



**PARK CITY COUNCIL STRATEGIC PLANNING MEETING MINUTES  
1283 DEER VALLEY DRIVE  
PARK CITY, UTAH 84060**

**May 22, 2026**

The Council of Park City, Summit County, Utah, met in open meeting on May 22, 2026, at 9:00 a.m. in the Council Chambers.

**ROLL CALL**

| <b>Attendee Name</b>   | <b>Status</b>  |
|--|----------------|
| Mayor Ryan Dickey<br>Council Member Bill Ciraco<br>Council Member Molly Miller<br>Council Member Ed Parigian<br>Council Member Tana Toly<br>Council Member Diego Zegarra<br>Adam Lenhard, City Manager<br>Margaret Plane, City Attorney<br>Michelle Kellogg, City Recorder | <b>Present</b> |
| None   | <b>Excused</b> |

Mayor Dickey indicated the purpose today was to talk about each Council member's priorities, over and above the items and projects that they discuss and vote on during Council meetings. He introduced the facilitator, Katherine Fry. Fry stated she was from Aspen, Colorado, and had been in Human Resources before moving into coaching. The Council discussed the platforms they campaigned on. Fry began a personality analysis and the Council participated in the discussion. The remainder of the day was spent discussing community priorities.

**SWOT Analysis of Community:**

Strengths: passionate, recreation, previous councils preserving the town we have now, economic development, historic preservation, etc.

Council and Organizational Strengths:

Broad service portfolio, expertise, taking action, functional, high quality customer service, collaboration, approachable, money to do things, good working culture, innovative and creative staff.

Council and Organizational Weaknesses:

View ourselves in a bubble – no money problems or homeless problems. We view ourselves as immune from the challenges that the workforce has. Disconnected, siloed—since we don't see it, then it doesn't exist. Judgmental, very small percentage of people live and work here. The City is heading towards being a retirement community. Unaffordable for workforce to live here. No nightlife for the younger generation.

Opportunities:

Continual rebirth and don't get in the way of improving. Be more affordable for seniors and young families. Economic diversity when there is a bad ski season. Be ready for changes as a result of AI. Be resilient. Intentional public planning. Plan so there is livability at a neighborhood level as well as a community level. Take care of most vulnerable in the community. Walkability. Bring Park City back.

Threats:

Not a lot of business opportunities. Food insecurity for many. Domestic violence is on the rise.

**What visioning is needed where the community elements, that if lost, would change the character of Park City?**

Inherited (existing priorities):

Bonanza 5-Acre, Re-Create 248, Transportation vitality, Senior Center, Pickleball, Clark Ranch Housing, golf course, ice arena, community center, bus stop improvements. Internal structure and helping the internal team thrive and grow. Understanding the Council and Planning Commission relationship. Modernizing City Hall. Sustainability and conservation with regard to practices and policy. Revitalize the 100% carbon free by 2030 goal.

Short-Term Priorities (FY27):

Main Street Area Plan and Woodside Park. China Bridge. High level affordability, bridging the gap between transparency and access. Operationalizing to diversify the economy, arts and economic diversity. Arts, culture, music and events for locals and tourists.

Council Member Toly suggested constructing a performing arts venue at the Brew Pub Lot, having a year-round indoor theatre that could open up to the outside. Council Member Ciraco favored a conference center but asserted there was no property near Main Street. Council Member Toly envisioned something nonprofits could use. Olympic planning and revisiting the regulatory code were also noted as priorities.

Near-Term Priorities (1-3 years):

Regional collaboration as Wasatch Back and interconnectivity grew. Establishing an affordable housing unit goal for the next three years. It was noted the biggest projects get the most pushback. The City was missing opportunities for smaller businesses to

take part in the solution because of code restrictions. There was large support for temporary housing. Have a plan for Old Town.

Long-Term Priorities (over 3 years):

Reach the 2032 housing goal.

**Prioritization: is there consensus, is it feasible, and what are the priorities?**

Housing:

Had Council consensus. Woodside Park II was one of the housing sites studied.

Transportation:

Active, walkability, parking had consensus and feasibility. Bonanza 5-Acre could have additional parking separately funded to promote Park Once. Bring back Park City Forward to reaffirm the plan. Amending the code for Bonanza Mixed Use Area. The Council agreed to discuss parking strategy in a work session.

Staff engagement:

There was consensus to delegate this to the City Manager.

Clarification of roles of Council, Planning Commission and Staff:

There was consensus to discuss the roles of Council and staff in a work session, and understand how the Planning Department prioritizes their workload.

Modernizing City Hall: Discuss the needs of City Hall and the budget required.

Old Town Core Revitalizing Including City Hall Relocation Discussion:

The Council indicated this was a priority.

Sustainability, Conservation, Energy, and Recycle Utah:

Behavior is the big challenge. Council will have a work session on opportunities and new goals.

Olympic Planning:

This is an ongoing priority and has consensus.

Infrastructure Planning:

There was Council consensus.

Economic Diversity:

Tourism is tourism no matter the attraction. Clear direction has not been provided. This should include investments in recreation.

Council turned to a discussion on the City's vision, mission, and values. The following ideas were discussed.

**Vision:**

Be the best tourism destination in the country by being different. Stand apart and have a unique experience. Thriving. Become a complete community. Not a copy of Salt Lake City. Memories inspiring. Essence. Park City is the best place to live, work, play and create.

**Mission:**

Be our own entity. Make Park City the best place to live, work, play and create. Park City effect.

Give it a human aspect. Come a stranger, leave as a friend. Family friendly ski town.

**Values:**

Park City is a joy to live, work, play and visit. Vibrant and diverse. Family centered community. Neighbors by nature.

**Next Steps:**

Revisit the eight strategic priorities every three months. Parlay this discussion to have a more active plan.

**ADJOURNMENT**

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder