another area they needed
7 authority over. Gutknecht stated the City had a Historic Sites Inventory and there were
8 requirements for what had to remain on the property and be preserved. They would like
9 the authority to approve encroachment agreements so those things could remain in
10 place. Regarding signage and awnings on buildings, encroachments agreements were
11 sometimes required, and they documented the sign positioning.

12
13 Council Member Parigian asked what the City's obligation was to approve an
14 encroachment for a home that was raised, forcing the stairs into the sidewalk.
15 Gutknecht stated that would go through the Land Management Code (LMC) process,
16 but the Engineer would have to approve the encroachment into the right-of-way. Council
17 Member Parigian asked about access to a property on a corner, to which Gutknecht
18 stated they gave access to the safest right-of-way.

19
20 Mayor Worel opened public input. No comments were given. Mayor Worel closed public
21 input.

22
23 Council Member Rubell thanked the Engineering Team for being responsive to the
24 Council's request. Council Member Parigian indicated the Planning Commission and
25 Historic Preservation Board had robust conversations on encroachments. He didn't
26 want to take away their authority and asked how to prevent that. Robertson stated any
27 project that required a planning process would go to the Planning Commission and
28 encroachments would be part of the conditions of approval that would be discussed by
29 the Commission, and they could make recommendations. This ordinance would give the
30 City Engineer the authority to sign the encroachment agreement.

31
32 Luke Henry, Assistant City Attorney, stated the Planning Commission didn't have
33 authority to build into the City right-of-way, and the Engineer would have the authority to
34 allow that. Council Member Parigian asked if this used to come to the Council for
35 approval, to which Henry stated it did not. This ordinance was codifying what the City
36 Engineer had been doing all along. Gutknecht indicated major items would come to the
37 Council for consideration.

38
39 Council Member Ciraco moved to approve Ordinance No. 2025-20, an ordinance
40 amending Title 2, Chapter 4, Section 11 of the Park City Code, related to the
41 Responsibilities and Authority of the City Engineer. Council Member Dickey seconded
42 the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance No. 2025-21, an Ordinance Adopting the 2025 Park City General Plan, a Comprehensive Update to the 2014 General Plan:

Rebecca Ward, Planning Director, Cristin Van Dine and Bill Johnson, Planning Commissioners, Jessica Garrow and Marianne Stuck, Design Workshop, and Josh Palmer, were present for this item. Ward stated many hours were put into this process and she thanked all who served on the committees. She indicated this plan was unanimously recommended by the Planning Commission and the Historic Preservation Board (HPB). Garrow reviewed the timeline for completing the General Plan. Stuck reviewed the changes to the plan based on feedback given at the last discussion with the Council.

Council Member Dickey asked if owner-occupied and renter-occupied units were considered primary residences, to which Garrow affirmed. Council Member Dickey asked how they got that data, to which Garrow stated it was primarily based on the census. Council Member Rubell referred to Number T2 and asked if the plan would be adopted and then fixed later. He thought something was missing with getting cars off the road. Ward stated it could be added into the transportation strategies. Council Member Rubell referred to T5 and C5 and stated they were specific to Old Town. He asked that those be broadened to the whole community. Garrow indicated C5 was specific to historic preservation and later chapters addressed it with a broader perspective. Council Member Rubell felt it was amiss because there were historic assets throughout the City so he wanted that broadened. Ward stated this was framed to be for the 400+ designated landmark sites. There were a few outside the district. The HPB was focused on Old Town. Council Member Rubell reiterated the historic character was more than just Old Town and he wanted it reflected in the plan.

Council Member Ciraco thought historic character was a broad sweeping term, so he supported reflecting that in the plan. Ward noted the broad strategy was in 1F. Council Member Toly requested the fire protection to include all the neighborhoods. Council Member Parigian agreed. Council Member Dickey thought it was logical as written but he was comfortable changing it. Council Member Rubell asked that the section be broadened to read that it was protecting all the historic assets and historic character.

Council Member Rubell asked how this would be used to apply to the City's efforts, such as not widening roads, and noted there was the BRT project. He asked how those conflicts worked. Ward stated road widening was addressed in the General Plan, and it stated road widening was a tool to help with traffic challenges, but it shouldn't prioritize single occupant vehicles, only multimodal modes of transportation. She also indicated the Moderate Income Housing Plan was an amendment to the General Plan and that would be updated on a regular basis. The goal related to Clark Ranch was to enact zoning changes and amend the LMC to incentivize the development of affordable

1 housing. Another example was the Bonanza Park Small Area Plan would be a
2 supplement to the General Plan. The Long-Range Transportation Plan was also a
3 supplement to the General Plan.

4
5 Council Member Rubell asked what the purpose of the General Plan was when the
6 other plans conflicted with the General Plan. Ward stated the General Plan provided a
7 vision with goals and strategies to fulfill the vision. The appendix was not
8 comprehensive, and anything implemented through the General Plan would go through
9 a public process. How it was interpreted and implemented would be up to the Council.
10 Council Member Rubell clarified this was meant to be a strategic document but was a
11 guiding document. Council Member Ciraco referred to the Water and Open Space
12 sections and stated it talked about wildlife corridors. He asked that it say wildlife
13 corridors and habitats. Council Member Toly asked if there was any mention of traffic
14 management in conjunction with the resorts, to which Ward affirmed.

15
16 Mayor Worel opened the public hearing.

17
18 John Greenfield 84060, referred to Council Member Rubell's comment on conflict with
19 the General Plan and thought that was a good concern. He stated one way to mitigate
20 conflict was with public engagement. This did not happen with Clark Ranch, but the unit
21 count was decided behind the scenes. Public engagement was a core City value until it
22 wasn't. The LMC said projects should fit the site and with Clark Ranch the site was fit to
23 the project. He asked what the point of having a plan was if it was not followed.

24
25 Mayor Worel closed the public hearing.

26
27 Council Member Rubell felt if the Council set the strategy, it should be followed. This
28 was based on a wide inclusion of community input. The best way to lose the community
29 was to ask their opinion and then not do it. He wanted to reference conformance to the
30 General Plan as decisions were made in the future. Mayor Worel recalled years ago,
31 staff would include reference to the General Plan in their staff reports and she
32 encouraged that to be reinstated.

33
34 Council Member Ciraco indicated they wouldn't know what was missed until they
35 approved it. He thought this was a great effort and there was a lot of collaboration
36 between citizen committees, staff, and the consultants. He thanked everyone for their
37 work. Council Member Parigian thanked everyone as well. He asked about changing
38 Library Park to Library Field, to which Ward stated they would make that change.
39 Council Member Dickey thanked the team and the Planning Commission. He
40 appreciated having the joint sessions and felt they were productive. The General Plan
41 provided guidance to competing priorities and he thought it was excellent. Mayor Worel
42 thought working for 15 months to get this done was great.

43
44 Council Member Rubell moved to approve Ordinance No. 2025-21, an ordinance
45 adopting the 2025 Park City General Plan, a comprehensive update to the 2014

General Plan, with amendments to Section C - in broadening references specific to Old Town to the entire community, Section W - adding "habitat" alongside wildlife corridors, and changing the reference of Library Park to Library Field. Council Member Ciraco seconded the motion.

RESULT: APPROVED AS AMENDED

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

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

City Council Staff Report



Subject: Extra Mile Day Resolution
Author: Michelle Kellogg, City Recorder
Department: Executive
Date: October 23, 2025

Summary Recommendation

Pursuant to a request by the Extra Mile America Foundation and the consent from three or more City Council members, consider approving a resolution proclaiming November 1, 2025, as Extra Mile Day in Park City. This resolution supports individuals and organizations who are dedicated to “going the extra mile” in volunteerism and service.

Background

Extra Mile America is an organization made up of 100% volunteers that are committed to reminding individuals and organizations that creating positive change is not just a water cooler topic; it is being active in going the extra mile. This organization casts a bright light on the “*Extra Mile Heroes*” and change-makers who surround us and who continue to give their best. Extra Mile cities can be found at www.ExtraMileAmerica.org.

- The idea for Extra Mile Day started in 2009 when Shawn Anderson created the Extra Mile America Tour, a cross country bicycle tour and inspirational outreach event.
- Extra Mile Day has grown from 23 participating cities in its inaugural year to over 500 cities.
- Park City has been an “Extra Mile City” since 2012.
- With over 100 diverse nonprofits promoting everything from mountain sports to social services, arts, and climate solutions, Park City has an advocate in every corner of the community going the extra mile for our residents and visitors.

Approving the Extra Mile Day Resolution in Park City demonstrates the Mayor and City Council’s support for creating positive change within the Park City community. We encourage all individuals and organizations to go the extra mile on November 1st.

Funding Source

No membership fees or other commitments are associated with this resolution.



Resolution No. 22-2025

**RESOLUTION DECLARING NOVEMBER 1, 2025, AS "EXTRA MILE DAY"
IN PARK CITY, UTAH**

WHEREAS, Park City, Utah is a community which acknowledges that a special vibrancy exists within the entire community when its individual residents collectively "go the extra mile" in personal effort, volunteerism, and service; and

WHEREAS, Park City, Utah is a community which encourages its residents to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

WHEREAS, Park City, Utah is a community which chooses to shine a light on and celebrate individuals and organizations within its community who "go the extra mile" in order to make a difference and lift up fellow members of their community; and

WHEREAS, Park City, Utah acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support "Extra Mile Day" on November 1, 2025.

NOW THEREFORE, the Mayor and City Council of Park City, Utah, do hereby proclaim November 1, 2025, to be Extra Mile Day. We urge each individual in the community to take time on this day to personally "go the extra mile", and also acknowledge all those who are inspirational in their efforts and committed to make their organizations, families, community, country, or world a better place.

PASSED AND ADOPTED this 23rd day of October, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

City Council Staff Report



Subject: Alzheimer's Awareness Month Resolution
Author: Michelle Kellogg, City Recorder
Department: Executive
Date: October 23, 2025

Summary Recommendation

Pursuant to a request by the Alzheimer's Foundation of America and the consent from three or more City Council members, consider approving a resolution proclaiming November 2025, as Alzheimer's Awareness Month in Park City. This resolution provides awareness of the growing cases of Alzheimer's disease in the United States.

Background

Alzheimer's Foundation of America (AFA) has a mission to provide support, services, and education to individuals, families and caregivers affected by Alzheimer's disease and related dementias nationwide, and fund research for better treatment and a cure. AFA was founded in 2002 by a caregiver whose mother lived with Alzheimer's disease from 1980-1992. At that time, there was little information available and nowhere to turn for support. His goal was to make sure that no other family living with Alzheimer's disease would have to go through the journey alone.

AFA was created to be that resource for families in their time of need. AFA operates a National Toll-Free Helpline (866-232-8484), staffed entirely by licensed social workers, which provides support and assistance to callers, as well as connects them with resources in their area, no matter where in the United States they live. The helpline has grown into a seven-day a week service. AFA's national network of more than 2,000 member organizations serves families affected by Alzheimer's disease and other dementia-related illnesses in each of the fifty states.

To help individuals take a proactive approach to brain health, AFA has a [National Memory Screening Program](#) that provides free, confidential memory screenings at sites across the country. What began as a program on a single day in November has grown into a year-round service which has screened more than 5.1 million people to date.

AFA also works with professional caregivers and dementia-care settings to provide them with [additional training and continuing education](#) to elevate the level of care they provide on a daily basis. AFA has trained and educated more than 26,000 individuals through its professional training and community education programs.

Funding Source

No membership fees or other commitments are associated with this resolution.



Resolution No. 23-2025

**RESOLUTION DECLARING NOVEMBER 2025, AS
ALZHEIMER'S AWARENESS MONTH IN PARK CITY, UTAH**

WHEREAS, Alzheimer's disease is a progressive brain disorder that impacts memory, thinking and language skills, and the ability to carry out the simplest tasks.

WHEREAS, Alzheimer's disease is the most common cause of dementia. Dementia itself is not a disease, but a term used to describe symptoms such as loss of memory, loss of judgment and other intellectual functions.

WHEREAS, Alzheimer's is a growing national health issue. More than 6.7 million Americans are currently living with Alzheimer's disease and the Centers for Disease Control and Prevention (CDC) estimate that number could grow to 13.8 million by 2060. One in six seniors are living with Alzheimer's disease and more than 11 million people care for someone living with the disease every day.

NOW THEREFORE, the Mayor and City Council of Park City, Utah, do hereby proclaim November 2025, to be Alzheimer's Awareness Month.

PASSED AND ADOPTED this 23rd day of October, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

City Council Staff Report



Subject: Contract Amendment with Berry, Dunn, McNeil & Parker, LLC
Author: Mindy Finlinson, Finance Director
Department: Finance
Date: October 23, 2025

Recommendation

Consider authorizing the City Manager to execute a contract amendment with Berry, Dunn, McNeil & Parker LLC (BerryDunn) in a form approved by the City Attorney's Office, to provide additional implementation support for the Tyler Technologies Enterprise Permitting & Licensing system in an amount not to exceed \$157,500. The total contract value would increase from \$65,450 to a new, not to exceed amount of \$222,950.

Executive Summary

Park City Municipal Corporation (PCMC) entered into a Professional Services Agreement with BerryDunn to conduct a comprehensive IT assessment. Based on their familiarity with PCMC's systems and operations, staff proposes amending the agreement to add implementation support for the City's new Tyler Technologies Enterprise Permitting and Licensing system.

The expanded scope includes project management, vendor coordination, business process alignment, data conversion, and system validation. Utilizing the existing consultant will ensure continuity, reduce onboarding time and costs, and minimize project risks while leveraging their expertise with municipal IT systems and Tyler implementations.

Analysis

The parties entered into a Professional Services Agreement on September 16, 2025. PCMC engaged the Service Provider through a Request for Proposals (RFP) to perform a comprehensive IT assessment. This assessment included a review of PCMC's current IT systems, organizational structure, and recommendations for future technology investments.

As part of that work, the Service Provider developed a detailed understanding of PCMC's IT environment, staff workflows, and technology objectives. Their expertise and familiarity with City systems place them in a unique position to continue providing implementation support.

The parties now desire to amend the Original Agreement to modify the Scope of Services, compensation, and term of the Agreement. A procurement waiver was published on the Park City website prior to this amendment request, in accordance with City procurement procedures. The waiver allows continuation with the existing consultant based on their unique qualifications and competitive selection. PCMC has

selected Tyler Technologies for its Enterprise Permitting and Licensing (EPL) solution, which requires significant technical expertise, process redesign, and coordination across departments to implement successfully.

Adding an implementation support scope of work to the Service Provider's existing contract will include:

- Project management and oversight of the Tyler EPL implementation.
- Vendor coordination to ensure timely deliverables and system integration.
- Business process alignment and change management with internal departments.
- Data conversion strategy, testing, and validation support.
- Independent validation that the system meets contractual and functional requirements.
- Development of project governance documents.

The amendment is being requested to ensure continuity and efficiency in the City's IT initiatives. The Service Provider, already engaged to conduct the City's IT assessment, possesses detailed knowledge of PCMC's systems, operations, and needs. Expanding their scope of work to include support for the Tyler EPL project will leverage this existing familiarity, avoiding duplicative onboarding and transitional costs. The Service Provider's specialized expertise in municipal IT management and experience with Tyler Technologies implementations make them uniquely qualified to support this effort. Given the time-sensitive nature of the Tyler project, maintaining the Service Provider's involvement will help prevent schedule delays, additional costs, and minimize project risks by ensuring consistency, preserving institutional knowledge, and maintaining accountability through a single, well-qualified consulting partner.

Funding

All services performed by the consultant will be paid from the existing ERP implementation budget.



City Council Staff Report

Subject: Park Silly Sunday Market Debrief
Author: Chris Phinney
Department: Special Events
Date: October 23, 2025

Recommendation

The Park Silly Sunday Market (Market) will present a debrief of the 2025 Market as required annually by their [City Service Agreement](#) (Agreement) (Exhibit A), and seeks Council approval for the 2026 market dates.

Executive Summary

We consider the 2025 Market a success, and the debrief will focus on attendance, artist participation, sustainability measures, transportation, vendor mix, noise and compliance, the working group, and community partnerships. A full history of the Market can be found [here](#).

Per section B(2.1) of the [Agreement](#), the Council shall review and approve the dates for the following year. We do not have any concerns with the dates proposed, and there are no conflicts on the City's Event Calendar. The proposed 2026 dates for the Market will be on the following Sundays:

- June 7, 14, 21, 28
- July 12, 19
- August 30*
- September 6, 13, 20, 27

*According to Section B(2.1) of the [Agreement](#), PSSM will not hold the Market in August unless both parties agree in writing, as outlined in Exhibit B. We recommend allowing the Market to be held on August 30, 2026. Due to the way the calendar falls in 2026, there are no other viable scheduling options to honor the contractual 11 Sundays without either starting the Market Season on Memorial Day weekend, which is also prohibited by the Agreement, or extending it into October, both of which present contractual and logistical challenges.

According to Section B(2.1) of the [Agreement](#), Park Silly Sunday Market and the City may request adjustments to the total number of Market days. Any addition or elimination of Market dates constitutes a Material Change and requires Council approval. On July 10, 2026 ([minutes](#), p. 3), Council requested that the potential addition of dates for the 2026 Market season be included as a discussion item during the debrief presentation. Currently, the Market has not requested any additional dates. However, we are prepared to discuss proposed date additions to the 2026 season. Outreach was conducted with the HPCA and the Main Street Merchants on October 3, 2025, regarding the potential changes to the number of dates. An HPCA response is attached as Exhibit C.

Analysis

The Special Event Department found that the 2025 Market complied with the current [Agreement](#) and [Title 4A of the Park City Code](#). Highlights from the 2025 season (Exhibit A) include:

- Attendance: 179,756 people attended the Market in 2025 (186,970 in 2024), with the highest on July 20 and August 31.
- Sustainability Measures: The Market maintained an 84% diversion rate, the same as in 2024. More than 15,075 pounds of recycling, compost, and glass were diverted from our landfill, compared to 2,925 pounds going to the landfill.
- Transportation:
 - The Market continues to strongly encourage alternative modes of transportation and reducing impacts on residential areas. In addition to encouraging transit, the Market does not allow vendors to park on Park Avenue.
 - The Bike Valet saw more than 1,325 bikes over 11 Sundays, up from 1,184 bikes in 2024. The bike valet was guaranteed at all events.
- Vendor Mix: The Market remained within the approved vendor mix requirements throughout the season. There were no more than 12 jewelers and 12 food vendors. There were no importers allowed at the market this season.
- Noise and Compliance: All noise readings complied with the decibel requirements (no amplified noise from 10:00 am to 12:00 pm and 75 decibels from 12:00 pm to 5:00 pm). No noise complaints were reported.
- Working Group: The Working Group (Council Liaisons, HPCA, and the Market) planned to meet if concerns arose. No meetings were requested.
- Community Partnerships: The Market continues to provide many community partnerships, offering 102 free booths to nonprofits, farmers, the Park City Professional Artists Association, HPCA, and Park City Municipal. Reduced-cost booths were also provided to 52 youth vendors. Additionally, 24% of the Market's vendors were local to Summit County and Wasatch Back.

City Initiatives:

- Transit: Transit saw 41,074 riders on Sundays, with an average daily ridership of 3,734. Overall, we are up 0.4% from last year; our transit numbers were nearly identical to 2024. However, riders coming in from the Richardson Flat Park and Ride had a slight decrease of 4.4% from last year's total (5,049 this season vs 5,284 in 2024).
- Parking: We saw an average of 1,410 transactions each Sunday, with parking filling by 11:30 am. Based on parking data, the number of weekly PSSM visitors was down 3.9% from 2024. 2025 parking rates for PSSM were \$9 per hour, with a maximum of \$40/day, unchanged from 2024. We believe the price of parking is relatively inelastic.
- Public Safety: Public Safety started at 7:00 am to close the street and worked until 7:30 pm to reopen. No major incidents or noise complaints were reported during the event.
 - The police department proactively performed noise readings twice daily (12:30 pm and 3:30 pm). All readings complied with the Agreement.

- Kane Security: Kane Security monitored and protected residential neighborhoods at the intersection of Upper Swede Alley and Main Street. They were instrumental in stopping cars from traveling through the residential areas.

Funding

The Agreement states that PSSM shall be entitled to a waiver of City Service Fees for 11 markets, up to \$85,000 (Basic City Services ([section C\(6.1\)](#))). Funding for City Services is covered within existing budgets and comes from the General Fund. The post-event total City Service Fees for the 2025 PSSM are \$83,176. Additionally, PSSM continued to provide bollard and pedestrian management at no cost to the City. The table below shows how the projected fees are spread through City departments:

City Service Fee	Preseason Estimate	Post Event Total
Special Event Permit - Level 4 - CIE Rate	\$384	\$384
Building Permits	\$120	\$2,996*
Parking Removal	\$8,096	\$8,096
Banner Installation	\$700	\$700
Public Safety Personnel	\$61,200	\$66,100
VMS & barricades/equipment	\$4,400	\$4,400
Communications and Outreach	\$500	\$500
Estimated City Service Fees	\$75,400	\$83,176

*The increase in Building Permit fees is due to the inclusion of inspection charges for each of the 11 weeks, which were inadvertently omitted in 2024.

Exhibits

Exhibit A	2025 Park Silly Sunday Market End of Season Measures of Success
Exhibit B	2026 Park Silly Sunday Market Date Request
Exhibit C	HPCA Outreach Response

Exhibit A – PSSM Season 2025 Measures of Success

Park Silly Sunday Market – 2025 Season Review Measures of Success		Legend S – Succeeding in meeting Contracted I - In progress / Meeting Requirements U – Unsatisfactory - Not meeting
Requirements		
Vendor Mix		
Jewelers (allowed per week maximum) i. 2025- 12	Notes: Requirements were met.	S
On-site Food Vendors & Snack food Vendors (per week maximum) i. 2025 - 12	Notes: Requirements were met.	S
PSSM will invite two (2) HPCA representatives in the jurying of jewelry vendors.	Notes: Requirement was met by PSSM.	S
PSSM will coordinate three (3) working group meetings with the HPCA and PCMC to identify possible conflicts and/or issues with vendor mix.	Notes: No meetings were required. No conflicts or issues were reported.	S
PSSM will provide to the City a list of vendor classification definitions along with preference criteria for vendor mix.	Notes: Requirements have been provided and met.	S
Parking / Traffic / Pedestrian Management		
Create event parking plan i. Identify vendor vehicle with license plate identification. ii. Identify public parking locations both in Old Town/Main Street along with alternative parking areas. iii. Identify locations where parking will be removed to provide space for event and mitigate impacts of event iv. Continue increased communication between departments and PSSM to encourage parking of vendors in suggested vendor locations.	Notes: i. Completed. ii. Completed. Parking along the west side of Park Ave was signed for locals only. iii. Completed. iv. Completed. .	S
Work with Special Events and Transit to get out alternate transportation messaging out with: i. Co- messaging with PC Transit Dept. ii. PSSM will create and implement different methods of informing the public (PSA's, print ads) iii. Create and implement a program encouraging non-motorized forms of transportation to the market. ix. Addition of Shuttle Service on expected heavy attendance day – September 1.	Notes: Completed. - While PSSM does not perform any paid marketing. Social media focused on transportation alternatives, including City transit, bikes or walking to attend.	S
Submit sign Plan to Staff at the time of Supplemental Plan containing the following: i. Locations ii. Size & Type iii. Message iv. Placement and removal times	Notes: Completed. Signs were submitted to the Special Events office and reviewed by Planning.	S
Work with City to create a pedestrian management plan that addresses the crossings of Heber/Main and Swede Alley	Notes: Completed. PSSM hired crossing guards to manage Pedestrian Management at Heber and Main.	S
Market Set-Up and Inspections		
a. Weekly notification to staff of footprint or operational changes	Notes: Completed. No footprint or operational changes took place during the 2025 season.	S
b. Location of interior sponsor signs	Notes: Completed. PSSM submitted a full sign plan showing location of interior signage.	S
Street Cleaning and Trash Removal		

Exhibit A – PSSM Season 2025 Measures of Success

a. Pre-Meet with City’s Street Department to create a street cleaning and trash removal plan.	Notes: Completed.	S
b. Meet with Street Department two (2) additional times throughout summer to address any issues with plan. Dates will be scheduled as issues arise.	Notes: Completed. No issues were reported. No meetings were needed.	S
Coordination with PCMC and HPCA		
a. PSSM will schedule monthly “Working Group” meetings from June through September if needed to address concerns or issues.	Notes: Completed. No issues were reported and no meetings were necessary. .	S
c. PSSM will schedule a weekly market walk through with City representatives	Notes: Completed. Weekly walk-throughs were scheduled with the Fire Marshall and Special Events Dept.	S
d. PSSM will supply the City Representatives with weekly report containing the following i. Estimated attendance ii. Zero Waste statistics iii. Breakdown of number of vendors and types iv. Provide a list of other sustainable efforts throughout the event. v. PSSM to participate in and provide a list of City functions related to Green Event management that they participate in, as well as a lists of non-profits who they provide sustainable mitigation efforts for. vi. PSSM to present a year over year a comparison for sustainable effort comparison in coordination with the City during annual end of season review.	Notes: Completed. PSSM supplied the SE Dept with weekly reports.	S
e. PSSM will supply the City Representatives with an ongoing list of vendor and staff license plates: i. Prior to the start of the June 4 Market. ii. At any time they add license plates to the market throughout the 2025 season. iii. License plate lists should be provided to the City Representative no later than 10:00 a.m. each Sunday.	Notes: Completed. PSSM supplied the SE Department a list of the Market vendor and staff license plates and names.	S
Marketing and PR		
a. HPCA logo on all advertisements & promotions	Notes: Completed.	S
b. Engage in cross promotions with Chamber, HPCA, Park City Restaurant association	Notes: Completed.	S
c. Media – The HPCA logo and sponsorship credits will be provided in all media placement that the PSSM currently employs, including but not limited to: I. Print ads II. Ads, links or info listings on Utah tourism, business and special internet websites; III. Periodic television coverage; IV. Radio PSAs and promotions; V. Website spots, summer guides, fairs, non-profit organization calendar listings; VI. Email blasts; and VII. Social media, ‘ if applicable”	Notes: Completed, however, PSSM has significantly cut back on all marketing efforts, focusing only on social media locally.	S
Other Items:		
Quantify Marketing & PR Value	Notes: In progress. It is likely due to the cutback on marketing efforts that this value will be significantly less than previous years.	S
PSSM shall present an annual report preceding market season. This report will contain the following: i. Estimated attendance ii. Zero Waste statistics iii. Breakdown of number of vendors and types	Notes: Completed. PSSM has reported I – iii and is listed below.	S

Exhibit A – PSSM Season 2025 Measures of Success

2025 PSSM End of Season Data:

	TOTAL for 2025	
Estimated Attendance	179,756	Attendance
	1,325	Bike Valet
Zero Waste Statistics (in lbs.)	6,325	Commingled
	4,450	Recycling
	2,925	Compost
	4,300	Landfill
	84%	Glass
		DIVERSION RATE
Breakdown of number of vendors and types	960	Artist
	75	Designer
	21	Farmer
	90	Gourmet
	110	Jeweler
	100	On-Site/Snack
		Foods
	34	Service
	52	Vendor
	1,442	Youth Vendors
		TOTAL
	<u>WHERE OUR VENDORS ARE FROM:</u>	
	24%	Summit
	74%	County
	2%	Utah (other)
		Out of State
	<u>FREE Booths Offered:</u>	
	48	Non-Profits
	21	Farmers
		Featured
	11	Artists
		PCPAA
	11	Members
		HPCA
	11	Members
	102	TOTAL

Exhibit A – PSSM Season 2025 Measures of Success

City Fees:

City Service Fee	Preseason Estimate	Post Event Total
Special Event Permit - Level 4 - CIE Rate	\$384	\$384
Building Permits	\$120	\$2,996
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Banner Installation	\$700	\$700
Public Safety Personnel	\$61,200	\$66,100
VMS & barricades/equipment	\$4,400	\$4,400
Communications and Outreach	\$500	\$500
Estimated City Service Fees	\$75,400	\$83,176



October 1, 2025

Park Silly Sunday Market

PO Box 684229

Park City, UT 84068

To Whom It May Concern:

This letter is to request the following dates for our 2026 Park Silly Sunday Market season.

June 7, 14, 21, 28

July 12, 19

Aug 30

Sept 6, 13, 20, 27

If you have any questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "KMc", is positioned below the word "Sincerely,".

Kate McChesney

Executive Director

435.714.4036

kate@parksillysundaymarket.com



October 14, 2025

Mayor, Nann Worel & Park City Council Members
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

Subject: Request for Economic Impact Review Prior to Expanding 2026 Park Silly Sunday Market

Dear Mayor and City Council Members,

I am writing to respectfully request that, should the Council wish to consider changes to the number of days or overall scope of future Park Silly Sunday Markets, no formal decision be made until a comprehensive and transparent evaluation of the market's economic and operational impacts on Main Street businesses has been completed and publicly reviewed.

While the Park Silly Sunday Market remains a valued and defining community event, it is essential that any modifications to its structure or duration be informed by objective data and meaningful input from those most directly affected—Main Street business owners and operators. A thorough review should include analysis of customer traffic, sales performance, logistical considerations, and overall business impacts associated with the event.

It is important to recall that the current market schedule resulted from an extensive process undertaken by the Historic Park City Alliance (HPCA), which included surveys and multiple rounds of balloting among downtown businesses. That process yielded a balanced compromise that helped resolve years of significant debate and established a framework that reflected the collective interests of the district.

Before finalizing any future framework, we urge the City Council to support an inclusive and data-driven approach that promotes transparency, collaboration, and thoughtful decision-making. This process will help ensure that the final outcome aligns with the broader community's goals—supporting local businesses, preserving the vitality of Main Street, and maintaining Park City's distinctive character.

To ensure a thorough and transparent process, we respectfully request a minimum of one month to conduct proper community outreach and complete an economic and impact survey. This timeframe will allow us to engage directly with Main Street businesses and stakeholders, distribute and collect survey responses, and compile meaningful data that accurately reflects the economic and operational effects of the proposed changes. Allowing this process to be completed in full will provide the Council with comprehensive, community-informed insights before any formal decisions are made.

Thank you for your leadership and for your continued commitment to equitable and sustainable community outcomes. I appreciate your consideration of this request and look forward to continued collaboration as this discussion moves forward.

Sincerely,

Monty Coates

Monty Coates
HPCA Board President

City Council Staff Report



Subject: Bonanza 5-Acre Site
Author: Heather Sneddon, Michelle Downard, Chris Eggleton
Department: Executive, Economic Development
Date: October 23, 2025

Pursuant to Council direction, our development partner, Brinshore, will facilitate a fifth discussion regarding the Bonanza 5-acre site redevelopment. Brinshore has facilitated four prior Special City Council Meetings on [August 25, 2025](#), [September 5, 2025](#), [September 24, 2025](#), and [October 13, 2025](#).

During the fifth meeting, Brinshore and the City Council will further discuss, develop and refine the design elements of the Bonanza 5-acre site, including the scale, housing mix and density, underground parking, and community gathering spaces and art spaces.



BONANZA 5-ACRE HOUSING DATA

OCTOBER 23, 2025



— WILL UNITS SERVE WORKFORCE? —

COUNCIL QUESTION: DOES THE PROJECT'S AMI% UNIT MIX ALIGN WITH LOCAL JOBS?"

- **ANSWER = YES.** Brinshore's housing supply matches our local job market.

AFFORDABILITY HOUSING PENETRATION The share of "local jobs that could be housed by the number of affordable units available at each income level (AMI)."

WHY THIS MATTERS: When that balance is right → we strengthen our local economy, reduce commuting, and keep Park City livable for everyone who makes it run.

WHY ARE WE CONFIDENT IN OUR BELIEF

Analysis of 2024 Occupation Analysis (jobs)* by Summit County revealed:

- 69% of the jobs in Summit County have wages between 40% - 70% AMI. These earners could be housed in 63% of the affordable Units built.
- Summit County Occupation data is APPENDIX A

**NOTE: The Park City Chamber does not have data readily available, but they intend to provide insight into the local workforce environment and challenges for businesses in attracting/retaining employees.*



AFFORDABILITY PENETRATION

UNITS PROPOSED	UNITS AS % OF PROJECT	AREA MEDIAN INCOME % (AMI)	SUMMIT COUNTY JOBS	AFFORDABILITY PENETRATION
9	8%	30%	5,430	0.00166
10	9%	40%	12,131	0.00082
22	20%	50%	5,394	0.00408
26	23%	60%	4,243	0.00613
12	11%	70%	1,977	0.00607
10	9%	80%	3,011	0.00332
23	21%	100%+	2,270	0.01013
112	100%		34,456	0.0033

Affordability Penetration Interpretation Framework

≈ **1.0 (Balanced)**: Roughly one affordable unit per job — housing and employment are in alignment.

< 0.8 (Shortage): Too few affordable units for local workers — signals reliance on commuting labor.

> 1.2 (Surplus): More affordable units than jobs at that income tier — indicates excess capacity or export of affordability to neighboring areas.

✨ STAFF QUESTION: *Would the Council like to discuss changing Brinshore's Unit Mix, shifting affordability penetration in any AMI band?*



WORKFORCE INDUSTRY DATA

DEPARTMENT OF WORKFORCE SERVICES – INDUSTRY	% OF INDUSTRY
40% AREA MEDIAN INCOME (AMI)	50.2%
Accommodation and Food Services	23.6%
Arts, Entertainment, and Recreation	14.1%
Retail Trade	12.5%
50% AREA MEDIAN INCOME (AMI)	14.8%
Education Services	4.9%
Health Care and Social Assistance	6.7%
Other Services (except Public Admin.)	3.2%
60% AREA MEDIAN INCOME (AMI)	15.2%
Admin., Support, Waste Mgmt, Remediation	4.1%
Construction	9.4%
Mining	0.1%
Transportation and Warehousing	1.6%
70% AREA MEDIAN INCOME (AMI)	10.9%
Manufacturing	3.6%
Public Administration	2.9%
Real Estate and Rental and Leasing	4.4%

- The 2024 Department of Workforce Services employment data analyzed by the housing team shows that Park City's economy relies heavily (65%) on service and community-oriented industry jobs – hospitality, food service, arts, retail, healthcare, and education – the people who keep this community running every day.
- The Bonanza 5-Acre project is designed to serve these workers by providing homes close to where they work.



PUBLIC SECTOR WAGE DATA

Park City Municipal employee 362 Full-Time, Regular Employees – breakdown follows

Employee Income Ranges			% of AMI	# of City Employees	% of City Employees
\$ 42,488	and less		45% or less	0	0%
\$ 42,489	to	\$ 70,812	46% to 60%	69	19%
\$ 70,813	to	\$ 94,416	61% to 80%	105	29%
\$ 94,417	to	\$ 118,020	81% to 100%	111	31%
\$ 118,021	to	\$ 141,624	101% to 120%	38	10%
\$ 141,626	to	\$ 177,030	121% to 150%	20	6%
\$ 177,031	and higher		More than 150%	19	5%

**NOTE: We have yet to gather other public sector wage information, including that from school districts, fire districts, among others. We also have yet to determine this type of information from healthcare partners.*



— WHO IS THIS PROJECT BUILT FOR? —

COUNCIL QUESTION: WHO ARE WE BUILDING THIS PROJECT FOR?

- **ANSWER = MORE THAN LIKELY, COMMUTERS.** Most people who work in Park City can't afford to live here. We believe the majority of the people who will live in the Bonanza 5-Acre development are commuters today.

An **INFLOW/OUTFLOW ANALYSIS** shows the daily movement of workers – who's living outside our town and driving into Park City to work, and who's leaving to work elsewhere.

WHY THIS MATTERS: If most local workers live elsewhere → new housing can primarily attract those in-commuting workers first.

WHY ARE WE CONFIDENT IN OUR BELIEF

- Based on a Summit County report, an average of 10,704 daily workers commuted into 84060 from outside areas, while 2,744 workers commuted out of 84060 for work, representing a significant daily commuter imbalance
- Summit County Inflow/Outflow data is APPENDIX B

✨ STAFF QUESTION: *Would the Council like more commuter data?*



— WILL PEOPLE WORK ELSEWHERE? —

COUNCIL QUESTION: WILL RESIDENTS OF THE 5-ACRE WORK ELSEWHERE?

- **ANSWER = NO.** We believe the majority of the people who will live in the Bonanza 5-Acre development will work in Park City

The WORKER CAPTURE RATE is the “share of people who work in a given community and also live there.”

WHY THIS MATTERS: Higher capture rates → a more complete town, shorter commutes, more community balance.

WHY ARE WE CONFIDENT IN OUR BELIEF

- In 2021, Summit County sampled LIHTC housing developments managed by Sellers Group and determined that **74% of residents who live here work here**
- If 84098 jobs are included, 95% of residents living here work in “Park City”
- Summit County’s LIHTC Capture Report is APPENDIX C

✨ STAFF QUESTION: *Would the Council like to update the 2021 data?*



QUESTIONS/ANSWERS



APPENDIX: A

Summit County Occupation Data



Occupation Table

All Occupations in Summit County, UT

Lightcast Q3 2025 Data Set

September 2025

**Summit County Economic Development & Housing
Department**

60 North Main, P.O. Box 128
Coalville, Utah 84017

Commuting Map

Lightcast Q3 2025 Data Set

October 2025

Summit County Economic Development & Housing Department



60 North Main, P.O. Box 128
Coalville, Utah 84017

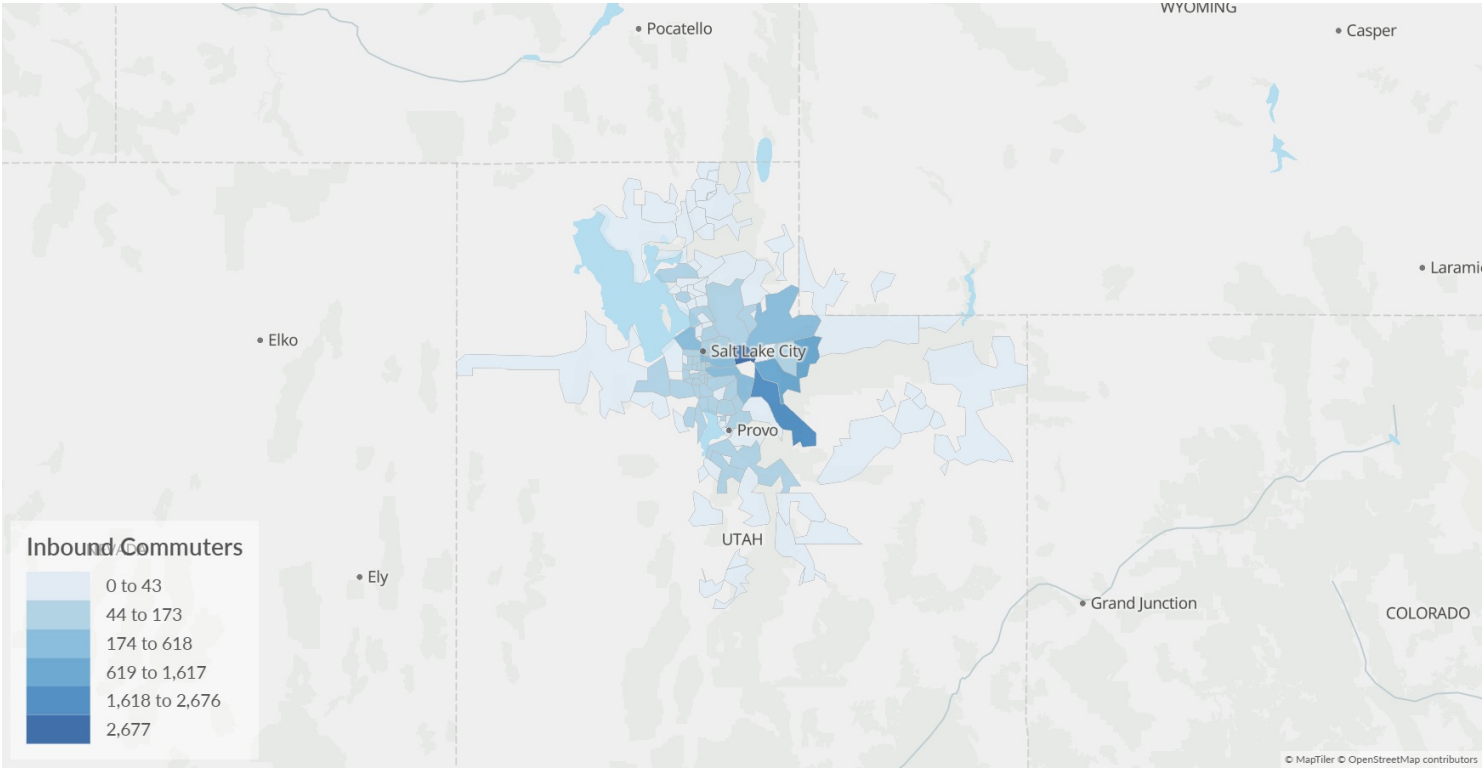
Parameters

Regions:

Code	Description
84060	Park City, UT (in Summit county)

Commuting Year: 2024

This dataset shows the number of inbound, outbound, and net commuters for the selected region.



ZIP	Inbound Commuters	Outbound Commuters	Net Commuters
84098	2,677	538	2,139
84032	1,618	78	1,540
84036	619	40	579
84049	288	15	273
84106	270	49	221
84121	261	100	162
84109	197	26	171
84017	187	17	170
84115	184	47	138
84116	174	72	102
84103	143	33	110
84117	136	8	128
84124	129	12	117
84108	119	36	83
84107	117	103	14
84105	111	3	108
84043	109	64	45
	10,704	2,744	7,959

84096	104	14	90
84104	97	40	58
84102	95	14	81
84092	92	18	74
84047	89	77	12
84003	89	26	63
84020	83	50	33
84120	79	17	61
84119	78	38	40
84070	77	51	26
84118	71	9	63
84094	68	32	35
84129	64	12	52
84074	64	11	52
84062	62	21	42
84660	62	20	41
84093	59	25	34
84045	59	9	49
84111	59	53	5
84123	58	27	31
84081	56	6	50
84065	55	20	35
84088	54	26	28
84057	53	20	33
84005	53	2	50
84010	51	31	20
84095	50	23	27
84050	50	7	42
84009	48	10	38
84055	48	5	43
84604	47	28	19
84033	47	3	43
	10,704	2,744	7,959

84651	45	9	36
84015	45	25	20
84037	44	20	24
84404	44	20	24
84128	42	8	35
84041	39	26	13
84321	39	20	20
84058	39	32	7
84663	37	10	27
84025	35	14	20
84606	34	25	9
84341	33	16	17
84101	32	105	-73
84084	32	10	21
84601	30	24	6
84061	30	5	24
84044	29	6	24
84403	28	26	2
84054	27	15	12
84401	25	46	-21
84655	25	1	24
84664	25	6	19
84302	25	10	15
84067	25	9	16
84087	24	7	17
84040	22	8	13
84405	21	15	6
84029	21	2	19
84014	21	10	11
84097	20	37	-17
84319	19	5	14
84653	19	2	17
	10,704	2,744	7,959

84414	18	2	16
84075	18	3	15
84004	17	1	16
84082	17	4	13
84059	17	8	8
84066	14	2	12
84112	14	51	-37
84501	13	8	5
84042	12	10	3
84337	12	11	1
84078	12	14	-2
84335	10	3	8
84526	7	2	5
84315	7	0	7
84332	6	3	2
84339	5	1	3
84312	4	0	4
84071	4	0	4
84318	4	2	1
84333	3	0	3
84642	3	0	3
84648	3	3	0
84629	3	1	2
84024	3	0	3
84633	3	0	3
84320	3	0	3
84328	3	0	3
84056	2	3	-1
84325	2	2	1
84053	2	0	2
84528	2	0	2
84602	2	0	2
	10,704	2,744	7,959

84307	2	3	0
84021	2	2	0
82930	2	7	-4
84013	2	0	2
84310	2	9	-7
84026	2	0	2
84340	2	0	2
84002	2	0	2
84018	2	0	2
84542	2	0	2
84113	2	0	2
84627	1	2	-2
84086	1	2	-1
84513	1	3	-2
84634	1	3	-2
82939	0	2	-2
84046	0	1	-1
84180	0	3	-3
84317	0	4	-4
84326	0	5	-5
84408	0	4	-4
	10,704	2,744	7,959

Appendix A - Data Sources and Calculations

ZIP Code Data Disclaimer

Due to a lack of source data at the ZIP code level, Lightcast's ZIP-level estimates can be less accurate when looking at a small number of ZIP codes. This is especially likely to occur in rural areas.

Parameters	
Regions	
Code	Description
49043	Summit County, UT
Timeframe	
2023 - 2024	
Datarun	
2025.3 – QCEW Employees, Non-QCEW Employees, and Self-Employed	

SOC	Description	2024 Jobs	Median Annual Earnings	12	327			
29-1242	Orthopedic Surgeons, Except Pediatric	13	\$374,881.56		3.67%	120+		
29-1029	Dentists, All Other Specialists	16	\$345,055.94					
29-1211	Anesthesiologists	14	\$301,203.29					
29-1229	Physicians, All Other	31	\$249,656.34					
29-1215	Family Medicine Physicians	20	\$249,157.57					
11-1011	Chief Executives	134	\$244,793.82					
29-1021	Dentists, General	11	\$175,152.42					
11-9041	Architectural and Engineering Managers	16	\$173,698.00					
11-3021	Computer and Information Systems Managers	63	\$163,077.30					
29-1051	Pharmacists	30	\$150,053.53					
11-3031	Financial Managers	133	\$145,369.79					
29-1171	Nurse Practitioners	44	\$143,692.40					
29-1071	Physician Assistants	25	\$139,327.42	14	4.28%	120		
17-2061	Computer Hardware Engineers	35	\$138,268.74					
29-1161	Nurse Midwives	13	\$138,266.66					
17-2011	Aerospace Engineers	25	\$136,733.09					
11-9032	Education Administrators, Kindergarten through 12	33	\$135,916.21					
11-3121	Human Resources Managers	26	\$133,482.11					
15-1252	Software Developers	285	\$133,022.67					
23-1011	Lawyers	115	\$131,917.05					
11-3131	Training and Development Managers	13	\$130,151.01					
19-3039	Psychologists, All Other	11	\$129,940.57					
29-1131	Veterinarians	18	\$127,649.95					
11-2021	Marketing Managers	143	\$126,980.53					
11-2022	Sales Managers	123	\$123,370.70					
17-2071	Electrical Engineers	17	\$118,023.39					
17-2072	Electronics Engineers, Except Computer	21	\$114,771.53	25	7.65%	100		
15-2051	Data Scientists	20	\$114,565.25					
15-1211	Computer Systems Analysts	18	\$114,220.06					
11-3051	Industrial Production Managers	11	\$114,124.97					
49-9051	Electrical Power-Line Installers and Repairers	14	\$113,678.59					
33-1012	First-Line Supervisors of Police and Detectives	50	\$113,661.46					
11-9111	Medical and Health Services Managers	45	\$112,169.53					
17-2141	Mechanical Engineers	37	\$112,086.03					
15-1255	Web and Digital Interface Designers	18	\$111,255.08					
11-2011	Advertising and Promotions Managers	47	\$108,745.83					
17-2051	Civil Engineers	52	\$108,611.82					
11-3071	Transportation, Storage, and Distribution Managers	16	\$106,976.01					
15-1253	Software Quality Assurance Analysts and Testers	15	\$105,566.85					
29-2032	Diagnostic Medical Sonographers	11	\$105,003.85					
11-3013	Facilities Managers	39	\$104,923.52					
15-1244	Network and Computer Systems Administrators	27	\$102,850.59					
29-1123	Physical Therapists	46	\$101,746.04					
13-2051	Financial and Investment Analysts	49	\$101,530.52					
11-3012	Administrative Services Managers	23	\$100,502.59					
17-2112	Industrial Engineers	41	\$100,410.19					
13-1075	Labor Relations Specialists	15	\$99,025.22					
13-1082	Project Management Specialists	184	\$98,545.46					
17-2081	Environmental Engineers	15	\$97,516.54					
29-1122	Occupational Therapists	16	\$94,826.70					
33-1021	First-Line Supervisors of Firefighting and Prevention	33	\$94,724.32					
27-2012	Producers and Directors	41	\$93,876.32	25	7.65%	80		
13-2041	Credit Analysts	19	\$93,730.36					
11-9199	Managers, All Other	152	\$93,507.44					
29-1141	Registered Nurses	256	\$92,931.12					
29-2034	Radiologic Technologists and Technicians	24	\$92,839.96					
29-1127	Speech-Language Pathologists	18	\$92,601.53					
23-1012	Judicial Law Clerks	26	\$91,292.35					
19-1031	Conservation Scientists	11	\$90,243.66					
13-1141	Compensation, Benefits, and Job Analysis Specialists	12	\$89,865.80					
13-1111	Management Analysts	83	\$89,654.91					
17-1011	Architects, Except Landscape and Naval	40	\$89,418.35					
29-1292	Dental Hygienists	42	\$88,660.44					
21-1012	Educational, Guidance, and Career Counselors and School	49	\$87,630.54					
11-1021	General and Operations Managers	1,298	\$86,210.50					
13-1199	Business Operations Specialists, All Other	72	\$85,329.86					
25-9031	Instructional Coordinators	46	\$85,096.79					
25-2057	Special Education Teachers, Middle School	11	\$85,052.34					
11-9021	Construction Managers	165	\$84,970.96					
29-2099	Health Technologists and Technicians, All Other	19	\$84,347.76					
41-3011	Advertising Sales Agents	27	\$84,325.12					
25-2031	Secondary School Teachers, Except Special and	140	\$84,304.79					
41-9021	Real Estate Brokers	31	\$84,241.36					
13-1081	Logisticians	31	\$83,943.73					
25-2021	Elementary School Teachers, Except Special Ed	262	\$82,701.82					
11-9081	Lodging Managers	136	\$82,694.68					
11-9033	Education Administrators, Postsecondary	24	\$82,020.28	36	11.01%	70		
13-1051	Cost Estimators	41	\$82,019.05					
51-1011	First-Line Supervisors of Production and Operations	72	\$81,841.80					

120+% AMI

120% AMI

100% AMI

80% AMI

17-3029	Engineering Technologists and Technicians, Exc	13	\$81,595.44				
19-5011	Occupational Health and Safety Specialists	15	\$81,472.04				
13-1028	Buyers and Purchasing Agents	37	\$81,277.53				
19-3051	Urban and Regional Planners	31	\$80,761.17				
13-2011	Accountants and Auditors	327	\$80,360.19				
33-3051	Police and Sheriff's Patrol Officers	132	\$80,240.13				
21-1029	Social Workers, All Other	16	\$80,123.58				
25-2022	Middle School Teachers, Except Special and Car	64	\$80,098.73				
19-2041	Environmental Scientists and Specialists, Includir	34	\$79,122.68				
49-1011	First-Line Supervisors of Mechanics, Installers, a	140	\$79,085.68				
47-4011	Construction and Building Inspectors	33	\$78,757.10				
25-2052	Special Education Teachers, Kindergarten and E	17	\$78,276.21				
11-9151	Social and Community Service Managers	17	\$78,035.86				
13-2052	Personal Financial Advisors	65	\$77,933.50				
11-9051	Food Service Managers	120	\$76,874.97				
47-1011	First-Line Supervisors of Construction Trades an	331	\$75,938.70				
53-4041	Subway and Streetcar Operators	39	\$75,891.56				
27-3042	Technical Writers	14	\$75,132.18				
13-1032	Insurance Appraisers, Auto Damage	20	\$75,086.28				
17-3011	Architectural and Civil Drafters	30	\$74,110.27				
13-1071	Human Resources Specialists	121	\$73,707.81				
41-4011	Sales Representatives, Wholesale and Manufact	51	\$73,595.92				
15-1232	Computer User Support Specialists	78	\$72,857.02				
29-2055	Surgical Technologists	14	\$72,702.40				
29-2018	Clinical Laboratory Technologists and Technician	30	\$72,678.69				
49-2022	Telecommunications Equipment Installers and R	28	\$71,743.95				
51-4041	Machinists	23	\$71,236.68				
35-1011	Chefs and Head Cooks	119	\$70,772.18	60	18.35%	60	
29-9091	Athletic Trainers	15	\$69,979.95				
21-1092	Probation Officers and Correctional Treatment S	21	\$69,203.42				
51-8031	Water and Wastewater Treatment Plant and Sys	83	\$68,743.81				
13-1041	Compliance Officers	23	\$68,276.85				
29-2061	Licensed Practical and Licensed Vocational Nurs	17	\$67,672.56				
13-2082	Tax Preparers	15	\$67,615.92				
11-9141	Property, Real Estate, and Community Associati	242	\$67,172.58				
27-1011	Art Directors	15	\$66,555.91				
43-5031	Public Safety Telecommunicators	10	\$66,534.28				
11-9072	Entertainment and Recreation Managers, Except	74	\$66,306.30				
47-5041	Continuous Mining Machine Operators	16	\$66,201.25				
25-1099	Postsecondary Teachers	26	\$65,880.25				
23-2093	Title Examiners, Abstractors, and Searchers	44	\$65,827.91				
53-3052	Bus Drivers, Transit and Intercity	64	\$65,814.19				
43-5052	Postal Service Mail Carriers	16	\$65,774.22				
47-2152	Plumbers, Pipefitters, and Steamfitters	34	\$65,521.89				
27-3041	Editors	11	\$65,479.46				
25-2058	Special Education Teachers, Secondary School	10	\$65,172.87				
41-3031	Securities, Commodities, and Financial Services	69	\$65,069.84				
29-2043	Paramedics	20	\$64,871.46				
31-9093	Medical Equipment Preparers	10	\$64,824.30				
53-1047	First-Line Supervisors of Transportation and Mat	64	\$64,774.21				
43-1011	First-Line Supervisors of Office and Administrat	333	\$64,723.49				
43-5051	Postal Service Clerks	11	\$64,295.10				
33-3012	Correctional Officers and Jailers	43	\$64,280.65				
41-4012	Sales Representatives, Wholesale and Manufact	159	\$64,246.05				
43-5032	Dispatchers, Except Police, Fire, and Ambulance	19	\$64,121.20				
49-3031	Bus and Truck Mechanics and Diesel Engine Sp	28	\$63,851.28				
13-1121	Meeting, Convention, and Event Planners	76	\$63,808.27				
27-4032	Film and Video Editors	50	\$63,479.36				
23-2011	Paralegals and Legal Assistants	36	\$63,258.90				
13-2072	Loan Officers	36	\$63,214.49				
51-9111	Packaging and Filling Machine Operators and Te	17	\$62,984.16				
41-9022	Real Estate Sales Agents	314	\$62,874.65				
49-2098	Security and Fire Alarm Systems Installers	17	\$62,630.61				
47-2073	Operating Engineers and Other Construction Equ	222	\$62,584.95				
37-1012	First-Line Supervisors of Landscaping, Lawn Ser	112	\$62,556.47				
17-3027	Mechanical Engineering Technologists and Tech	14	\$62,448.02				
39-9031	Exercise Trainers and Group Fitness Instructors	189	\$62,405.71				
17-1022	Surveyors	25	\$62,402.12				
53-3051	Bus Drivers, School	34	\$62,209.34				
47-2111	Electricians	180	\$62,113.18				
21-1022	Healthcare Social Workers	11	\$62,098.65				
33-9099	Protective Service Workers, All Other	14	\$62,005.63				
49-3042	Mobile Heavy Equipment Mechanics, Except Eng	31	\$61,999.71				
27-3031	Public Relations Specialists	53	\$61,959.66				
41-1012	First-Line Supervisors of Non-Retail Sales Work	26	\$61,814.35				
13-1161	Market Research Analysts and Marketing Specia	259	\$61,790.99				
43-6011	Executive Secretaries and Executive Administrat	122	\$61,639.87				
41-3091	Sales Representatives of Services, Except Adve	233	\$61,577.87				
43-3051	Payroll and Timekeeping Clerks	18	\$61,278.22				
27-1025	Interior Designers	115	\$61,217.42				
19-4061	Social Science Research Assistants	51	\$61,023.21				

70% AMI

60% AMI

27-2011	Actors	35	\$60,911.45					
25-4022	Librarians and Media Collections Specialists	29	\$60,779.86					
27-1024	Graphic Designers	66	\$60,181.49					
53-3032	Heavy and Tractor-Trailer Truck Drivers	200	\$59,722.17					
21-2011	Clergy	11	\$59,602.10					
53-7051	Industrial Truck and Tractor Operators	36	\$59,257.25					
15-1299	Computer Occupations, All Other	83	\$58,602.06	60	18.35%	50		
31-9097	Phlebotomists	24	\$58,551.37					
13-1131	Fundraisers	19	\$57,003.55					
49-9071	Maintenance and Repair Workers, General	861	\$56,840.70					
49-9041	Industrial Machinery Mechanics	19	\$56,645.06					
13-2028	Property Appraisers and Assessors	35	\$56,178.41					
13-1151	Training and Development Specialists	95	\$55,966.97					
43-5061	Production, Planning, and Expediting Clerks	57	\$55,837.05					
49-3021	Automotive Body and Related Repairers	14	\$55,801.17					
47-2031	Carpenters	412	\$55,789.70					
49-3011	Aircraft Mechanics and Service Technicians	10	\$55,666.55					
47-4051	Highway Maintenance Workers	41	\$55,540.38					
49-9021	Heating, Air Conditioning, and Refrigeration Mech	33	\$54,943.54					
43-3031	Bookkeeping, Accounting, and Auditing Clerks	346	\$54,834.42					
29-2053	Psychiatric Technicians	11	\$54,772.38					
51-9061	Inspectors, Testers, Sorters, Samplers, and Wei	40	\$54,751.77					
51-9012	Separating, Filtering, Clarifying, Precipitating, and	17	\$54,165.89					
49-2011	Computer, Automated Teller, and Office Machine	21	\$53,938.57					
27-4014	Sound Engineering Technicians	17	\$53,533.08					
27-3043	Writers and Authors	22	\$53,382.33					
21-1023	Mental Health and Substance Abuse Social Work	10	\$53,285.54					
43-4131	Loan Interviewers and Clerks	22	\$53,147.71					
21-1021	Child, Family, and School Social Workers	16	\$53,107.74					
47-2151	Pipelayers	24	\$52,889.29					
49-3023	Automotive Service Technicians and Mechanics	91	\$52,716.38					
51-9032	Cutting and Slicing Machine Setters, Operators, and	14	\$52,679.52					
51-4121	Welders, Cutters, Solderers, and Brazers	69	\$52,401.45					
41-3021	Insurance Sales Agents	95	\$52,381.93					
29-2051	Dietetic Technicians	32	\$52,297.99					
51-2098	Miscellaneous Assemblers and Fabricators	159	\$52,274.07					
51-3092	Food Batchmakers	55	\$52,186.88					
39-1014	First-Line Supervisors of Entertainment and Recr	116	\$52,177.86					
29-2052	Pharmacy Technicians	54	\$51,938.14					
37-1011	First-Line Supervisors of Housekeeping and Jani	173	\$51,823.56					
33-2011	Firefighters	101	\$51,565.20					
47-2021	Brickmasons and Blockmasons	14	\$51,273.68					
43-6014	Secretaries and Administrative Assistants, Except	321	\$51,047.43					
39-3092	Costume Attendants	32	\$51,037.13					
27-1026	Merchandise Displayers and Window Trimmers	42	\$50,650.06					
41-1011	First-Line Supervisors of Retail Sales Workers	327	\$50,379.12					
29-2056	Veterinary Technologists and Technicians	53	\$49,989.88					
27-3091	Interpreters and Translators	13	\$49,966.43					
51-6064	Textile Winding, Twisting, and Drawing Out Mach	13	\$49,958.87					
43-6012	Legal Secretaries and Administrative Assistants	107	\$49,937.23					
49-9099	Installation, Maintenance, and Repair Workers, All	42	\$49,797.51					
39-1022	First-Line Supervisors of Personal Service Work	30	\$49,519.46					
43-4031	Court, Municipal, and License Clerks	53	\$49,316.93					
47-2181	Roofers	167	\$48,837.39					
29-2072	Medical Records Specialists	15	\$48,599.88					
25-3099	Teachers and Instructors, All Other	10	\$48,565.98					
47-2044	Tile and Stone Setters	23	\$48,561.67					
53-6031	Automotive and Watercraft Service Attendants	24	\$48,171.71					
43-3021	Billing and Posting Clerks	64	\$48,017.32					
51-9081	Dental Laboratory Technicians	17	\$47,654.89					
27-2022	Coaches and Scouts	188	\$47,635.88					
47-2061	Construction Laborers	544	\$47,627.75					
47-2161	Plasterers and Stucco Masons	30	\$47,399.66					
39-6012	Concierges	57	\$47,387.67					
53-7065	Stockers and Order Fillers	485	\$47,122.50	78	23.85%	40		
45-4022	Logging Equipment Operators	11	\$46,946.83					
37-3013	Tree Trimmers and Pruners	19	\$46,797.82					
43-9061	Office Clerks, General	775	\$46,770.94					
41-3041	Travel Agents	12	\$46,569.28					
27-4011	Audio and Video Technicians	33	\$46,534.80					
49-9043	Maintenance Workers, Machinery	10	\$46,501.93					
43-5071	Shipping, Receiving, and Inventory Clerks	78	\$46,444.64					
31-2022	Physical Therapist Aides	22	\$46,279.53					
47-2141	Painters, Construction and Maintenance	182	\$45,716.64					
35-9099	Food Preparation and Serving Related Workers	20	\$45,707.59					
53-7062	Laborers and Freight, Stock, and Material Mover	220	\$45,647.00					
47-2051	Cement Masons and Concrete Finishers	32	\$45,448.37					
55-9999	Military-only occupations	73	\$45,374.83					
49-3051	Motorboat Mechanics and Service Technicians	16	\$45,351.14					
27-2031	Dancers	25	\$45,161.85					
37-3011	Landscaping and Groundskeeping Workers	767	\$45,076.18					

50% AMI

47-2041	Carpet Installers	12	\$45,039.85				
51-3021	Butchers and Meat Cutters	24	\$44,883.61				
33-9032	Security Guards	115	\$44,519.50				
31-9092	Medical Assistants	127	\$44,254.11				
21-1018	Substance Abuse, Behavioral Disorder, and Men	62	\$44,015.79				
47-2081	Drywall and Ceiling Tile Installers	21	\$43,888.99				
35-1012	First-Line Supervisors of Food Preparation and S	372	\$43,532.05				
43-4121	Library Assistants, Clerical	33	\$43,424.78				
25-2011	Preschool Teachers, Except Special Education	79	\$43,169.07				
31-1131	Nursing Assistants	88	\$42,717.38				
21-1093	Social and Human Service Assistants	56	\$42,571.00				
49-3091	Bicycle Repairers	37	\$42,486.79				
35-2012	Cooks, Institution and Cafeteria	133	\$42,414.42				
43-3071	Tellers	48	\$42,371.14				
53-3053	Shuttle Drivers and Chauffeurs	48	\$42,169.30				
43-4051	Customer Service Representatives	529	\$41,812.20				
43-4181	Reservation and Transportation Ticket Agents ar	38	\$41,753.89				
39-7018	Tour and Travel Guides	114	\$41,700.11				
41-2022	Parts Salespersons	28	\$41,645.49				
53-3033	Light Truck Drivers	71	\$41,635.50				
49-3092	Recreational Vehicle Service Technicians	15	\$41,296.75				
43-6013	Medical Secretaries and Administrative Assistant	88	\$41,276.44				
37-3012	Pesticide Handlers, Sprayers, and Applicators, V	25	\$41,256.58				
27-2042	Musicians and Singers	17	\$41,186.42				
49-3053	Outdoor Power Equipment and Other Small Engi	30	\$41,175.51				
25-4013	Museum Technicians and Conservators	22	\$41,106.63				
31-9096	Veterinary Assistants and Laboratory Animal Car	19	\$41,053.09				
35-2014	Cooks, Restaurant	785	\$41,016.73				
25-3041	Tutors	48	\$41,011.34				
31-9091	Dental Assistants	83	\$40,942.55				
41-2021	Counter and Rental Clerks	139	\$40,444.49				
51-3011	Bakers	115	\$40,424.94				
39-9032	Recreation Workers	225	\$40,418.61				
43-4171	Receptionists and Information Clerks	302	\$40,301.11				
39-5094	Skincare Specialists	39	\$39,986.49				
43-9199	Office and Administrative Support Workers, All C	15	\$39,698.04				
27-4021	Photographers	53	\$39,643.28				
25-9045	Teaching Assistants, Except Postsecondary	354	\$39,638.47				
25-3031	Substitute Teachers, Short-Term	35	\$39,290.71				
51-7011	Cabinetmakers and Bench Carpenters	17	\$39,158.94				
31-1128	Home Health and Personal Care Aides	466	\$38,843.56				
39-3031	Ushers, Lobby Attendants, and Ticket Takers	41	\$38,433.77				
53-6021	Parking Attendants	49	\$38,433.77				
51-6011	Laundry and Dry-Cleaning Workers	73	\$38,306.27				
37-2011	Janitors and Cleaners, Except Maids and Housel	563	\$38,224.41				
31-9011	Massage Therapists	125	\$38,090.47				
33-9092	Lifeguards, Ski Patrol, and Other Recreational Pr	167	\$38,056.07				
19-4071	Forest and Conservation Technicians	15	\$38,051.14				
43-4081	Hotel, Motel, and Resort Desk Clerks	363	\$37,823.78				
41-9041	Telemarketers	11	\$37,747.88				
41-2031	Retail Salespersons	1,248	\$37,423.59				
51-6031	Sewing Machine Operators	13	\$37,366.59				
11-9013	Farmers, Ranchers, and Other Agricultural Mana	28	\$37,292.46				
37-2012	Maids and Housekeeping Cleaners	1,063	\$37,215.95				
35-3011	Bartenders	257	\$37,174.89				
49-3052	Motorcycle Mechanics	15	\$37,141.42				
25-3021	Self-Enrichment Teachers	268	\$36,938.50				
39-9099	Personal Care and Service Workers, All Other	44	\$36,520.22				
53-3099	Motor Vehicle Operators, All Other	23	\$36,439.14				
41-9091	Door-to-Door Sales Workers, News and Street V	20	\$36,250.66				
53-7061	Cleaners of Vehicles and Equipment	38	\$35,948.15				
35-2021	Food Preparation Workers	312	\$35,555.83	25	7.65%	30	
39-3093	Locker Room, Coatroom, and Dressing Room At	38	\$35,376.56				
35-9031	Hosts and Hostesses, Restaurant, Lounge, and C	256	\$35,189.02				
45-2093	Farmworkers, Farm, Ranch, and Aquacultural Ar	35	\$35,065.35				
39-5012	Hairdressers, Hairstylists, and Cosmetologists	115	\$34,886.14				
15-1254	Web Developers	18	\$34,828.68				
27-1023	Floral Designers	17	\$34,627.21				
39-2021	Animal Caretakers	136	\$33,754.96				
35-2011	Cooks, Fast Food	149	\$33,252.51				
39-9011	Childcare Workers	427	\$33,211.06				
35-3031	Waiters and Waitresses	1,115	\$33,139.57				
49-3093	Tire Repairers and Changers	10	\$33,075.09				
45-2092	Farmworkers and Laborers, Crop, Nursery, and C	35	\$32,833.36				
39-6011	Baggage Porters and Bellhops	85	\$32,794.25				
41-2011	Cashiers	701	\$32,454.12				
35-9021	Dishwashers	192	\$32,431.54				
35-3023	Fast Food and Counter Workers	852	\$31,428.54				
35-9011	Dining Room and Cafeteria Attendants and Barte	292	\$31,136.45				
39-3091	Amusement and Recreation Attendants	443	\$30,659.49				
53-3054	Taxi Drivers	11	\$30,071.24				

40% AMI

30% AMI

35-3041	Food Servers, Nonrestaurant	72	\$28,657.58						
27-1013	Fine Artists, Including Painters, Sculptors, and Illu	15	\$27,926.67						
53-7064	Packers and Packagers, Hand	41	\$24,993.62						
39-5092	Manicurists and Pedicurists	20	\$23,805.69						
53-3031	Driver/Sales Workers	43	\$23,605.99						
		34,447							

Appendix A - Data Sources and Calculations

Occupation Data

Emsi occupation employment data are based on final Emsi industry data and final Emsi staffing patterns. Wage estimates are based on Occupational Employment Statistics (QCEW and Non-QCEW Employees classes of worker) and the American Community Survey (Self-Employed and Extended Proprietors). Occupational wage estimates are also affected by county-level Emsi earnings by industry.

State Data Sources

This report uses state data from the following agencies: Utah Department of Workforce Services

APPENDIX: B

Summit County Inflow/Outflow Data
“Commuters”



APPENDIX: C

Summit County LITHC Capture Report



Do Summit County
residents who live in
LIHTC affordable
housing projects work
in Summit County?



Jeffrey B. Jones, AICP
Economic Development & Housing Director
09/2021



Data Sources

- Federally funded projects were identified by accessing the State of Utah's Department of Workforce Services Housing and Community Development's Five-Year Housing Projection Calculator tool.
<https://jobs.utah.gov/housing/affordable/moderate/reporting/documents/fiveyearprojectioncalculator.xlsx>
- The following projects were identified:
 - Meadow View Apartments
 - Meadow View Apartments II
 - Elk Meadows Apartments
 - Iron Horse Park Apartments
 - Silver Meadows Estates
 - Washington Mill
 - Aspen Villas Apartments
 - Holiday Village
 - Parkside Apartments
 - NewPark Studios
 - Liberty Peak Apartments
 - Richer Place Apartments

Projects identified in “Yellow” are managed by [The Sellers Group](#) and provided the tenant origination and employment data to Summit County.



Project: Washington Mill Apartments
Park City, UT



Number of Units = 8	Where Employees Work Zip Code and % of Total	
8	84060 (Summit)	100%

Summit County Capture (%) = 100%



Project Zip Code: 84060

Project: Holiday Village Apartments
Park City, UT

Number of Units = 80	Where Employees Work Zip Code and % of Total	
31	84060 (Summit)	38.75%
9	84098 (Summit)	11.25%
1	84032 (Wasatch)	1.25%
1	84036 (Summit)	1.25%
38	Not Employed (Summit)	47.5%



Summit County Capture (%) = 98.75%

Project Zip Code: 84060

Project: Parkside Apartments
Park City, UT

Number of Units = 42	Where Employees Work Zip Code and % of Total	
24	84060 (Summit)	57.14%
9	84098 (Summit)	21.42%
1	84032 (Wasatch)	2.38%
1	84036 (Summit)	2.38%
7	Not Employed (Summit)	16.66%

Summit County Capture (%) = 97.62%

Project Zip Code: 84036

Project: Meadow View Apartments
Kamas, UT

Number of Units = 24	Where Employees Work Zip Code and % of Total	
6	84060 (Summit)	25.00%
4	84098 (Summit)	16.66%
1	84032 (Wasatch)	4.16%
7	84036 (Summit)	29.16%
6	Not Employed (Summit)	25.00%

Summit County Capture (%) = 95.84%



Project: Newpark Studios Apartments
Park City, UT

Number of Units = 38	Where Employees Work Zip Code and % of Total	
11	84060 (Summit)	28.94%
15	84098 (Summit)	39.47%
2	84032 (Wasatch)	5.26%
1	84115 (Salt Lake)	2.63%
1	84104 (Salt Lake)	2.63%
1	84102 (Salt Lake)	2.63%
7	Not Employed (Summit)	25.00%



Summit County Capture (%) = 86.85%

Project Zip Code: 84098

Project: Richer Place Apartments
Park City, UT



Number of Units = 28	Where Employees Work Zip Code and % of Total	
7	84060 (Summit)	25.00%
9	84098 (Summit)	32.14%
1	84032 (Wasatch)	3.57%
1	84115 (Salt Lake)	3.57%
10	Not Employed (Summit)	35.71%



Summit County Capture (%) = 92.86%

City Council



Subject: Bonanza District-Wide Parking Management Plan Task List

Author: Tim Sanderson, Julia Collins, Sydney Maves, Jonathan Wasden, Robbie Smoot, Rebecca Ward

Department: Transportation Division with support from Planning Division

Date: 10/22/25

Introduction

At the direction of the City Council on [October 13, 2025](#), staff developed a preliminary task list to guide the creation of a district-wide parking management strategy for the Bonanza District. This task list outlines key actions and outcomes needed to evaluate existing conditions, engage stakeholders, assess policy frameworks, and coordinate implementation activities. Completion of these tasks will likely require outside support.

Recommended Task List

Task 1: District-Wide Parking Inventory & Utilization

Action: Conduct a comprehensive inventory and analysis of all parking and land uses in the district, including public/private and on-/off-street spaces, along with existing signage and access restrictions.

Outcome: Detailed utilization and turnover metrics across time periods, day types, and seasons to inform current parking demand, parking type, and future parking management strategies.

Task 2: Peer City Review

Action: Conduct research on peer and leading cities as well as local districts that have implemented zoning overlays for parking management, benefit districts, or transit-oriented development, using interviews and desktop analysis to gather insights.

Outcome: A summary of applicable governance models, funding mechanisms, zoning code changes, cost recovery models, and lessons learned to inform Park City's approach.

Task 3: Property Owner& Developer Engagement

Action: Conduct targeted outreach to Bonanza District property and business owners, as well as recently involved or prospective developers, to gather input on parking needs, multi-modal access, and transit improvements planned for the area.

Outcome: Build stakeholder awareness and support while capturing local priorities, identifying operational needs, and identifying potential concerns that could be addressed and inform final design and implementation.

Task 4: Policy and Zoning Framework Development

Action: Evaluate zoning parking requirements, on-street parking needs, and traffic impact study requirements in the Park City Land Management Code and the draft Bonanza Park Mixed Use Zoning code. Coordinate with relevant City departments to draft code language and outline implementation steps for a district-wide parking strategy and/or zoning modifications.

Outcome: A comprehensive policy framework for managing parking supply and demand across diverse user groups (including residents, employees, visitors, and patrons) with tailored pricing and access strategies. This task includes identifying the legal framework necessary to ensure alignment with State Law, implementing impact fees, and establishing program administration, permitting operations, enforcement protocols, cost-sharing agreements, and infrastructure maintenance to support the parking management district.

Task 5: Traffic Impacts of Proposed Strategy

Action: Concurrently with Task 5, perform an analysis to model vehicle, pedestrian, and transit flows for the intersection capacities that result from the identified parking management strategy and parking facility placement.

Outcome: This task will help identify which elements within a parking management strategy will have the most positive impact on traffic, transit access, pedestrian safety, and vehicle movements in the district.

Task 6: Policy Implementation

Action: Advance the implementation of the adopted parking district policies, which include consolidating surface stalls into a centralized parking location(s) in parallel with the entitlement and development of the 5-acre parcel. Coordinate with relevant departments, partners, and potential private developers to ensure both efforts move forward seamlessly.

Outcome: Secure entitlements for the 5-acre parcel while maintaining opportunities for private development participation in the parking district. Align the timing of the district implementation with the design and construction of the parking garage to support coordinated delivery and maximize development potential.

Conclusion:

Based on the City Council discussions from [October 13, 2025](#), the listed tasks are recommended next steps for advancing a comprehensive Bonanza District-Wide Parking Management Strategy. This work will take time and require a coordinated, phased approach to ensure meaningful outcomes. While the effort would benefit from outside consultant support to provide specialized technical analysis and modeling expertise, the City's Parking and Transportation Team will lead a lot of the work to ensure consistency with broader city goals and integration with related initiatives. Consultant support would supplement—not replace—the professional capacity and direction of City staff. The Transportation Fund has the financial capacity to support this

consultant work, advancing the analysis and policy development necessary to implement the Bonanza District-Wide Parking Management Plan. As data collection and stakeholder engagement feed into the analytical and policy work, these tasks will lay the groundwork for a successful district-wide implementation.