



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

October 23, 2025

The Council of Park City, Summit County, Utah, met in open meeting on October 23, 2025, at 3:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property and advice of counsel at 3:03 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

AYES: Council Members Parigian, Rubell, and Toly

EXCUSED: Council Members Ciraco and Dickey

Council Member Ciraco arrived at 3:04 p.m. and Council Member Dickey arrived at 3:12 p.m.

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 4:28 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

WORK SESSION

2025 Kimball Arts Festival Debrief:

Chris Phinney and Aaron Archie, Special Events, and Aldy Milliken and Hillary Gilson, Kimball Arts Center (KAC), presented this item. Phinney acknowledged all the City teams who worked to make the event a success and stated he had no noise complaints. Gilson stated this was the 56th festival. There was a 10% drop in attendance and she gave several reasons for that drop. They received 1,108 applications from artists and 184 artists were selected. She related that the revenue from the event increased over last year and there were direct and indirect financial impacts. This showed that their targeted marketing brought motivated art buyers to the festival. They looked forward to the festival next year.

Milliken thanked the Council and staff for the activation needed to make the event successful and he hoped the collaboration would continue. Council Member Dickey indicated this was a great event. Council Member Ciraco stated artist sales were \$2.2 million and he asked how KAC got their revenue. Gilson stated their revenue came from ticket sales, event sponsorships, and rented booth space. Council Member Ciraco stated he spoke with some of the artists and the artists asserted it had been a great weekend for sales. He asked if Phinney could bring back data on the festival weekend revenue versus a normal weekend on Main Street with no event. Milliken felt that would be hard information to gather, but he recommended looking at Main Street businesses and learning how the event helped them. Council Member Toly stated that the Historic Park City Alliance (HPCA) had done this before, but the businesses had to opt in. Council Member Ciraco indicated he was fine if they pulled tax receipts.

Mayor Pro Tem Rubell reviewed the City contributed a net public subsidy of \$75,000 and addressed the dining decks on Main Street. He asked for feedback regarding the Bonanza 5-Acre site. Milliken stated they were following the process and supported the arts sector. Mayor Worel really liked the festival weekend. As she looked at the numbers, she saw a dip in recycling and asked how they could improve that. Gilson stated they had better results when they had qualified green team volunteers. Also, increased signage and different containers would help increase those numbers.

Park City Senior Citizens' Annual Report:

Elizabeth Novak, Senior Citizens' Board Member, and Trason Dixon, Senior Citizens Executive Director, presented this item. Novak indicated membership had increased dramatically since 2022 and the current membership was 657, of which 272 members lived in the Park City limits. Dixon reviewed the programs and services offered to members. He stated they were becoming limited in time and space, and they wouldn't be able to keep adding program items indefinitely. He asserted the biggest offering was a sense of community. He also noted the many partnerships the senior center had with other organizations. He was excited to see the growth and participation of the seniors.

Novak stated one reason the programs had been increasing was because Dixon was the executive director. She thanked the Council for the financial support to ensure the center was vibrant. Novak stated a new senior center was needed and they requested a 15,000 square foot facility. They also requested an increase in operations, including lunch being served four days per week, an increase in activities and outings, and having full-time staff.

Mayor Pro Tem Rubell felt there were good things happening at the center. Council Member Parigian stated he loved the seniors. Council Member Toly appreciated working with the seniors. Council Member Ciraco noted the City and county residents served by the center and stated those members in the City limits were also considered part of the county. Council Member Dickey was impressed with the numbers. He asked if lunch seating for 50 members was the maximum for that space. Dixon stated they had seating for 56 but they could put additional tables up to accommodate more people.

Mayor Pro Tem Rubell referred to the grant for the executive director, and stated the reason for the short grant period was that they wanted to operationalize the service in a future budget. He asked if the Council was supportive of operationalizing the executive director position. Novak stated the position was funded through 2026, and they would love it if the City could operationalize it. Council Member Dickey recalled there was discussion on getting help paying for the position over a period of three years. Council Member Ciraco didn't want there to be a gap between the City's funding cycle and the end of the grant. He stated there were three partners and they could work together to fund the position. It was indicated they would bring this back at a future meeting. Mayor Worel was amazed at the growth the senior center had over the past three years.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco acknowledged the Public Works Department as they addressed erosion concerns in his neighborhood. Mayor Pro Tem Rubell referred to the federal government shutdown and the lack of food security, he wondered what the City could do to bridge the gap. Mayor Worel stated she talked with Joel Zarrow with the Community Foundation and he was checking with other nonprofits regarding the need in the community. Mayor Pro Tem Rubell asked if they were working with those who were in the SNAP program and if they could help them since they wouldn't get funding. Council Member Ciraco suggested talking with the Christian Center since they ran the food pantry. Council Member Toly asserted the Council had emergency funds if those needed to be used.

Mayor Pro Tem Rubell attended the Park City Museum's Dungeon party and he hoped to see the community for the Howl-o-Ween party on Main Street next week.

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)

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

Sue Gould 84060 read the following prepared statement: “I’m here on behalf of Keep Clark Ranch Wild. The issues I want to raise tonight all relate to process. I understand we’re not to address individual councilmembers, and likewise, councilmembers should not communicate with us about active applications. Since Councilmember Toly emailed many of us about Clark Ranch, I’d like to address her claims publicly so everything remains part of the record. There continues to be insistence that COSAC unanimously recommended affordable housing at Clark Ranch. The minutes show that is not true. The same is true for claims that prior mayors and councils unanimously supported housing there—again, not supported by the record. We have reviewed the 2015–2016 COSAC minutes, the staff report, the purchase agreement, and even the mayor’s email to COSAC after the deal closed. Every document confirms that open space was the intent. COSAC discussions also show urgency in recommending a conservation agreement to protect against future development pressures—pressures that, unfortunately, we are now seeing play out. Those pressures seem to have solidified in 2021 when the city pursued feasibility work focused on affordable housing at Clark Ranch. That RFP is still online, but it’s never mentioned in the official narrative around the project, which raises questions about transparency. We also want to flag a process issue before the Planning Commission. At yesterday’s meeting, the applicant appeared unaware of the 10-acre development limit—something that came directly from council. That signals a breakdown in communication between staff, council, and the applicant. Moreover, the application remains incomplete, lacking key technical reports. We urge council to direct staff not to place applications on the agenda until they meet all requirements and respect known limits like the 10-acre boundary. Finally, when some suggest we are “fear mongering” about future development on open space, I’ll simply note: a conservation easement at Deer Valley didn’t stop the approval of the Pinion Express lift. These protections are only as strong as the people enforcing them. Present-day pressures aside, the facts about Clark Ranch’s open space intent are clear. Council is not obligated to follow the Planning Commission’s recommendation, but out of respect for COSAC, taxpayers, and the values this community holds dear, we ask that you review the written record and correct the official narrative, staff report, and website accordingly.”

Deb Rentfrow 84060 indicated she attended the open house for the Bonanza 5-Acre development. She served on one of the committees and they did not want super-blocks but instead wanted areas that were bike and pedestrian friendly. The current layout had 200 feet between one entrance and the other. She also advocated for a separation of bike paths and pedestrian paths because this was an e-bike community. She wanted people to feel safe as they walked in this area. She discussed this at the open house and the developer asked her to make this public comment.

Erin Bragg eComment: "In 2014, I was the Conservation Director at a local land trust in Park City and regularly attended Citizens Open Space Advisory Committee (COSAC) meetings. I had the opportunity to participate in meaningful discussions about the future of Clark Ranch, 344 acres of land acquired by the City using open space funds and intended for conservation. I was present for and remember talks about carving out 10 acres from the conservation easement (CE) to accommodate limited public uses. It was clearly stated that only uses consistent with open space - such as mobility-friendly trails, trailhead parking, and potentially restrooms - would be considered. Housing, sports facilities, and other recreational buildings were explicitly excluded. Concerns were raised about "tying the hands" of a future City Council. Ultimately, the decision to purchase Clark Ranch with open space funds and place a conservation easement on it was intentional, meant to expand the "moat" of open space surrounding Park City's entrances, protect vital habitat, and honor the area's agricultural heritage. I am appalled that, despite COSAC's recommendation and the City's stated intention over a decade ago to place a conservation easement on this land, no such action has been taken. A CE was proposed, and that binding tool recommendation was adopted, precisely to prevent situations like this. But if some elected officials remain intent, then they should refund the Open Space account for the acres they want to carve out - at market value - by moving money from one account to another, effectively erasing the thoughtful efforts of volunteers, conservation professionals, and prior elected officials who made pointed decisions on behalf of the community. This public asset sits unprotected. I strongly urge the City to place an extremely overdue conservation easement on all of Clark Ranch, otherwise what's to stop the 10 acres in question from turning into 20 or 40, or additional parcels purchased with open space funds seeing their use and zoning changed for tomorrow's pressing issue? This dangerous precedent must be avoided to preserve Clark Ranch as intended for generations to come."

David Kleinman, Frank Furbish, and Park City Racquet Club HOA Board eComment: "I wanted to share how the 2024–2025 water rate changes worked out for the Racquet Club. The difference this year has been substantial, and is a perfect example of what can happen when Council takes the time to fully engage staff on difficult topics. A special thank you to Jeremy Mayor Pro Tem Rubell for the many months of work he put into understanding and addressing the inequities in the City's previous water rate structure. His persistence, follow-through, and willingness to keep asking hard questions made a real difference. I also want to recognize the interest and engagement shown by other Council members throughout this process, which helped ensure the outcome was fair and effective. The city updated the rate plan between June and July

and issued a \$39,920 credit in September. The result has been a big improvement for our community.

2024–2025 Water Cost Summary

Year	Meter Fees	Avg \$/Meter	Water Cost	Total \$	Gallons (1k)	\$/1k Gal	Notes
2024	\$27,460.44	\$915.35	\$111,008.89	\$138,469.33	5,521	\$25.08	
2025	\$14,089.80	\$469.66	\$165,602.65	\$139,772.45	7,132	\$19.60	Credit Adjusted

Even though we used more water this year, our cost per thousand gallons dropped from \$25.08 to \$19.60, a savings of \$5.48 per thousand gallons. That's a major improvement when you're using over 7 million gallons. Our fixed meter fees also dropped from about \$5,540 a month to \$2,100, which gives us meaningful long-term savings. If we can get usage back to 2024 levels under this new structure, we would save over \$30,000 a year. This outcome really underscores how effective it can be when Council and staff work together through complex and sometimes uncomfortable conversations. It is not easy to revisit policy decisions or challenge established practices, but when it happens with focus and good intent, the results benefit both residents and the City. That said, the penalty tier in the current water billing structure still causes significant issues. The council, city manager, and the water department need to address this challenging matter before next summer. We don't know whether the credit was a one-time gesture or a permanent policy change. Without the credit, our water budget would have exceeded its limit. Thank you again for your time, for listening, and for staying engaged in the details."

Mayor Pro Tem Rubell closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

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

Council Member Parigian moved to approve the City Council meeting minutes from September 25, 2025. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

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:

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

RESULT: APPROVED

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

VI. OLD BUSINESS

1. 2025 Park Silly Sunday Market (PSSM) Debrief and Consideration to Approve the 2026 Market Dates:

Kate McChesney and Michelle McDonald, PSSM Executive Directors, and Chris Phinney, Special Events Manager, presented this item. Phinney stated City staff was amazing in activating these events and he thanked the Park Silly staff and noted they were great to work with. McChesney indicated they had a great summer with a fabulous turnout. McDonald also thanked the local nonprofits who joined them.

Phinney reviewed that the Council requested that he bring back the discussion to add additional dates to the 2026 calendar. The City services agreement currently allowed for 11 dates. He indicated he notified HPCA, and he received a letter from HPCA which was included in the Council's packet. He noted any additional dates didn't have to be permanent and could be seasonal. Phinney reviewed possible dates that could be approved for PSSM and asserted the average cost for City services equaled \$7,600 per Sunday.

Council Member Toly asked why PSSM wasn't considering October dates, to which Phinney stated October was colder and darker. Council Member Toly asked if there was a date set next year for Song Summit, to which Phinney stated that would be the last week of August. Council Member Parigian asked why the requested regular date was August 30th instead of July 26th, to which Phinney stated he had anticipated another conflict with events, but the other event would come the following weekend. Council Member Ciraco asked if the budget difference would continue in future years, to which Phinney stated the budget difference was for inspections and that would continue annually.

Mayor Pro Tem Rubell opened public input.

Ginger Wicks, HPCA Executive Director, stated that she wanted the businesses to be surveyed first if additional dates were allowed. This was a sensitive topic for Main Street businesses.

Monty Coates, HPCA Board, indicated this was an emotional subject for Main Street businesses, with some loving PSSM and some hating it. He reviewed the process for determining 11 days per year and stated he supported keeping the dates the same.

Susan Schwartz 84060 had a business on Upper Main Street and stated during PSSM the Upper Main stores didn't get the foot traffic. She also noted employees who had parking permits in China Bridge weren't allowed to park there for PSSM days.

Kristin Parkin 84060 indicated she also had her business on Upper Main Street. She liked the dates this year and felt it was more balanced, and she wanted consistency so that it wasn't an issue each year. She also submitted an eComment: "I am the owner of North Woods USA on Main Street, family owned and operated for over 40 years. It has come to my attention that there will be discussion at tonight's meeting about adding dates to next year's Silly Market schedule. We agreed on a new schedule with less dates, why change it? This summer was much more manageable with less Silly Market dates. Our Sundays without Silly Market were noticeably busier. Let's keep it consistent!"

John Greenfield 84060 indicated he used to be a PSSM vendor and he loved PSSM. He hoped to have staff and PSSM think of ways to bring people to Upper Main Street. He supported the Silly Market.

Simon Lennon eComment: "My wife, Jacqui Lennon, and I own and operate Romy Park City, a boutique on lower Main St. We have now endured two summers of Silly Markets and feel those 22 Sundays have given us very credible data and insight into the detrimental effects of the Markets on our business. Most Main St businesses enter into high rent leases with the expectation they'll have a clear shot at making a consistent income on all 7 days of the week.....Park Silly Sundays prevent that from happening. The majority of businesses on Main St, including Romy Park City, are very obviously skewed towards a higher spending clientele. There is zero doubt, the Silly Markets stifle the presence of the higher spending clientele most businesses crave for survival. Put bluntly, the markets are attracting the wrong kind of shopper to Main St. In fact, they're not shoppers at all. The Silly Market crowd is largely looking for entertainment.....they're families, couples and groups of friends looking for a good, fun, cheap day out. Now, there's nothing wrong with families wanting that sort of day out.....but it should be made abundantly clear they do not spend anywhere near the kind of money highly leveraged Main Street businesses need to survive. The hit to our potential earnings is twofold with the realization the Silly Market also crowds out our regular customers, who are full time and part time Park City residents and second homeowners. The complaints from our regulars revolve around a lack of nearby parking, and not wanting to deal with large crowds in a very limited space.....our regulars gave up coming to Main St on a Silly Sunday a long time ago. "Give us some numbers!" - I hear you ask: Well, on an average Silly Sunday the foot traffic through our doors spikes to over 250 people per day....up over 150% vs a non-Silly Sunday! That's a lot of people in a 1000 sq ft space already packed with product. Quite regularly, we make like nightclub bouncers and lock the

doors to incoming traffic. "So, with all those people you must be selling plenty of stuff, then ??" - NO, quite the opposite ! Our average Silly Sunday takings are down 50% to 80% vs a normal Sunday. Your average Silly Market attendee is just not interested in shopping for high-end clothing on a Sunday. In fact, on Sunday Sept. 28th (a non-Silly Sunday) our takings were up 4x vs Silly Sunday Sept 21st (the last Silly Sunday of the season). Extrapolate even a fraction of that multiplier over all the Silly Sundays and our opportunity cost is horrific!" "So if all those extra people are not buying your product, what are they doing ? " Well, first they stop and note our many "No food, no drinks" signs.....then walk in with food and drinks. Within a nanosecond they've wedged their half gallon milkshake in an armpit, and begun to stroke and pat the silk and cashmere while oohing and aahing at the softness of it all. Some even pull the silk and cashmere to their faces and rub it against their cheeks. I kid you not. Others wander nonchalantly through our off limits areas looking for the bathroom. Plenty of people throw their trash in our baskets because the trash cans on the street are covered with plastic sheets to prevent public use. Don't get me started ! Easily over half the people walking in and taking a seat in our "husband" chairs are just escaping the heat and enjoying the AC. In brief, our very frustrating Silly Market Sundays are crowded, messy, careless, damaging and produce a fraction of our regular income. To put it mildly, Silly Market Sundays kill us. Doing business on Main Street is increasingly expensive, it is very competitive, it is certainly tough, and it can be cutthroat.....Romy Park City just can't afford to lose 14% of our working week to this very avoidable imposition on our livelihoods. Respectfully, we think the Silly Markets should be moved entirely to a more open space, much better suited to families and friends looking for light entertainment and a good day out. Park City has lots of open spaces, with abundant parking, that fit the bill.....Main Street just ain't it anymore."

Mayor Pro Tem Rubell closed public input.

Council Member Ciraco agreed that staff, PSSM, and HPCA should figure out a way to get foot traffic to Main Street areas that didn't get it. He hoped to see this mutually beneficial. Council Member Dickey was happy with the 11 days, and he didn't want to make changes. Council Member Parigian stated he was open for anything. He enjoyed PSSM and missed it when it wasn't around. Council Member Toly noted that the Main Street businesses talked with her about the possibility of additional dates, and she thought they were in a good place without additional dates. She proposed having an Octoberfest next year.

Mayor Pro Tem Rubell stated there was a good balance with the dates. Moving forward, he hoped HPCA, PSSM, and staff would work together to get synergy, especially since revenues were down. He agreed Octoberfest would be a great addition. Mayor Worel thought having PSSM for 11 days was great and she supported Octoberfest as well.

Council Member Dickey moved to approve the 2026 Park Silly Sunday Market dates. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

2. Discuss Design and Strategy Preferences for the Bonanza 5-Acre Site

Redevelopment:

Steve Swisher, GTS Development, reported on the open house feedback. Attendees answered six questions about the development and those responses were discussed. Swisher took the feedback and incorporated them into a revised site plan. This plan had additional openings (paseos) into the village green, and he noted the paseos broke up the ground floors of most of the bigger buildings, which created more corner shops. He asked for Council feedback on the new site design. This design would include 106-112 housing units. Council Member Parigian didn't think there was enough housing on this site, and he felt this was where housing belonged. He liked the paseos and corner shops. He did not know about the arts building being in the middle of the green.

Mayor Worel asked where people could park moving vans to get their things to their apartment. Swisher stated they could park on Munchkin or in the underground parking. Mayor Worel liked the arts building layout but was concerned about how the drop-offs and load-ins would figure with this design.

Council Member Ciraco liked the new site plan and stated 106-112 housing units were fine with him. He was open to expanding the height for some of the buildings to allow for more housing. Council Member Dickey liked the new plan and the extra open space on Munchkin. He was concerned that paseos were traditionally dark with the upper floors above them, but he deferred to their expertise. He was open to replacing the Olympic Flame with new art.

Council Member Toly asked if they could replace the four-bedroom units with smaller units. Swisher stated they saw demand for larger units. Council Member Toly wanted to maximize space without increasing height. She asked what the feedback was for winter activation. Swisher stated they could take the splash pad space and put in fire pits and open a hot chocolate stand. A winter market could be open on the weekends. There were other things to activate the space like snowman contests and other activities. Council Member Toly liked the paseos. She asked if there was a possibility of having 15-minute parking above ground so people could get coffee. Swisher stated there was a drop-off spot on Munchkin but they tried to eliminate above ground parking. Brint stated the coffee shop was intended to serve the bikers and pedestrians walking in the area.

Mayor Pro Tem Rubell stated the new design had a better and more open feel. He liked the paseo concept. He thought making the paseos inviting would help. He hoped to see a larger arts center. He also felt this development was now more open to the Prospector side of Bonanza Drive, and stated pedestrian crossings were important at that intersection. Regarding the façade, he preferred more variation, especially if there was extra height. He agreed the Olympic Flame artwork and play area were not set in stone

and could be moved around. He supported things that activated the site. He hoped the site plan could evolve a little more. He thought Building One could be more open. He thought Building Three was a little pinched. He didn't know about the need for four-bedroom units and didn't want the funding mechanism to drive the housing sizes. He asked what other things LIHTC funding would impact versus other funding mechanisms in terms of prioritizing the local workforce for this housing.

Council Member Ciraco agreed the arts center should be bigger. It didn't need to be a giant box space, but more back-of-house space. Council Member Parigian asked how big they wanted the arts center and he noted you couldn't have everything on this site. Swisher stated there was no standard size for the studio theater space, but it should be as big as the stage. Once you build it, you would also need a catering kitchen, a tech room, and storage. He noted there was more space for art use in Building Three. Council Member Ciraco referred to Building One and stated he was concerned with the northern corner on Munchkin and suggested moving Building One to the south in order to open up that northern corner.

Council Member Parigian referred to the black box (arts center) and stated his vision was a place where people could go and do a little performance. There didn't need to be lighting and a lot of technology. He wanted locals to have access to it, and he envisioned a small space for little groups. Swisher stated the building was next to the amphitheater and that would allow musicians a chance to plug in their amps. The space could accommodate indoor and outdoor performances.

Swisher indicated they would keep revising the site plan as they went along in the process, but this needed to be submitted to the Planning Commission soon. Council Member Parigian asked why the splash pad was included when there was not much support. Brint stated they needed Council direction. Swisher also asked if three stories on Bonanza and Kearns were acceptable, if 106-112 housing units were acceptable, and if four stories in Building One were acceptable.

Council Member Dickey was good with the current number of units, three stories for the buildings on Bonanza and Kearns and four stories for Building One. He asked for comparisons on what other cities did with the arts center building so he could get a sense of the use. Council Member Rubell asked Council if they were comfortable with the flex art space. Council Member Dickey didn't have enough information on the flex art center to decide on it. He liked the splash pad and thought it would be used half of the year.

Council Member Toly loved the splash pad and wanted it to be artsy. She stated the art center needed restrooms and storage so she wanted it bigger, and she thought it would be amazing for the community. She liked that it would be connected to the outdoor amphitheater. She preferred to keep the project all three stories. She felt they could get more housing units if they made the larger ones smaller.

Council Member Ciraco was open to four stories anywhere on the western and southern perimeters of the site. He supported however many housing units would fit. As for the arts building, there were a lot of back-of-house area needs, and he just wanted that portion enlarged, but didn't want to enlarge the theater. He wanted a kid-friendly space but didn't want a splash pad because of water issues.

Council Member Parigian did not support a splash pad because that was a waste of water, and it was costly to maintain. As far as building height, he felt there weren't enough units planned for the area, so he supported four stories on Buildings One to get 130 units. He thought the arts building was bigger than it needed to be.

Mayor Pro Tem Rubell agreed with Council Member Dickey on not knowing if the arts center was right sized. He encouraged Brinshore to talk with the Arts Council. He was good with the proposed housing units but was open to looking at the size of the units to see if the units could be maximized. He didn't think four stories would be impactful and he supported height variation on the site. He wanted Building One to be smaller. He also preferred other types of activation rather than a splash pad.

Mayor Worel was concerned with density, especially with HOPA going in across the street. She asked if 100 housing units were needed to make the project pencil, to which Brint affirmed. Mayor Worel supported the proposed housing units and wanted the buildings to be three stories. Referring to the arts building size, she encouraged Swisher to ask other people to get their expertise. She liked the splash pad, but if that didn't work out, she wanted something that would appeal to families.

Swisher discussed the mix of uses and noted the multidisciplinary art space was one of those features. The retail concept was meant for locals. Tenant services were in Building One. Building Two was combination of art spaces and combo living/art spaces. Commercial space was 20,000 square feet. He noted if it was too small, people wouldn't come visit. He asked if the retail was the right mix. Council Member Ciraco asked if tenant services included a gym, to which Swisher affirmed. Council Member Ciraco asked if the gym could be opened to the public as well as for the residents to increase space that was open for everyone. Brint stated it was an amenity space, but they could look at it, and he indicated that he would prefer to let the public use it without charge.

Council Member Dickey stated the mix felt fine. Council Member Parigian stated the retail looked like a strip mall. Tenant services didn't have to be on the ground floor and he suggested that it could be on the fourth floor, which would make room for art spaces on the ground floor. Council Member Toly asked about the current artist spaces.

Swisher stated there were six artist live/work studios and then a maker space and a general use art space that was anticipated to be shared artist studios. Council Member Toly asked if that was enough space for artists and wondered if they had talked to the Arts Council. Swisher affirmed and indicated some arts people wanted live/work spaces and others just wanted studio space. They didn't say they needed more space though. Council Member Toly asked about rooftop activation. Swisher indicated they wanted to

put a second level deck on the south side of the restaurant and a second level deck on Building One so tenants could have outdoor community space.

Mayor Pro Tem Rubell felt the tenant services space should be reduced and noted the tenant services should be mixed in with commercial space. He wanted to lean on professionals to see if the arts use met their needs. He thought if they were heavy on live/work spaces, they could reduce it to more work spaces. Swisher indicated a daycare was part of Building One so there was activation.

Swisher stated they did a market analysis on housing unit demand and the housing mix supported future demand. He noted people needing affordable housing would stay in Salt Lake because the rent was cheaper. Swisher displayed the AMI% distribution and the unit sizes. He indicated bigger units were in demand because more people had roommates in Park City. Council Member Toly expressed concern that multiple wage earners in a unit would not qualify for affordable housing. Council Member Parigian stated 60% AMI was 100% workforce wage, and noted there were more units above that AMI than affordable. Brint stated they would look at that mix as they maximized the units. Council Member Parigian requested adjustments in the mix.

Council Member Dickey stated the AMIs were low as Council Member Toly described, but they were on the right track. Council Member Ciraco indicated the units were skewed to multiple wage earners and he thought there were affordable units for those workers. He was fine with four-bedroom units in the unrestricted income bracket, but for the AMI categories, he didn't think it was needed. Brint summarized there was concern about the bigger units and they would look at that.

Mayor Worel did not support the four-bedroom units because it took up more parking spaces and would add to congestion. She encouraged the Council to make comments on preferences for this development and not wait until after the election.

Mayor Pro Tem Rubell opened public input.

Deb Rentfrow 84060 applauded the developer for being open ended on what the project would look like. She referred to the 10-foot clearance in the parking garage and she didn't know if it was tall enough with high vehicles and skis. The arts center made her think of another space by the library that was used for parties. She also noted she had seen drive-in theatre experiences and wanted to share that idea for the village green.

Mayor Pro Tem Rubell closed public input.

Swisher discussed next steps for the project, including getting a schematic design/traffic studies and civil engineering. They would submit the planning application by December 10th. They would need to get through the Planning process by the first of March and then they would come back to the Council to approve a development agreement. After that, they would begin construction documents and submit the PAB application by

August 5, 2026. The financing would take six months. He hoped to break ground April, 2027.

Mayor Pro Tem Rubell asked if the planning process timeline was realistic. Rebecca Ward, Planning Director, stated it depended on the completeness of the submittal, but it was a possibility. Mayor Pro Tem Rubell indicated at the last meeting they discussed a shared parking strategy and asked if that was still the approach. Swisher indicated if they pursued two traffic studies done simultaneously – one with one level of parking and the other with two levels of parking, they could do a dual submittal. If they submitted a one-level and then months later asked for two levels, they would have to start over in the process.

Mayor Pro Tem Rubell asked if Council wanted to decide tonight or wait until November 6. Council Member Dickey stated he needed costs before Brinshore started a traffic study, specifically the cost of subsidy plus the other costs. He needed a crisp understanding of the cost. Council Member Ciraco agreed to having more clarity on the cost implications. He hoped the Council would consider the second level of parking as a separate project. He thought the project would be an extra \$8 million on top of the \$30 million. Brint stated they would get those numbers to the Council as soon as possible. Council Member Ciraco stated there were no deal breakers in this project for him.

Council Member Parigian agreed with Council Member Dickey and asked them to take the Council's feedback and see what they could do with it. Council Member Toly asked for the Communications Team to do a lot of outreach in the next couple of weeks. Mayor Pro Tem Rubell stated they were on the same page. He asked Brinshore to incorporate the feedback for the next meeting and agreed outreach should be a priority to ensure community feedback.

Sneddon asked the Council if they had direction for staff, such as budget and comms. Mayor Pro Tem Rubell stated Brinshore should work with the staff. Council Member Ciraco indicated Housing was doing work on unit mix strategy and he asked for that in the packet on November 6. Council Member Toly asked Brinshore to include the land donation in the figures. Council Member Parigian asked to get the renderings and presentation to the Council and public by October 31. The Council agreed.

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Bonanza 5-Acre Redevelopment

Council Work Session 5: Outcomes



Vision Plan Process

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

We have worked with the Council over the last two months and explored:

- Opportunities
- Options
- Outcomes

To set a framework for design & development.

PURPOSE & PROCESS

- ✓ Site Context
- ✓ Sense of Place
- ✓ Mountain Town Identity
- ✓ Community Open Space
- ✓ Commercial, Non-Profit Programming
- ✓ Site Planning
- ✓ Density & Building Heights
- ✓ Unit Mix & Affordability
- ✓ Parking Strategies

Small Area Plan defined this site as the key location to set the stage for future redevelopment.

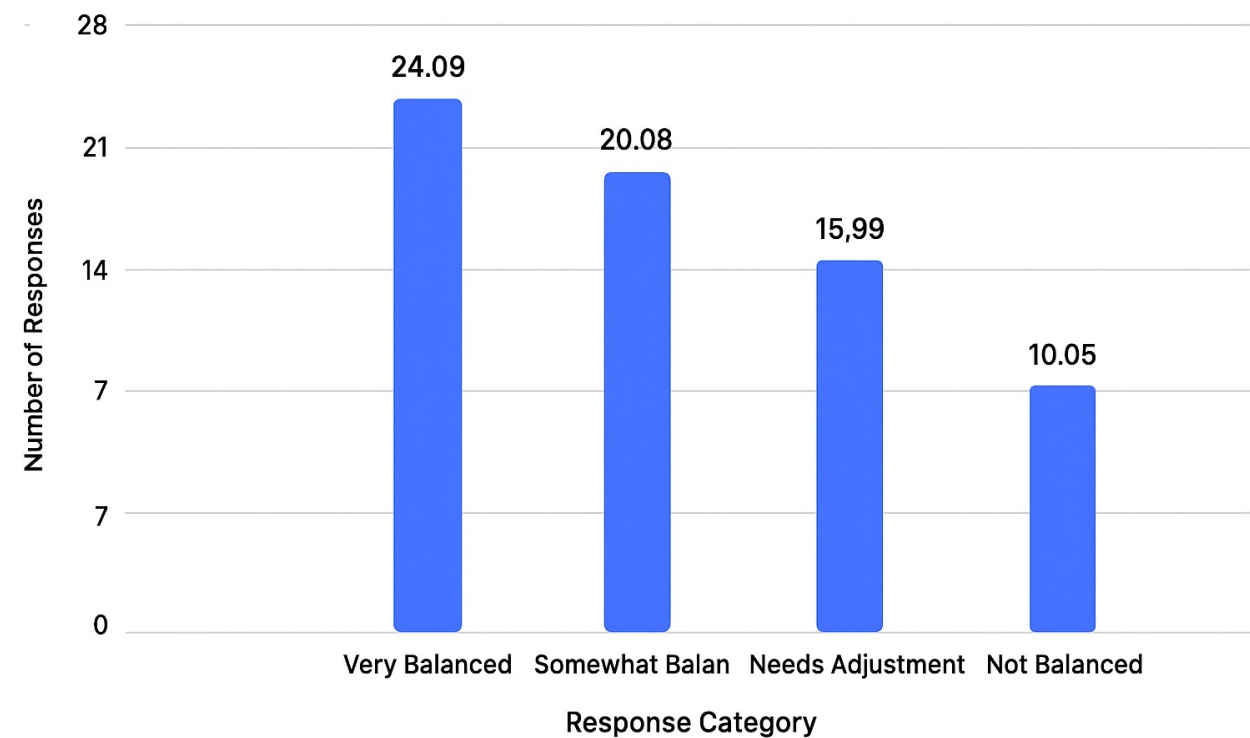


The Project Vision meets or exceeds all LMC & Bonanza Park Small Area Plan requirements

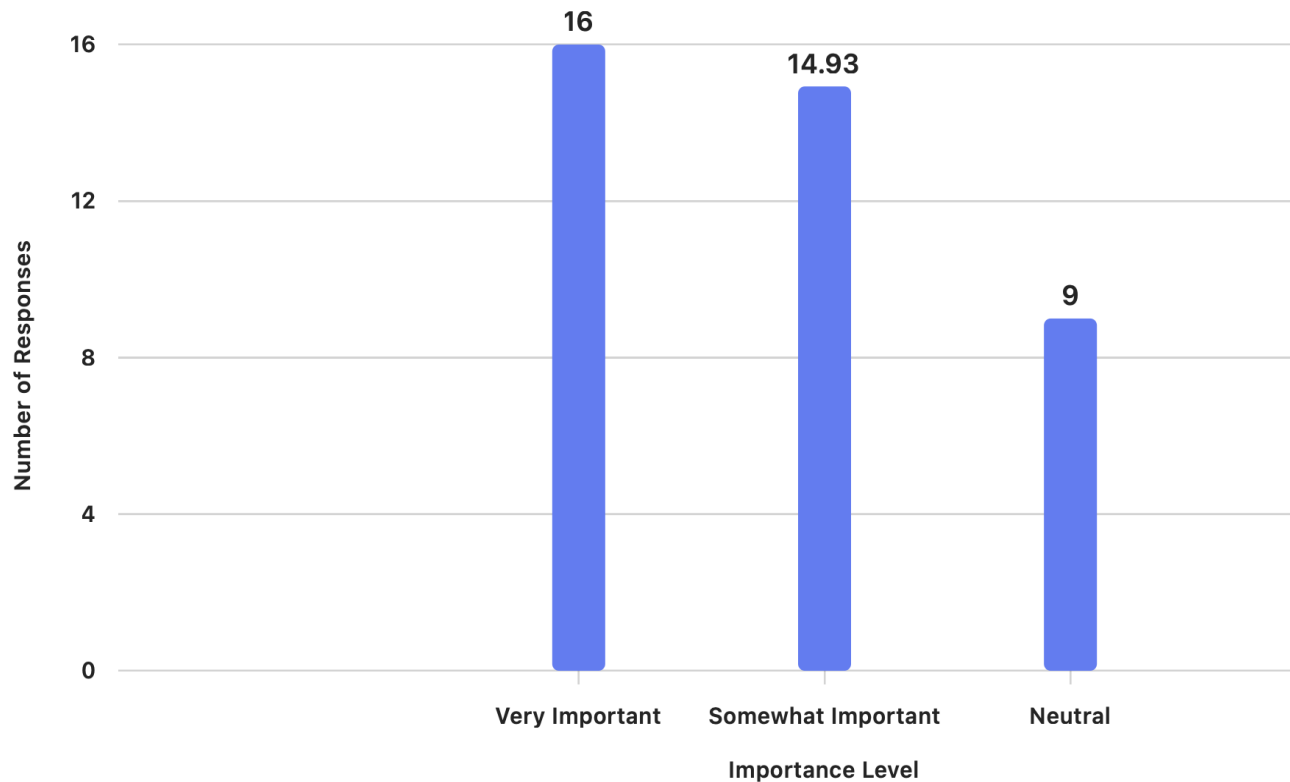
- Setbacks and Landscape
- Parking
- Building Heights
- View Corridors
- Sustainability
- Transit Access
- Active Mobility
- Multi-use Trails
- Affordable Housing
- Underground Parking
- Community Open Space

BONANZA PARK SMALL AREA PLAN

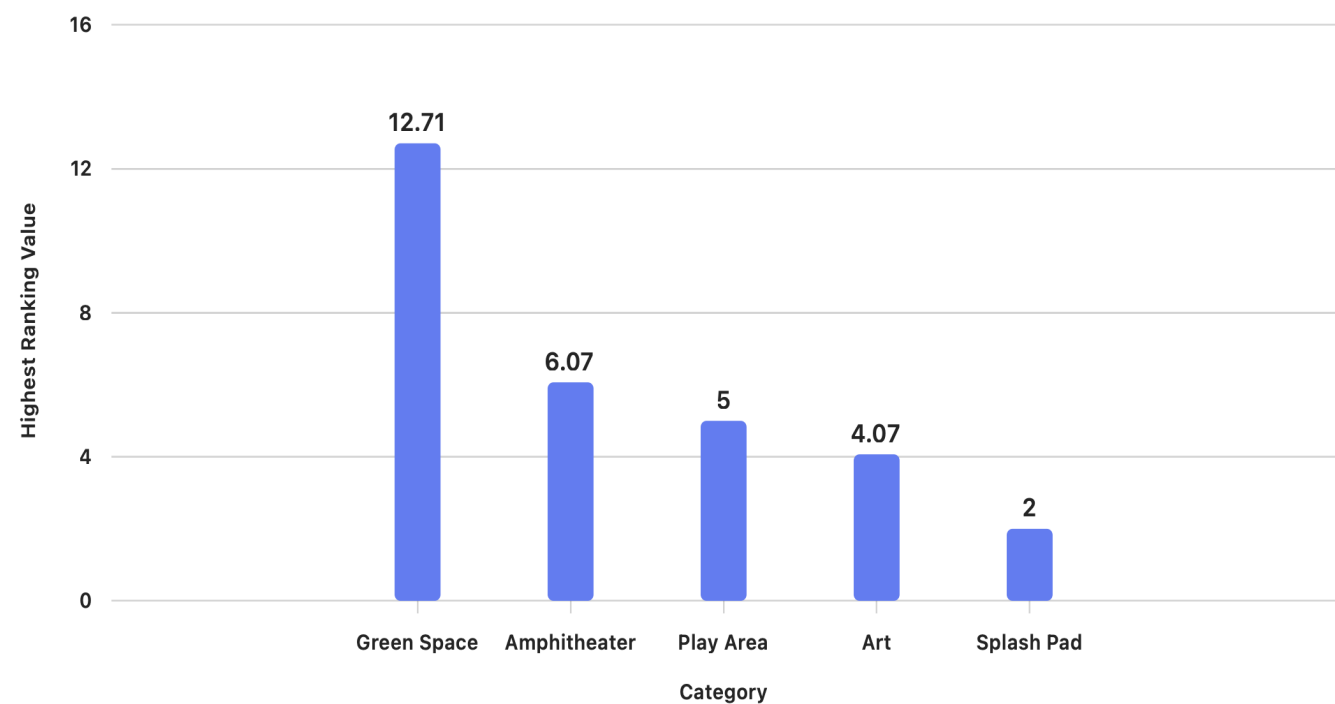
How do you feel about the balance of mixes?



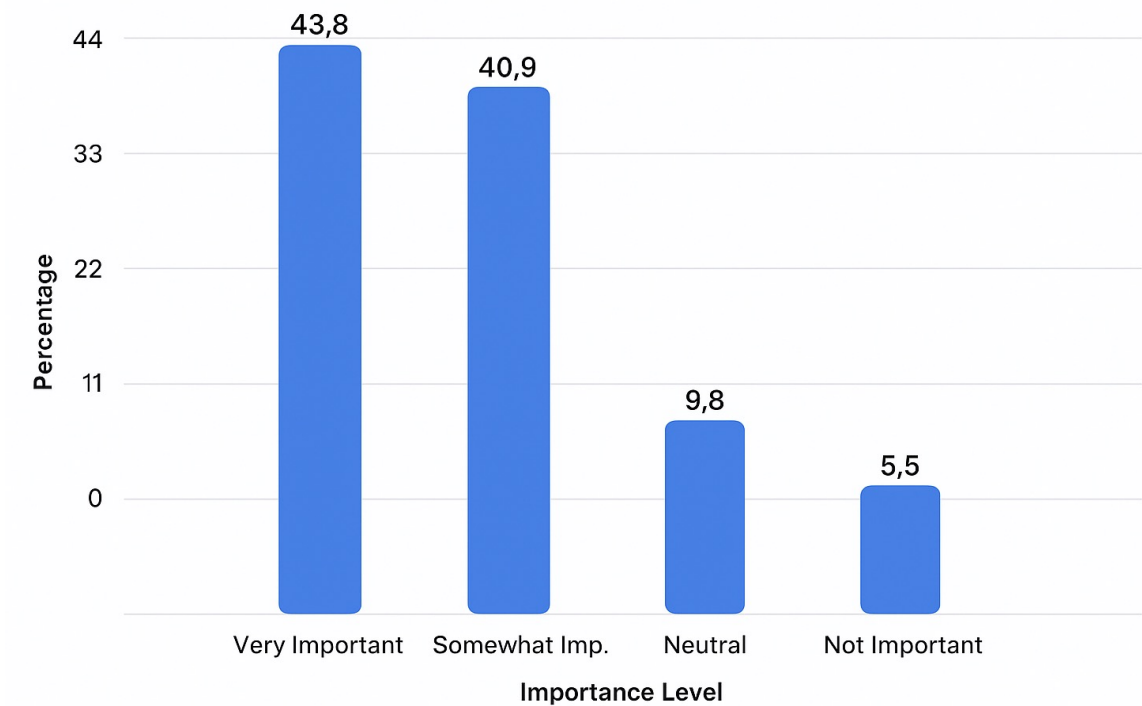
How important are children's recreational features like playgrounds and splash pads in this development?



Rank the features you'd most like to see in the Village Green 1= most important



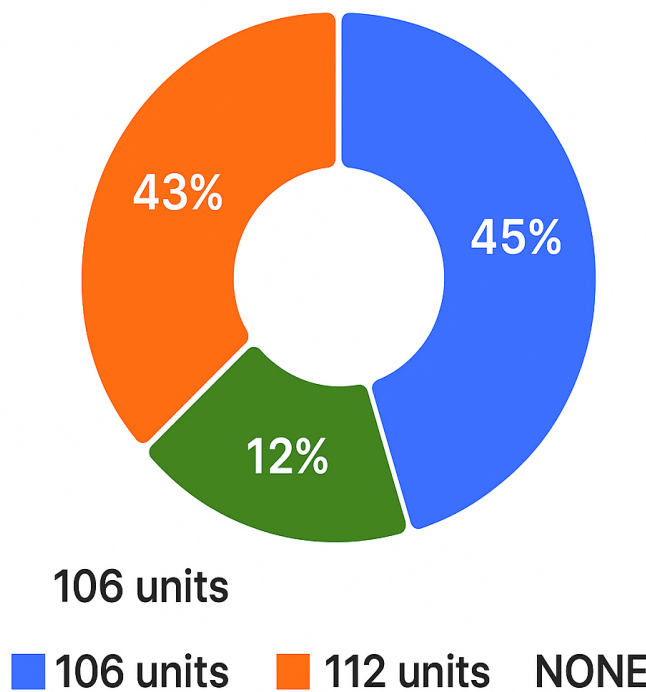
How do you feel about the way arts have been integrated into the concept so far?



COMMUNITY ENGAGEMENT

Which residential option do you prefer? ☐ Option A: Approximately 112 units, includes one 4-story building ☐ Option B: Approximately 106 units, all buildings are 3 stories

What types of retail or commercial tenants would you like to see in the project?





VISION STATEMENT:

The Bonanza Park 5 Acre Redevelopment will be a Mixed-Use Development designed around a Mountain Town Village Concept:

- A “Third Place” for Community Gathering & Activation
- Balanced mix of uses to contribute to the overall success
- Park like Village Green as the project anchor and community resource

What is a Third Place?

- The concept of a "third place" refers to social environments separate from the two usual social spheres of home ("first place") and work ("second place").
- These informal public gathering spots, such as coffee shops, libraries, and parks, are crucial for fostering community, civic engagement, and social connection.
- These spaces are the "living room of society," where people can gather informally, build relationships, and exchange ideas.



Characteristics of a Successful Third Place

- It is Neutral
- It is an Equalizer
- Conversation
- Accessibility
- The Regulars
- A Low Profile
- Playfulness
- A Home Away from Home



Village Green

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





Village Green Potential Programming

- Pop-up shops
- Winter Market
- Art Shows
- Yoga Classes
- Movie Nights
- Block Party
- Live Music
- Ski Beach

VILLAGE GREEN

SITE PLAN



Mountain Town Village

- Site Area 5.24 Acres
- Building Coverage & Driveways 1.57 Acres
- Open Space 70% 3.67 Acres
- Village Green 1.38 Acres
700ft from Munchkin
to the Olympic Flame
- (Library Field 1.67 Acres)
- Dwelling Units 112
- Building Heights
 - Bonanza & Kearns 35ft
 - SW Corner 45ft
- Underground Parking
250-540



- Adds Paseo walkways thru the buildings
- Increases Access and Views
- Creates Inviting Store Fronts/ Corner Shops
- Breaks up the larger Buildings
- Opens up the Village Green on Munchkin
- More Afternoon Light
- Helps Buildings Step Down with the Slope
- Provides 106-112 Units



Multi Disciplinary Art Space

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

MULTIDISCIPLINARY ART SPACE



MULTIDISCIPLINARY ART SPACE

Potential Uses

- Youth Musical Theater
- Orchestra Groups
- Dance Classes
- Healing Sound & Listening Room
- Open Mic Nights
- Song Circles
- Poetry Slams
- Art Classes
- Exhibits



RETAIL CONCEPT

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

Local Retail

- Brewery / Taproom
- Restaurant / Café

Everyday Essentials

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

Family + Community Uses

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

AMENITIES, ARTS & LEASE SPACES



Village Green Level Balanced Mix of Uses:

- Tenant Services
10,000 SF 24%
- Arts/Artist 13,000 SF
29%
(Includes 6 live/work units)
- Commercial 20,000 SF 47%
- (Equal to long edge of Park City Plaza: Mack's Gelato to Sammy's)

RETAIL CONCEPT

Market Analysis Findings

- “...Unmet need for affordable properties in the area... The demographics presented provide support that there is a stable renter population within the PMA. These factors support current and future demand for the Subject.” page 12
- CAP rates below 10% for each income band, even with limited PC household data
 - Below 5% for 40%AMI, 70%AMI, and 80%AMI

Property Management Data

Property Management Company: EMG

Number of Leases in Park City: Approximately 1,400

- Are renters, particularly in the work force housing and low-income housing, commuting to jobs in SLC?
 - Only a handful of residents are commuting to jobs in SLC or elsewhere outside Park City
 - Top two reasons for this commute
 - Residents have a seasonal job in PC during the winter and commute to SLC for a summer job
 - Residents have a partner or spouse that works in PC
- Why don't more LIHTC residents live in PC and commute to SLC?
 - Rents in SLC are much lower! For example, a 2BR 60% AMI unit in **SLC is \$1,657** vs **\$2,251 in PC.**
- What are the demands for units of various sizes amongst the workforce
 - High demand for 2+ bedrooms due to a high number of roommate arrangements compared to other markets

MARKET ANALYSIS

Proposed AMI Unit Mix by BR Size

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
40% AMI	2	5	2	1	10
50% AMI	9	8	4	1	22
60% AMI	11	12	7	1	31
70% AMI	3	6	2	1	12
80% AMI	1	6	2	1	10
Unrestricted	7	13	5	2	27
TOTAL	34	49	22	7	112 (226 BRs)

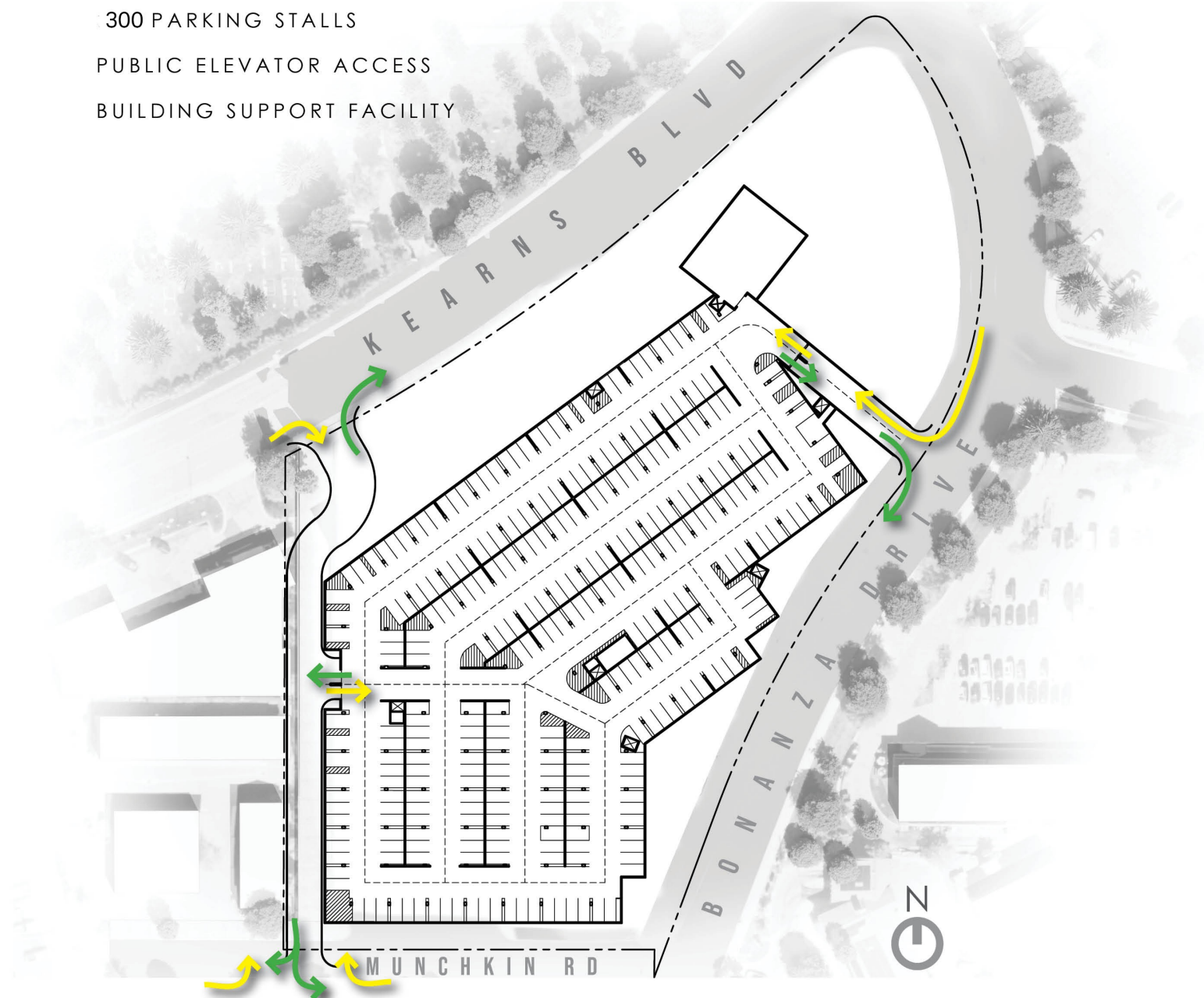
UNIT MIX & AFFORDABILITY

PARKING GARAGE PLAN

300 PARKING STALLS

PUBLIC ELEVATOR ACCESS

BUILDING SUPPORT FACILITY



- Resident Stalls 148
- Employees & Visitors 120
- Potential Additional Stalls 32
300 Stalls Total
- Potential Additional Stalls Second Level 554

Next Steps

- Council Approval to Submit to Planning
- Schematic Design/Traffic Studies, & Civil Engineering
- December 10, 2025 Planning Submittal
- March 2026 Planning Approval Development Agreement
- Begin Construction Documents
- August 5, 2026 Permit Submittal PAB Application
- October 2026 PAB Financing Approval
- Closing (6 months)
- April 2027 Groundbreaking

Project Revisions and Cost Implications

Developer Preference: City cover operating expenses and receive revenue from entire parking garage.

Revision	Upfront City Contribution	Operational Subsidy	Notes
Reduction in total unit count	\$0	\$0	Moved from twinning to 4%-only strategy; easier financing execution but lower operating cash flow
Addition of unrestricted units	\$2,300,000	\$0	Approx. \$100,000 per unit due to ineligibility for LIHTC basis (and therefore not generating equity)
Additional parking - spaces for 3- and 4-bedroom units	\$1,170,000	Approx. \$1,000 per stall per year	18 additional spaces at \$65,000 per space (eligible for LIHTC basis); may require additional operating subsidy
Additional parking - maximizing capacity of garage first-floor	\$2,350,080	Approx. \$1,000 per stall per year	Up to 32 additional spaces at \$73,440 per space (higher cost due to ineligibility for LIHTC basis); may require additional operating subsidy
Additional parking - second floor of parking	\$24,414,312	Approx. \$1,000 per stall per year	Up to 277 spaces in second (basement) parking level at \$84,456 per space (higher cost due to ineligibility for LIHTC basis and additional excavation); plus cost of ramp
Addition of splash pad and public bathrooms	\$1,200,000	Approx. \$30,000 per year	Based on comparable projects
Increased number of buildings	\$0	Approx. \$20,000 per year	Additional operating subsidy due to additional elevators (+2 buildings, \$10,000 each); capital costs mitigated by reduction in units
Collaborative Art Space	\$1,500,000	\$0	To be programmed by art partner(s)

Mountain Town Village Development meets multiple community needs:

- Create a rich mix of community uses that will enhance Park city and Bonanza Park as a great place to live, work and play.
- Serve community members, entrepreneurs, artists and arts groups and provide affordable housing for our teachers, first responders and service workers.
- It will be a green sustainable development that will meet the requirements and aspirations of the Bonanza Park Small Area Plan and the City Council's visioning process.

CONCLUSION



Mountain Town Village Concept

- Low Density Mixed-Use
- Community Gathering Space
- Locally Focused
- Integrate the Arts Throughout
- Day to Day Neighborhood Uses
- Mobility Hub
- Naturally Activated
- Great place to live, work and play



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

Required Parking per the LMC: 250 spaces	@ \$73,440ea.	\$18,360,000
Additional 0.5 spaces for 3 & 4 Bedroom Units	<u>18 spaces @ \$73,440 ea.</u>	<u>\$ 1,625,000</u>
	268 spaces total	\$ 19,681,920
Optional additional spaces	<u>32 spaces @\$73,440 ea.</u>	<u>\$ 2,350,080</u>
	300 spaces total	\$ 22,032,000
Additional lower level of Parking:		
Level P1	277 spaces @ \$73,440 ea.	\$19,985,000
Level P2	277 spaces @ \$84,456 ea.	\$23,394,312
Ramps	<u>5,000s.f @ \$204 s.f.</u>	<u>\$ 1,020,000</u>
	554 spaces total	\$ 44,399,312

PARKING

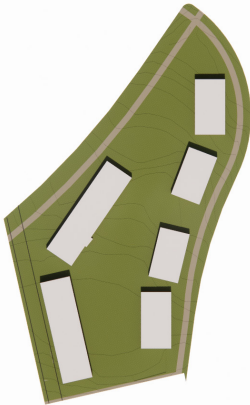
BONANZA 5-ACRE SITE: SOLAR ANALYSIS

9:00 AM

NOON

5:00 PM

SUMMER SOLSTICE
JUNE 21



SPRING + FALL EQUINOXES
MARCH 21 + SEPTEMBER 21



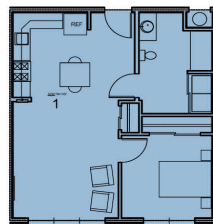
WINTER SOLSTICE
DECEMBER 21



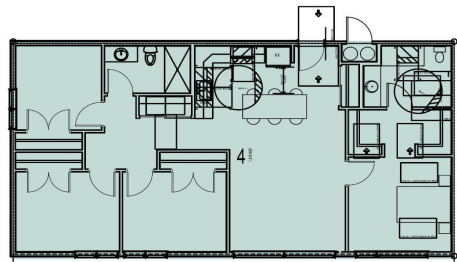
SUN BEHIND MOUNTAIN BY ~3:00PM



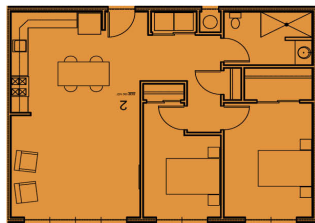
RESIDENTIAL UNIT FLOOR PLANS



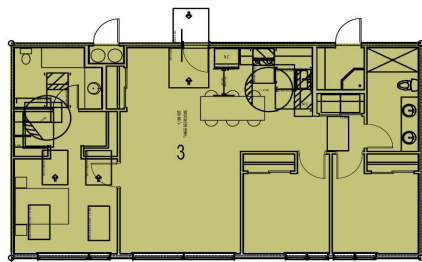
1 BEDROOM
594 SF



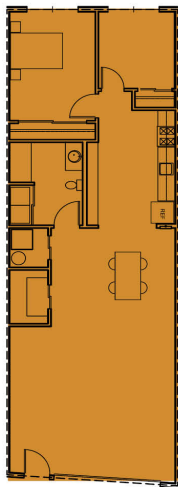
4 BEDROOM
1,319 SF



2 BEDROOM
902 SF



3 BEDROOM
1,168 SF



**2 BEDROOM
ARTIST**
1,200 SF

RESIDENTIAL FLOORPLANS

Thank you and good evening. My name is Sam Brothwell. I live at 2412 Amundsen Court—along Queen Esther Drive in Lower Deer Valley 84060. I also head the Nordic Village Homeowners Association.

Our neighborhood doesn't adjoin Clark Ranch, but I'm here to offer a cautionary observation on traffic—specifically what evolves when an unimproved dirt road is paved to allow access to a new residential development, even with restrictions on its use. The punchline is that those restrictions are ignored and the road becomes a general use, high traffic public thoroughfare.

I know this firsthand because my house and my neighborhood border what was once known as Keetley Road, which connected Queen Esther Drive to the old mining town of Keetley before it was buried under the Jordanelle reservoir in 1995.

Also back in 1995, an agreement was reached between Park City Consolidated Mines, Trans-Wasatch, and Park City Municipal that vacated Keetley Road to provide access to what's now known as Deer Crest.

That agreement spelled out conditions for the improvement and private use of Keetley Road, specifically gated and controlled access limited to Deer Crest residents and guests. It also allowed limited commercial access to the Snow Park Hotel site—now the St Regis—as well as construction vehicles dedicated to improving the road. By my reading, all other commercial and construction access was to be from highway 40.

For all the good intentions that road was paved with, things haven't worked out that way. My neighbors and I have seen everything from heavy construction cranes to Doordash guys running up and down that road at all hours and quite often at full throttle.

Why? Because the controlled access is at the top of the hill, just over the Wasatch county line. The gates on Queen Esther are a farce. The exit gate never closes, and the entry gate opens by simply walking up to it. **So, access from Lower Deer Valley is NOT controlled, in violation of the original agreement.** Worse, Park City PD tells me they don't have jurisdiction, so the road is basically a no-man's land. As a result, our neighborhood gets blasted by diesel rigs that ignore the "NO TRUCKS" sign and sports cars that laugh at the 20 mile speed limit as they barrel onto Queen Esther drive.

So my message to folks surrounding the proposed Clark Ranch development: this project is a first step. Be very skeptical about studies and restrictions aimed at your traffic concerns. Studies are theoretical, restrictions aren't enforced, and you can wind up at the bottom of a slippery slope long after the developer is gone. The only way to prevent what we experience along Queen Esther Drive today is to stop access before it begins.