



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

June 25, 2026

The Council of Park City, Summit County, Utah, met in open meeting on June 25, 2026, at 1:30 p.m. in the Council Chambers.

Council Member Ciraco moved to close the meeting to discuss property and advice of counsel at 1:32 p.m. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

CLOSED SESSION

Council Member Zegarra moved to adjourn from Closed Meeting at 4:47 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

WORK SESSION

Review the Vision Study for Three Kings Drive Right-of-Way Walkability

Improvements:

Julia Collins and Logan Jones, Transportation Planning Department, and Chris Price, Kimley Horn Consultant, presented this item. Collins indicated that Phase II improvements would be limited to the City right-of-way. She reviewed the background and funding for Phase I of this project. Jones summarized outreach efforts that were made in that neighborhood, and he stated the feedback reflected the recommendation of having a six-foot sidewalk, separating bikes and pedestrians, and narrowing the roadway. He noted the timeline for this project would be final design by the fall and 2027 construction. Collins stated most of the project would be funded by a UDOT grant.

Council Member Ciraco asked staff to summarize the input from the residents on minimizing the impact to the existing vegetation. Jones stated they felt confident the large vegetation would not be impacted. They didn't know the exact layout of the sidewalk at this point. Collins indicated they would continue communicating with the

homeowners as the project proceeded and they would come back to Council if there were concerns with the mitigation efforts.

Council Member Toly asked that staff work with businesses in that area such as Silver Star so they would be minimally impacted. Council Member Zegarra thanked staff for their efforts. Council Member Parigian asked if there was enough room for a sidewalk in that area, to which Jones stated there was a 50-foot right of way. Price stated they would narrow the road to protect the mature landscaping. Council Member Parigian was not sure that the road should be reduced for the sidewalk and expressed concern that a narrow road would not protect the bicyclists. Collins noted a narrow road would reduce speeding. Council Member Miller supported the recommended alternative.

Mayor Dickey shared Council Member Parigian's concerns with the reduced area for bikes and felt the plan seemed disconnected with what was being done on Little Kate. He wanted the Council to have a discussion on a strategy for bikes. The Council agreed to move forward with the design as proposed.

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly reviewed the Governor issued a temporary fireworks restriction through Independence Day. Park City had a fireworks ban. She stated the Fire Chief would issue a red flag warning on Friday and Saturday. She asked the public not to risk starting fires. Council Member Ciraco acknowledged Michelle Kellogg, City Recorder, for winning the Republican Primary race for Wasatch County Clerk/Auditor.

III. APPOINTMENTS

1. Re-Appoint Pam Ross and Appoint Mindy Fauntleroy to the Nonprofit Services Advisory Committee for a Term Ending June 30, 2029:

Council Member Toly moved to re-appoint Pam Ross and appoint Mindy Fauntleroy to the Nonprofit Services Advisory Committee for a term ending June 30, 2029. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

2. Re-Appoint Holland Lincoln and Jody Whitesides, and Appoint Austin Lau and Meredith Riley to the Recreation Advisory Board for Terms Ending June 30, 2029:

Council Member Parigian moved to re-appoint Holland Lincoln and Jody Whitesides, and appoint Austin Lau and Meredith Riley to the Recreation Advisory Board for Terms ending June 30, 2029. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

3. Re-Appoint Greg Hembrock to the Library Board for a Term Ending June 30, 2029:

Council Member Parigian moved to re-appoint Greg Hembrock to the Library Board for a term ending June 30, 2029. Council Member Miller seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

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

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

Suzette Robarge 84060 listened to the work session on Three Kings Drive and she wondered if a traffic study had been performed. She didn't think the road was busy and she supported Option Four, which would only have improvements from the water treatment plant to the resort. She preferred not to have a walking path. Her mother had a 25-year-old tree that could be impacted with a sidewalk. She felt the golf balls were the most threatening aspect of that area.

Carolyn Williams had mature landscaping, and she didn't want a sidewalk. She felt living next to the Park City Golf Course was not pleasant anymore. She saw people

walking on the street and there were no conflicts with vehicles. Winter was a different story but now there were buses. She wanted to keep her neighborhood lovely.

Adam Block was a new resident of Three Kings Drive. He felt the City was very receptive to design considerations. He thought the sidewalk was necessary since buses passed each other and during the winter months. He supported this project.

Ben Farrow 84060, Three Kings HOA President, surveyed the 96 members on this project and there was 100% support for the project. They had ideas to improve the project that dealt with connectivity with other roads. Transit ran both ways so thinking about how people accessed the bus stops should be considered. Also, he hoped there would be connectivity with other transportation modes. He indicated the Planning Commission would be approving the Eagle lift and he felt the bus stop would be utilized a lot more. He suggested planning for a crossing at Silver King Drive and access into the resort would enhance the project. This was not a sidewalk project, but it was a multimodal project.

Mayor Dickey closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 4 and 11, 2026:

Council Member Toly moved to approve the City Council meeting minutes from June 4 and 11, 2026. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

VI. CONSENT AGENDA

1. Request to Adopt Resolution 13-2026, a Resolution Adopting the FY27 Utah Retirement Systems Contributions for Tier 2 Public Safety Employees, Effective July 1, 2026, for Park City Municipal Corporation:

2. Request to Adopt Resolution 14-2026, a Resolution Approving the Cable Television Franchise Agreement Between Comcast of Utah II, Inc. and Park City Municipal Corporation and Authorizing the City Manager to Execute the Agreement:

3. Request to Authorize the City Manager to Execute Contracts, in a Form Approved by the City Attorney's Office and as Recommended by the Public Art Advisory Board, Not to Exceed \$115,000 for the Design and Installation of Artwork

at Twenty Bus Shelters as Part of Park City's Bus Stop Improvement Project Phase II:

4. Request to Authorize the Mayor to Execute an Easement, in a Form Approved by the City Attorney's Office, Granting Rocky Mountain Power the Ability to Install, Operate, and Maintain Electrical Infrastructure within City Park:

5. Request to Approve an Amendment to the Construction Contract with Bailey Builder's Inc., to Increase the Not-to-Exceed Cost to \$1,970,000 and Extend the Term by Two Months, in a Form Approved by the City Attorney's Office, for the Redevelopment of 516 Marsac Avenue into Employee Housing:

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

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

VII. NEW BUSINESS

1. Consideration to Approve Ordinance 2026-16, an Ordinance Amending Title 2, Chapter 8, Section 18 of the Park City Code, Related to the Neighborhoods First Streets Committee:

Becky Gutknecht, Assistant City Engineer, presented this item and reviewed that this program was established in 2023 with the goal to improve safety and livability on the City's streets. They received requests from different neighborhoods that were reviewed and responded to through this committee. She gave some examples of ongoing and completed projects through this program.

Gutknecht stated the committee had a resident representative and they would like to add an alternate resident committee member who could vote in the absence of the resident representative. They also amended the Resident Advocate representative by having the City Manager designate a person to fill that role.

Mayor Dickey opened public input. No comments were given. Mayor Dickey closed public input.

Council Member Miller was impressed with the projects in place to reduce speeding. Mayor Dickey referred to the streetlight software and asked how it collected data. Gutknecht stated it collected anonymous aggregate data, and it could be an opt-in feature on people's cell phones.

Council Member Toly moved to approve Ordinance 2026-16, an ordinance amending Title 2, Chapter 8, Section 18 of the Park City Code, related to the Neighborhoods First Streets Committee. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

VIII. APPOINTMENT

1. Appoint Mike Geer and Carder Lamb (Alternate) to the Neighborhoods First Streets Committee for Terms Ending June 25, 2029:

Council Member Zegarra moved to appoint Mike Geer and Carder Lamb (Alternate) to the Neighborhoods First Streets Committee for terms ending June 25, 2029. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

IX. OLD BUSINESS

1. Consideration to Approve Ordinance 2026-18, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2026–2027 in Park City, Utah:

Sarah Mangano, Human Resources Director, presented this item and reviewed this would revoke the ordinance passed on May 21st and reduce the pay for Mayor and Council.

Mayor Dickey opened public input. No comments were given. Mayor Dickey closed public input.

Council Member Toly moved to approve Ordinance 2026-18, an ordinance establishing compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2026–2027 in Park City, Utah. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Miller, Toly, and Zegarra

NAYS: Council Members Ciraco and Parigian

2. Consideration to Approve Ordinance 2026-15, an Ordinance Adopting a Revised Budget for Fiscal Year 2026 and a Final Budget for Fiscal Year 2027 for Park City Municipal Corporation and its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate:

Penny Frates, Jessica Morgan, and Hans Jaspersen, Budget Department, and Erik Daenitz, Zions Bank Public Finance, presented this item. Frates updated Council on adjustments including the Sundance contract fulfillment and Emergency Contingency Fund. Morgan added two capital adjustments for outside legal services and emerging

community funding for Clark Ranch. She noted that if the funding was not used, it could be used for affordable housing.

Mayor Dickey opened the public hearing.

Craig Weakley, Park City Seniors Board Member, thanked the Council and staff for the seniors' requests for capital and operating funding for the senior center. He noted the need for an executive director and the capital funding for the new senior center building. He felt the Budget staff had been especially helpful.

Mayor Dickey closed the public hearing.

Council Member Toly thanked Frates for taking on the budget process with the vacancy for budget director.

Council Member Ciraco moved to approve Ordinance 2026-15, an ordinance adopting a revised budget for Fiscal Year 2026 and a final budget for Fiscal Year 2027 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate. Council Member Parigian seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

3. Consideration to Approve Ordinance 2026-17, an Ordinance Adopting the 2024 Water Impact Fee Facilities Plan, the 2024 Water Impact Fee Analysis, and Amending Title 11, Chapter 13, Sections 1 and 2 of the Park City Code Related to Water Impact Fees:

Harrison Holley, Public Utilities Engineer, and Erik Daenitz, Zions Bank Public Finance, presented this item. Holley stated with the passage of the three documents, they would be able to charge the maximum impact fee. He reviewed the uses of impact fees and indicated there were four discussions in work sessions prior to this adoption.

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

Council Member Parigian moved to approve Ordinance 2026-17, an ordinance adopting the 2024 Water Impact Fee Facilities Plan, the 2024 Water Impact Fee Analysis, and amending Title 11, Chapter 13, Sections 1 and 2 of the Park City Code related to Water Impact Fees. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

X. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 07-09-2026

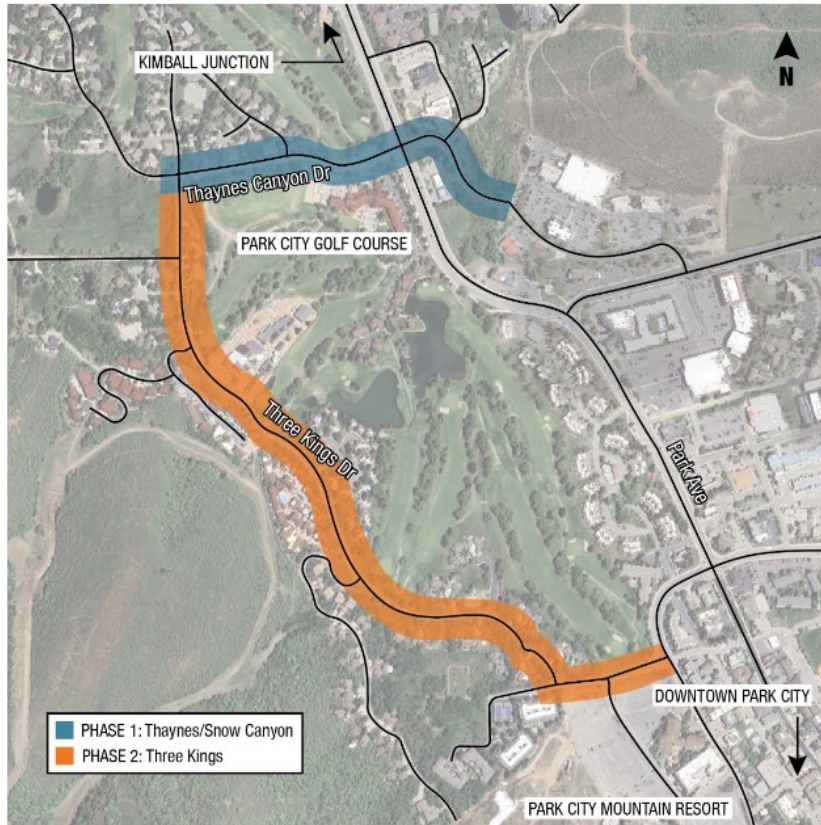


Three Kings Dr. Right-of-Way

Walkability Improvements



Project Overview



- Phase I Complete – here today to review Phase 2 design approach
- Recommended improvements limited to City owned Right-of-Way
- Exact temporary impacts for driveway tie-ins, landscaping impacts etc. are TBD as part of final design

Requested Direction

- Direction on the preferred alternative to advance into final design
- Any additional considerations/mitigations for us to incorporate in final design

Background

2018: NTMP requests for traffic calming and pedestrian infrastructure

2020: UDOT TIF grant funding awarded (\$960,000)

2022-2023: Parking study on Thaynes Canyon Drive & Council support for walkability, without parking expansion

2024-2025: Phase 1 design and Council approval

2025: Phase 1 constructed on Thaynes

2025: Council approved design contract for Phase 2 on Three Kings



Process

Summer 2025: Kimley-Horn Completed survey, utility investigation, and existing-condition data collection to inform an initial alternatives analysis.

Fall 2025: Presented and refined alternatives and gathered feedback at a Three Kings Dr. Neighborhood Meeting and the Transportation Project Open House. Additional feedback collected feedback through surveys, project Engage Page and Stakeholder engagement.

June 2026: Shared the refined Vision Study through door-to-door outreach, HOA communications, the Engage Page, and the Citywide Spring Projects Open House. Feedback from this process was incorporated into the recommended alternative and will continue to inform final design.



———— What did we hear? ————

- Safety concerns for pedestrians along the corridor – especially during Winter
- North/South corridor differences
- Preserve neighborhood character/vegetation
- Drainage concerns
- Preference for a narrow solution.
- Desire to analyze a “golf course” route
- Separation of bicycle and pedestrian uses
- Maintenance considerations (plowing/snow storage)



How does the Vision reflect what was heard and analyzed?



- 12-foot path → **6-foot sidewalk**
- **Separate uses:** bikes on road/Pedestrians on sidewalk
- **Evaluated Golf-course alignment**
- **East side** = fewer utility/private property impacts → better constructability.
- **Targeted roadway narrowing:**
Compatible with snow-plow/bus operations – reduces vegetation loss & overall width

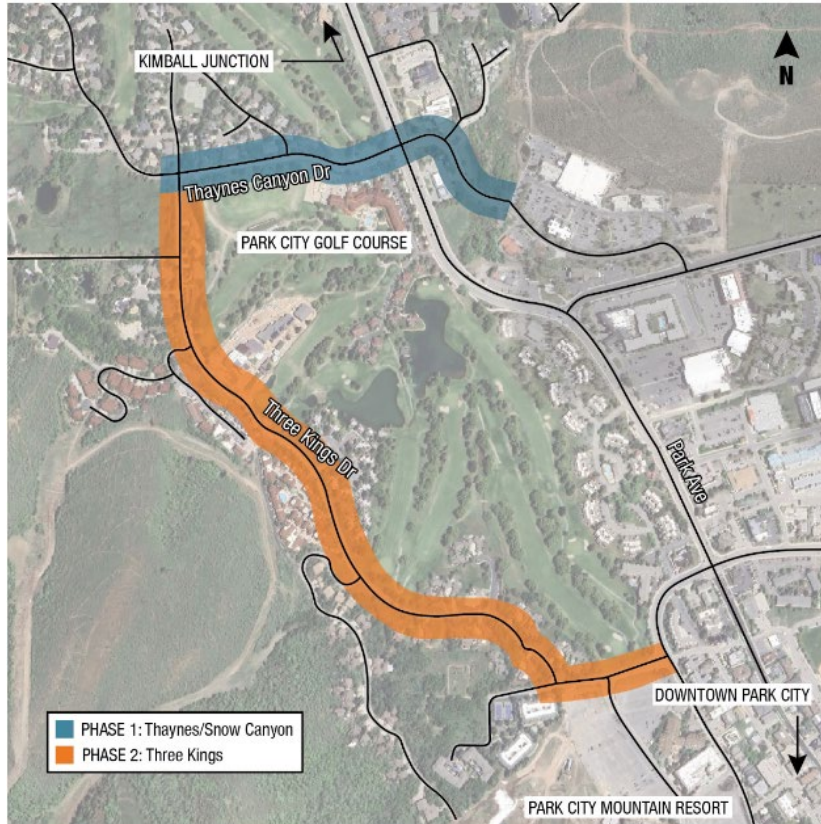
Recommended Alternative

- Continuous east-side 6-foot sidewalk with bicycle signage and targeted roadway narrowing to improve pedestrian safety while minimizing impacts to vegetation and neighborhood character.

What final design will provide

- Drainage details
- Landscape restoration
- Exact utility impacts
- Driveway interfaces
- Additional temporary construction impacts/mitigation options
- Exact roadway narrowing locations

Next Steps



- Timeline:
 - Summer/Fall Design
 - Winter Bid/Council
 - Anticipate Spring 2027 Construction
- Funding UDOT/TST 3rd quarter grant

Requested Direction

- Direction on the preferred alternative to advance into final design
- Any additional considerations/mitigations for us to incorporate in final design



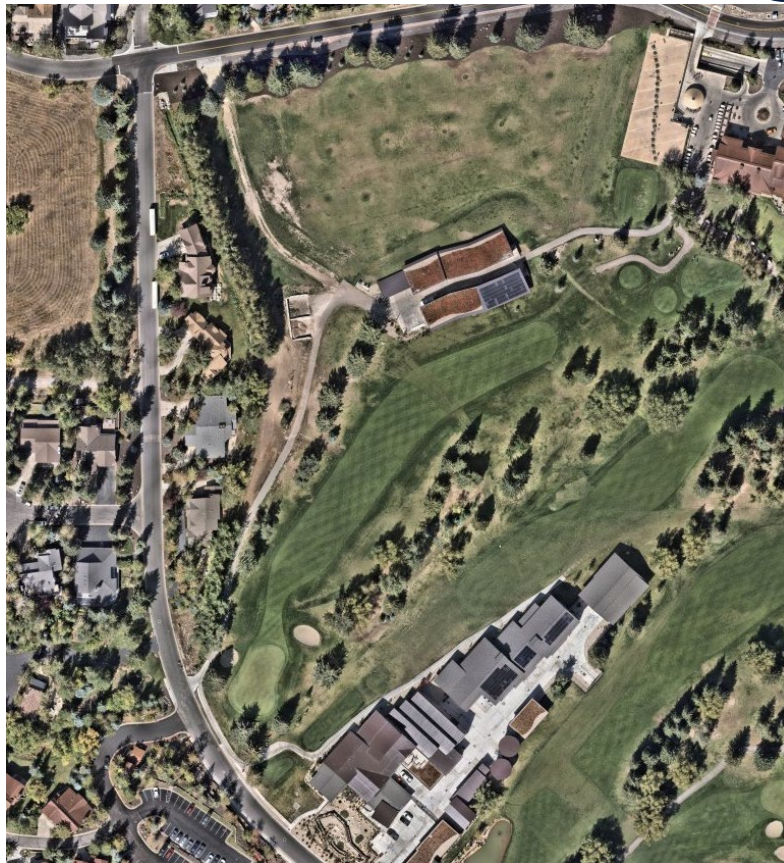
— Alternatives Evaluated —

	Feasibility	Connectivity	Wayfinding	User Experience	Pedestrian Comfort	Cyclist Comfort	Driver Comfort	Public Support	Constructability	Utility Impacts	Property Impacts	Golf Course Impact	Maintenance	Cost
1. Do Nothing	High	Low	Low	Low	Low	Low	High	Med	High	Low	Low	Low	Low	Low
2. West Side Sidewalk	High	Med	Med	Med	Med	Low	High	Med	Low	High	High	Low	Med	High
3. East Side Pathway Continuous on Roadway	Med	High	High	High	High	High	Med	Low	Low	Med	High	High	High	High
3a. East Side Pathway with North End Golf Course Alignment	Med	Med	Low	High	High	High	Med	Low	Low	Med	Med	High	High	High
4. East Side Sidewalk Continuous on Roadway	High	High	High	Med	High	Low	High	High	Med	Low	Med	Med	Med	Med
4a. East Side Sidewalk with North End Golf Course Alignment	Med	Med	Low	Med	High	Low	High	High	Med	Low	Med	High	Med	Med

—The Golf Course Alignment—

- Additional reduction to driving range length that already has seasonal restrictions on use of drivers and utilizes low flight balls.
- Necessary implementation of netting system to protect pedestrian users – leads to increased cost and visual impact
- Impacts to nursery green area – recently developed in strategic location for optimal golf course use
- Pinch point between creek and #10 green leads to conflicts between all users: golfers, pedestrians and maintenance operations.
- Conflicts and safety concerns with golf course maintenance access road which is used frequently

—The Golf Course Alignment—





Neighborhoods First Streets Program

Neighborhoods First Streets Programmatic Update
- and -
Amendments to Municipal Code Section 2-8-18





Neighborhoods First Streets Programmatic Update

PARK CITY

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— What is the Neighborhoods First Streets Program? –

The NFSP was established in 2023 to evaluate resident requests and implement traffic calming and roadway safety measures to improve safety and livability throughout Park City neighborhoods.



Request Review

25 Total Resident Requests from Jan 2025 to May 2026

- 6 requests were approved with improvements implemented
- 7 requests were denied based on the data not meeting the necessary requirements (MUTCD, Crosswalk Warrants, Speeding Policy)
- 4 requests were duplicates, same request, different resident
- 5 requests were resolved by additional police enforcement
- 3 requests were closed due to capital projects incorporating the concerns into the designed improvements

Notable Approved Requests

Payday Pilot Projects to reduce speeding

- 3-Phase pilot project installed in Summer of 2025
- Chicanes and median islands on Payday
- Succeeded in slowing traffic, now in design for permanent implementation



Notable Approved Requests

Ledger Pilot Projects to reduce speeding

- Pilot project installed in Summer of 2025
- Mini-Traffic Circle on Ledger
- Succeeded in slowing traffic, now in design for permanent implementation



———— Notable Approved Requests ————

High Visibility Crosswalk at Richardson Flats Bus Stops

- Frequently used bus stop for Park City Heights.



Notable Approved Requests

Speed Feedback Sign on American Saddler Hairpin Turn

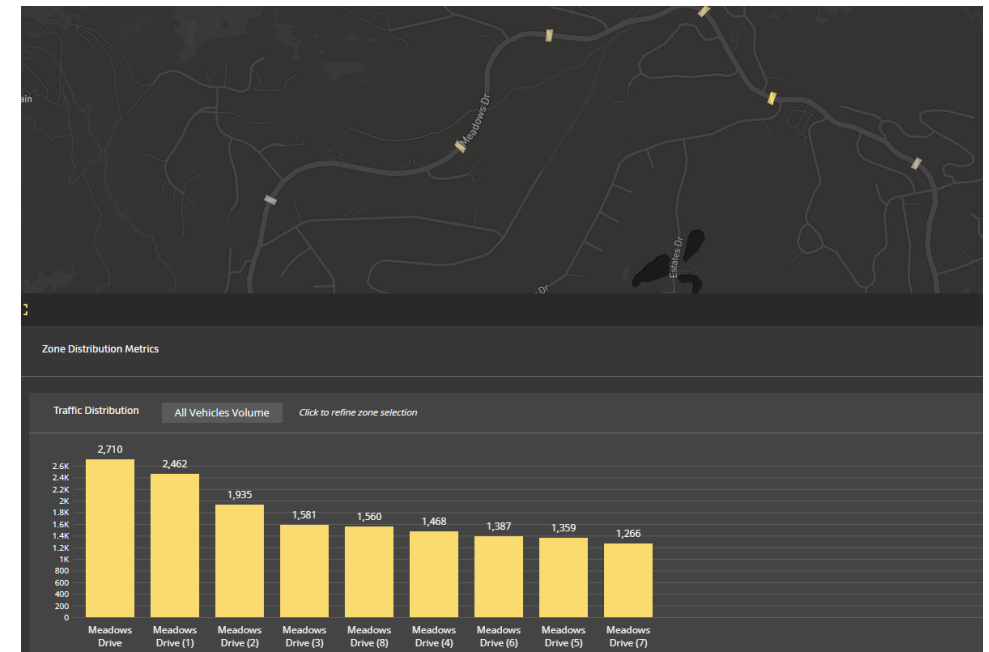
- Measured speeding problem in a location with limited sight distance and safety concerns.
- Speed feedback signs and curve speed advisory signs bring driver attention to their speeds.



Policies and Technologies

StreetLight Traffic Analyzing Software

- Runs custom analysis on selected sections of roadways for speeds, volumes, traffic flow, and route choice.



Policies and Technologies

Slow Your Roll Campaign

- Campaign started in coordination with Comms to create citywide education about speeding and safety.
- Campaign includes yard signs, flyers, previews at PC Theater, social media postings, and interviews with local news.
- Police will distribute informational flyers at traffic stops.
- Landing Page (website) with more information





Amendments to Municipal Code Section 2-8-18



— Amendments to Municipal Code Section 2-8-18 —

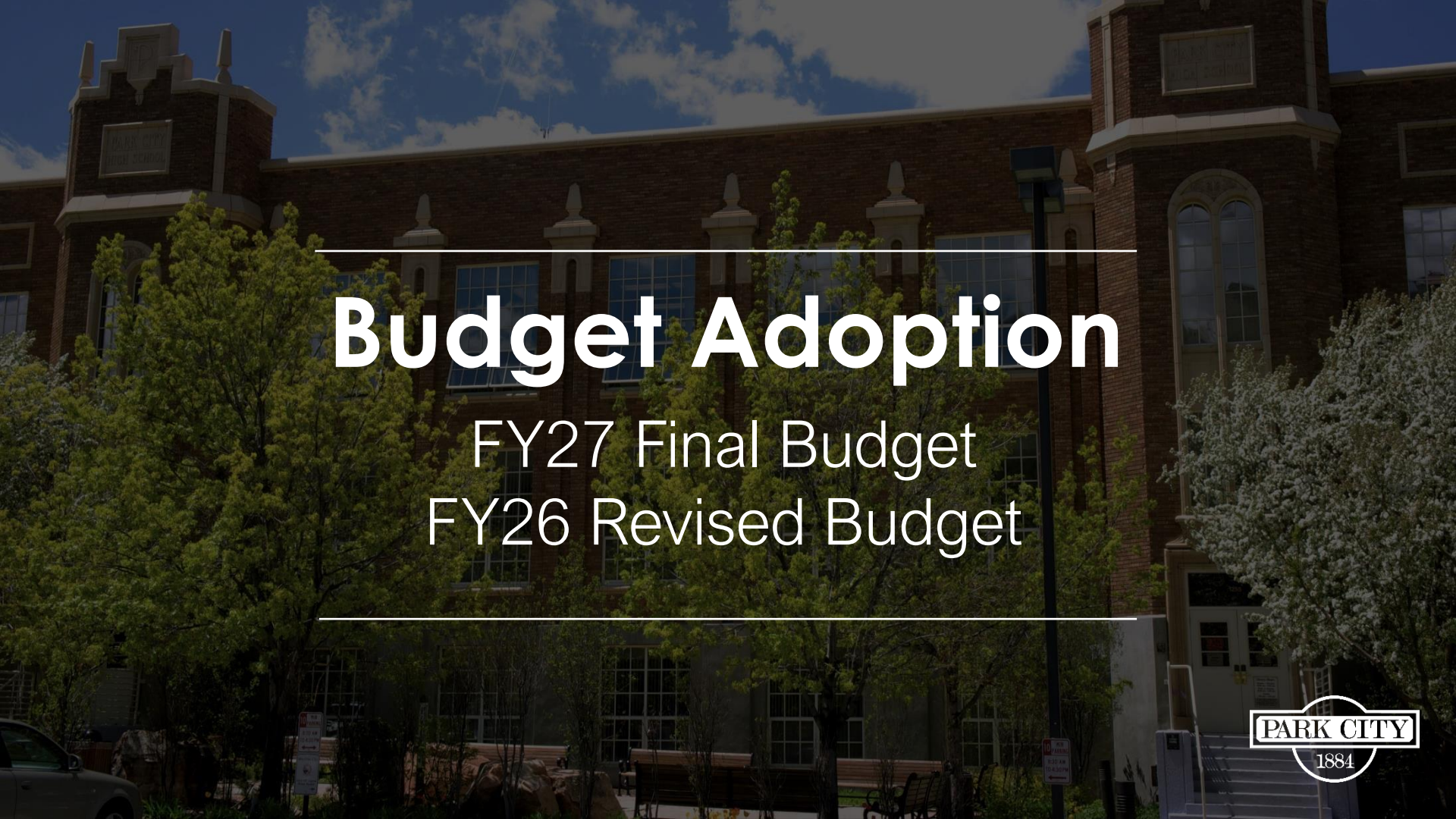
2-8-18 Neighborhoods First —Streets Committee

- A. Purpose and Authority.** The Neighborhoods First —Streets Committee implements portions of the Neighborhoods First —Streets Program, which aims to enhance neighborhood livability and safety by reducing speeding traffic with traffic calming solutions. By measuring the impacts of these solutions with the help of clear evidence and documented processes, the Neighborhoods First —Streets Committee works to improve compliance with posted speed limits, stop signs, and other traffic control devices.
- B. Organization.**
1. The Neighborhoods First —Streets Committee will be made up of a representative from each of the following:
 - a. The Park City Engineering Department,
 - b. The Park City Police Department,
 - c. The Park City Public Works Department,
 - d. The Park City Fire Department,
 - e. The Park City Transportation Department,
 - f. A Park City Resident Advocate **Designee**,
 - g. A Park City Resident, and
 - h. Summit County Government Representative.
 2. Each position will be filled by a designated voting representative and may also have a designated alternate representative to vote in the primary representative's absence.
- C. Selection Process.** All of the representatives will be selected by the department or organization they are representing except the Park City Resident Advocate **Designee** will be selected by the City Manager and the Park City Resident will be appointed by the Mayor with the advice and consent of the City Council.



— **Thank you! Questions?** —





Budget Adoption

FY27 Final Budget
FY26 Revised Budget

PARK CITY

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Budget Adjustments

Adjustments to Revised FY26 Budget

- Sundance Contract \$2,161- Per the contract, the annual payment amount is calculated based on the May CPI data. Because current CPI rates have exceeded our original budgetary estimate from 2025, an adjustment is necessary to pay the final invoice and fulfill the contract.
- Applied the Emerging Community project funding to the Clark Ranch capital project, as discussed at the April 30th meeting

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 snow-covered mountains rising in the background. The houses and buildings are densely packed, and their roofs are covered in snow. The overall scene is serene and wintry.

2026 Water Impact Fee

Update of 2014 Impact Fee



Public Hearing

Council Action Requested:

- Adopt 2024 Water Impact Fee Facilities Plan (IFFP)
- Adopt 2024 Water Impact Fee Analysis (IFA)
- Adopt Title 11, Chapter 13 code amendments
- Implement maximum water impact fee

— Why Update the Fee? —

Why Update Water Impact Fees?

- Last updated in 2014
- Reflects significant infrastructure investments and inflation
- Supports water quality, treatment capacity, and system reliability
- Growth pays for growth

Proposed Fee

Water Impact Fee per gallon per minute (gpm) demand		Outdoor Water Impact Fee per 1,000 Sq. Ft.	
Current	\$16,579	Current	\$1,598
Proposed – 2026	\$26,449	Proposed – 2026	\$2,549
Proposed – 2027	\$27,140	Proposed – 2027	\$2,615
Proposed – 2028	\$27,901	Proposed – 2028	\$2,689
Proposed – 2029	\$28,691	Proposed – 2029	\$2,765
Proposed – 2030	\$29,513	Proposed – 2030	\$2,844
Proposed – 2031	\$30,349	Proposed – 2031	\$2,925
Proposed – 2032	\$31,239	Proposed – 2032	\$3,011
Proposed – 2033	\$32,165	Proposed – 2033	\$3,100
Proposed – 2034	\$33,131	Proposed – 2034	\$3,193
Proposed – 2035	\$34,172	Proposed – 2035	\$3,293
Proposed – 2036	\$35,258	Proposed – 2036	\$3,398

- 71% of the proposed fee is allocated to infrastructure required to address treatment and capacity issues related to the Judge and Spiro Tunnels

Past Discussions

Previous Council Direction:

- ✓ August 15, 2024 – Initial review
- ✓ August 26, 2025 – Policy discussion
- ✓ April 30, 2026 – Fee scenarios and impacts
- ✓ June 4, 2026 – Direction to return with maximum fee

Recommendation

Staff Recommendation:

Conduct a public hearing and:

- Adopt 2024 Water Impact Fee Facilities Plan (IFFP);
- Adopt 2024 Water Impact Fee Analysis (IFA);
- Adopt amendments to Title 11, Chapter 13; and
- Implement the maximum water impact fee identified in the IFA

