



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

November 6, 2025

The Council of Park City, Summit County, Utah, met in open meeting on November 6, 2025, at 2:45 p.m. in the Council Chambers.

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

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

Council Member Rubell arrived at 2:50 p.m.

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

WORK SESSION

4:00 p.m. - UDOT U.S. 40 Long-Range Planning Study Presentation:

Travis Hair and Geoff Dupaix, UDOT, were present for this item. Hair reviewed UDOT was looking at US 40 since the population around there was really growing. They were looking at improvements from the I-80 interchange to River Road in Midway, specifically at on-corridor needs and the interchanges. Currently the study was wrapping up, and they were focused on the budget. They found that the I-80 ramp to US 40 exceeded capacity and a climbing lane on SR32 was needed. All segments between SR32 and I-80 would exceed capacity in the next 10-15 years. There were not many breaks to get from one side of the corridor to the other. They were also looking at wildlife mitigations.

Dupaix indicated US 40 was important to the east side of the state. Hair reviewed they talked with the cities and counties in the area as well as Mountainland Association of Governments (MAG), and they had a public open house last May. They recommended

frontage roads parallel to US 40 and an additional lane would be added to US 40. They would upgrade the Silver Summit and Mayflower interchanges and construct a diamond interchange south of Richardson Flat Road. He felt that would open up the park and ride. Trails would go next to the frontage roads. Dupaix stated he talked with PC Transit and High Valley Transit (HVT) because he knew they wanted to expand service. He thought the frontage roads would help increase transit use.

Hair indicated most of the land needed for these improvements was within the UDOT right-of-way. The frontage roads would be two-lane roads. The intent of the project was to give people options on how to get places. He noted the drawings displayed were preliminary at this point. Dupaix indicated they were in year two of a four-year project. There were a lot of transportation needs and funding was already programmed for other projects through 2032. Hair stated they were anxious to get it into the funding round.

Mayor Worel asked if this project could be moved up in the priority queue if another funded project was not ready to go. Dupaix affirmed they had the authority to do that. Mayor Worel asked if this project would get higher priority with the Olympics coming. Dupaix indicated there was a current priority for enhancing transit connections, so they were working with the transit organizations.

Council Member Parigian asked if UDOT's proposed road was going to be where the dirt road by Clark Ranch was located. Dupaix stated they hadn't aligned the roads yet, but they wanted to make sure it was within the UDOT right-of-way as much as possible. Parigian asked how the road would cross SR 248. Hair indicated they could tie into Round Valley, and they were looking at all alternatives.

Council Member Ciraco noted there would be fencing for wildlife and he asked that UDOT consider a wildlife crossing. Hair indicated they had options along the corridor that they would look at. Dupaix stated they were looking at these locations holistically to consider nonmotorized vehicles and wildlife.

4:30 p.m. - Senior Center Site Design Discussion:

Matt Lee, Economic Development Project Manager, with Anne Mooney and Seth Striefel, Sparano+Mooney Architecture, presented this item. Lee reviewed they had five meetings with the design committee. The design options included all surface parking, all underground parking, or a balanced mix of the two. The options would impact open space, with the most open space coinciding with the underground parking option.

Lee noted the lot size was 1.09 acres, there were 47 surface parking spaces, and 55% of the lot was open space. He proposed vacating the existing right-of-way next to Sullivan Road, which was not part of Sullivan Road, and bringing it into the lot. Currently it was within the UPZ zone so they would use that space as an extended setback and they could put parking there as a conditional use. The required open space was 30% and there would be a minimum parking stall requirement of 33 spaces.

Lee stated the all-surface parking option could accommodate 51 stalls, the underground parking option could accommodate 60 stalls, and the balanced mix option would accommodate 57 stalls. Open space would be at 44% with the surface parking option, 66%-68% with the underground parking option, and 60%-62% with the balanced mix option. These percentages would include hardscape and green space.

Lee presented options for the building plus the parking on the lot. Option One showed the all-surface parking with a 10,000 square foot building footprint. This would be the simplest traffic flow and the easiest to construct. Option Two included the maximum underground parking and maximum open space. This option allowed the building to be centrally situated on the property and there would be access from both sides. This would be the most complex design to build and would be the most expensive. It would also require Planning Commission approval to build the below-grade parking next to Park Avenue.

Option Three had a mix of surface and underground parking and it would be accessible from Park Avenue and Sullivan Road. It would preserve some open space, and the parking could be on the back of the building so the Park Avenue view would look nice. It reduced the complexity of the underground parking because it would align with the senior center above it, which would reduce costs.

Council Member Toly asked if parking could be put on the south side. Lee indicated that was in the UPZ zone. He noted there was potential parking on the other side of Sullivan Road by the skate park. Council Member Toly asserted parking was expensive so that was something to think about. She asked why the transit stop would be moved. Lee indicated it could stay or be relocated. The Transit team felt it made sense to relocate it if the pedestrian walkway to the library was improved.

Council Member Ciraco asked to carve out the underground parking cost as a separate item from the senior center. He would like to have more open space around the building. Council Member Rubell asked why the square footage was 10,000 since the Council discussed the footprint being 7,500 square feet. Lee stated this design was the worst-case scenario. Council Member Rubell asserted the cost would be reduced with a smaller footprint. Lee noted if the footprint was smaller, the underground parking would be smaller as well, and it might not be feasible to have underground parking in that scenario.

Council Member Dickey asked if there was a benefit for having surface parking stalls. Striefel noted Option Three was the seniors' preferred option. Lee added the surface parking could have some ADA parking. Council Member Parigian asked if the underground parking would be fully underground, to which Striefel affirmed. Council Member Parigian asked if a certain tree on the site would be preserved, to which Striefel affirmed. Council Member Parigian asked if more parking could be added to the north side of the lot and noted the library had overflow needs. Lee indicated the maximum for

underground and surface parking on this site was 85 stalls. Council Member Parigian thought the open space could be reduced because of several open space areas nearby.

Mooney indicated they discussed the needs of the seniors to determine space requirements and they estimated this center needed to be about 16,000 square feet. She noted other senior centers in Salt Lake County were 20,000-22,000 square feet. Striefel displayed the cost estimates for each option: Option One was \$18.8 million, Option Two was \$27.2 million, and Option Three was \$21.8 million. Lee estimated that a 10,000 square foot building would be \$5 million less for each option. He indicated if the underground garage was raised, they would be locked into a one-story building. Council Member Ciraco asked Lee to look at having two feet of the parking above ground to save on costs. Mayor Worel asked if the high water table cost was included in the parking figures, to which Lee affirmed, and noted they didn't think they would have to treat the water as extensively as previously thought.

Council Member Rubell stated this kept coming back to Council with different square footage numbers and he asked why they weren't following Council direction. Lee stated they did a needs assessment and then got estimates from that. Council Member Ciraco recalled that a previous discussion was that if the building was 10,000 square feet or more, it would require an MPD. He hoped that constraint would be relayed. Lee indicated that was not a constraint from Planning's perspective so that was a mistake on the feasibility end. Council Member Toly clarified the 9,999 square foot maximum was because housing was originally planned for the site as well, and commercial could not be 10,000 square feet or greater. Mooney indicated they could design for any budget. They wanted to look at best practices for a senior center, but they understood the constraints of a budget. Council Member Dickey noted the previous discussion included direction for a footprint and then the request to look at the needs.

Council Member Rubell supported a building with around 10,000 square feet, not 60% bigger than estimated. He liked Option Three with a 7,500 square foot ground floor footprint and a total of 10,000 square feet. Council Member Ciraco supported Option Three with a total building size of 10,000 square feet. Council Member Toly supported Option One as presented. Council Member Parigian supported Option Three with the square footage of 10,000-15,000 and a cost of \$15 million. He wanted more parking spaces added and no ventilation in the underground parking. He supported an 8,000 square feet footprint maximum. Council Member Dickey asked what the current budget was for the senior center, to which it was indicated \$3.5 million. Council Member Dickey liked Option Three and supported a 15,000 square foot building with a 7,500 square foot footprint. He thought more funds were needed and wanted to request help from the county.

Council Member Parigian asked if the kitchen would be the Summit County hub for all the senior centers in the county, to which the architects affirmed the county representatives were supporting that. Mayor Worel summarized the majority of Council favored a 7,500 square foot footprint and there was interest in surface parking. The

Council requested information on cost and parking implications with the smaller footprint. Council Member Rubell clarified Option Three was the preferred parking option.

Eggleton stated the smaller footprint size would compress the underground parking and he asked if Council wanted to see a half grade parking option. Council Member Dickey did not want to see it. Council Members Ciraco, Toly, Rubell, and Parigian wanted to see that option. Eggleton asked if Council wanted to see prices with a range of square footage options. He asked for a defined cap on budget or defined cap on square footage. Council Member Ciraco stated the Council asked to see a 7,500 footprint, with a total of 10,000 square feet. Council Member Toly asked to see what would be lost with these adjustments.

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

II. PRESENTATIONS

1. Consideration to Approve Resolution 24-2025, a Resolution Proclaiming November 11, 2025 as a Day to Honor Veterans in Park City, Utah:

Michelle Downard and Adam Butler presented this item. Downard indicated 15 military members worked for the City and she thanked them and community member veterans for their service. She reviewed the scheduled activities around town to honor veterans. Butler shared his brother's story of serving and dying in Afghanistan.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input and thanked Butler for sharing his brother's story and the foundation he set up in his brother's honor.

Council Member Dickey moved to approve Resolution 24-2025, a resolution proclaiming November 11, 2025 as a Day to Honor Veterans in Park City, Utah. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

Council Member Parigian indicated the service that veterans gave for sacrificing their lives and limbs was the highest they could give. He respected that and was thankful for all the veterans.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco reminded the community that the ski swap would begin tomorrow. Council Member Rubell distributed a Park City Fire District (PCFD) budget highlights pamphlet and noted their service had increased while the tax rate was lowered. This included expanding the critical care program. He attended the Halloween on Main Street event and stated it was fun. Council Member Toly stated the Chamber had an event at Stein Eriksen Lodge. They shared that ski bookings were up for January. Council Member Parigian agreed that the Halloween event was fun. He hoped people would give during the Live PC Give PC fundraising event. Council Member Dickey also praised the Halloween event. Mayor Worel announced that veterans could get a free cup of coffee from the Daily Rise tomorrow. There would also be a ribbon cutting at Studio Crossing tomorrow.

Staff Communications Reports:

1. August 2025 Sales Tax Report:

Council Member Rubell was pleased that the report was better than previous months, but things were down with transient room tax (TRT). He felt it was a warning to be cautious with spending. Council Member Toly stated part of the reason for TRT being down was because of the nightly rentals, and she stated the hotels had stronger bookings.

2. Transit Technology Transition: What, When, Need to Know:

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.

Jeff Camp 84060 indicated traffic was bad and there was a bottleneck coming into town and another one on Bonanza. Since the City controlled property on Bonanza, he

suggested they do a study to widen Bonanza. He was told that at least 40% of traffic coming into town was construction traffic and he suggested that a shuttle service be provided as part of the construction parking plan.

Lisa Plane 84060 Alpine Retreat HOA President, stated their condos were adjacent to the Mawhinney Lot, which was the future site for the senior center. She asserted the residents hoped the green space would be left untouched. She appreciated the time put into this project by staff and the architect. She supported Options Two and Three.

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from October 13, 16, and 23, 2025:

Council Member Toly moved to approve the City Council meeting minutes from October 13, 16, and 23, 2025. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

VI. CONSENT AGENDA

1. Request to Approve an Amendment to the Public Improvement Agreements with Park City Heights and Studio Crossings Subdivisions, in a Form Approved by the City Attorney:

2. Request to Authorize the City Manager to Execute a Contract with Emily Miquelon Not to Exceed \$4,000, in a Form Approved by the City Attorney's Office and Recommended by the Public Art Advisory Board for the Creation of the Playground Surface Design for the Community Center Playground Renovation:

3. Request to Authorize the City Manager to Execute an Amendment to Extend the Binding Exclusive Negotiation Clause for 90 Days, Ending February 11, 2026, for the Non-Binding Memorandum of Understanding with Wadsworth Acquisitions, LLC, to Pursue a Public-Private Partnership to Deliver an Indoor Pickleball Facility:

4. Request to Authorize the City Manager to Execute a Contract Amendment with the Christian Center of Park City to Increase Food Assistance Funding by \$60,000, for a Total Contract Amount of \$182,250:

Council Member Parigian moved to remove Item Four from the Consent Agenda for further discussion. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

Council Member Ciraco moved to approve Consent Agenda Items One, Two, and Three. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

4. Request to Authorize the City Manager to Execute a Contract Amendment with the Christian Center of Park City to Increase Food Assistance Funding by \$60,000, for a Total Contract Amount of \$182,250:

Council Member Parigian stated there were moving parts to SNAP with the state contributing and the federal government hopefully paying the recipients, and he asked what the need was. Jasperson stated regardless of SNAP funding, there was an ongoing need in the community at this time and the funds would go quickly. Council Member Ciraco asked if this was needed in addition to SNAP, to which Jasperson affirmed. Jasperson indicated the Nonprofit Services Advisory Committee would bring back suggestions on how to spend the emergent needs funds at the next meeting.

Council Member Rubell understood half of SNAP funding would be covered for November and he asked if giving \$30,000 would address Council Member Parigian's concern, to which Council Member Parigian affirmed. Council Member Ciraco thought the ongoing food insecurity needs should go through the funding process.

Council Member Rubell moved to authorize the City Manager to execute a contract amendment with the Christian Center of Park City to increase food assistance funding by \$30,000, for a total contract amount of \$182,250. Council Member Ciraco seconded the motion.

Council Member Dickey asked if someone could speak to the food need today despite SNAP. Jasperson stated before SNAP funds were withheld, their shelves were bare and they didn't have fresh food to distribute. The \$60,000 could purchase 1,100 food orders so \$30,000 would do half that amount. Council Member Dickey agreed the ongoing need should go through the process, but the \$30,000 would help for a couple of weeks until Jasperson could bring this item back for discussion.

RESULT: APPROVED

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

VII. OLD BUSINESS

1. Consideration of the Public Benefits Analysis for the Appropriation of Additional Funds in the Amount of \$754,497 towards the EngineHouse Affordable Housing Development; and Consideration to Approve the Appropriation:

Ryan Blair, Property and Environmental Services Manager, and Sara Wineman, Housing and Development Coordinator, and Rory Murphy and Ryan Davis, JFisher Development, were present for this item. Blair reviewed JFisher was offering to designate six units for City employees and to repaint the 4th floor of the building. Council Member Dickey asked if the master lease analysis was just to determine if the City wanted to pursue that from the start, to which Wineman affirmed and stated her recommendation was to wait a year to see how the units were renting, and then reevaluate master leasing all the units or just some of the units.

Council Member Parigian asked if the six units were available from Day One of leasing, to which Davis affirmed. Council Member Ciraco asked how much soil removal was done by the City prior to the developer starting this project. Blair indicated the lot was a parking lot and the City removed two feet and up to four feet of soil from the site. Council Member Rubell asked about rent restrictions. Davis stated they could not reduce the rent without consequences with their financing. Council Member Rubell thought as rent increased, fewer employees would be able to afford them. Davis stated it would go up as cost-of-living adjustments were given to employees. Murphy stated one solution would be master leasing and then the City could charge a different rent. The problem was the City would have to pay even if there was no renter for the unit. Council Member Ciraco indicated they could do a master lease and if a unit wasn't leased, they could let it go and wait for another unit to become available. Wineman suggested using City funds to offset the rent if it was too high.

Council Member Rubell asked what staff's recommendation was with regard to the soil reimbursement request. Blair indicated the City delivered a clean site per the agreement. The additional costs were incurred because of how the City's ordinance was written.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Ciraco stated there was a public subsidy at the beginning of the project, and he wanted that updated if this reimbursement was approved. Blair stated \$958,000 was subsidized in the form of impact fee waivers, the land lease, and soil remediation costs. If the \$754,497 was approved tonight, the affordable housing unit subsidy would increase to \$93,579. Council Member Dickey supported the reimbursement and asked about repainting the fourth floor. It was indicated JFisher would get the color approved by the Planning Department.

Council Member Dickey moved to approve the appropriation of additional funds in the amount of \$754,497 to the EngineHouse Affordable Housing Development. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

2. Consideration to Adopt the Clark Ranch Conservation Easement:

Luke Cartin, Environmental Sustainability Manager, and Wendy Fisher, Utah Open Lands (UOL) Executive Director, presented this item. Cartin reviewed the history of this property, beginning with purchasing the property in 2014. COSAC brought their recommendations to the Council March 3, 2016. They wanted the conservation values to focus on aesthetics and recreation, and they set aside 10 acres for City needs. Fisher stated the adaptive management plan and conservation easement were discussed thoroughly with COSAC. Cartin referred to the aerial transportation public benefit clause, and he explained a paragraph was put in the easement that stated it was a possibility if the Council wanted it in the future. Fisher stated she endorsed the language. Cartin stated it was not a change to the easement, but rather a clarification of what was considered a corridor. It was done with conservation values in mind.

Fisher indicated a Nordic trail was allowed and mowing the trail helped feed the wildlife. Cartin stated prohibited uses included fires, roads, developments, etc. He referred to the Clark Ranch Housing project and stated the conservation easement could compliment the housing project. He recommended having a 15-acre area left outside the easement, but the Council could adjust that number. He wanted to create a buffer of open space from the neighborhood and suggested putting a deed-restriction for open space on that area. Fisher reviewed the discussion with COSAC about reserving 10 acres for other uses. She thought a deed restriction on open space could be put in place, but it would not qualify to be its own conservation easement. She suggested that it could be pertinent to the conservation easement that was there. She noted there was a difference between staff's recommendation and UOL's recommendation, but it was nothing that couldn't be worked through.

Council Member Dickey asked about the human powered recreation and the use of e-bikes. Fisher stated e-bikes would be allowed if they were non-throttle. Council Member Rubell asked if the other land was needed for the 10-acre development. Cartin stated whatever development went on there, the extra open space would allow a buffer from the conservation easement. Council Member Rubell stated the language from COSAC was to exclude up to 10 acres, and he asked why the additional acreage was needed. Cartin stated they were trying to understand the interplay between the needs of the development that would still meet the intent of the conservation easement. Sara Wineman, Housing and Development Coordinator, indicated the developable area was 8.5 acres and the retention pond was not part of that area. Also, the development plan shifted further south on the property which created a triangle property for the retention pond. Council Member Rubell referred to the conservation easement and stated there was utility language. He asked if the utilities could be put underground, to which Fisher stated they could if that land was restored afterwards.

Council Member Parigian asked what it would take for Fisher to deny the project. Fisher stated she had been working on this for 10 years. She didn't think it was okay to decimate the spring-fed pond. She hoped the Council could nuance where the corridor would be. There were permitted uses, and she wanted to work with the Council to come to consensus on these things. It was checks and balances, and there were times when good intentions got out of control if there was no counterbalance. She was looking for what their role was in the conservation area. With aerial transit, she wanted to be part of the conversation to ensure the conservation values were maintained. Cartin stated if there was a disagreement in the future on the intent of the easement, there was a clause that a court could decide.

Council Member Toly asked if the aerial transit clause was agreeable to UOL, to which Fisher affirmed and indicated if this ended up in a court proceeding, the court language allowed them to prove how the aerial transit harmed the conservation values. Council Member Toly asked if the prior approval rights were strong enough, to which Fisher affirmed. Council Member Toly asked if a retention pond was part of a development. Rebecca Ward, Planning Director, stated it depended if there were proposed structures and if there were changes to grade. The open space determination was made by the Planning Commission for each project. The Planning Commission had recommended that the retention pond be incorporated within the 10-acres. Council Member Toly asked if an affordable master planned development (AMPD) application would change the recommendation, to which Ward stated the value of the open space was part of the Planning Commission review. Council Member Toly noted that UDOT planned to put frontage roads on each side of Highway 40 and asked how that would affect the conservation easement. Fisher stated it was important to put the conservation easement in place now. She noted UDOT stated they hoped to put the road entirely within their existing right-of-way.

Council Member Rubell asked if UDOT would only put a frontage road on the west side of Highway 40. John Robertson, City Engineer, stated their intent was to put frontage roads on both sides of US 40 and a full interchange between SR248 and Mayflower.

Council Member Ciraco asked if Cartin talked with engineers to see if aerial transit was possible for this area. Cartin stated he spoke with Chris Eggleton, Economic Development Director, and that's why they clarified "corridor" to include possible aerial transit, so there wouldn't be debate on this in the future. Council Member Ciraco stated the aerial transit from Richardson Flat to Snow Park would alleviate traffic in town which would benefit the City. Fisher supported carbon sequestration. Council Member Ciraco didn't think this was the right spot for a housing project and he wanted to honor the COSAC recommendation of reserving up to 10-acres. He asked when that number got changed. Wineman stated the land surveying did not move forward and so it was put in the feasibility study RFP. Council Member Ciraco asked when the description grew to more than 10-acres. Wineman stated the feasibility study included the west side and it said 10-15 acres. It was indicated that the direction was to find the best developable 10-acres of land within a designated 15-acre circumference.

Mayor Worel opened public input.

Mary Caire stated the first thing people saw as they drove to Park City was Clark Ranch. The City locked in over 9,000 acres for conservation. Now the City was considering carving out a portion of Clark Ranch for housing. She felt this was bad government. She noted the challenges of having this housing development. She didn't want to torch the gateway to the City.

Lance Lucey Keep Clark Ranch Wild, stated he was concerned about the accuracy of the record. He stated discussions on making part of Clark Ranch affordable housing were false. Former COSAC members didn't discuss this as a housing option. That misstatement was repeated. He wanted all previous analyses to be disclosed to reflect the accurate record. He wanted people pursuing housing to do it transparently.

Debi Scoggen 84098 referred to Wendy Fisher's comment that language that would protect them now might be mute in the future. She didn't understand how housing got in the middle of a conservation easement. Building and wildlife open space were mutually exclusive. In terms of court protection, she stated the state courts usually did not support conservation. She was curious about limited use events and didn't want a bunch of junk out there.

Carol Chen 84060 stated the land was purchased with open space restricted money. The land was an open space buffer between other entities and she wanted to know how those funds would be reimbursed if some of the land was carved out for housing. She thought open space was her children's future quality of life. Housing was needed but not on the land reserved for open space.

Lynn Sheldon read the following statement: "When I was young, my parents taught me that a pinky promise, a "cross my heart and hope to," is a commitment without an expiration date. Park City residents ask nothing more from this Council, and every future Council, than to honor commitments in that same spirit. In 2016, any reference to possible "municipal uses TBD" on a small carve-out of Clark Ranch open space was speculative at best. What is clear, from written records and from those who served, is that housing or large-scale development were never intended there. The Citizens Open Space Advisory Committee, COSAC, was created to guide the future of Clark Ranch. Nineteen members: Council liaisons, a Planning Commission representative, city staff, Utah Open Lands, Summit Land Conservancy, and residents. Their charge was to identify uses that honored the open-space purpose for which Clark Ranch was acquired. Utah Open Lands conducted a year-long environmental assessment. COSAC ultimately identified four criteria for future use of the property: recreation, aesthetics, critical conservation, and community character. Affordable housing did not appear on that list because adding housing does not protect open space. In fact, it undermines it. At COSAC's March 2016 meeting, one member warned that Clark Ranch "might be the only open space between Kimball Junction and the Jordanelle in 10 years." Nearly a decade later, that prediction has proven remarkably accurate. Yet today, through shifting

interpretations and pressure to deliver a project, some voices have moved toward building on these 10 acres, on a steep slope with no existing utilities and in a location where housing simply does not belong. And that is especially unnecessary when Park City owns roughly 30 acres near Studio Crossing, land already served by public utilities and envisioned as a future transit-oriented hub. Tonight you are even considering connecting water systems between Park City Heights and Studio Crossing, which reinforces that a more suitable location exists. If the Alexander Company cannot meet its financial targets on 10 acres here, then the project or the location must change, not the promise made to voters. The Clark Ranch Conservation Easement calls this land a perpetual public benefit for Park City, for Utah, and for the United States of America. That is the understood agreement. And it is the responsibility of this Council, the Planning Commission, and our entire community to uphold it. In 2016, Council described its vision for Clark Ranch as to “preserve and enhance the nature of the natural environment.” That was the charge then, and it remains the correct charge now. Council seats may change hands, commitments do not. Please honor the protections put in place.”

Whitney Zaino 84060 stated her sons took advantage of all Park City had to offer, with trails, skiing, and open space. She lived in PC Heights, and the proposed Clark Ranch neighborhood did not match her neighborhood. She thought the retention pond was toxic and shouldn't be on land designated as open space. She wanted to keep Clark Ranch wild.

Cindy Matsumoto 84060 stated she was a member of the Council when they approved PC Heights and bought Clark Ranch. Clark Ranch was bought as a buffer as development spread in Wasatch County. She felt it was important to pass this conservation easement. She agreed with the people who spoke against affordable housing here.

Becca Gerber 84060 stated she was a former Council member when the conservation easement was discussed and the Council did discuss having housing next to PC Heights in order to share utilities. There were other areas to put affordable housing but the neighbors to those areas would come out against it. Affordability was an issue in the community and it was hard to hear people say there was never any mention of housing on Clark Ranch. There were discussions about it, and we need affordable housing.

Jeff Camp voted to preserve open space, and he thought the City bought everything up to the highway to preserve as open space.

Cheryl Fox 84060 Summit Land Conservancy Executive Director and a member of COSAC, stated COSAC had discussions on Steve's Point in Clark Ranch. She supported the aerial transit language in the conservation easement. She thought if this easement was not approved, other good ideas would come into play. COSAC recommended 10-acres be carved out and she didn't agree that any more land than that should be allowed.

Mary Iannaccone stated 5-acres was proposed to be stolen from open space. The agreement was 10-acres. She thought the developer's plan required 15 acres and now people wanted to expand the acreage for development. She wanted a plan that fit within the allowed acreage. She asked the Council not to vote for 15 acres.

Sue Gould Keep Clark Ranch Wild, read the following statement: "I'm here because Clark Ranch is headed in a direction that contradicts the commitments made to this community and the policy direction this Council has already given. Previous councils were explicit: any development carve-out must be limited to up to 10 acres, and only if needed for municipal uses. Tonight, however, you are asked to approve a conservation easement that exempts 15 acres. That is a 50 percent expansion, driven not by public necessity or legal obligation, but solely to accommodate the applicant. And while Alexander Company is the applicant on paper, Park City Municipal is named as its co-developer. The conflicts of interest are not hypothetical. They are present in every step of this process. At the Planning Commission's most recent meeting, commissioners emphasized a crucial principle: the project must fit the site, the site must not be reshaped to fit the project. They expressed resistance to any disturbance over 10 acres. Yet now the City, acting as both regulator and co-developer, is moving to expand that disturbance area through a conservation easement amendment that conveniently makes the current application compliant without requiring any redesign. This is precisely the dynamic the community feared: when the City is driving the project, the public interest becomes secondary. We should also remember what COSAC intended. Clark Ranch was never meant for large-scale development. Any carve-out was expected to be minimal and only if truly necessary. Treating 10 acres as a blank check for intensive construction has never aligned with the recommendations that justified protecting this land in the first place. And now the real issue is trust. If the City breaks the 10-acre commitment today, why would residents believe assurances tomorrow? Recent fact sheets and communications from the Mayor claim the proposed road will not extend beyond the development area. But if a 10-acre carve-out can quietly become 15 acres, what prevents future extensions when convenient? We hear from conservation nonprofits that conservation easements are binding once recorded. Yet those same leaders did not defend a long-held easement at Deer Valley, and development that violated it was approved. So what prevents density increases here? What prevents a gradual march deeper into preserved open space? What prevents future councils, mayors, and even preservationists from bending the rules under development pressure, especially as the 2034 Olympics draw near? Public trust takes years to build and can be lost in a single vote. If this easement passes as drafted, the message is unmistakable: Voter intent doesn't matter, COSAC recommendations don't matter, Conservation commitments don't matter, What matters is forcing a predetermined outcome. Clark Ranch deserves better. Those who worked to protect it deserve better. And you, as stewards of the public trust, must do better."

Wendy Blaszak read the following statement: "As I've been preparing for tonight, something that has stood out to me is a public comment submitted by a woman who served in 2014 as the Conservation Director at a local land trust and as a member of

COSAC. Her recollection of COSAC's discussions is important, and it aligns with what other former COSAC members have shared: the committee never recommended housing at Clark Ranch. She wrote, "I was present for and remember talks about carving out 10 acres from the conservation easement to accommodate limited public uses. It was clearly stated that only uses consistent with open space — such as mobility-friendly trails, trailhead parking, and possibly 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." Whether the number was 10 acres or 15, the central issue remains the same: this land was purchased and planned for conservation. The uses being discussed now go far beyond what COSAC envisioned, and they are not consistent with open space purposes. Large, multi-story buildings on steep slopes requiring significant grading and infrastructure simply do not align with the intent for this property. I understand that some of you may genuinely believe this is a good project. But past leadership including COSAC, the land trust community, and previous councils were clear about why this land was acquired, what funds were used, and what its purpose was meant to be. Their work deserves to be acknowledged, not set aside. And I would also gently ask that you give full weight to the community standing before you now. Many residents, across neighborhoods and generations - including former mayors - have expressed concerns about development at Clark Ranch. These voices are not a small, isolated group. They reflect a broad segment of the community that cares deeply about open space, stewardship, and responsible use of public funds. Rezoning Clark Ranch and failing to protect the full 344 acres from big development and roads would run counter to the intent of the acquisition and the expectations under which it was purchased. COSAC members know what they recommended. The public remembers what it was told in 2014. And the written record is clear about the purpose of this land. I ask you to honor that record, honor the community's investment, and honor the long-standing intent to conserve Clark Ranch."

Jason Vanderhoof 84060 read the following statement: "I want to speak to the land-use side of Clark Ranch. When Park City acquired Clark Ranch in 2014, the staff report emphasized that it represented a "significant open space buffer" protecting the Highway 40 and SR-248 entry corridor. That's why Clark Ranch was brought into the open space portfolio. It was purchased as open space, using restricted open space funds, and intended for long-term protection. That history is reflected today in the zoning: Recreation Open Space, or ROS. ROS is not placeholder zoning. It is not meant to be temporary. It is one of the City's strongest tools to protect open landscapes, viewsheds, trail connections, wildlife corridors, and the very gateway experience that defines Park City. To convert ROS land into a development site, the Council must make several findings: That the public benefit of development outweighs the open space value, That the change aligns with the General Plan, That the change does not constitute spot zoning, And that the City followed its own acquisition policies and funding constraints

Given the open space purpose of the original purchase, and the restricted funding source used, those findings would be extraordinarily difficult to support. If a rezoning is approved without meeting those thresholds, it is legally vulnerable. Residents can and have challenged rezoning decisions in Utah when they conflict with adopted policy, acquisition intent, or public-trust obligations. Clark Ranch is not surplus land. It is not a mistake on a map. It is a 344-acre open space acquisition bought with restricted open space funds, planned as a gateway landscape, and zoned for protection. Once developed, it is gone forever. If the City wants to pursue housing, it must do so on land intended for development, not on land purchased, funded, and zoned for open space preservation. Please uphold the purpose of this land, the zoning on this land, and the public trust behind this land."

Brennan Murray 84060 indicated the Clark Ranch property used restricted funds for open space. This was municipal finance law. She stated the City agreed to reimburse the fund for any part of the property that was used for purposes other than open space.

Deb Rentfrow 84060 stated several possibilities were discussed for affordable housing, but Clark Ranch was not considered until 2025. She indicated the developer couldn't guarantee the tenants for this project would work in Park City. She felt tenants would work at Deer Valley East. She stated COSAC set aside 10 acres and now staff requested 15 acres. She asked the Council to approve zero acres.

John Greenfield 84060 indicated the Clark Ranch 10-acre carve out was for a public purpose. The conservation easement tonight recommended a 15-acre carve out. He quoted many former City staff members. He thought the project was expanding and it didn't pass the smell test. He wanted the Council to record the easement as originally recommended with 10-acres.

Wayne Maw eComment: "I'm a 30+ resident of Park City and have hiked the area of Clark Ranch for over 20 years. 1 - It is my understanding that Clark Ranch land is owned by Park City, please note owned by City of Park City and not the Planning Commission, City Counsel or Major, it's owned by the public of Park City as such is mainly for their use not a Developer. We have enough problem with Developer owned land that our Utah Legislature is willing to support with no concern for open space, etc. But to have our current city elected official classify Clark Ranch as throw away open space for development is not right, this is "PUBLIC OWNED LAND". 2 - As a 30+ year resident of Park City, one of the reasons for living here is to get away from Sprawl, and that is what is occur all over Park City. Park City is grown up, we now need to preserve open space, once open space is developed it is gone for all future generations, so DON'T. 3 - Ever since the Jordanelle Dam was built in the early 90's, the earth removal and building of Highway 40 caused unstable conditions all along the Clark Ranch resulting in landslides. This is evident in the work spent by the State and county modifying and reinforcing the hill sides in this area. I doubt that any Planning commissioner or city counsel person has ever hiked in this area, it is unstable with mudslides in the Spring and huge cracks in the ridge lines that are 10 to 20 feet

deep. Developing this area is only going to make the unstable hillsides worse. 4 - The real looser in this development are the wildlife of the area. As I mentioned earlier, I have hiked this area for many years. I have seen on a regular bases Moose, Elk, Deer, Coyotes, Mountain Lions, Turkeys, Sandhill Cranes, and more. All you have to do in drive up the frontage road and you will see numerous games trails all over the hillsides, please commissioners and counsel person, go look at what is being sacrificed. To the wildlife this is not throw away open space.”

Dick Grannis eComment: “I hope the city abandons the 4-story affordable housing idea for the 5-acre parcel. It will block mountain views and look like big, ugly commercial apartment buildings. For several decades, the city planners have taken great care to preserve the “old town“ feel of Park City, but developments such as this one embody the opposite philosophy. Ten years from now, the increased density from this and other affordable housing projects around town will make things worse in Park City in terms of aesthetics, traffic and crowding. I don’t believe it is the city’s job to engage in commercial business development or social engineering by subsidizing housing for low and moderate income workers. I’ve heard a planning commissioner publicly admit that they really don’t know how many people need affordable housing. They are just guessing, and the projects seem poorly planned. For example, there are no measures to monitor the changing income levels of the recipients who qualify for affordable housing after they move in, and there are no measures to monitor the residents’ subsequent changes in employment to a job in another town outside Park City. Further, the city planners think it is a great idea to set aside fewer parking spaces than the number of affordable housing units in order to force residence to use public transit. How well does it work for an affordable housing resident when you don’t have a car but you must go to the grocery store in the middle of a freezing snowstorm? You must walk through the snow to the bus stop, wait in freezing conditions for the bus to arrive, walk the distance from the bus stop to the grocery store, buy your food items, walk back from the grocery store to the bus stop carrying three heavy bags of groceries, wait in freezing cold conditions for the bus to arrive, climb aboard the bus with the three heavy bags of groceries, find a seat on the bus with enough room for you and your groceries (which may or may not be available), step down the bus’s steep steps onto the icy sidewalk while holding the three heavy bags of groceries, and finally walk the distance through the freezing snow from the bus stop to your apartment. I wouldn’t mind seeing the city sell this land back to the private sector. If the city buys land, it should be only to create public parks and/or open space.”

Lauren Farleigh eComment: “I am writing to voice my strong opposition to the current development proposal for the 5-acre Bonanza site. This parcel represents one of the last remaining city-owned properties in the core of Park City-and its future use will say a great deal about what kind of community we want to be. The current proposal falls short of serving the public interest. It is heavy on renderings and “green space” marketing, but light on substance. A few patches of grass between high-density buildings do not create a true community gathering place. Allowing four-story structures on this parcel would directly contradict the intent of our zoning, disrupt mountain views, and permanently

alter the character of the town. And for just a few more units. Moreover, the timing and location of this kind of development make little sense. There is already a significant amount of affordable and mixed-income housing coming online across Park City. Those new residents will need access to parks, recreation, and civic infrastructure -not more buildings and traffic congestion. The Bonanza parcel is one of the few remaining opportunities to provide exactly those amenities. If there is not yet a clear vision for how to use this land, the City should wait. We do not need to rush into a project that compromises long-term community value for short-term activity. What makes Park City special are its public spaces-the library, City Park, the MARC, and our open spaces - places that bring people together, not just house them. There will never be enough affordable housing in Park City, demand will always exceed supply unless it no longer becomes a desirable place to live. We cannot pursue affordable housing without balancing other priorities or it will become a less desirable place to live. Let's reserve the Bonanza parcel for something of enduring public benefit: a new park, recreation facility, cultural venue, or open-space preserve. Once it is built over, we will never get it back. Thank you for considering the long-term interests of the community in your decision."

Mayor Worel closed public input and stated she was grateful for the community engagement regarding the easement.

Council Member Parigian supported the easement. He understood both sides of the story. He didn't think 15 acres felt right and he had a problem with the process. Council Member Dickey supported the conservation easement. He wanted the development limited to 10 acres, but having an internal 5-acres as open space was just additional open space. He thought they could pass the easement with 15 acres carved out and then when the Council heard the development proposal, they could decide if they wanted it to be over 10 acres.

Council Member Toly indicated she got involved in open space with Treasure Hill and now she was passionate about conservation. She wanted to address developing property once a conservation easement was put on it. Fisher explained the process to amend the conservation easement before development would be allowed. Council Member Toly asked if carving out the 10 acres would put the conservation easement at risk. Fisher stated the easement was not in place yet. Council Member Toly asked what the difference was between memos that referred to 10 acres and memos that referred to 10.9 acres. Cartin stated the legal description clarified the property was 10.9 acres. The intent was 10 acres. Council Member Toly supported a conservation easement and proposed the 10.9-acre carve out, and supported ensuring the language on the aerial transit was strong.

Council Member Ciraco was committed to preserving the part of Clark Ranch that COSAC intended, which was 10 acres. He supported the conservation easement with the 10-acre carve out. He felt like his hands were tied since the City had a legal agreement with the Alexander Company.

Council Member Rubell stated open space was the thing the community was willing to vote for and pay for. He reviewed the UPZ zone was passed last year to protect the City's parks. He asserted the original intent for the property was important. His preference was to preserve all the land, but he supported carving out the designated 10 acres.

Mayor Worel summarized a majority of Council supported the conservation easement with a 10-acre carve out. Margaret Plane, City Attorney, stated 10 acres could be a lot of different shapes. The current proposal was for 15 acres, and the City had an exclusive negotiation with another entity. Council Member Parigian stated it wasn't urgent to pass this tonight. Council Member Toly asked if this could be approved with 15 acres and then amended later. Council Member Rubell stated they could approve the conservation easement with all but 10 acres, and the non-conserved acres must have two sides touching the parcel boundary. Plane stated that would help with the shape of the carve out, but not with the legal risks of the negotiation agreement. She recommended not orphaning the land because it would not have any conservation value. She asked that the Council avoid doing anything that would look like they were not negotiating in good faith. If the agreement expired and was not extended, they would not have to negotiate in good faith. Council Member Dickey agreed this item could be continued.

Council Member Rubell moved to close the meeting for advice of counsel at 8:52 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

Closed Session

Council Member Dickey moved to open the meeting at 9:12 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

Council Member Dickey reviewed the conservation easement was very important. There were a number of questions that had arisen that needed to be addressed. The City had two parallel paths to get the conservation easement done while also staying true to the agreement with Alexander Company.

Council Member Dickey moved to continue the Clark Ranch Conservation Easement to a date uncertain, but to come back before the end of the year. Council Member Ciraco seconded the motion.

Council Member Ciraco stated the Council was committed to getting this done as soon as possible. There were a few things that needed to be reconciled and those would be done quickly in order to get the conservation easement recorded.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

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

Mayor Pro Tem Rubell excused Mayor Worel at 9:17 p.m. Steve Swisher stated this project was being brought into focus based on the small area plan. This would be a mixed-use development with a balanced use of mixes. He proposed two options for the project. Option One would have 106 housing units with one building having four stories. Option Two had 114 units with Buildings One and Six having four stories. Council Member Parigian requested 125 units.

Council Member Dickey liked Option One and didn't want Building Six to be four stories. Council Member Toly didn't want any buildings to have four stories. Council Member Ciraco was fine with Option Two and indicated he could change his mind with the architectural plans. Council Member Toly asked if four stories required an AMPD. She didn't want to send something to Planning that wouldn't work. Rebecca Ward, Planning Director, stated the applicant could submit an MPD with a height exception. The applicant could not increase the density beyond what would otherwise be allowed for the height because the site was under the density that would otherwise be allowed. The review process would include criteria to ensure the height mitigated impacts to adjacent properties. Under the current code, buildings could have exceptions up to 60 feet in height if project enhancements were provided. Exceptions included open space, affordable housing, and parking.

Council Member Ciraco wanted the project to reflect a human scale, and he thought this could be accomplished. Council Member Toly asked if exceptions would be requested for setbacks. Swisher stated this exception could be requested if the benefits were there. He felt the design they were proposing met that criteria. Council Member Toly asked if the developer would come back to Council or change the design if the Planning Commission said no to the height. Swisher indicated they would adjust the design and could come back to the Council. They would be in continuous communication with staff and the Council liaisons or the entire Council.

Mayor Pro Tem Rubell felt this project should be a community gathering place first. He had an issue with Building One and thought it closed the project off. Swisher stated he needed consensus. Council Member Toly stated she couldn't answer this now.

Swisher reviewed the village green would be a community asset. There would be a creative play area and an amphitheater. He proposed an arts pavilion and explained the

reason for designing it at 1,800 square feet and the capacity for that size building. He noted the arts council supported it. They preferred a bigger space, but they knew it would be used. Council Member Toly supported the arts pavilion and thought it belonged in the area. Council Members Ciraco and Dickey agreed. Council Member Parigian thought it was too big and did not support it. Council Member Rubell asked if they worked with organizations that would use the space. Swisher noted he had talked to aggregators and they did not want brick and mortar spaces, but they did want a spot they could use once in a while. Mayor Pro Tem Rubell stated the majority of Council supported it. He asked if Council wanted a black box theater. Council Members Parigian, Toly, and Ciraco favored a black box theater. Council Member Dickey did not support that. Council Member Parigian stated the idea of a black box was to rent out a room for an hour. Mayor Pro Tem Rubell stated the black box could be defined at a future date. Brint stated they could put it in another part of the site.

Swisher reviewed the commercial spaces. Council Member Parigian asked what would be part of the commercial space if there were no restaurants. Wilking stated she hoped there would be a restaurant, but for now the spaces were non-specified so they could determine the community needs once the project was completed. Council Member Toly favored more commercial for the site. Council Member Ciraco agreed and noted having a gym for the public would attract more people to the site. Swisher indicated they had to make choices with the number of buildings on the site. If the amenities were moved off the ground floor, there would be fewer residential units. Brint indicated they would look at it to see if it would work out. Mayor Pro Tem Rubell summarized the preference would be to have all first-floor space designated for public gathering, and asked if that would be okay if it reduced the units. Council Members Ciraco, Dickey, Rubell, and Toly supported that. Council Member Parigian wanted all housing for Buildings Two, Three, and Four.

Carly Brinla reviewed the updated unit mix. She indicated they removed 30% AMI units and increased unrestricted units to get to the 106 units and 114 units options.

Mayor Pro Tem opened public input.

Debi Scoggen 84098 stated creating more traffic at this site was a No. She liked the community gathering aspect but putting that many residential units in that area would create so much congestion.

Pam Bingham, 84060, Public Arts Advisory Board, supported this project and all the spaces for community use. She thanked the Council for all their work.

Mike Florence 84060, didn't want the Council to move forward with this project. The visioning process for this district included the Kimball Arts Center and Sundance. Now that those entities were gone, things changed. The project was non-aspirational, and the tall buildings blocked views. He felt this should be a park for the community. He also submitted the following eComment: "This has been a long, expensive, challenging, and

well-meaning process, but that doesn't mean we should accept the current plan which involves multiple 3- and 4-story apartment buildings and little other community benefit. Over the years and as the planning for this parcel has progressed, the facts on the ground have shifted. We are no longer trying to incorporate Sundance and Kimball into a greater arts and culture district. At the same time, we have made good progress on adding affordable housing in our area, and traffic has become a greater concern. I believe this prime and precious piece of real estate that is owned by the city should become a benefit for all Parkites. What better way to maximize the benefits of this parcel than to create a park that can be enjoyed by all. The current local neighbors of Park Meadows and Prospector would enjoy it, in fact it's accessible to all of Park City. The residents of the new Engine House and upcoming HOPA development will enjoy it, as will other future housing in Bonanza Park. It will provide a wonderful, mountain-view and open-space oriented entry statement for our town. I've heard someone say that our town has become a wonderful place to live not because of what we HAVE built, but because of what we HAVE NOT built. Treasure Hill, Round Valley, McPolin Barn, City Park, etc. are beloved assets of our community of far greater value than any new development can provide. Our community has consistently and overwhelmingly supported the purchase of open space. This is not a NIMBY argument. Our neighborhood includes deeply affordable Hillside Village and Aspen Villas, which are slated to become the much larger HOPA development. The Engine House will open soon, offering many new affordable units. Other affordable housing, such as Studio Crossing, are coming online. Still others are in the planning stages. The creation of affordable housing is valued by our community, and we have and continue to put our money where our mouth is. That does not mean that we have to accomplish it at this location. At a precious, city-owned property on a busy and prime intersection, what is the better aspiration for our community? A wall of expensive, multi-story apartment buildings along with their associated traffic? Or mountain views from a large park alternating as a peaceful and vibrant community gathering place?"

Audrey Windelowski 84060 stated the Treasure Hill bond passed seven years ago today. Now the City had the chance to do the right thing with Bonanza Park. Housing was not best for this site. She supported making it a park.

Deb Rentfrow 84060 was concerned with the City financial contribution, and she didn't know where all this money was coming from. Besides the financial contribution, the City was also committing to soil remediation, transit build out, and other commitments.

Cheryl Fox 84060 lived in Park Meadows and worked in Prospector. The project changed substantially in the last few years and so the feedback received at that time might have changed. This was no longer an arts and culture district. The City bought the land because the City didn't want to see tall buildings in this area. She asked the Council to stay true to the intent. A park would enliven redevelopment in the area.

Jeff Camp 84060 stated the common theme was traffic and affordable housing. He didn't think condos should have more than one parking stall. He thought any recreation

opportunities at this site should be indoor recreation. He also supported a large parking garage here.

Sarah Hall 84060 clarified the code for MPDs and exceptions allowed by the Planning Commission. She supported having a park for this area. She also submitted the following eComment: "I join the many voices in our community who prefer a community park over the current plan proposed in Agenda Item VII(3). I want to reiterate some of the thoughtful comments published in *The Park Record* Letters to the Editor, particularly those from Cheryl Fox, CEO of the Summit Land Conservancy and former Planning Commission Chair Laura Suesser. As Ms. Fox noted: "The 5-acre parcel is the entry to Park City for people coming in on S.R. 248. Rather than greet them with a built environment, let's welcome them with a sweeping vista of open space that draws the eye up to the surrounding mountains. The five acres could become a beautiful park, with rain gardens, native plants, a sledding hill, shade and benches to create gathering places." And as Ms. Suesser suggested: "The acres should be a community gathering space/park with some art and perhaps a well-designed food hall with a café and brewery/restaurant. Include an amphitheater, bike paths, underground parking, and a bus stop." 1. You Have the Power to Create a True Legacy: A Community Park Park City is increasingly built out. A centrally located open space, thoughtfully designed for all ages and all seasons, could serve as the heart of our community. We do not need the massive housing development proposed in the packet. The proposed internal green space would be largely enclosed by 3 & 4 story buildings, feeling more like a private housing "courtyard" rather than a welcoming park open to the public. 2. Traffic Mitigation and Transit Solutions Are Inadequate The intersection of Kearns and Bonanza is already among our most congested. As noted in the City's recent Bonanza Park Small Area Plan – Mobility Component, this area is projected to worsen with added density. As Planning Commissioner John Frontero has repeatedly stated on the record, we cannot accept a Level of Service "F" for our community. This 5-acre site lacks adequate traffic mitigation and transit solutions. Can we add a proper bus turnout on Kearns eastbound or Bonanza southbound? Can we add a serious traffic mitigation solution here? 3. Connectivity Should Be a Priority I appreciate the improved pedestrian pathways compared to current substandard conditions. However, these can be made even better. Please reconsider the bike paths overshadowed by 3- and 4-story buildings with minimal setbacks and landscaping, especially along Bonanza. Enhanced pedestrian and bicycle pathways would help achieve our Active Transportation goals and make biking and walking safer and easier. Safely connecting neighborhoods has long been a community priority, and this site can play a key role with better-buffered paths. Can we add a bike path along the east side of the property? Can we add a better buffer for the paths? 4. Height and Scale Are Excessive, Especially in the Frontage Protection Zone The proposed tall buildings would amplify congestion, overshadow the central green space and Bonanza bike path, and compromise the very idea of a park or gathering area. Without clear dimensions, it's difficult to determine whether setbacks meet code but the visual appears it would fail to pass a planning commission approval based potentially on requests for height exceptions above the underlying zone height of 35ft, the Conditional Use Permit in the Frontage Protection Zone, and the setbacks. Of

course, a thorough traffic mitigation and construction plan would also need to be specifically evaluated. Simply put, we do not need a four-story building with minimal setbacks on Bonanza Drive, nor multiple three-story buildings in our Frontage Protection Zone. Will this be processed as an AMPD or MPD when height exceptions are sought beyond the 35-foot limit for four-story buildings? Will those buildings have step-backs, particularly within the Frontage Protection Zone? Can you provide setback dimensions and height (including step-backs) for all structures? 5. Affordable Housing Matters AND So Does Balance I fully support affordable housing. During my tenure on the Planning Commission, I championed amendments to the Affordable Master Planned Development (AMPD) code to encourage more affordable projects. We approved the Engine House (99 units), Studio Crossing (208), and HOPA (317) for a total of 624 units, including many 2 & 3 bedrooms for literally thousands of new residents to move into these units. We also approved several smaller projects and hundreds more units are already in the pipeline. We are already making massive steps to increase our affordable housing. We are a town of roughly 8,500 full time residents and we are about to onboard thousands of more new residents into all these hundreds of affordable units we just approved. Let's house these thousands of new affordable housing residents first. In fact, let's fund HOPA (already approved by the Planning Commission) and reserve this site for a different purpose. We absolutely need affordable housing, but our community has other needs. This parcel can help meet those broader goals for the community as a whole. A Park Is the Best Option In conclusion, the 5-acre site isn't just another parcel: it's an opportunity. An opportunity to build something special, lasting, and community-first. I respectfully ask you to protect the legacy of our Frontage Protection Zone, scale down building height, increase setbacks, enhance pedestrian connectivity, and add meaningful transit solutions—or, more simply, make it a park: cheaper, faster, easier, and broadly supported."

Jocelyn Scudder, Arts Council Executive Director, indicated she worked with many arts organizations and studied gap needs. The arts pavilion was needed and supported by the community. This should be a gathering space over a housing project. She advocated for a community arts space.

Minda Boland eComment: "I am writing to express strong support for including dedicated arts spaces in the proposed 5-Acre Bonanza Parcel development. These spaces for the Arts Council/CREATE PC, local makers, and multi disciplinary cultural groups are essential to maintaining Park City's creative identity and sense of community. Purpose built areas for artists, nonprofits, and performances would ensure that creative work remains visible and accessible to residents and visitors alike. The inclusion of a small outdoor amphitheater would further enrich public life and strengthen our cultural economy. Thank you for prioritizing the arts as an integral part of Park City's future."

Clive Bush eComment: "I'll just add for the public record that I support Cheryl Fox's vision for this acreage that I'm sure you all read in the Record. The building blocks you are planning and afraid to show complete renderings of, and from ground level will

never be a community wide asset or inviting to anyone who doesn't live in one of them. I understand you may be proud of the Engine House accomplishments - I think however, that you are blinded by the metrics rather than the aesthetics that if repeated elsewhere will add to Park City's struggle to remain unique and relevant, and distinguishable from the Wasatch Front. The prioritization of large scale building blocks overshadows the four key pillars of the community that you are charged to maintain and that should remain at the forefront of every decision that you make as the key holders of our community owned public space. Your current direction fails to take any of these into account - the legacy that these decisions that you make will remain forever. "These building blocks have no place in the heart of a Mountain town and nothing we should be proud or bound to build."

Kim Wright eComment: "I am writing to respectfully request that the Council pause the Bonanza Park development process for further evaluation. The original vision for this area was to create an Arts District, and the current plan no longer reflects that intent. I apologize that my comments are coming later in the process, but I recently learned more about the development through recent coverage in Town Lift, The Park Record, and KPCW. I also appreciate Mayor Nan's invitation for community feedback on this important issue. Before our community commits to additional developments, I believe we need to review our affordable housing goals on a project-by-project basis, including an assessment of financing and modernization opportunities. The HOPA project, along with other existing affordable housing units, could potentially accommodate new or updated units within their current footprint if modernized thoughtfully. Additionally, there remain significant unanswered questions regarding Bonanza Park—particularly around transit impacts, pedestrian safety (given the already high traffic levels), and the overall suitability of adding density to such a busy corridor. It seems prudent to first observe how the Engine House development integrates into the community before proceeding further."

Lloyd Kinderknecht eComment: "According to KPCW, they quote you as saying that many in the public are holding their comments until after the election. I've always wondered why municipalities where I have lived don't utilize online/virtual polling to understand the public interest? web based/app etc. tied to voter registration so as to allow a single vote. I recently voted in an online poll ranking ski resorts...a couple of clicks and I was done. My 2 cents, and the best use idea I've seen in the editorial pages is to create Park City's "Central Park"...would make an awesome impression on Olympic Visitors in 9 years....we are "Park" city, let's be a Park City."

John Kenworthy eComment: "I am writing to express my deep opposition to the proposed housing plans for the 5 acre site at Kearns Blvd and Bonanza. I am a twenty plus year resident of Park City, former planning commissioner and Main Street business owner. I want you to know that my neighbors and I do not support what is being proposed. We want what we all came together and stated for on the record over 8 years ago. Arts, culture with "Transit and Parking". The ridiculous statement "excessive parking drives traffic" that has been thrown about by staff and council "with regards to these 5 acres" simply has not been supported by any actual math or respect for our

citizen's voices. How could it be excessive when nobody in our city knows what the actual density and land uses above grade are going to be? Nor has the shared parking and transit needs of the community ever been considered by this council on this site. Until the actual specific use, density and potential shared parking and transit solutions are analyzed on this 5 acre parcel, how can someone be a hard NO on 2 floors of parking and transit opportunities? This reveals a great deal about individual ideology and limiting abilities to serve on behalf of their community. This is the same nonsensical thinking of promoting a 6 story hotel in Old Town with zero parking nor transit solutions above the most deadly intersection/round a bout in our city. Where is Dana and his beer? An actual community gathering space on these 5 acres, providing opportunities for music/art, connectivity, with underground parking and a transit hub, and maybe even a food and beverage venue or two is exactly what the voice of the people have long wanted here. And they still do. The failure of city leaders to secure Sundance and Kimball is shameful, but we must move on with transit and parking as this site's number 1 goal. We must not continue to build soviet bloc density and architecture (like the disaster on Homestake - the Engine House). These are prime entry corridor acres perfect for future transit solutions! We are solving our affordable housing needs with plenty of other options already approved. Without any major transit solutions, the Kearns and Bonanza intersection will not be able to withstand the impact of the currently being proposed housing development on this 5 acre site. We made promises to DV's snow park protect the loop residents as well as those on Empire Pass that we would fix down stream arteries, not clog them more. Health, safety and welfare demands that any new project addresses traffic solutions pre the housing development being considered. How dare you take away one of our original desired goals - transit and parking solutions - on this key 5 acre parcel. First the arts get chased away and now Parkites get ignored. Eight and half years later - I believe this is being pushed through without even an analysis on our current affordable housing needs so that a lame duck Mayor Mayor Worel can say she actually did something during her 4 years. Please change direction on this project and make it first and foremost a transit/parking solution space for the entire community and as well - a community gathering space above ground. Who is doing the comprehensive planning in our city? It's beyond time for tough love here. Losing 800,000 to 1,000,000 annual visitors on Main Street over the past 4 plus Nann Mayor Worel years is just the beginning. We must change direction. Do the people's work."

Larry Warren eComment: "I was pretty appalled when I saw the drawings of Bonanza Park at the community room a few weeks ago. If this is to be public space, which ALL citizens of Park City need and deserve, then why is the green space surrounded by four story buildings? It looks like private space for those who live in the buildings and that is how it will be perceived. The drawing attached to this agenda shows four story buildings street side, so there isn't even much of a way to see what's on the other side, and even if you can see in a few spaces, the impression is that it is a lawn for the tenants. Furthermore, why does this last remaining significant space have to be turned into more housing anyway? We have Engine House, Studio Crossing, potentially Clark Ranch and other projects coming online already. Why not create a true open space for ALL in Park

City, while the space also serves as a land bank for future needs we can't even imagine today? The whole art space concept is outdated already with both Kimball and Sundance leaving. Why not keep it simple and save the last sizable tract of land in city limits available for future needs while creating in the meantime a nice OPEN park for all to enjoy the space and the views, which are blocked by the height and density of this current vision. This vision doesn't create a space for all citizens. It has the opposite effect."

Mark Fischer eComment: "I just read the "Make it a Park" Letter to the Editor this morning along with numerous other submissions promoting the idea of a park on the 5 acre parcel. As you may know, I worked on assembling 9 separate smaller parcels for like 15 years to eventually create this opportunity. My company name was Bonanza Park, LLC and to my delight it became the name of the neighborhood. We then replatted the parcels to create the one 5 acre prime piece of land. I have been silent all these years since the City purchased the land from my partnership and had hoped that Sundance and Kimball would anchor a fantastic arts district. I do now believe that this land should become a park with 2 layers of underground parking below along with a properly sized transit center with an adjunct arts building. There will be so much workforce housing within walking distance to this parcel within the next 10 years or so that to add even more here would be a mistake and missed opportunity."

Jeff Owen eComment: "I am a fifteen-year resident of Old Town. I am writing to express my strong desire that Bonanza Park (at corner of Bonanza and Kearns) be developed into a park and that no portion of it be otherwise developed. I know of no one among my friends or neighbors who feels that greater density and further unnecessary development are desirable in Park City. Our town will not benefit from additional cars, traffic and congestion. Our town will not benefit from the further loss of open space. As I write this, we are losing a portion of the City Park to the construction of a community center. That construction represents a permanent loss of valued town-core open space unless other open space is created. Bonanza Park represents rare open space that should remain so."

Laura Suesser eComment: "I am writing to express my opposition to the proposed housing plans for the 5 acre site. My neighbors and I do not support what is being proposed. We want a true community green space providing opportunities for music/art, connectivity, underground parking, transit and a food/beverage venue. We are solving our affordable housing needs with other, already approved, projects (some of which are in close proximity to what is being proposed) including Engine House, Studio Crossings, HOPA, and DV's Ski Rail. As a former planning commissioner, I suspect the amount of density being proposed at the 5 acres is unlikely to pass a traffic study given the other approved projects at this already failing intersection. It makes little sense to plow forward with this project without mitigating the impacts of the other already approved projects. Please change direction on the 5 acre project and create a space for the entire community will enjoy."

Mayor Pro Tem Rubell closed public input.

Swisher discussed the parking garage and proposed submitting both parking garage options to the Planning Commission so the Council wouldn't have to decide now on which option was best. He asked for direction to proceed with design submittal to the Planning Commission.

Council Member Toly stated she had more questions than answers. She didn't want as many housing units and thought it lost the community features, such as a roller-skating rink or things that would attract people. She didn't like two levels of parking at this site. She was not ready to move forward. Council Member Ciraco stated there needed to be a transportation solution as part of this project. The second level of parking would replace surface parking in the area. He was comfortable moving forward but wanted to iron things out as the developer applied to Planning Commission. Council Member Toly agreed there needed to be a transportation solution and she didn't see it on this project. Council Member Ciraco noted it didn't have to be on this site.

Council Member Dickey thought a more advanced design would help the public. He didn't think it was a great place for a park. He didn't want more surveys and asserted that something needed to be done with that site now. He supported taking this to the next step. Council Member Parigian thought the project was off track. This needed to be a village. He didn't think there would be traffic issues because people would drive out of town or take the bus around town. He did not want to move forward with the project as presented. Council Member Dickey added that he didn't support the second level of underground parking.

Mayor Pro Tem Rubell supported this project as a community gathering place. Council Member Toly asked if there could be a traffic study before going to Planning Commission. Swisher stated they had to determine the number of housing units before doing the study. The study would be \$50,000. Then the architects would go to another level of design. Council Member Toly asked if the traffic study would cover other developments coming online. Swisher indicated it was for this project and the other things already studied.

Mayor Pro Tem Rubell summarized this item would come back to Council again. He asked if the Council wanted to make this area a park in the interim. The majority of the Council was not in favor of a park at that location. Mayor Pro Tem Rubell indicated he wanted to see more focus on community gathering.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder





US-40 Corridor Study Update

Park City Council Meeting
November 6, 2025

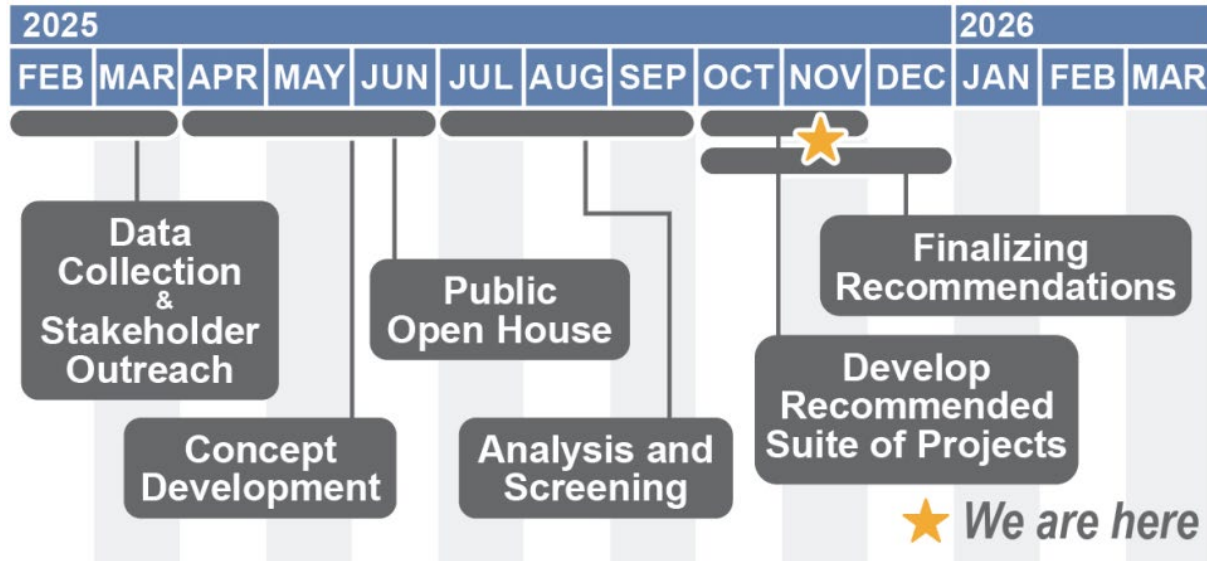
Study Overview

- High-level analysis to determine mobility needs as the region grows
- Analyzing on-corridor needs, and interchange needs (existing and proposed)
- Working with communities on connectivity into local networks, and multimodal opportunities
- Scenarios are unfunded and can be inputs to the Wasatch Back RPO Transportation Plan



Study Schedule

- February 2025 – January 2026



Scenario Development

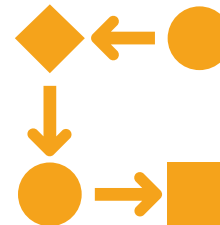
Today's needs, and future no-build scenario

- I-80 to US-40 system ramps exceed capacity **today**
- A northbound climbing lane north of SR-32 is needed **today**
- All segments of US-40 between SR-32 and I-80 are expected to exceed capacity within the next **10-15 years**
- The Silver Summit, SR-248, and Mayflower Interchanges are all expected to exceed capacity within the next **5-15 years**
- Lack of connectivity around the project area which leads to US-40 accommodating a large amount **of local and regional trips**
- Limited east-west connectivity for **nonmotorized users** and lack of safe crossings at key locations
- Wildlife-vehicle crashes at certain points on the corridor particularly near Jordanelle Reservoir

Scenario Development

Overview of how scenarios were identified

- Existing and future conditions data
 - Traffic data – volumes, travel delay, freight movements
 - Projected growth
 - Land uses & development
 - Local plans and projects (all modes)
 - Origin/Destination analysis (multimodal)
 - Safety data including wildlife collision data
- Local input
 - Agency and stakeholder one-on-ones (ongoing)
 - Public Open House (May 2025)



Scenario Development

All projects that were evaluated using the travel demand model

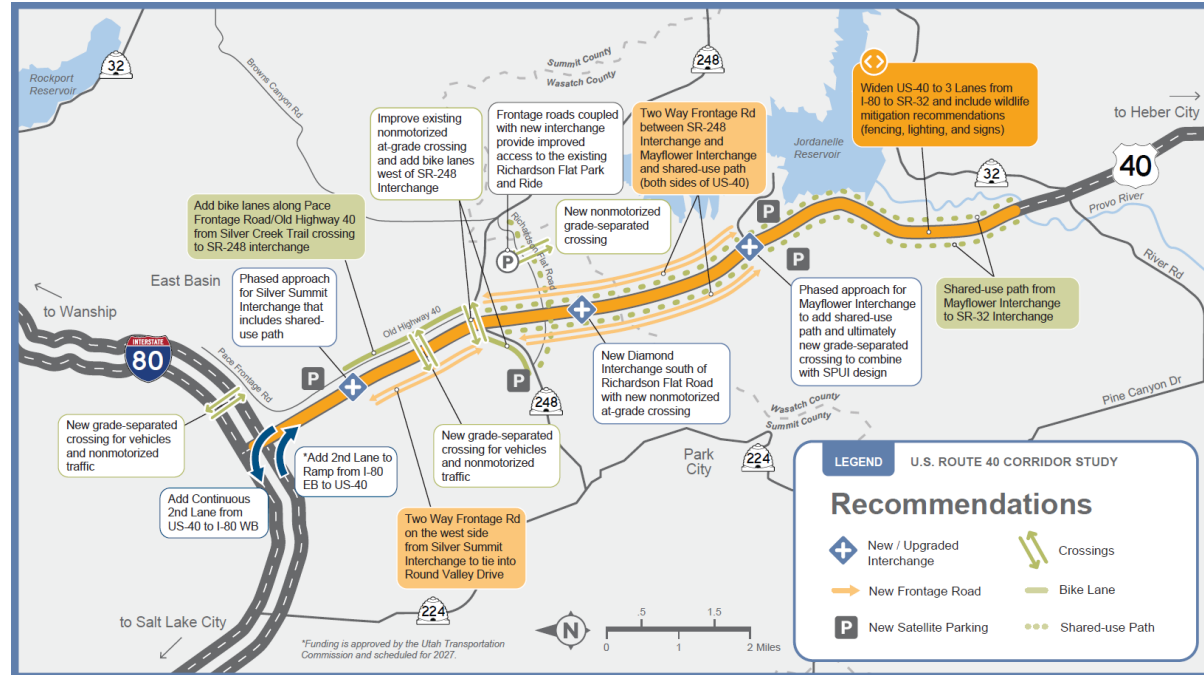
- Potential projects were paired together and evaluated in scenarios
- The scenarios that positively influenced travel behavior were advanced and refined
- A final suite of projects are recommended

Project Elements	Scenario							
	1	2	3	4	5	6	7	8
Widen US-40 To 3-Lanes SR-32 to Mayflower	✓	✓	✓	✓	✓	✓	✓	✓
Widen US-40 To 3-Lanes – Mayflower to SR-248	✓	✓		✓	✓	✓	✓	✓
Widen US-40 To 3-Lanes – SR-248 to I-80	✓	✓		✓	✓	✓	✓	✓
I-80 to US-40 Ramp – 2nd Lane	✓	✓	✓	✓	✓	✓	✓	✓
US-40 to I-80 WB – Continuous 2nd Lane	✓	✓	✓	✓	✓	✓	✓	✓
Upgrade Silver Creek Interchange		✓		✓	✓			✓
Upgrade SR-248 Interchange		✓						
Upgrade Mayflower Interchange		✓		✓	✓			✓
One Way Frontage Road from I-80 to SR-248			✓					
One Way Frontage Road from SR-248 to Mayflower			✓					
SR-248/Richardson Flat Split Interchange				✓				
SR-248/Richardson Flat Split Interchange with additional Ramps					✓			✓
Silver Creek to SR-248 West Side Two-way Frontage Road						✓	✓	✓
Interchange Between SR-248 and Silver Creek							✓	
Crossing Only Between SR-248 and Silver Creek						✓		✓
Frontage Road Between SR-248/Mayflower West Side						✓		✓
Frontage Road Between SR-248/Mayflower East Side						✓		✓
I-80 Vehicle Crossing East of US-40						✓		✓
I-80 Vehicle Crossing West of I-40						✓		

Recommendations Overview

Suite of recommended projects that improve mobility

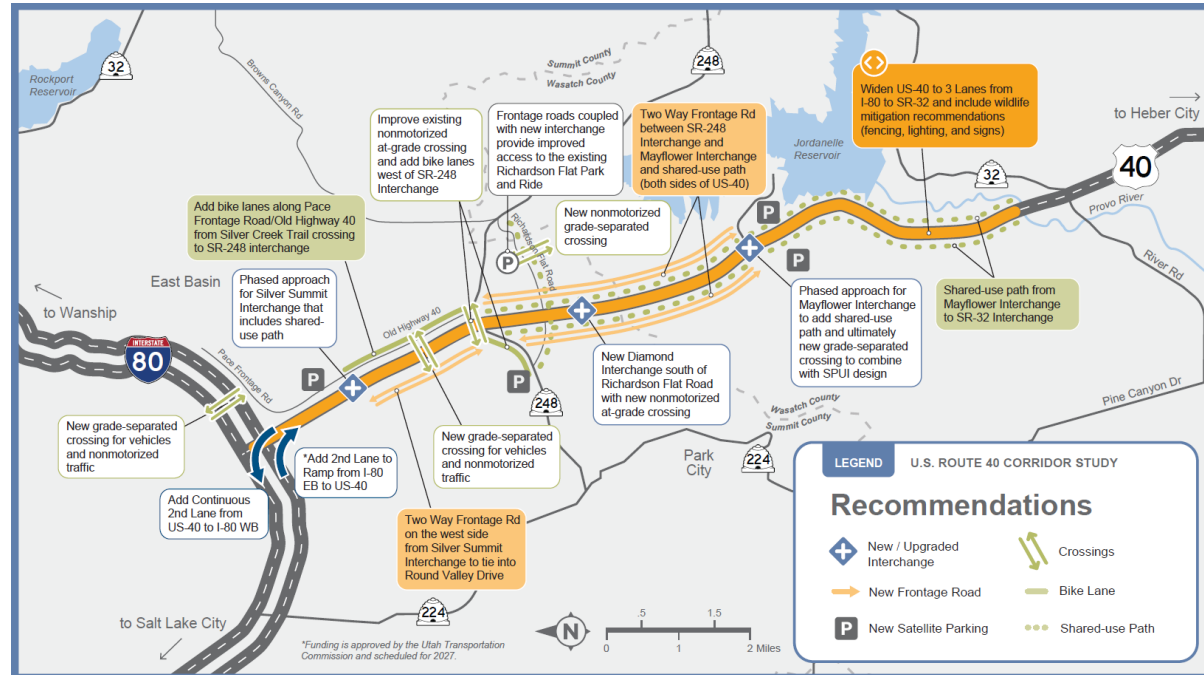
- Widen US-40 to 3 lanes from I-80 to the Provo River Bridges
 - Add 2nd lane I-80 EB to US-40 ramp (*funding already approved by the Utah Transportation Commission and scheduled for 2027*)
- Add 2nd lane from US-40 to I-80 WB ramp
- Upgrade Silver Summit interchange
- Upgrade Mayflower interchange
- New diamond interchange south of Richardson Flat Road
- New crossing between SR-248 and Silver Summit interchanges
- Two-way frontage road between:
 - SR-248 and Mayflower interchanges, both sides
 - Silver Summit interchange to lie into Round Valley Drive, west side
- I-80 vehicle new crossing east of US-40
- Connected shared use paths/trails along US-40



*Baseline assumes the Long-Range Plan projects are implemented

Nonmotorized Recommendations

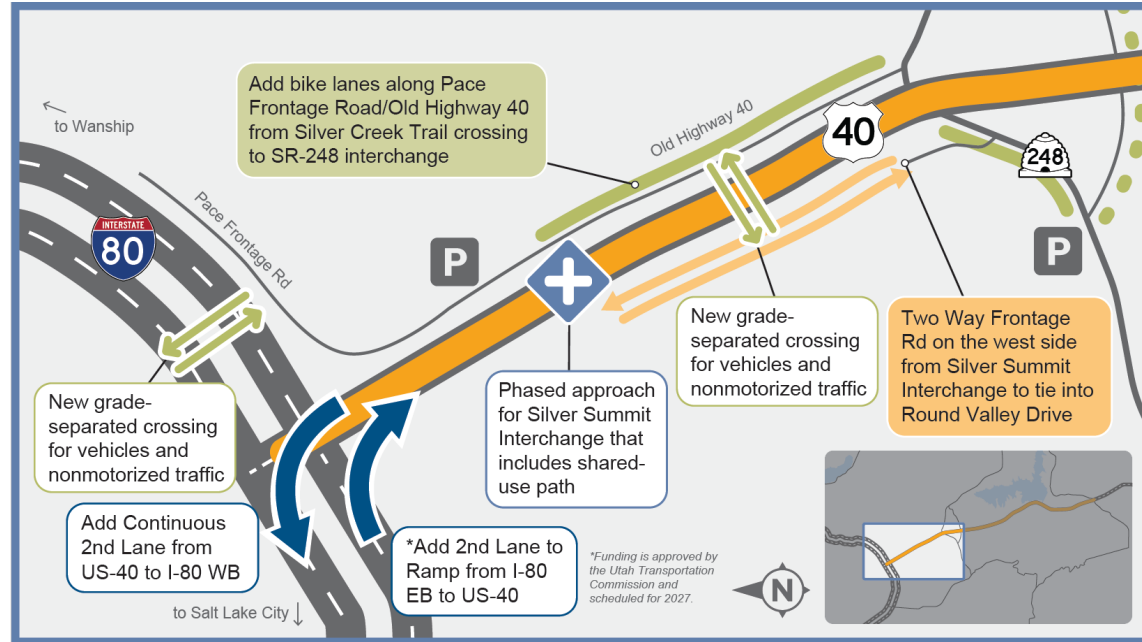
- All network recommendations included **analysis of gaps and barriers** for nonmotorized travel
- Project recommendations include:
 - Bike lanes along Pace Frontage Road and Old Highway 40
 - Improve nonmotorized crossings at SR-248
 - Add new grade separated crossing across US-40
 - Contiguous shared use paths along frontage roads
 - Recommendations for safety measure to reduce wildlife collisions
 - Assessment of transit connection needs & hubs.
 - Recommendations for added satellite parking locations – Gordo Site, Mayflower, and east Silver Summit.



Recommendations Northern Section

SR-248 to I-80

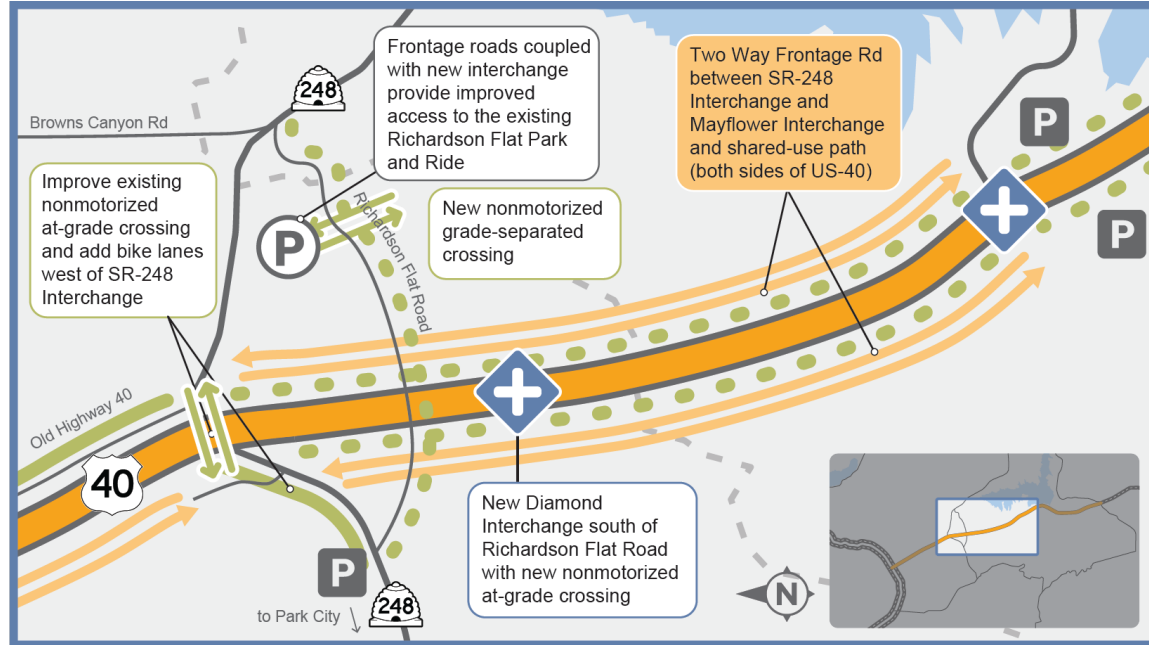
- Widen US-40 to 3 lane
 - From SR-248 to I-80
- Add 2nd lane I-80 EB to US-40 ramp
- Add 2nd lane from US-40 to I-80 WB ramp
- Upgrade Silver Summit interchange
- New crossing between SR-248 and Silver Summit interchanges
- Two-way frontage road between:
 - Silver Summit interchange to lie into Round Valley Drive, west side
- I-80 vehicle new crossing east of US-40



Recommendations Central Section

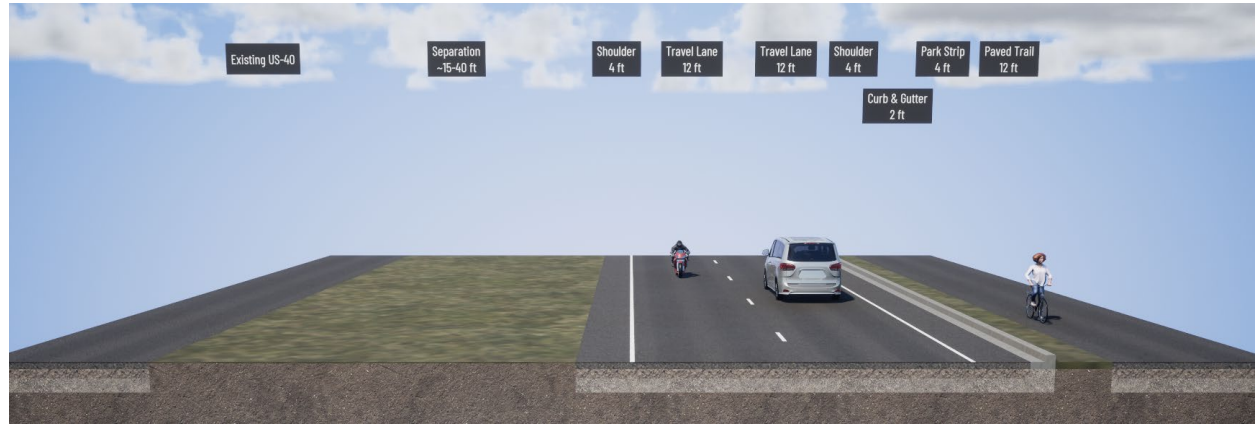
Mayflower to SR-248

- Widen US-40 to 3 lane
 - From Mayflower to SR-248
- Upgrade Mayflower interchange
- New Diamond interchange south of Richardson Flat Road
- Shared use path along Richardson Flat Road
- New grade separated crossing at Phoston Spur and Richardson Flat Road
- Two-way frontage road between:
 - SR-248 and Mayflower interchanges, both sides



Frontage Road Recommendations

- Proposed cross section
- Will require further study to 'right size' separation widths needed along US-40 corridor depending on location and topography

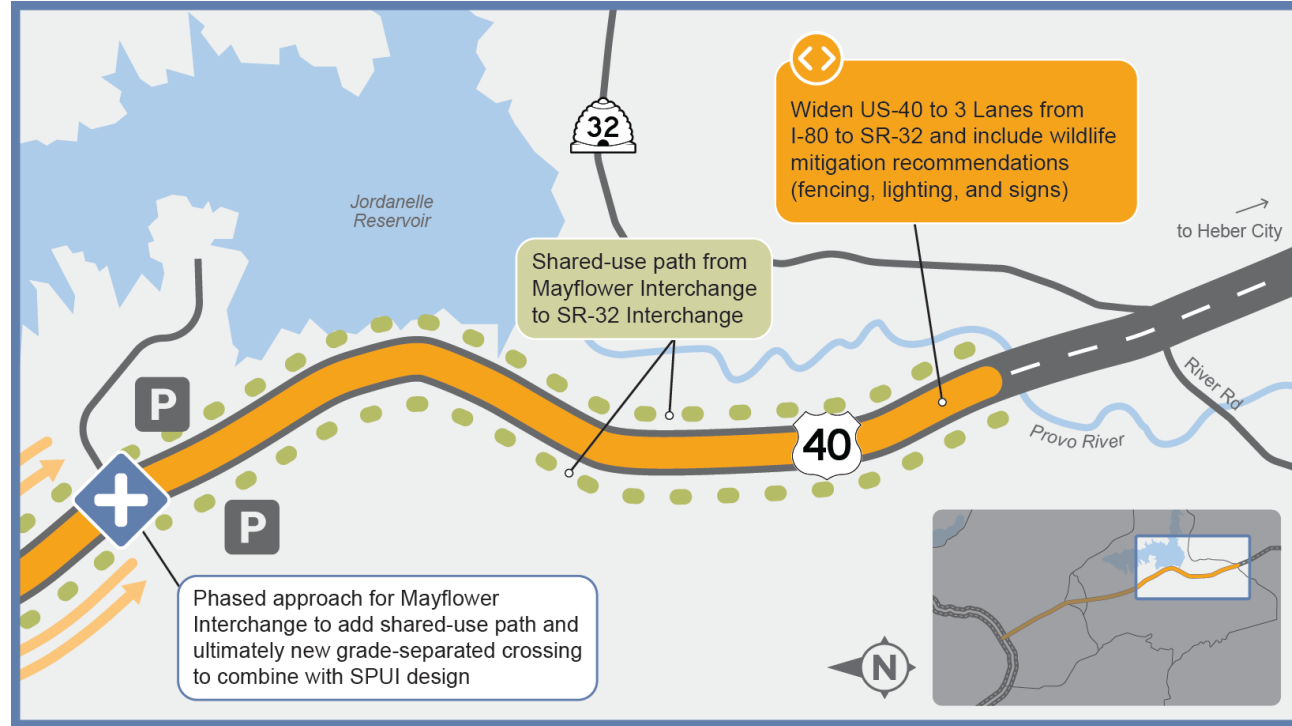


Discussion

Recommendations Southern Section

SR-32 to Mayflower

- Widen US-40 to 3 lane
 - From SR-32 to Mayflower
- Upgrade Mayflower interchange



Next Steps for US-40 Study

- Finalize recommendations and public facing website
- Engage with local leaders on the process and recommendations
- Facilitate discussions to incorporate into future plans



Questions? **Contact us!**



385-446-8881



us40area@utah.gov



**udotinput.utah.gov/
US40area**



Senior Center Site Design Options



**ANNE MOONEY, FAIA, NCARB,
LEED AP**

*Co-Founder + Principal
UT License #7838621-0301*

M.Arch (with Distinction)
SCI-Arc

M.Arch Program
Columbia University

Bachelor of Arts (Spanish Minor)
University of Utah

PRINCIPAL-IN-CHARGE SENIOR / COMMUNITY OUTREACH LEAD

STATEMENT As Principal and Co-Founder of SMA, Anne has helped elevate architectural design in the American West throughout her career, and for 30+ years has brought sophisticated design to municipal and civic facilities as well as community, cultural and housing projects. Anne coordinates our proprietary *Bi-Lingual Community Outreach Program* and as a LEED Accredited Professional, she is responsible for the implementation of the firm's *Integrated Sustainable Design Program*. Her work has been published in design journals nationally and internationally, and has been recognized with 50+ design honor and merit awards.

ROLE Anne's role will be consistent from project kick-off to completion; she will be fully-engaged as your project liaison for the duration of the project and will implement effective, Principal-led project leadership for PCMC and the Park City Seniors.

Anne's leadership ensures budget and schedule adherence, as well as strict cost control. With specialized expertise in programming and design for senior and community centers, Anne will ensure constant communication with the appointed representative/s for PCMC and PCS regarding project vision, planning and design strategies and all facets of project management, scheduling, project coordination and delivery.

ANNE MOONEY

SPARANO+MOONEY
ARCHITECTURE



SETH STRIEFEL, RA

Principal

UT License #7259560-0301

Master of Architecture
University of Utah

Freie University
Berlin, Germany

Bachelor of Interior Architecture
Utah State University

PROJECT MANAGER

STATEMENT Seth is a licensed architect and a Principal with SMA, with 18+ years of project management experience with our firm for civic, recreation, higher-education and cultural projects. He is an excellent technical architect skilled with design, project scheduling and budgeting as well as sub-consultant organization and team management. Seth is also an expert in project management and construction in the Intermountain West.

ROLE Seth's responsibilities will include the leadership of the architectural and consultant team. With significant community and recreation center experience, Seth will help develop the program, design and site concepts while ensuring compliance with codes, zoning and regulatory requirements. He will bring his expertise to develop the design and project materials, systems and details to create a vibrant new senior center for Park City. Seth also brings extensive knowledge of state and local building codes, especially the Historic District Design Review and Conditional Use Permits needed for the Park City Senior Center.

RELEVANT EXPERIENCE *Park City Community Center; El Centro Community Recreation Center; St. Joseph the Worker Church; Balboa Net-Zero Aquatics+ Recreation Center; Wanlass Center for Art Education + Research; Deer Hollow Housing; Park City Mountain Recreation Facilities Master Plan*

SETH STRIEFEL

SPARANO+MOONEY
ARCHITECTURE

AGENDA

...

1. Review the progress of the Committee and technical work
2. Provide context of the design constraints of the site
3. Provide (3) Options for Council to consider relative to:
 - Parking
 - Open Space
 - Building - Space Programming
4. Discuss Next Steps

COUNCIL DIRECTION

We were asked to return to Council with options to discuss...

PARKING: We have prepared (3) Site Design Options

1. Efficient use of surface parking – Fewest stalls
2. Maximize underground parking – Most stalls
3. Balance underground parking and surface parking

We will ask Council at the end...

1. As we continue project design, which option do you prefer?
 - #1 – All Surface Parking
 - #2 – All Underground Parking
 - #3 – Balanced Parking (both underground and surface)

COUNCIL DIRECTION

We were asked to return to Council with options to discuss...

OPEN SPACE: We have prepared (3) Site Design Options that

1. Reduces open space, all parking is visible
2. Maximizes open space, no visible parking
3. Increases open space, limits visible parking

We will ask Council at the end...

1. As we continue project design, which option do you prefer?
 - #1 – Efficient Open space, all Surface Parking
 - #2 – Maximum Open Space, all Underground Parking
 - #3 – Balanced Open Space, Hybrid Parking

COUNCIL DIRECTION

We were asked to return to Council with options to discuss...

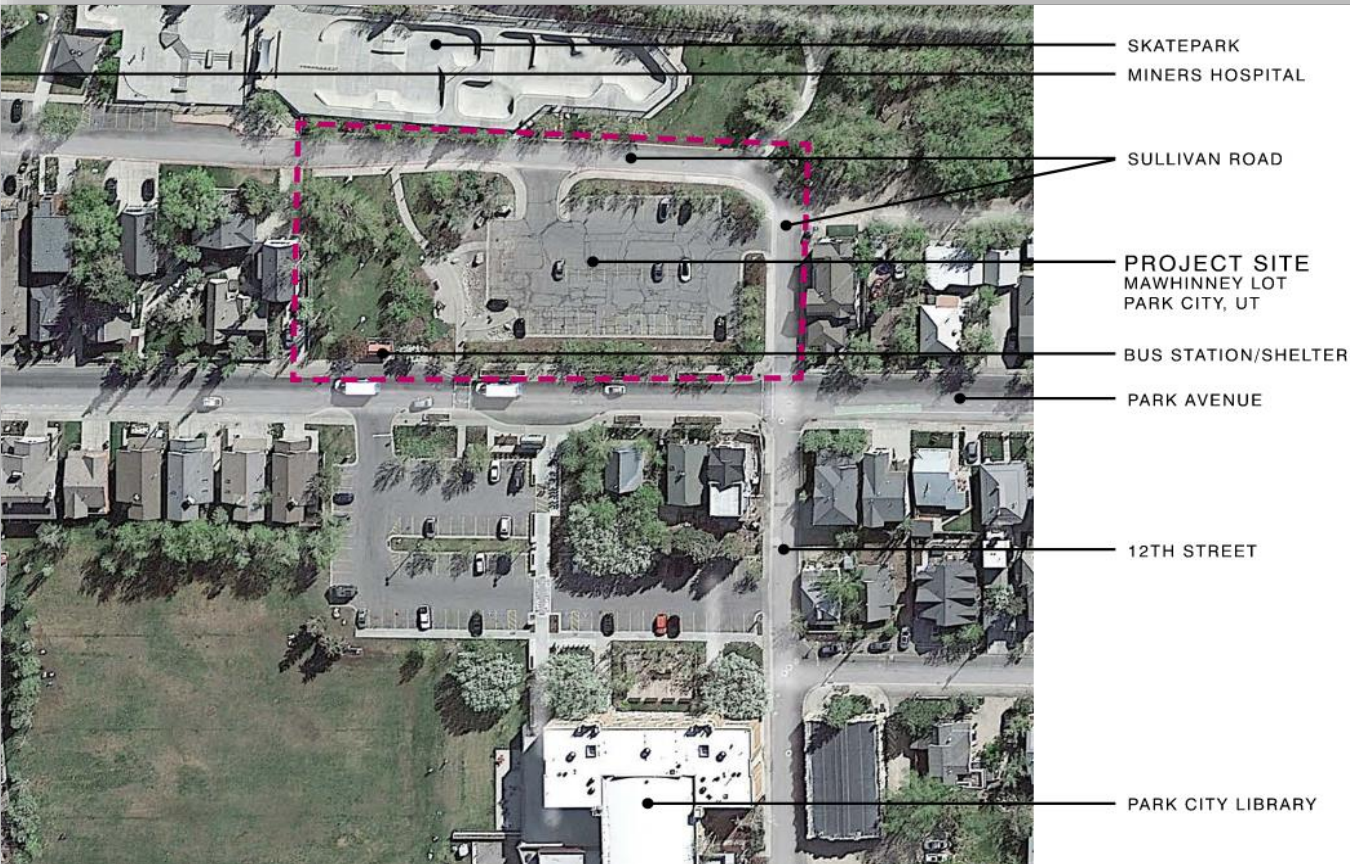
SPACE PROGRAMMING

- The committee and design team have discussed their goals for programming the building spaces

We will ask Council at the end...

1. As we continue project design, what size of facility is desirable?

SITE: LOCATION

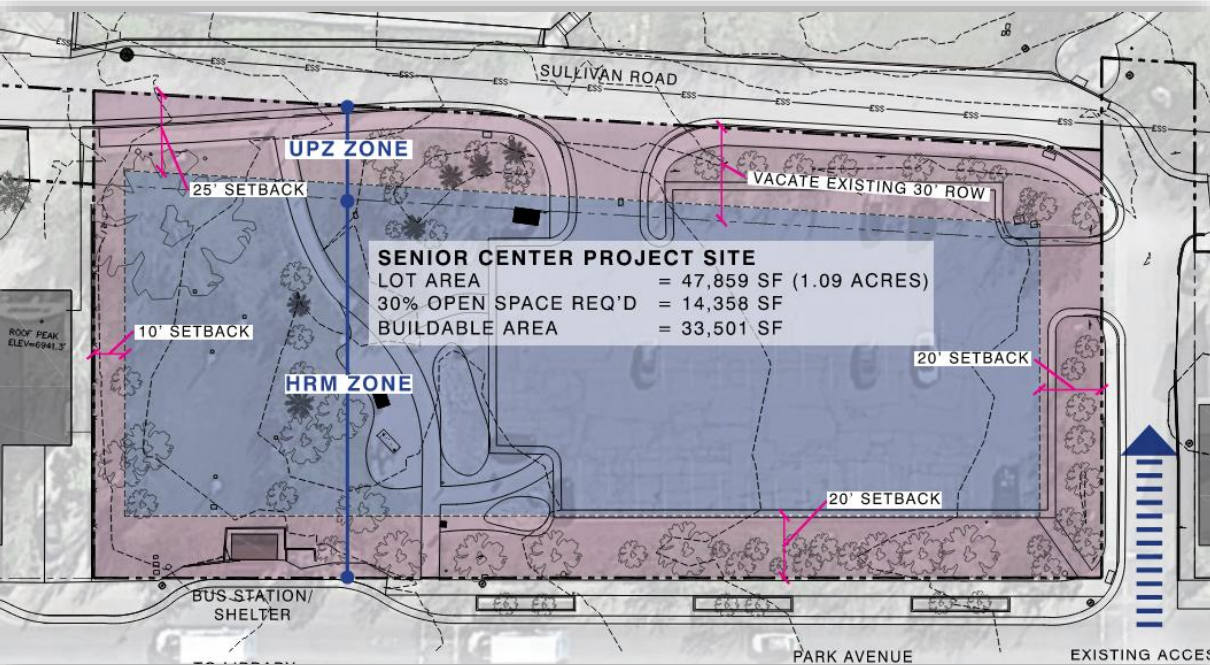


QUICK FACTS

- Lot Size = 1.09 Acres
- Parking = 47
Surface spaces
- Open Space
26,677SF = 55%

SITE: CONSTRAINTS

Process will entail: MPD (under 2 acres), CUP, and re-plat to remove ROW



CONSIDERATIONS

- Replat to remove ROW
- HDDR Review
- Zoning: HRM/UPZ
- Height: 27'
- Setbacks: 10' - 25'
- Req'd Open Space: 30%
- Minimum Parking = 33 Stalls
 - 20 Peak Lunch Demand
 - 13 Library MPD

PARKING DISCUSSION

	#1. SURFACE	#2. UNDERGROUND	#3. BALANCED
SURFACE STALLS	51	0	27
UNDERGROUND STALLS	0	60	30
TOTAL PARKING	51	60	57
ESTIMATED COST	\$200-250k	\$5.1 - \$6M	\$2.3 - \$2.7M

* Existing parking lot = 47 stalls

OPEN SPACE DISCUSSION

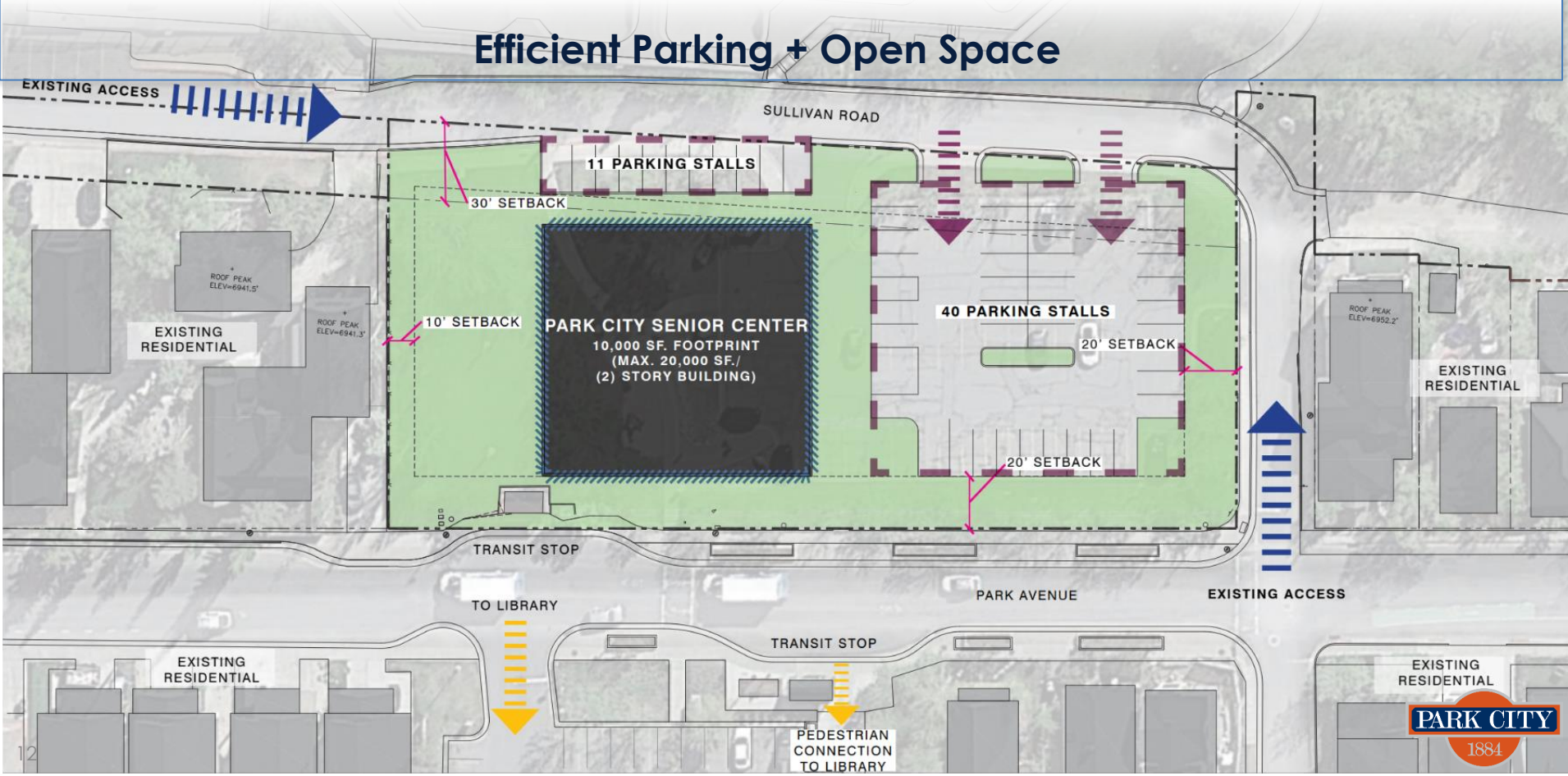
	#1. REDUCED	#2. MAXIMUM	#3. BALANCED
APPROX. OPEN SPACE	44%	66%-68%	60% - 62%
CHANGE FROM EXISTING	-11%	+11% - 13%	+5% - 7%
ESTIMATED COST	\$1.6-1.9M	\$2.0 - \$2.3M	\$1.4 - \$1.6M

* Existing Open Space = 55% of Parcel or 26,677 SF

* LMC requires 30% Open Space

OPTION #1

Efficient Parking + Open Space



OPTION #1

Efficient Parking + Open Space

1. Opportunities

- Least complex to build
- Least expensive option
- Will allow preservation of some of the existing trees and landscape on the site
- Provides a simple traffic circulation and parking pattern

2. Challenges

- Relatively large parking area visible from Park Avenue
- Overall reduction of open space
- Requires Planning approval of parking in the Urban Park Zone

OPTION #2

Maximum Parking + Open Space

1. Opportunities

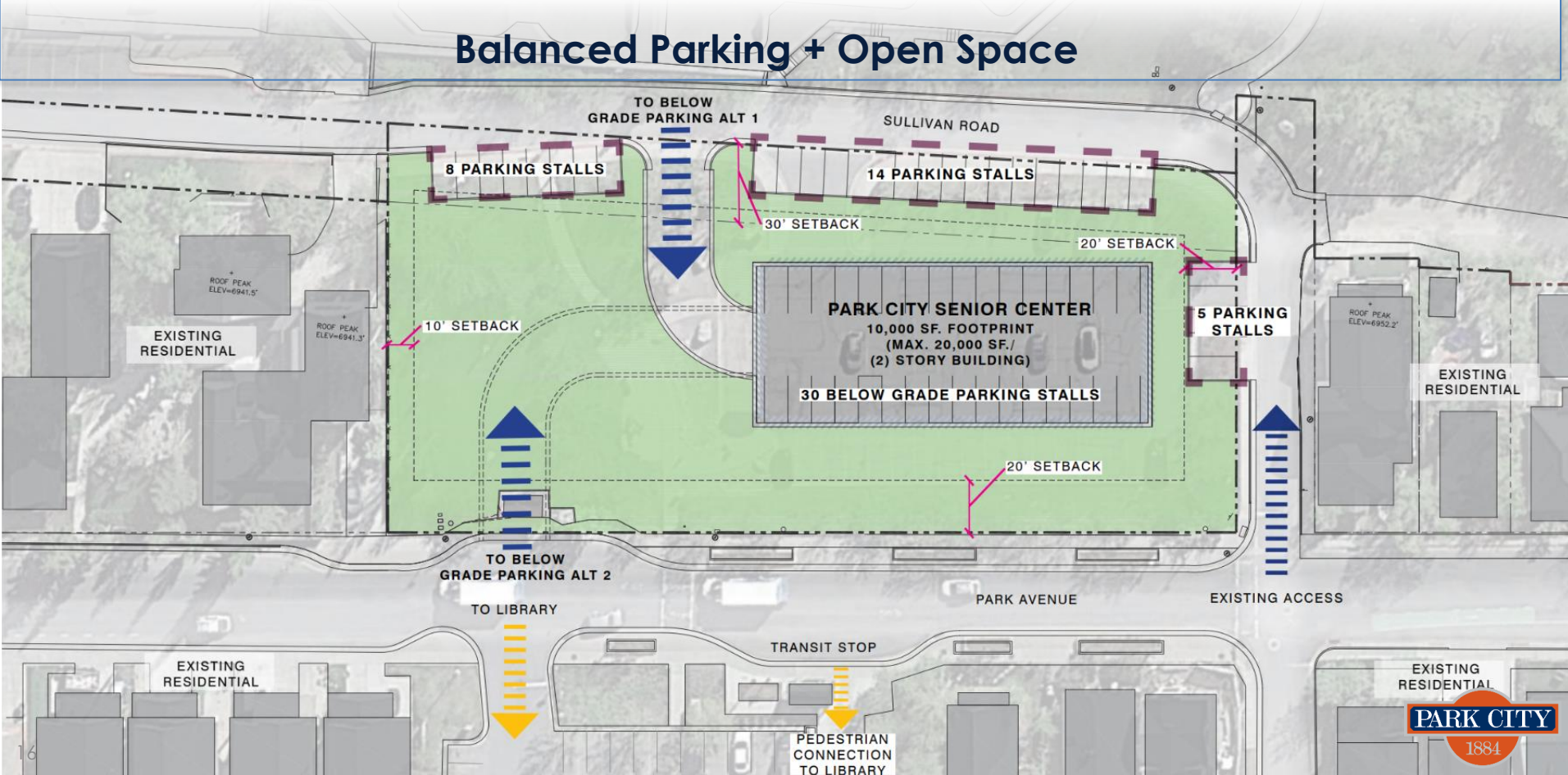
- Creates a large amount of open space
- Eliminates visible surface parking
- Potential vehicle circulation in alignment with the Library access point (improved traffic safety)
- Potential for a formal connection/gesture to the Library

2. Challenges

- Most complex to build and maintain
- Most expensive option
- Will require most existing landscape to be removed
- Adds a below grade parking entrance to the Park Avenue frontage
- Requires relocation of the existing transit stop
- Requires shoring along Park Avenue to build
- Requires Planning approval of building below grade parking beyond west setback

OPTION #3

Balanced Parking + Open Space



OPTION #3

Balanced Parking + Open Space

1. Opportunities

- Increases the amount of open space
- Allows for some preservation of existing green space/landscape
- Provides some surface parking for ease of access to the Park and Senior Center
- Limits visibility of surface parking from Park Avenue frontage
- Potential to retain primary circulation from Sullivan Road, or on Park Ave
- Maintains similar improvements/relationships to neighboring properties
- Potential for a formal connection/gesture to the Library

2. Challenges

- Second most expensive option to build
- Requires Planning approval of parking in the Urban Park Zone

SPARANO+MOONEY
ARCHITECTURE

PROGRAMMING DISCUSSION

SPARANO+MOONEY
ARCHITECTURE

SENIOR COMMUNITY SPACES	Net Assigned Square Ft.(NASF)	Notes/Requirements
Entry/ Vestibule	100 SF	Welcoming, open and warm. Should maintain visual access to reception for security. Requires space to hang coats and cubbies for storage. Area to wait for transportation.
Lobby/Reception	350 SF	Check-in area for seniors and volunteers; space for county staff, ideally located near the entrance and kitchen.
Computer Kiosks	20 SF	(2) Open computer stations. A dedicated room is not required.
Living Room	750 SF	Seating for ~10 people with comfortable furniture; allow spillover use for dining, so furniture should be easy to move. Includes alcoves/areas for puzzles and game tables.
Dining Room	2,350 SF	Seating for 100+; 60" round table seating configuration to accommodate (7) at each. Serving at table. Provide adequate space for wheelchair/walker maneuvering. Include small raised platform for presentations. Direct access to chair/table storage.
Dining Table/Chair Storage	250 SF	Connected to Dining Room with easily accessible and designated furniture storage. Furniture should be easy to move and handle and be stackable/nesting.
Commercial Kitchen/Storage	1,500 SF	Food will be prepared on site and County to determine requirements. Provide desk for bookkeeping. Requires food storage. Requires direct access to loading.
Cooking Class/Break Room	250 SF	Space for cooking classes and staff/volunteer break room.
Art Room + Storage	500 SF	Storage for supplies; desk space; layout space; display space; and sink. Variety of classes with adequate storage to support them, plus flexibility to add new classes.
Multi-Purpose/Fitness Room	3,500 SF	Space for multiple small classes or one large space with flexible divider system. Include projector screen/AV for online classes. Good acoustics. Separated or visually screened area for dedicated fitness equipment.
Pool Table Space	500 SF	Dedicated space to accommodate (2) pool tables.
Total: 10,070 SF		

SPACE PROGRAMMING

ADMINISTRATIVE SUPPORT	Net Assigned Square Ft.(NASF)	Notes/Requirements
Private Offices	200 SF	Dedicated offices for County staff and Program Coordinator.
Shared/Open Offices	250 SF	Open office with cubicles/docking stations within office space for board members, volunteers, or future employees (e.g., bookkeeper).
Conference Room	450 SF	Auditory privacy for up to 16 people; include screen or projector, with glazing along interior wall.
Consultation Room	100 SF	Acoustically private space for medical/confidential consultations.
Total: 1,000 SF		
BUILDING SUPPORT	Net Assigned Square Ft.(NASF)	Notes/Requirements
Restrooms - Multi-Stall	600 SF	
Restrooms - (2) Single ADA Stall	100 SF	Requires call button for emergencies.
General Building Storage	200 SF	Seasonal and miscellaneous storage.
Janitorial Rooms	120 SF	
Mechanical Room	850 SF	
Electrical Rooms	300 SF	
Communication Rooms	220 SF	
Fire Riser Room	35 SF	
Total: 2,425 SF		
Building Total NASF: 13,495 SF		
Building Total GSF: 16,194 SF		
*Total Gross Square Footage (GSF) assumes a space factor of 1.2 (includes circulation, mechanical chases, exterior walls).		

SPACE PROGRAMMING

STRUCTURE SIZE *PRESSUMES 15K SF	#1. SURFACE PARKING & LESS OPEN SPACE	#2. UNDERGROUND PARKING & MOST OPEN SPACE	#3. HYBRID PARKING AND MORE OPEN SPACE
BUILDING CONSTRUCTION COSTS	\$11.1M	\$11.1M	\$11.1M
PARKING COSTS	\$200-\$250K	\$5.1 - \$6M	\$2.3 - \$2.7M
SITE CONSTRUCTION COSTS	\$1.6-\$1.9M	\$2-\$2.3M	\$1.4-\$1.6M
CONTRACTOR RELATED EXPENSES	\$2.4M	\$3.55M	\$2.8M
OWNER RELATED SOFT COSTS	\$2.1M	\$2.95M	\$2.55M
FF&E	\$325K	\$325K	\$325K
ALLOWANCES (WINTER AND SOILS)	\$250K	\$250K	\$250K
CONSTRUCTION ESCALATION	\$525K	\$775K	\$600K
TOTAL COST ESTIMATE	\$18.5 - \$18.8M	\$26 - \$27.2M	\$21.3 - \$21.8M

PROBABLE COSTS

COUNCIL DIRECTION

...

- **PARKING PREFERENCE**
 1. Efficient. 51 Stalls
 2. Maximum. 60 Stalls
 3. Balanced. 57 Stalls
- **OPEN SPACE PREFERENCE**
 1. Efficient. 44%
 2. Maximum. 66%-68%
 3. Balanced. 60% - 62%
- **BUILDING PROGRAMMING PREFERENCE**
- **DISCUSS NEXT STEPS**

QUESTIONS





HONORING
THOSE WHO SERVED

Veterans Day

November 2025

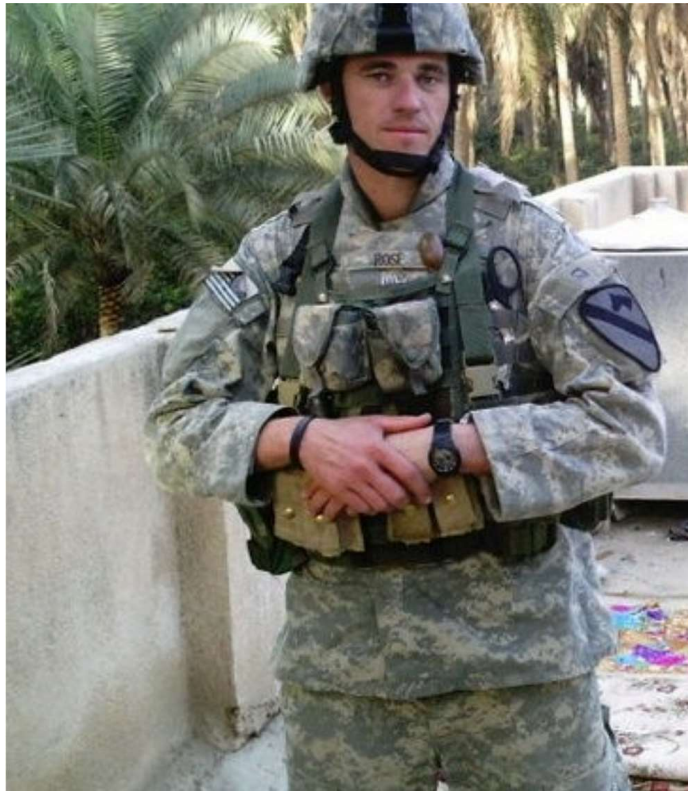


AUSTIN WALL

Parks Department

Lance Corporal
United States Marine Corps
2nd Battalion 23rd Marines





JASON ROSE

Police Department

Sergeant, United States Army

2nd Infantry Division (South Korea); 1st Cavalry Division, 6th
Squadron 9th Cavalry; Operations Group-National Training Center



JOSEPH VALDEZ

Transit Department

Corporal, United States Marines; Okinawa, Japan;
Provost Marshal Office, MCAS Miramar, San Diego, CA





CASEY COLEMAN

Streets Department

Staff Sergeant, United States Army
2nd Battalion 187th Infantry Rakkasan



JACQUELINE BITTNER

Police Department



Captain

United States Air Force

305th Security Forces Squadron

McGuire Air Force Base, NJ



MIKE MCCOMB

Emergency Management

Lieutenant Commander
United States Navy

Duty Stations:

Naval Station Norfolk VA

Naval Criminal Investigative Service (STAAT) Detachment Sicily

Naval Security Guard Battalion **Operation ENDURING FREEDOM**

Center for Information Dominance

USS JOHN F. KENNEDY (CV 67) **Operation ENDURING FREEDOM**

Commander, SIXTH Fleet (on board USS LASALLE (AGF 3))

Commander, Middle East Naval Forces (on board USS LASALLE (AGF 3)) **Operation DESERT STORM**

U.S. Naval Academy/Naval Station Annapolis MD





NANN WOREL

Mayor

Lieutenant, Nurse Corps, United States Navy
Naval Regional Medical Center, Long Beach, CA



An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with numerous houses and buildings visible. The surrounding mountains are also covered in snow, and the overall scene is serene and wintry.

EngineHouse Project

Public Benefit Analysis and Appropriation Request

November 2025 Update



New Benefits

Following the 10/16 Council Meeting, staff worked with JF to refine the benefits.

The following benefits have been added:

- Increase number of units from **3 to 6**
- **Repaint 4th floor**

A large, multi-story brick building with many windows and decorative architectural elements, partially obscured by green trees in the foreground. The sky is blue with some clouds.

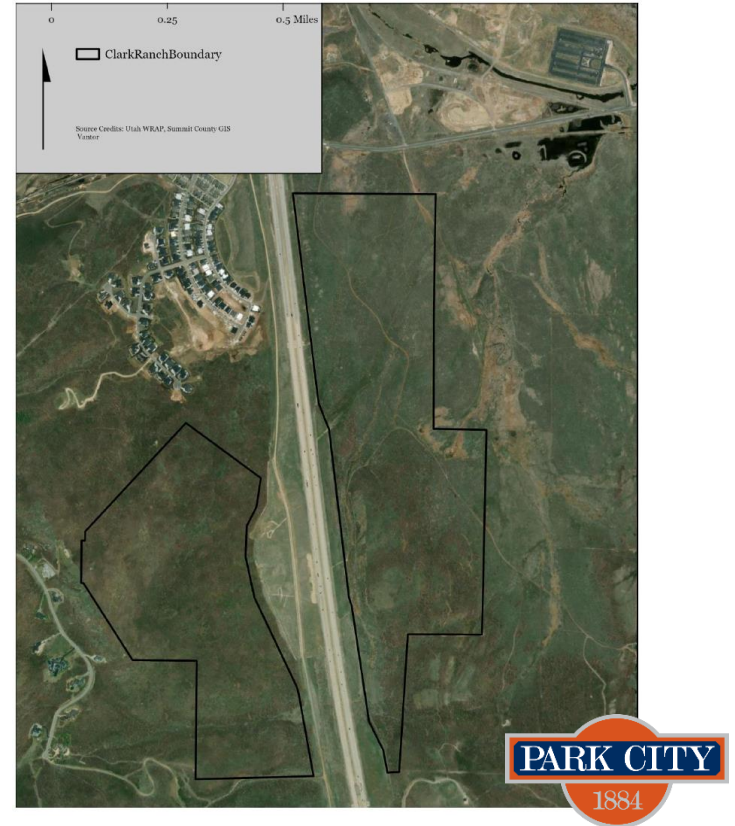
Clark Ranch Conservation Easement



Summary

Staff is requesting City Council to:

- Adopt the Clark Ranch Conservation Easement, or
- Provide direction to staff and Utah Open Lands



History

October 9, 2014: City Council Meeting:

- *Council approved Real Estate Purchase Contracts (REPC) and due diligence with closing date of December 17, 2014. The City purchased Clark Ranch with 2015 Sales Tax Revenue Bond.*

March 19, 2015: City Council Meeting:

- *Conservation easement contract awarded with payment to Utah Open Lands (UOL).*

June 23, 2015: COSAC Meeting:

- *Robust discussion about Clark Ranch parcels. Conversation included ball fields, slip ramp, affordable housing, and other potential community needs on a limited area on west side. Overall, Clark Ranch provides key habitat, aesthetics, and recreational opportunity.*

Additional COSAC meetings discussing Clark Ranch: July 28, 2015, August 11, 2015, August 25, 2015, December 15, 2015, January 16, 2016, February 23, 2016

March 3, 2016: City Council Meeting:

- COSAC presented to Council their recommendations:
 1. Aesthetics (primary) and Recreation (secondary) values for the entire area.
 2. Exclude 10 acres for City uses.



Conservation Easement

Permitted Uses

- Allows for uses consistent with conservation goals, primarily focusing on public, human-powered recreation and ecological management.
- Preserves public access and allows for the construction and maintenance of trails and parking for hiking, biking and winter use.
- Allows the City to manage invasive weeds and reduce wildfire risk.
- Limited event use is allowed.
- Allows for an aerial transit corridor.
- Clark Ranch Active Management and Stewardship Plan will help guide management strategies and will be presented to Council if easement adopted.

Conservation Easement

Prohibited Uses

- Development/subdivision
- Roads that cross the property
- Motor vehicles
- Fires and camping
- New utility corridors



City Use Area

This proposed area gives City Council flexibility to:

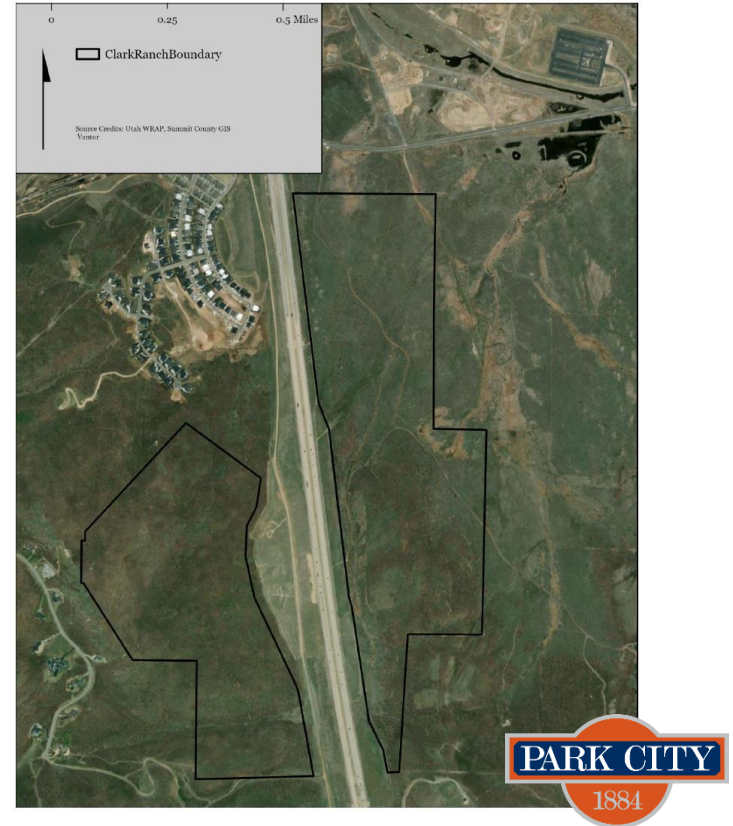
- Honor the intent of the COSAC recommendation of a 10-acre development
- Create a buffer from nearby neighborhoods
- Return the remainder of land to a natural state for deed restricted public open space

This proposal allows for the proposed Clark Ranch affordable housing project to move forward concurrently with the conservation easement.

Conclusion

Staff is requesting City Council to:

- Adopt the Clark Ranch Conservation Easement, or
- Provide direction to staff and Utah Open Lands



FY2026 BUDGET HIGHLIGHTS



MILL LEVY

- No mill levy increase since 2012
- No future mill levy anticipated
- Current tax rate of 0.000335%



REVENUE

- 2025 \$24M
- Property tax \$15.2M
- Ambulance \$3.8M
- Wildland deployment \$260k
- Grants \$100k
- 2026 \$25M (anticipated)



PERSONNEL BUDGET

- 4% Wage Increase
- Adding 1 FTE (Training Captain)
- Health Insurance Premiums
 - 1.5% Decrease
- 2025 Budget \$17.6M vs 2026 Budget \$18.9M

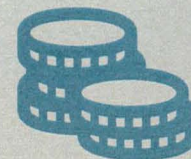
OPERATIONAL BUDGET



Building expenses



Fleet



Station #35
projected cost \$8M

CAPITAL OUTLAY

- Engine #37 - \$1.2M
- Wildland Type 3 Engine
- Ambulance – County purchase
- Staff vehicle \$50k
- Turnout Washer



KEY TAKEAWAYS

- Notable increases in service delivery
- Historically stable administrative costs
 - 2025 \$18.8M Reserve
 - 2026 \$19.8M Reserve (anticipated)
- Staffed wildland engine (summer months)
- Expansion of Critical Care Program to three stations
- Debt free in 2026

