



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
August 15, 2024**

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

Zoom Link: <https://us02web.zoom.us/j/83358496882>

CLOSED SESSION - 2:30 p.m.

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

WORK SESSION

4:25 p.m. - Discuss Marsac Avenue Retaining Wall Replacement

4:40 p.m. - Water Impact Fee Update

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Bonanza 5-Acre Work Session Recap - June 27, 2024
2. Main Street Area Plan Meeting Recap - July 15, 2024
3. Daly West Headframe Artwork Installation and Ribbon Cutting
4. Community Engagement Quarterly Update - Second Quarter 2024
5. Utah Wellbeing Survey Results
6. May 2024 Sales Tax Report

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 28, July 11, and August 5, 2024

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute an Easement for Rocky Mountain Power in a Form Approved by the City Attorney along the West side of the Bike Path Near the Intersection of Deer Valley Drive and Main Street
2. Request to Authorize the City Manager to Execute a Contract Addendum in a Form Approved by the City Attorney's Office with HNTB Corporation to Cover Pedestrian and Biking Safety Design Improvements for an Additional Amount Not to Exceed \$700,000, Making a Total Contract Amount Not to Exceed \$3,897,486.44
3. Request to Authorize the City Manager to Execute a Professional Services Agreement with Park City Historical Society and Museum dba Friends of Ski Mountain Mining History, in a Form Approved by the City Attorney's Office, for Restoration of the Historic Silver King Mine Headframe, Not to Exceed \$200,000
4. Request to Authorize the City Manager to Execute the Fourth Contract Amendment in a Form Approved by the City Attorney, with MKSK in an Amount Not to Exceed \$18,400, for the Bonanza Park Small Area Plan and the Bonanza 5-Acre Site Feasibility Study Consulting Services
5. Request to Authorize the City Manager to Execute a Second Amendment to the Professional Services Agreement, in a Form Approved by the City Attorney, with Zion's Public Finance for Services for Phase One of the Main Street Area Plan, Not to Exceed \$126,000, and to Extend the Contract's Termination Date to December 31, 2024
6. Request to Authorize the City Manager to Execute a Contract Amendment for Soil Excavation and Transportation to a Disposal Facility, in a Form Approved by the City Attorney, with MC Contractors Inc., Not to Exceed \$350,700 for a Total Contract Amount of \$915,675

VI. OLD BUSINESS

1. Consideration to Enter into a Construction Agreement with Rocky Mountain Power in the Amount of \$7,077,547, in a Form Approved by the City Attorney, to Underground Transmission Lines
(A) Public Input (B) Action

VII. NEW BUSINESS

1. Consideration to Authorize the City Manager to Execute an Agreement in a Form Approved by the City Attorney's Office for Electric Bus Options from the Gillig/Utah Transit Authority Contract to Purchase a Total of Nine 35-Foot Battery Electric Buses, Three Depot Chargers with Nine Dispensers, and Workforce Development Training, in an Amount Not to Exceed \$12,074,294.00
(A) Public Input (B) Action
2. Consideration to Authorize the City Manager to Execute an Agreement in a Form Approved by the City Attorney's Office with Shuttle Bus Leasing for a 24-Month Pilot Program to Provide a Vehicle Lease for Eight 2008 35-Foot Low-Floor Diesel Gillig Buses, in an Amount Not to Exceed \$1,024,187.20
(A) Public Input (B) Action
3. Consideration of a Request to Waive an Impact Fee and a Development Permit Fee for

the Voluntary Affordable Housing Portions of the Studio Crossing Development, for a Total Amount of \$1,666,116.45, in Accordance with Municipal Code Section 11-12-15
(A) Public Hearing (B) Action

VIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

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

City Council Staff Report

Subject: Marsac Avenue Retaining Wall Replacement

Author: Becky Gutknecht, P.E.

John Robertson, City Engineer

Department: Engineering

Date: August 15, 2024

Recommendation

Review request and potential funding sources to obtain consulting for design and construction services to replace the retaining wall along Marsac Avenue (See Image #1). Before starting the project, staff will return to the City Council to obtain approval of the contract and proposed funding sources.

Executive Summary

On January 8, 2024, we contracted with Kimley-Horn and Associates (Consultant) to inspect and evaluate the China Bridge Parking Structure and Marsac Retaining Wall. The Marsac Retaining Wall (MRW) was included in the analysis of the China Bridge structures. This was included in the analysis due to the noted deflection occurring at the northernmost corner of the wall structure. The evaluation was completed, and the final report was issued on May 22, 2024. A 3rd party review of the Assessment was commissioned to validate Kimley-Horn's findings, and Horrocks delivered the review on July 31, 2024.

As shown in Image #1, the MRW retains much of the public parking lot south of City Hall.

Image #1



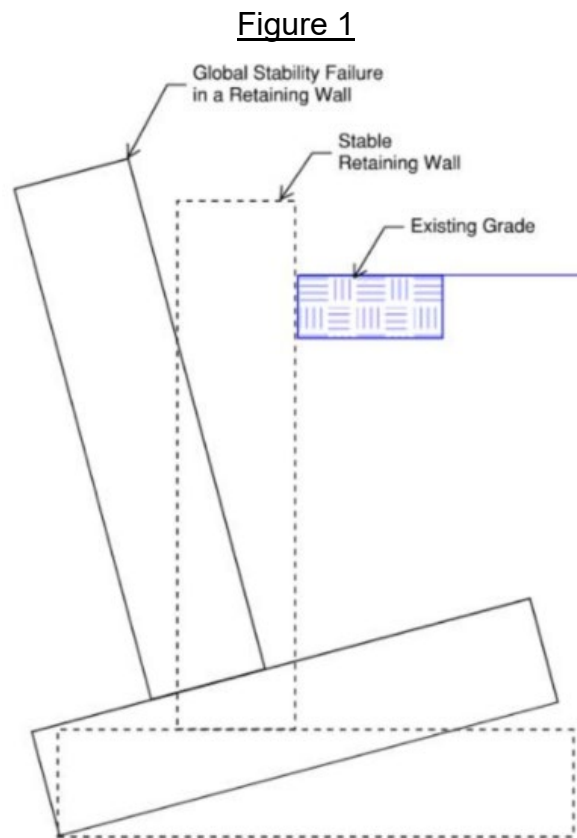
The MRW is approximately 130 feet long and retains approximately 4 feet at the southernmost end of the structure and 13 feet at the northernmost end. Upon initial inspection and observation of the deflection noted above, the Consultant's structural engineers recommended removing parking along the east side of the top deck due to concerns about vehicular surcharge loading on the MRW compounding the deflection.

The Consultants measured a deflection of approximately 7 inches at the top of the wall (See Image #2) at the northernmost end of the structure.

Image #2



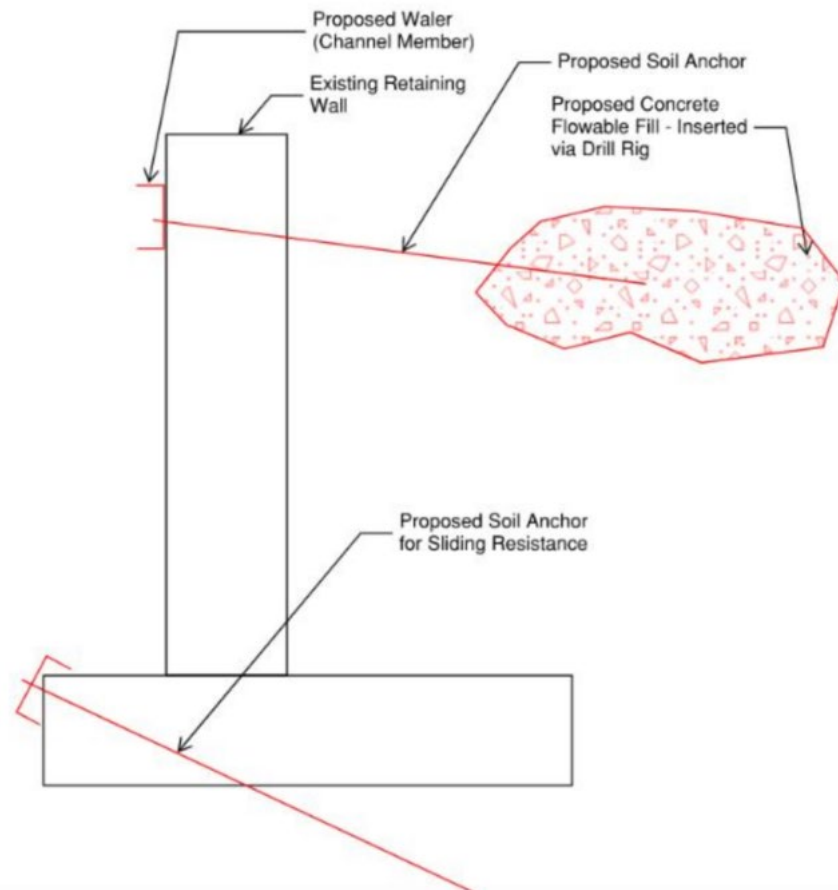
Upon completing the analysis, the Consultant determined that the MRW is exhibiting a global failure, meaning that the entire wall, stem, and footing are rotating out-of-plane. (See Figure 1 below)



This is reflected in the 7-inch deflection at the northernmost end of the wall. According to the Consultant, this deflection cannot be undone, and the wall must be reconstructed. The failure appears to be due to inadequacy of geometry, namely an improperly sized footer. Upon completion of the evaluation, the structural engineers accepted re-opening parking on the Southeast side of the top deck but continued to restrict parking in about four stalls until either the wall was braced to prevent further deflection or replaced with a new retaining wall.

If the City could not fully replace the MRW due to timing or lack of funds, a temporary bracing solution was presented for consideration. This temporary solution would involve engaging a structural engineer and a specialty contractor to install a waler or temporary shoring system in combination with soil nails/anchors to restrain the top and bottom of the wall against further movement. (See Figure 2) Though this would be intended to slow the progression of the failure/deflection, full wall replacement would still be required as the permanent solution to be completed within five years.

Figure 2



As part of the Assessment, in mid-March of 2024, a crack gauge (See Image #3) was installed at the location of greatest deflection to measure the change over time.

Image #3



A reading was taken at the gauge in mid-June, measuring 2 mm deflection over those three months. Another measurement was taken at the end of July, where another 2 mm of deflection occurred over the shorter period. Though the measurements are relatively small, this is concerning because they indicate potential deflection acceleration of the wall.

The Consultant provided cost estimates for the temporary bracing solution and full replacement as part of their analysis. The provided costs were \$250,000 and \$400,000, respectively, and are limited to costs for materials and work on the walls only. The Consultant did not include additional costs such as engineering, construction traffic control, construction mobilization, parking lot repair, protection of existing utilities, contingencies for unanticipated items, and construction management services.

Considering the additional items listed above, Engineering estimates that the total project costs would range from \$600K to \$800K for the temporary bracing solution and \$1 to \$1.25 million for the permanent solution.

The Engineering Department also does not foresee the temporary bracing option having significant schedule advantages over the permanent replacement option. Because the total costs for both options are relatively close and both solutions will require similar impacts on Marsac Avenue traffic and the parking lot, the Engineering Department recommends the full replacement option.

Based on conversations with the Consultant, the current amount of deflection, observed acceleration of the deflection, and approaching winter stresses and conditions, it is recommended that the MRW be replaced before the end of 2024 if possible.

Given the relatively short timeframe required to complete the project, Engineering is working with the Procurement Manager to determine the best process for obtaining consulting and contracting services. Currently, a design-build contract is being drafted.

Funding

Assuming a budget of \$1.5M, the Budget Department has provided several options for consideration to fund the emergency project:

1. (Recommended) The Parking Department has capital project budgets for parking structure asset improvements. The retaining wall supports surface parking but is also part of the overall City Hall complex, which means there are other locations to support funding strategies beyond just the Parking Department.
 - We recommend 25% (\$375k) of total cost come from Parking, as this is frequently utilized for special events, Main Street drop and loading, and evening and weekend visitor parking.

- The remaining balance could come from a combination of the Municipal Building Authority (MBA) and the Main Street RDA fund balances: \$1,125,000.
 - The MBA is a separate entity from PCMC, but comprised as the same governing board as the City Council, similar to the City's RDAs. It was originally created as a mechanism for financing City facilities. The MBA acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority. There's no active bonds against this fund, but the remaining fund balance could be used.
 - In both cases, accrued interest fund balance would cover the costs, as interest revenue came in significantly higher than anticipated due to higher interest rates.
- Without Parking funds, we could allocate funding from the MBA and Main Street RDA fund balances alone. In this scenario, we would propose \$500k from the MBA and the remainder from the Main Street RDA.
 - Since the RDA has expired, and there remains \$2.8M funding within it, this project fits due to its geographic area.
 - The current fund balance is around \$2.3M. Part of the funding is being held to support future China Bridge maintenance and upgrades (not currently budgeted).

	Budget FY 2025
Beginning Balance	\$ 2,769,131
	Expenses
Capital Projects	\$ 501,313
Ending Balance	\$ 2,267,818

2. Council could also allocate funding from the General Capital Fund balance. This option isn't recommended as the City Council is currently determining whether to use most of this funding to underground the RMP transmission lines. Instead, the Budget Department recommends reserving this funding source and instead utilizing the shared funding strategy above of the Parking, MBA, and Main Street RDA Funds.
3. Defund/temporarily suspend capital projects to reallocate resources towards the wall. For example, the Marsac Remodel project has \$1.5M that could be utilized. If directed, we can engage in this work yet continue to favor accrued interest, Parking, MBA, and RDA Funds rather than defunding or suspending capital projects.

These funding options would require a budget amendment at a future time unless paid for 100% out of the parking capital budget. Upon completion of the procurement process, we plan to return with a contract for consideration and to obtain approval of a financial strategy.



City Council Staff Report

Subject: Water Impact Fee Update
Author: Harrison Holley, Public Utilities Engineer
Department: Water Department
Date: August 15, 2024

Recommendation

Review and provide feedback on a draft amendment of Title 11, Chapter 13 – Impact Fees of the Park City Municipal Corporation Municipal Code, the Water Impact Fee Facilities Plan, and the Water Impact Fee Analysis.

Background

In [September 2014](#), Park City passed Ordinance No. 14-49 to adopt the 2014 Water Capital Facilities Plan; the 2014 Water Impact Fee Study and Analysis; and the amended Title 11, Chapter 13 of the Municipal Code of Park City. The 2014 water impact fee and ordinance replaced the 2007 water impact fee and ordinance.

Analysis

An impact fee is a payment of money imposed upon new development activity to mitigate the impact of the new development on public infrastructure. The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess.

Since at least 2001, Park City has imposed a water impact fee on new development. To keep fee structures current and accurate, the water impact fee is updated from time to time including major updates in 2003, 2007, and 2014. Coinciding with the completion of 3Kings Water Treatment Plant and its associated improvements, the water impact fee is due for another update. In addition, an update is needed to reflect recent increases in asset growth, updated capital infrastructure needs, actual and projected service population, and actual and projected water demand.

To update the current water impact fee, the following three documents will need to be adopted by ordinance. These three documents will replace those adopted in Ordinance No. 14-49 described above:

1. Water Impact Fee Facilities Plan (IFFP)
2. Water Impact Fee Analysis (IFA)
3. Amended Title 11, Chapter 13 of the Municipal Code of Park City

These documents are described below.

1 - Water Impact Fee Facilities Plan – Exhibit A

The purpose of an IFFP is to identify water demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP also addresses future infrastructure needed to serve the City with regard to current land use planning. The existing and future capital projects documented in this IFFP will ensure that service standards are maintained for all existing and future residents who reside within the service area.

The IFFP, attached as Exhibit A of this staff report, includes the following sections.

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth
4. Identify demands of new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues
 - a. Revenue sources to finance required system improvements
 - b. Necessity of improvements to maintain the proposed level of service
 - c. Need for facilities relative to planned locations of schools

2 - Water Impact Fee Analysis - Exhibit B

Using improvements and future water demand identified in the IFFP, the IFA includes a recommended impact fee structure for residential, non-residential, and outdoor landscaping that satisfies the Impact Fees Act and represents the maximum culinary water impact fee that the City may assess within the service area.

The IFA is attached as Exhibit B of this staff report.

3 - Amended Title 11, Chapter 13 of the Municipal Code of Park City – Exhibit C

The analysis presented in the IFFP and IFA is reflected in the proposed amendments to Title 11, Chapter 13. This section of the Municipal Code outlines all impact fees that are assessed by the City including water; parks, trails, and open space; police; and roadway facilities. The amendments included in Exhibit C only update water impact fees.

The amended code is attached as Exhibit C of this staff report.

Summary of Fee Changes

Similar to the existing impact fee, the proposed water impact fee will be assessed based on a new development's peak water demand, measured in gallons per minute (gpm), rather than per equivalent residential unit (ERU), which is sometimes used by other cities and water districts. Assessing the fee based on gpm yields the same results when calculating the impact of all uses while simplifying the process.

The current fee and the maximum proposed fee are shown below. The approximate 58% increase in the proposed impact fee is directly related to increased asset growth to meet future water demand, largely due to the new 3Kings Water Treatment Plant. It is important to note that the current fee was adopted in 2014 and has not been reevaluated or adjusted for inflation since its adoption. In 2014, it was uncommon to adopt a fee structure with a schedule that increased annually to address increasing costs, which is partly why the current fee is much lower than the proposed fee. It is now common practice to use fee structures that include a fee schedule with annual increases, which is included in the fee table below, and will hopefully prevent the need to make a large increase in the future, instead relying on incremental increases more manageable over time.

Water Impact Fee per gallon per minute (gpm) demand	
Current	\$16,579
Proposed – 2024	\$26,216
Proposed – 2025	\$26,544
Proposed – 2026	\$27,360
Proposed – 2027	\$28,446
Proposed – 2028	\$29,295
Proposed – 2029	\$30,179

The table's below provide a few examples of how the proposed fee, and fee schedule applies to the existing fee.

Residential Indoor Water Impact Fee								
Unit Size (Sq. Ft.)	Current & Proposed gpm	Existing Fee	Proposed Fee					
			2024	2025	2025	2025	2025	2025
1,000	0.21	\$3,428	\$5,420	\$5,488	\$5,657	\$5,881	\$6,057	\$6,239
3,000	0.37	\$6,200	\$9,840	\$9,927	\$10,232	\$10,639	\$10,956	\$11,287
6,000	0.60	\$11,322	\$17,902	\$18,126	\$18,683	\$19,425	\$20,004	\$20,609

Outdoor Water Impact Fee per 1,000 Sq. Ft.	
Current	\$1,598
Proposed – 2024	\$2,527
Proposed – 2025	\$2,559
Proposed – 2026	\$2,637
Proposed – 2027	\$2,742
Proposed – 2028	\$2,824
Proposed – 2029	\$2,909

In addition to the fee changes described above in Title 11, Chapter 13, the Building Department recommended that occupancy types be added to Table 11-13-2(A)(2)(c) *Indoor Non-residential Water Impact Fee (Peak Day)*. These added occupancy types help reduce confusion and tie property types to the Building Code. These changes can be seen in Exhibit C.

Next Steps

Pending City Council direction, a Public Hearing to adopt the updated water impact fee will be scheduled for a future Park City Council meeting. A Notice of Public Hearing must be posted 10 days prior to the scheduled public hearing. The notice will be published on the Public Notice Website, in the Park Record, and on the City's website. The notice, IFFP, IFA, and impact fee ordinance will be made available for public inspection during the 10 day noticing period at 1053 Iron Horse Drive and at 445 Marsac.

After the public hearing and adoption, the updated water impact fee will be in effect.



PREPARED FOR:



PREPARED BY:



PARK CITY

MAY 2024

WATER IMPACT FEE FACILITIES PLAN

PARK CITY

WATER IMPACT FEE

FACILITIES PLAN

May 2024

PREPARED FOR:



PREPARED BY:



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WATER IMPACT FEE FACILITIES PLAN (IFFP) SUMMARY

The purpose of an Impact Fee Facilities Plan is to identify demands placed upon City water facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to identify the water system improvements which may be funded through impact fees.

WHY IS AN IFFP NEEDED?

The IFFP provides a technical basis for assessing updated impact fees throughout the City. The IFFP addresses the future water system infrastructure needed to serve the City. The existing and future capital projects documented in the IFFP will ensure that level of service standards are maintained for all existing and future residents or other users who reside within the service area. Required elements of the Impact Fee Facilities Plan are enumerated in the Impact Fees Act, Title 11, Chapter 36a of the Utah Code.

PROJECTED FUTURE GROWTH

To evaluate the use of existing water system capacity and the need for future capacity, it is first necessary to calculate the demands associated with existing development and projected growth. Using available information for existing development and growth projections from the City's Water Master Plan, projected growth in water system demand is summarized in Table ES-1.

Table ES-1
Projected Water System Growth

Year	Projected Summer Potable Demand (gpm)
2020	5,049
2023	5,127
2025	5,179
2030	5,309
2033	5,387
2040	5,568
2050	5,828
2060	6,087
2065	6,217

This IFFP does not attempt to calculate an "average" residential unit type because of the wide variety of unit and development patterns present in Park City. Calculation of demand associated with each type of development will be discussed as part of a separate Impact Fee Analysis (IFA) document.

EXISTING CAPACITY AVAILABLE TO SERVE FUTURE GROWTH

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Existing capacity available to serve new growth was evaluated in the City's water system. To improve the accuracy of the analysis, the

system was divided into five different components (production, treatment, storage, conveyance, and admin. & service). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is summarized in Table ES-2.

Table ES-2
Projected Water System Growth

	Production Component¹	Treatment Component²	Storage Component³	Conveyance Component⁴	Admin. & Service Component
Existing	88.30%	82.47%	74.48%	84.68%	82.47%
Growth in 10-yr Planning Window	2.79%	4.17%	8.40%	1.77%	4.17%
Growth Beyond 10-yr Planning Window	8.91%	13.36%	17.12%	13.55%	13.36%

¹ Applies to raw and drinking water source production

² Applies to all City drinking water source capacity (including 3Kings WTP, Quinn's WTP, and groundwater sources)

³ Excluding storage at Woodside, Neck, Masonic Tanks.

⁴ Applies to most City pipes excluding Park City Heights.

REQUIRED SYSTEM IMPROVEMENTS

Beyond available existing capacity, additional improvements required to serve new growth are summarized in Table ES-3. Included in the table is an allocation of estimated project costs between existing users and future development. The table does not include construction inflation or bond costs related to paying for impact fee eligible improvements.

Table ES-3
Required System Improvements

Name	Project Cost (2024 Dollars)	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year
Spiro Mine Tunnel PH2	\$4,500,000	82.47%	4.17%	13.36%
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$1,370,000	82.79%	3.60%	13.61%
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$419,000	82.79%	3.60%	13.61%
M1 - 13th Street Pump Station	\$1,150,000	82.79%	3.60%	13.61%
M2 - Quarry Mountain Pump Station	\$3,450,000	95.71%	1.02%	3.27%
Woodside Tank	\$4,200,000	82.79%	3.60%	13.61%
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	\$380,000	82.79%	3.60%	13.61%
Total	\$15,469,000			

WATER IMPACT FEE FACILITIES PLAN

INTRODUCTION

Park City has retained Bowen Collins & Associates (BC&A) to prepare an Impact Fee Facilities Plan (IFFP). Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah Code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth at the proposed level of service
4. Identify demands placed upon existing public facilities by new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues:
 - a. revenue sources to finance required system improvements
 - b. necessity of improvements to maintain the proposed level of service
 - c. need for facilities relative to planned locations of schools

The following sections of this report have been organized to address each of these requirements. Much of the analysis forming the basis of this IFFP has been taken from the previous sections of the City's latest Water Master Plan. The reader should refer to the Water Master Plan for additional discussion of planning and evaluation methodology beyond what is contained here.

EXISTING LEVEL OF SERVICE - 11-36A-302(1)(A)(I)

Level of service is defined in the Impact Fees Act as: "the defined performance standard or unit of demand for each capital component of a public facility within a service area." This section discusses the performance standard for the system and level of service being currently provided to existing users.

PERFORMANCE STANDARD

Performance standards are the standards used to design and evaluate the performance of facilities. While the Impact Fees Act includes "defined performance standard" as part of the level of service definition, this report will make a subtle distinction between performance standard, and level of service. The performance standard will be considered the desired minimum level of performance for each component, while the existing level of service will be the actual current performance of the component. Thus, if the existing level of service is less than the performance standard, it is a deficiency. If it is greater than the performance standard, it may indicate excess capacity. This section discusses the existing performance standards for the city. A subsequent section will consider existing level of service relative to these standards.

To improve the accuracy of the analysis, this impact fee facilities plan has divided the system into five different components (Production, Treatment, Storage, Conveyance, and Admin. & Service). Each of these components has its own set of performance standards:

Production

Water production must be adequate to satisfy demands on both an annual and peak day basis. Production of supplies must consider seasonal limitations in supply availability and reductions in yield because of dry year conditions. Production capacity must be capable of satisfying all sources of demand including secondary demands where applicable. Because Park City has both raw and culinary water supplies, production may include evaluations of some of the City's raw water demands. The City has sufficient production capacity to maintain an approximate 15 percent buffer to account for source reliability concerns.

Treatment

Water treatment must be adequate to provide culinary water treatment to water sources on an annual and peak day basis. This also includes providing water treatment to meet the latest State of Utah Drinking Water requirements. This is of particular concern for Park City due to its relatively unique source requirements. In 2014, the Utah Department of Environmental Quality raised the water quality standard for Judge Tunnel & Spiro Tunnel such that all water from these tunnels must be treated by the City. Historically, some of this water was treated and also mixed with Thiriot Springs to meet City drinking water needs while the rest was released to streams. The increased level of service required the City to construct the new 3Kings Water Treatment Plant. This results in the City having additional redundancy and resiliency to loss of potable source water from groundwater wells or the Quinn's water treatment plant. At buildout, the City will have approximately 100% redundancy for treatment capacity. Because 3Kings Water Treatment Plant represents a level of service increase, all of the City's sources will be treated uniformly in calculating proportionate share of costs between existing and future users.

Storage

Three major criteria are generally considered when sizing storage facilities for a water distribution system: operational or equalization storage, fire flow storage, and emergency or standby storage.

1. **Equalization Storage:** Equalization storage is the storage required to satisfy the difference between the maximum rate of supply and the rate of demand during peak conditions. Sources, major transmission pipelines, and pump stations are usually sized to convey peak day demands to optimize the capital costs of infrastructure. During peak hour demands, storage is needed to meet the difference in source/conveyance capacity and the increased peak instantaneous demands. Equalization storage was calculated on a pressure zone basis for Park City based on demand pattern data provided in available meter data. The equalization volume was also compared against the State of Utah minimum storage recommendations to verify volumes meet State requirements. Because of the City's unique topography, the City has a large number of storage reservoirs that have redundant supply in many cases such that the performance standard is 1,751 gallons/gpm.
2. **Fire Flow Storage:** Fire flow storage is the amount of water needed to combat fires occurring in the distribution system. This storage is calculated based on the fire flow rate for structures in each area of the system multiplied by a specified duration as required by the fire authority. Typical residential homes require a fire flow of 1,500 gpm for a duration of 2 hours (180,000 gallons). Typical commercial facilities require a fire flow of at least 2,000 gpm for a duration of 2 hours (240,000 gallons). For some buildings in the City, the fire authority requires even greater fire flow. For some areas of Park City, the fire marshal requires even greater fire flow. The maximum fire flow required in the system is for the Old Town area with a total of 3,000 gpm for 3 hours (540,000 gallons).

3. **Emergency Storage:** Emergency or standby storage is the storage needed to meet demands in the event of an unexpected emergency situation such as a line break, treatment plant failure, or other unexpected event. This is a storage requirement that is largely dependent on recommendations of City personnel and depends on the availability of sources and backup power. Park City personnel have indicated that they would prefer to equip key pump stations with the ability to use portable generators instead of providing additional emergency storage. This operational preference is based on limiting the water age in storage tanks during low demand periods in the City.

Storage requirements are calculated for the system as a whole and for each individual storage zone.

Conveyance (Transmission, Distribution, And Pumping)

Based on input from City staff, the following criteria were used as the performance standards for major conveyance facilities:

1. The system was evaluated for existing conditions and projected conditions in 2065. Each demand scenario included model runs at both peak day and peak hour demand for both winter and summer.
2. Under peak day demand, the system must be capable of maintaining constant levels at all system tanks and reservoirs.
3. Under peak hour demand, the system must be capable of limiting the maximum rate of draining in all system tanks and reservoirs to two times the tank or reservoir's size (e.g. - a 1 million gallon tank will drain at a rate of 2 mgd or less during the peak hour). This criterion limits the fluctuation of all tanks and reservoirs to 50 percent of their total volume during a peak day and ensures operational storage is adequate.
4. The system should be capable of maintaining 60 psi at all retail points of delivery during peak hour demands. Pressures as low as 45 psi are sometimes accepted by City personnel for areas with steep slopes (average above 10 percent). However, the target for design should be 60 psi to provide superior service at all connections and minimize customer complaints.
5. If any major source fails or is off-line, the system must be capable of delivering water from the remaining sources to satisfy a demand equal to the production rate of the remaining sources. If any major transmission line fails or is off-line, the system must be capable of delivering water from other delivery points sufficient to satisfy Spring/Fall demand conditions.
6. If the JSSD Connection is unavailable (because of contract concerns, City preference, or maintenance), the system must be capable of meeting winter day demand with snow making. This criterion is important to consider because of the large snow making demand on the system from the Deer Valley Ski Resort.
7. Per requirements of the State of Utah, the system must be able to meet fire flow demands and still maintain greater than 20-psi residual pressure in the distribution system under peak day demand conditions. Fire flow demands were set at 1,500 gpm for residential areas and 2,000 gpm for commercial areas per the Park City Fire Marshall. Higher fire flows of 3,000 gpm for Historic Main Street and the Park City Mountain Resort area were selected by the Park City Fire Marshall as well as custom fire flows for a few other large structures.

Administrative and Service Buildings

In addition to the water system needs, Park City personnel need to be able to provide administrative and service functions for the City to satisfy customers. Generally, the City considers its existing administrative and service buildings satisfactory for existing needs and believes they will be satisfactory for future needs as well.

Unit of Demand

In typical water systems, the unit of demand is often defined in terms of an equivalent residential unit (ERU). For Park City, however, development size and type vary so significantly across the City that the concept of “typical residential unit” does not really apply. In addition, defining typical use in the City is also complicated by the large tourist population within the City.

To overcome this challenge and best capture these unique aspects of City water use, the City has abandoned any attempt of defining a “typical” residential unit and has instead calculated its impact fee based solely on peak day demand. Impact fees can then be customized for individual developments based on projected peak day demands for the development type and size.

Existing Level of Service

Existing level of service has been divided into the same five components as identified for the system performance standard (source production, treatment, storage, conveyance, and admin. & service). Existing level of service values are summarized in Table 1 below.

Table 1
Existing Level of Service for Various System Requirements

	Existing Level of Service
Source Production	
Gpm of source production / gpm of peak day demand	1.30
Treatment (Potable) Production	
Gpm of potable (treatment) production / gpm of peak day demand	2.45
Storage¹	
Gallons of storage / gpm of peak day demand	2,026
Conveyance (Transmission, Pumping and Distribution)	
% of system meeting performance standard of 45 psi min. during peak hour demands ²	98.50%
% of system meeting performance standard of 20 psi min. during fire flows	98.10%
% of system meeting performance standard of 7 fps max. pipe velocity during peak hour demands	99.10%
Administrative & Service	
Administrative and Service Buildings	Satisfactory

¹ Does not include fire storage volumes in calculation.

² A percentage less than 100% indicates that the City has some limited areas where pressure fall below 45 psi.

PROPOSED LEVEL OF SERVICE - 11-36A-302(1)(A)(II)

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fees Act indicates that the proposed level of service may:

1. Diminish or equal the existing level of service; or
2. Exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

By definition, the proposed level of service will be equal to the performance standard and will not change.

Table 2
Proposed Performance Standards and Level of
Service for Various System Requirements

	Proposed Performance Standard	Proposed Level of Service
Production		
Production Capacity (gpm production/gpm peak day demand)	1.15	1.15
Treatment		
Treatment Capacity (gpm treatment/gpm peak day demand)	2.02	2.02
Storage		
Storage (gallons storage/gpm peak day demand) ¹	1,751	1,751
Conveyance (Transmission, Pumping, and Distribution)		
Culinary Peak Hour Demand Pressure (psi) / Percent of System that Meets the Standard	45 / 100%	100.00%
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm) / Percent of System that Meets the Standard	1,500 ² / 100%	100.00%
Maximum Pipe Velocity Peak Hour (feet per second) / Percent of System that Meets Standard	7.0 / 100%	100.00%
Administrative & Service		
Administrative and Service Buildings	Satisfactory	Satisfactory

¹ Does not include fire storage volumes in calculation.

² Required fire flow indicated is for newer residential neighborhood. Fire flow may be lower or higher based on Fire Authority requirements.

EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36A-302(1)(A)(III))

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, we have divided the system into five different components (Production, Treatment, Storage, Conveyance, and Administrative & Service). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is as follows:

Production

The Water Master Plan includes an analysis of available supply to service existing and projected demands. Because the City has a variety of sources with various costs, the City will use excess capacity of each source proportionally by existing and future users. Table 3 summarizes how excess source capacity in the City will be divided. Production includes use of existing potable and raw water sources.

Table 3
Excess Capacity in City Sources

Facilities	Summer Peak Demand to Existing (gpm)	Summer Peak Demand to 10-Year (gpm)	Summer Peak Demand to Beyond 10-Year (gpm)
Peak Source Demand (Potable + Raw Water)	8,227	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Sources (Potable + Raw Water)	88.30%	2.79%	8.91%

Treatment

The Water Master Plan includes an analysis of available supply to service existing and projected treated water demands (potable or culinary). Because the City has a variety of drinking water sources and treatment facilities with various costs, the City will use excess capacity of each potable source proportionally by existing and future users. Table 4 summarizes how excess treated water capacity in the City will be divided amongst all users.

Table 4
Excess Capacity in City Treated Water

Facilities	Potable Summer Demand to Existing (gpm)	Potable Summer Demand to 10-Year Growth (gpm)	Potable Summer Demand to Growth Beyond 10-Year
Potable Demand	5,127	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Potable Capacity Share	82.47%	4.17%	13.36%

Storage

Park City owns and operates a large number of storage reservoirs. Most of the City's pressure zones have excess capacity to serve new growth. The only exception includes the pressure zones served by the Woodside, Masonic, and Neck Tank. All other new growth will be serviced using excess storage in existing reservoirs.

The projected use of excess capacity in the existing storage reservoirs without deficiencies is summarized in Table 5. For the purposes of this calculation, only equalization storage is shown. Since both existing and future users will benefit from fire flow and emergency storage, using the percentages shown in the table divides these components proportionally based on demand. It should be emphasized that the values shown in the table do not include storage associated with the Woodside, Neck, Masonic Tanks which either have existing storage deficiencies or will be replaced by the King's Crown Tank project. This will need to be taken into account in the calculation of final impact fees.

Table 5
Excess Storage Capacity

Tank	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Aerie	83.63%	3.90%	12.47%
Bald Eagle	96.52%	0.83%	2.66%
Fairway Hills	51.85%	11.46%	36.69%
Park City Heights	47.06%	34.23%	18.71%
Flagstaff	62.41%	8.95%	28.64%
Red Cloud	49.63%	11.99%	38.38%
Iron Canyon	91.10%	2.12%	6.78%
Silver Lake	94.08%	1.41%	4.51%
North Lake Flat	77.22%	5.42%	17.36%
Solamere	88.26%	2.79%	8.94%
Boot Hill (1 and 2)	90.32%	2.31%	7.38%
Quarry Mountain	95.71%	1.02%	3.27%
Sandstone Cove	100.00%	0.00%	0.00%
Thaynes (1 and 2)	64.44%	8.47%	27.09%
Weighted Average	74.48%	8.40%	17.12%

Conveyance (Transmission, Distribution, and Pumping)

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future flows were examined in the system model for each transmission pipeline. For the purposes of this analysis, transmission pipelines have been defined as all pipelines larger than 8 inches in diameter and represent the system level pipeline improvements in the City. A summary of the results of this analysis are contained in the appendix of this report. The method used to calculate excess capacity available for use by future flows is as follows:

1. **Calculate Flows** – The peak flow in each facility was calculated in the model for both existing and future flows. The maximum capacity of each facility was also calculated. Defining an absolute maximum capacity in water system facility is difficult because capacity is a function of both pipeline size (with corresponding velocity) and required delivery pressure. In water distribution systems, however, a common design guideline is

to limit velocities to less than 7 ft/sec. This has been used as the definition for maximum capacity in this analysis.

2. **Identify Available Capacity** – Where a facility has capacity in excess of projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and buildout flows. Where the facility has capacity less than projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and the facility’s maximum capacity.
3. **Calculate Percent of Excess Capacity Used in Existing Facilities** – The projected growth in flow was compared against the facility’s available capacity. Where the future flow exceeded the capacity of the facility, the available excess capacity was calculated by dividing the remaining capacity (total capacity less existing flow) by the total available capacity. Where the future flow was less than the capacity of the facility, the percent of excess capacity being used in each facility was calculated by dividing the growth in flow in the facility (future flow less existing flow) by the total available capacity. If reimbursement agreements exist, facilities under these agreements should be removed from the calculation since payment for excess capacity in these facilities will be dictated by agreement and will be considered as part of the impact fee analysis.
4. **Calculate Excess Capacity for the System as a Whole** – Each pipeline in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity on a system wide basis, the capacities of each of these pipelines and their contribution to the system as a whole must be considered. To do this, each pipeline must first be weighted based on its contribution to system. For this purpose, each pipeline has been weighted based on the estimated cost of the pipeline. The excess capacity in the system as a whole can then be calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Most pipes in the City’s water system are grouped together because the system is close to the same age and pipelines have similar remaining capacity across the system. An exception to this includes the Park City Heights development that is relatively new in the City and has a significant amount of area that remains to be developed. Park City Heights pipelines are therefore treated separately from the balance of the City’s conveyance. The Park City Heights conveyance projects were constructed in 2021 in conjunction with the Park City Heights Tank and growth in Park City Heights. The capacity distribution of the two conveyance projects therefore matches the tank project. The projected use of excess capacity in the existing conveyance system and the Park City Heights conveyance projects are summarized in Table 6.

Table 6
Excess Conveyance Capacity

Conveyance System	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Existing Conveyance System	82.47%	4.17%	13.36%
Park City Heights Culinary Water	47.06%	34.23%	18.71%
Park City Heights Off-Site Water	47.06%	34.23%	18.71%

Administrative & Service

Use of the City’s administrative and service buildings will be based on proportional growth in demand because the City believes the existing facilities will meet the needs of future growth through

buildout. Calculated use of the City's existing administration and maintenance facilities now and in the future are summarized in Table 7.

Table 7
Excess Admin / Building Capacity

Administration Facilities	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Admin & Maintenance Facilities	82.47%	4.17%	13.36%

DEMANDS PLACED ON FACILITIES BY NEW DEVELOPMENT - 11-36A-302(1)(A)(IV)

Growth and new development in the City are discussed in the City's Water Master Plan. These growth projections are based on planning data available from Snyderville Basin Water Reclamation District (SBWRD), the Ken Gardner Policy Institute, and feedback from City personnel regarding specific development plans. These projections include consideration of developable area, and the nature of surrounding development, designated open space and other factors. Additional information on growth projections is included in the Water Master Plan. Future growth as projected in the Water Master Plan is shown in Table 8.

Table 8
Projected Water System Growth

Year	Projected Summer Potable Demand (gpm)	Total (raw + potable) Summer Peak Day Demand (gpm)
2020	5,049	8,149
2023	5,127	8,227
2025	5,179	8,279
2030	5,309	8,409
2033	5,387	8,487
2040	5,568	8,668
2050	5,828	8,928
2060	6,087	9,187
2065	6,217	9,317

INFRASTRUCTURE REQUIRED TO MEET DEMANDS OF NEW DEVELOPMENT - 11-36A-302(1)(A)(V)

To satisfy the requirements of state law, the effect of demand placed upon existing system facilities by future development was evaluated using the process outlined below. Each of the steps was completed as part of this plan's development. More description of the methodology used in the process outlined below can be found in the Water Master Plan.

1. **Existing Demand** – The demand existing development places on the City's system was estimated based on historic water use and flow records.

2. **Existing Capacity** – The capacities of existing system collection facilities were estimated using size data provided by the City and a hydraulic computer model. The capacities of existing facilities were taken from the City’s water system model.
3. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities.
4. **Future Demand** – The demand future development will place on the system was estimated based on development projections as discussed in a previous section.
5. **Future Deficiencies** – Future deficiencies in the collection system were identified using defined level of service and results from the computer model.
6. **Recommended Improvements** – Needed system improvements were identified to remedy existing deficiencies and meet demands associated with future development.

The steps listed above “identify demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302(1)(a) of the Utah Code).

10-Year Improvement Plan

In the City’s Water Master Plan, capital facility projects needed to provide service to various parts of the City at projected ten-year and buildout scenarios were identified. Only infrastructure to be constructed within a ten-year horizon will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future. Table 9 summarizes the components of projects identified in the Water Master Plan that will need to be constructed within the next ten years. Details associated with the costs used for each project are contained in the Water Master Plan. Projects that exclusively resolve existing deficiencies or maintenance needs have been excluded from the list of projects.

Table 9
Project Costs Allocated to Projected Development, 10-year Planning Window

Name	Project Cost ¹	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
Spiro Mine Tunnel PH2	\$4,500,000	82.47%	4.17%	13.36%	\$3,711,011	\$187,854	\$601,134
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$1,370,000	82.79%	3.60%	13.61%	\$1,134,223	\$49,320	\$186,457
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$419,000	82.79%	3.60%	13.61%	\$346,890	\$15,084	\$57,026
M1 - 13th Street Pump Station	\$1,150,000	82.79%	3.60%	13.61%	\$952,085	\$41,400	\$156,515
M2 - Quarry Mountain Pump Station	\$3,450,000	95.71%	1.02%	3.27%	\$3,301,921	\$35,257	\$112,822
Woodside Tank Replacement	\$4,200,000	82.79%	3.60%	13.61%	\$3,477,180	\$151,200	\$571,620
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	\$380,000	82.79%	3.60%	13.61%	\$314,602	\$13,680	\$51,718
	\$15,469,000				\$13,237,913	\$493,795	\$1,737,292

¹Costs do not include inflation.

Project Cost Attributable to Future Growth

To satisfy the requirements of state law, Table 9 provides a breakdown of the capital facility projects and the percentage of the project costs attributed to existing and future users. As defined in Section 11-36a-102(15), the impact fee facilities plan should only include the proportionate share of “the cost of public facilities that are roughly proportionate and reasonably related to the service demands and needs of any development activity.” While several of the projects identified in the table are required solely to meet future growth, some projects also provide a benefit to existing users. Projects that benefit existing users include those projects addressing existing capacity needs and maintenance related projects.

For some projects, the division of costs between existing and future users is easy because 100 percent of the project costs can be attributed to one category or the other (e.g., infrastructure needed solely to serve new development can be 100 percent attributed to new growth, while projects related to existing condition or capacity deficiencies can be 100 percent attributed to existing user needs). For projects needed to address both existing deficiencies and new growth or where a higher level of service is being proposed, costs have been divided proportionally between existing and future users based on their needs in the facility. These percentages have been calculated based on flows in each facility as calculated in the hydraulic model. A few additional notes regarding specific projects are as follows:

- **Treatment Projects** – The Spiro Mine Tunnel are both level of service type of improvements that benefit all existing and future users equally. The percentage attributable to existing and future users has been divided proportionally based on use.
- **Three Kings Pressure Zone Expansion** – The 3 King’s Pressure Zone expansion will primarily serve existing users by shifting operations to take care of storage for existing users such that the City can retire its aging Masonic Tank. Once the Woodside Tank is replaced, a portion of capacity of the tank will serve future users and the percentage to existing and future users has been divided accordingly.

Table 9 does not include bond costs related to paying for impact fee eligible improvements. These costs, if any, will be considered as part of the impact fee analysis.

Project Cost Attributable to 10-Year Growth

Included in Table 9 is a breakdown of capacity associated with growth both at full build-out and through the next 10-years. This is necessary because many of the projects identified in the table will be built with capacity to accommodate flows or service beyond the 10-year growth window. This has been done following the same general process as described above.

Basis of Construction Cost Estimates

The costs of construction for projects to be completed within ten years have been estimated based on past experience with projects of a similar nature both inside and outside of the City. Additional details are provided in the Water Master Plan.

ADDITIONAL CONSIDERATIONS

MANNER OF FINANCING - 11-36A-302(2)

The City may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and an appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis.

Bonds

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFFP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

Interfund Loans

Because infrastructure must be built ahead of growth, there often arise situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should be considered in subsequent accounting of impact fee expenditures.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are different from grants. If a developer constructs a system improvement or dedicates land for a system improvement identified in this IFFP or dedicates a public facility that is recognized to reduce the need for a system improvement, the developer will be entitled to an appropriate credit against that particular developer's impact fee liability or a proportionate reimbursement.

If the value of the credit is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the recognized value of the improvements/land dedicated is more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. Developers will be responsible for the construction of project improvements (i.e., improvements not identified in the impact fee facilities plan) without credit against the impact fee.

NECESSITY OF IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE - 11-36a-302(3)

According to State statute, impact fees cannot be used to correct deficiencies in the City's system and must be necessary to maintain the proposed level of service established for all users. Only those facilities or portions of facilities that are required to maintain the proposed level of service for future growth have been included in this IFFP. Additionally, any portion of projects being used to cure existing deficiencies that will be paid for through future user rates will be accounted for through an impact fee credit to be calculated as part of the impact fee analysis. This will result in an equitable fee as future users will not be expected to fund any portion of the facilities that will benefit existing residents.

IMPACT FEE CERTIFICATION 11-36A-306(1)

This IFFP has been prepared in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data, provided by the City and its designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates makes the following certification:

I certify that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
 - allowed under the Impact Fees Act; and
 - actually incurred; or
 - projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - costs of operation and maintenance of public facilities; or
 - costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. Complies in each relevant respect with the Impact Fees Act.

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Park City Municipal Corporation



2024 Water Impact Fee Analysis



Zions Public Finance, Inc.
July 2024

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EXECUTIVE SUMMARY

Park City Municipal Corporation (“PCMC,” “the City”) commissioned Bowen Collins & Associates (“Bowen Collins”) with Zions Public Finance, Inc. (“Zions,” “ZPFI”) acting as subconsultant to calculate the City’s culinary water impact fees in accordance with Utah State Law. An impact fee is a payment of money imposed upon new development activity to mitigate the impact of the new development on public infrastructure. In conjunction with this project, Bowen Collins prepared the *Water Impact Fee Facilities Plan* (“IFFP”) dated March 2024.¹

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess. The City will be required to use revenue sources other than impact fees to fund any projects identified in the IFFP that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Water System Overview

Level of Service

Level of service is defined in the Impact Fees Act as “the defined performance standard or unit of demand for each capital component of a public facility within a service area” and is defined in this IFA for water rights, source, storage, distribution, and operations.

Water Service Area

The service area in this study is the Park City Designated Water Service Area in accordance with [Park City Municipal Code 13-1-30 Designated Water Service Area](#).

Growth in Water Demand

Existing and future water demand is a key input into impact fee calculations as it helps identify existing system capacity and the need for future capacity. For this analysis Bowen Collins provided projections in terms of Summer Potable Demand in gallons per minute (“gpm”). Note this table is directly reflected in Bowen Collins IFFP Table ES-1.

TABLE 1: PROJECTED WATER SYSTEM GROWTH

Year	Projected Summer Potable Demand (gpm)
2020	5,049
2023	5,127
2025	5,179
2030	5,309
2033	5,387
2040	5,568
2050	5,828
2060	6,087
2065	6,217

Source: Bowen Collins as of March 2024.

¹ This report was prepared by Bowen Collins & Associates

Water Capital Facilities

Again, as noted in Bowen Collins IFFP there is existing excess capacity to service future growth, while additional improvements will be required to serve new growth as noted in Bowen Collins IFFP Table ES-2.

TABLE 2: PROJECTED WATER SYSTEM GROWTH

	Production Component	Treatment Component	Storage Component	Transmission Component	Admin / Maintenance
Existing	88.30%	82.47%	74.48%	84.68%	82.47%
Growth in 10-Yr Planning Window	2.79%	4.17%	8.40%	1.77%	4.17%
Growth Beyond 10-yr Planning Window	8.91%	13.36%	17.12%	13.55%	13.36%

Source: Bowen Collins as of March 2024.

In addition, new projects will be required to meet future demand and new growth as outlined in Bowen Collins IFFP Table ES-3. Significant portions of these future projects will benefit existing customers as well.

TABLE 3: REQUIRED SYSTEM IMPROVEMENTS

Improvement Project	Project Cost (2024 Dollars)	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year
Spiro Mine Tunnel PH2	\$4,500,000	82.47%	4.17%	13.36%
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$1,370,000	82.79%	3.60%	13.61%
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$419,000	82.79%	3.60%	13.61%
M1 - 13th Street Pump Station	\$1,150,000	82.79%	3.60%	13.61%
M2 - Quarry Mountain Pump Station	\$3,450,000	95.71%	1.02%	3.27%
Woodside Tank	\$4,200,000	82.79%	3.60%	13.61%
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	\$380,000	82.79%	3.60%	13.61%
Total	\$15,469,000			

Source: Bowen Collins as of March 2024.

Culinary Water Impact Fee Calculation

The impact fee calculation is shown in the table below and includes the cost of buying into excess capacity by production, treatment, storage, transmission, and administration, along with interest costs, new construction projects, consultant costs and a credit for the existing fund balance. This calculates to a gross fee per gpm of \$43,434.12.

TABLE 4: GROSS FEE BEFORE CREDITS BY PROPORTIONATE SHARE

Gross Fee Summary	Amount
Excess Capacity - Production	\$2,743.33
Excess Capacity - Treatment	\$22,972.82

Gross Fee Summary	Amount
Excess Capacity - Storage	\$2,750.80
Excess Capacity - Transmission	\$3,189.90
Excess Capacity - Administration	\$0.00
Interest Costs	\$9,400.89
New Construction	\$1,899.21
Consultant Fees	\$477.17
Fund Balance	\$0.00
TOTAL Gross Fee per gpm	\$43,434.12

Source: ZPFI as of June 2024.

Credits Against Impact Fees

As certain projects are needed to serve the needs of existing development, as well as future development, a portion of the costs cannot be included in impact fees. New development cannot be required to pay the full impact fees and then also contribute to an existing deficiency in the system. Therefore, credits have been made for the portion of outstanding bonds that will benefit existing development.

Credits must also be made for the City's outstanding bonds that are applicable to existing infrastructure – Series 2009, 2014, 2020 and 2021. A credit is made only for the portion of the bonds that benefit existing development so that new development is not charged twice. Additionally, bond amounts applicable to existing infrastructure must also be discounted by fund balance, which is applicable to debt service. Then, annual exposure to future debt service must be calculated and discounted to present value to arrive at a credit amount stated in 2024 dollars per gpm.

TABLE 5: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT FROM OUTSTANDING BONDS

Year	GPM	Total Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2024	5,153	\$6,837,213	\$5,651,810	\$5,464,482	\$1,060	\$15,677
2025	5,179	\$9,830,275	\$8,125,949	\$7,938,622	\$1,533	\$15,401
2026	5,205	\$11,324,406	\$9,361,035	\$9,173,708	\$1,763	\$14,638
2027	5,231	\$9,536,225	\$7,882,880	\$7,695,553	\$1,471	\$13,607
2028	5,257	\$9,547,475	\$7,892,180	\$7,704,852	\$1,466	\$12,816
2029	5,283	\$9,553,475	\$7,897,140	\$7,709,812	\$1,459	\$11,992
2030	5,309	\$9,563,725	\$7,905,613	\$7,718,285	\$1,454	\$11,132
2031	5,335	\$9,520,975	\$7,870,274	\$7,682,947	\$1,440	\$10,234
2032	5,361	\$9,515,475	\$7,865,728	\$7,678,400	\$1,432	\$9,306
2033	5,387	\$9,494,925	\$7,848,741	\$7,661,413	\$1,422	\$8,339
2034	5,412	\$9,498,175	\$7,851,427	\$7,851,427	\$1,451	\$7,334
2035	5,438	\$9,500,475	\$7,853,329	\$7,853,329	\$1,444	\$6,250
2036	5,464	\$9,471,975	\$7,829,770	\$7,829,770	\$1,433	\$5,118
2037	5,490	\$9,479,675	\$7,836,135	\$7,836,135	\$1,427	\$3,941

Year	GPM	Total Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2038	5,516	\$9,481,656	\$7,837,773	\$7,837,773	\$1,421	\$2,711
2039	5,542	\$9,484,913	\$7,840,464	\$7,840,464	\$1,415	\$1,425
2040	5,568	\$390,681	\$322,947	\$322,947	\$58	\$82
2041	5,593	\$197,413	\$163,186	\$163,186	\$29	\$28
2042	5,619	\$0	\$0	\$0	\$0	\$0

Source: ZPFI as of June 2024.

Next, the City will also construct new projects that will benefit existing customers as noted above in table 3. The cost and benefit to existing customers is \$13,237,912. This cost must also be annualized over a 20-year period and discounted to present value in terms of gpms, which serves as an additional credit toward fees.

TABLE 6: CREDITS FOR NEW PROJECTS BENEFITTING EXISTING DEVELOPMENT

Year	GPM	Annual Cost of New Projects to Existing	Annual Cost per GPM	Payment per GPM (Discounted to Present Value)
2024	5,153	\$661,896	\$128	\$1,541
2025	5,179	\$661,896	\$128	\$1,489
2026	5,205	\$661,896	\$127	\$1,436
2027	5,231	\$661,896	\$127	\$1,381
2028	5,257	\$661,896	\$126	\$1,323
2029	5,283	\$661,896	\$125	\$1,263
2030	5,309	\$661,896	\$125	\$1,201
2031	5,335	\$661,896	\$124	\$1,137
2032	5,361	\$661,896	\$123	\$1,069
2033	5,387	\$661,896	\$123	\$999
2034	5,412	\$661,896	\$122	\$926
2035	5,438	\$661,896	\$122	\$850
2036	5,464	\$661,896	\$121	\$771
2037	5,490	\$661,896	\$121	\$689
2038	5,516	\$661,896	\$120	\$602
2039	5,542	\$661,896	\$119	\$513
2040	5,568	\$661,896	\$119	\$419
2041	5,593	\$661,896	\$118	\$321
2042	5,619	\$661,896	\$118	\$219
2043	5,645	\$661,896	\$117	\$112

Source: ZPFI as of June 2024.

Then, the credits outlined above are subtracted from the gross fee to calculate the maximum fee per gpm per year. ZPFI notes that, while a slightly confusing notion, all customers are exposed to the same gross fee. However, because of bonding and interest costs, customers pay in different ways. A portion of system costs for new growth are paid indirectly through debt service, while some costs are paid for directly as a fee at time of development. The column in the table below titled “Maximum fee Per GPM” outlines what a new development would pay “at the window” at time of development.

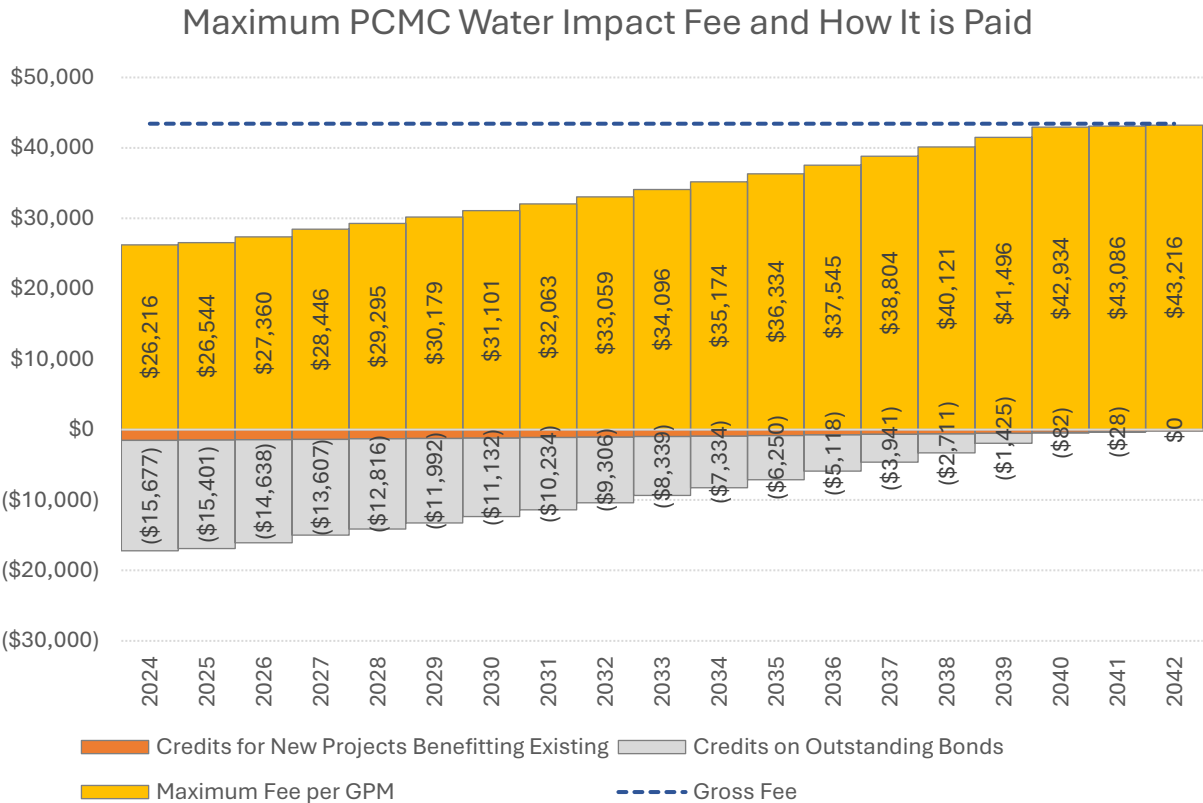
TABLE 7: MAXIMUM FEES PER GPM AFTER CREDITS

Year	Gross Fee	Credits for New Projects Benefitting Existing	Credits on Outstanding Bonds	Maximum Fee per GPM
2024	\$43,434	(\$1,541)	(\$15,677)	\$26,216
2025	\$43,434	(\$1,489)	(\$15,401)	\$26,544
2026	\$43,434	(\$1,436)	(\$14,638)	\$27,360
2027	\$43,434	(\$1,381)	(\$13,607)	\$28,446
2028	\$43,434	(\$1,323)	(\$12,816)	\$29,295
2029	\$43,434	(\$1,263)	(\$11,992)	\$30,179
2030	\$43,434	(\$1,201)	(\$11,132)	\$31,101
2031	\$43,434	(\$1,137)	(\$10,234)	\$32,063
2032	\$43,434	(\$1,069)	(\$9,306)	\$33,059
2033	\$43,434	(\$999)	(\$8,339)	\$34,096
2034	\$43,434	(\$926)	(\$7,334)	\$35,174
2035	\$43,434	(\$850)	(\$6,250)	\$36,334
2036	\$43,434	(\$771)	(\$5,118)	\$37,545
2037	\$43,434	(\$689)	(\$3,941)	\$38,804
2038	\$43,434	(\$602)	(\$2,711)	\$40,121
2039	\$43,434	(\$513)	(\$1,425)	\$41,496
2040	\$43,434	(\$419)	(\$82)	\$42,934
2041	\$43,434	(\$321)	(\$28)	\$43,086
2042	\$43,434	(\$219)	\$0	\$43,216

Source: ZPFI as of June 2024.

The chart below provides a visualization of the table above to further illustrate the mechanics of how the maximum fee per gpm is paid.

CHART 1: MAXIMUM FEES PER GPM AFTER CREDITS



Source: ZPFI as of June 2024.

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City’s infrastructure.

CHAPTER 1: OVERVIEW OF THE WATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building excess culinary water capacity to serve future residential or non-residential development rather than passing these growth-related costs on to existing users through rates.

The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid by the City is assessed through an impact fee. Eligible costs include future projects, historic costs of existing assets that still have capacity available to serve growth, future or outstanding debt related to these eligible projects, and certain professional expenses related to planning for growth. Project improvements that only serve a specific development or subdivision cannot be included. System improvements that cure a deficiency or enhance the LOS cannot be included without an appropriate credit.

The impact fee analysis provides documentation of a fair comparison, or rational nexus, between the impact fee charged to new development and the demands that new growth will have on the system. Impact fees are charged according to the impact of the specific development on the culinary water system.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Buy-in costs to existing, excess capacity in the system;
- New capital infrastructure for source, storage, and distribution that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Projects that cure system deficiencies for existing users;
- Projects that increase the LOS above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay;
- Interest costs related to outstanding or future bonds that have been issued to fund non-impact fee eligible projects such as repair and replacement and curing deficiencies; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Assessment of an Impact Fee

The City will assess the impact fee as part of the building permit process. New connections will pay the impact fee before a final building permit is issued.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA.

This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (“ZPFI”) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
 - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
 - (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
 - (d) estimate the proportionate share of:
 - (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
 - (e) identify how the impact fee was calculated.
- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
 - (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
 - (b) the cost of system improvements for each public facility;
 - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

- (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) extraordinary costs, if any, in servicing the newly-developed properties; and
- (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Culinary Water Service Area

The service area in this study is the Park City municipal boundary.

Proposed Culinary Demands

Existing and future water demand is a key input into impact fee calculations as it helps identify existing system capacity and the need for future capacity. For this analysis Bowen Collins provided projections in terms of Summer Potable Demand in gallons per minute ("gpm"). Note this table is directly reflected in Bowen Collins IFFP Table ES-1.

TABLE 8: PROJECTED WATER SYSTEM GROWTH

Year	Projected Summer Potable Demand (gpm)
2020	5,049
2023	5,127
2025	5,179
2030	5,309
2033	5,387
2040	5,568
2050	5,828
2060	6,087
2065	6,217

Source: Bowen Collins as of June 2024.

Existing and Proposed LOS Analysis

Existing Level of Service

Existing level of service has been divided into the same five components as identified for the system performance standard (source production, treatment, storage, conveyance, and admin. & service). Existing level of service values are summarized below.

TABLE 9: EXISTING LEVEL OF SERVICE FOR VARIOUS SYSTEM REQUIREMENTS

Existing Level of Service	
Source Production	
Gpm of source production / gpm of peak day demand	1.30
Treatment (Potable) Production	
Gpm of potable (treatment) production / gpm of peak day demand	2.45
Storage¹	
Gallons of storage / gpm of peak day demand	2,026
Conveyance (Transmission, Pumping and Distribution)	

Existing Level of Service	
% of system meeting performance standard of 45 psi min. during peak hour demands ²	98.50%
% of system meeting performance standard of 20 psi min. during fire flows	98.10%
% of system meeting performance standard of 7 fps max. pipe velocity during peak hour demands	99.10%
Administrative & Service	
Administrative and Service Buildings	Satisfactory

¹ Does not include fire storage volumes in calculation.

² A percentage less than 100% indicates that the City has some limited areas where pressure fall below 45 psi.

Source: Bowen Collins as of March 2024.

Proposed Level of Service

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fees Act indicates that the proposed level of service may:

1. Diminish or equal the existing level of service; or
2. Exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

By definition, the proposed level of service will be equal to the performance standard and will not change.

TABLE 10: PROPOSED PERFORMANCE STANDARDS AND LEVEL OF SERVICE FOR VARIOUS SYSTEM REQUIREMENTS

	Proposed Performance Standard	Proposed Level of Service
Production		
Production Capacity (gpm production/gpm peak day demand)	1.15	1.15
Treatment		
Treatment Capacity (gpm treatment/gpm peak day demand)	2.02	2.02
Storage		
Storage (gallons storage/gpm peak day demand) ¹	1,751	1,751
Conveyance (Transmission, Pumping, and Distribution)		
Culinary Peak Hour Demand Pressure (psi) / Percent of System that Meets the Standard	45 / 100%	100.00%
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm) / Percent of System that Meets the Standard	1,500 ² / 100%	100.00%
Maximum Pipe Velocity Peak Hour (feet per second) / Percent of System that Meets Standard	7.0 / 100%	100.00%
Administrative & Service		
Administrative and Service Buildings	Satisfactory	Satisfactory

¹ Does not include fire storage volumes in calculation.

² Required fire flow indicated is for newer residential neighborhood. Fire flow may be lower or higher based on Fire Authority requirements.

Source: Bowen Collins as of March 2024.

CHAPTER 3: IMPACT ON CAPACITY FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Excess Capacity and Deficiency

The City has the right to increase the established LOS in the future by constructing facilities that will provide greater capacity per gpm, but such LOS increases will not be funded through impact fees. If the proposed LOS is higher than the existing LOS, then a deficiency exists and will be cured through sources of funding other than impact fees. A credit has been included in the impact fee calculation to offset the infrastructure construction costs that cure deficiencies for existing users.

Excess Capacity to Accommodate Future Growth

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, the system is divided into five different components (Production, Treatment, Storage, Conveyance, and Administrative & Service). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is as follows:

Production

The Water Master Plan includes an analysis of available supply to service existing and projected demands. Because the City has a variety of sources with various costs, the City will use excess capacity of each source proportionally by existing and future users. Table 4 summarizes how excess source capacity in the City will be divided. Production includes use of existing potable and raw water sources.

TABLE 11: EXCESS CAPACITY IN CITY SOURCES

Facilities	Summer Peak Demand to Existing (gpm)	Summer Peak Demand to 10-Year (gpm)	Summer Peak Demand to Beyond 10-Year (gpm)
Peak Source Demand (Potable + Raw Water)	8,227	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Sources (Potable + Raw Water)	88.30%	2.79%	8.91%

Source: Bowen Collins as of March 2024.

Treatment

The Water Master Plan includes an analysis of available supply to service existing and projected treated water demands (potable or culinary). Because the City has a variety of water sources and

treatment facilities with various costs, the City will use excess capacity of each potable source proportionally by existing and future users. Table 5 summarizes how excess treated water capacity in the City will be divided amongst all users.

TABLE 12: EXCESS CAPACITY IN TREATED WATER

Facilities	Potable Summer Demand to Existing (gpm)	Potable Summer Demand to 10-Year Growth (gpm)	Potable Summer Demand to Growth Beyond 10-Year
Potable Demand	5,127	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Potable Capacity Share	82.47%	4.17%	13.36%

Source: Bowen Collins as of March 2024.

Storage

Park City owns and operates a large number of storage reservoirs. Most of the City's pressure zones have excess capacity to serve new growth. The only exception includes the pressure zones served by the Woodside, Masonic, and Neck Tanks. All other new growth will be serviced using excess storage in existing reservoirs.

The projected use of excess capacity in the existing storage reservoirs without deficiencies is summarized in Table 6. For the purposes of this calculation, only equalization storage is shown. Since both existing and future users will benefit from fire flow and emergency storage, using the percentages shown in the table divides these components proportionally based on demand. It should be emphasized that the values shown in the table do not include storage associated with the Woodside, Neck, and Masonic Tanks which either have existing storage deficiencies or will be replaced by the King's Crown Tank project.

TABLE 13: EXCESS STORAGE CAPACITY

Tank	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Aerie	83.63%	3.90%	12.47%
Bald Eagle	96.52%	0.83%	2.66%
Fairway Hills	51.85%	11.46%	36.69%
Park City Heights	47.06%	34.23%	18.71%
Flagstaff	62.41%	8.95%	28.64%
Red Cloud	49.63%	11.99%	38.38%
Iron Canyon	91.10%	2.12%	6.78%
Silver Lake	94.08%	1.41%	4.51%
North Lake Flat	77.22%	5.42%	17.36%
Solamere	88.26%	2.79%	8.94%
Boot Hill (1 and 2)	90.32%	2.31%	7.38%
Quarry Mountain	95.71%	1.02%	3.27%
Sandstone Cove	100.00%	0.00%	0.00%
Thaynes (1 and 2)	64.44%	8.47%	27.09%
Weighted Average	74.48%	8.40%	17.12%

Source: Bowen Collins as of March 2024.

Conveyance (Transmission, Distribution, and Pumping)

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future flows were examined in the system model for each transmission pipeline. For the purposes of this analysis, transmission pipelines have been defined as all pipelines larger than 8 inches in diameter and represent the system level pipeline improvements in the City. The method used to calculate excess capacity available for use by future flows is as follows:

1. **Calculate Flows** – The peak flow in each facility was calculated in the model for both existing and future flows. The maximum capacity of each facility was also calculated. Defining an absolute maximum capacity in water system facility is difficult because capacity is a function of both pipeline size (with corresponding velocity) and required delivery pressure. In water distribution systems, however, a common design guideline is to limit velocities to less than 7 ft/sec. This has been used as the definition for maximum capacity in this analysis.
2. **Identify Available Capacity** – Where a facility has capacity in excess of projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and buildout flows. Where the facility has capacity less than projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and the facility's maximum capacity.
3. **Calculate Percent of Excess Capacity Used in Existing Facilities** – The projected growth in flow was compared against the facility's available capacity. Where the future flow exceeded the capacity of the facility, the available excess capacity was calculated by dividing the remaining capacity (total capacity less existing flow) by the total available capacity. Where the future flow was less than the capacity of the facility, the percent of excess capacity being used in each facility was calculated by dividing the growth in flow in the facility (future flow less existing flow) by the total available capacity. If reimbursement agreements exist, facilities under these agreements should be removed from the calculation since payment for excess capacity in these facilities will be dictated by agreement and will be considered as part of the impact fee analysis.
4. **Calculate Excess Capacity for the System as a Whole** – Each pipeline in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity on a system wide basis, the capacities of each of these pipelines and their contribution to the system as a whole must be considered. To do this, each pipeline must first be weighted based on its contribution to the system. For this purpose, each pipeline has been weighted based on the estimated cost of the pipeline. The excess capacity in the system as a whole can then be calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Most pipes in the City's water system are grouped together because the system is close to the same age and pipelines have similar remaining capacity across the system. An exception to this includes the Park City Heights development that is relatively new in the City and has a significant amount of area that remains to be developed. Park City Heights pipelines are therefore treated separately from the balance of the City's conveyance. The Park City Heights conveyance projects were constructed in 2021 in conjunction with the Park City Heights Tank and growth in Park City Heights. The capacity

distribution of the two conveyance projects therefore matches the tank project. The projected use of excess capacity in the existing conveyance system and the Park City Heights conveyance projects are summarized in the below table.

TABLE 14: EXCESS CONVEYANCE CAPACITY

Conveyance System	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Existing Conveyance System	82.47%	4.17%	13.36%
Park City Heights Culinary Water	47.06%	34.23%	18.71%
Park City Heights Off-Site Water	47.06%	34.23%	18.71%

Source: Bowen Collins as of March 2024.

Administrative & Service

Use of the City's administrative and service buildings will be based on proportional growth in demand because the City believes the existing facilities will meet the needs of future growth through buildout. Calculated use of the City's existing administration and maintenance facilities now and in the future is summarized in Table 8.

TABLE 15: EXCESS ADMIN/BUILDING CAPACITY

Administration Facilities	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Admin & Maintenance Facilities	82.47%	4.17%	13.36%

Source: Bowen Collins as of March 2024.

Demands Placed on Facilities by New Development

Growth and new development in the City are discussed in the City's Water Master Plan. These growth projections are based on planning data available from Snyderville Basin Water Reclamation District (SBWRD), the Ken Gardner Policy Institute, and feedback from City personnel regarding specific development plans. These projections include consideration of developable area, and the nature of surrounding development, designated open space and other factors. Additional information on growth projections is included in the Water Master Plan. Future growth as projected in the Water Master Plan is shown in Table 16.

TABLE 16: PROJECTED WATER SYSTEM GROWTH

Year	Projected Summer Potable Demand (gpm)	Total (raw + potable) Summer Peak Day Demand (gpm)
2020	5,049	8,149
2023	5,127	8,227
2025	5,179	8,279
2030	5,309	8,409
2033	5,387	8,487
2040	5,568	8,668
2050	5,828	8,928
2060	6,087	9,187
2065	6,217	9,317

Source: Bowen Collins as of March 2024.

Infrastructure Required to Meet the Demands of New Development

To satisfy the requirements of State law, the effect of demand placed upon existing system facilities by future development was evaluated using the process outlined below. Each of the steps was completed as part of the Impact Fee Facilities Plan development. More description of the methodology used in the process outlined below can be found in the Water Master Plan.

1. **Existing Demand** – The demand existing development places on the City’s system was estimated based on historic water use and flow records.
2. **Existing Capacity** – The capacities of existing system collection facilities were estimated using size data provided by the City and a hydraulic computer model. The capacities of existing facilities were taken from the City’s water system model.
3. **Existing Deficiencies** – Existing deficiencies in the system were identified by comparing defined levels of service against calculated capacities.
4. **Future Demand** – The demand future development will place on the system was estimated based on development projections as discussed in a previous section.
5. **Future Deficiencies** – Future deficiencies in the collection system were identified using defined levels of service and results from the computer model.
6. **Recommended Improvements** – Needed system improvements were identified to remedy existing deficiencies and meet demands associated with future development.

The steps listed above “identify demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302(1)(a) of the Utah Code).

Excess Capacity Cost to Existing and Cost to 10-Year Growth

Following the methodology described above, Bowen Collins categorized all qualifying City water system assets within production, treatment, storage, transmission/maintenance, and administration/maintenance categories. Further, these were subdivided into costs to existing capacity, or were allocated to the 10-year planning window. Using these allocations and the City’s asset list, ZPFI calculated appropriate cost allocations to the categories described above. This is reflected in the table below.

TABLE 17: SYSTEM-WIDE CAPACITY COST ALLOCATION

	Production Component	Treatment Component	Storage Component	Transmission Component	Admin / Maintenance
Existing	88.30%	82.47%	74.48%	84.68%	82.47%
Growth in 10-Yr Planning Window	2.79%	4.17%	8.40%	1.77%	4.17%
Growth Beyond 10-yr Planning Window	8.91%	13.36%	17.12%	13.55%	13.36%
Total Cost	\$25,565,052	\$143,235,810	\$8,514,380	\$46,857,282	\$0
Cost to Existing	\$22,573,941	\$118,126,573	\$6,341,510	\$39,678,747	\$0

	Production Component	Treatment Component	Storage Component	Transmission Component	Admin / Maintenance
Cost to 10-Yr Growth	\$713,265	\$5,972,933	\$715,208	\$829,374	\$0
Cost to Growth Beyond 10-Yr Window	\$2,277,846	\$19,136,304	\$1,457,662	\$6,349,162	\$0
Growth in gpm, 2023-2033	260	260	260	260	260

Source: ZPFI, Bowen Collins as of June 2024.

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

In the City's Water Master Plan, capital facility projects needed to provide service to various parts of the City at projected ten-year and buildout scenarios were identified. Only infrastructure to be constructed within a ten-year horizon will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future. Table 9 summarizes the components of projects identified in the Water Master Plan that will need to be constructed within the next ten years. Details associated with the costs used for each project are contained in the Water Master Plan. Projects that exclusively resolve existing deficiencies or maintenance needs have been excluded from the list of projects.

TABLE 18: NEW IMPROVEMENT COSTS

Name	Project Cost ¹	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$4,500,000	82.47%	4.17%	13.36%	\$3,711,011	\$187,854	\$601,134
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$1,370,000	82.79%	3.60%	13.61%	\$1,134,223	\$49,320	\$186,457
M1 - 13th Street Pump Station	\$419,000	82.79%	3.60%	13.61%	\$346,890	\$15,084	\$57,026
M2 - Quarry Mountain Pump Station	\$1,150,000	82.79%	3.60%	13.61%	\$952,085	\$41,400	\$156,515
Woodside Tank Replacement	\$3,450,000	95.71%	1.02%	3.27%	\$3,301,921	\$35,257	\$112,822
C1.3 - Three Kings Pressure Zone	\$4,200,000	82.79%	3.60%	13.61%	\$3,477,180	\$151,200	\$571,620

Name	Project Cost ¹	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
Expansion - Woodside Transmission Line							
Spiro Mine Tunnel PH2	\$380,000	82.79%	3.60%	13.61%	\$314,602	\$13,680	\$51,718
	\$15,469,000				\$13,237,913	\$493,795	\$1,737,292

¹Costs do not include inflation.

Source: Bowen Collins as of March 2024.

The above costs are allocated as projects that benefit existing development, projects necessitated by new development over the next 10 years, and projects that will benefit development after 10 years.

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and historic cost of existing system improvements that benefit new growth and can be recouped through impact fees. The impact fee for existing assets must be based on the actual historic costs while the fees for construction of new facilities can be based on reasonable future costs of the system. This chapter will show that the proposed impact fee for system improvements is reasonably related to the impact on the water system from future development activity.

Manner of Funding

The proportionate share analysis considers the manner of funding utilized for existing public facilities. Historically the City has funded existing infrastructure with revenue sources including the following:

- Water User Rates and Miscellaneous Fees
- Water Impact Fees

Grant funding is not secured at this time; however, if any grants are received, future impact fees will be discounted according to the size of grant and what impact fee qualifying projects are funded by such grants.

Developer and Reimbursement Credits

If a project included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) is constructed by a developer, then that developer is entitled to a credit against impact fees owed. (Utah Code Ann. § 11-36a-304(2)(f)). Construction of such facilities must be agreed upon with the City before construction begins.

Maximum Legal Culinary Water Impact Fee per GPM

The maximum impact fee is based on the combination of individual costs for the components of water rights, source, storage, distribution, capital operations and allowable professional fees. Each

fee for individual components is based upon the costs of qualifying improvements divided by the total and available capacities.

Buy-In to Existing Excess Capacity

The following tables show the maximum buy-in costs, associated with all qualifying assets, that the City can assess to each user according to the calculated gpm.

TABLE 19: COST PER GPM – BUY IN TO EXISTING EXCESS CAPACITY BY ASSET

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10- Yr Planning Window
Production				
MIDDLE SCHOOL WELL	260	\$155,784	\$4,346	\$17
JUDGE TUNNEL IMPROVEMENTS	260	\$395,750	\$11,041	\$42
Arvil Pace WATER purchase	260	\$203,918	\$5,689	\$22
Standley Pace WATER rights	260	\$180,833	\$5,045	\$19
Divide Well	260	\$204,525	\$5,706	\$22
PARK MEADOWS WELL	260	\$1,103,476	\$30,787	\$118
JSSD WATER RIGHTS	260	\$12,830,335	\$357,966	\$1,377
PROMONTORY RAW WATER PIPELINE	260	\$1,547,054	\$43,163	\$166
PCMC WATER INFRASTRUCTURE PHASE 1	260	\$6,688,889	\$186,620	\$718
WELL	260	\$6,450	\$180	\$1
DIVIDE WELL - 200HP SUBMERSIBLE MOTOR	260	\$32,916	\$918	\$4
RAW WATER SYSTEM	260	\$19,691	\$549	\$2
JUDGE TUNNEL	260	\$1,741,079	\$48,576	\$187
TRANSFORMER - LOST CANYON PUMP STATION	260	\$247,060	\$6,893	\$27
20' RAIL - SPIRO PORTAL	260	\$40,577	\$1,132	\$4
SC200 - SPIRO TUNNEL	260	\$5,188	\$145	\$1
NATIONAL ABILITY CENTER WATER RIGHT	260	\$75,000	\$2,093	\$8
TREASURE MOUNTAIN JR HIGH WELL	260	\$86,528	\$2,414	\$9
Treatment				
QUINNS WATER TREATMENT PLANT FIRE SPRINKLER ADDITION	260	\$60,326	\$2,516	\$10
QUINNS WATER TREATMENT PLANT HEATING SYSTEM ADDITION	260	\$24,018	\$1,002	\$4
QUINNS WTP STAIR LIFTS/ARUM CHAIR	260	\$17,500	\$730	\$3
QUINNS WTP PALL EQUIPMENT	260	\$1,632,145	\$68,060	\$262
QUINNS WTP SOFTWARE LICENSES	260	\$27,810	\$1,160	\$4
QUINNS WTP BOOM LIFT	260	\$16,825	\$702	\$3
QUINNS WTP HVAC	260	\$259,850	\$10,836	\$42
QUINNS WTP FIRE SUPPRESSION SYSTEM	260	\$40,000	\$1,668	\$6
QUINNS WTP MULTI TERRAIN LOADER	260	\$66,781	\$2,785	\$11
QUINNS WTP LAB CABINETRY	260	\$16,382	\$683	\$3
QUINNS WTP AMIAD ABE-15000 PRE-FILTER	260	\$61,508	\$2,565	\$10
QUINNS WTP GAC CONTRACTOR TANK	260	\$290,000	\$12,093	\$47
QUINNS WTP FRP STORAGE TANKS	260	\$100,000	\$4,170	\$16
QUINNS WTP BRIDGE CRANE & MONORAIL	260	\$81,000	\$3,378	\$13
QUINNS WTP HIGH SERVICE PUMPS	260	\$355,000	\$14,804	\$57
QUINNS WTP PLATE SETTLERS	260	\$240,000	\$10,008	\$38
QUINNS WTP CAVITY/END SUCTION PUMPS	260	\$60,000	\$2,502	\$10
QUINNS WTP PIPE SUPPORTS/STAIRS	260	\$90,000	\$3,753	\$14
QUINNS WTP ELECT CABLE TRAY	260	\$80,000	\$3,336	\$13
QUINNS WTP INSTUMENTATION	260	\$297,000	\$12,385	\$48
QUINNS WTP GENERATOR/FUEL TANK	260	\$500,000	\$20,850	\$80
QUINNS WTP PALL EQUIPMENT FY 2013	260	\$188,071	\$7,843	\$30
QUINNS WTP BUILDING	260	\$11,273,646	\$470,111	\$1,808
QUINNS WATER TREATMENT PLANT FACILITY	260	\$456,853	\$19,051	\$73

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
QUINNS FIELDS IRRIGATION FILTER STATION	260	\$202,016	\$8,424	\$32
QUINNS WTP PHASE 1 CHANGE ORDER 15	260	\$216,677	\$9,035	\$35
QUINNS WTP CAPITALIZED INT WATER BONDS 2014	260	\$23,344	\$973	\$4
QJWTP & SPRIOR WTP PILOT PIPING PROJECT	260	\$805,684	\$33,597	\$129
CREEKSIDE WATER TREATMENT PLANT LANDSCAPING MPROVEMENTS	260	\$125,773	\$5,245	\$20
CREEKSIDE WATER TREATMENT PLANT ROOF MPROVEMENTS	260	\$164,000	\$6,839	\$26
CREEKSIDE WATER TREATMENT PLANT ASPHATL MPROVEMENTS	260	\$15,000	\$626	\$2
CREEKSIDE WATER TREATMENT PLANT FIRE SUPPRESSION MPROVEMENTS	260	\$22,000	\$917	\$4
CREEKSIDE WATER TREATMENT PLANT INSTRUMENTATION & CONTROLS MPROVEMENTS	260	\$191,000	\$7,965	\$31
CREEKSIDE WATER TREATMENT PLANT PUMPS & FILTERS IMPROVEMENTS	260	\$214,042	\$8,926	\$34
CREEKSIDE WATER TREATMENT PLANT BUILDING IMPROVEMENTS	260	\$3,180,682	\$132,634	\$510
CREEKSIDE WATER TREATMENT PLANT SECURITY SYSTEM IMPROVEMENTS	260	\$56,569	\$2,359	\$9
CREEKSIDE WATER TREATMENT PLANT EQUIPMENT SCADA IMPROVEMENTS	260	\$85,649	\$3,572	\$14
GOLF MAINTENANCE BUILDING RELOCATION FOR TREATMENT PLANT	260	\$5,060,871	\$211,038	\$812
QUINNS JUNCTION WTP BUILDING UPGRADES	260	\$7,861,113	\$327,808	\$1,261
QJWTP PROCESS, CAPACITY & ENERGY MGMT UPGRADES	260	\$488,914	\$20,388	\$78
QUINNS JUNCTION WTP HVAC	260	\$73,152	\$3,050	\$12
QUINNS JUNCTION WTP STORAGE BUILDING	260	\$624,029	\$26,022	\$100
QUINNS JUNCITON WTP WASHWATER TANK	260	\$581,466	\$24,247	\$93
QUINNS JUNCTION WTP GARGE LIGHTING	260	\$9,113	\$380	\$1
THREE KINGS	260	\$107,000,000	\$4,461,900	\$17,161
Storage				
EMPIRE RESERVOIR-1000000 GALLONS-S	260	\$250,000	\$21,000	\$81
BOOTHILL RESERVOIR-1000000 GALLONS	260	\$311,102	\$26,133	\$101
SILVER LAKE RESERVOIR-800000 GALLONS	260	\$250,000	\$21,000	\$81
THAYNES CANYON RESERVOIR-500000 GALL	260	\$250,000	\$21,000	\$81
NORTH LAKE FLAT RESERVOIR-240000 GAL	260	\$190,000	\$15,960	\$61
NECK RESERVOIR-600000 GALLONS-REINF	260	\$300,000	\$25,200	\$97
WOODSIDE RESERVOIR-500000 GALLONS-R	260	\$200,000	\$16,800	\$65
WATER TANK - NORTH OF PARK MOUNTAIN (#15	260	\$80,620	\$6,772	\$26
Buried Concrete WATER Tank-Flagstaff 1 M	260	\$780,000	\$65,520	\$252
BOOTHILL TANK	260	\$2,702,516	\$227,011	\$873
PARK CITY HEIGHTS WATER TANK 1 OF 2	260	\$961,359	\$80,754	\$311
EMPIRE CANYON TANK	260	\$2,238,783	\$188,058	\$723
Transmission				
10AC-500 FT ALONG WEST HOLIDAY RANCH	260	\$13,515	\$239	\$1
10DI-700 FT ALONG HWY 248 NEAR HIGH SC	260	\$18,920	\$335	\$1
10PMA-400 FT ALONG NORTHEAST MEADOWS	260	\$12,838	\$227	\$1
10PVC-520 FT ALONG NORTH CRESTLINE DR	260	\$16,689	\$295	\$1
10PVC-850 FT IN SOLAMERE II ALONG SOL	260	\$30,311	\$537	\$2
10PVC-590 FT FROM HWY 248 TO SHOPPING	260	\$15,947	\$282	\$1
13TH STREET & EMPIRE AVE. PUMPHOUSE	260	\$4,000	\$71	\$0
12AC-570 FT FROM SPIRO TUNNEL TO THER	260	\$16,461	\$291	\$1
12AC-ALONG MONITOR DR. 4H 4V	260	\$25,702	\$455	\$2

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10- Yr Planning Window
10PVC-850 FT ALONG DEER VALLEY EAST T	260	\$27,280	\$483	\$2
12DI-890 FT FROM BOOTHILL RES TO HWY	260	\$25,702	\$455	\$2
12DI-890 FT FROM EMPIRE TO WOODSIDE R	260	\$25,702	\$455	\$2
14AC-990 FT ALONG 3 KINGS DR. OH 1V	260	\$30,803	\$545	\$2
14DI-250 FT ALONG MAIN ST (2ND TO DAL	260	\$10,263	\$182	\$1
14DI-250 FT FROM JUDGE TO EMPIRE LINE	260	\$16,180	\$286	\$1
14DI-530 FT WHERE JUDGE & ALLIANCE JO	260	\$13,139	\$233	\$1
14DI-270 FT AROUND EMPIRE RESERVOIR	260	\$8,401	\$149	\$1
14DI-700 FT FROM HWY 248 NEAR HIGH SC	260	\$21,780	\$386	\$1
14DI-310 FT FROM ALLIANCE TO EMPIRE L	260	\$7,685	\$136	\$1
8PVC-700 FT FR. 10 NEAR SILVER KING	260	\$13,667	\$242	\$1
8PMA-550 FT FROM AMERICAN SADDLER DR.	260	\$16,003	\$283	\$1
8AC-110 FT ALONG SOUTH END WYATT EARP	260	\$2,696	\$48	\$0
8DI-750 FT TO SILVER LAKE LODGE OH	260	\$18,379	\$325	\$1
8PVC-500 FT EAST FROM NORTHWEST END M	260	\$14,549	\$258	\$1
8PVC-170 WEST OFF SOUTH END MCCLEO	260	\$4,946	\$88	\$0
8PVC-200 FT ALONG DUNLOP CT. 1H 1V	260	\$4,901	\$87	\$0
8PVC-2680 FT ALONG NORTH DEER VALLEY	260	\$65,674	\$1,162	\$4
8PVC-280 FT NORTH OFF SOUTH END MCCLE	260	\$8,147	\$144	\$1
8PVC-420 FT NORTHWEST OFF DEER VAL DR	260	\$10,292	\$182	\$1
8PVC-660 FT ALONG EAGLE CT. 2H OV	260	\$16,173	\$286	\$1
8PVC-370 FT 3 LINES OFF AERIE-ROYAL-N	260	\$9,067	\$160	\$1
8PVC-510 FT FROM AERIE DR. TO ROYAL C	260	\$12,498	\$221	\$1
8PVC-600 FT ALONG PINNACLE	260	\$17,458	\$309	\$1
10DI-600 FT WEST OFF LOWELL AROUND N.	260	\$12,921	\$229	\$1
8PVC-800 FT ALONG ASPENWOOD	260	\$23,278	\$412	\$2
8PVC-890 FT ALONG LOFTY LN. 2H 1V	260	\$21,810	\$386	\$1
8PVC-880 FT ALONG FAIRWAY VILLAGE DR.	260	\$21,565	\$382	\$1
8PVC-ALONG PINNACLE	260	\$3,783	\$67	\$0
8PVC-940 FT WEST OF CONDOS AT SOUTH E	260	\$23,035	\$408	\$2
NORTH LAKE FLAT BOOSTER STATION--WEST	260	\$5,000	\$89	\$0
NECK TANK BOOSTER STATION--SKI RUM ABO	260	\$30,000	\$531	\$2
WATER IMPROVEMENTS	260	\$146,346	\$2,590	\$10
WATER IMPROVEMENTS FUND 52	260	\$1,138,779	\$20,156	\$78
PC RESORT WATER LINE	260	\$856,783	\$15,165	\$58
4TH STREET UTILITY LINE	260	\$8,460	\$150	\$1
AERIE PUMP STATION	260	\$10,762	\$190	\$1
WATER SYSTEM IMPROVEMENTS	260	\$5,975	\$106	\$0
10AC-1110 FT ALONG SOUTH END OF 3 KIN	260	\$30,002	\$531	\$2
8DI-1400 FT ALONG EAST END IRON HORSE	260	\$45,262	\$801	\$3
8AC-1850 FT ALONG WEST OF LITTLE KATE	260	\$45,334	\$802	\$3
8DI-1000 FT WEST OFF LOWELL AROUND S.	260	\$19,524	\$346	\$1
8DI-1800 FT FROM MASONIC RES. TO PRV-	260	\$35,143	\$622	\$2
8DI-1950 FT ALONG EAST SIDE PARK AV(P	260	\$38,072	\$674	\$3
8DI-2200 FT ALONG CHATHAM CROSSING	260	\$64,013	\$1,133	\$4
8AC-1340 FT ALONG CRESENT DR. 3H 5V	260	\$32,837	\$581	\$2
8PMA-1080 FT ALONG SOUTHEAST MEADOWS	260	\$31,425	\$556	\$2
8DI-3930 FT FROM HEBER AV TO DEER VAL	260	\$96,305	\$1,705	\$7
8PVC-1000 FT ALONG QUEEN ESTER	260	\$29,097	\$515	\$2
8PMA-1260 FT ALONG SOUTH OF CRESTLING	260	\$36,662	\$649	\$2
8PVC-4540 FT ALONG SIDEWINDER DR 6H	260	\$111,253	\$1,969	\$8
8PVC-3620 FT ALONG HOLIDAY RANCH LOOP	260	\$88,709	\$1,570	\$6
8PVC-3800 FT ALONG AERIE DR. 7H 5V	260	\$93,120	\$1,648	\$6
8PVC-900 FT IN SOLAMERE II ALONG TELE	260	\$29,097	\$515	\$2
8PVC-2580 FT ALONG HWY 248 TO HWY 224	260	\$63,223	\$1,119	\$4
8PVC-2870 FT ALONG TELEMAR DRD. 6H	260	\$83,508	\$1,478	\$6
8PVC-2200 FT FROM NECK BOOSTER PUMP T	260	\$53,911	\$954	\$4

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
8PVC-2280 FT ALONG SADDLE VIEW WAY 4	260	\$66,341	\$1,174	\$5
8PVC-1400 FT IN AND AROUND LAKESIDE	260	\$40,736	\$721	\$3
8PVC-1300 FT ALONG SOUTH END FAIRWAY	260	\$31,857	\$564	\$2
8PVC-1340 FT ALONG SILVER CLOUD (WEST	260	\$32,837	\$581	\$2
8PVC-1440 FT ALONG EAST RACQUET CLUBB	260	\$35,287	\$625	\$2
8PVC-2000 FT ALONG EAGLE DR. 2H 4V	260	\$49,010	\$867	\$3
8PVC-1580 FT AROUND STONEBRIDGE WEST	260	\$38,718	\$685	\$3
10AC-1400 FT ALONG MIDDLE OF LUCKY JO	260	\$37,841	\$670	\$3
8PVC-1770 FT ALONG COMSTOCK DR. 2H	260	\$43,374	\$768	\$3
10PVC-3270 FT ALONG SOLAMERE DR. 3H	260	\$119,390	\$2,113	\$8
10PVC-1970 FT ALONG MCCLEOD CK. RD.	260	\$63,225	\$1,119	\$4
10PVC-2110 FT ALONG LITTLE KATE RD. (	260	\$57,032	\$1,009	\$4
10PVC-4590 FT ALONG MEADOWS DR. 7H	260	\$124,064	\$2,196	\$8
10PVC-4060 FT ALONG AERIE DR TO ROYAL	260	\$109,738	\$1,942	\$7
10PMA-5090 FT FROM BOOSTER IN PROSP.	260	\$181,509	\$3,213	\$12
12AC-1160 FT FROM SILVER LAKE RES. TO	260	\$39,776	\$704	\$3
12AC-1520 FT ALONG MIDDLE PORTION OF	260	\$43,895	\$777	\$3
10PVC-1900 FT FROM MEADOWS DR. TO QUA	260	\$60,979	\$1,079	\$4
10DI-6460 FT FR. EMPIRE AT 13TH TO NO	260	\$139,117	\$2,462	\$9
10PCD-4000 FT ALONG DEER VALLEY EAST	260	\$128,376	\$2,272	\$9
12DI-1200 FT FROM WOODSIDE RES TO 3KI	260	\$27,610	\$489	\$2
10AC-1750 FT ALONG HWY 248 FR PACIFIC	260	\$47,301	\$837	\$3
10AC-2130 FT ALONG STERLING RD. OH 2	260	\$57,572	\$1,019	\$4
10AC-2110 FT FROM SILVER KING TO 13TH	260	\$45,439	\$804	\$3
10AC-3800 FT ALONG ROYAL ST EAST OH	260	\$102,711	\$1,818	\$7
10AC-1520 FT FROM ROYAL EAST TO N LAK	260	\$41,084	\$727	\$3
10DI-3500 FT ALONG EMPIRE (15TH SOUTH	260	\$75,373	\$1,334	\$5
10AC-3800 FT ALONG ROYAL ST. WEST OH	260	\$102,711	\$1,818	\$7
10DI-1240 FT ALONG IRON HORSE DR. 2H	260	\$26,703	\$473	\$2
12AC-2360 FROM THAYNES RES TO THERIOT	260	\$68,154	\$1,206	\$5
12AC-2120 FT FR HOLIDAY RAN LOOP RD T	260	\$61,223	\$1,084	\$4
12DI-2570 FT ALONG HWY 248 FR BONANZA	260	\$74,218	\$1,314	\$5
12DI-2960 FT ALONG DALY AVE. 5H 3	260	\$85,481	\$1,513	\$6
12PMA-10500 FT INTO SPIRO TUNNEL	260	\$317,665	\$5,623	\$22
12PVC-1560 FR FROM NECK TANK TO SNOWP	260	\$45,051	\$797	\$3
14 DI-2520 FT FROM EMPIRE RES TO PRV-1	260	\$62,471	\$1,106	\$4
14AC-1170 FT ALONG SOUTH THAYNES CANY	260	\$36,404	\$644	\$2
16AC-1860 FT ALONG THAYNES RES TO 3 K	260	\$63,033	\$1,116	\$4
WATER TANK & PUMP STATION - OAKS RESEVOI	260	\$419,800	\$7,430	\$29
WATER LINE HYDRANTS METER VAULTS - OAK	260	\$369,644	\$6,543	\$25
WATER LINE HYDRANTS ETC-MEADOWS EST 1B	260	\$25,162	\$445	\$2
WATER LINE HYDRANTS ETC-MEADOWS EST 1A	260	\$103,986	\$1,841	\$7
WATER LINE VALVES ETC-SILVER LAKE VILLAG	260	\$57,845	\$1,024	\$4
WATER LINE HYDRANTS ETC-MOUNTAIN RIDGE	260	\$84,500	\$1,496	\$6
WATER LINE HYDRANTS ETC-WEST RIDGE 1&2	260	\$131,012	\$2,319	\$9
WATER DEPT. PUMP STATION	260	\$1,570	\$28	\$0
OTHER	260	\$63,030	\$1,116	\$4
WATER LINE - FAIRWAY MEADOWS	260	\$146,464	\$2,592	\$10
WATER LINE HYDRANTS ETC-MORNING STAR E	260	\$125,545	\$2,222	\$9
WATER LINES VAULT ETC - TOWN LIFT PHAS	260	\$65,806	\$1,165	\$4
WATER LINE VALVES ETC - WILLOW RANCH	260	\$53,200	\$942	\$4
WATER VALVES LINE ETC-ASPEN SPR RANCH	260	\$163,674	\$2,897	\$11
WATER LINE VALVES ETC-FAIRWAY HILLS EST	260	\$210,441	\$3,725	\$14
METER VAULTS - KNOLHEIM SUBDIVISION	260	\$6,820	\$121	\$0
8 PVC-1000 FT ALONG QUEEN ESTER	260	\$29,097	\$515	\$2
8 PVC-410 FT OFF MCCLEOD CREEK CT. 1H	260	\$11,930	\$211	\$1
12 PVC-1200 FT FR THERIOT SPRINGS TO G	260	\$45,720	\$809	\$3

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
8DI-1930 FT FROM HEBER AV TO DEER VAL	260	\$37,681	\$667	\$3
OTHER - WATER LINES AND VALVES	260	\$14,599	\$258	\$1
WATER LINE HYDRANTS ETC-RISNER RIDGE 1	260	\$153,709	\$2,721	\$10
WATER LINE VALVES ETC - EVERGREEN	260	\$223,727	\$3,960	\$15
WATER LINE HYDRANTS ETC-STAG LODGE PH	260	\$36,730	\$650	\$3
WATER LINE HYDRANTS ETC-RISNER RIDGE 2	260	\$41,734	\$739	\$3
WATER LINE VALVES ETC-MEADOWS DR 1989	260	\$28,290	\$501	\$2
VALVES HYDRANTS ETC RIDGE at SILVER LA	260	\$1,650	\$29	\$0
METER VAULTS - FAIRWAY VILLAGE 2	260	\$3,465	\$61	\$0
WATER LINE HYDRANTS ETC-STAG LODGE 2	260	\$2,630	\$47	\$0
WATER LINE HYDRANTS VAULTS-RISNER RIDG	260	\$32,480	\$575	\$2
WATER LINE VALVES ETC - EVERGREEN	260	\$62,130	\$1,100	\$4
WATER LINES HYDRANTS BOXES-PINNACLE 1 an	260	\$20,000	\$354	\$1
WATER LINES HYDRANTS BOXES-LAMACONNE	260	\$5,000	\$89	\$0
WATER LINES HYDRANTS BOXES-ASPEN HOLL	260	\$5,000	\$89	\$0
WATER LINE HYDRANT METER VAULT-STAG LO	260	\$6,489	\$115	\$0
WATER LINE HYDRANT BOXES - TRAILSIDE	260	\$4,555	\$81	\$0
WATER LINE HYDRANT BOXES - WOODS at DE	260	\$5,273	\$93	\$0
WATER LINE - PINNACLE	260	\$10,635	\$188	\$1
WATER LINE HYDRANT BOXES - STERLINGWOO	260	\$5,310	\$94	\$0
WATER LINE & HYDRANTS - NORDIC VILLAGE	260	\$43,980	\$778	\$3
WATER LINE & HYDRANTS - RADISSON FIRE LI	260	\$28,600	\$506	\$2
WATER LINE HYDRANTS ETC-FOUR LAKES VIL	260	\$182,090	\$3,223	\$12
WATER LINES VALVES ETC-FAIRWAY HILLS EST	260	\$204,500	\$3,620	\$14
WATER LINES VALVES ETC-ASPEN SPRINGS RAN	260	\$187,650	\$3,321	\$13
WATER LINES VALVES ETC-DEER LAKE VILLAGE	260	\$116,870	\$2,069	\$8
CHATHAM CROSSING PUMP STATION	260	\$875,068	\$15,489	\$60
CHATHAM CROSSING TELEMETRY CONTROLS	260	\$18,250	\$323	\$1
WATER LINES VALVES ETC-HIDDEN MEADOW SUB	260	\$413,666	\$7,322	\$28
WATER LINES VALVES ETC-SILVER MEADOWS ES	260	\$106,430	\$1,884	\$7
WATER LINES VALVES ETC-SNOW CREEK COMMON	260	\$48,620	\$861	\$3
Aspen Villas WATER Improvements	260	\$14,454	\$256	\$1
Seismic Mezzanine System	260	\$6,971	\$123	\$0
Last Chance Pump Station	260	\$241,991	\$4,283	\$16
WATER Mains(8in and 12in) fire hydrants	260	\$259,860	\$4,600	\$18
WATER Mains(8in) hydrants valves WATER	260	\$178,875	\$3,166	\$12
WATER Line (8in) hydrant meter vaults	260	\$34,730	\$615	\$2
WOODSIDE	260	\$600,623	\$10,631	\$41
8 12IN WATER MAINS HYDRANTS VALVES	260	\$175,820	\$3,112	\$12
8IN WATER MAINS HYDRANTS VALVES	260	\$50,725	\$898	\$3
8IN WATER MAIN HYDRANTS 4 6IN WATER MET	260	\$46,750	\$827	\$3
10in ductile iron pipes pressure red va	260	\$121,945	\$2,158	\$8
8in ductile iron pipes hydrants WATER	260	\$83,216	\$1,473	\$6
8in DIP WATER lines gate valves hydra	260	\$32,700	\$579	\$2
8in DIP WATER lines gate valves appurte	260	\$16,260	\$288	\$1
Chatham Crossing-8in ductile iron pipes	260	\$327,080	\$5,789	\$22
Eagle PT no 3-6 and 8in iron pipe valve	260	\$53,800	\$952	\$4
Meadows Dr at Eagle Pt no 3-8 and 12in	260	\$180,200	\$3,190	\$12
Pipes valves hydrants-Empire Canyon Day	260	\$304,157	\$5,384	\$21
JSSD Pipeline-51-45094-7319	260	\$551,456	\$9,761	\$38
Middle School WATERline-51-45090-7319	260	\$169,844	\$3,006	\$12
Ontario Court Block 52 Ext. Pipes Valves	260	\$25,510	\$452	\$2
Norfolk Ave Extension at 13th St-Pipes V	260	\$17,544	\$311	\$1

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10- Yr Planning Window
TMMS WATERline Final Settlement-51-45090	260	\$41,622	\$737	\$3
Empire Pass Pump Station #2-Developer Do	260	\$350,000	\$6,195	\$24
Marsac Ave WATER system-incl Northside V	260	\$637,483	\$11,283	\$43
FY2005 Street Addition-Upper Park Avenue	260	\$660,703	\$11,694	\$45
Vaults Valves Hydrants - Eagle Point P	260	\$92,918	\$1,645	\$6
WATER LINES WITHIN QUINNS COMPLEX	260	\$286,416	\$5,070	\$19
WATER LINES-PARK MEADOWS TO QUINNS	260	\$185,602	\$3,285	\$13
WATER LINE RELOCATION - NEW CHINA BRIDGE	260	\$70,258	\$1,244	\$5
SOLAMERE PUMP STATION UPGRADE	260	\$98,519	\$1,744	\$7
TRANS WATER EMPIRE CANYON 10" DI CL 350	260	\$236,000	\$4,177	\$16
TRAN WATER EMPIRE CANYON 12" DI CL 350	260	\$15,000	\$266	\$1
WATER MAIN EMPIRE CANYON MAIN VALVES	260	\$4,000	\$71	\$0
PUMP STATION #1 EMPIRE CANYON	260	\$918,783	\$16,262	\$63
BOOTHILL PUMP STATION	260	\$1,501,706	\$26,580	\$102
ONTARIO AVE WATER LINE	260	\$346,084	\$6,126	\$24
MT AIRE FLUME	260	\$27,800	\$492	\$2
DEER VALLEY FIRE FLOW	260	\$15,943	\$282	\$1
FAIRWAY HILLS PUMP STATION REFIT	260	\$121,298	\$2,147	\$8
METER VAULT REPLACEMENT	260	\$65,395	\$1,157	\$4
HILLSIDE/ROSSI WATER IMPROVEMENTS	260	\$35,054	\$620	\$2
OTIS WATER PIPE REPLACEMENT	260	\$135,465	\$2,398	\$9
HOLIDAY RANCH LOOP RD WATER LINE	260	\$187,955	\$3,327	\$13
BOOTHILL TRANSMISSION LINES	260	\$1,524,769	\$26,988	\$104
BOOTHILL TRANSMISSION LINE CAP INT	260	\$1,076	\$19	\$0
PCMC WATER INFRASTRUCTURE CAP INT	260	\$27,556	\$488	\$2
OTIS WATER PIPELINE REPLACEMENT	260	\$94,874	\$1,679	\$6
LAST CHANCE WATER LINE PHASE 1	260	\$371,180	\$6,570	\$25
SPIRO NORTH DITCH	260	\$289,417	\$5,123	\$20
BOOTHILL/BONANZA DRIVE PIPELINW	260	\$752,189	\$13,314	\$51
RAIL TRAIL WATER LINES	260	\$213,903	\$3,786	\$15
QUINN'S JUNCTION TRANSMISSION LINES	260	\$1,361,519	\$24,099	\$93
MCLEOD CREEK UPGRADE	260	\$53,198	\$942	\$4
OTIS WATER PIPELINE INFRAS/EMPIRE AVE	260	\$1,217,199	\$21,544	\$83
DEER VALLEY DRIVE LOOP ROAD WATER LINES	260	\$471,212	\$8,340	\$32
13TH ST BOOSTER PUMP STATION ROOF	260	\$7,000	\$124	\$0
13TH ST FLOOR REPLACEMENT & NEW CEILING	260	\$20,000	\$354	\$1
13TH STREET IMP OTHER THAN BLD	260	\$19,564	\$346	\$1
CONVERTER KIT FOR PINNACLE REZONE	260	\$7,696	\$136	\$1
EMPIRE AVE WATERLINE	260	\$235,284	\$4,165	\$16
LAST CHANCE WATERLINE REPLACEMENT	260	\$491,293	\$8,696	\$33
DEER VALLEY DRIVE WATER INFRASTRUCTURE	260	\$1,787,963	\$31,647	\$122
DEER VALLEY DRIVE CAPITALIED INT WATER BONDS 2014	260	\$25,699	\$455	\$2
ROCKPORT WATER PIPELINE CAPITALIZED INTEREST WATER BONDS 2014	260	\$1,904	\$34	\$0
PARK CITY WATER INFRASTRUCTURE CAP INT WATER BONDS 2014	260	\$23,932	\$424	\$2
EMPIRE AVENUE CAPITALIZED INT WATER BONDS 2014	260	\$142	\$3	\$0
WYATT EARP WAY TO SPIRO WTP	260	\$1,286,462	\$22,770	\$88
HISTORIC MAIN STREET INFRASTRUCTURE PHASE 2	260	\$63,731	\$1,128	\$4
ESTATES DRIVE WATER LINE	260	\$456,775	\$8,085	\$31
TOP OF MAIN PRV REPLACEMENT	260	\$375,077	\$6,639	\$26
1255 EMPIRE FIRE LINE	260	\$17,500	\$310	\$1
OAK SOUTH/WALKER	260	\$6,778	\$120	\$0
SPIRO PIEZOMETER PROJECT	260	\$65,775	\$1,164	\$4

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
2013 PIPELINES - PRESSURE REDUCING VALVE VAULT	260	\$117,000	\$2,071	\$8
2013 PIPELINES PROJECT SEGMENT B - 12-INCH PIPE	260	\$299,640	\$5,304	\$20
2013 PIPELINE PROJECT SEGMENT B - 14-INCH PIPES	260	\$819,840	\$14,511	\$56
2013 PIPELINES PROJECT - 16-INCH PIPE	260	\$175,360	\$3,104	\$12
2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	260	\$57,000	\$1,009	\$4
2013 PIPELINE - 3" RAW WATER AIR/VACUUM VALVE MANHOLE	260	\$24,800	\$439	\$2
2013 PIPELINE - 6" RAW WATER AIR/VACUUM VALVE MANHOLE	260	\$29,000	\$513	\$2
2013 PIPELINE - EMPIRE LAUNCH MANHOLE	260	\$16,000	\$283	\$1
2013 PIPELINE - EMPIRE TANK OVERFLOW DETENTION BASIS AND PIPE MODIFICATIONS	260	\$22,000	\$389	\$1
2013 PIPELINES SEGMENT B PROJECT - JUDGE TUNNEL TO SPIRO WTP	260	\$4,189,365	\$74,152	\$285
SOLAMERE ANTENNA TOWER STRUCTURE	260	\$11,395	\$202	\$1
AMBER ROAD WATER IMPROVEMENTS	260	\$81,900	\$1,450	\$6
CATHAM PUMP STATION UPGRADE	260	\$10,969	\$194	\$1
SOLAMERE STATION AURORA PUMP REBUILD	260	\$8,317	\$147	\$1
PARK AVENUE PATHWAYS PROJECT 2015	260	\$60,561	\$1,072	\$4
CHATHAM PUMP STATION REBUILD	260	\$20,982	\$371	\$1
SR224 PHASE II EAST SIDE & UNDERPASS	260	\$377,404	\$6,680	\$26
WATER SYSTEM OPTIMIZATION	260	\$197,101	\$3,489	\$13
SCADA & TELEMETRY SYSTEM UPGRADE	260	\$2,033,308	\$35,990	\$138
MAIN STREET 2015 - WATER	260	\$55,152	\$976	\$4
2017 WATER SERVICE IMPROVEMENTS	260	\$32,680	\$578	\$2
4TH STREET WATERLINE	260	\$201,493	\$3,566	\$14
2016 WATER SERVICE IMPROVEMENTS PROJECT	260	\$342,123	\$6,056	\$23
MOUNTAIN TOP WATER GATE VALVE	260	\$50,000	\$885	\$3
MOUNTAIN TOP WATER 8" PVC PIPE	260	\$220,938	\$3,911	\$15
MOUNTAIN TOP WATER PIPE BENDS	260	\$42,000	\$743	\$3
MOUNTAIN TOP WATER SERVICE LINE	260	\$18,928	\$335	\$1
MOUNTAIN TOP WATER LINE METER BOX	260	\$2,500	\$44	\$0
MOUNTAIN TOP WATER PIPE TEE	260	\$3,000	\$53	\$0
MOUNTAIN TOP WATER FIRE HYDRANT	260	\$75,000	\$1,328	\$5
MOUNTAIN TOP WATER 6" PIPE	260	\$12,160	\$215	\$1
MOUNTAIN TOP WATER METER BOX	260	\$28,000	\$496	\$2
MOUNTAIN TOP WATER DUAL METER BOX	260	\$9,000	\$159	\$1
MOUNTAIN TOP WATER AIR VAC VAULT	260	\$5,000	\$89	\$0
MOUNTAIN TOP WATER PIPE BENDS	260	\$24,000	\$425	\$2
LOWELL AVE IMPROVEMENTS	260	\$506,187	\$8,960	\$34
2020 OTIS WATRE PEIPELIEN REPLACEMENT	260	\$50,796	\$899	\$3
VARIABLE FREQUENCY MOTOR DRIVE	260	\$35,235	\$624	\$2
JSSD INTERCONNECTION IMPROVEMENTS	260	\$1,651,615	\$29,234	\$112
PARK CITY HEIGHTS CULINARY WATER	260	\$649,139	\$11,490	\$44
PARK CITY HEIGHTS OFF-SITE WATER	260	\$537,845	\$9,520	\$37
QUINNS JUNCTION WTP PIG RECEIVING VAUL	260	\$1,074,059	\$19,011	\$73
CENTENNIAL CIRCLE PROJECT	260	\$163,191	\$2,888	\$11

Source: ZPFI, Bowen Collins as of June 2024.

The table below provides a summary of buy-in to existing excess capacity by category.

TABLE 20: SUMMARY OF BUY-IN TO EXCESS CAPACITY COSTS

Asset Category	Growth in GPM Demand	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
Production	260	\$713,265	\$2,743
Treatment	260	\$5,972,933	\$22,973
Storage	260	\$715,208	\$2,751
Transmission	260	\$829,374	\$3,190
Admin/Maintenance	260	\$0	\$0
Total		\$8,230,780	\$31,657

Source: ZPFI, Bowen Collins as of June 2024.

New Improvements

TABLE 21: SUMMARY OF NEW CONSTRUCTION IMPROVEMENTS

New Improvement Project	Growth in GPM Demand	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	260	\$187,854	\$723
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	260	\$49,320	\$190
M1 - 13th Street Pump Station	260	\$15,084	\$58
M2 - Quarry Mountain Pump Station	260	\$41,400	\$159
Woodside Tank Replacement	260	\$35,257	\$136
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	260	\$151,200	\$582
Spiro Mine Tunnel PH2	260	\$13,680	\$53
Total New Improvements		\$493,795	\$1,899

Source: ZPFI, Bowen Collins as of June 2024.

Consultant costs and a credit for the impact fee fund balance² have been included in the calculation of the gross fee below. Interest costs of \$9,400 per gpm are driven by the cost of financing bonds allocated to new growth within the 10-year study period. ZPFI, along with City Staff and Bowen Collins, conducted a decomposition analysis of all applicable bond expenses into component projects, with further allocations of expenses into existing excess capacity and new growth within the 10-year study period, and beyond the 10-year window. Finally, by understanding the percentage of total bond costs associated with interest, we arrive at the interest costs for funding new growth in the 10-year window by gpm.

TABLE 22: PROPORTIONATE SHARE ANALYSIS – SUMMARY OF GROSS FEE

Gross Fee Summary	Amount
Excess Capacity - Production	\$2,743.33
Excess Capacity - Treatment	\$22,972.82

² Consultant fees are estimated at \$124,065 and the impact fee fund balance at the time of preparation of the IFA is \$1,873,275. The fund balance is credited against future bond payments, and therefore no fund balance credits are shown in Table 22.

Gross Fee Summary	Amount
Excess Capacity - Storage	\$2,750.80
Excess Capacity - Transmission	\$3,189.90
Excess Capacity - Administration	\$0.00
Interest Costs	\$9,400.89
New Construction	\$1,899.21
Consultant Fees	\$477.17
Fund Balance	\$0.00
TOTAL Gross Fee per gpm	\$43,434.12

Source: ZPFI as of June 2024.

Credits Against Impact Fees

Credits must be made for new improvement projects that benefit existing development. The IFFP identifies new projects totaling \$13,237,912 that benefit existing development. Credits must be made against these amounts or new development will pay not only its impact fees but also higher rates over time in order to cover the costs attributable to existing development. This credit is made by assuming rates will be increased over 20 years to cover the costs of the facilities, calculating an average cost per gpm and then taking the net present value of the future annual payments. These credits, along with the bond credits, are shown in Table 23 below.

TABLE 23: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT

Year	GPM	Annual Cost of New Projects to Existing	Annual Cost per GPM	Payment per GPM (Discounted to Present Value)
2024	5,153	\$661,896	\$128	\$1,541
2025	5,179	\$661,896	\$128	\$1,489
2026	5,205	\$661,896	\$127	\$1,436
2027	5,231	\$661,896	\$127	\$1,381
2028	5,257	\$661,896	\$126	\$1,323
2029	5,283	\$661,896	\$125	\$1,263
2030	5,309	\$661,896	\$125	\$1,201
2031	5,335	\$661,896	\$124	\$1,137
2032	5,361	\$661,896	\$123	\$1,069
2033	5,387	\$661,896	\$123	\$999
2034	5,412	\$661,896	\$122	\$926
2035	5,438	\$661,896	\$122	\$850
2036	5,464	\$661,896	\$121	\$771
2037	5,490	\$661,896	\$121	\$689
2038	5,516	\$661,896	\$120	\$602
2039	5,542	\$661,896	\$119	\$513
2040	5,568	\$661,896	\$119	\$419

Year	GPM	Annual Cost of New Projects to Existing	Annual Cost per GPM	Payment per GPM (Discounted to Present Value)
2041	5,593	\$661,896	\$118	\$321
2042	5,619	\$661,896	\$118	\$219
2043	5,645	\$661,896	\$117	\$112

Source: ZPFI as of June 2024.

The City has several bonds outstanding that are paying for infrastructure that benefits existing development. New development cannot be charged the full impact fee and then also be required to pay, through water rates, on the portion of the bonds that benefit existing development. Therefore, a credit needs to be made against the gross impact fee to account for the higher water rates that new development will pay in order to cover the payments on the outstanding bonds. There are four applicable outstanding bonds: Series 2009A, Series 2014, Series 2020, and Series 2021, and their contribution to existing excess capacity stands at 82.7% of the system asset values. Understanding this ratio allows us to appropriately discount applicable amounts of bond principal and interest payments. Credits must be made on these four bonds as they are paying, in part, for existing excess capacity on the same projects for which new development is buying in to excess capacity. Additionally, the impact fee-based fund balance that is applicable to debt service was applied and credited over a 10-year period.

TABLE 24: BOND AMOUNTS APPLICABLE TO EXISTING EXCESS CAPACITY BY SERIES

Series	Production	Treatment	Storage	Transmission	Administration
2009A	\$0	\$0	\$0	\$2,073,190	\$0
2014	\$0	\$2,186,700	\$8,875	\$1,945,262	\$0
2020	\$0	\$50,353,264	\$153,915	\$11,928,557	\$0
2021	\$0	\$50,296,513	\$0	\$3,613,255	\$0
Total to Existing	\$0	\$102,836,478	\$162,790	\$19,560,264	\$0

Source: ZPFI as of June 2024.

The following table summarizes the bond credits and fund balance related credits that must be made against the gross impact fee so that new development is not charged twice. The total credits are subtracted from the gross impact fee, along with credits for projects benefitting existing excess capacity, to arrive at the maximum impact fee that may be charged each year.

TABLE 25: SUMMARY OF BOND CREDITS

Year	GPM	Total Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2024	5,153	\$6,837,213	\$5,651,810	\$5,464,482	\$1,060	\$15,677
2025	5,179	\$9,830,275	\$8,125,949	\$7,938,622	\$1,533	\$15,401
2026	5,205	\$11,324,406	\$9,361,035	\$9,173,708	\$1,763	\$14,638
2027	5,231	\$9,536,225	\$7,882,880	\$7,695,553	\$1,471	\$13,607
2028	5,257	\$9,547,475	\$7,892,180	\$7,704,852	\$1,466	\$12,816

Year	GPM	Total Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2029	5,283	\$9,553,475	\$7,897,140	\$7,709,812	\$1,459	\$11,992
2030	5,309	\$9,563,725	\$7,905,613	\$7,718,285	\$1,454	\$11,132
2031	5,335	\$9,520,975	\$7,870,274	\$7,682,947	\$1,440	\$10,234
2032	5,361	\$9,515,475	\$7,865,728	\$7,678,400	\$1,432	\$9,306
2033	5,387	\$9,494,925	\$7,848,741	\$7,661,413	\$1,422	\$8,339
2034	5,412	\$9,498,175	\$7,851,427	\$7,851,427	\$1,451	\$7,334
2035	5,438	\$9,500,475	\$7,853,329	\$7,853,329	\$1,444	\$6,250
2036	5,464	\$9,471,975	\$7,829,770	\$7,829,770	\$1,433	\$5,118
2037	5,490	\$9,479,675	\$7,836,135	\$7,836,135	\$1,427	\$3,941
2038	5,516	\$9,481,656	\$7,837,773	\$7,837,773	\$1,421	\$2,711
2039	5,542	\$9,484,913	\$7,840,464	\$7,840,464	\$1,415	\$1,425
2040	5,568	\$390,681	\$322,947	\$322,947	\$58	\$82
2041	5,593	\$197,413	\$163,186	\$163,186	\$29	\$28
2042	5,619	\$0	\$0	\$0	\$0	\$0

Source: ZPFI as of June 2024.

Maximum Fees per GPM After Credits

Finally, the credits outlined above are subtracted from the gross fee to calculate the maximum fee per gpm per year. ZPFI notes that, while a slightly confusing notion, all customers are exposed to the same gross fee. However, due to the effects of bonding and interest costs, customers pay in different ways as a portion of system costs for new growth are paid indirectly through debt service, while some is paid for directly as a fee at time of development. The column in the table below titled “Maximum fee Per GPM” outlines what a new development would pay “at the window” at time of development.

TABLE 26: MAXIMUM FEES PER GPM AFTER CREDITS

Year	Gross Fee	Credits for New Projects Benefitting Existing	Credits on Outstanding Bonds	Maximum Fee per GPM
2024	\$43,434	(\$1,541)	(\$15,677)	\$26,216
2025	\$43,434	(\$1,489)	(\$15,401)	\$26,544
2026	\$43,434	(\$1,436)	(\$14,638)	\$27,360
2027	\$43,434	(\$1,381)	(\$13,607)	\$28,446
2028	\$43,434	(\$1,323)	(\$12,816)	\$29,295
2029	\$43,434	(\$1,263)	(\$11,992)	\$30,179
2030	\$43,434	(\$1,201)	(\$11,132)	\$31,101
2031	\$43,434	(\$1,137)	(\$10,234)	\$32,063
2032	\$43,434	(\$1,069)	(\$9,306)	\$33,059

2033	\$43,434	(\$999)	(\$8,339)	\$34,096
2034	\$43,434	(\$926)	(\$7,334)	\$35,174
2035	\$43,434	(\$850)	(\$6,250)	\$36,334
2036	\$43,434	(\$771)	(\$5,118)	\$37,545
2037	\$43,434	(\$689)	(\$3,941)	\$38,804
2038	\$43,434	(\$602)	(\$2,711)	\$40,121
2039	\$43,434	(\$513)	(\$1,425)	\$41,496
2040	\$43,434	(\$419)	(\$82)	\$42,934
2041	\$43,434	(\$321)	(\$28)	\$43,086
2042	\$43,434	(\$219)	\$0	\$43,216

Source: ZPFI as of June 2024.

Non-Standard Demand Adjustments

The District reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the District's infrastructure.

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

APPENDIX

TABLE 27: FULL PCMC WATER QUALIFYING AND NON-QUALIFYING ASSET LIST

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
1	SPIRO WATER TREATMENT PLANT BUILDING	PCMC Water	bldg	40	PCMC Water	Non-Qualifying	11/30/1992	Non-Qualifying	\$480,000
2	SPIRO WATER TREATMENT PLANT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	11/30/1992	Non-Qualifying	\$2,876,431
3	10AC-500 FT ALONG WEST HOLIDAY RANCH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$13,515
4	6PVC-370 FT ALONG RED MAPLE CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,040
5	10DI-700 FT ALONG HWY 248 NEAR HIGH SC	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$18,920
6	10PMA-400 FT ALONG NORTHEAST MEADOWS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$12,838
7	10PVC-520 FT ALONG NORTH CRESTLINE DR	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,689
8	10PVC-850 FT IN SOLAMERE II ALONG SOL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,311
9	10PVC-590 FT FROM HWY 248 TO SHOPPING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$15,947
10	13TH STREET & EMPIRE AVE. PUMPHOUSE	PCMC Water	imp	10	PCMC Water	Qualifying	6/15/1980	Transmission	\$4,000
11	12AC-570 FT FROM SPIRO TUNNEL TO THER	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,461
12	12AC-ALONG MONITOR DR. 4H 4V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$25,702
13	10PVC-850 FT ALONG DEER VALLEY EAST T	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$27,280
14	12DI-890 FT FROM BOOTHILL RES TO HWY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$25,702
15	2PVC-160 FT ALONG DOUBLE JACK CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,589
16	12DI-890 FT FROM EMPIRE TO WOODSIDE R	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$25,702
17	14AC-990 FT ALONG 3 KINGS DR. OH 1V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,803
18	14DI-250 FT ALONG MAIN ST (2ND TO DAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$10,263
19	14DI-250 FT FROM JUDGE TO EMPIRE LINE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,180
20	14DI-530 FT WHERE JUDGE & ALLIANCE JO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$13,139
21	14DI-270 FT AROUND EMPIRE RESERVOIR	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$8,401
22	2PVC-180 FT ALONG KEYSTONE CT. OH 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,913
23	14DI-700 FT FROM HWY 248 NEAR HIGH SC	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$21,780
24	2GAL-330 ST NORTHEAST OFF 13TH & NORF	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,255
25	14DI-310 FT FROM ALLIANCE TO EMPIRE L	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$7,685
26	6AC-880 FT ALONG NORTH SIDE HWY 248 N	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$19,123
27	2PVC-200 FT ALONG SILVER QUEEN CT. O	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,237
28	2PVC-160 FT ALONG NAIL DRIVE CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,589
29	6AC-310 FT ALONG COCHISE CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,737
30	2PVC-80 FT ALONG SINGLE JACK CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,295
31	4CI-740 FT ALONG 400 BLK MAIN PAST ON	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,507
32	4CI-890 FT TO SEWAGE TREATMENT PLANT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$22,259
33	4PVC-410 FT FROM PARK AVE TO SNOW CTR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,772
34	4DI-320 FT ALONG PRUIE (MARSAC TO ON	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,003
35	6AC-360 FT ALONG GOLD DUST LN. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,823
36	6AC-200 FT EAST ALONG SOUTH OF PAYDAY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,346
37	6AC-220 FT ALONG WEBSTER CT. 1H OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,677
38	4PVC-180 FT EAST OFF MAIN AT CAPTAIN	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,412
39	6AC-270 FT ALONG CALUMET CR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,867
40	6AC-350 FT ALONG BELLE STAR CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,606
41	6PVC-940 FT ON NORTHEAST SIDE OF HOME	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,427
42	6AC-370 FT NORTHWEST OF MORNING STAR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,040
43	6AC-450 FT ALONG NORTH OF PAYDAY COND	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,779
44	6AC-550 FT ALONG SAMUEL COLT CIRCLE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,952
45	6AC-600 FT ALONG BUFFALO BILL DR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,039
46	6AC-800 FT ALONG MONARCH DR. 3H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,385
47	6AC-650 FT ALONG SILVER KING DR. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,254
48	2PVC-200 FT ALONG BONANZA CT. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,237
49	6AC-820 FT ALONG WEBSTER DR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$21,158
50	6AC-840 FT ALONG BUTCH CASSIDY TO WYA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,254
51	6AC-750 FT MORNING STAR CT. 2H OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$16,298
52	6AC-870 FT ALONG 3 KINGS CT. 1H 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,906
53	6CI-500 FT ALONG CLAIM JUMPER CR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,865
54	6AV-90 FT FROM HWY 248 TO PACIFIC WEL	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,956
55	6DI-190 FT FROM WOODSIDE TO PARK AV (	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,290
56	6CI-620 FT ALONG HIDDEN SPLENDOR CR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,473
57	6CI-820 FT ALONG THAYNES CANYON DR. T	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,819
58	6DI-110 FT ALONG 11TH STREET OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,905
59	6PVC-330 FT ALONG WHITE PINE CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,171
60	6DI-110 FT SOUTH OFF WEST END IRON HO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,905
61	6DI-200 FT ALONG 10TH STREET OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,463
62	6DI-150 FT ALONG KINGS RD. (NORFOLK T	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,597
63	6DI-150 FT FROM GRANT TO SANDRIDGE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,597
64	6CI-510 FT ALONG MARSAC AVE. 2H 3	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,622
65	6DI-180 FT FROM NORFOLK TO WOODSIDE (	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,116
66	6DI-450 FT TO SILVERBIRD CONDOS OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,611
67	6DI-600 FT ALONG 13TH STREET OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
68	6PVC-310 FT ALONG SUNRISE CR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,737
69	6DI-200 FT ALONG 4TH STREET (WOODSIDE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,463
70	6DI-210 FT FROM WOODSIDE TO PARK AV (	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,636
71	6DI-300 FT ALONG 12 TH STREET OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,194
72	6PVC-190 FT ALONG 1360 BLK. WEST OFF	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,290
73	6DI-300 FT ALONG 1450 BLK. EAST OFF P	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,194
74	6PVC-310 FT ALONG ELADAR PLACE 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,999
75	6PVC-300 FT ALONG WILSON CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,519
76	6DI-320 FT ALONG 8TH STREET OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,540
77	6DI-390 FT ALONG 5TH ST (MAIN TO WOO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,752
78	6PVC-190 FT ALONG DAVIS CT. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,129
79	6DI-470 FT ALONG 15TH STREET 1I 1W	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,137
80	8PVC-700 FT FR. 10 NEAR SILVER KING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$13,667
81	6PVC-280 FT ALONG EAST SIDE SHOPPING	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,085
82	6PVC-290 FT ALONG STANFORD CT. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,302
83	6PVC-280 FT ALONG RED PINE CT. 1H 0	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,085
84	6DI-600 FT ALONG 9TH STREET (EMPIRE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
85	6DI-600 FT ALONG SANDRIDGE 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
86	6DI-600 FT ALONG CHAMBERS AVE. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
87	6PVC-100 FT ALONG SOUTH END OF SILVER	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,173
88	6DI-770 FT ALONG PROSPECT AVE. 2H 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,332
89	6DI-80 FT ALONG 1370 BLK. EAST OFF PA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,385
90	6DI-600 FT ALONG GRANT AVE. 3H 4V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
91	6DI-850 FT ALONG WOODSIDE (13TH TO 15	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,717
92	6PVC-100 FT ALONG 1410 BLK. WEST OFF	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,731
93	6DI-600 FT ALONG 3RD STREET (MAIN ST	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
94	6PVC-100 FT ALONG YAMAHA CT. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,173
95	6PVC-260 FT ALONG SAGURA CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,650
96	6PVC-240 FT ALONG SPAULDING CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,215
97	6PVC-200 FT ALONG SUNNY SLOPE CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,346
98	6PVC-130 FT ALONG DAYSTAR CR. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,354
99	6PVC-200 FT ALONG CREEK CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,161
100	6DI-600 FT ALONG 2ND STREET (NORFOLK	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
101	6PVC-170 FT ALONG YANEX CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,694
102	6PVC-180 FT FROM MCHENRY AV TO ONTARI	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,116
103	6PVC-110 FT ALONG HEAD CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,390
104	6PVC-380 FT WEST OFF MAIN AT CAPTAIN	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,258
105	12DI-890 FT FROM BOOTHILL RES TO HWY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$25,702
106	6PVC-400 FT ALONG CACHE OH 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,321
107	6PVC-480 FT ALONG BONANZA DR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,431
108	6PVC-400 FT ALONG GERONIMO CT. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,692
109	6PVC-410 FT ALONG GALILEO CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,910
110	6PVC-420 FT ALONG TWILIGHT CT. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,127
111	6PVC-440 FT ALONG POISON CREEK LANE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,562
112	6PVC-520 FT ALONG AVATR CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,418
113	6PVC-440 FT ALONG EQUESTRIAN WAY 2H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,562
114	6PVC-450 FT ALONG CONDOS AT SOUTH END	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,779
115	6PVC-450 FT FROM ANNIE OAKLY TO SIDEW	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,779
116	6PVC-470 FT ALONG HACKNEY CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,214
117	6PVC-600 FT ALONG VENUS CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,039
118	6PVC-680 FT ALONG SUNSET CT. 2H 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,777
119	6PVC-440 FT ALONG THAYNES CANYON WAY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,562
120	6PVC-520 FT ALONG MORNING STAR DR. 0	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,300
121	6PVC-530 FT ALONG LAKE VIEW CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,517
122	6PVC-590 FT ALONG LITTLE BESSY AV. WE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$12,821
123	6PVC-590 FT ALONG WOODBINE WAY 2H 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,215
124	6PVC-600 FT ALONG MELLOW MT. RD. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$15,482
125	6PVC-680 FT ALONG ARABIAN DR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,777
126	6PVC-600 FT ALONG INA AVE. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,039
127	6PVC-610 FT ALONG MCHENRY AV 1H 3V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,561
128	6PVC-670 FT FR ARABIAN DR. TO LUCKY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,560
129	6PVC-460 FT ALONG RIVER BIRCH CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,996
130	6PVC-690 FT ALONG MOUNTAIN OAK CT. 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,994
131	6PVC-690 FT ALONG SHORT LINE DR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,947
132	8PVC-800 FT ALONG NORTHERNMOST LUCKY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$19,604
133	8PMA-450 FT FROM HACKNEY CT. TO CREST	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,094
134	6PVC-800 FT ALONG SUMMIT RD. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,851
135	6PVC-810 FT ALONG MORAY CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,602
136	6PVC-900 FT ALONG DAYSTAR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$23,223
137	6PVC-900 FT ALONG SUNNYSIDE DR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$23,223
138	8PMA-550 FT FROM AMERICAN SADDLER DR.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,003
139	6PVC-900 FT ALONG DAYSTAR OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$23,223
140	6PVC-970 FT FROM EMPIRE TO NORTH STAR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$16,794
141	8AC-110 FT ALONG SOUTH END WYATT EARP	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$2,696

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
142	8DI-750 FT TO SILVER LAKE LODGE OH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$18,379
143	8PVC-500 FT EAST FROM NORTHWEST END M	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$14,549
144	6PVC-720 FT ALONG AMERICAN SADDLER DR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$15,646
145	6PVC-790 FT A T-CONN. ALONG QUACKING	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,167
146	8PVC-170 WEST OFF SOUTH END MCCLEO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$4,946
147	8PVC-200 FT ALONG DUNLOP CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$4,901
148	8PVC-2680 FT ALONG NORTH DEER VALLEY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$65,674
149	8PVC-280 FT NORTH OFF SOUTH END MCCLE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$8,147
150	8PVC-420 FT NORTHWEST OFF DEER VAL DR	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$10,292
151	8PVC-660 FT ALONG EAGLE CT. 2H OV	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,173
152	8PVC-370 FT 3 LINES OFF AERIE-ROYAL-N	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$9,067
153	8PVC-510 FT FROM AERIE DR. TO ROYAL C	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$12,498
154	8PVC-600 FT ALONG PINNACLE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$17,458
155	10DI-600 FT WEST OFF LOWELL AROUND N.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$12,921
156	8PVC-800 FT ALONG ASPENWOOD	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$23,278
157	6PVC-390 FT ALONG RD. WEST OF BONANZA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,475
158	8PVC-890 FT ALONG LOFTY LN. 2H 1V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$21,810
159	DONATED IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$526,964
161	8PVC-880 FT ALONG FAIRWAY VILLAGE DR.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$21,565
162	DONATED IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$62,433
163	MAIN STREET COSTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,900
164	EMPIRE RESERVOIR-1000000 GALLONS-S	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$250,000
165	DONATED IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$142,985
166	BOOTHILL RESERVOIR-1000000 GALLONS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$311,102
167	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
168	MASONIC HILL WATER TANK	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$807,687
169	8PVC-ALONG PINNACLE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$3,783
170	8PVC-940 FT WEST OF CONDOS AT SOUTH E	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$23,035
171	MAIN STREET PROJECT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$951,795
172	MASONIC RESERVOIR-500000 GALLONS-RE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$200,000
173	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
174	SILVER LAKE RESERVOIR-800000 GALLONS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$250,000
175	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
176	THAYNES CANYON RESERVOIR-500000 GALL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$250,000
177	8DI-210 FT ALONG SOUTHWEST END HOMEST	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,146
178	NORTH LAKE FLAT RESERVOIR-240000 GAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$190,000
179	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
180	NORTH LAKE FLAT BOOSTER STATION--WEST	PCMC Water	imp	10	PCMC Water	Qualifying	6/15/1980	Transmission	\$5,000
181	NECK TANK BOOSTER STATION--SKI RUM ABO	PCMC Water	imp	10	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,000
182	NECK RESERVOIR-600000 GALLONS-REINF	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$300,000
183	WOODSIDE RESERVOIR-500000 GALLONS-R	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$200,000
184	WATER IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$146,346
185	WATER IMPROVEMENTS FUND 52	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$501,017
186	WATER IMPROVEMENTS FUND 52	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1990	Transmission	\$637,762
187	OSGUTHORPE PUMP AND WELL	PCMC Water	imp	10	PCMC Water	Non-Qualifying	12/31/1990	Non-Qualifying	\$100,000
188	WATER TREATMENT PLANT	PCMC Water	imp	10	PCMC Water	Non-Qualifying	4/30/1991	Non-Qualifying	\$72,103
189	MIDDLE SCHOOL WELL	PCMC Water	imp	40	PCMC Water	Qualifying	4/30/1991	Production	\$15,262
190	SPIRO TUNNEL IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1992	Non-Qualifying	\$360,000
191	JUDGE TUNNEL IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	3/31/1993	Production	\$100,000
192	PC RESORT WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	5/30/1993	Transmission	\$811,000
193	PC RESORT WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	8/30/1993	Transmission	\$45,783
194	4TH STREET UTILITY LINE	PCMC Water	imp	40	PCMC Water	Qualifying	9/30/1993	Transmission	\$8,460
195	JUDGE TUNNEL IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	11/30/1993	Production	\$100,536
196	AERIE PUMP STATION	PCMC Water	imp	10	PCMC Water	Qualifying	5/30/1994	Transmission	\$10,762
197	WATER SYSTEM IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$5,975
198	FLUME #9 WATERING POND	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$17,289
199	SPIRO PILOT PLANT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$143,662
200	AUTOMATIC READ WATER METERS	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$138,548
201	10AC-1110 FT ALONG SOUTH END OF 3 KIN	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,002
202	8DI-1400 FT ALONG EAST END IRON HORSE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,262
203	8AC-1850 FT ALONG WEST OF LITTLE KATE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,334
204	8DI-1000 FT WEST OFF LOWELL AROUND S.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$19,524
205	8DI-1800 FT FROM MASONIC RES. TO PRV-	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$35,143
206	6PVC-4500 FT ALONG LUCKY JOHN DR. (SO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$97,789
207	8DI-1950 FT ALONG EAST SIDE PARK AV(P	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$38,072
208	8DI-2200 FT ALONG CHATHAM CROSSING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$64,013
209	8AC-1340 FT ALONG CRESENT DR. 3H 5V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$32,837
210	6PVC-2000 FT ALONG PARK MEADOWS DR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$43,462
211	6PVC-2100 FT ALONG EVENING STAR DR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$45,635
212	8PMA-1080 FT ALONG SOUTHEAST MEADOWS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$31,425

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
213	6PVC-1000 FT ALONG ROSSI HILL & COALI	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$25,803
214	6DI-3000 FT ALONG WOODSIDE (7TH S. TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$51,941
215	6DI-6470 FT ALONG PARK AV(PRV-15 TO P	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$112,020
216	6PVC-1200 FT ALONG WEST OF RACQUET CL	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$26,077
217	6PVC-1730 FT ALONG CAPTAIN MOLLY DRIV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$37,595
218	6PVC-1400 FT ALONG ANNIE OAKLY DR. TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$30,423
219	6PVC-1480 FT ALONG UPPER NORTH OF LUC	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$32,162
220	8DI-3930 FT FROM HEBER AV TO DEER VAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$96,305
221	8PVC-1000 FT ALONG QUEEN ESTER	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$29,097
222	8PMA-1260 FT ALONG SOUTH OF CRESTLING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$36,662
223	8PVC-4540 FT ALONG SIDEWINDER DR 6H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$111,253
224	8PVC-3620 FT ALONG HOLIDAY RANCH LOOP	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$88,709
225	8PVC-3800 FT ALONG AERIE DR. 7H 5V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$93,120
226	8PVC-900 FT IN SOLAMERE II ALONG TELE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$29,097
227	8PVC-2580 FT ALONG HWY 248 TO HWY 224	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$63,223
228	IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$35,736
230	8PVC-2870 FT ALONG TELEMAR DRD. 6H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$83,508
231	8PVC-2200 FT FROM NECK BOOSTER PUMP T	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$53,911
232	8PVC-2280 FT ALONG SADDLE VIEW WAY 4	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$66,341
233	6DI-2700 FT ALONG PARK AV (7TH TO DAL	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$46,747
234	8PVC-1400 FT IN AND AROUND LAKESIDE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$40,736
235	8PVC-1300 FT ALONG SOUTH END FAIRWAY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$31,857
236	8PVC-1340 FT ALONG SILVER CLOUD (WEST	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$32,837
237	8PVC-1440 FT ALONG EAST RACQUET CLUBB	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$35,287
238	8PVC-2000 FT ALONG EAGLE DR. 2H 4V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$49,010
239	8PVC-1580 FT AROUND STONEBRIDGE WEST	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$38,718
240	10AC-1400 FT ALONG MIDDLE OF LUCKY JO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$37,841
241	6DI-2800 FT ALONG LOWELL AV(ENDS TO E	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$48,479
242	8PVC-1770 FT ALONG COMSTOCK DR. 2H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$43,374
243	6DI-2320 FT ALONG NORFOLK AV (770 TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$40,168
244	6DI-1800 FT ALONG WOODSIDE (PRD-7 TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$31,165
245	10PVC-3270 FT ALONG SOLAMERE DR. 3H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$119,390
246	10PVC-1970 FT ALONG MCCLEOD CK. RD.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$63,225
247	10PVC-2110 FT ALONG LITTLE KATE RD. (	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$57,032
248	10PVC-4590 FT ALONG MEADOWS DR. 7H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$124,064
249	10PVC-4060 FT ALONG AERIE DR TO ROYAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$109,738
250	10PMA-5090 FT FROM BOOSTER IN PROSP.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$181,509
251	12AC-1160 FT FROM SILVER LAKE RES. TO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$39,776
252	12AC-1520 FT ALONG MIDDLE PORTION OF	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$43,895
253	10PVC-1900 FT FROM MEADOWS DR. TO QUA	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$60,979
254	10DI-6460 FT FR. EMPIRE AT 13TH TO NO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$139,117
255	10PCD-4000 FT ALONG DEER VALLEY EAST	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$128,376
256	12DI-1200 FT FROM WOODSIDE RES TO 3KI	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$27,610
257	10AC-1750 FT ALONG HWY 248 FR PACIFIC	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$47,301
258	10AC-2130 FT ALONG STERLING RD. OH 2	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$57,572
259	10AC-2110 FT FROM SILVER KING TO 13TH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,439
260	10AC-3800 FT ALONG ROYAL ST EAST OH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$102,711
261	10AC-1520 FT FROM ROYAL EAST TO N LAK	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$41,084
262	10DI-3500 FT ALONG EMPIRE (15TH SOUTH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$75,373
263	10AC-3800 FT ALONG ROYAL ST. WEST OH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$102,711
264	10DI-1240 FT ALONG IRON HORSE DR. 2H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$26,703
265	12AC-2360 FROM THAYNES RES TO THERIOT	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$68,154
266	12AC-2120 FT FR HOLIDAY RAN LOOP RD T	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$61,223
267	12DI-2570 FT ALONG HWY 248 FR BONANZA	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$74,218
268	6AC-1800 FT ALONG PROSPECTOR AVE. 3H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$39,116
269	6AC-2100 FT ALONG PAYDAY DR. 5H 4V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$45,635
270	6AV-1800 FT ALONG DOC HOLLIDAY DR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$39,116
271	6CI-1240 FT ALONG PROSPECTOR DR. 3H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$26,946
272	6CI-1800 FT ALONG NORTH OF THAYNES CA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$39,116
273	6DI-1050 FT ALONG SAMPSON AC 1H 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,180
274	6DI-1300 FT ALONG OLIVE BRANCH 3H 3	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$22,508
275	12DI-2960 FT ALONG DALY AVE. 5H 3	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$85,481
276	6 DI-2750 FT FROM ONTARIO TO HILLSIDE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$78,843
277	6DI-1400 FT FROM MASONIC RES TO PARK	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$24,239
278	12PMA-10500 FT INTO SPIRO TUNNEL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$303,225
279	12PVC-1560 FR FROM NECK TANK TO SNOWP	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,051
280	14 DI-2520 FT FROM EMPIRE RES TO PRV-1	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$62,471
281	12PMA-10500 FT INTO SPIRO TUNNEL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$14,439
282	14AC-1170 FT ALONG SOUTH THAYNES CANY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$36,404
283	16AC-1860 FT ALONG THAYNES RES TO 3 K	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$63,033
284	WATER TANK & PUMP STATION - OAKS RESEVOI	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$419,800

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
285	WATER LINE HYDRANTS METER VAULTS - OAK	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$369,644
286	WATER LINE HYDRANTS ETC-MEADOWS EST 1B	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$25,162
287	WATER LINE HYDRANTS ETC-MEADOWS EST 1A	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$103,986
288	WATER LINE VALVES ETC-SILVER LAKE VILLAGE	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$57,845
289	OTHER	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,012,041
290	WATER LINE HYDRANTS ETC-MOUNTAIN RIDGE	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1992	Transmission	\$84,500
291	WATER LINE HYDRANTS ETC-WEST RIDGE 1&2	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1992	Transmission	\$131,012
292	WATER TANK - NORTH OF PARK MOUNTAIN (#15)	PCMC Water	imp	40	PCMC Water	Qualifying	8/30/1992	Storage	\$80,620
293	WATER DEPT. PUMP STATION	PCMC Water	imp	10	PCMC Water	Qualifying	9/30/1992	Transmission	\$1,570
296	OTHER	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$63,030
297	WATER LINE - FAIRWAY MEADOWS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$146,464
298	WATER LINE HYDRANTS ETC-MORNING STAR E	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$125,545
299	WATER LINES VAULT ETC - TOWN LIFT PHAS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$65,806
300	WATER LINE VALVES ETC - WILLOW RANCH	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$53,200
301	WATER VALVES LINE ETC-ASPEN SPR RANCH	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$163,674
302	WATER LINE VALVES ETC-FAIRWAY HILLS EST	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$210,441
303	METER VAULTS - KNOLHEIM SUBDIVISION	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$6,820
304	6 AC-310 FT ALONG COCHISE CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,737
305	8 PVC-1000 FT ALONG QUEEN ESTER	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$29,097
306	8 PVC-410 FT OFF MCCLEOD CREEK CT. 1H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$11,930
307	12 PVC-1200 FT FR THERIOT SPRINGS TO G	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,720
308	8DI-1930 FT FROM HEBER AV TO DEER VAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$37,681
309	6PVC-1340 FT ALONG WEST SIDE HWY 224	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$29,119
310	GOLF COURSE NORTH PUMP STATION	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,000
311	6CI-1160 FT ALONG WEST SIDE OF HWY 22	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$25,208
312	DEMONSTRATION GARDEN IMP.	PCMC Water	imp	10	PCMC Water	Non-Qualifying	10/30/1991	Non-Qualifying	\$90,000
313	THAYNES BUFFER	PCMC Water	imp	5	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,100
314	OTHER - WATER LINES AND VALVES	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$14,599
315	WATER LINE HYDRANTS ETC-RISNER RIDGE 1	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$153,709
316	WATER LINE VALVES ETC - EVERGREEN	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$223,727
317	WATER LINE HYDRANTS ETC-STAG LODGE PH	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$36,730
318	WATER LINE HYDRANTS ETC-RISNER RIDGE 2	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$41,734
319	WATER LINE VALVES ETC-MEADOWS DR 1989	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$28,290
320	VALVES HYDRANTS ETC RIDGE at SILVER LA	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$1,650
321	METER VAULTS - FAIRWAY VILLAGE 2	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$3,465
322	WATER LINE HYDRANTS ETC-STAG LODGE 2	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$2,630
323	WATER LINE HYDRANTS VAULTS-RISNER RIDG	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$32,480
324	WATER LINE VALVES ETC - EVERGREEN	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$62,130
325	OSGUTHORPE LAND	PCMC Water	land	0	PCMC Water	Non-Qualifying	12/30/1990	Non-Qualifying	\$25,000
327	MOTOR-WESTINGHOUSE 75 HP-6910 MODEL	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
328	MOTOR--WESTINGHOUSE 50 HP--297A601G05	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
329	MOTOR-- U S ELECTRIC 75 HP--R3252036--A	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
331	PUMP--NICKERSON 75 HP--810921D--AT NEC	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
332	PUMP--LAYNE--94091--AT NECK TANK-STONEBR	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
333	MOTOR-WESTINGHOUSE 100 HP & SWITCH GE	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
334	GOLF COURSE NORTH PUMP STATION	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
335	PUMP--NICKERSON 100 HP--810921B--AT BO	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
336	GOLF C. NORTH PUMPBERKELEY 50 HP-7525789	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
337	MOTOR--WESTINGHOUSE 50 HP--388P525G01	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
338	MOTOR--WESTINGHOUSE 40 HP & 40 HP SWIT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$11,000
339	PUMP--LAYNE--T 80360--AT N. LAKE FLAT-SI	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
340	MOTOR--U S ELECTRIC 75 HP--R2134316M-SIL	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
341	MOTOR-U S ELECTRIC 100 HP-R3242033-PRIMA	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
342	GOLF COURSE NORTH PUMP	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
343	GOLF COURSE NORTH PUMP	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
345	MOTOR--U S ELECTRIC 30 HP--R2135533MM-	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$10,000
346	MOTOR--NEWMAN 40 HP--741L2444--AT THER	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$11,000
347	MOTOR--U S ELECTRIC 100 HP-R3252034-PRIMA	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
348	MOTOR--U S ELECTRIC 60 HP & SWITCH GEA	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
349	MOTOR--U S ELECTRIC 60 HP--R1001629--A	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
350	PUMP-NICKERSON 100 HP--810921A--AT BO-PR	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$10,000
364	WATER LINES HYDRANTS BOXES-PINNACLE 1 an	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1985	Transmission	\$20,000
365	WATER LINES HYDRANTS BOXES-LAMACONNE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1985	Transmission	\$5,000
366	WATER LINES HYDRANTS BOXES-ASPEN HOLL	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1985	Transmission	\$5,000
367	VALVE VAULT - PINNACLE	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/30/1986	Non-Qualifying	\$23,000
368	WATER LINE HYDRANT METER VAULT-STAG LO	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$6,489
369	WATER LINE HYDRANT BOXES - TRAILSIDE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$4,555
370	WATER LINE HYDRANT BOXES - WOODS at DE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$5,273
371	WATER LINE - PINNACLE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$10,635
372	WATER LINE HYDRANT BOXES - STERLINGWOOD	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$5,310
373	WATER LINE & HYDRANTS - NORDIC VILLAGE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1987	Transmission	\$43,980
374	WATER LINE & HYDRANTS - RADISSON FIRE LI	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1987	Transmission	\$28,600
375	WATER LINE HYDRANTS ETC-FOUR LAKES VIL	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1992	Transmission	\$182,090
376	METER VAULT - THAYNES CANYON #8	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$3,000
387	WATER LINES VALVES ETC-FAIRWAY HILLS EST	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1995	Transmission	\$204,500
388	WATER LINES VALVES ETC-ASPEN SPRINGS RAN	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1995	Transmission	\$187,650
389	WATER LINES VALVES ETC-DEER LAKE VILLAGE	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1995	Transmission	\$53,940
390	CHATHAM CROSSING PUMP STATION	PCMC Water	imp	10	PCMC Water	Qualifying	4/30/1995	Transmission	\$875,068
391	CHATHAM CROSSING TELEMETRY CONTROLS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/1995	Transmission	\$18,250
397	DUMP/HOIST/CAM VIBRATOR.	PCMC Water	equip	5	PCMC Water	Non-Qualifying	1/30/1995	Non-Qualifying	\$5,300
398	WATER LINES VALVES ETC-DEER LAKE VILLAGE	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$62,930
399	WATER LINES VALVES ETC-HIDDEN MEADOW SUB	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$413,666
400	WATER LINES VALVES ETC-SILVER MEADOWS ES	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$106,430
401	WATER LINES VALVES ETC-SNOW CREEK COMMON	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$48,620
403	FRANKLIN SUBMERS MOTOR/SUPPLIES	PCMC Water	equip	5	PCMC Water	Non-Qualifying	2/28/1996	Non-Qualifying	\$6,630
1182	Hitachi Submersible Motor	PCMC Water	equip	5	PCMC Water	Non-Qualifying	7/24/1996	Non-Qualifying	\$5,936
1230	Aspen Villas WATER Improvements	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1997	Transmission	\$14,454
1368	Seismic Mezzanine System	PCMC Water	equip	5	PCMC Water	Qualifying	6/18/1998	Transmission	\$6,971
1411	Last Chance Pump Station	PCMC Water	equip	10	PCMC Water	Qualifying	3/26/1998	Transmission	\$241,991
1436	WATER Mains(8in and 12in) fire hydrants	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1998	Transmission	\$259,860
1437	WATER Mains(8in) hydrants valves WATER	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1998	Transmission	\$178,875
1438	WATER Meter(6in) hydrants 6in PRV Vault	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/1998	Non-Qualifying	\$35,000
1439	WATER Line (8in) hydrant meter vaults	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1998	Transmission	\$34,730
1547	Floway Pumps multistage	PCMC Water	equip	5	PCMC Water	Non-Qualifying	11/20/1998	Non-Qualifying	\$15,336
1548	Arvil Pace WATER purchase	PCMC Water	land	0	PCMC Water	Qualifying	2/25/1999	Production	\$203,918
1549	Standley Pace WATER rights	PCMC Water	land	0	PCMC Water	Qualifying	2/25/1999	Production	\$180,833
1590	SCADA Master Computer and Peripheral	PCMC Water	itequip	5	PCMC Water	Non-Qualifying	4/22/1999	Non-Qualifying	\$45,000
1627	4 8 10 12in WATER Mains Hydrants Meter B	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1999	Non-Qualifying	\$205,188
1628	4in Main WATER Services Meter Box Assem	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1999	Non-Qualifying	\$6,080
1629	250000 Gallon WATER Tank Pump Station 6	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1999	Non-Qualifying	\$402,853
1637	Siesmic Mezzanine System	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/16/1998	Non-Qualifying	\$12,691
1796	WOODSIDE	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$600,623
1799	8 12IN WATER MAINS HYDRANTS VALVES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$175,820
1800	6IN METER HYDRANT	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2000	Non-Qualifying	\$17,500
1801	WATER METER ASSEMBLY	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2000	Non-Qualifying	\$6,500
1802	4 8IN WATER MAINS HYDRANTS VALVES	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2000	Non-Qualifying	\$45,816
1803	8IN WATER MAINS HYDRANTS VALVES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$50,725
1804	8IN WATER MAIN HYDRANTS 4 6IN WATER MET	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$46,750
1869	WATER Rights Lease-Rokan Idaho	PCMC Water	land	0	PCMC Water	Non-Qualifying	7/31/2000	Non-Qualifying	\$1,122,927
1870	Divide Well	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2001	Production	\$204,525
1904	10in ductile iron pipes pressure red va	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$121,945
1905	8in ductile iron pipes hydrants WATER	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$83,216

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
1906	8in DIP WATER lines gate valves hydra	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$32,700
1907	8in DIP WATER lines gate valves appurte	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$16,260
1908	8in Class 350 DIP PRV vault meter vault	PCMC Water	imp	5	PCMC Water	Non-Qualifying	6/30/2001	Non-Qualifying	\$130,300
1971	PUMP-DIVIDE WELL	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/30/2001	Non-Qualifying	\$38,218
1978	Woodside	PCMC Water	imp	20	PCMC Water	Non-Qualifying	10/10/2000	Non-Qualifying	\$14,377
2128	Limiterorque Actuator	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/13/2001	Non-Qualifying	\$5,521
2129	Limiterorque Actuator	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/13/2001	Non-Qualifying	\$5,521
2136	Chatham Crossing-8in ductile iron pipes	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2002	Transmission	\$327,080
2137	Eagle PT no 3-6 and 8in iron pipe valve	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2002	Transmission	\$53,800
2138	Meadows Dr at Eagle Pt no 3-8 and 12in	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2002	Transmission	\$180,200
2139	Stein Ericksen Ph 3 no 3-4 6and8in iron	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2002	Non-Qualifying	\$77,000
2142	JSSD RTU antenna and cable	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/27/2002	Non-Qualifying	\$5,750
2143	JSSD RTU antenna and cable	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/27/2002	Non-Qualifying	\$6,150
2157	JUDGE TUNNEL IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	11/30/2001	Production	\$195,214
2272	Floway 6 stage Replacement Bowl 51-45064	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/16/2002	Non-Qualifying	\$8,603
2273	RTU Mine Tunnel 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,000
2274	RTU Spiro East and North 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,300
2275	RTU Resort 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,300
2276	RTU GOLF COURSE Back 9 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,500
2277	RTU GOLF COURSE Front 9 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,500
2309	Pipes valves hydrants-Empire Canyon Day	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2003	Transmission	\$304,157
2310	Buried Concrete WATER Tank-Flagstaff 1 M	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2003	Storage	\$780,000
2328	JSSD Pipeline-51-45094-7319	PCMC Water	imp	20	PCMC Water	Qualifying	7/3/2002	Transmission	\$551,456
2330	Middle School WATERline-51-45090-7319	PCMC Water	imp	25	PCMC Water	Qualifying	9/10/2002	Transmission	\$169,844
2338	Spiro WATER Project-51-45086-7319	PCMC Water	imp	25	PCMC Water	Non-Qualifying	6/30/2003	Non-Qualifying	\$239,274
2344	Ingersoll Air Compressor-51-45064-7319	PCMC Water	equip	7	PCMC Water	Non-Qualifying	8/20/2003	Non-Qualifying	\$13,020
2356	RTU-Judge Tunnel-51-45067-7319	PCMC Water	equip	7	PCMC Water	Non-Qualifying	11/26/2003	Non-Qualifying	\$5,500
2357	RTU for Judge Tunnel Alarms51-40451-5351	PCMC Water	equip	7	PCMC Water	Non-Qualifying	11/6/2003	Non-Qualifying	\$5,500
2364	Ontario Court lvers-Developer Donated Pi	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2004	Non-Qualifying	\$27,584
2365	Ontario Court Block 52 Ext. Pipes Valves	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2004	Transmission	\$25,510
2366	Norfolk Ave Extension at 13th St-Pipes V	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2004	Transmission	\$17,544
2367	RTU-New Flume Site-51-45067-7319	PCMC Water	equip	7	PCMC Water	Non-Qualifying	11/26/2003	Non-Qualifying	\$5,500
2368	RTU Telemetry System Spiro Plant-51-4508	PCMC Water	imp	7	PCMC Water	Non-Qualifying	2/12/2004	Non-Qualifying	\$62,775
2383	Spiro Filtration Plant Expansion & Upgra	PCMC Water	imp	25	PCMC Water	Non-Qualifying	4/22/2004	Non-Qualifying	\$1,328,319
2384	TMMS WATERline Final Settlement-51-45090	PCMC Water	imp	25	PCMC Water	Qualifying	7/1/2003	Transmission	\$41,622
2440	Empire Pass Pump Station #2-Developer Do	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2005	Transmission	\$350,000
2441	Marsac Ave WATER system-incl Northside V	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2005	Transmission	\$637,483
2467	FY2005 Street Addition-Upper Park Avenue	PCMC Water	imp	20	PCMC Water	Qualifying	10/28/2004	Transmission	\$660,703
2486	Vaults Valves Hydrants - Eagle Point P	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2005	Transmission	\$92,918
2545	WATER LINES WITHIN QUINNS COMPLEX	PCMC Water	imp	40	PCMC Water	Qualifying	2/24/2006	Transmission	\$286,416
2546	WATER LINES-PARK MEADOWS TO QUINNS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2006	Transmission	\$185,602
2547	STORM WATER PIPES QUINNS COMPLEX	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2006	Non-Qualifying	\$149,900
2548	WATER LINE RELOCATION - NEW CHINA BRIDGE	PCMC Water	imp	40	PCMC Water	Qualifying	4/24/2006	Transmission	\$70,258
2549	WATER IMPROVEMENTS APRIL MOUNTAIN (DEVELOPER DONATED)	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2006	Non-Qualifying	\$294,916
2550	WATER IMPROVEMENTS-KINGS ROAD ESTATES (DEVELOPER DONATED)	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2006	Non-Qualifying	\$80,500
2551	SPIRO WATER PLANT STAGE 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	7/6/2005	Non-Qualifying	\$2,014,462
2613	SUBMERSIBLE MOTOR-8" SANDFIGHTER	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/18/2006	Non-Qualifying	\$12,650
2654	MODULAR OFFICE FOR MINERS SHOP	PCMC Water	imp	10	PCMC Water	Non-Qualifying	11/9/2006	Non-Qualifying	\$13,685
2677	RTU-TELEMETER EQUIPMENT	PCMC Water	equip	5	PCMC Water	Non-Qualifying	1/23/2007	Non-Qualifying	\$8,000
2699	2007 CATERPILLAR MINI HOE 303.5	PCMC Water	veh	10	PCMC Water	Non-Qualifying	4/18/2007	Non-Qualifying	\$52,500
2761	AR5002 HHD	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/22/2007	Non-Qualifying	\$5,503
2762	AR5002 HHD	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/30/2007	Non-Qualifying	\$5,503
2783	WATER LINES - FIELDS IRRIGATION	PCMC Water	imp	40	PCMC Water	Non-Qualifying	10/1/2006	Non-Qualifying	\$262,073
2825	PARK MEADOWS WELL	PCMC Water	imp	40	PCMC Water	Qualifying	7/31/2006	Production	\$1,103,476
2943	NEW HAMMER CATERPILLAR HM 303 H55	PCMC Water	equip	5	PCMC Water	Non-Qualifying	2/28/2008	Non-Qualifying	\$9,500
3015	SOLAMERE PUMP STATION UPGRADE	PCMC Water	imp	40	PCMC Water	Qualifying	12/23/2007	Transmission	\$98,519
3062	TRANS WATER EMPIRE CANYON 10" DI CL 350	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$236,000
3063	TRAN WATER EMPIRE CANYON 12" DI CL 350	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$15,000
3064	WATER MAIN EMPIRE CANYON MAIN VALVES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$4,000
3065	PUMP STATION #1 EMPIRE CANYON	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$918,783
3283	2008 YAMAHA RHINO 700 SNOWMOBILE	PCMC Water	equip	5	PCMC Water	Non-Qualifying	8/7/2008	Non-Qualifying	\$13,931
3363	BOOTHILL PUMP STATION	PCMC Water	imp	39	PCMC Water	Qualifying	7/1/2008	Transmission	\$1,501,706
3364	BOOTHILL TANK	PCMC Water	imp	39	PCMC Water	Qualifying	7/1/2008	Storage	\$2,702,516
3396	20 AC ROUND VALLEY WATER USE	PCMC Water	land	0	PCMC Water	Non-Qualifying	12/31/2008	Non-Qualifying	\$500,000
3514	3000 GAL WATER TANK GOES ON (FA 03467)	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/11/2009	Non-Qualifying	\$8,050
3570	ONTARIO AVE WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	11/20/2008	Transmission	\$346,084
3571	MT AIRE FLUME	PCMC Water	imp	40	PCMC Water	Qualifying	6/4/2009	Transmission	\$27,800
3572	DEER VALLEY FIRE FLOW	PCMC Water	imp	40	PCMC Water	Qualifying	6/26/2009	Transmission	\$15,943
3582	SPIRO MAINT BLD REMODLE	PCMC Water	imp	20	PCMC Water	Non-Qualifying	8/31/2008	Non-Qualifying	\$26,768
3608	FAIRWAY HILLS PUMP STATION REFIT	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2009	Transmission	\$121,298
3619	METER VAULT REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	2/24/2009	Transmission	\$65,395

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
3763	EASEMENT CROSSING WATER LINE (GILLMORE)	PCMC Water	land	0	PCMC Water	Non-Qualifying	11/6/2009	Non-Qualifying	\$5,700
3778	BACKUP WATER SYSTEM IHC HOSPITAL	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/29/2009	Non-Qualifying	\$23,827
4067	HILLSIDE/ROSSI WATER IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	9/30/2009	Transmission	\$35,054
4106	OTIS WATER PIPE REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	1/31/2010	Transmission	\$135,465
4158	STONEBRIDGE REFIT	PCMC Water	imp	20	PCMC Water	Non-Qualifying	7/1/2009	Non-Qualifying	\$8,790
4165	JSSD WATER RIGHTS	PCMC Water	land	0	PCMC Water	Qualifying	2/10/2010	Production	\$12,830,335
4316	WATER LINE EASEMENT RAIL TRAIL	PCMC Water	land	0	PCMC Water	Non-Qualifying	7/22/2010	Non-Qualifying	\$17,000
4541	PROMONTORY RAW WATER PIPELINE	PCMC Water	imp	40	PCMC Water	Qualifying	8/31/2010	Production	\$1,547,054
4542	HOLIDAY RANCH LOOP RD WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	5/31/2011	Transmission	\$187,955
4543	EMPIRE TANK CHLORINE BLD IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2011	Non-Qualifying	\$24,488
4544	PCMC WATER INFRASTRUCTURE PHASE 1	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2011	Production	\$6,688,889
4545	BOOTHILL TRANSMISSION LINES	PCMC Water	imp	40	PCMC Water	Qualifying	12/31/2010	Transmission	\$1,524,769
4565	BOOTHILL TRANSMISSION LINE CAP INT	PCMC Water	imp	40	PCMC Water	Qualifying	12/31/2010	Transmission	\$1,076
4566	PCMC WATER INFRASTRUCTURE CAP INT	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2011	Transmission	\$27,556
4921	2012 CHEVY SILVERADO 4WD	PCMC Water	veh	7	PCMC Water	Non-Qualifying	2/29/2012	Non-Qualifying	\$24,567
4955	2012 FORD ESCAPE 4DR/4WD WHITE	PCMC Water	veh	7	PCMC Water	Non-Qualifying	3/8/2012	Non-Qualifying	\$20,337
5374	FLAGSTFF PUMP STATION MODIFICATIONS	PCMC Water	equip	5	PCMC Water	Non-Qualifying	11/11/2011	Non-Qualifying	\$10,333
5375	PARK MEADOWS WELL, FRANKLIN 100HP MOTOR & UPGRADE	PCMC Water	equip	10	PCMC Water	Non-Qualifying	12/9/2011	Non-Qualifying	\$16,829
5376	SWAMP FOX RTU BA;D EAGLE PUMP STATION	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/22/2011	Non-Qualifying	\$5,814
5377	SWAMP FOX RTU FLAGSTAFF PUMP STATION	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/22/2011	Non-Qualifying	\$7,446
5449	METER VAULT REPLACEMENT PROJECT	PCMC Water	equip	15	PCMC Water	Non-Qualifying	8/12/2011	Non-Qualifying	\$1,544,995
5450	OTIS WATER PIPELINE REPLACEMENT	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2012	Transmission	\$94,874
5451	LAST CHANCE WATER LINE PHASE 1	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2012	Transmission	\$371,180
5452	SPIRO NORTH DITCH	PCMC Water	imp	30	PCMC Water	Qualifying	5/31/2012	Transmission	\$289,417
5453	BOOTHILL/BONANZA DRIVE PIPELINW	PCMC Water	imp	30	PCMC Water	Qualifying	4/16/2012	Transmission	\$752,189
5454	RAIL TRAIL WATER LINES	PCMC Water	imp	30	PCMC Water	Qualifying	2/28/2012	Transmission	\$213,903
5455	QUINN'S JUNCTION TRANSMISSION LINES	PCMC Water	imp	30	PCMC Water	Qualifying	11/30/2011	Transmission	\$1,361,519
5822	2013 CHEVROLET EQUINOX	PCMC Water	veh	7	PCMC Water	Non-Qualifying	2/1/2013	Non-Qualifying	\$21,627
5853	2013 FORD F150 PICKUP SUPERCAB WHITE	PCMC Water	veh	7	PCMC Water	Non-Qualifying	2/20/2013	Non-Qualifying	\$23,640
6062	QUINNS WATER TREATMENT PLANT FIRE SPRINKLER ADDITION	PCMC Water	imp	20	PCMC Water	Qualifying	8/31/2012	Treatment	\$60,326
6064	9TH & EMPIRE AVE PRV RTU	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/26/2012	Non-Qualifying	\$7,625
6065	SECURITY UPGRADES AT JUDGE TUNNEL	PCMC Water	imp	10	PCMC Water	Non-Qualifying	11/9/2012	Non-Qualifying	\$130,647
6066	QUINNS WATER TREATMENT PLANT HEATING SYSTEM ADDITION	PCMC Water	imp	10	PCMC Water	Qualifying	3/1/2013	Treatment	\$24,018
6340	QUINNS WTP STAIR LIFTSARUM CHAIR	PCMC Water	equip	10	PCMC Water	Qualifying	2/15/2013	Treatment	\$17,500
6374	HISTORIC MAIN ST STORM DRAIN UPGRADE	PCMC Water	imp	30	PCMC Water	Non-Qualifying	6/30/2013	Non-Qualifying	\$30,487
6375	PC HIGH SCHOOL CONTROLLER	PCMC Water	imp	20	PCMC Water	Non-Qualifying	1/31/2013	Non-Qualifying	\$10,700
6376	ARIES PUMP STATION MOTOR CHANGE OUT	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2013	Non-Qualifying	\$21,874
6377	MCLEOD CREEK UPGRADE	PCMC Water	imp	20	PCMC Water	Qualifying	7/31/2012	Transmission	\$53,198
6379	OTIS WATER PIPELINE INFRAS/EMPIRE AVE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2013	Transmission	\$1,217,199
6417	QUINNS WTP PALL EQUIPMENT	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$1,632,145
6418	QUINNS WTP SOFTWARE LICENSES	PCMC Water	itequip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$27,810
6419	QUINNS WTP BOOM LIFT	PCMC Water	equip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$16,825
6420	QUINNS WTP HVAC	PCMC Water	equip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$259,850
6421	QUINNS WTP FIRE SUPPRESSION SYSTEM	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$40,000
6422	QUINNS WTP SECURITY SYSTEM	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$157,218
6423	QUINNS WTP MULTI TERRAIN LOADER	PCMC Water	equip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$66,781
6424	QUINNS WTP LAB CABINETRY	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$16,382
6425	QUINNS WTP AMIAD ABE-15000 PRE-FILTER	PCMC Water	equip	10	PCMC Water	Qualifying	7/1/2012	Treatment	\$61,508
6426	QUINNS WTP DR 5000 UV/VIS SPECTRO	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$7,669
6428	QUINNS WTP GAC CONTRACTOR TANK	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$290,000
6429	QUINNS WTP FRP STORAGE TANKS	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$100,000
6430	QUINNS WTP CHEM FEEDING EQUIP & PUMPS	PCMC Water	equip	5	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$45,000
6431	QUINNS WTP LINES IN CHEMICAL ROOM	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$75,000
6432	QUINNS WTP CIP PIPING IN CHEMICAL ROOM	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$105,000
6433	QUINNS WTP BRIDGE CRANE & MONORAIL	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$81,000
6434	QUINNS WTP HIGH SERVICE PUMPS	PCMC Water	equip	10	PCMC Water	Qualifying	7/1/2012	Treatment	\$355,000
6435	QUINNS WTP PLATE SETTLERS	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$240,000
6436	QUINNS WTP CAVITY/END SUCTION PUMPS	PCMC Water	equip	10	PCMC Water	Qualifying	7/1/2012	Treatment	\$60,000
6437	QUINNS WTP MEMBRANE TRAINS	PCMC Water	equip	7	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$50,000
6438	QUINNS WTP PIPE SUPPORTS/STAIRS	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$90,000
6439	QUINNS WTP ELECT CABLE TRAY	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$80,000
6440	QUINNS WTP INSTUMENTATION	PCMC Water	equip	5	PCMC Water	Qualifying	7/1/2012	Treatment	\$297,000
6441	QUINNS WTP GENERATOR/FUEL TANK	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$500,000
6442	QUINNS WTP PALL EQUIPMENT FY 2013	PCMC Water	equip	20	PCMC Water	Qualifying	4/30/2013	Treatment	\$188,071
6443	QUINNS WTP BUILDING	PCMC Water	imp	30	PCMC Water	Qualifying	7/1/2012	Treatment	\$11,273,646
6490	QUINNS WATER TREATMENT PLANT FACILITY	PCMC Water	imp	30	PCMC Water	Qualifying	4/30/2013	Treatment	\$456,853
7315	DEER VALLEY DRIVE LOOP ROAD WATER LINES	PCMC Water	imp	20	PCMC Water	Qualifying	10/31/2013	Transmission	\$471,212

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
7328	13TH STREET BOOSTER PUMP STATION INTERIOR MECHANICAL	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/31/2013	Non-Qualifying	\$55,000
7389	13TH ST BOOSTER PUMP STATION ROOF	PCMC Water	imp	20	PCMC Water	Qualifying	12/31/2013	Transmission	\$7,000
7390	13TH ST FLOOR REPLACEMENT & NEW CEILING	PCMC Water	imp	20	PCMC Water	Qualifying	12/31/2013	Transmission	\$20,000
7391	13TH STREET IMP OTHER THAN BLD	PCMC Water	imp	20	PCMC Water	Qualifying	12/31/2013	Transmission	\$19,564
7392	RTU ROSSI HILL PRV WATER	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/31/2013	Non-Qualifying	\$8,185
7393	DNH 350 HP RVSS WATER	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/5/2013	Non-Qualifying	\$9,008
7394	WATER RTU 13TH STREET PUMP STATION	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/19/2013	Non-Qualifying	\$6,125
7404	QUINNS WTP PALL EQUIPMENT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	9/26/2013	Non-Qualifying	\$114,120
7406	QUINNS FIELDS IRRIGATION FILTER STATION	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2014	Treatment	\$202,016
7420	CONVERTER KIT FOR PINNACLE REZONE	PCMC Water	imp	10	PCMC Water	Qualifying	6/30/2014	Transmission	\$7,696
7424	QUINNS WTP PHASE 1 CHANGE ORDER 15	PCMC Water	imp	20	PCMC Water	Qualifying	4/10/2014	Treatment	\$216,677
7425	EMPIRE AVE WATERLINE	PCMC Water	imp	20	PCMC Water	Qualifying	2/27/2014	Transmission	\$235,284
7426	LAST CHANCE WATERLINE REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	10/31/2013	Transmission	\$491,293
7431	DEER VALLEY DRIVE WATER INFRASTRUCTURE	PCMC Water	imp	20	PCMC Water	Qualifying	2/13/2014	Transmission	\$1,787,963
7440	QUINNS WTP CAPITALIZED INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Treatment	\$23,344
7441	DEER VALLEY DRIVE CAPITALIZED INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$25,699
7442	ROCKPORT WATER PIPELINE CAPITALIZED INTEREST WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$1,904
7444	PARK CITY WATER INFRASTRUCTURE CAP INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$23,932
7445	EMPIRE AVENUE CAPITALIZED INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$142
8278	PORTABLE ROAD BASE COMPACTOR 2014 VT LP533SDT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/18/2015	Non-Qualifying	\$60,514
8279	WYATT EARP WAY TO SPIRO WTP	PCMC Water	imp	30	PCMC Water	Qualifying	8/28/2014	Transmission	\$1,286,462
8280	HISTORIC MAIN STREET INFRASTRUCTURE PHASE 2	PCMC Water	imp	30	PCMC Water	Qualifying	8/20/2014	Transmission	\$63,731
8281	ESTATES DRIVE WATER LINE	PCMC Water	imp	30	PCMC Water	Qualifying	5/15/2015	Transmission	\$456,775
8282	TOP OF MAIN PRV REPLACEMENT	PCMC Water	imp	30	PCMC Water	Qualifying	12/4/2014	Transmission	\$375,077
8283	1255 EMPIRE FIRE LINE	PCMC Water	imp	30	PCMC Water	Qualifying	9/9/2014	Transmission	\$17,500
8284	OAK SOUTH/WALKER	PCMC Water	imp	10	PCMC Water	Qualifying	4/2/2015	Transmission	\$6,778
8285	SPIRO PIEZOMETER PROJECT	PCMC Water	imp	20	PCMC Water	Qualifying	4/1/2015	Transmission	\$65,775
9085	2013 PIPELINES - PRESSURE REDUCING VALVE VAULT	PCMC Water	equip	10	PCMC Water	Qualifying	12/31/2015	Transmission	\$117,000
9086	2013 PIPELINES PROJECT SEGMENT B - 12-INCH PIPE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$299,640
9087	2013 PIPELINE PROJECT SEGMENT B - 14-INCH PIPES	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$819,840
9088	2013 PIPELINES PROJECT - 16-INCH PIPE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$175,360
9089	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$10,000
9090	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$17,000
9091	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$16,000
9092	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$14,000
9093	2013 PIPELINE - 3" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$9,800
9094	2013 PIPELINE - 3" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$15,000
9095	2013 PIPELINE - 6" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$29,000
9096	2013 PIPELINE - EMPIRE LAUNCH MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$16,000
9098	2013 PIPELINE - EMPIRE TANK OVERFLOW DETENTION BASIS AND PIPE MODIFICATIONS	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$22,000
9100	2013 PIPELINES SEGMENT B PROJECT - JUDGE TUNNEL TO SPIRO WTP	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$4,189,365
9109	SOLAMERE ANTENNA TOWER STRUCTURE	PCMC Water	imp	30	PCMC Water	Qualifying	2/18/2016	Transmission	\$11,395
10274	THAYNES CANYON SUBDIVISION - SEWER	PCMC Water	imp	20	PCMC Water	Non-Qualifying	12/16/2016	Non-Qualifying	\$350,665
10276	AMBER ROAD WATER IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	11/7/2016	Transmission	\$81,900
10278	CATHAM PUMP STATION UPGRADE	PCMC Water	imp	20	PCMC Water	Qualifying	12/28/2016	Transmission	\$10,969
10280	WELL	PCMC Water	imp	25	PCMC Water	Qualifying	2/14/2017	Production	\$6,450
10281	SOLAMERE STATION AURORA PUMP REBUILD	PCMC Water	imp	25	PCMC Water	Qualifying	9/26/2016	Transmission	\$8,317
10282	DIVIDE WELL - 200HP SUBMERSIBLE MOTOR	PCMC Water	imp	25	PCMC Water	Qualifying	7/19/2016	Production	\$32,916
10283	PUMP#2 REPLACEMENT FOR SPIRO	PCMC Water	imp	25	PCMC Water	Non-Qualifying	6/29/2017	Non-Qualifying	\$10,835
10292	PARK AVENUE PATHWAYS PROJECT 2015	PCMC Water	imp	20	PCMC Water	Qualifying	9/30/2016	Transmission	\$60,561
10309	SPIRO WTP CHEMICAL FLOW PROJECT	PCMC Water	imp	25	PCMC Water	Non-Qualifying	10/12/2016	Non-Qualifying	\$14,968
10312	CHATHAM PUMP STATION REBUILD	PCMC Water	imp	25	PCMC Water	Qualifying	12/28/2016	Transmission	\$20,982
10315	SR224 PHASE II EAST SIDE & UNDERPASS	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2017	Transmission	\$377,404
10321	WATER SYSTEM OPTIMIZATION	PCMC Water	imp	25	PCMC Water	Qualifying	3/8/2017	Transmission	\$171,414
10323	SCADA & TELEMETRY SYSTEM UPGRADE	PCMC Water	imp	25	PCMC Water	Qualifying	10/17/2016	Transmission	\$2,033,308

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
10324	RAW WATER SYSTEM	PCMC Water	imp	25	PCMC Water	Qualifying	6/30/2017	Production	\$19,691
10325	MAIN STREET 2015 - WATER	PCMC Water	imp	25	PCMC Water	Qualifying	10/1/2016	Transmission	\$55,152
10335	JUDGE TUNNEL	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2016	Production	\$1,741,079
10434	TRANSFORMER - LOST CANYON PUMP STATION	PCMC Water	equip	10	PCMC Water	Qualifying	7/12/2018	Production	\$247,060
10438	20' RAIL - SPIRO PORTAL	PCMC Water	imp	10	PCMC Water	Qualifying	11/2/2017	Production	\$40,577
10439	SC200 - SPIRO TUNNEL	PCMC Water	imp	10	PCMC Water	Qualifying	2/15/2018	Production	\$5,188
10459	2017 WATER SERVICE IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	8/31/2017	Transmission	\$32,680
10464	4TH STREET WATERLINE	PCMC Water	imp	20	PCMC Water	Qualifying	11/16/2017	Transmission	\$201,493
10551	2016 WATER SERVICE IMPROVEMENTS PROJECT	PCMC Water	imp	30	PCMC Water	Qualifying	7/1/2017	Transmission	\$342,123
10552	KING ROAD WATER SERVICE REPLACEMENT	PCMC Water	imp	30	PCMC Water	Non-Qualifying	7/1/2017	Non-Qualifying	\$34,900
10553	THAYNES CANYON SUBDIVISION	PCMC Water	imp	20	PCMC Water	Non-Qualifying	7/1/2017	Non-Qualifying	\$36,583
10554	QJWTP & SPRIOR WTP PILOT PIPING PROJECT	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2017	Treatment	\$805,684
10610	MIDDLE SCHOOL WELL	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2019	Production	\$140,522
10618	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10619	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$17,125
10620	MOUNTAIN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$12,000
10621	MOUNTAIN TOP WATER SERVICE LINE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$688
10622	MOUNTAIN TOP WATER LINE METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$2,500
10623	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2018	Transmission	\$24,313
10624	MOUNTAIN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$6,000
10625	MOUNTAIN TOP WATER PIPE TEE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$3,000
10626	MOUNTAIN TOP WATER FIRE HYDRANT	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$12,500
10627	MOUNTAIN TOP WATER 6" PIPE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$1,140
10628	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10629	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$15,000
10630	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$10,000
10631	MOUNTAIN TOP WATER FIRE HYDRANT	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$37,500
10632	MOUNTAIN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$24,000
10633	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$89,500
10634	MOUNTAIN TOP WATER 6" PIPE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$6,745
10635	MOUNTAIN TOP WATER SERVICE LINE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$11,580
10636	MOUNTAIN TOP WATER METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$17,500
10637	MOUNTAIN TOP WATER DUAL METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$4,500
10638	MOUNTAIN TOP WATER AIR VAC VAULT	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10639	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10640	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$10,000
10641	MOUNTAIN TOP WATER FIRE HYDRANT	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$25,000
10642	MOUNTAIN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$24,000
10643	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$90,000
10644	MOUNTAIN TOP WATER 6" PIPE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$4,275
10645	MOUNTAIN TOP WATER SERVICE LINE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$6,660
10646	MOUNTAIN TOP WATER METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$10,500
10647	MOUNTAIN TOP WATER DUAL METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$4,500
10648	2020 FREIGHTLINER 108SD TRUCK	PCMC Water	veh	10	PCMC Water	Non-Qualifying	6/13/2019	Non-Qualifying	\$114,488
10714	LOWELL AVE IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2018	Transmission	\$506,187
10715	WATER SYSTEM OPTIMIZATION	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2018	Transmission	\$25,686
10716	CREEKSIDE WATER TREATMENT PLANT LANDSCAPING IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2019	Treatment	\$125,773
10717	CREEKSIDE WATER TREATMENT PLANT ROOF IMPROVEMENTS	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2019	Treatment	\$164,000
10719	CREEKSIDE WATER TREATMENT PLANT ASPHALT IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2019	Treatment	\$15,000
10720	CREEKSIDE WATER TREATMENT PLANT FIRE SUPPRESSION IMPROVEMENTS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2019	Treatment	\$22,000
10721	CREEKSIDE WATER TREATMENT PLANT INSTRUMENTATION & CONTROLS IMPROVEMENTS	PCMC Water	equip	20	PCMC Water	Qualifying	6/30/2019	Treatment	\$191,000
10722	CREEKSIDE WATER TREATMENT PLANT PUMPS & FILTERS IMPROVEMENTS	PCMC Water	equip	20	PCMC Water	Qualifying	6/30/2019	Treatment	\$214,042
10723	CREEKSIDE WATER TREATMENT PLANT BUILDING IMPROVEMENTS	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2019	Treatment	\$3,180,682
10724	CREEKSIDE WATER TREATMENT PLANT SECURITY SYSTEM IMPROVEMENTS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2019	Treatment	\$56,569
10725	CREEKSIDE WATER TREATMENT PLANT EQUIPMENT SCADA IMPROVEMENTS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2019	Treatment	\$85,649
10751	2020 OTIS WATRE PEIPELIEN REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	9/12/2019	Transmission	\$50,796
10760	DONATED WATER INFRASTRUCTURE FY 2019	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2008	Non-Qualifying	\$125,720
10772	VARIABLE FREQUENCY MOTOR DRIVE	PCMC Water	equip	10	PCMC Water	Qualifying	11/1/2019	Transmission	\$17,618
10773	VARIABLE FREQUENCY MOTOR DRIVE	PCMC Water	equip	10	PCMC Water	Qualifying	11/1/2019	Transmission	\$17,618
10834	NATIONAL ABILITY CENTER WATER RIGHT	PCMC Water	land	0	PCMC Water	Qualifying	2/14/2020	Production	\$75,000
10918	GOLF MAINTENANCE BUILDING RELOCATION FOR TREATMENT PLANT	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2021	Treatment	\$5,060,871
10924	QUINNS JUNCTION WTP BUILDING UPGRADES	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2021	Treatment	\$7,754,193
10925	JSSD INTERCONNECTION IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2021	Transmission	\$1,651,615

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
10984	PARK CITY HEIGHTS WATER TANK 1 OF 2	PCMC Water	IMP	40	PCMC Water	Qualifying	6/30/2021	Storage	\$961,359
10986	PARK CITY HEIGHTS CULINARY WATER	PCMC Water	imp	30	PCMC Water	Qualifying	1/7/2021	Transmission	\$649,139
10988	PARK CITY HEIGHTS OFF-SITE WATER	PCMC Water	imp	30	PCMC Water	Qualifying	1/7/2021	Transmission	\$537,845
10994	PUBLIC WORKS DEPARTMENT REMODEL	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/30/2021	Non-Qualifying	\$16,121
10996	QJWTP PROCESS, CAPACITY & ENERGY MGMT UPGRADES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2021	Treatment	\$488,914
10999	PW OLD BUS BARN IMPROVEMENTS	PCMC Water	bldg	40	PCMC Water	Non-Qualifying	6/30/2021	Non-Qualifying	\$4,897
11007	QUINNS JUNCTION WTP HVAC	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2021	Treatment	\$73,152
11008	QUINNS JUNCTION WTP STORAGE BUILDING	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2021	Treatment	\$624,029
11009	QUINNS JUNCTION WTP WASHWATER TANK	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2021	Treatment	\$581,466
11010	QUINNS JUNCTION WTP PIG RECEIVING VAUL	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2021	Transmission	\$1,074,059
11021	CENTENNIAL CIRCLE PROJECT	PCMC Water	imp	20	PCMC Water	Qualifying	8/13/2020	Transmission	\$163,191
11023	PARK CITY HEIGHTS WATER TANK 2 OF 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2021	Non-Qualifying	\$957,494
11057	QUINNS JUNCTION WTP BUILDING UPGRADES	PCMC Water	bldg	40	PCMC Water	Qualifying	12/20/2021	Treatment	\$106,920
11083	QUINNS JUNCTION WTP GARGE LIGHTING	PCMC Water	imp	10	PCMC Water	Qualifying	3/3/2022	Treatment	\$9,113
11127	TREASURE MOUNTAIN JR HIGH WELL	PCMC Water	imp	20	PCMC Water	Qualifying	9/30/2021	Production	\$86,528
11143	EMPIRE CANYON TANK	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2023	Storage	\$2,238,783
11201	2023 CATERPILLAR COMPACT TRACK LOADER 299	PCMC Water	equip	10	PCMC Water	Non-Qualifying	1/5/2023	Non-Qualifying	\$124,082
11220	JLG 26' VERTICAL MAST LIFT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	2/16/2023	Non-Qualifying	\$49,000
11221	TOYOTA LIFT TRUCK	PCMC Water	equip	10	PCMC Water	Non-Qualifying	3/23/2023	Non-Qualifying	\$40,060
11237	2023 FREIGHTLINER 114SD	PCMC Water	veh	10	PCMC Water	Non-Qualifying	5/25/2023	Non-Qualifying	\$124,226
To Accept	THREE KINGS	PCMC Water			PCMC Water	Qualifying		Treatment	\$107,000,000

EXHIBITS

Exhibit A: Maximum Culinary Water Impact Fees by Property Type and Fiscal Year

11-13-1 Definitions

The following words and terms shall have the following meanings for the purposes of this chapter, unless the context clearly requires otherwise:

- A. **BUILDING PERMIT**. The permit required for any Development Activity, as defined herein, and pursuant to Chapter 11-3 et seq. of the Municipal Code of Park City, Utah.
- B. **CALCULATED**. Fees as determined by the Official.
- C. **CONSTRUCTION VALUE**. The value of construction per square foot used by the Park City Building Department to determine plan check and Building Permit fees, multiplied by the area of Development Activity.
- D. **DEPARTMENT**. The Park City Building Department.
- E. **DEVELOPMENT ACTIVITY**. Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, which is accompanied by a request for a Building Permit.
- F. **OFFICIAL**. The Chief Building Official of Park City or his/her designee.
- G. **ENCUMBER**. To reserve, set aside or otherwise earmark, the Impact Fees in order to pay for commitments, contractual obligations or other liabilities incurred for Public Facilities.
- H. **IMPACT FEE**. Any fee levied pursuant to this chapter as a condition of issuance of a Building Permit. "Impact Fee" does not include fees imposed under MCPC § 11-12.
- I. **INDEPENDENT FEE CALCULATION**. An Impact Fee calculation prepared by a fee payer to support assessment of an Impact Fee different from any fee set forth herein.
- J. **OWNER**. The owner of record of real property, or a person with an unrestricted written option to purchase property; provided that, if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.
- K. **PARKS, RECREATION, TRAILS AND OPEN SPACE IMPACT FEE**. The Impact Fee imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, engineering, acquisition, financing and construction of City-owned parks, trails and open space.
- L. **PROJECT IMPROVEMENT**. Site improvements and facilities that are planned and designed to provide service for the Development Activity and are necessary for the use and convenience of the users of the development resulting from the Development Activity.
- M. **PUBLIC FACILITY**. Any structure built by or for, or maintained by, a governmental entity.

- N. **PUBLIC SAFETY FACILITIES IMPACT FEE**. The Impact Fee imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, acquisition, engineering, financing and construction of public safety facilities.
- O. **TRANSPORTATION IMPACT FEE**. The Impact Fee imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, engineering, acquisition, financing and construction of additional roadway facilities.
- P. **SYSTEM IMPROVEMENT**. Public facilities identified in the 2020 Capital Facilities Plan and Impact Fee Analysis, the 2014-2024 Water Impact Facilities Plan and the 2014-2024 Water Impact Fee Analysis that are not Project Improvements.
- Q. **WATER IMPACT FEE**. The Impact Fee, calculated as an expression of gallons per minute (gpm), to assess the impact of indoor Development Activity, and increased area of irrigated landscape, to assess the impact of outdoor Development Activity, imposed as a condition precedent to a Building Permit that is used to offset the proportionate impact of the Development Activity on the need for the planning, design, engineering, acquisition, financing and construction of water delivery systems. The Water Impact Fee is assessed within the Service Area which is the area within the Park City Water Service District Boundary.

HISTORY

Amended by Ord. 95-35 on 6/29/1995

Amended by Ord. 96-12 on 4/18/1996

Adopted by Ord. 01-37 on 8/9/2001

Amended by Ord. 03-05 on 3/6/2003

Amended by Ord. 04-27 on 6/17/2004

Amended by Ord. 14-49 on 9/25/2014

Amended by Ord. 2016-38 on 8/4/2016

Amended by Ord. 2020-52 on 12/10/2020

11-13-2 Assessment And Calculation Of Impact Fees

- A. **ASSESSMENT OF IMPACT FEES**. The City shall collect the following Impact Fees from any applicant seeking a Building Permit: If the Impact Fees based on a yearly schedule are not updated before the end of the 2029 fiscal year, the 2029 fees will continue to apply.:

1. Parks, Recreation, Trails, Open Space, Public Safety, Transportation:

2020 PCMC IMPACT FEE ANALYSIS UPDATE

Impact Fee Schedule (Calendar Year 2020)

	Parks, Recreation, Trails, Open Space	Public Safety	Transportation	Total
Single Family				

Per Unit	\$3,917.62	\$306.21	\$703.55	\$4,927.38
Duplex & Multi Family				
Unit Less Than 2,000 sq. ft.	\$3,917.62	\$306.21	\$405.44	\$4,629.27
Unit More Than 2,000 sq. ft.	\$4,409.30	\$306.21	\$405.44	\$5,120.95
Hotel Room				
Per Unit	\$1,697.11	\$683.20 per 1,000 sq. ft.	\$623.06	\$2,320.17 per unit Plus \$683.20 per 1,000 sq. ft.
Commercial per 1,000 sq. ft.	1,586.08	\$683.20	\$725.00	\$2,994.28
Light Industrial per 1,000 sq. ft.	NA	\$683.20	\$251.16	\$934.20

2. Water Impact Fee Schedule:

- a. **Outdoor Impact Fee.** This fee shall be assessed for every 1,000 sq ft or fraction thereof. For the purpose of this impact fee, all disturbed area and all area within the limits of disturbance fence is considered to be irrigated landscaping sq ft.

Outdoor				Proposed Fee Schedule					
Yard Area (Irrigated Sq Ft)	Peak Day Gallons	1 Gpm (Gal)	Gpm Demand	Proposed Fee 2024	2025	2026	2027	2028	2029
Calculated Per 1,000 Sq Ft	138.8	1,440	0.096	\$1,598 \$2,527	\$2,559	\$2,637	\$2,742	\$2,824	\$2,909

- b. **Indoor Residential Water Impact Fee - Winter Month Average Day (Observed Dec 16 to Jan 15).** This fee shall be assessed per unit for multi-unit dwellings. The fee shall include living area sq ft only and exclude garages, decks and porches.

				Proposed Fee Schedule					
Unit Size (Sq. Ft.)	Peak Day	1 Gpm (Gal)	Gpm Demand	Proposed Fee 2024	2025	2026	2027	2028	2029

-	1,000	298	1,440	0.2067	\$3,428	\$5,420	\$5,488	\$5,657	\$5,881	\$6,057	\$6,239
1,001	2,000	400	1,440	0.2776	\$4,602	\$7,277	\$7,368	\$7,594	\$7,896	\$8,131	\$8,377
2,001	3,000	539	1,440	0.3740	\$6,200	\$9,840	\$9,927	\$10,232	\$10,639	\$10,956	\$11,287
3,001	4,000	687	1,440	0.4771	\$7,940	\$12,507	\$12,663	\$13,053	\$13,571	\$13,976	\$14,398
4,001	5,000	817	1,440	0.5671	\$9,403	\$14,868	\$15,054	\$15,517	\$16,133	\$16,614	\$17,116
5,001+		983	1,440	0.6829	\$11,322	\$17,902	\$18,126	\$18,683	\$19,425	\$20,004	\$20,609

- c. **Indoor Non-residential Water Impact Fee (Peak Day).** Fees for any property type not listed below will be considered non-standard and will be calculated by the Official on a case by case basis. Indoor water fees applied to new developments and existing development when undergoing a change of occupancy to a higher use group as noted in table.

					Fee per Unit Schedule					
Property Type		Gallons per Unit	GPM per Unit	Floor Area per Unit	Fee per Unit 2024	2025	2026	2027	2028	2029
Assembly	<u>A occupancy</u>									
	Restaurant, Bar <u>A-2</u>	35	0.0243	15	\$402.97 \$637	\$645	\$665	\$691	\$712	\$734
	Theater, Auditorium, Church, <u>Gallery or similar occupancies. A-1, A-3, A-4</u>	5	0.0035	7	\$57.57 \$91	\$92	\$95	\$99	\$102	\$105
<u>Office Business occupancy unless specifically noted</u>	<u>B occupancy</u>	15	0.0104	100	\$172.70 \$273	\$277	\$285	\$296	\$305	\$314
Educational	<u>E occupancy</u>									
	Classroom	25	0.0174	20	\$287.84 \$455	\$461	\$475	\$494	\$509	\$524
	Shop/Vocational <u>B occupancy</u>	25	0.0174	50	\$287.84 \$455	\$461	\$475	\$494	\$509	\$524
Exercise Area	<u>A-3 occupancy</u>	25	0.0174	50	\$287.84 \$455	\$461	\$475	\$494	\$509	\$524

Hotel/Motel	M occupancy	150	0.1042	580	\$1,727.02 \$2,731	\$2,756	\$2,850	\$2,963	\$3,052	\$3,144
Institutional										
	Inpatient Treatment	250	0.1736	240	\$2,878.36 \$4,551	\$4,608	\$4,750	\$4,939	\$5,086	\$5,239
	Outpatient Treatment B occupancy	5	0.0035	100	\$57.57 \$91	\$92	\$95	\$99	\$102	\$105
	Sleeping Area	5	0.0035	120	\$57.57 \$91	\$92	\$95	\$99	\$102	\$105
Commercial Laundry (per washer)	B- occupancy	580	0.4027	Per Machine	\$6,677.80 \$10,557	\$10,689	\$11,018	\$11,455	\$11,797	\$12,153
Retail	M occupancy	10	0.0069	60	\$115.13 \$182	\$184	\$190	\$198	\$203	\$210
Swimming Pool or Skating Rink	A-3, A-4 occupancies									
	Rink or Pool Area	10	0.0069	50	\$115.13 \$182	\$184	\$190	\$198	\$203	\$210
	Decks	10	0.0069	15	\$115.13 \$182	\$184	\$190	\$198	\$203	\$210

d. Non Standard Impact Fee Calculation.

Non-Standard Users Impact Fee Formula

Step 1: Identify Estimated Peak Day GPM Demand of Proposed Development
Step 2: Multiply Equivalent Peak Day GPMs by Impact Fee per GPM of
[\\$16,579.38](#) Given Fiscal Year.

HISTORY

Amended by Ord. [96-12](#) on 4/18/1996
Amended by Ord. [01-37](#) on 8/9/2001
Amended by Ord. [03-05](#) on 3/6/2003
Amended by Ord. [05-37](#) on 6/9/2005
Amended by Ord. [07-35](#) on 6/14/2007
Amended by Ord. [11-27](#) on 12/1/2011
Amended by Ord. [14-49](#) on 9/25/2014
Amended by Ord. [2016-38](#) on 8/4/2016
Amended by Ord. [2020-52](#) on 12/10/2020

MEMORANDUM

To: Park City Council
From: Matt Wetli and Justin Carney
Date: July 5, 2024
Subject: Brief Summary of June 27 Council Work Session

The following is a brief list of the decision points established by the City Council at its June 27th work session to discuss the 5-acre Site. You'll recall that the purpose of the second work session was to discuss a series of different development programs that represented different elements—such as affordability levels, amount and type of retail, and approaches to parking—to reach an agreement on how those elements should be reflected in the future RFP for a master developer.

Parking: Scenarios included above-ground, below-ground, and below-ground parking, as well as additional public parking strategies for shared and multi-purpose parking needs.

- Parking below-ground is strongly preferred, with minimal allotments for above-ground parking to provide limited services to daily retail needs.
- Open to additional shared public parking strategies.

Retail—scenarios included 50,000 sf of retail and 10,000 sf of retail. The 10,000 sf scenarios reflected the City's Affordable Master Planned Development (AMPD) process, which currently limits the amount of retail.

- Re-affirmed a desire to achieve a vibrant, mixed-use development with over 10,000 sf of retail space.
- Preferred extremely limited residential on the first floor and only if necessary.
- Desired a quality mix of local and market retail, maker and art spaces, incubator food/etc. The City Council acknowledged that market rate retail is necessary to support the district's financial feasibility.
- Open to strategic and limited modifications to our Land Management Code based upon best practices and results in other jurisdictions that have led to better community outcomes (no harm in asking).

Housing – scenarios included a range of unit prices, from Market Rate down to 50% AMI.

- Willing to allow market-rate housing to lower overall affordability levels; around 20% was discussed. However, the City Council is open to considering a variety of options.
- Housing units should reflect a range of prices and affordability levels, including a desire to achieve deeply affordable units.
- Open to pursuing creative financial strategies to achieve deeply affordable units, such as LIHTC and various other mechanisms.

Open Space – scenarios held the open space constant.

- Expressed desire for the green space to be integrated and a vital component of the district's vibrancy.
- Desired more open space than previously contemplated, including a central gathering space for community-focused concerts, outdoor events, and more.

Phasing – the issue of phasing arose in the context of pursuing Low-Income Housing Tax Credits

- Open to project phasing in general if necessary, such as obtaining Low-Income Housing Tax Credits. A phasing proposal may occur naturally as well for a variety of reasons.

Zoning – zoning arose in the context of building heights and allowable retail square footage.

- Not open to 5 stories in height.

- Flexibility in zoning to get to 4 stories of height in exchange for additional community benefits (housing affordability, local retail, etc.) and considering numerous other techniques, such as step-backs, orientations, and more.



City Council Staff Communications Report

Subject: Main Street Area Plan July 15 Recap

Author: Jenny Diersen

Department: Special Events

Date: August 15, 2024

Summary

The Main Street Area Plan Committee (MSAPC) held its second meeting on July 15, 2024. After reviewing some key points from the first MSAP meeting (regional competition, Main Street vibrancy and “stickiness” and post-2034 Olympic community, for example), the focus was on potential capital improvements to the Main Street area, comparative examples from other jurisdictions, and economic and statistical analysis from the consultant team to the Committee for discussion.

Committed to an aggressive timeline and transparent process, the [MSAP webpage](#) was created to provide regular schedule updates, meeting minutes, presentation materials, and analytical reports. In addition, a summary of each MSAP committee meeting will be provided at the following City Council meeting, as we know local businesses and stakeholders are interested in the work of the MSAPC.

We appreciate the MSAPC committee members' time and dedication, as two half-day meetings have been held and other follow-up efforts facilitated. Based on the committee's discussion and direction, several bold land use and development scenarios are being prepared. After additional MSAPC consideration, concepts will be presented at a project open house in September before returning to the City Council for a more comprehensive Work Session and project update in October.

Exhibit A (attached) describes elements of the development scenario-building work to date and various land use concepts under consideration. This includes items such as:

- Identifying four key areas of focus:
 - Ensure Historic Park City and Main Street remains a premium experience for visitors, locals, and families;
 - Improve the ease of access for residents and customers;
 - Improve workforce access; and
 - Enhance prosperity for the area.
- Review of capital investment and placemaking concepts, including:
 - A town square;
 - Connectivity between Main Street and Swede Alley;
 - Roadway enhancements with pedestrian-friendly, limited vehicle experience;
 - Public improvement concepts at Brew Pub Parking Lot, Miner's Park, and 9th Street Park; and

- Swede Alley property development assets for higher value uses to provide a positive economic impact and greater vibrancy, enabling the district to remain regionally competitive.
- High-value parking assets and accessible and valet parking facilities (overall parking reduction by approximately 20 to 27%).
- Market rate and workforce housing on the City's Sandridge property parcels.
- Building and allowing a regionally significant housing and transit facility on the U.S. 40 S.R. 248 corridor with the potential to fulfill new parking and affordable housing requirements for Main Street off-site.

MSAPC discussed improving the public property assets on 9th Street, Miner's Park, and the Brew Pub Lot. The concept of a quality boutique hotel to bolster vibrancy and better support and ground Swede Alley was generally considered positive. Additionally, consensus aggregated toward a higher impact development scenario on Swede Alley due to its higher economic benefit and vibrancy.

Concepts regarding a pedestrian-friendly Main Street were met with mixed sentiments. Some wished to pursue a full vision of pedestrian-friendly. In contrast, others disliked the reduction in parking and vehicle access on Main Street. MSAPC asked for additional time to consider the concepts and commented on the desire for more natural features and prominent green space in the Swede Alley development concept areas.

Lastly, the MSAPC supported a phased implementation plan that initiated investments in Brew Pub Parking Lot, Miner's Park, and 9th Street Park. Some requested that after those improvements are completed, a larger and more comprehensive private development would occur on Swede Alley. Finally, contingent upon public support, a pedestrian-friendly Main Street could follow these initiatives if more vibrancy and visitation occurred. As a next step, we are working to develop scenarios creating a baseline and operational vision for what pedestrianization entails.

The MSAPC meets again on August 14 (after this report is published but before the Council meeting) to review and consider more detailed transportation data, trends, and additional economic data. We will provide a recap of that meeting at the next available City Council meeting. In addition, we are working on an extensive outreach and communications plan to prepare for the first project open house on September 9, 2024.

Exhibits

A ZPF July 15 Meeting Summary Memo

PARK CITY MAIN STREET AREA PLAN UPDATE & JULY 15, 2024 COMMITTEE MEETING RECAP

Summary

On July 15, 2024, The Main Street Area Plan (“MSAP”) Committee held its second meeting. This meeting reviewed the key points of the first MSAP meeting and then focused on potential improvements to the district with examples, data, and analysis to inform recommendations that the consultant team presented to the Committee.

The [materials](#) from this meeting were posted, as in the case of the first meeting, on the MSAP project website and can be found [here](#).

While the Committee proceeded through the bulk of the agenda, the section regarding traffic and transit was not reviewed due to time limitations and will be discussed at the next meeting. Given that the bulk of the MSAP meeting was focused on new recommendations, designed to target the goals that the committee spoke about in the May meeting. The report below focuses on a selected review of these key elements while also providing an overview of the economic rationale that informed the recommendations.

Recap of Key Feedback from May 2024

In the May 2024 meeting, the MSAP Committee specified aspects of the study area that they wished to preserve and other aspects that they wished to evolve. Challenges to a great Main Street experience provided room for improvement, specifically surrounding regional competition for visitors, ease of access, and a desire to improve public assets to enhance the vibrancy and prosperity of the street.

The consultant team proposed operationalizing the City Council’s stated goals by identifying four key areas of focus:

1. Ensure Historic Park City Remains a Premium Experience for Visitors, Locals, and Families
2. Improve Ease of Access for Residents & Customers
3. Improve Workforce Access
4. Enhance Prosperity for the District

Further information is contained in the graphic below.

Make Park City a Diamond

- “Big swing”
- An experience
- Olympic-scale action
- Stay economically competitive
- More vibrancy throughout the year
- Stickiness: Keep visitors in Old Town longer
- Essential to any Park City resort visit

Workforce Access

- Workforce housing somewhere
- Direct, easy access to Old Town

Easy Access for Residents & Customers

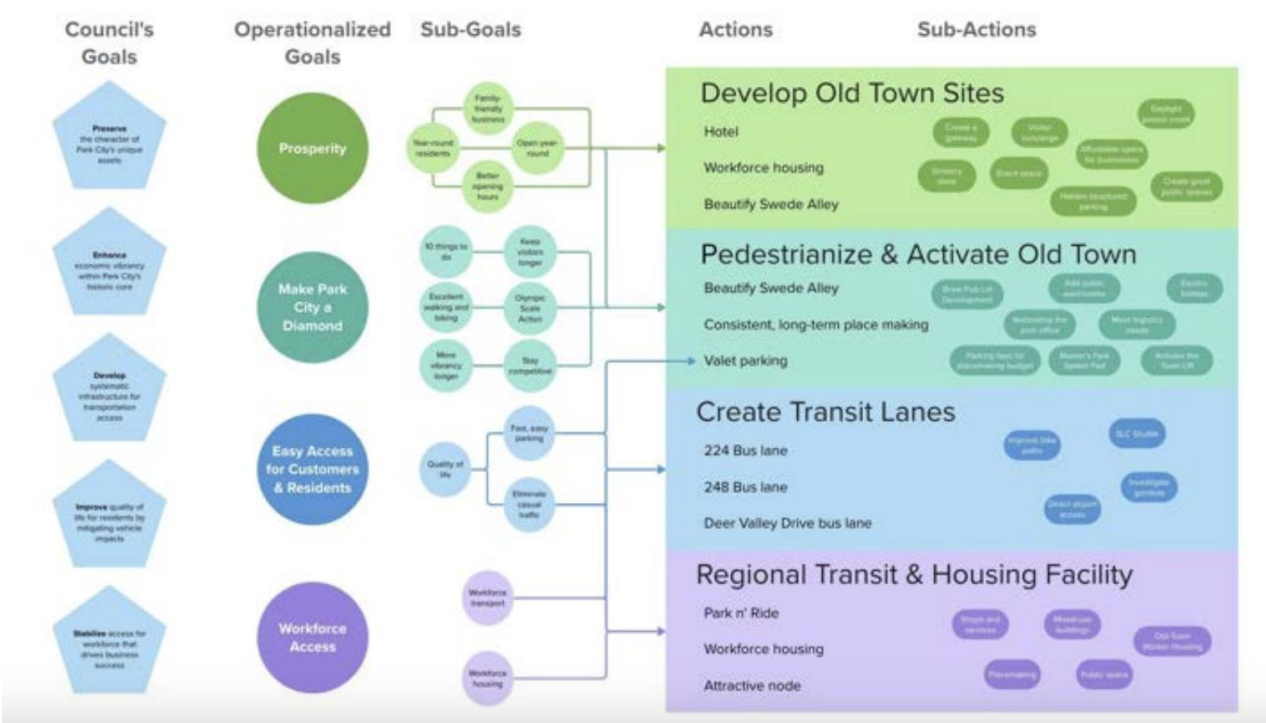
- Quality of life
- Fast, easy parking
- Park once community
- Eliminate casual traffic

Prosperity

- Year-round businesses
- Family-friendly businesses
- Open year round
- Open throughout the day

Source: MSAP, Happy Cities as of July 2024.

The operationalized goals mentioned above led to specific recommendations that the Committee subsequently reviewed. A full mapping, from the City Council’s stated goals, to the consultant team’s recommendations, is provided below.



Source: MSAP, Happy Cities, ZPFI, VODA, Kimley Horn as of July 2024.

Recommendations from July 2024

To target the operationalized goals, the MSAP consultant team developed a cohesive set of capital investment and placemaking concepts for the Committee's consideration. These elements are summarized and then reviewed in further detail below.

Proposed elements for the Committee's consideration included the following:

1. Establish a true, central, town square in Historic Park City at the site of the current United States Post Office, enhancing connectivity between Main Street and Swede Alley.
2. Enhance the Main Street roadway with a pedestrian-friendly, limited vehicle access, experience to better connect public and private assets while also providing more placemaking and dining opportunities.
3. Execute on public improvement concepts for the Brew Pub Lot, Miner's Park, and 9th Street Park.
4. Develop Swede Alley parking assets for higher value uses that provide positive economic impacts to Historic Park City, further enabling the district to remain regionally competitive.
5. Provide high-value parking assets, along with a publicly accessible valet parking facility, while reducing parking in the district overall by approximately 20-27%.
6. Add market rate and workforce housing on Sandridge parcels.
7. Build a regionally significant housing and transit facility on the U.S. 40 S.R. 248 corridor and allow future developers in the MSAP project area to fulfill affordable housing obligations at this facility.

A visual review of these concepts is provided below, while more renderings and detail are provided within the [online presentation](#) as mentioned.

Town Square

Throughout the MSAP process the Committee expressed a desire to create more spaces where residents of Park City would return and remain on Main Street longer. The consultant team presented a concept to build a true town square at the site of the current United States Post Office that connects Main Street and Swede Alley in a more cohesive experience while also offering additional public improvements to the City Hall steps. A conceptual illustration of this opportunity is below.

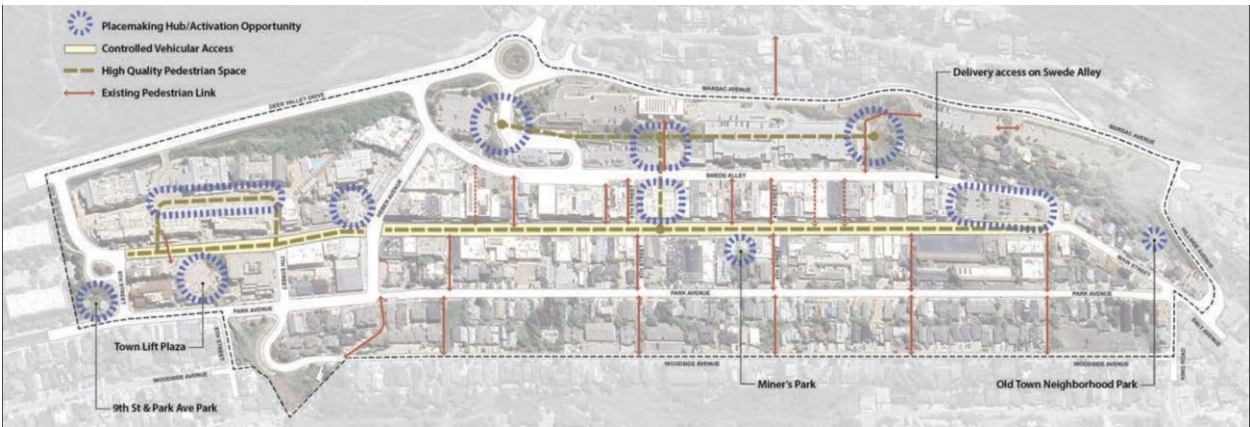


Source: MSAP, VODA as of July 2024.

This space would create opportunities for residents and visitors to enjoy outdoor space and linger longer in the district while also opening up additional space for public programming, activations, dining, and other activities. The Committee notes that the current U.S. Post Office is a registered historic site and honoring that heritage would be important. Additionally, de-registering the site would involve both City and Federal governments.

Pedestrian-friendly Street

Next, the consultant team proposed an additional public amenity with a pedestrian-friendly/car light improvement to the Main Street roadway. The consultant team outlined the opportunity to improve walkability in the district by connecting public and private assets with a more cohesive experience.



Source: MSAP, VODA as of July 2024.

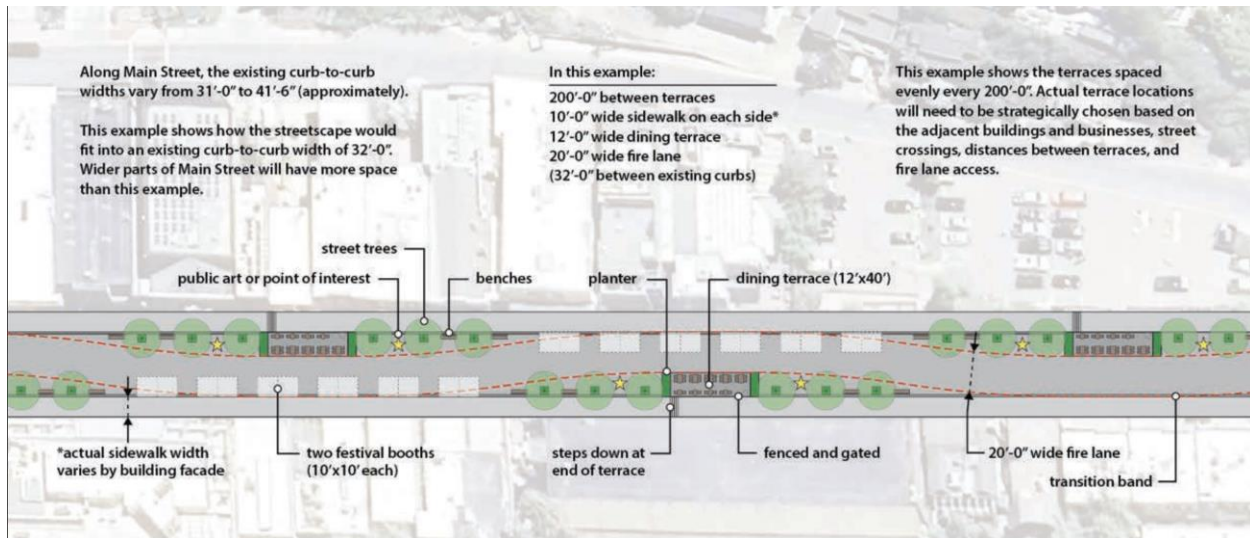
In addition to improved walkability, a single-surface Main Street roadway, as envisioned below, would provide greater space in the public right-of-way for additional vegetation, public art, and programmed activations.



Source: MSAP, VODA as of July 2024.

This improvement would provide delivery and vehicle access in a controlled environment and would remove many of the parking spots on Main Street currently dedicated to cars. This potential change to the street would be the primary source of the proposed parking reduction mentioned in the summary above.

Space for Park City Kimball Arts Festival booths would be maintained, but potentially moved from the center of the street to the side, while space for terraced dining decks is also proposed. An illustrative map is provided below.



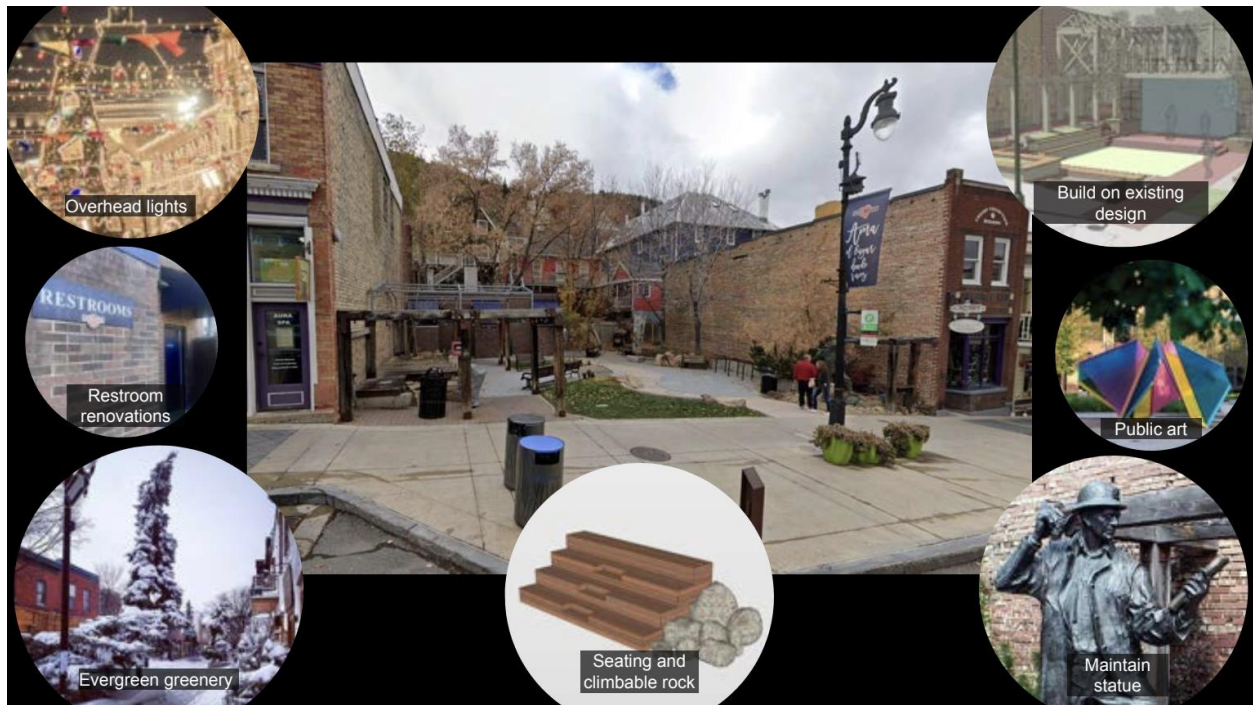
Source: MSAP, VODA as of July 2024.

Further discussion centered around snowmelt and drainage systems, of which multiple engineering systems exist to address. However, many of these details remain part of a construction design process. The Committee will address these points in concept but not at the level of a buildable design.

Public Improvements on Brew Pub, Miner's Park, 9th Street

Within the theme of potential public improvements, the consultant team proposed uplifting 9th Street and Miner's Park, while turning the Brew Pub Lot into a parking facility underneath with a top surface that contained public assets such as an ice ribbon/rink, band stand, and mining tower to provide a strong visual terminus to the street.

With regard to the 9th Street park, the consultant team is still developing further recommendations. However, the team believes that Miner's Park is a key opportunity for near term uplift. As highlighted below, the Committee discussed renovating and improving the current public restrooms, adding further seating and greenery, and maintaining the historic mining-linked heritage of the site.



Source: MSAP, Happy Cities as of July 2024.

Subsequently, the Committee discussed the opportunity to develop the Brew Pub Lot into a high-quality, anchoring experience, at the top of Main Street. The illustrated concept sought to honor previous plans within the Main Street study area, while also adding in the concept of a strong visual terminus at the top of Main Street with a mine tower. This tower could either be a true, historic, tower relocated from elsewhere in the City if there was public support. Or, a newly constructed tower would be built to honor Park City's historic character. Further discussions with the Friends of Ski Mountain Mining History are proposed and likely necessary to adequately address this concept.



Source: MSAP, VODA, Happy Cities as of July 2024.

Develop Swede Alley Assets

The current surface and structured parking lots on Swede Alley sit on some of the highest valuer per acre land in the State of Utah. The consultant team proposed developing these assets into higher value uses, while maintaining structured parking beneath any new developments. The proposed projects were specifically targeted at adding positive economic impact to the Main Street area while reducing cannibalization/competition with existing Main Street sectors. The proposed new sectors to add in the Swede Alley area were identified with a sector gap analysis based on contemporary gross taxable sales data and cell phone data that provided demographic and visitation information about Main Street visitors.

Key proposed elements that drive positive direct and indirect economic impacts for the Main Street area are a high-end boutique hotel, an upmarket professional hotel, conference center space, a high-end electronics retailer, a grocer with new U.S. Post Office, improved space for the Utah DABS liquor store, and multiple other spaces and amenities. The development of a City Hall plaza is also proposed to connect Swede Alley and Main Street via the proposed town square concept highlighted above.

A potential before and after illustration of the proposed northern part of the concept is below.



Source: MSAP, VODA, ZPFI, Happy Cities as of July 2024.

A potential before and after illustration of the proposed southern part of the concept is below.



Source: MSAP, VODA, ZPFI, Happy Cities as of July 2024.

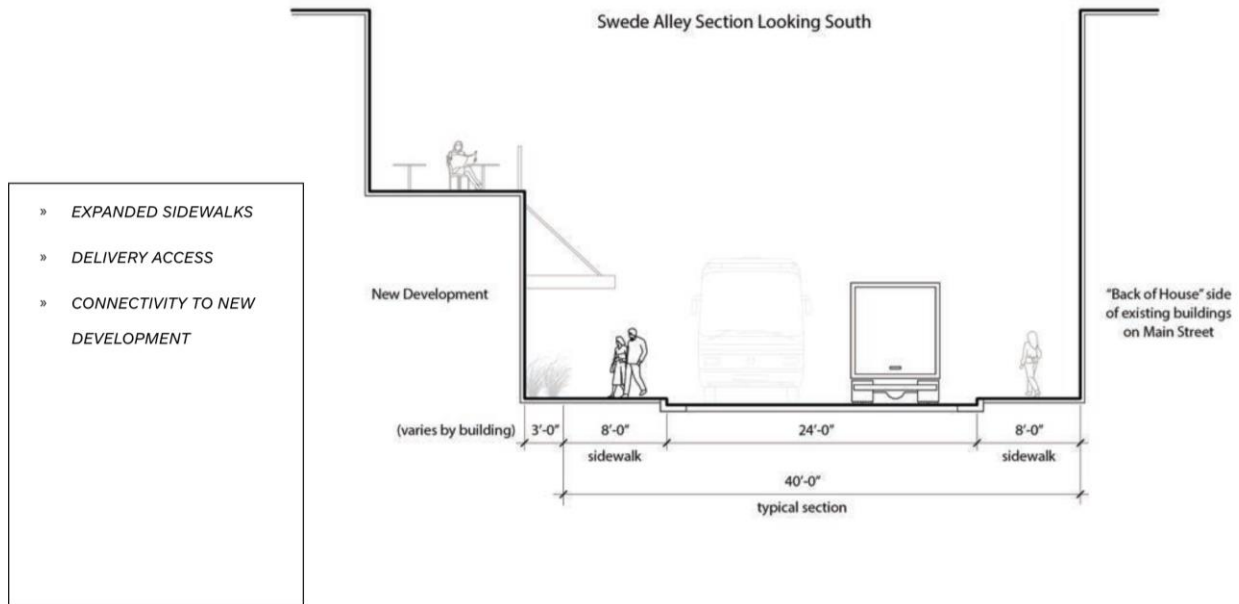
The consultant team referred to these illustrated concepts above as “Option 1”, which are designed to have significant positive economic impact. However, another “Option 2” was illustrated as well, which provides less intensive use, but also less positive economic impact.



Source: MSAP, VODA, ZPFI, Happy Cities as of July 2024.

Illustrations of these concepts are extensive. Please [review pages 60 – 83 in the linked presentation file](#) to review further detail regarding these concepts. Additionally, the consultant team noted that these illustrations are concepts, are not real projects under review by PCMC, and are not fully compliant with PCMC’s land management code. For example, considerations regarding roof slope angle, glazing, etc. will need to be considered or updated under a tangible project. A developer would need to consider these multiple factors under a real project proposal if the Committee and the City Council wish to move forward.

Additionally, the team proposed adding sidewalks all the way up Swede Alley in order to enhance the walkability, vibrancy, connectivity, and safety of the corridor.



Source: MSAP, VODA, ZPFI, Happy Cities as of July 2024.

Provide Public Valet Parking, Overall Parking Reduction

As noted above and in many of the illustrations [in pages 60 – 83 in the linked presentation file](#), the team proposed adding a new public valet parking facility underneath the new vertical development on Swede Alley.

Housing on Sandridge Parcels

During the May 2024 MSAP meeting, the committee consistently emphasized the challenge of remaining open and vibrant during the shoulder season. To that end, the consultant team proposed adding additional housing within the district in order to provide more present and stable demand base to the district. The Sandridge parcels provide a linear and continuous space where housing could be developed at a similar scale to existing homes in the area.



Source: MSAP, VODA as of July 2024.

These homes could be provided as a blend of market-rate and workforce housing depending on financial parameters that the City could create for partner developers.

Regionally Significant Parking and Transit Facility

Finally, on the development concept front, the team discussed the need for a regionally significant parking and housing facility on the U.S. 40 and S.R. 248 corridor. In June 2024, the [Summit County and Park City Regional Park and Ride Study](#) recommended a hybrid approach to expand and consolidate park and rides in the Greater Park City area. In addition, PCMC is also already pursuing an S.R. 248 alternatives analysis to identify potential mass transit solutions for improving transit access and efficiency on S.R. 248. These steps are critical to addressing traffic problems globally within Park City. However, they also have the added benefit of preparing transit solutions for the areas of Park City may seek to undertake further future development, such as the Deer Valley Snow Park base, Park City Main Street, and Park City Mountain base.

Additionally, allowing developers to fulfil potential affordable housing obligations at this site is critical for enhancing the viability of the proposed MSAP improvements as one of the goals of the City Council is to add enhance economic vibrancy within the Main Street Area. While affordable housing remains critical to facilitating workforce access, it is a lower economic impact use of the Main Street area's exceptionally high value land than the alternatives proposed above.

Illustrative examples of a potential regional housing and parking facility are show below.

A strategic regional parking and housing development is critical to allowing developers fulfill their affordable housing obligations as part of Main Street improvements. Additional economic impact and workforce access is driven by a regional facility on the U.S. 40 and S.R. 248 corridor.

In June 2024, the [Summit County and Park City Regional Park and Ride Study](#) recommended a hybrid approach to expand and consolidate park and rides in the Greater Park City area.



Source: MSAP, VODA, ZPFI as of July 2024.

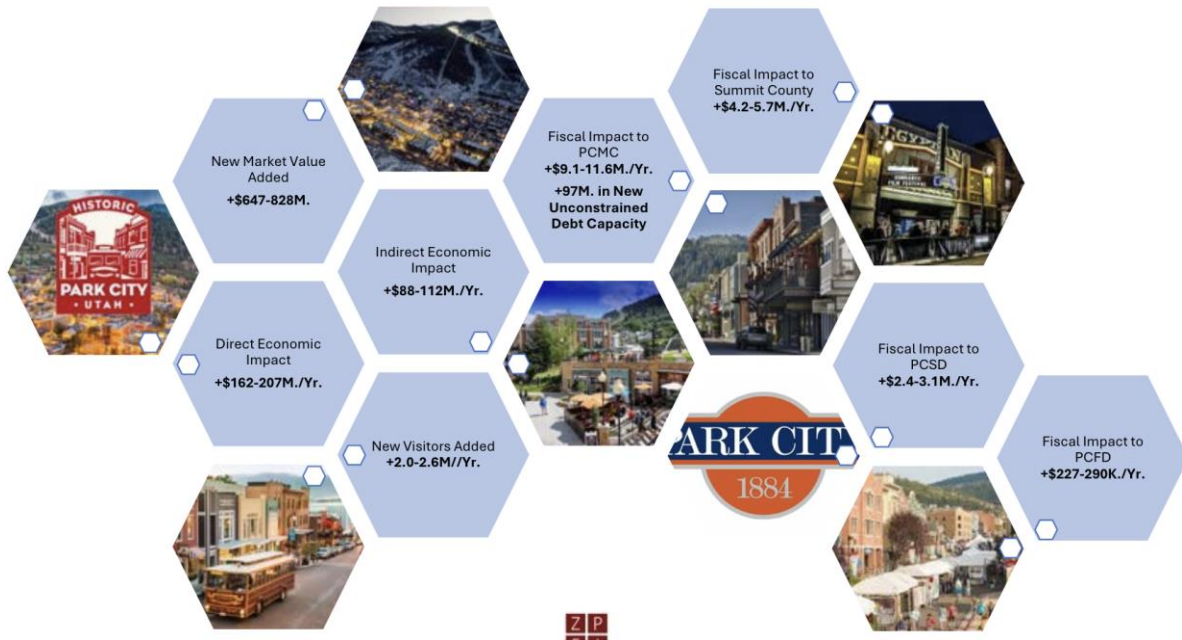
Economic Insights

Next, the Committee reviewed [pages 95 – 148 of the presentation](#), focusing on the direct and indirect economic impacts of the proposed recommendations.

The economic impacts described below are largely contingent on the proposed development program for Swede Alley. However, the consultant team highlighted additional indirect benefits associated with pedestrianization within high-density business districts.

The Option 1 scenario described by the consultant team would add approximately \$647 – 828M. of additional asset value to the study area. This would also generate \$162 – 207M. per year of direct economic impact, while also adding \$88 – 112M. per year of indirect economic impact. Direct economic impact is defined as the estimated taxable gross sales that the new businesses added to the district would generate, while indirect economic impact is defined as the additional gross taxable sales that the new land uses would generate for existing businesses within the district.

Key highlights of the estimated economic impacts of the proposed Option 1 recommendations are below. We note that Option 2, with less intensive land uses, provides significantly less economic impact relative to the scenario described below.



Source: MSAP, ZPFI as of July 2024.

Additionally, the committee also reviewed key insights regarding Main Street's economy that informed the land use recommendations above. These areas included the following:

1. Sector Mix and Heatmap of Main Street Revenue;
2. Main Street Sector Outperformance/Underperformance;
3. Missing Assets;
4. Component Drivers of Economic Impact;
5. Fiscal Impacts;
6. Capacity to Absorb New Development;
7. Parking Insights.

These elements of the Main Street economy and potential project impacts are reviewed below.

Sector Mix and Heatmap of Main Street Revenue

The Main Street study area has businesses that generate some of the highest dollar per square foot revenues within the State of Utah, and are exceptionally productive per unit of improved land.

For businesses within the 4th to 5th street block, an economic clustering analysis conducted by ZPFI, reveals that these businesses acquire even more additional benefit with regard to visitation and revenue trends. Additionally, there are certain geographic outliers on the street that generate high sales per square foot despite being outside of the 4th to 5th Street geographic cluster. Finally, regardless of location, Main Street businesses benefit from high density land uses and as mentioned above.

Main Street has exceptional sales per square foot performance with further outperformance clustering around 4th Street to 5th Street.



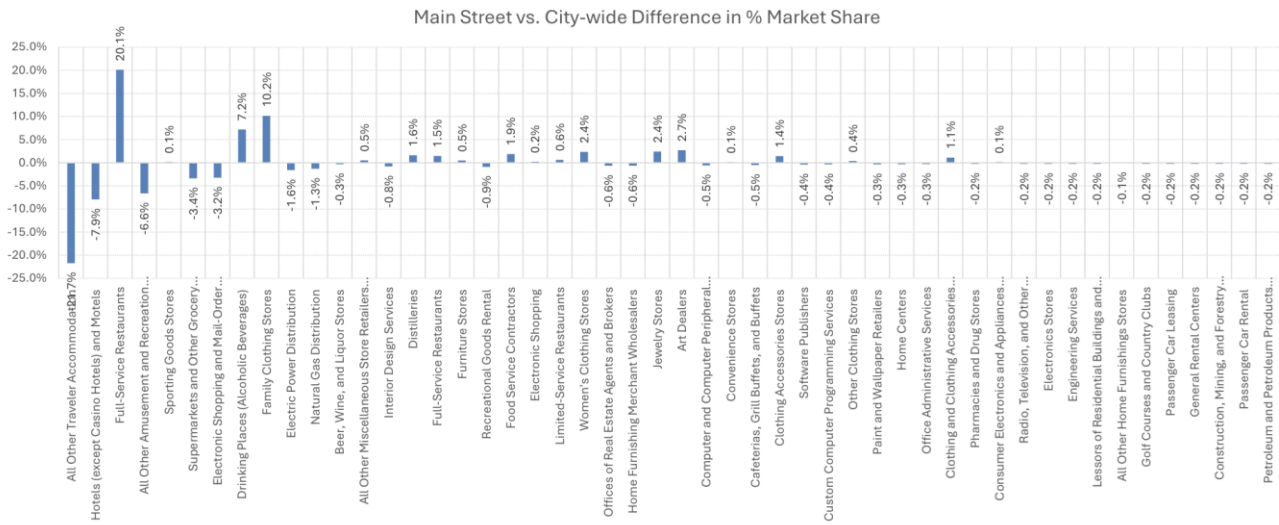
Source: MSAP, ZPFI as of July 2024.

Main Street Sector Outperformance/Underperformance

To inform the proposed additions of new businesses, the consultant team undertook a relative sector analysis to see where Main Street outperforms the rest of the City and to also identify where Main Street underperforms and loses out to the rest of the City.

This is illustrated in the chart below.

Main Street under-earns in Lodging/Travel Accommodations, Recreation/Other Amusement, Grocery, and Electronics. Main Street outperforms in Dining, Drinking, and Clothing Retail.



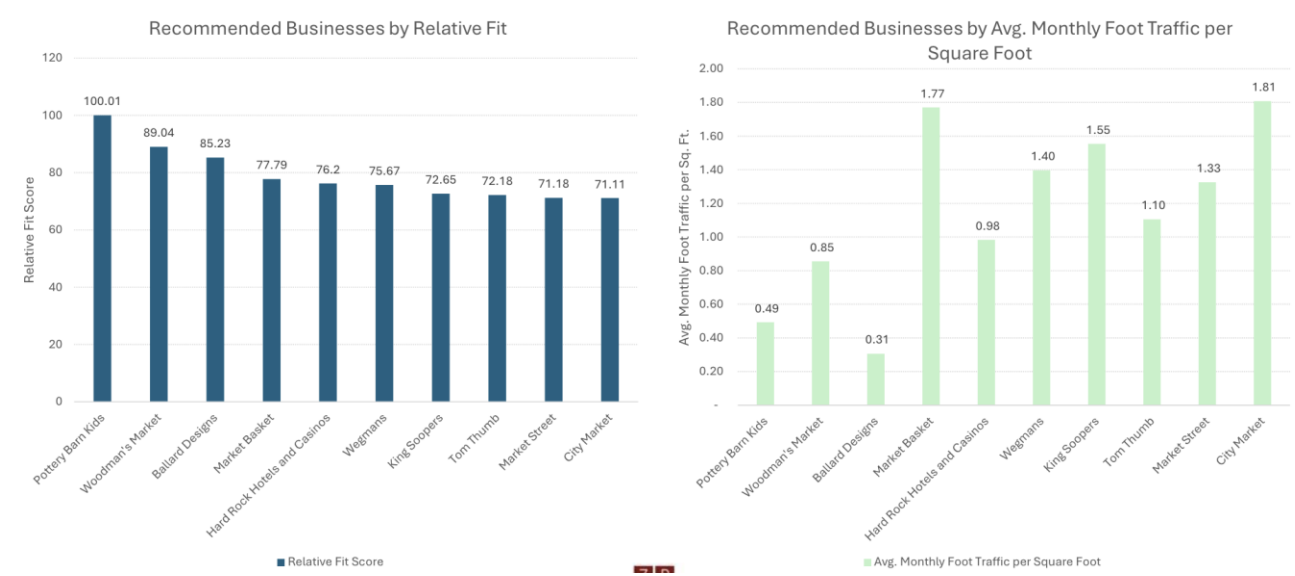
Source: MSAP, ZPFI as of July 2024.

Main Street clearly outperforms in the Full-Service Restaurant sector, along with Family Clothing, Drinking and other clothing retail businesses. Main Street underperforms in the areas of Travel Accommodation and Hotel lodging, other Amusement and Recreation, and Grocery sectors. The areas where Main Street underperforms led, in part, to the land use recommendations seen above with new Hotel, Grocery, and Electronic Retail experiences recommended in the land use mix seen illustrated above.

Missing Assets

As a further source of evidence, the consultant team utilized placer.ai cell phone data to conduct a void analysis to identify missing assets within the study area. While this tool identifies national businesses, many of which are chains, the consultant team used this information to identify appropriate business types to add to the study area and does not recommend the specific addition of many chains.

The results of this analysis show the top ten recommended businesses, based on relative fit, below.



Source: MSAP, ZPFI as of July 2024.

Additionally, this tool gives the consultant team important insights on average expectations of foot traffic per square foot, which helps drive the economic impact model.

Component Drivers of Economic Impact

Next, the team built an economic impact model that specifically describes each intended land use, its square footage, and the associated direct and indirect economic impacts that each use drives. For assets that are linked to Swede Alley developments, the consultant team described these as “high confidence” outcomes, meaning that the quality data available to model the impacts was strong. For the public asset improvements, the consultant team described these as “medium

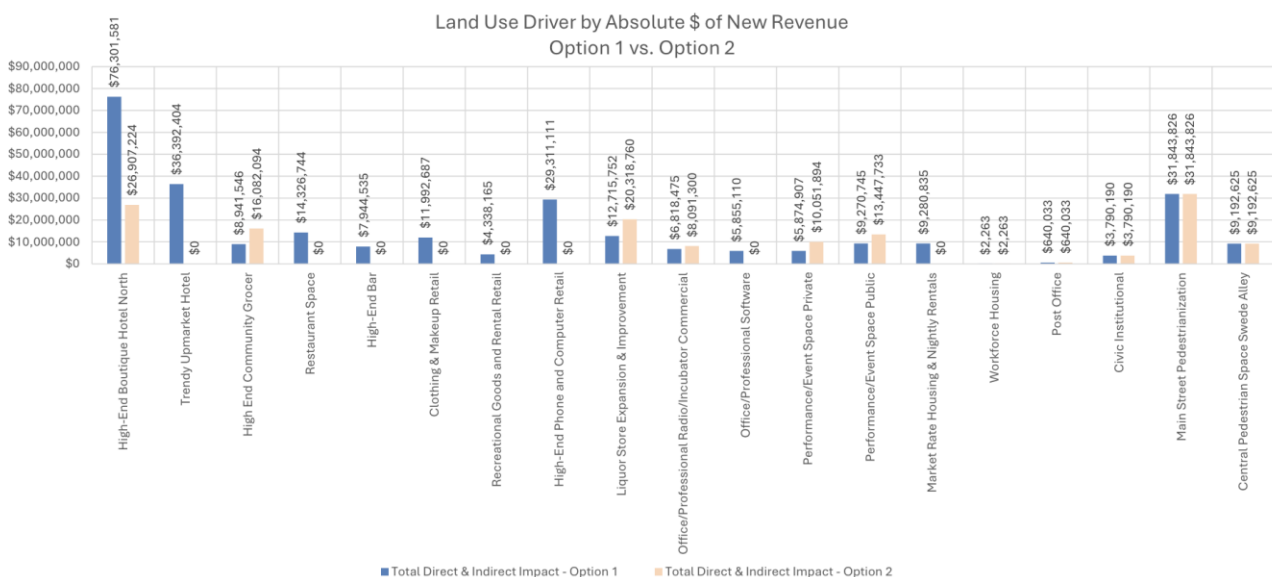
confidence” outcomes, meaning that the quality of the data to model the outcomes was less certain or had to be proxied by other studies.

The grid below provides an illustrative example of the land use components of Option 1, described above, and the associated sales per square foot, direct and indirect economic impacts in sales per year, annual visit increases, and the anticipated market value of each corresponding asset. We note that assets with \$0 market value are public assets and are given \$0 market value for tax purposes.

Main Street Area Option 1								
Land Use			Economic Impacts					
Element	Sector	Sq. Ft.	Direct Sales per Sq. Ft.	Economic Impact Direct Sales per Year	Estimated Annual Visits Increase	Economic Impact Indirect Sales per Year	Market Value	Year Online
High-End Boutique Hotel North	Hotels (except Casino Hotels) and Motels	250,000	\$243	\$60,815,543	91,250	\$15,486,038	\$357,611,737	2028
Trendy Upmarket Hotel	Hotels (except Casino Hotels) and Motels	100,000	\$225	\$22,454,970	82,125	\$13,937,434	\$143,519,678	2030
High End Community Grocer	Supermarkets and Other Grocery	13,500	\$569	\$7,681,449	148,500	\$1,260,097	\$43,109,661	2029
Restaurant Space	Retailers (except Convenience Retailers)	30,000	\$412	\$12,365,179	138,700	\$1,961,565	\$51,547,623	2029
High-End Bar	Food Service Contractors	15,000	\$374	\$5,611,022	165,000	\$2,333,513	\$28,406,816	2029
Clothing & Makeup Retail	Drinking Places (Alcoholic Beverages)	15,000	\$604	\$9,065,190	172,500	\$2,927,498	\$7,500,000	2029
Recreational Goods and Rental Retail	Family Clothing Stores	2,000	\$1,965	\$3,930,861	24,000	\$407,304	\$1,000,000	2029
	Recreational Goods Rental							
	Computer and Computer Peripheral Equipment and Software Merchant							
High-End Phone and Computer Retail	Wholesalers	10,000	\$2,700	\$27,000,000	123,800	\$2,311,111	\$17,400,000	2029
Liquor Store Expansion & Improvement	Beer, Wine, and Liquor Stores	15,000	\$721	\$10,815,000	168,000	\$1,900,752	\$7,500,000	2029
	Radio, Television, and Other							
Office/Professional Radio/Incubator Commercial	Broadcasting	20,000	\$150	\$3,000,000	90,000	\$3,818,475	\$0	2030
Office/Professional Software	Software Publishers	15,000	\$390	\$5,850,584	80	\$4,526	\$7,500,000	2030
	All Other Amusement and Recreation							
Performance/Event Space Private	Industries	13,425	\$126	\$1,697,919	147,675	\$4,176,987	\$6,712,500	2028
	All Other Amusement and Recreation							
Performance/Event Space Public	Industries	13,425	\$379	\$5,093,758	147,675	\$4,176,987	\$6,712,500	2029
Market Rate Housing & Nightly Rentals	All Other Traveler Accommodation	41,500	\$223	\$9,273,057	138	\$7,778	\$51,688,528	2031
Workforce Housing	All Other Traveler Accommodation	15,200	\$0	\$0	40	\$2,263	\$7,600,000	2031
Post Office	Housing	7,200	\$0	\$0	11,314	\$640,033	\$0	2028
Civic Institutional	Postal and Shipping	13,400	\$0	\$0	67,000	\$3,790,190	\$0	2029
Main Street Pedestrianization	Governmental	Full MS Right of Way	\$0	\$0	562,910	\$31,843,826	\$0	2030
Central Pedestrian Space Swede Alley	Infrastructure	65,000	\$0	\$0	162,500	\$9,192,625	\$0	2029
Projected Total				\$184,654,533	2,303,207	\$100,179,000	\$737,809,043	
Downside Scenario				\$162,106,381	2,021,962	\$87,946,149	\$647,715,232	
Upside Scenario				\$207,202,685	2,584,451	\$112,411,851	\$827,902,855	

Source: MSAP, ZPFI as of July 2024.

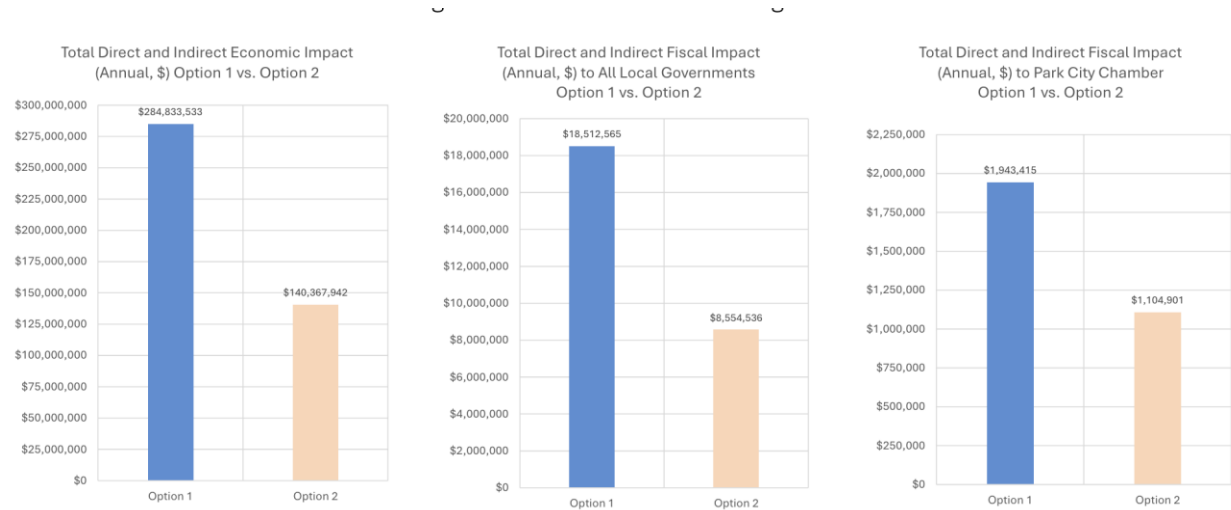
The land use scenarios of Option 1 and Option 2 were also compared and contrasted by each element within the two scenarios.



Source: MSAP, ZPFI as of July 2024.

The reader will notice that Option 2 has \$0 of new revenue associated with multiple land use elements. This means that the specific feature highlighted is not present in Option 2.

Overall, Option 1 provides significantly greater economic impact of ~\$284M. vs. \$140 M.



Source: MSAP, ZPFI as of July 2024.

Fiscal Impacts

When a City undertakes additional development, this usually means additional costs as well for City services. Therefore, understanding fiscal impacts as well becomes an important part of planning City budgets and resources.

In this instance, given the value of potential new development within such a small and dense area, the consultant team believes that fiscal impacts will be positive and likely under the cost of future service to the district.

Fiscal impacts to all governmental entities are projected at \$18.5M per year in the case of Option 1, and \$8.5M per year in the case of Option 2. New revenue to the Park City Chamber, generated by Summit County’s Transient Room Tax, would range from \$1.1 – 1.9M.

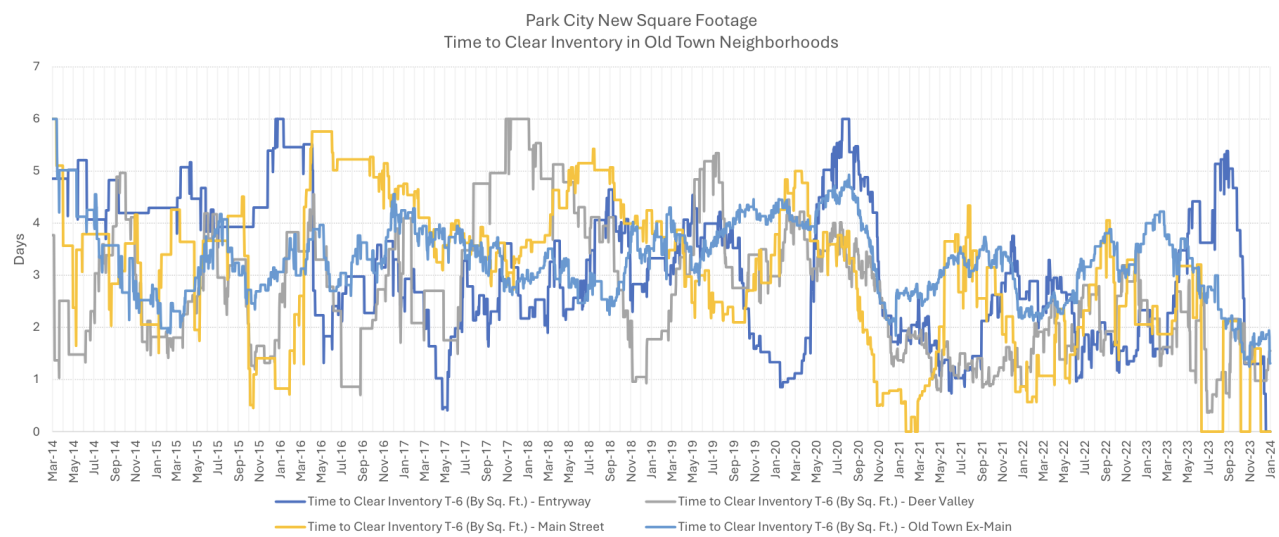
Fiscal impacts to Park City Municipal alone would be approximately \$10.4M. per year in the case of Option 1 and \$5M. pear year in the case of Option 2.

Capacity to Absorb New Development

The capacity to absorb new development is important when pacing and planning any large scale investments. In order to understand the areas capacity to absorb new development, the consultant team used Utah MLS data to look at sales pacing and days to clear market inventory metrics. These metrics were computed in terms of parcel volume, dollar volume, and square footage volume. However, noting that the availability of real estate in the Main Street study area is severely

constrained, especially on the commercial front, the study must proxy market capacity by using mostly residential data.

Regardless, the outcome is quite clear, new square footage in and near the study area is rapidly absorbed, and the market raises demand almost instantaneously to meet supply. This is an indicator that any new development in the area would be rapidly absorbed.



Source: MSAP, ZPFI as of July 2024.

Parking Insights

Potential parking changes had the least clear consensus among the MSAP Committee members. However, the consultant team has provided parking insights for the Committee and for the current information of the business district as a whole.

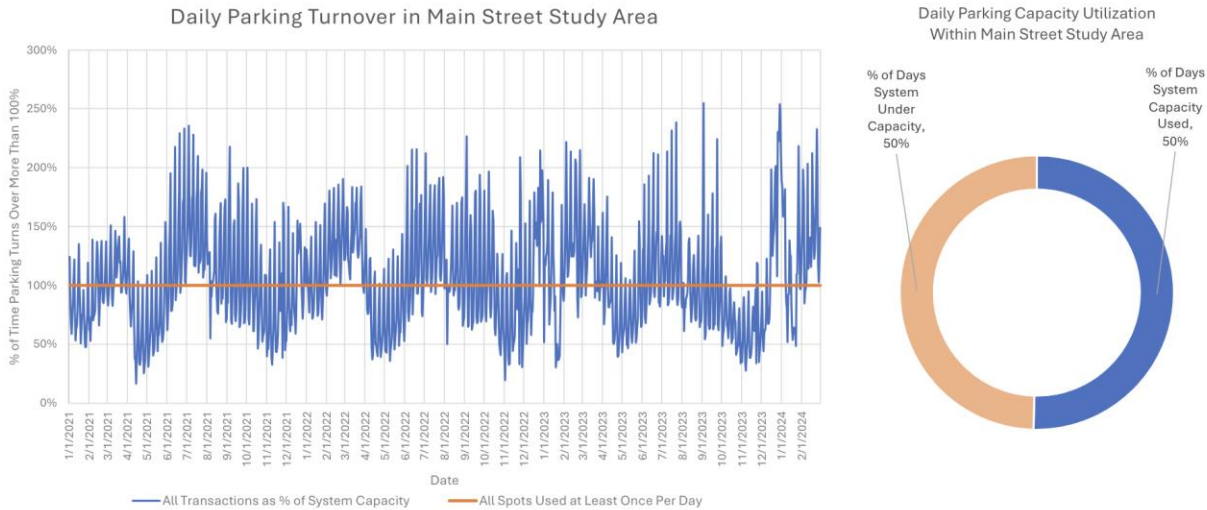
Currently, the Main Street study area has 1,022 parking spots. In the illustrated Option 1 this number would go down approximately 27% to 748 spots. In Option 2, the market supportable number of parking spots is close to 533 spots, which is a decrease of 48%. However, this number could be increased by public subsidy, which is not assumed below.

Current Parking in Study Area		Future Potential Parking in Study Area			
Current State		Option 1		Option 2	
Lot/Area	Spots	Lot/Area	Spaces	Lot/Area	Spaces
China Bridge	595	High-End Boutique Hotel North	80	High-End Boutique Hotel North	80
Main Street	175	Office, City Hall, Public Valet	300	Office, City Hall, Public Valet	300

Bob Wells	32	Hotel South, Housing, Grocer/Post Office Shared	350	Housing, Grocer/Post Office Shared	135
Brew Pub	49	Hillside & Daly	10	Hillside & Daly	10
North Marsac	57	Galleria	8	Galleria	8
Lower Sandridge	52	Total	748	Total	533
Upper Sandridge	44	% Reduction to Current - Option 1	-27%	% Reduction to Current - Option 2	-48%
Hillside & Daly	10				
Galleria	8				
Total	1,022				

Source: MSAP, PCMC, ZPFI as of July 2024.

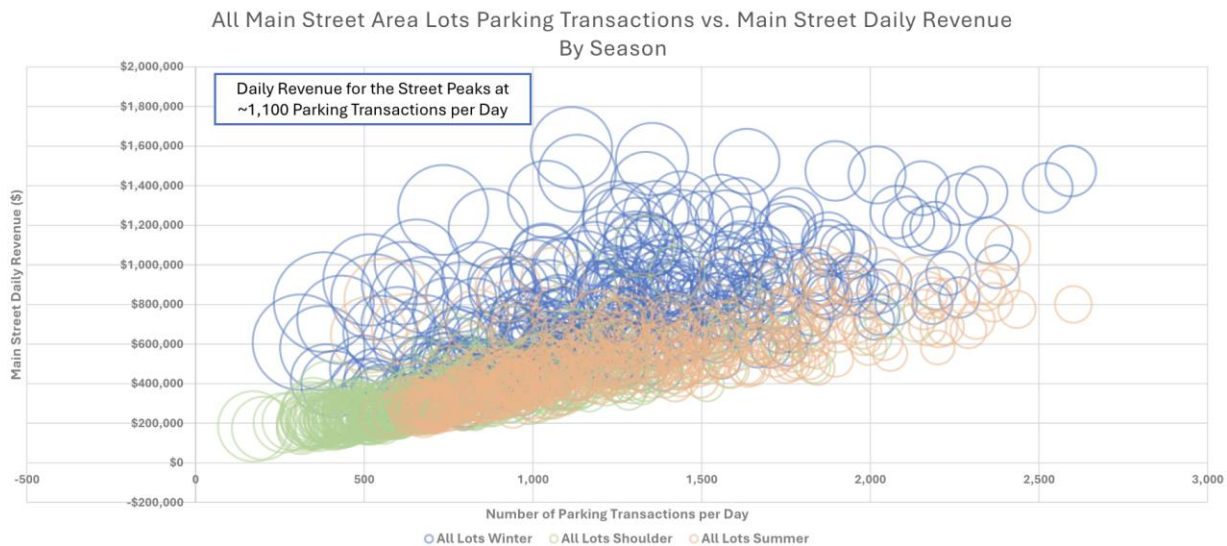
Next, the consultant team analyzed the frequency of use of all parking within the study area. On approximately 50% of the days of a given year, less than 100% of the spots are used.



Source: MSAP, PCMC, ZPFI as of July 2024.

However, during the high-value, winter periods parking usage after 4 p.m., Friday through Sunday, is higher.

There is a mild positive relationship between parking transaction volumes and daily revenue for the Main Street district. However, this effect is mostly seen during low revenue summer days.



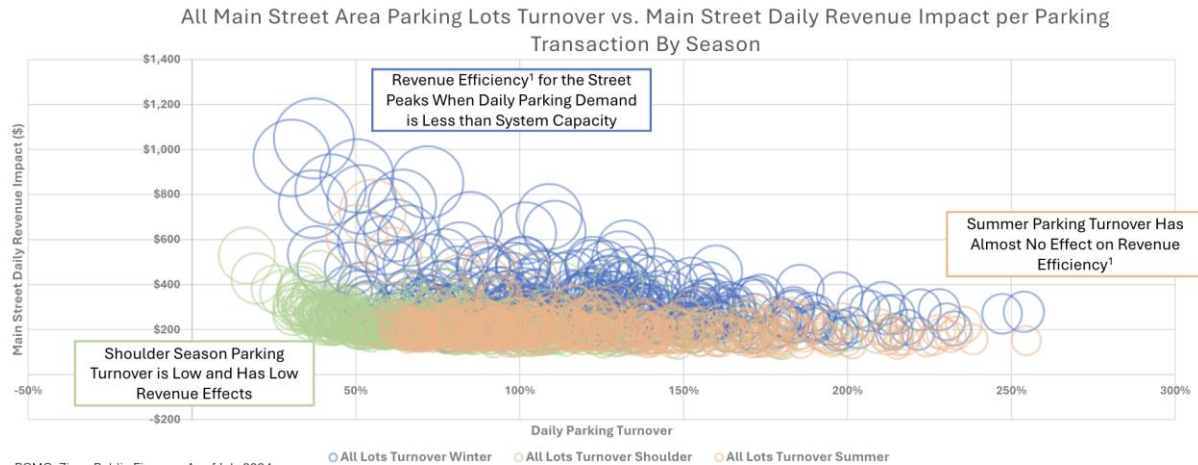
Source: MSAP, PCMC, ZPFI as of July 2024.

If low revenue days are excluded, there is essentially no relationship between total parking volumes and daily revenues. In fact, daily revenue tends to peak when total parking transactions are around 1,000 transactions per day.



Source: MSAP, PCMC, ZPFI as of July 2024.

This gives further insights into the most valuable Main Street customers. If we analyze parking turnover, defined as the daily number of transactions divided by the total number of spots, in the district, we see below that on the days where parking turnover is less than 50%, daily Main Street revenue per parking transaction is highest. Revenue efficiency is defined as Main Street daily revenue divided by the number of daily parking transactions in the district.



This indicates that the optimal Main Street visitor either does not drive to Main Street (e.g. a Deer Valley hotel shuttle rider) or drives to Main Street, parks once, and stays for many hours. Understanding this behavior of the optimal Main Street visitor should guide considerations around future parking policy within the district.

[Please see slides 134-145 in the linked presentation](#) for more discussion around Main Street parking insights and a short literature review of scientific studies regarding pedestrianization within business districts.

Committee Feedback

Through committee discussion there was positive sentiment toward improving the public assets on 9th Street, Miner's Park, and the Brew Pub Lot. The concept of a new boutique hotel on Swede Alley was generally regarded as positive as well. Additionally, consensus aggregated toward the higher impact Option 1 development scenario on Swede Alley due to its higher economic benefit. Concepts regarding a pedestrian-friendly Main Street were met with more mixed sentiment with some committee members wishing to pursue the full vision, while others disliked the reduction in parking and vehicle access on the Main Street roadway.

Additional comments centered on the desire to see a water feature and more green space in the Swede Alley development concepts.

Lastly, the Committee expressed consensus around an implementation plan that saw investments in 9th Street Park, Miner's Park, and the Brew Pub Lot initiate first. Then, development on Swede Alley would follow. Finally, contingent on public support, a pedestrian-friendly Main Street would follow these initiatives. We note that this sequencing has not been analyzed from an engineering perspective.

Next Steps

The Main Street Area Plan Committee plans to host an open public meeting for business and public feedback in September 2024. Subsequently, the Committee will present additional revised



concepts and recommendations to the City Council in October 2024 for Council feedback and questions.



City Council Staff Communications Report

Subject: Daly West Headframe Artwork Installation

Author: Jenny Diersen

Department: Special Events

Date: August 15, 2024

Summary

In honor of Miner's Day, and in partnership with the Friends of Ski Mining Mountain History (FOSMMH), the Public Art Advisory Board (PAAB) and the City will host a community reception to celebrate the completion of the Daly West Headframe artwork installation on Monday, September 2 (Miners Day) at 4:00 p.m.

The community is invited to attend and will hear comments from the artist, Mayor and Council, FOSMMH, and the PAAB. There is limited parking at the site, so attendees are encouraged to park at Bonanza Park and utilize the crosswalk to access the ceremony on the Rail Trail on the east side of Bonanza Drive.

Construction for the sculpture's installation will begin on Monday, August 19 and be completed by August 30. During the construction, a small section of the Rail Trail will be temporarily closed with detours and signage. We will also actively promote this temporary closure.

The long and important history of Park City's mining legacy is a sense of community pride. At one time, more than 300 mines operated in Park City; the last working mine closed in 1982. Approximately 20 prominent and historic mine structures exist today, many of which can be seen while skiing, hiking, or mountain biking on our trails.

The extensive [history of the Daly-West Mine](#) stretches back to the late 1800s. The mine had two tragedies, including the 1902 explosion that claimed 34 miners, and in 1913, it burned to the ground. In 2015, a cave-in around the mine shaft caused the headframe to collapse, and it was moved to its current location so the shaft could be capped. In fulfillment of a 2020 Agreement between the Empire Pass Master Owners Association and the City, the two organizations funded raising the Daly West Headframe in 2022.

Since February 2022, and through various public meetings, the FOSMMH has worked with the PAAB to develop a proposal for the City to commission a sculpture from the remnant steel of the Daly West Headframe.

On January 13, 2023, the City Council accepted a steel donation ([report](#) p. 157 / [minutes](#) p. 9). The PAAB identified the Daly West Headframe Project as their third priority project, which the City Council approved as part of the [PAAB Strategic Plan](#) (April 27 [report](#) p. 7/ [minutes](#) p. 2).

On June 23, 2023, we released [an RFP](#) to acquire artwork from local and regional artists with a theme for a dimensional-sculptural artwork encompassing Park City's mining legacy, the Daly West Headframe, and to serve as a gateway or entrance to the Rail Trail.

On August 29, 2023 ([report](#) p. 185 / [minutes](#) p. 14), the City Council approved the artwork commission (Exhibit A) with [So Metal Fabrication](#) (artists Matt Burney and Joseph M. Ross) out of Oregon. The installation has been reviewed by the Building, Planning, Engineering, Soils, Trails, and Public Works Departments, who support the project.

We are grateful for the FOSMMH and their partnership on this project. Our collaboration has been seamless and imaginative over the last two years, and we appreciate their dedication to preserving our mining heritage and intertwining arts and culture into this project.

The artist provided the following description of the artwork. A rendering of the sculpture is also included in Exhibit A.

"The artwork will use beams from the old Daly-West headframe and railroad rail to suggest the form of a spoked wheel, which speaks to the gigantic pulleys at the top of the headframe and bicycle wheels.

Found industrial objects reference the massive Cornish pumping system and other steam-era infrastructure around Park City and the rail yards of the American West.

Hollow abstract forms made from reclaimed steel plates serve as hubs of the "wheel" and speak to the ores and rock formations found in the area.

The rich textures and colors of the raw iron blend well with the natural landscape and pay tribute to the earth's most abundant element...Arranging the beams at angles helps to form the segments of the "wheel" and imply motion in the piece."

Exhibits

A Rendering of Daly West Headframe Artwork – So Metal Fabrication

Conceptual Renderings of Proposed Sculpture for Park City



Figure 1: Perspective from West, looking East. Mangled beams arch along the trail, supported by railroad rail and industrial piping and valves.



Figure 2: Aerial view. Steel hollow-forms serve as pour-forms for reinforced concrete to support the structure.

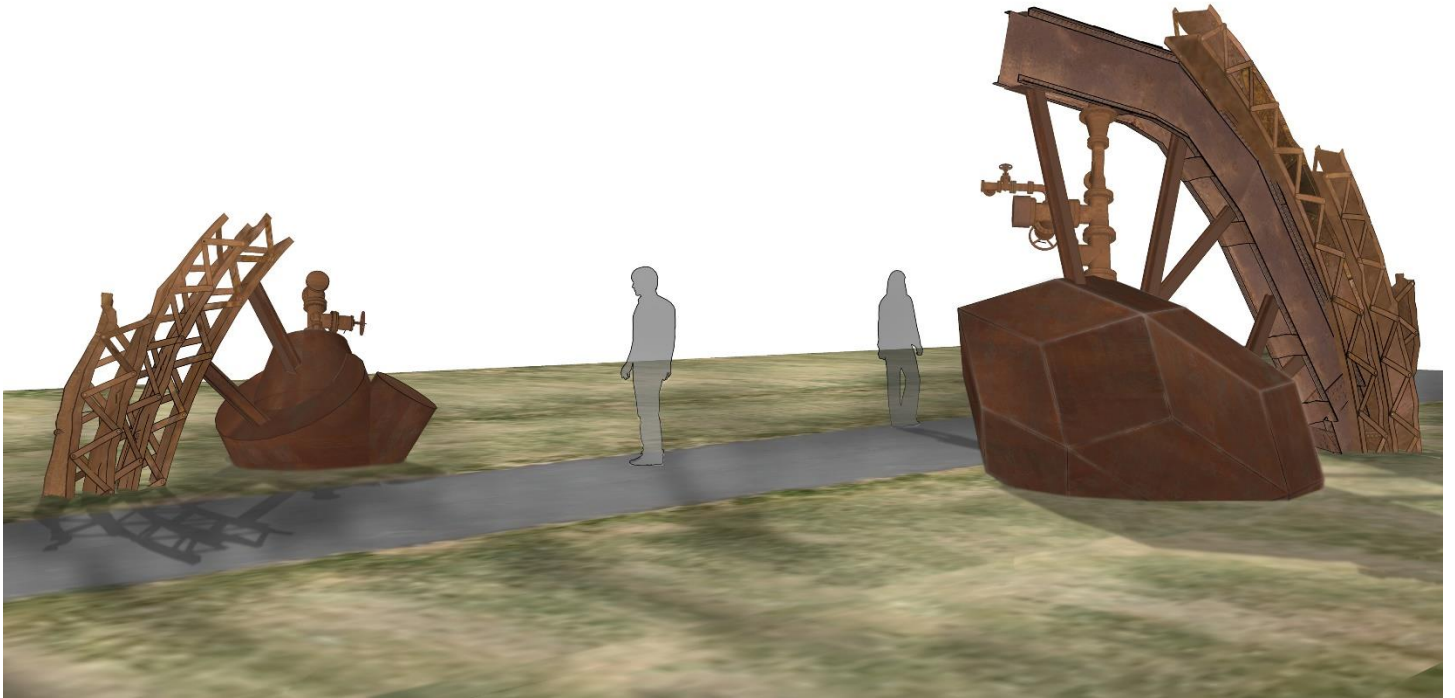


Figure 3: Side view, looking South.



Figure 4: Side view, looking North.

City Council Staff Communications Report



Subject: Community Engagement Quarterly Update
Authors: Linda Jager, Tanzi Propst, Emma Prysunka, Clayton Scrivner
Department: Community Engagement
Date: August 15, 2024
Type of Item: Informational

Executive Summary

The Communication team's mission is to "foster communication and connection between the community and Park City Municipal." We strive to fulfill this through our unique disciplines while also relying on teamwork within our group and across the organization through our cross-departmental liaison work. This quarterly report summarizes the many tactics, strategies, and outcomes employed in the second Quarter of 2024 (April - June).

Progress Overview and Highlights

Digital Content and Strategy

We use digital communication tools and social media platforms such as Facebook, Instagram, X (formerly Twitter), Threads, and Nextdoor to keep our residents and community stakeholders informed and engaged. We also send a Municipal Newsletter every three weeks, conduct email marketing outreach, utilize the Engage Park City platform, and regularly update the City's website to inform and engage with residents and stakeholders. A detailed summary of our social media efforts is available in our latest report in Exhibit A. Key highlights include:

- The *City of Park City* on Nextdoor is really gaining traction. We saw this in Q2 with our content being displayed to users 14,020 times (9,141 MORE times than in Q1 of 2024!).
- Our *MyEmma* email marketing also saw success in Q2, gaining 31 new subscribers—a huge increase! (Typically, we see between 5 and 8.)
- The "City at Work" campaign and our behind-the-scenes content continue gaining traction and garnering attention. PCMC team members placing planters and painting street signage, Staff Spotlights, and highlighting the progress of our ongoing projects are striking a chord with our audience.
- Our audience continues to increase across platforms. New in Q2, PCMC added Threads, a new social media platform by Meta (linked via our Instagram account), where we are reaching over 1,000 more folks.

Strategic Communications

Media relations and coordination involve proactive messaging and strategic responses to our audience. We consistently engage with local and regional media outlets to build positive relationships through professional outreach and timely handling of inquiries. Here are some highlights from our Q2 media relations and communications efforts:

- 10 City Council preview videos, agenda ads, KPCW previews/recaps, and City Council recap social media posts.
- Four Planning Commission recap/preview social media posts

- 11 City Briefs
- Six press releases
- Four City newsletters
- Six KPCW PSAs.
- Weekly KPCW interviews on City initiatives, events, and programs.

Park City in the News

Here is a selection of news items that our team worked with media to provide accurate facts, quotes, etc.:

- 4.3 [Park City lite deed program pays homeowners to restrict short-term rentals \(kpcw.org\)](#)
- 4.10 [Judge asks Park Meadows neighbors to reach resolution over alleged property violations \(sltrib.com\)](#)
- 4.15 [PFAS from ski wax found in Park City's water, at recreational ski areas \(sltrib.com\)](#)
- 4.23 [Rocky Mountain Power details major Park City project at open house Tuesday \(kpcw.org\)](#)
- 4.30 [Panel to decide on Matthew Prince's mansion as national interest peaks - TownLift, Park City News](#)
- 5.5 [Park City Fresh Market bus stops to be renovated by mid-June \(kpcw.org\)](#)
- 5.7 [Park City government critic denied by appeal panel \(kpcw.org\)](#)
- 5.9 [Utah makes it past first hurdle to keep Sundance Film Festival, other locations unknown \(kpcw.org\)](#)
- 5.10 [Park City resident alleging property violations denied by appeal panel \(kpcw.org\)](#)
- 5.14 [Park City's chances of keeping Sundance Film Festival 'excellent,' bid team believes | ParkRecord.com](#)
- 5.22 [Sundance Picks 15 Cities To Bid For Potential Move; "Team Effort" To Keep Fest \(deadline.com\)](#)
- 6.7 [Park City's Deer Valley Lift 7 decision appealed by Bransford Land Co. \(sltrib.com\)](#)
- 6.25 [Straight from the source: 3Kings Water Treatment Plant ribbon-cutting ceremony | ParkRecord.com](#)
- 6.28 [Park City Council sets budget for next fiscal year | ParkRecord.com](#)

State of Park City Video



Due to multiple scheduling conflicts at the Santy and state and county election primaries, the team worked to reimagine the Mayor's State of Park City address. With a goal of bringing the Strength in Partnerships theme to life, the team produced an engaging 18-minute video highlighting the importance of our community partners.

The team organized a premiere event with the Park City Seniors in April, where the video was met with smiles and hearty applause. The video debuted during the April 25 City Council meeting, followed by an extensive promotional campaign in local media, on the City's social media platforms, and via outreach in collaboration with community partners, including the Park City Chamber, HPCA, Park City Film, and more. The Strength in Partnerships - Year in Review companion publication can be found [here](#).

To date, the [video](#) has 384 views, and the trailer [video](#) has 5,804 views.

Stakeholder Outreach

We are committed to fostering meaningful communication with all stakeholders. To achieve this, we closely collaborate with each department to design and implement professional and effective stakeholder engagement campaigns, including Citywide mailings, open houses, surveys, Engage Park City projects, publications, and awareness campaigns. Our aim is to inform stakeholders, gather feedback, and measure community sentiment on various issues. Key highlights of Q2 stakeholder engagement and outreach include:

- [Boards & Commission Recruitment](#)
- [Bonanza Park Small Area Plan and 5-Acre Feasibility Study](#)
- [Bus Stop Improvement Project Impact Outreach](#)
- [Clark Ranch Affordable Housing Development](#)
- [EngineHouse](#)
- [Fluoro Ski Wax Take Back Program](#)
- [Fourth of July Celebration](#)
- [Live Park City Lite Deed Program](#)
- [Main Street Water Line Replacement Project](#)
- [Park City Childcare Needs-Based Scholarship Program](#)
- [Peak Day Mitigation Program](#)
- [Planting Park City](#)
- [Ride On](#)
- [Summer Repavement Project Outreach](#)
- [Transit to Trails](#)
- [Utah Wellbeing Survey](#)
- [Wildfire Mitigation Program/Pile Burning](#)

Community Events



In the second quarter, we worked with the Resident Advocate, the Mayor's Office, and our department liaisons to support a range of community events. Our team took the lead or provided assistance in planning, promoting, and staffing the following activities:

- 3KWTP Ribbon Cutting Event
- Bonanza Park Community Meeting
- Mayor & Council in the Neighborhood series: Park City Heights, Park Meadows, Prospect
- Meet Up with the Mayor series
- PC MARC Aquatic Facilities and City Park Community Center Project Open House Series and Stakeholder Survey
- Spring Bike-to-School Day
- Spring Projects Open House
- State of Park City Video Premiere
- Upper Main Street Improvement Project Ribbon Cutting

Looking Forward

As we continually strive to elevate our level of service, we will focus on planning, promoting and implementing the following programs, initiatives and events in Q3:

- Fall Bike-to-School Day
- Fresh Market/Park Ave Bus Stop Improvement Project Ribbon Cutting
- Mayor & Council in the Neighborhood – Thaynes; Old Town
- McPolin Farm Tours
- Meet up with the Mayor series
- Park City/Summit County Senior Picnic
- Salt Lake 2024 Olympic Announcement and Community Celebration

Exhibits

Exhibit A: Park City Municipal Quarterly Social Media Report

SOCIAL MEDIA REPORT

[QUARTERLY: APRIL-JUNE 2024]



Table of Contents

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[Insights](#)

[Progress Snapshot \(April-June\)](#)

[Top Performing Posts](#)

[Quarterly Performance Breakdown \(all channels\)](#)

- [Nextdoor](#)
- [EngageParkCity.org](#)
- [MyEmma Email Marketing](#)

[Contact Information](#)

[Glossary of Metrics](#)

Social Media Goals / KPIs

Goals

- Reach and engage with the Park City community through creative content and informative posts.
- Encourage more active participation from the Park City community in local government initiatives through calls to action.

KPIs

- Reach
- Link Clicks
- Video Views
- Shares
- Likes / Reactions
- Comments
- Engagements
- Audience (Subscribers / Followers)
- Time on Page

Insights

Wins

- * Most popular link on LinkTree (Instagram) was *"Work With Us!"* with 59 clicks. Our second most popular link was *"Planting Park City — Get Your FREE Tree"* with 54 clicks.
- * **Our Nextdoor content was displayed to users 14,020 more times in Q2 2024 than in Q2 2023 (and that's 9,141 more times than Q1 of 2024!).**
- * We had 31 new MyEmma email marketing subscribers in Q2.

Challenges

- * [ParkCity.org](https://www.parkcity.org) website stats still in limbo.
- * Threads does not yet report metrics on Sprout Social. As we move from month to month tracking these numbers going forward I will be able to better determine monthly/quarterly accruals.
- * **I've removed the "Demographics" slide from our metrics report as we have seen no real change in our audience demographics over the past 2 years. We are reaching mostly women between the ages 35-44.**
 - Additionally, X, Threads, and Nextdoor do not report this information so it's hard to get a real sense of who we are reaching from a demographics standpoint.

Key Takeaways / Opportunities

- * We're seeing a variety of content (photos and videos) perform well across our platforms. Behind-the-scenes and humanizing content topics perform well as do local interest pieces such as our special events and access changes to our public spaces.

Progress Snapshot (April-June)

AUDIENCE

16,978

An increase of 12.6% from April-June 2023.



PUBLISHED POSTS

652

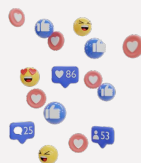
Compared to 676 posts throughout April-June 2023.



ENGAGEMENTS

13,880

Down 44.7% from April-June 2023.



VIDEO VIEWS

46,873

A decrease of 68.3% from April-June 2023.



IMPRESSIONS

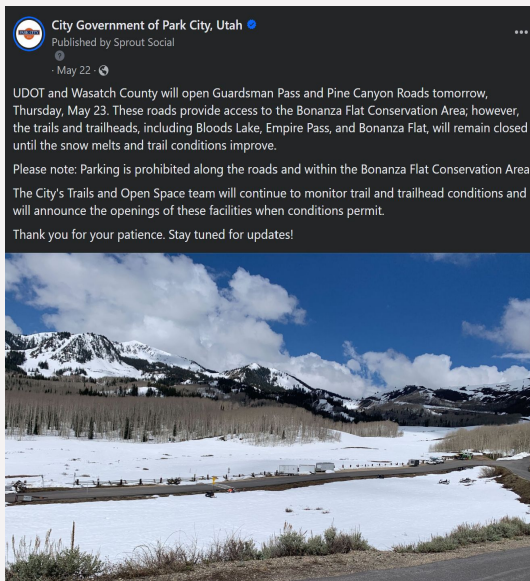
399,817

A decrease of 39.6% from April-June 2023.



Top Performing Posts

HIGHEST REACH



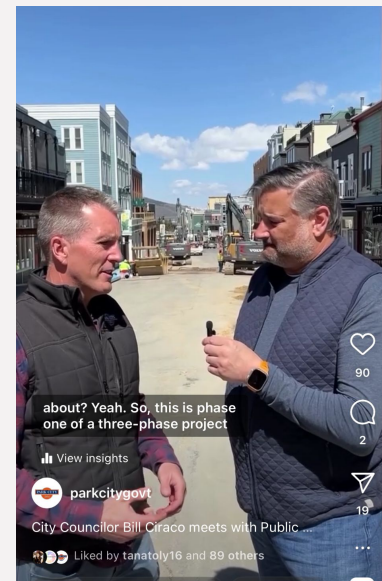
This post reached 12,215 unique accounts on Facebook alone.

HIGHEST ENGAGEMENT



This post reached 2,967 unique accounts on Facebook alone and was engaged with 778 times.

MOST VIDEO VIEWS



4,702 views (on Instagram alone) on a 1 minute, 19 second Reel.

Monthly Performance Breakdown

CHANNEL	NEW FOLLOWERS	# OF POSTS PUBLISHED	ENGAGEMENT	LINK CLICKS	VIDEO VIEWS
Instagram (Posts + Reels)	159 (8,285 total)	276	6,228	264	39,153
Facebook	71 (6,194 total)	184	7,022	243	6,126
X	47 (2,499 total)	192	630	174	1,594
Threads	1,392 total	N/A	N/A	N/A	N/A
NextDoor	90 (4,686 total)	82	N/A	N/A	N/A
TOTAL	367 (23,056 total)	734	13,880	681	46,873

Quarterly Performance Breakdown — Nextdoor

Q Search Nextdoor



PARK CITY

1981

City of Park City

A former silver mining town, Park City is now home to ~8,500 residents, two world-class ski resorts, and many special and cultural events. Park City is a proud alpine host for the 2002 Olympic Winter Games. PCMC Social Media Commenting Policy: See more...

Edit page description

Share

Post

Poll

Alert

Event

Viewing posts from your agency.

City of Park City

Digital Communications Coordinator Tanzi Probst • 44 min ago

The Park City Council approved the Bonanza Park Small Area Plan at their meeting on Thursday, unanimously agreeing with the Planning Commission that the plan [See more](#)

Key Recommendations



mapbox

City of Park City

4,886 members

2,986 claimed households

36 neighborhoods

Invite

Details

Edit

City of Park City

445 Marsac Ave

Park City, UT 84060

[Get directions](#)

(435) 615-5000

media@parkcity.org

parkcity.org

FOLLOWERS

4,886

IMPRESSIONS

45,613

PUBLISHED POSTS

82

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Quarterly Performance Breakdown — EngageParkCity.org

TOTAL VISITS

3,108

CONTRIBUTIONS

268

TOP PAGE

266 contributors

Survey: PC MARC Aquatic Facilities Remodel and City Park Community Center Survey



Let's talk, Park City!

Welcome to Engage Park City, a space for Parkites to share ideas, discuss important topics, and provide feedback on City projects and initiatives. For more information about what Park City Municipal is working on and to stay up to date on current projects, please visit [our website](#), follow us on social media (@parkcitygovt), or sign up for [notifications](#).

Sign Up

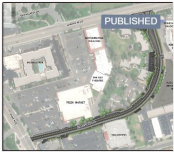


PUBLISHED

February 13, 2024

Thaynes Canyon Pathway Project

Project Overview



PUBLISHED

February 2, 2024

Homestake Road Improvements

Project Overview



PUBLISHED

January 29, 2024

Bike and Pedestrian Plan

Overview
The Park City Bicycle and Pedestrian Plan is



PUBLISHED

January 10, 2024

Summit County/Park City Regional Parking Needs Assessment &

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Quarterly Performance Breakdown — MyEmma

OPEN RATE

50.37%

8,153 opens.

Industry standard for local governments is 19.4%.

CLICK RATE

2.63%

715 clicks.

Industry standard for local governments is 2.8%.

CAMPAIGNS SENT

6

A 77.78% decrease from April-June 2023.

RECIPIENTS

6,529

A net increase of 31 subscribers.

Contact Information

Tanzi Propst

Cell: (385) 266-3728

Email: tanzi.propst@parkcity.org



Need to know more?

Want to provide feedback?

Seeking clarification?

Glossary of Metrics

<u>METRICS</u>	<u>DEFINITION</u>	<u>SIGNIFICANCE</u>
CAMPAIGN	An email/eblast that we shared with our subscribers.	Tells us how many email messages we sent.
CLICK-THROUGH RATE (CTR)	The percentage of users who see our post and also click on it.	Tells us how engaging users find our content.
CONTRIBUTIONS	How many submissions, posts, comments, or reactions participants contributed to your projects.	Tells us how users are interacting with our EngagePark City. org project pages.
ENGAGEMENT RATE	The amount of interaction — likes, shares, comments, saves — a piece of content receives.	Tells us how engaging users find our content.
IMPRESSIONS	How many times our post has been shown to users (not unique).	Tells us how often users are seeing our content.
INFORMED VISITORS	Users that have taken some sort of action on our project page(s).	Tells us what users might be interested in and what topics they are concerned with.
KPI	Key Performance Indicator(s). A quantifiable measure of performance over time for a specific objective.	Provides targets for us to shoot for, milestones to gauge our progress and insights that help us make better social media strategy decisions.
REACH	How many users have seen our post(s) (unique).	Helps us understand how large our audience is and measures our progress toward spreading brand awareness.
SESSION DURATION	Time a user spends on a webpage.	Tells us how long users are spending on a page and what pages are of importance to them.

City Council

Staff Communications Report



Subject: 2024 Utah Wellbeing Survey Summary
Author: Linda Jager, Community Engagement Manager
Department: Community Engagement
Date: August 15, 2024
Type of Item: Informational

Executive Summary

Park City Municipal participated in the 2024 Utah Wellbeing Survey, a [project](#) funded by Utah State University and the Utah League of Cities and Towns, at no cost.

The 2024 Utah Wellbeing Survey results were published on July 15 [here](#). As the results demonstrate, Park City residents report high levels of satisfaction with safety, natural surroundings, recreation opportunities, and overall quality of life. Concerns included population growth, environmental issues, traffic congestion, and a lack of affordable housing. Respondents also emphasized the need for improved transportation options, including public transit and walkability, to enhance wellbeing.

The [2022 National Community Survey](#), a random, mail-based survey based on 485 responses from Park City residents, revealed consistent findings. That survey indicated high levels of resident satisfaction with quality of life, safety, recreation, and the environment. Areas for improvement were identified as housing affordability, childcare, parking, and traffic management. These results will assist the City Council in prioritizing community opportunities, issues, and challenges during their ongoing policy discussions.

Survey Background

Park City was one of 49 cities participating in the Utah Wellbeing Survey in 2024 designed to assess the wellbeing and local perspectives of Park City-area (84060/98) residents and provide information to elected officials. This marks the third time Park City has participated in the survey: 2019 (a pause in 2020 and 2021 due to Vision 2020 and the pandemic), 2022, and 2024.

Area residents aged 18+ were encouraged to take the online Qualtrics survey. While the survey was not exclusive to Park City residents (84060), many respondents indicated they were from the surrounding area (84098). Differences between the responses for Park City residents (84060) and the greater Park City area (84098) are highlighted throughout the [final report](#).

Of the 205 survey respondents, 108 (52.7%) resided within Park City limits (84060). Park City's 108 survey responses represent 1.6% of the adult population (6,945 per U.S. Census) and have a conservative margin of error of 9.36%. In 2022, the Survey had 390 Park City-area (84060/98) participants, and 52 participants in 2019.

The Survey was open from April 1 through April 30, 2024, and promoted via social media, the City's newsletter, City briefs, the City website, and email.

Key Findings Among Park City Residents

Personal and Community Wellbeing

- The Utah League of Cities and Towns categorizes Park City as a rural hub/resort community.
- Compared to other cities in the same category, Park City area residents reported higher levels of personal and community wellbeing.
- Park City residents reported higher wellbeing levels than the overall Park City area, as 82% of Park City residents rated personal wellbeing as excellent or very good.
- Community wellbeing among Park City residents was slightly improved from 2022, with an average score of 3.94, or 77% rating it as excellent or very good.
- The highest-rated/most important wellbeing domains among Park City residents were leisure time (89%), connection with nature (88%), safety and security (84%), and mental health (84%).

Community Connection in the Park City Area

- Survey participants were asked how connected they felt to Park City on a 5-point scale from not at all (1) to a great deal (5). The average score was 3.32.
- The average community connection score among Park City residents was higher at 3.41
- 50% of Park City residents gave Park City positive ratings on community connectivity, placing Park City 10th out of the 49 cities participating in the survey.

Population Growth and Economic Development

- The majority of survey respondents felt population growth was too fast (75%) down from 91% in 2022.
- 49% felt that the pace of economic development was too fast, down from 85.4% in 2022.
- These results were similar when comparing responses from Park City residents.

Transportation

- The most popular modes of transportation for all survey respondents were personal cars (98%) and walking (58%).
- Among Park City residents, the proportion of respondents walking (69%), biking (47%), and using public transportation (42%) were higher than the greater Park City-area respondents.
- Park City-area respondents identified travel time (54%) and a lack of transportation routes (32%) as the most common barriers to transportation.
- While travel time remains a significant issue for Park City residents, it is slightly less problematic than the broader Park City area.
- Park City residents prioritized improvements in walkability (82%) and trails (77%) as priority transportation developments, along with improving public transit (72% among all respondents).

Communication Methods

- Park City Municipal is perceived to be doing well with its current news and information delivery methods.
- Respondents expressed overall satisfaction with the City's communication efforts.
- Park City-area respondents primarily rely on the Park Record, KPCW, and Town Lift for local news and event information, similar to 2022 results.
- Digital communication methods, including e-mails and social media, follow behind local news outlets.
- While Nextdoor is less utilized by Park City residents, the City's website and newsletter are more often used as information sources.

Survey Report and Presentation

An extended report of Park City's 2024 Utah Wellbeing Survey results can be found [here](#). As this data is valuable for the City's ongoing strategic planning efforts, the Utah Wellbeing Survey project manager, Dr. Courtney Flint, can present and discuss the survey's methodology and results at a future Council meeting if desired.



Staff Communication

Subject: May Sales Tax Report
Author: Budget Team
Department: Budget
Date: August 15, 2024

May Sales Tax Update

Park City's economy saw a significant increase in May sales tax revenue, setting a new record for the month. The City's sales taxes, excluding Transit and Transient Room taxes, increased by 41.9% compared to May of last year. Transit sales taxes experienced a slightly greater increase, improving by 43.2%. Transient Room taxes saw the largest increase, being up by 91.1%.

In the City's General Fund, this resulted in a similarly sized 41.4% increase in overall sales tax revenues from the previous May. Due to our conservative projection and forecasting principles, General Fund sales tax revenues are 5.1% above the City's cumulative year-to-date budget, and year-to-date actuals are 3.1% above last year.

Historically, May is among the lowest months for revenue, but this year saw a record-setting increase due to a rise in tourist activity. Nightly rental occupancy rose by 18%, with most of the top tax contributors being hotels. This increase highlights the inherent volatility of sales tax revenues. In recent months, the economy has shown both opportunity and vulnerability; December and January revenues were down compared to the previous year, yet February, March, and May set new sales tax records. The Tax Commission also applies an annual tax adjustment to May revenue, which may have contributed to the increase.

In collaboration with the PC Chamber of Commerce, we will continue regularly assessing a range of leading global, national, and local economic indicators, including consumer spending patterns and tourism activity. This ongoing analysis will ensure our FY25 budget and revenue forecasts accurately reflect the most recent economic trends. We remain on alert, given the recent volatility in the stock market.

Exhibit A: FY24 May Sales Tax

May Sales Tax Update



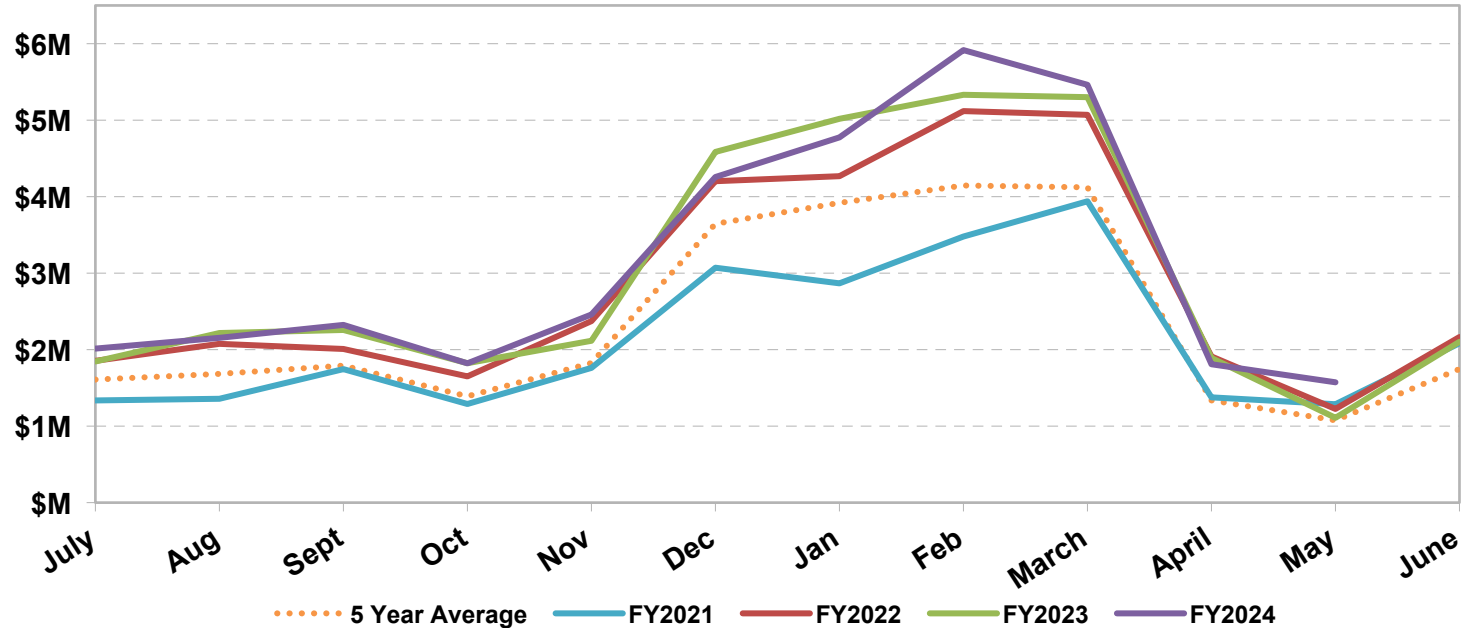
Citywide

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Sales Tax Revenues through May



- Sales Taxes excluding TRT and Transit Sales Tax +41.9% vs. May FY23
- Transit Sales Tax +43.2% vs. May FY23
- TRT +91.1% vs. May FY23



General Fund

Sales Tax Summary – General Fund

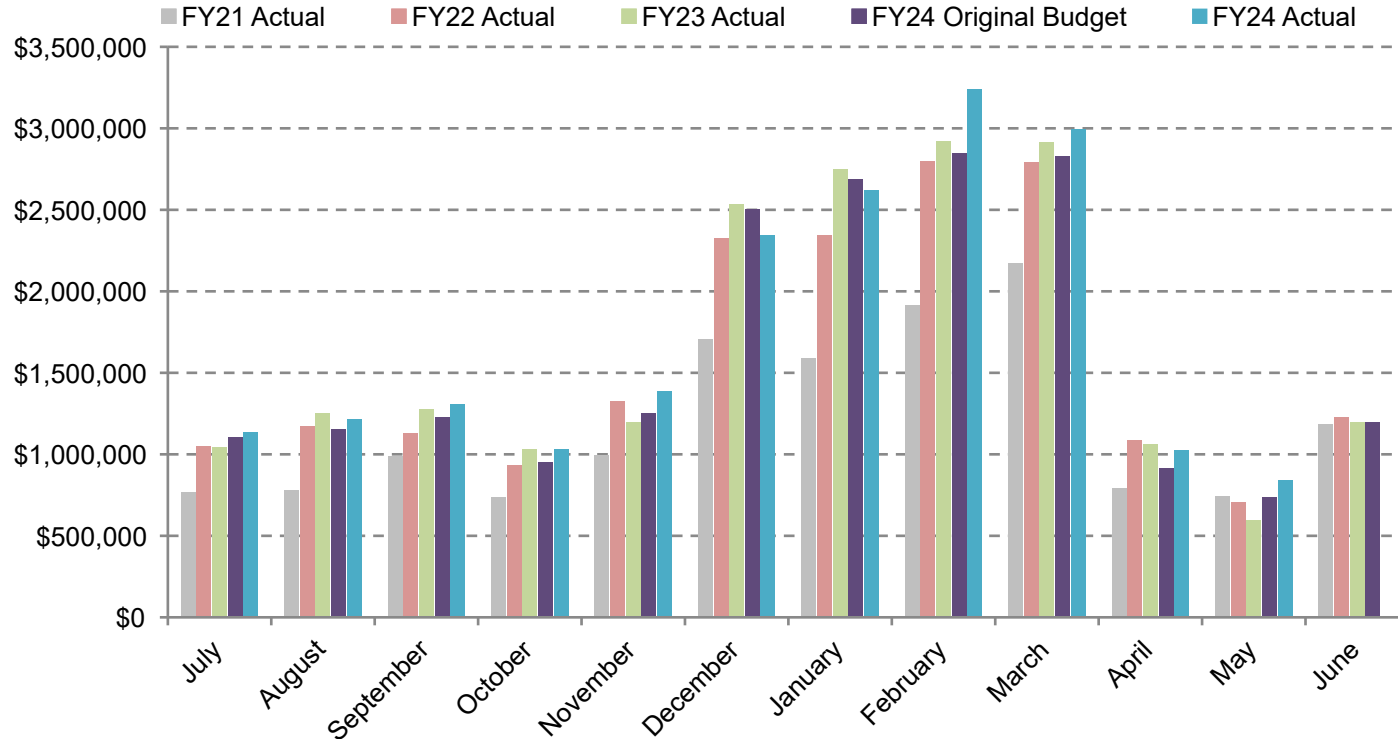
General Fund - Sales Tax Summary - Monthly						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY24 v FY23, % Variance
July	\$767,523	\$1,047,907	\$1,046,389	\$1,104,701	\$1,135,532	8.5%
August	\$777,490	\$1,171,314	\$1,251,903	\$1,155,754	\$1,216,142	-2.9%
September	\$991,597	\$1,132,565	\$1,274,032	\$1,229,799	\$1,308,072	2.7%
October	\$735,086	\$933,913	\$1,034,057	\$954,474	\$1,030,019	-0.4%
November	\$995,487	\$1,327,690	\$1,195,346	\$1,253,138	\$1,385,504	15.9%
December	\$1,709,314	\$2,326,097	\$2,534,848	\$2,502,995	\$2,345,693	-7.5%
January	\$1,587,251	\$2,345,867	\$2,747,945	\$2,690,939	\$2,621,477	-4.6%
February	\$1,915,684	\$2,797,934	\$2,918,323	\$2,846,745	\$3,239,469	11.0%
March	\$2,175,133	\$2,789,466	\$2,914,949	\$2,830,360	\$2,995,059	2.7%
April	\$792,166	\$1,086,580	\$1,065,205	\$917,717	\$1,027,640	-3.5%
May	\$742,106	\$707,914	\$594,757	\$738,461	\$840,965	41.4%
June	\$1,186,465	\$1,228,604	\$1,194,996	\$1,198,892	\$0	
Total	\$14,375,301	\$18,895,853	\$19,772,750	\$19,423,976	\$19,145,573	

General Fund - Sales Tax Summary - Cumulative						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY24 v FY23, % Variance
July	\$767,523	\$1,047,907	\$1,046,389	\$1,104,701	\$1,135,532	8.5%
August	\$1,545,014	\$2,219,221	\$2,298,293	\$2,260,455	\$2,351,675	2.3%
September	\$2,536,611	\$3,351,787	\$3,572,325	\$3,490,254	\$3,659,747	2.4%
October	\$3,271,697	\$4,285,700	\$4,606,381	\$4,444,727	\$4,689,766	1.8%
November	\$4,267,183	\$5,613,390	\$5,801,728	\$5,697,865	\$6,075,271	4.7%
December	\$5,976,497	\$7,939,487	\$8,336,576	\$8,200,861	\$8,420,963	1.0%
January	\$7,563,748	\$10,285,355	\$11,084,521	\$10,891,800	\$11,042,441	-0.4%
February	\$9,479,432	\$13,083,289	\$14,002,844	\$13,738,545	\$14,281,909	2.0%
March	\$11,654,565	\$15,872,754	\$16,917,793	\$16,568,906	\$17,276,969	2.1%
April	\$12,446,731	\$16,959,335	\$17,982,997	\$17,486,623	\$18,304,609	1.8%
May	\$13,188,836	\$17,667,248	\$18,577,754	\$18,225,084	\$19,145,573	3.1%
June	\$14,375,301	\$18,895,853	\$19,772,750	\$19,423,976	\$19,145,573	

Sales Tax Summary – General Fund

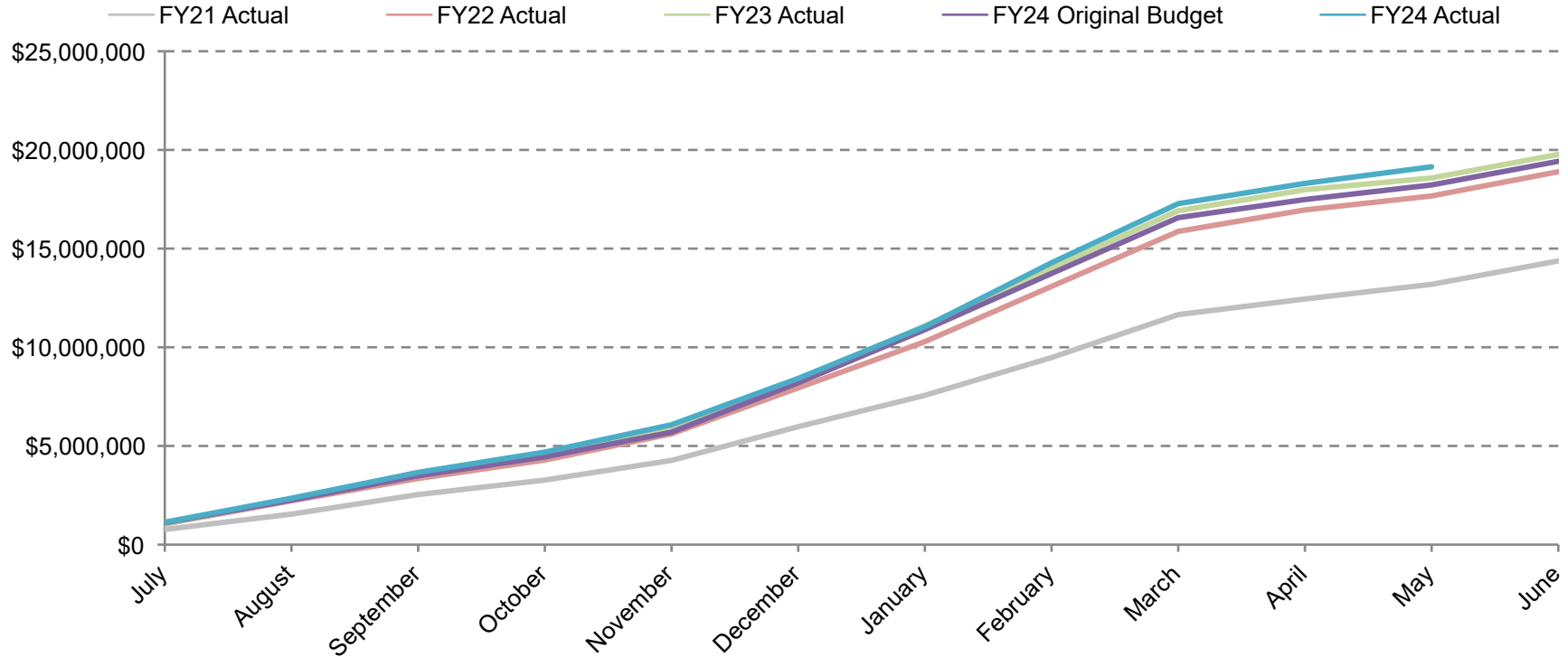
General Fund

Historical Sales Tax Revenues & Budgets Over Time by Month



Sales Tax Summary – General Fund

General Fund - FY24 Cumulative Annual Sales Tax Revenues Through Different Lenses





Capital Fund

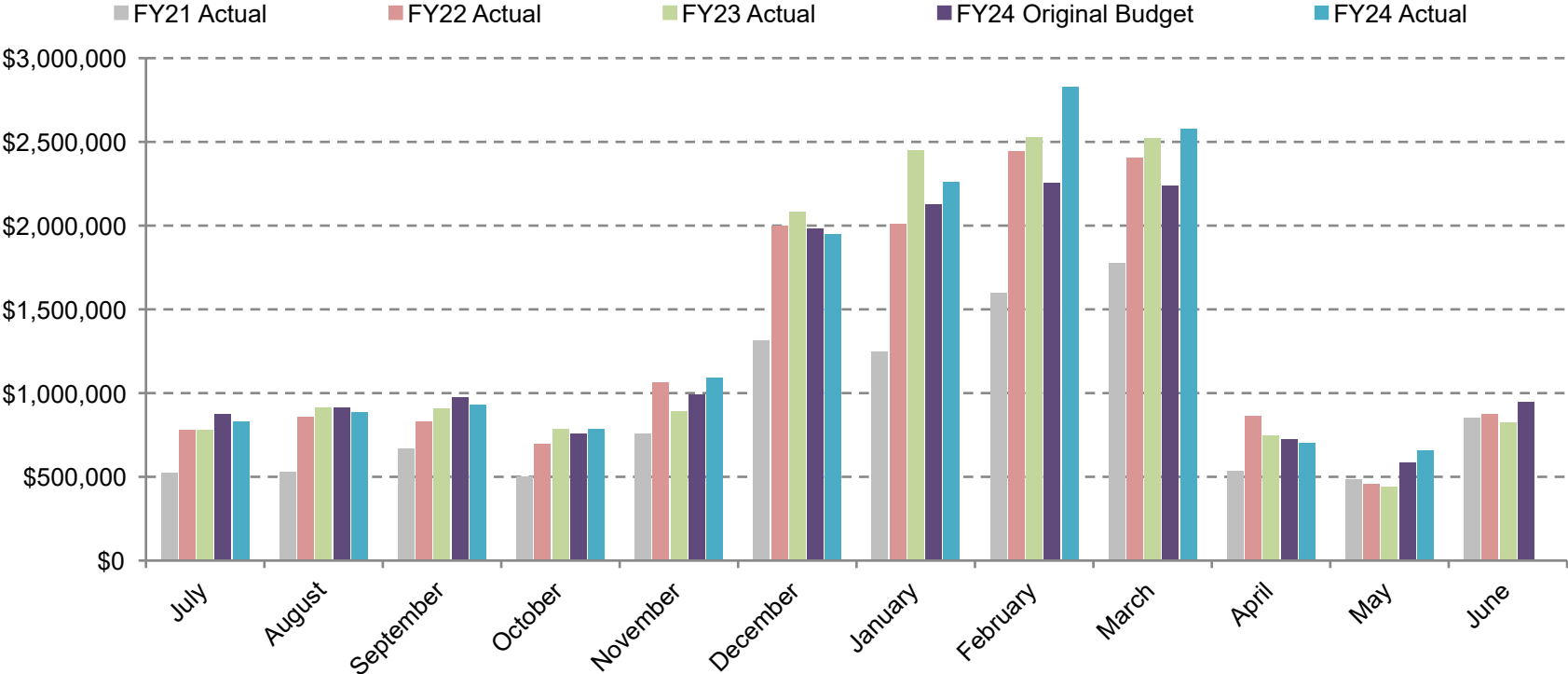
Sales Tax Summary – Capital Fund

Capital Fund - Sales Tax Summary – Monthly						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$522,650	\$780,132	\$781,125	\$874,360	\$829,804	6.2%
August	\$529,137	\$855,278	\$912,695	\$914,768	\$886,006	-2.9%
September	\$666,174	\$829,049	\$908,812	\$973,374	\$932,445	2.6%
October	\$502,670	\$694,081	\$783,529	\$755,457	\$785,353	0.2%
November	\$760,386	\$1,065,376	\$890,056	\$991,847	\$1,089,951	22.5%
December	\$1,313,631	\$1,996,471	\$2,082,759	\$1,981,096	\$1,949,295	-6.4%
January	\$1,246,723	\$2,009,355	\$2,452,052	\$2,129,852	\$2,262,573	-7.7%
February	\$1,601,025	\$2,443,664	\$2,525,462	\$2,253,171	\$2,827,255	11.9%
March	\$1,775,065	\$2,403,776	\$2,523,645	\$2,240,202	\$2,579,859	2.2%
April	\$535,486	\$861,933	\$747,250	\$726,364	\$701,937	-6.1%
May	\$485,197	\$458,895	\$437,932	\$584,485	\$657,543	50.1%
June	\$852,122	\$874,901	\$823,927	\$948,912	\$0	
Total	\$10,790,265	\$15,272,911	\$15,869,245	\$15,373,887	\$15,502,021	

Capital Fund - Sales Tax Summary - Cummulative						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$522,650	\$780,132	\$781,125	\$874,360	\$829,804	6.2%
August	\$1,051,787	\$1,635,410	\$1,693,821	\$1,789,128	\$1,715,810	1.3%
September	\$1,717,961	\$2,464,459	\$2,602,633	\$2,762,502	\$2,648,254	1.8%
October	\$2,220,631	\$3,158,539	\$3,386,163	\$3,517,958	\$3,433,607	1.4%
November	\$2,981,017	\$4,223,915	\$4,276,219	\$4,509,805	\$4,523,558	5.8%
December	\$4,294,649	\$6,220,386	\$6,358,977	\$6,490,901	\$6,472,854	1.8%
January	\$5,541,371	\$8,229,741	\$8,811,029	\$8,620,753	\$8,735,427	-0.9%
February	\$7,142,396	\$10,673,406	\$11,336,491	\$10,873,924	\$11,562,682	2.0%
March	\$8,917,460	\$13,077,182	\$13,860,136	\$13,114,127	\$14,142,541	2.0%
April	\$9,452,946	\$13,939,115	\$14,607,386	\$13,840,491	\$14,844,478	1.6%
May	\$9,938,143	\$14,398,010	\$15,045,318	\$14,424,976	\$15,502,021	3.0%
June	\$10,790,265	\$15,272,911	\$15,869,245	\$15,373,887	\$15,502,021	

Sales Tax Summary – Capital Fund

Capital Fund Historical Sales Tax Revenues & Budgets Over Time by Month

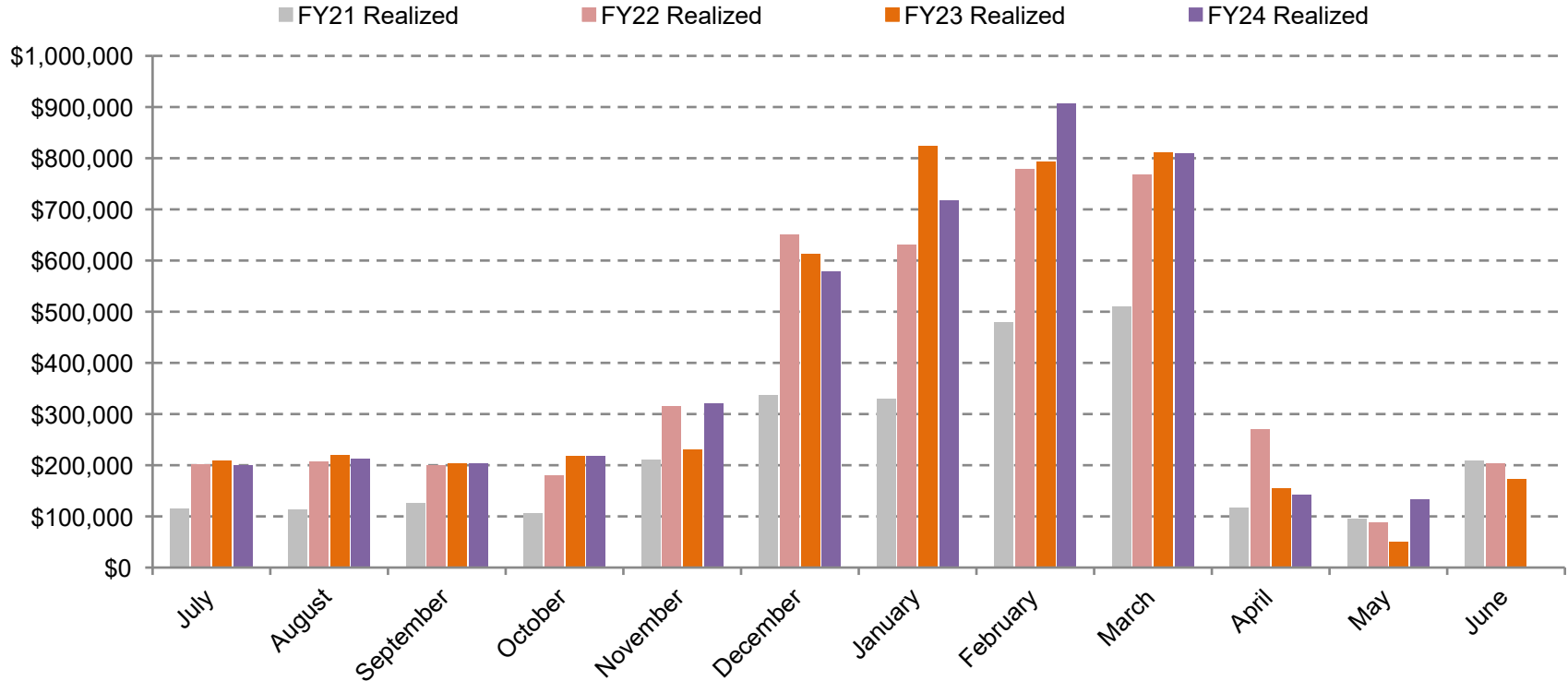


Sales Tax Summary – Transient Room Tax

Transient Room Tax						
Monthly	FY21 Realized	FY22 Realized	FY23 Realized	FY24 Realized	FY24 vs. FY23, \$ Variance	FY24 vs. FY23, % Variance
July	\$114,918	\$201,780	\$207,936	\$199,624	(\$8,312)	-4.00%
August	\$112,872	\$206,192	\$219,874	\$212,683	(\$7,191)	-3.27%
September	\$125,348	\$200,321	\$203,178	\$203,721	\$543	0.27%
October	\$104,921	\$179,897	\$217,406	\$217,701	\$296	0.14%
November	\$210,795	\$315,172	\$229,493	\$319,441	\$89,948	39%
December	\$336,374	\$650,240	\$611,583	\$577,710	(\$33,873)	-6%
January	\$328,467	\$630,062	\$823,076	\$717,139	(\$105,938)	-13%
February	\$479,315	\$778,153	\$793,379	\$906,424	\$113,045	14%
March	\$509,063	\$767,199	\$811,367	\$809,258	(\$2,109)	-0.3%
April	\$116,391	\$270,230	\$154,497	\$141,257	(\$13,240)	-8.6%
May	\$94,854	\$87,896	\$69,124	\$132,111	\$62,987	91.1%
June	\$208,432	\$203,021	\$172,713	\$0	(\$172,713)	-100%
Total	\$2,741,751	\$4,490,163	\$4,513,625	\$4,437,069	(\$76,556)	-2%

Sales Tax Summary – Transient Room Tax

Transient Room Tax Historical Revenues Over Time by Month





Transportation Fund

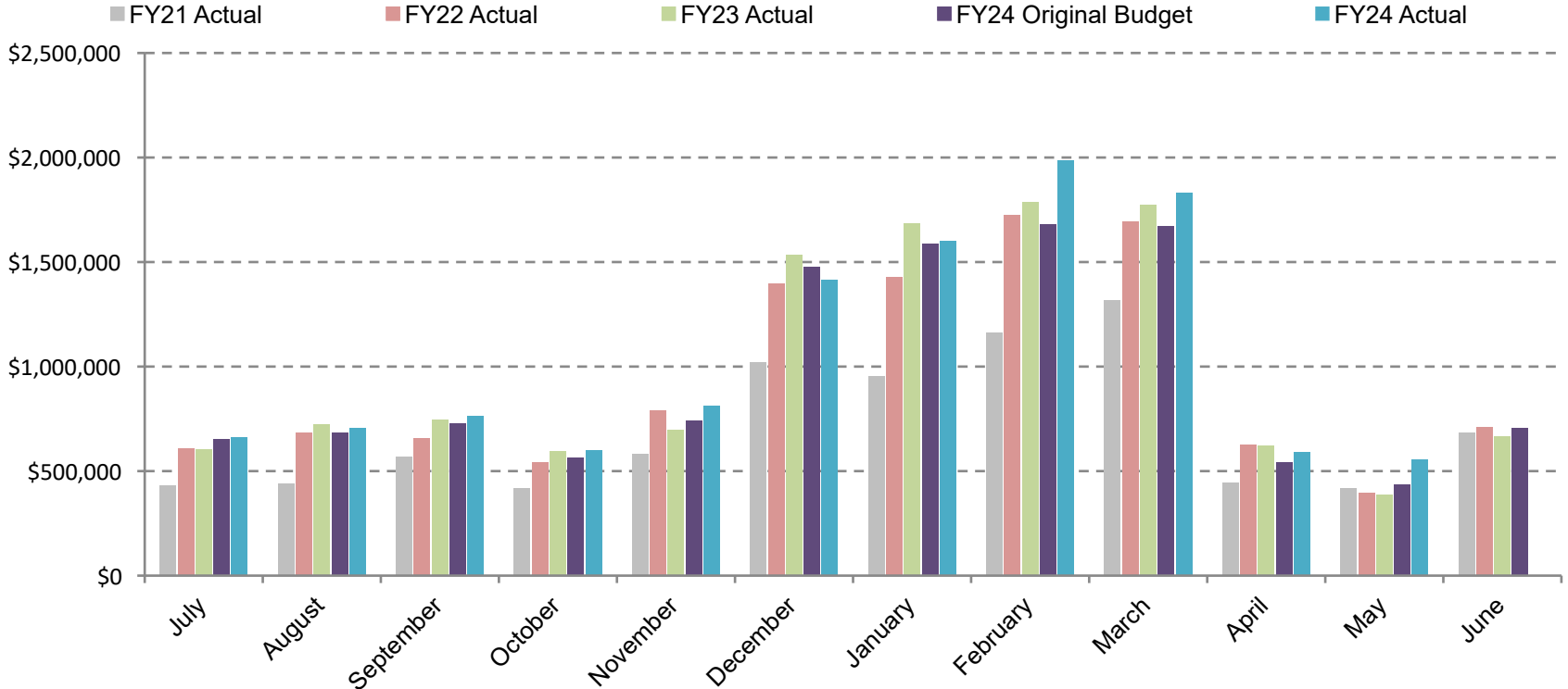
Sales Tax Summary – Transportation Fund

Transportation Fund - Sales Tax Summary - Monthly						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$431,048	\$608,068	\$602,675	\$652,677	\$661,242	9.7%
August	\$441,580	\$684,973	\$725,764	\$682,840	\$704,641	-2.9%
September	\$570,321	\$658,907	\$745,081	\$726,587	\$764,144	2.6%
October	\$419,670	\$543,457	\$597,809	\$563,920	\$598,531	0.1%
November	\$583,067	\$789,506	\$697,635	\$740,376	\$810,870	16.2%
December	\$1,019,746	\$1,398,686	\$1,534,675	\$1,478,814	\$1,414,574	-7.8%
January	\$955,215	\$1,429,096	\$1,684,835	\$1,589,855	\$1,602,769	-4.9%
February	\$1,164,026	\$1,723,761	\$1,789,446	\$1,681,908	\$1,985,796	11.0%
March	\$1,316,569	\$1,695,248	\$1,773,311	\$1,672,227	\$1,830,842	3.2%
April	\$446,180	\$626,520	\$623,780	\$542,204	\$591,697	-5.1%
May	\$416,661	\$398,109	\$387,835	\$436,296	\$555,334	43.2%
July	\$684,361	\$709,106	\$665,815	\$708,327	\$0	
Total	\$8,448,444	\$11,265,438	\$11,828,660	\$11,476,031	\$11,520,438	

Transportation Fund - Sales Tax Summary - Cumulative						
Month	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Original Budget	FY24 Actual	FY23 v FY24 % Variance
July	\$431,048	\$608,068	\$602,675	\$652,677	\$661,242	9.7%
August	\$872,628	\$1,293,041	\$1,328,439	\$1,335,517	\$1,365,883	2.8%
September	\$1,442,949	\$1,951,949	\$2,073,520	\$2,062,104	\$2,130,027	2.7%
October	\$1,862,619	\$2,495,405	\$2,671,329	\$2,626,024	\$2,728,558	2.1%
November	\$2,445,687	\$3,284,912	\$3,368,963	\$3,366,400	\$3,539,428	5.1%
December	\$3,465,433	\$4,683,598	\$4,903,638	\$4,845,215	\$4,954,002	1.0%
January	\$4,420,648	\$6,112,694	\$6,588,472	\$6,435,070	\$6,556,770	-0.5%
February	\$5,584,674	\$7,836,455	\$8,377,918	\$8,116,977	\$8,542,566	2.0%
March	\$6,901,243	\$9,531,703	\$10,151,230	\$9,789,205	\$10,373,408	2.2%
April	\$7,347,422	\$10,158,223	\$10,775,009	\$10,331,408	\$10,965,105	1.8%
May	\$7,764,084	\$10,556,332	\$11,162,845	\$10,767,704	\$11,520,438	3.2%
July	\$8,448,444	\$11,265,438	\$11,828,660	\$11,476,031	\$11,520,438	

Sales Tax Summary – Transportation Fund

Transportation Fund Historical Sales Tax Revenues & Budgets Over Time by Month





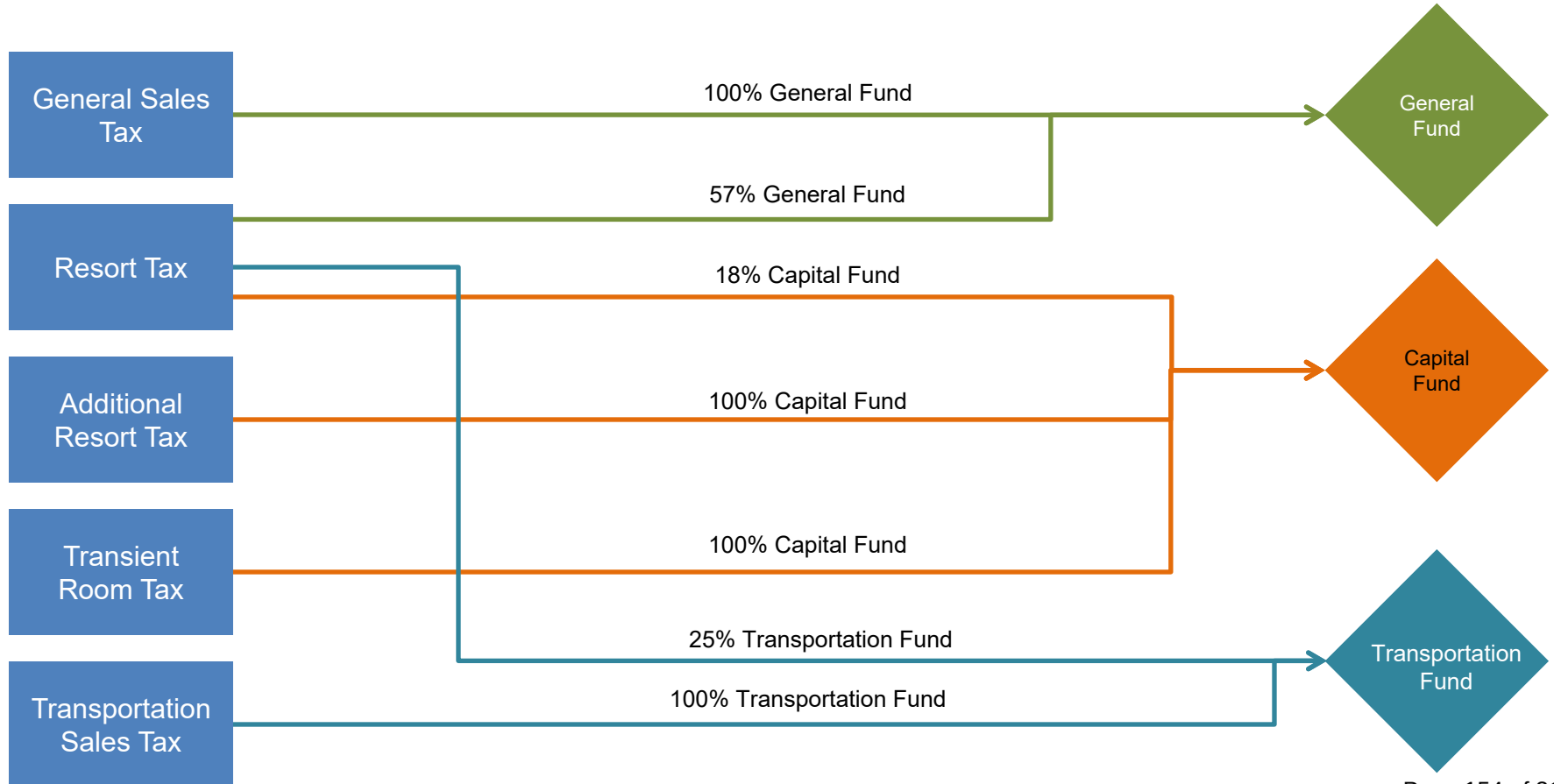
Appendix

PARK CITY

1884

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Where Do Our Sales Taxes Go?





PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

June 28, 2024

The Council of Park City, Summit County, Utah, met in open meeting on June 28, 2024, at 10:00 a.m. in the City Council Chambers.

SPECIAL MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey (arrived at 10:04 a.m.) Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, Deputy City Attorney Marissa Marleau, Deputy City Recorder	Present
None	Excused

II. 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.

Charlie Sturgis 84060 raised concerns over paid parking at trailheads, stating that it seemed like a regressive tax burden to those who couldn't afford it and he urged the Council to consider other options to keep trails inclusive.

Mayor Worel closed the public input portion of the meeting.

III. OLD BUSINESS

1. Consideration to Approve Ordinance 2024-14, an Ordinance Amending Municipal Code Title 10, Non-Motorized Trail Use, and Approve Resolution 13-2024, a Resolution Designating Natural Surface Trails Within City-Owned Clark Ranch for Electric-Assisted Bike (E-Bike) Use:

Heinrich Deters, Trails and Open Space Manager, invited Dana Jones, District Director of Snyderville Basin Special Recreation District (SBSRD), and Lora Smith, Executive Director of Mountain Trails Foundation, to speak on Non-Motorized Trail Ordinance Amendments 10-1-4.5. He reviewed this was the third meeting regarding E-bikes: The first was on May 2, 2024 where the City Council reviewed the 2024 Community E-bike survey and took public input, and the second was on May 23, 2024 where staff presented and discussed the E-Bike survey a second time with Council, and asked several policy questions. He confirmed that SBSRD held a public meeting on June 9, 2024, recommending approval of an ordinance prohibiting E-bikes on natural surface trails, with exceptions for Class I E-bike users over 65 and those with mobility disabilities. He furthered that this ordinance intended to mirror the current Park City language and create consistency across jurisdictions. On June 26th, Summit County Council reviewed proposed amendments to the County E-bike ordinance.

Deters displayed the draft E-Mountain Bike (E-MTB) Pilot Project Area map to illustrate the desired area to connect Lower Deer Valley to Deer Valley East through Finns Trail, which wasn't as advanced as other trails and was chosen to provide a quality trail connection component for all ability levels.

Smith hoped to show general support for the pilot program, reiterating that it was on private land and provided connectivity to already planned E-bike-friendly trails. She had concerns with enforcement surrounding the pilot as there was no plan in place to stop E-bikes from accessing other trails in the network once they were allowed to access Finns. She also raised concerns about measurability surrounding the success or failure of the pilot project and urged the Council to consider a method of monitoring. In addition, she advocated for unified ordinances between the county and City, as this network of trails crossed multiple zip codes.

Jones provided a brief recap of the June 26th County Council meeting, stating that there was general support for regional cooperation but she would like to have further discussion before acting.

Deters presented the language on which he was seeking Council direction: "*e. This prohibition shall not apply to the use of Class I electric-assisted bicycles on natural surface public trails designated for the use of such bicycles by the local highway authority by resolution and marked by traffic control devices.*" Survey results supported keeping this language intact.

Council Member Dickey clarified that the implication regarding private trails was that the Council would not have to pass a resolution to do the pilot as drafted. Deters confirmed that was correct. Council Member Dickey furthered that there were multiple trails that

1 crossed public-private land throughout the network and asked why the pilot trail(s) were
2 different. Deters responded that the City received public trail dedication through the
3 planning process on plats. Park City Mountain in 2019 for example, worked through
4 their Master Planned Development (MPD) for Miner's Camp with the Planning
5 Department, and under conditions of the MPD dedicated surrounding trails to the City.
6 The Deer Valley trails, however, were not part of a platted area. Council Member Dickey
7 clarified that trail easements specifically dedicated to the City were regulated by the City
8 through code, and if they were not dedicated to the City, the private landowner
9 maintained the regulation of trails. Luke Henry, Assistant City Attorney, confirmed.
10 Council Member Dickey inquired if any of the trails on Deer Valley had easements.
11 Deters stated that the majority were private. Council Member Dickey asked why PCMC
12 was entertaining the approval of a pilot program on private property, not City-owned
13 land, where rangers could assist with regulation. Deters noted the question had never
14 been raised.

15
16 Council Member Rubell asked Deters to create a regional map depicting what trails
17 were public and private. Deters said that they didn't have that yet but were actively
18 working to create it. Council Member Toly asked staff to describe the build of the Clark
19 Ranch trails and how one would create an E-MTB trail. Deters stated E-bike trails were
20 based on state regulation and code. Smith indicated that an E-bike trail would be built
21 with wider tread and different camber, the sightlines would be longer, and the
22 directionality of the trail would be one-way.

23
24 Council Member Rubell asked if Finn's Trail would be used in the pilot. Deters explained
25 that the trail would be closed for two summers, and therefore, its removal from the pilot
26 seemed appropriate but was at Council discretion. Council Member Rubell asked how
27 the ordinance would function for a visitor versus a resident. Deters stated that if you are
28 visitor compliant and over 65, you can ride your MTB on single-track trails; if you have a
29 mobility disability, you can also ride single-track without filing any paperwork with the
30 City. Mayor Worel stated that if the visitor wanted to file with the City, they would receive
31 a courtesy hang-tag for their bike, but agreed with Deters that it was not a requirement.
32 Council Member Rubell clarified that if you had a mobility issue, you would not need to
33 provide a doctor's note in this instance, to which Deters confirmed.

34
35 Council Member Ciraco inquired about the original pilot project and if it was a half-mile
36 connection from Snow Park to Deer Valley East or if it was conceptually different.
37 Deters stated that there had been numerous pilot projects prior to this iteration, but this
38 specific pilot originated from the Council's desire based on survey results. Ciraco
39 inquired as to which type of recreational activity, analog or E-MTB, would cause more
40 trail damage. Smith stated that safety, speed, and the design of the trail to
41 accommodate E-bike use were more impactful predictors of trail damage.

42
43 Council Member Parigian referred to the 2020 E-bike Survey, which asked: "Do you
44 support a Pilot Program?," and noted 50% of the respondents said yes, 42% said no,
45 and 8% were undecided. He asked why this same question was not asked again in the

2024 survey. Deters stated that at that time, there was full direction from the Council to consider a Round Valley pilot project and suspected that was why the question was specific to 2020.

Council Member Dickey asked which entity was proposing the pilot program. Deters stated that PCMC was proposing it with the support of Deer Valley. Council Member Dickey asked Deters to clarify how the ordinance would work on private land. Deters responded that there would be greater clarity surrounding regulations when the regional map was created. With that, stakeholders would be able to identify private trails in which landowners could apply their own operational standards versus trails regulated by the ordinance.

Mayor Worel opened the public hearing.

William Dark 84060, wanted trail safety addressed, and stated that emergency medical services should be involved in the planning. Visitors may not be equipped to handle singletrack on E-bikes and may need greater assistance if they became injured on the mountain.

Tom Peek 84060, speaking on behalf of Lynn Ware Peek, agreed with Lora and Dana and had the same concerns regarding the safety aspects that changing the ordinance would result in. Peek urged Council to hold off on a decision until a plan for enforcement was in place.

Ryan Goff 84098, supported the proposed amendment change and pilot to Deer Valley East. He stated that E-bike sales, compared to analog, were on the rise and greater usage was evidenced by survey results. He disagreed with the statement that E-bikers had trails to use today stating that Clark Ranch was the only location to ride currently.

Alisha Niswander 84060, opposed changing the current E-bike ordinance. She did not feel that using E-bikes on public trails was a good fit for Park City. As a mountain bike tour guide, she stated that E-bike users were often not confident mountain bikers, and most didn't have the fitness to ride single-track trails. If the Council decided to move forward with the pilot, she urged Council Members to consider a program where feedback and data collection could be gathered in order to identify if the program was a sustainable option for trails.

Charlie Sturgis 84060, was concerned that not enough data collection had been gathered from surrounding cities where E-bike programs had already been implemented. He stated that the Clark Ranch trail was not the only trail that was E-bike friendly, citing Slate Creek and WOW trails as other locations that accommodated E-bikes. He asked the Council to realize how quickly the E-bike community was growing and that funding be made available to create an adequate trail system to accommodate all users.

1 Rich Wyman 84060, did not support E-bikes on singletrack. The ordinance had
2 undergone several revisions recently, which he felt made it difficult for residents to stay
3 informed and participate effectively. He did not feel that existing trail systems were built
4 with E-bikes in mind and did not provide a safe space for multiple users on already
5 crowded trails.

6
7 Angela Wright 84098, owner of Bingham Cyclery, 84060 supported the pilot program
8 and stated that the E-bike industry was growing, as 40% of units sold at her shop last
9 year were electric.

10
11 Lyn McCarter 84098, asserted that a map would be helpful in identifying which trails
12 could be used by E-bikes. She furthered that Class I, II, and III should also be labeled
13 on the map to provide users with better knowledge of what category trail they could use
14 safely.

15
16 Roanne Mayir 84098, was not opposed to E-bike use on trails and supported the pilot,
17 but she wished to see safety, overcrowding, and overuse issues addressed. She
18 wanted to see the Council support a long-term strategy to support trail growth by
19 spreading multiple user groups.

20
21 Colleen Logan 84098, was against E-bikes on singletrack. As a hiker, she felt
22 threatened by analog and E-bikes alike. She supported the idea that singletrack was not
23 built with E-bikes in mind and wanted to see safety addressed for multiple-use trails.

24
25 Craig Williams 84098, asked that safety and enforcement be addressed and suggested
26 that trail rangers be added to the amendment.

27
28 Ian Hartley 84060, enjoyed trails with his family. He approved of the pilot and hoped that
29 the Council would consider safety when moving forward with the project.

30
31 James Keesler eComment: "E-bikes have been promoted as another recreational
32 opportunity, however they are nothing more than just a motorized vehicle. Giving them
33 access to trails that are for non motorized use is a mistake. E-bike and non motorized
34 use are not compatible on the same trail. There is no way control their speed or in the
35 manner that they are used. As a trail runner, having to worry about e-bikes on the trail
36 can be disconcerting. The speed in which they travel, the inability of the rider to control
37 the bike and the lack of common trail courtesy make conditions such that I am
38 concerned for my safety. E-bike riders do not have the same understanding or respect
39 that non motorized trail users share. They do not understand or appreciate the exercise
40 component that is required to use these trails. They think that simply turning a throttle
41 gives them the right to venture onto these trails, traveling at higher speeds than what
42 can be achieved by non motorized use without caring who is affected by their use. If you
43 want to take away the enjoyment we, the non motorized trail users receive then the best
44 way to do that is to open up the trails to e-bikes. A perfect example of this is the rail trail,
45 which was once a wonderful paved trail for biking and running. Now it is nothing more

1 than a road with e-bike traffic traveling at high speeds that make the whole experience
2 unpleasant and dangerous. Please do not let motorized vehicles on our trails which are
3 sacred and offer the peace and tranquility we look for in nature. There are plenty of
4 double track roads that exist throughout the state we don't need to create more places
5 for e-bikes especially when that detracts and deters non motorized use."
6

7 Toni Allison eComment: "My email is to show my support for Class 1 E-MTBs on MTB
8 trails in Park City. My email is also to share my experience so that those against this
9 proposal may reconsider their stance. Unfortunately, I am out of town and unable to
10 attend this morning's public comment session. I've been a MTB rider for 8 years... the
11 first 5 of those on an "analog" MTB. My husband has been a MTB rider for much longer
12 and a road cyclist for even longer and has a cycling fitness level that I will never reach!
13 In those first 5 years, we never went on a MTB ride together that didn't end in
14 annoyance with each other. "Slow down- I can't go that fast!" "I'm trying to ride slow, but
15 I just can't go that slow." "Ugh, I don't know why I even try!" You can imagine which one
16 of us was saying which. Three years ago, our bike marriage changed-- and for the WAY
17 WAY BETTER! That's when I got my E-MTB and I can tell you we have only had
18 awesome rides together since. As I am sure you all have heard already, it is not the bike
19 but the rider that makes the difference on shared trail systems. I am the same
20 respectful, considerate MTBer on my E-bike that I was before on my analog bike and
21 I've never had an issue with other riders. The only negative comments that I have gotten
22 on the trail are from riders who gladly allow me to pass until all of a sudden they realize
23 I am on an E-MTB and then the ego kicks in. Mind you, this never happens when I am
24 riding with my husband-- only when I am riding alone. Might it be that the ego doesn't
25 like a small-statured woman passing with care because it makes them feel somehow
26 small? I don't understand that feeling and I really try to be empathetic. I am still open-
27 eared to people that are against this proposal as I really do want to understand what the
28 true issue is."
29

30 Brad Drennan eComment: "I would like to provide comment on the proposed
31 amendment to the e-bike pilot program that is being considered today, 6/28. I very
32 strongly oppose the amendment as written. The amendment as written is not thorough
33 enough to safely expand the allowance of e-bikes on local Park City trails. Without an
34 executable and thought out enforcement plan, this amendment will only enable e-bikes
35 of all class types to descend upon our local trails. I support the council's consideration
36 of expanding the program, but this needs to be far more thought through, with ample
37 input from the community and Mountain Trails Foundation. Thank you for voting no on
38 this amendment."
39

40 Additional comments are attached to the approved minutes.

41
42 Mayor Worel closed the public hearing.
43

1 Council Member Parigian stated that E-bikes were a disruptor and users sought to
2 share common space. Like pickleball, E-bikes were trending, and Park City trails did not
3 have the capacity for the demand, so he supported the pilot.

4
5 Council Member Toly stated 2,200 people took the current survey, and 68% of them
6 wanted to keep the current ordinance in place. Regarding the 2019 survey, she clarified
7 that in the August 29, 2023, staff report, there was a general lack of support for the
8 allowance of E-bikes on Round Valley trails, which led to the incorporation of E-bikes at
9 Clark Ranch. She was concerned that E-bikes would be used on more trails than what
10 was proposed in the pilot. Additionally, she had concerns with trail safety, speed, and
11 sightlines and hoped to see the creation of more trails for specific uses. She
12 encouraged staff to collect additional data, research areas that had E-bike networks
13 already in place, and address safety concerns. She also wanted to designate land and
14 funds to create trails specifically for E-bike use.

15
16 Council Member Rubell favored seeing Park City policies evolve to incorporate new
17 technology and accommodate user groups. He felt that based on survey results, the
18 public was open to a smart approach to the management of E-bikes, and therefore
19 supported the pilot. He furthered that small, local bike shops would need to support E-
20 bike growth in order to keep up with trends and he wanted to see those businesses
21 have areas in which they could send riders who rented E-bikes.

22
23 Council Member Dickey was against the pilot and stated that the main issue with trails,
24 from a broader perspective, was overcrowding. There were users from Salt Lake Valley
25 and Wasatch Front, in addition to local riders, and the trails on the weekends were
26 busier than they had ever been. He supported updating the ordinance language, but if
27 the pilot passed, he would like staff to return with an assessment tool through which
28 they could analyze its effectiveness.

29
30 Council Member Ciraco listed other towns that already had E-bike trails in place, and
31 urged Council to follow their lead. He stated that he was committed to investing in the
32 trail network with trail segregation by use and direction to allow for more hiking, analog,
33 and E-bike-specific trails. He supported the pilot and did not believe the trail connector
34 would produce overcrowding.

35
36 Council Member Worel stated that she was on Council when the ordinance passed
37 regarding the allowance of people over 65 with mobility issues to recreate with E-bikes.
38 She recalled that anecdotally, community members felt like they had their lives back
39 because they could recreate again despite ailments. However, she furthered that there
40 should be guidelines and enforcement regulations so that individuals using trails could
41 recreate safely and she did not believe that foundation was currently in place.

42
43 Council Member Rubell moved to approve Ordinance 2024-14, an ordinance amending
44 Municipal Code Title 10, Non-Motorized Trail Use, and approve resolution 13-2024, a
45 resolution designating natural surface trails within city-owned Clark Ranch for electric-

assisted bike (E-Bike) use with the following proposed amendments: to clarify that the courtesy tag program for those 65 and older or those with mobility issues did not require registration with the City; to change the current penalty provision from a Class B misdemeanor to a traffic penalty system; to update the resolution to remove Clark Ranch from the title and add language to the body to refer to attachments as the specific areas of use. He also wanted to change the whereas statement to say, "The Park City Council has adopted ordinances regulating the use of E-bikes on natural surface trails." Council Member Parigian seconded the motion.

After some clarifying questions, Luke Henry noted the misdemeanor language would be changed to say "an infraction". He proposed an additional amendment to include "public" to the definitions of multi-use pathways and natural surface trails. Council Member Rubell modified his motion to include this additional amendment. Council Member Parigian seconded the modified motion.

Council Member Dickey expressed concern that the enforcement amendment would lead to a slippery slope regarding future regulation. Council Member Ciraco inquired if it was possible for a trail ranger to issue a misdemeanor. City Attorney Margaret Plane clarified that a trail ranger could not issue a misdemeanor or an infraction because Park City did not have a system in place to issue fines for trails.

RESULT: APPROVED

AYES: Council Members Ciraco, Parigian, and Rubell

NAYS: Council Members Dickey, and Toly

Mayor Worel asserted additional guardrails needed to be put in place so users understood. Council Member Ciraco asked if Council should direct staff to inform the Council of additional recommendations in terms of education and enforcement. The Council agreed to have that discussion when the new map came back to the Council. They also wanted an update on the progress of the pilot program.

Mayor Worel left the meeting at 12:18 p.m. Council Member Toly acted as Mayor Pro-Tem.

IV. NEW BUSINESS

1. Consideration to Approve the SR-248 Transit Study and Pre-NEPA Activities and Authorize the City Manager to Enter Into a Professional Services Agreement in a Form Approved by the City Attorney's Office with Horrocks LLC, in an Amount Not to Exceed \$1,069,609:

Julia Collins and Conor Campobasso, Transportation Planning Department, presented this item. Collins stated that this Transit study was the first step in a multi-step process that would require balancing staff resources with leveraging consultant technical expertise for items such as utilities, surveys, and right-of-ways. She mentioned that the

1 project was in partnership with Summit County and would be fully funded through the
2 Council of Government's (COG) Third Quarter Sales Tax.

3
4 Campobasso described the 18-month timeline, broken down into five different phases
5 on which the study would run. July through August 2024 would be reserved for data
6 collection, purpose and need, development of alternatives, survey and utilities, and an
7 environmental scan; September through December 2024 would identify fatal flaws and
8 refine alternatives; January through March 2025 would be reserved for Level 1
9 Screening Conceptual Design; April through September 2025 would refine alternatives,
10 Level 2 Screening, Advanced Design, Environmental Impacts, and Transit Modeling;
11 and October 2025 through January 2026 would include Locally Preferred Alternative
12 (LPA) selection, Federal Transit Administration (FTA) coordination, and Environmental
13 Assessment (EA) initiation. He furthered that there would be quarterly project updates to
14 Council, including results of the Level 1 Screening and initial alternatives that would be
15 considered. In addition, a public involvement plan would be developed, and Council
16 Transportation liaisons would be consulted throughout the project.

17
18 Collins stated that studies were required for impactful projects because Park City lacked
19 the necessary funding without federal or state grant support. The Utah Department of
20 Transportation (UDOT) and FTA were the two major funding agencies and required
21 certain steps, such as a study, for Park City to be eligible; thus, with an aggressive
22 timeline to expedite pre-National Environmental Policy Act (NEPA) activities while
23 completing the transit alternative analysis, staff was confident that the study would
24 provide the data they needed to move forward.

25
26 Council Member Ciraco asked about the difference between the study that would be
27 launched in comparison to the one that was completed in 2019. Collins indicated the
28 2019 plan was an auto-centric model that looked at widening the road, whereas this
29 study would be approached with a transit lens and noted that a significant amount of
30 work had been done on Park City Forward Long-Range Transportation Plan and
31 through Park City's Emerging Disruptors group since 2019. Council Member Parigian
32 inquired what federal dollars would be spent on. Campobasso stated that it could
33 include premium transit options such as better stops, fixed rail, or bus rapid transit on
34 the side or center lanes. Council Member Parigian asked for further clarification of the
35 study timeline. Campobasso stated that the timetable wasn't chronological but rather a
36 continuum, as most segments extended throughout the duration of the study.

37
38 Mayor Pro-Tem Toly opened public input.

39
40 Clive Bush 84060 eComment: "I would characterize this week's agenda item, SR-248
41 study, as an outdated corridor study to engineer a solution in order to expedite federal
42 grant monies as a string without a beginning or an end, and all for a cool million dollars.
43 Viability isn't a solution on its own. I recommend you skip tasks 1-3 and start with task 4
44 with a highly qualified town planner in order to ensure transportation mode changes
45 actually benefit EVERYONE year round."

Mayor Pro-Tem Toly closed public input.

Council Member Parigian asked what the million-dollar study would provide. Collins stated that it would provide an alternatives analysis, transit-mode options along the corridor, environmental clearance, and design. Council Member Ciraco stated the biggest return on investment regarding the study was the ability to tap into federal funding.

Council Member Dickey moved to approve the SR-248 transit study and pre-NEPA activities and authorize the City Manager to enter Into a Professional Services Agreement in a form approved by the City Attorney's Office with Horrocks LLC, in an amount not to exceed \$1,069,609. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Rubell, Toly

NAY: Council Member Parigian

2. Consideration to Authorize the City Manager to Purchase a One-Bedroom Condominium at 1835 Three Kings Drive, #65-9, for \$308,230 for City Employee Housing Utilizing the Affordable Housing Fund:

Rhoda Stauffer, Affordable Housing Project Manager, stated that the City was contemplating this purchase at the request of the seller because the unit had been for sale since January. She furthered that despite having over 250 people on the waitlist, the City had been receiving fewer applications when units became available, which was likely due to high interest rates. Stauffer noted that the 20 owners who previously purchased units from the City had not been notified of the potential sale, and thus, she now recommended that the City purchase the unit and abide by the existing deed restrictions, rent to a City employee for one year to give time for housing staff to find a City employee who would like to purchase it, and then sell the unit to a City employee so that it would remain an owner-occupied unit.

Council Member Jeremy Rubell sought clarification regarding the change of recommendation based on current restrictions. Stauffer stated that the same restrictions would apply to this unit as they did for those owners who had previously purchased, which included a one-year rental term pending City approval. Council Member Dickey asked who held the deed restrictions at Silver Star, and as opposed to selling the condo, he inquired if the deed restriction could be changed to where the City could use it as a long-term rental unit for City employees. Stauffer stated that the City held the deed and acknowledged that it could be rented full-time, but staff recommended the unit be owner-occupied due to the nature of the affordable owner-occupied community. Council Member Dickey asked Matt Dias which option had more utility for the City. Dias responded that the City would like to sell the property to a City employee if possible and that the rental provision would give the City the time to search for a qualified applicant so that the existing homeowners and the municipality were treated in the same regard. He furthered that if, within a year, the unit did not sell, further conversation regarding

1 deed restriction would take place. Council Member Ciraco asked what the rental rate
2 would be for a unit priced at \$308,230. Stauffer stated that Park City Municipal
3 employees receive 50% AMI, so the unit would rent for just under \$1,600 per month.
4

5 Mayor Pro-Tem Toly opened public input.
6

7 Matt Price 84060, lived across the hall from the unit and asked that it be kept as owner-
8 occupied. He would like Council to explore why there weren't more applicants and
9 suggested higher compensation or raising the AMI cap from 80% to 85%.
10

11 Katie Mullaly 84060, agreed with the new proposal to rent the unit for the year while
12 looking for a buyer because it was in alignment with existing deed restrictions. She
13 stated that the previous owner of the unit was a proponent of an owner-occupied
14 community. She believed that homeowners had a greater investment in the community
15 and asked for Council to re-visit the AMI cap to understand why more qualified buyers
16 weren't interested.
17

18 Jennifer Maloney 84060, lived in Silver Star affordable housing and thanked Stauffer
19 and the City for creating the program. She stated that she would like all efforts
20 exhausted to sell the unit before it was rented for the year and would like to see wage
21 restrictions revisited or to explore creative financing options to make units more
22 accessible for the working class. She also raised concerns regarding owners losing their
23 voice and voted for the Silver Star Plaza HOA and would like Council to explore options
24 that would ensure the continued success and sustainability of the affordable housing
25 program.
26

27 Rob Sletten 84060, executor for the estate, agreed with the staff recommendation and
28 felt it should stay as an owner-occupied unit due to the sense of community that prior
29 owners had created in the building.
30

31 Mayor Pro-Tem Toly closed public input.
32

33 Council Member Rubell appreciated the change in staff recommendation and requested
34 an analysis as to why the unit didn't sell. Council Member Parigian agreed with the staff
35 recommendation as well. Council Member Dickey understood the community of owner-
36 occupied but stated that there could be a global change since the City held all the deed
37 restrictions. Council Member Ciraco stated that the City and owners should have the
38 same advantages regarding deed restrictions.
39

40 Council Member Dickey moved to approve the recommendation to rent to a City
41 employee for one year, giving time to consider selling it to a qualified City employee.
42 Council Member Ciraco seconded the motion.
43

RESULT: APPROVED

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

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract for SCADA Support, in a Form Approved by the City Attorney's Office, with SKM Engineering, LLC, in an Amount Not to Exceed \$994,178.08:

2. Request to Approve a Lease Amendment with the Utah Department of Alcoholic Beverage Services (DABS) for the Continued Operation of a Small Store in the City-Owned Facility Located at 460 Swede Alley in a Form Approved by the City Attorney's Office:

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

RESULT: APPROVED

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

VI. APPOINTMENTS

1. Reappointment of Abby McNulty to the Recreation Advisory Board for a Term Ending June, 2027; and Appointment of Susan Mayo and Kathy Carey to the Recreation Advisory Board for Terms Ending June, 2027:

Tate Shaw, Assistant Recreation Director, stated that Abby McNulty had been a longtime resident of Park City, moving here in 2001, and had been active in many roles within the community. Susan Mayo had been a Park City resident for over 30 years and had been actively engaged in many things, including being a founding member of the Park City Community Foundation. Kathy Carey was newer to the community but had held many leadership roles, including baseball commissioner in other places where she lived.

Council Member Parigian moved to approve the reappointment of Abby McNulty to the Recreation Advisory Board for a term ending June, 2027; and appointment of Susan Mayo and Kathy Carey to the Recreation Advisory Board for terms ending June, 2027. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

2. Reappointment of Puggy Holmgren, Lola Beatlebrox, and John Hutchings to the Historic Preservation Board for Three-Year Terms:

Rebecca Ward, Planning Director, stated that Puggy Holmgren lived in a landmark Historic Site in the Historic District and had served on the board for many years. Lola Beatlebrox had served on the board since 2014 and researched and wrote about Park City history. John Hutchings had served on the board since 2017 and lived in a Landmark Historic Structure that he had been working to restore since 2010.

Council Member Dickey moved to approve the appointment of Puggy Holmgren, Lola Beatlebrox, and John Hutchings to the Historic Preservation Board for three-year terms. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

VII. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Parigian stated that there were 15 pairs of Sages and Seekers during an eight-week program at the library, which recently concluded. He noted that it was a great program and he encouraged youngsters and elders to apply. Council Member Rubell wished everyone a happy 4th of July. Council Member Ciraco thanked the Main Street business community, which had been disrupted since April with the water main replacement. He encouraged the community to go to Main Street to show patronage to local establishments. Council Member Toly mentioned two ribbon cuttings occurred: one for the Elektron Solar Project and one for the new 3Kings Water Treatment Plant.

Council Member Rubell asked if the Council would support an internal audit function and a formal audit committee given the large and complex numbers Council worked with. Council Members Parigian and Ciraco stated that they would both be willing to have that discussion. Council Member Dickey said that he preferred not to have staff spend time on it. Council Member Toly agreed with Council Member Dickey. Matt Dias said timing would largely depend on resources and personnel and that it could likely be brought back as a work session item this fall.

Staff Communications Reports:

1. FY24 Fraud Risk Assessment:

2. 2024 Fourth of July Celebration Reminders:

3. Insurance Policy Updates:

VIII. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 6, 2024:

Council Member Rubell moved to approve the City Council meeting minutes from June 6, 2024. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

IX. WORK SESSION

1. Transmission Line Underground Presentation by Rocky Mountain Power:

Luke Cartin, Environmental Sustainability Manager, introduced Andy Badger, Regional Business Manager, and Chris Wilder, Project Manager, Rocky Mountain Power (RMP). Badger presented two options to underground the transmission lines. Option A would run to the top of Boot Hill with a route length of 3,125 ft., cable length of 12,500 ft., eight 138kV open air terminations, eight 138kV XLPE arresters, four 138kV XLPE splices, one termination pole, one splicing manhole, two pull-through manholes, and an estimated cost of \$7,077,622. Option B would be located towards the middle of Boot Hill with a route length of 2,350 ft., cable length of 9,400 ft., eight 138kV open air terminations, eight 138kV XLPE arresters, one termination pole, four 138kV XLPE splices, one pull-through manholes, with an estimated cost of \$5,981,942.

Badger reviewed that after the Council selected an option, the next steps would include finalizing and executing the construction relocation agreement, which detailed long lead materials, design, and construction. Council Member Parigian asked if either option presented a fire danger. Cartin said both options were in the same fire category. Cartin clarified that visual impact and price differences separated the two options. Council Member Parigian inquired about the residential impact of the project. Cartin explained that outreach had been conducted, and additional outreach would be made after Option A or B was chosen. Council Member Dickey asked how much was allocated from the budget to this project. Cartin stated that a placeholder of \$3.4 million was set aside.

Matt Dias reviewed that this item would come back to Council in a public meeting with a proposal, public hearing, and likely a budget amendment. He thought public-private partnerships would need to be gained in order to fund the entirety of the project. Council Member Parigian inquired if this project would impact the Bonanza Village construction. Cartin clarified it would not impact construction and furthered that the lines would go underground at Woodbine and Kearns and back up Boot Hill parallel with the City's water line. Council Member Rubell stated that for fire risk mitigation, he supported Option A. Council Member Parigian asked how long it would take to come up with the remainder of the funds. Badger stated that construction would start in the spring, and at that time, under the construction relocation agreement, RMP would seek full funding for the project. Council Members Parigian, Ciraco, and Dickey selected Option A as well.

Council Member Ciraco moved to close the meeting to discuss property at 1:43 p.m. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Ciraco to adjourn from Closed Meeting at 2:05 p.m. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

XI. ADJOURNMENT

With no further business, the meeting was adjourned.

Marissa Marleau, Deputy City Recorder



PARK CITY COUNCIL MEETING MINUTES

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

July 11, 2024

The Council of Park City, Summit County, Utah, met in open meeting on July 11, 2024, at 2:45 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property, litigation, and advice of counsel at 2:45 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

CLOSED SESSION

Council Member Rubell joined remotely.

Council Member Dickey moved to adjourn from Closed Meeting at 4:10 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Discuss the Bonanza Park Small Area Plan:

Rebecca Ward, Planning Director, Bill Johnson, Planning Commission Liaison, and Luis Calvo, MKSK, were present for this item. Ward indicated they were ready for the small area plan to be adopted. The plan would open the door to the implementation phase, which would involve Planning Commission review, public hearings, and potential code amendments. She indicated the advisory committee spread the information on this plan to the community. She reviewed the goals of the plan, including a mixed-use neighborhood, locals oriented, user-friendly through connectivity, inclusive for workforce housing, green, and arts and culture. Ward asserted this area was challenged in moving people through it.

Ward discussed the Frontage Protection Zone (FPZ) and stated it was created to preserve scenic views, enhance the rural resort character of the entry corridors, provide

1 a landscaped buffer between development and the highway, minimize curb cuts, and
2 allow for future pedestrian and vehicular improvements. An FPZ was currently along
3 Kearns, Park Avenue and Deer Valley Drive. Structures proposed on these streets were
4 currently required to be 30-100 feet back from the street. The FPZ didn't exist on
5 Kearns until the high school. She requested that the Council approve the plan so the
6 implementation phase could begin. Commissioner Johnson reiterated that the FPZ was
7 very important to this area. He stated that clarifying the maximum height within the FPZ
8 would clear up the gray area in the code.

9
10 Calvo reviewed his letter to the Council with his recommendations for the plan. He
11 discussed community benefits and noted the Council and Planning Commission would
12 meet to discuss this topic. Council Member Rubell did not recall that the Council
13 requested a joint meeting although it was discussed with mixed reactions. Council
14 Member Dickey agreed that the Planning Commission had a good grasp on this, and
15 they could handle that discussion. Mayor Worel stated the Council discussed having
16 two liaisons meet with some of the Planning Commission to discuss it. Council Member
17 Dickey didn't think that was necessary.

18
19 Council Member Parigian indicated the community benefits was the most critical part of
20 the plan. He wanted to be part of the density bonus discussion and felt the entire
21 Council should weigh in as part of a joint session. Council Member Toly agreed with
22 Council Member Parigian and wanted the Council to weigh in on what the community
23 benefits were. Council Member Rubell thought the Council should have the final say,
24 but it was ineffective to meet jointly. Council Member Ciraco suggested having a small
25 group of knowledgeable people meet and then Council would have the final approval.
26 He thought there should be direction from the Planning Commission and then have a
27 couple of Planning Commission liaisons in attendance as the Council deliberated.
28 Mayor Worel felt it would be difficult to reach consensus with 12 people meeting on this.
29 She favored having a Planning Commission recommendation and then the Council
30 would review it. Johnson stated the Planning Commission could begin discussing it and
31 he suggested that the Council rank community benefits so the Planning Commission
32 could structure it.

33
34 Council Member Ciraco wanted the benefits to be what the final built environment would
35 look like. He hoped the Planning Commission could develop a rubric for scoring.
36 Council Members Rubell and Dickey agreed. Ward suggested sending the Council a
37 survey to rank items and then she would take it to the Planning Commission. She would
38 also include a staff communications report on the next Council meeting agenda to
39 update the Council on the progress. Council Member Dickey noted the Council took a
40 survey at the Council retreat in March. Ward stated the ranking would be the starting
41 point and it would be brought to the Council to see if the Planning Commission was on
42 the right track. Council Member Parigian expressed concern the Council would not have
43 enough input in the process. Mayor Worel summarized the majority of the Council
44 supported the ranking and Planning Commission process.

Calvo asked for Council direction on building height. It was currently at 35 feet with a density bonus of 45 feet. Council Members Dickey and Ciraco wanted to discuss additional height. Council Members Parigian, Toly, and Rubell thought the current height was sufficient. Calvo asked that the FPZ zone have a minimum setback of 30 feet and stated the public outreach phase showed support for this. Mayor Worel asked if the Planning Commission should change the minimum setback. Council Member Toly did not support changing it. Council Member Parigian thought it could be tweaked a little. Council Member Ciraco stated Bonanza should have a FPZ too, and he did not want the setback to change. Council Member Dickey didn't want to change the 30 feet, but he was interested in having a buy right for the space after the 30 feet. He would like to see what the Planning Commission was evaluating the CUP against. He also didn't know what would be gained by having step back buildings and would like a discussion on that at some point. Council Member Rubell asked if sculptures or benches could go on the 30 feet. Ward stated they could only go on trails currently, but they hoped to change the FPZ to include art and gathering spaces. Council Member Rubell agreed with those proposals. He also agreed with Council Member Dickey on the space after the 30-foot setback and stated he wouldn't mind a building if there was community benefit attached to that. Council Member Toly asked what Johnson envisioned if there weren't step backs. Johnson stated the Planning Commission thought the building should flow as it went up and step back was a way to get that. He was open to ways to look at the footage beyond the 30 feet.

Calvo related the timeline for the implementation of the plan, including hiring a consultant to help draft code by the end of the year. There would also be additional community engagement. Council Member Rubell disagreed with having more public outreach. He thought further outreach would confuse the process. He didn't want more delays. Council Member Dickey was interested in feedback from stakeholders as the code was developed. If the consultants thought it was necessary, he supported it, but if it wasn't needed, he was fine foregoing it. Council Member Ciraco thought it was time for the consultants to be bold. There would be some upset people, but outreach was performed and now was the time to move forward. Council Member Toly agreed with the others and noted public input could be given at the Planning Commission and Council meetings. Council Member Parigian agreed and noted the Council respected the community voices in this process.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ed Parigian Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly	Present

Matt Dias, City Manager Cate Brabson, Deputy City Attorney Michelle Kellogg, City Recorder	
Council Member Ryan Dickey	Excused

II. PRESENTATIONS

1. Sales Tax for Emergency Services Presentation by Malena Stevens, Summit County Council Chair:

Malena Stevens and Canice Harte, County Council members, presented this item. Stevens stated they were looking at increasing the sales tax to cover the costs of the landfill, emergency services, etc. as part of the county budget process. The sales tax question would be on the November ballot for the voters to decide. Harte indicated the County funded much of the emergency services expenses from the general fund. He reviewed the state changed the law to make EMS an essential service and the County's costs would increase. He stated the county had not raised property taxes since 2017, and noted property taxes would put all the burden on property owners. The state created a new sales tax for emergency services, and this was what would be on the ballot. Harte stated they were proposing .05%-.10% tax. He noted most of the EMS calls were for people visiting the county so part of the tax revenue would be from visitors. Stevens indicated they were meeting with all the councils in the county to explain the tax. Once the county took a vote to put the sales tax on the ballot, the county council could no longer advocate for it.

Council Member Parigian asked if the proceeds would go for pay raises. Harte stated the funds could only be used to offset the effects of tourism. Council Member Ciraco discussed property tax rates for second homeowners. Harte noted the tax could not be assessed to just second homeowners. The Summit County Finance Officer Matt Leavitt stated the property tax compared to the sales tax had been analyzed. Council Member Ciraco indicated they did good work showing the increased costs from tourism. He asked if search and rescue was mandated by the state to which Harte affirmed, and noted it was mandated but was unfunded.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco was proud to be a Parkite and an American as he participated in the Fourth of July activities. Council Member Toly announced there was a celebration of life for Tina Lewis coming up. Council Member Parigian indicated the RAB subcommittee worked on a pickleball schedule for the indoor season, and he thought people would be pleased.

Council Member Rubell asked for an update on e-mountain bikes regarding the Deer Valley connection. Matt Dias stated he would check with his team. Council Member

Rubell stated last September Council discussed the accessory MPD use item. There was concern that there was previous abuse of the code and things would be tightened up. He reviewed the Council discussion and the ordinance was rejected. He summarized the pending ordinance was expiring and that staff stated a new pending ordinance would be adopted. Last night this came back to the Planning Commission after 10 months, even though the Council wanted it to come back quickly. People on the taskforce had a stake in the outcome, and they recommended doing nothing, but since it came to the Planning Commission as a staff communication report, the Planning Commission could do nothing. He asked why this was okay and where the accountability lay. He also asked if there was Council support to move this forward by directing staff to create an ordinance that reflected the original recommendation of the Planning Commission with the input of the taskforce. He also wanted the Planning Commission to act in their official capacity and give the Council a recommendation.

Council Member Toly asked if this was the final report from the Planning Commission. Ward stated staff followed the Council's direction after the code amendments were denied and they issued the pending ordinance. The state did not allow continuous pending ordinances and she indicated there had to be modifications with each iteration. A taskforce was created at the Council's direction and they gave recommendations. A staff communication was given to the Planning Commission and it would be in the August 15th Council packet as well. There was a pending ordinance ready to go and they could publicly notice that as soon as tomorrow. Council Member Rubell asked that the pending ordinance be drafted and that the Planning Commission review it and give the Council a recommendation. The Council agreed with that direction.

Mayor Worel thought the Fourth of July parade was amazing and indicated the crowd was huge. She thanked the City departments for their support.

Rhoda Stauffer, Affordable Housing Specialist, introduced Sarah Wineman as the newest member of the Housing team.

Staff Communications Reports:

1. Park Silly Sunday Market Mid-Season Review:

Council Member Rubell thought the market was going great.

2. Olympic Travel:

3. May Budget Monitoring Report and April Sales Tax:

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.

John Kenworthy 84060 thanked the Council for making tough decisions. Not everyone would be happy with every decision, but the City had to keep moving forward. Bonanza Park had been discussed for seven years and this project had to move forward.

Erin Ferguson and Lorelei Combs, Save People Save Wildlife (SPSW), read from a Park Record article on wildlife safety and the City's official response. She wanted to know what decisions were made. She had an email from Mayor Worel from 2022 stating the City had other priorities. Ferguson stated wildlife crossings were a priority for UDOT. She related statistics of fatalities from wildlife and asserted this was a shared responsibility from state and local governments. Combs stated wildlife was an attraction of the City. Supporters demanded safe crossings for wildlife. She indicated the City would receive worldwide recognition when the Olympics came in 2034.

Todd Combs 84098 indicated he had seen dead wildlife on the side of the road. Then he became part of SPSW. He advocated for wildlife crossings and UDOT put up a bridge on I-80 and a fence, which reduced fatalities. He wanted SR224 to be a safe passage as well.

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 20 and 27, 2024:

Mayor Worel referred to the June 27th minutes, Page Four, Line 10, and indicated the speaker's name was Clay Steward.

Council Member Ciraco moved to approve the City Council meeting minutes from June 20 and 27, 2024 as amended. Council Member Toly seconded the motion.

RESULT: APPROVED AS AMENDED

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

EXCUSED: Council Member Dickey

VI. CONSENT AGENDA

1. Request to Approve Resolution 14-2024, a Resolution Prohibiting the Use of Ignition Sources, Open Flames, and Fireworks in Park City:

2. Request to Appoint Nicholas Daniels as the Alternate Seat for the Board of Appeals with No Term End Date:

3. Request to Approve Resolution 17-2024, a Resolution Appointing Councilmember Bill Council Member Ciraco as Park City's Voting Member within the Central Wasatch Commission:

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

RESULT: APPROVED

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

VII. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2024-17, an Ordinance Adopting the Bonanza Park Small Area Plan as a Modification to the Park City General Plan:

Rebecca Ward, Planning Director, stated this item was discussed in the work session and she asked that the Council adopt the small area plan. Mayor Worel clarified adopting the plan would open the door to begin the implementation process.

Council Member Rubell asked if the plan would be adopted with the clarifications discussed earlier this evening with the only open item being the density bonus. Ward stated it would be adopted as written with the direction on what to take into consideration as part of the implementation phase, with the understanding of the approach we would take specific to the community benefits component. Luis Calvo, MKSK, stated everything discussed today was already in the plan. The density bonus was the only topic open for consideration. Council Member Rubell felt the ordinance was verbose, and he asked if it was riskier to add more language to the ordinance. Ward stated the actual document was the guiding policy. Mark Harrington, Senior City Attorney, indicated the planners transitioned to make sure so the public who followed Council's direction could see it in the ordinance. The recitals were purely stylistic but were not the issue. Council Member Rubell asked if the consultants were usually listed in the ordinance, to which Harrington stated it was for future reference.

Council Member Parigian asked if the document presented was the plan being adopted. Ward stated the plan had two parts: the Small Area Plan as well as the Mobility Component to the plan. It would be adopted as a supplement to the General Plan. That would open the door and allow staff to implement the policies and create code amendments. Council Member Parigian wanted to make sure a fifth and sixth story building height were eliminated from the plan. Calvo stated it was eliminated and the height would max out at four stories. Council Member Parigian stated the plan read like a marketing piece and there was a lot of fluff. Mayor Worel clarified it would be used as a springboard for the Planning Commission to start with.

Mayor Worel opened the public hearing.

Deb Rentfrow 84060 stated the Planning Commission recommended changes to the master planned development (MPD). Planning took the recommendations to Council. After months of work, the Council rejected the Commission's recommendation. This was why the Planning Commission was asking for as much detail as possible for the

Bonanza Park Small Area Plan. She hoped to keep a balance between developers and the residents.

Mitch Bedke, Park City Artists Association President, stated the community came out and stated they wanted a gathering space with art. He hoped those wishes would be granted. He wanted a place he could be proud of.

Mayor Worel closed the public hearing.

Council Member Rubell indicated the plan included public art and asked if that conflicted with the direction given about preserving the FPZ. Ward stated part of the plan was to allow flexibility regarding arts and culture in the FPZ, but not development.

Council Member Rubell moved to approve Ordinance No. 2024-17, an ordinance adopting the Bonanza Park Small Area Plan as a modification to the Park City General Plan, with the modification of removing the reference to the consultant names in the ordinance. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

2. Consideration to Approve Ordinance 2024-15, an Ordinance Amending Title 2 of the Municipal Code of Park City, Utah to Include Chapter 7, Donations to City:

Mindy Finlinson, Finance Director, presented this item and indicated the intent was to centralize the donation policy across the City. The policy would establish a review process and staff would look at the long term costs of maintaining the donation. There were three current donation policies: public art, library, and open space/trails. She proposed to separate public art and library donations from this policy. The proposed policy would have three categories, cash, real property, and nonmonetary donations. These would need approval from the City Manager and/or Council depending on the monetary value, and/or depending on the value of the donation. This policy would require a standardized form and in some cases an agreement.

Council Member Toly indicated there were several requests for benches honoring a family member. She asked where that would fall in this policy. Finlinson stated those would be nonmonetary donations. The Trails Department could draft a policy on where bench donations could be placed. Tricia Lake, Assistant City Attorney, stated the ordinance would codify donations to the City and it would repeal the Trails policy with regard to donations. There were other departments that had donation requests, such as the Police and Recreation Departments. This ordinance would standardize all donations. Council Member Toly asked where the donations would go. Lake stated it would require a high level of coordination with that department. Matt Dias, City Manager, indicated the Trails and Open Space Department could work on a policy to

determine a location for donations. Council Member Parigian suggested that the Recreation Advisory Board (RAB) look at it too.

Council Member Rubell asked if this came out of situations or did it just evolve. Finlinson stated the Police Department had donation offers but there was no policy in place to accept those, so they wanted a policy that would be Citywide.

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

Council Member Toly moved to approve Ordinance 2024-15, an ordinance amending Title 2 of the Municipal Code of Park City, Utah to include Chapter 7, Donations to City. Council Member Ciraco seconded the motion.

Council Member Rubell asked if the motion should be amended to address trails and recreation. Dias stated it didn't have to, but they would get a group together to come back in a work session to discuss locations. He hoped to get a policy in place at this time.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

3. Consideration to Adopt Resolution 16-2024, a Resolution Establishing the Nonprofit Services Advisory Committee:

Michelle Downard, Resident Advocate, Hans Jasperson, Budget Analyst, and Luke Henry, Assistant City Attorney, were present for this item. Jasperson reviewed they were working on a new process for service contracts and one step was to establish an advisory committee. He reviewed the priorities that the Council set at the retreat held at the end of February, and stated some of those priorities could be met by nonprofit organizations.

Jasperson indicated the purpose of the advisory committee would be to evaluate applications and recommend funding. It would be made up of five to seven members, with three residing within the municipal boundaries. The remaining committee structure would align with the proposed ordinance consolidating boards and committee structure.

Mayor Worel asked if the provisions for establishing committees were from the state code. Henry stated the state had a default of appointment by mayor with advice and consent of council, but that could be changed. The other structure items could be changed as Council saw fit.

Council Member Toly asked how the members would be staggered since they would all be appointed at once. Jasperson stated they could start with a smaller number of people and then add more. Downard added that another option would be to assign

1 different term lengths. Council Member Toly asked if a member would be removed if
2 they had a conflict of interest, such as being employed with a nonprofit. Jasperson
3 stated the members could recuse themselves when their nonprofit came up. They could
4 also be asked to step down.

5
6 Council Member Parigian asked how the committee would be chosen. Jasperson
7 replied there would be outreach and social media posts. The liaisons could help with the
8 interview process. Council Member Parigian asked who would be considered for the
9 committee who didn't live in the municipality. Jasperson stated some who lived in the
10 school district boundaries could be selected. Council Member Parigian asked that the
11 majority of the committee members live in the municipality. Council Member Ciraco
12 agreed the majority of the committee members should live in the municipality. He noted
13 the Council priorities were a good baseline, but nonprofits such as Recycle Utah
14 provided core services and he wanted the service award application wording to be
15 worked on.

16
17 Council Member Rubell indicated the wording in the staff report stated, "must also
18 support equity". He was glad that would be worked on. He asked for the definition of
19 "cause" as a reason for mayoral dismissal. Henry stated it was intentionally vague, but
20 removal from the board would need to be justified. Council Member Rubell asked how
21 improved economic status applied to emergency services. Jasperson stated "status"
22 could be changed to "condition". He indicated many emergency services were managed
23 by nonprofit organizations, but many City and county services filled that need. Council
24 Member Rubell clarified employees of nonprofit organizations could not apply for this
25 committee and asked if there would be enough applicants for this committee. Jasperson
26 stated that was an attempt to standardize with the other boards within the City.

27
28 Mayor Worel opened public input.

29
30 Diego Zegarra 84060 indicated the conversation was good and he was grateful there
31 was emphasis on equity. He didn't like the clause excluding employees of nonprofits
32 since they had the most information on the subject.

33
34 Megan McKenna 84060 agreed with Zegarra and added that the majority of the
35 nonprofit workforce did not live in 84060.

36
37 Mayor Worel closed public input.

38
39 Council Member Parigian requested having seven members on the committee. He
40 expressed concern on the removal for cause and stated it shouldn't be the responsibility
41 of just one person. He requested language that a member would be removed with
42 advice and consent of the Council. Mayor Worel stated she would like "cause" to be
43 spelled out since that was a huge responsibility. She noted advice and consent of
44 Council would require it to be in a public meeting. She preferred that the removal be
45 with the Mayor and two Council members. Council Member Parigian suggested the

1 board chair and Council liaison meet to discuss the charges against the member and
2 then discuss it in closed session. Then the person could resign privately or defend
3 themselves in a public meeting.

4
5 Council Member Toly asked if language could be added to say “as interpreted by the
6 handbook”. Henry stated they would not be employees, but those definitions could be
7 used. Council Member Toly suggested the Human Resources (HR) Director could
8 determine if there was cause for dismissal. Council Member Ciraco indicated there was
9 consistency of removal by advice and consent of Council since that was how they were
10 appointed. He suggested giving the person the option to resign so it wouldn’t escalate to
11 a public meeting.

12
13 Council Member Rubell thought there was opportunity to make the process better and
14 he suggested bringing this back to Council for another discussion. Henry indicated this
15 was policy so Council could make a change to it. Mayor Worel asked Henry to define
16 “cause”. It was indicated votes could not be taken in a closed session but opinions could
17 be given. The Council agreed for this to come back with a definition of “cause”. Dias
18 stated staff would also draft additional accountability instead of putting it on one
19 individual.

20
21 Council Member Rubell felt strongly that the residency requirement should be a majority
22 of City taxpayers. The other positions should be filled by those who work within the City
23 limits. He stated they could consider broadening the requirements if the committee
24 seats couldn’t be filled. Council Member Toly stated the Public Art Board had members
25 who lived outside the City limits so that should be standardized. Council Members
26 Ciraco and Parigian supported Council Member Rubell’s proposal. Mayor Worel stated
27 this board could give a voice to people who didn’t have one.

28
29 Council Member Rubell felt the purpose of a nonprofit did not always relate to issues of
30 equity. They provided services that the government couldn’t provide, but they didn’t
31 always relate to equity. He suggested wording that said we prefer to support equity in
32 the community in all cases, but there could be cases where a nonprofit isn’t related to
33 an equity issue. He requested that nonprofits not get penalized if their services didn’t
34 relate to equity. Council Member Parigian thought it was a reasonable discussion to
35 have. Council Member Rubell indicated the current policy had words like “must”. He
36 wanted to take a more holistic view of why we had nonprofits and the services they
37 provided. Then shape the policy to support the entire nonprofit community. Jasperson
38 suggested saying this was something that would be looked at additionally in the
39 application, but it was not necessarily a requirement for funding. Another approach
40 would be to have equity services as its own category. Council Member Rubell asked for
41 it to be brought back as Jasperson felt was appropriate. Council Member Ciraco favored
42 a separate category for equity. Council Member Rubell noted this was great work and it
43 was getting close.

Council Member Ciraco moved to continue Resolution 16-2024, a resolution establishing the Nonprofit Services Advisory Committee to a date uncertain. Council Member Parigian seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

EXCUSED: Council Member Dickey

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2024-16, an Ordinance Enacting Title 2, Chapter 7, and Moving and Amending Sections 2-4-13, 2-4-14, and 2-4-15 of the Municipal Code of Park City to Create a Consolidated Code Chapter Governing Park City's Boards, Committees, and Commissions:

Michelle Downard explained this ordinance would streamline the City's public bodies, excepting the land use public bodies. Currently, the City had eight public bodies, and this would establish some administrative rules. She had a conversation with all the board managers, and they were all functioning at a high level. The problem was that all the boards were established through different mechanisms. This code would standardize the process so they would function similarly to each other. Henry noted all the boards would be appointed by the Mayor with advice and consent of the Council. The board members would have term limits and the boards could establish additional policies as long as they didn't conflict with these policies.

Council Member Rubell asked if the boards could still interview applicants and then recommend the appointments. Henry stated that the process could remain the same, but it would be up to the Mayor. Downard indicated that currently the board policies varied on member appointments so this policy would standardize the process. Council Member Rubell asked if the Appeal Panel would be merged with the Board of Appeals. Downard stated it could come back to Council and would take a few steps since the Appeal Panel was a land use panel. Council Member Rubell asked if the Nonprofit Services Advisory Committee would also have the authority to issue RFPs. Henry stated that was removed during the process and it was inadvertently left in the ordinance. That language would be removed.

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

Council Member Ciraco supported preserving the flexibility of interviewing applicants depending on the board. Council Member Rubell felt this should be continued to change the removal section and clean up the RFP language. Council Member Parigian agreed. Mayor Worel noted the light deed restriction committee was made up of City staff and asked if the committee would dissolve once the program ended. Henry stated it would be appropriate to formally dissolve it.

Council Member Ciraco moved to continue Ordinance No. 2024-16, an ordinance enacting Title 2, Chapter 7, and moving and amending Sections 2-4-13, 2-4-14, and 2-4-15 of the Municipal Code of Park City to create a consolidated code chapter governing Park City's boards, committees, and commissions to a date uncertain. Council Member Toly seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

EXCUSED: Council Member Dickey

2. Consideration to Approve Resolution 15-2024, a Resolution Adopting the Revised Employee Handbook, Effective August 1, 2024 for Park City Municipal Corporation:

Sarah Mangano, HR Director, and Tricia Lake, Assistant City Attorney, presented this item. Lake explained outside counsel was hired to ensure the proposed handbook complied with state law and was concise but thorough. Mangano noted the Emergency Management Section was removed from the handbook and would be made its own section on another part of the employee site.

Council Member Rubell referred to the cost savings bonus and asked how that would be substantiated. Mangano stated programs implemented to save the City money merited a bonus and it would be capped at \$5,000. Council Member Rubell asked why exit interviews were ended as a policy. Mangano stated not all positions required an exit interview and gave an example of terminating an employee. For that reason, they didn't want it mandated by policy. Council Member Rubell asked why the bilingual stipend was so low. Mangano stated employees who performed those services had \$20 per week added to their paychecks. She could come back with a recommendation for increasing that amount.

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

Matt Dias stated this took an incredible amount of time to accomplish and thanked the team that did this work. He was glad the policies had been modernized and now the employees knew how they would be treated. Council Member Ciraco asked if there was a minimum amount of cost savings for the employee to be recognized with a bonus. Mangano stated there was not a specific amount in the policy, but the employee needed to be nominated and it would go to the City Manager for approval. Dias stated it was used twice in the last seven years. Council Member Toly thanked Mangano for her expertise in Human Resources.

Council Member Parigian moved to approve Resolution 15-2024, a resolution adopting the revised Employee Handbook, effective August 1, 2024, for Park City Municipal Corporation. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

Council Member Ciraco moved to close the meeting to discuss property, litigation, and advice of counsel at 8:30 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

CLOSED SESSION

Council Member Parigian moved to adjourn from Closed Meeting at 8:45 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Dickey

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



PARK CITY AND SUMMIT COUNTY JOINT COUNCIL MEETING MINUTES - DRAFT
1885 W. UTE BLVD.
PARK CITY, UTAH 84098

August 5, 2024

The Councils of Park City and Summit County, Utah, met in open meeting on August 5, 2024, at 9:00 a.m. in the City Council Chambers.

JOINT CITY COUNCIL AND COUNTY COUNCIL MEETING

I. ROLL CALL

Park City Council Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ed Parigian Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
Council Member Ryan Dickey Council Member Jeremy Rubell	Excused

Summit County Council Attendee Name	Status
Chair Malena Stevens Vice Chair Tonja Hanson Council Member Roger Armstrong Council Member Canice Harte Council Member Chris Robinson Shane Scott, County Manager Eve Furse, County Clerk	Present
None	Excused

II. DISCUSSION ITEMS

Olympics Update and 2034 Announcement Summary:

Chair Stevens, Mayor Worel, and Jennifer Wesselhoff, Chamber of Commerce and Visitor's Bureau President/CEO, presented this item. Mayor Worel reviewed they went to Paris for the 2034 Olympics announcement. Wesselhoff noted over 3,700 people

1 went to the Utah Olympic Park to witness the announcement and it was an incredible
2 event. Mayor Worel continued that Governor Cox and Mayor Mendenhall gave
3 presentations before the award was announced and the International Olympics
4 Committee (IOC) was very impressed.

5
6 Chair Stevens indicated many other people from Utah came to Paris for the
7 announcement and to share in the celebrations. She reviewed efforts by France to
8 prepare for the Games. They went to venues and saw operations behind the scenes.
9 Wesselhoff stated she attended Lille, which hosted the basketball portion of the Games
10 and she saw how this city activated. She felt it was a beneficial experience since Park
11 City would be in a similar situation in 2034. They also attended many sessions on
12 different aspects involved in hosting the Olympics, including volunteering, environmental
13 sustainability, transportation, and economic impacts. Mayor Worel indicated one
14 frustration was the lack of communication on road and pathway closures, which
15 inhibited people from getting around the city.

16
17 Chair Stevens reviewed the next steps in preparing for the 2034 Olympics, including the
18 development of an RFP for a 10-year action plan, developing partnerships between the
19 City, County, Deer Valley, Park City Mountain, and Utah Olympic Park. They would also
20 attend other Olympic Games leading up to 2034, and would participate in the state
21 Olympics Committees. Vice Chair Hanson requested that people who worked on the
22 2002 Games be consulted in preparation for 2034. Council Member Toly agreed and
23 added there needed to be community meetings as well. She requested good
24 communication with the entire Wasatch Back.

25
26 **Regional Park and Ride Study:**

27 Carl Miller, Summit County Transportation Director, and Alex Roy, Senior
28 Transportation Planner, presented this item. Miller indicated that a study was conducted
29 last fall to determine how park and ride lots in the community could be used more
30 efficiently. He reviewed the usage per lot and listed available spaces: Kimball Junction
31 39, Jeremy Ranch 69, Ecker Hill 358, and Richardson Flat 742. Miller stated over 1,100
32 participants responded to the park and ride survey, including residents, workforce, and
33 skiers. Amenities they wanted to see at the lots included shelters and restrooms.

34
35 Roy stated they looked at some alternatives for expansion and consolidations. The
36 distributed system would involve many small or medium-sized lots along the corridor.
37 The consolidated system would have fewer but larger lots at key gateway locations
38 along the corridor. The hybrid system would include characteristics of both the
39 distributed and consolidated systems unique to their travel origins. He proposed having
40 big lots at the SR248 and SR224 junctions and then smaller lots along the corridors.

41
42 Miller stated some things they could do to implement the plan included continuing to
43 collect data to ensure there was still demand for park and ride lots and making sure the
44 lots were flexible to accommodate events such as the Olympics. They would work with

UDOT and other partners to help people know about park and ride options. Roy asked how the Councils wanted to move this project forward.

Council Member Robinson asked if the trend was that there was sufficient parking. Miller affirmed it was sufficient if nothing changed with transportation. Aggressive measures assumed that behavior and policies would shift. In that scenario, additional lots would be needed. Council Member Robinson asked what the large lots would look like. Miller stated there would be medium-sized lots at the entry corridors.

Council Member Harte asked if the projected number of spaces needed would change if a gondola was constructed or a bus rapid transit (BRT) was implemented. Miller stated forecasting the model would determine what the final number would be. This study did not factor either of those scenarios. Council Member Harte didn't know how much priority to put on this project since there were still many variables that were missing. Roy stated the BRT was figured into the study since that was already in the design phase. He knew there would be additional demand and he wanted to have locations to capture that.

Council Member Robinson left at 10:17 a.m.

Council Member Harte noted 400 spaces could be needed with a gondola and more with other transit efforts that were planned. Miller indicated this was the first time a regional study was done and now they wanted to see how to implement it. He suggested a regional strategy could be put together and an interlocal agreement could be signed, funding could be dedicated, or other options could be considered. Chair Stevens requested that Roy and Miller meet with City and County management to see how they envisioned this moving forward. Then when they came back with results of the final study, they could have some proposals of how to move forward in a cohesive way.

Vice Chair Hanson asked if they assumed people from Wasatch County would come through Richardson Flat, to which Miller stated they assumed a percentage going to Richardson Flat and another percentage coming through Kimball Junction. Roy noted they looked at the destinations and usage for Richardson Flat and most vehicles were from the Salt Lake County area. Mayor Worel indicated the Regional Transportation Convening had met over the last year and a half and they discussed alternate locations outside Summit County that could be designated as locations to keep traffic from coming here. She hoped that would be discussed as well.

Council Member Ciraco stated policy impacted demand and thought if officials were serious about reducing traffic and emissions, they should focus on transit policy and the changes that would require. He requested a deeper discussion on making this kind of policy.

Council Member Parigian knew more parking spaces were needed and he didn't understand why the report indicated there was sufficient parking. Roy indicated as land

1 use policy changed, the spaces would be reduced. He thought the project needed to be
2 broken down by location and agreed with Council Member Ciraco that policy would
3 need to change. Chair Stevens asked that this item come back after staff had a chance
4 to meet with management.

5
6 Council Member Armstrong stated transit ridership was 5% and we would solve all
7 problems if it increased to 10%. He stated public transit wasn't the solution. Traffic
8 congestion was a problem and much of it was construction related. There were 35,000-
9 40,000 trips in and out of Kimball Junction daily. There were only 9,000 parking spaces.
10 The large lots were for people coming from the outside. He wanted to discuss who they
11 were targeting for the park and ride lots. Council Member Toly asked to know why
12 drivers were not parking in the lots. She also stated construction traffic should be a big
13 part of a policy decision.

14 15 **Short-Term Rentals Study:**

16 Jamie Johnson, Park City Board of Realtors CEO, presented this item. Johnson stated
17 she was part of the Western Mountain Resort Alliance. The report presented was a
18 breakdown of three different markets within the Alliance. She noted the study was
19 funded by the National Association of Realtors. Jack Greacen, AEG Policy Advisors in
20 Tucson, Arizona, stated the study needed to break down the metrics of the city,
21 economy, and affordability. The study did not include Summit County, Utah, or Park
22 City, but that was in the plan for the future. He stated Summit County had 22% nightly
23 rentals and vacation homes comprised 34% of the county. He indicated nightly rentals
24 generated jobs and had a large economic impact. There was a 51% occupancy rate for
25 nightly rentals in Park City.

26
27 Vice Chair Hanson was excused at 10:55 a.m.

28
29 Council Member Ciraco asked for the size of nightly rentals since the hotel fee versus
30 nightly rental fee was quite different. Greacen stated most nightly rentals were two or
31 three bedrooms.

32
33 Greacen stated the impact on the price of property had less than a 1% impact. He
34 stated if there weren't short term rentals, there would still be empty homes in the
35 community. There wasn't affordable housing in this community, but nightly rentals were
36 not the reason for this. It was the nature of a resort community. He noted regulations put
37 on nightly rentals reduced property values. He recommended that government be
38 cautious where it concerned nightly rentals.

39 40 **III. ADJOURNMENT**

41
42 With no further business, the meeting was adjourned.

43
44
45

Michelle Kellogg, City Recorder

City Council Staff Report

Subject: Rocky Mountain Power Utility Easement

Author: Ryan Blair

Department: Economic Development

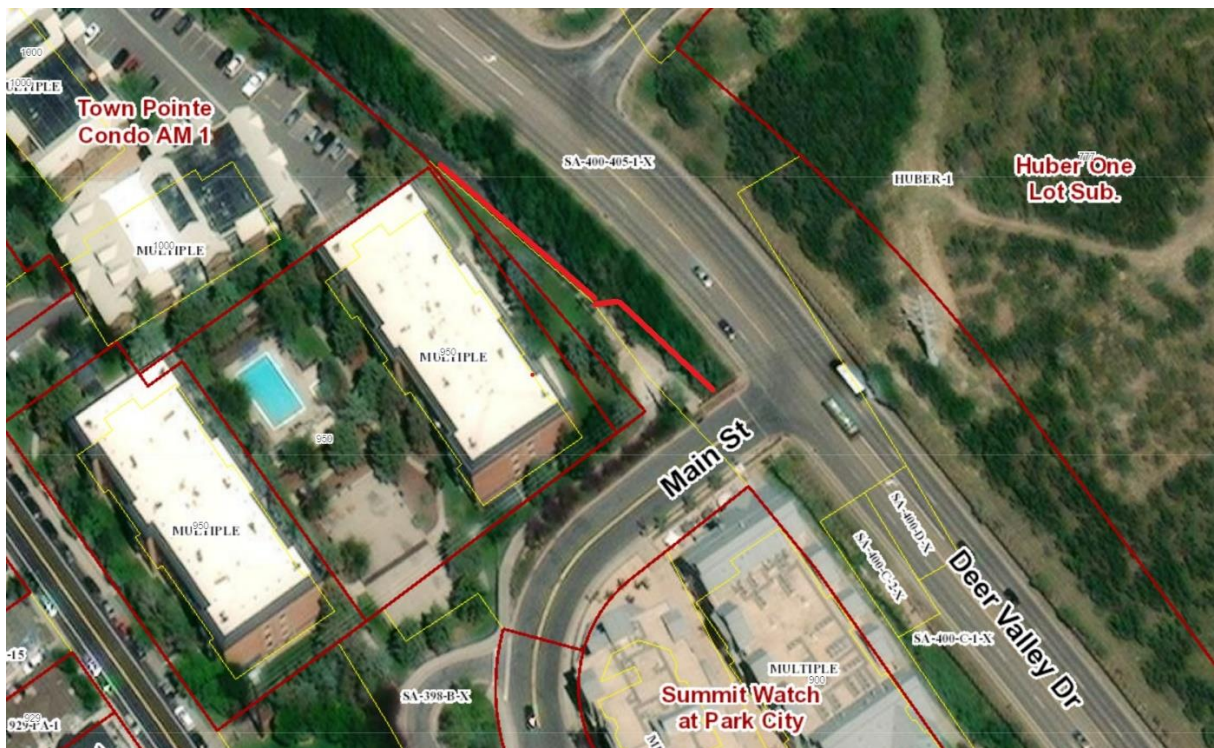
Date: July 11, 2024

Recommendation

Review and consider Rocky Mountain Power's (RMP) request for an underground utility easement on the property along Deer Valley Dr owned by Park City Municipal Corporation (PCMC). (Exhibit A)

Executive Summary

RMP is undergrounding utilities as part of an overall effort to help mitigate wildfire concerns throughout the West. RMP requests deviations from their existing plan to account for elevation differences between Deer Valley Drive and the Poison Creek Trail. The easement will facilitate an easier crossing of Empire Creek by moving it further north along the path than was originally planned.



Approximate Proposed Easement Location

Over the past few years, RMP has worked with various City departments and representatives to underground and update utilities within City limits and on City property. Specifically, work has recently occurred along Deer Valley Drive and up Aerie

Drive.

Analysis

RMP is making power facilities safer from wildfire by moving them underground. They want permission to underground electric power transmission, distribution, and communication lines.

Key details:

Location: West side of bike path, north of Main Street, across from Aerie Drive entrance.

Size: 8' wide and 300.58' long. Approximately 0.042 acres.

Capability: Underground conduit will allow for undergrounding of power transmission, distribution and communication lines. May include the construction, reconstruction, replacement, operation, maintenance, repair, and removal of existing electric infrastructure.

Trail Impacts: RMP plans to keep one lane of the trail open during construction. Signage will direct users appropriately.

Funding

No funding is required for this item.

Attachments

Exhibit A- RMP Underground Right of Way Easement

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Brian Bridge

1407 West North Temple Suite 110

Salt Lake City, UT 84116

Project Name: Park City - Judge 46kV Rbld - ROW - FHCA

WO#: TPAR/2020/C/004/10077712

RW#: 2022LBB007

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Park City Municipal Corporation (“**Grantor**”) hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors, and assigns (“**Grantee**”), a non-exclusive easement for a right of way 8 feet in width and 232 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, and removal of underground electric power transmission, distribution, and communication lines, including wires, fibers, cables, conductors, and conduits (collectively “**Facilities**”) on, across, or under the surface of the real property of Grantor in **Summit** County, State of **Utah**, more particularly described as follows and as more particularly described and/or shown on Exhibit “**A**” attached hereto (the “**Easement Area**”) and by this reference made a part hereof:

Legal Description:

See attached Exhibit “A”

Assessor Parcel No.

SA-400-405-1-X

The easement includes the right of access to the Easement Area for all activities in connection with the purposes for which this easement has been granted; and the right to keep the Easement Area clear of all brush, trees, timber, structures, buildings, and other hazards greater than four feet high which might endanger Grantee’s facilities or impede Grantee’s use of this easement.

At no time shall Grantor place or store any flammable material, or light any fires on or within the Easement Area Subject to the foregoing limitations, the surface of the right of way may be used for native landscaping, agricultural crops, and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted. The easement is granted subject to the following terms and conditions:

1. Non-Exclusive Easement. The rights granted herein are non-exclusive and Grantor may grant additional easements and permit use of the Easement Area for utilities or other purposes that do not interfere with this easement. Grantee shall not

disturb any existing sewer, water, trails, pathways, or other utility lines within the boundaries of the Easement Area without written approval from the owner of the disturbed utility or trail.

2. Restoration Obligation. Grantee will, at its sole expense, restore any trails or pathways and the surface of any land and landscaping disturbed by Grantee within the Easement Area and on the Grantor's property as nearly as possible to its original condition, after construction, reconstruction, operation, maintenance, repair, replacement, and removal activities. If damage is not properly repaired or restored to as near as practical original condition and Grantee fails to effect said restoration within a reasonable period of time after receipt of written notice from Grantor, Grantor may restore or have the surface and/or damage repaired, or require removal of Facilities, at Grantee's entire expense.

3. Indemnity. No supervision or advisory control, if any, exercised by Grantor or on its behalf, will relieve Grantee of any duty or responsibility to the general public nor relieve Grantee from any liability for loss, damage, or injury to persons or property sustained by reason of Grantee's use of this easement nor the Grantee's liability for damage to Grantor's property, including the Easement Area.

4. Removal; Relocation. Grantor shall have the right at such times and in such a manner as it deems necessary to carry out other purposes over, across, under, and through the Easement Area and when Grantee's use interferes with any Grantor's use of Grantor's Property, upon receipt of written notice from Grantor, Grantee will, if requested, remove, relocate, or adjust Grantee's Facilities in the Easement Area within a reasonable time after such notice at Grantor's expense and provided Grantor and Grantee have agreed upon a location for Grantee's facilities that is acceptable to Grantee. Any such removal, relocation, or adjustment of the Facilities made on Grantee's own initiative and without Grantor's request, shall be done at Grantee's sole expense.

5. Termination. In the event Grantee ceases to use any of this easement for the purpose herein described for a period of more than 12 calendar months, then this easement will automatically cease and terminate, and Grantee shall remove the Facilities upon written request from Grantor.

6. Assignment. The rights and obligations of the parties to this easement agreement will be binding upon and will benefit their respective heirs, successors, and assigns; provided, however, Grantee shall not assign any of its rights hereunder, except to an affiliate, without the prior written consent of the Grantor.

7. Improvements. The Facilities shall be installed and maintained at Grantee's sole cost and expense, unless otherwise agreed to in writing by Grantor.

8. Notices. All notices, requests, demands, and other communications hereunder must be in writing and must be given by: (a) established express

delivery service which maintains delivery records; (b) hand delivery; or (c) certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as a party may designate by written notice in the above manner:

If to Grantee: Rocky Mountain Power
Right of Way Manager
1407 West North Temple, Suite 110
Salt Lake City, Utah 84116

If to the Grantor: Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060

9. Severability. Any provision of this agreement determined to be in violation of any law will be void but will not affect the validity and enforceability and all other provisions hereof.

10. Governing Law. This agreement will be construed according to and governed by the laws of the State of Utah.

Dated this _____ day of _____, 20__.

Park City Municipal Corporation - GRANTOR

STATE OF UTAH)
) ss.
County of Summit)

On this __day of _____, 20__, before me, the undersigned Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of PARK CITY MUNICIPAL CORPORATION and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notary Signature)

EXHIBIT "A"
STRIP DESCRIPTION FOR A PROPOSED EASEMENT
FOR AN ELECTRIC DISTRIBUTION LINE

A PROPOSED ELECTRIC EASEMENT, LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING A STRIP OF LAND 8 FEET IN WIDTH, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING at the found rebar and cap stamped "EVERGREEN INC 187788", same being referenced on Record of Survey File No. S0007479, filed on 06/29/2012 with Summit County Recorder,

THENCE North 60°33'20" East, a distance of 66.56 feet to a calculated point, said point being the **POINT OF BEGINNING**,

THENCE North 49°56'59" West, a distance of 47.53 feet, to a calculated point,

THENCE North 43°26'03" West, a distance of 56.39 feet to a calculated point,

THENCE North 83°26'29" West, a distance of 17.06 feet to a calculated point,

THENCE North 46°42'42" West, a distance of 88.92 feet, to a calculated point,

THENCE North 54°37'06" West, a distance of 24.12 feet to a calculated point,

same being the **POINT OF TERMINUS**,

said point being North 56°24'58" East, a distance of 250.72 feet of a found rebar and cap stamped "EVERGREEN IN 187788" referenced on Record of Survey File No. S0007479 filed 06/29/2012 with Summit County Recorder.

The southwesterly sideline of said easement shall be prolonged or shortened to terminate at the boundary line of the Record of Survey File No. 608052, filed on 01/10/2002 with Summit County Recorder.

Described easement being a total of 0.042± acres (1,849± sq. ft.)

Notes:

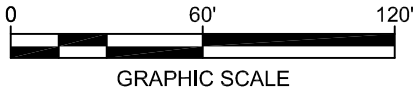
- 1) For additional information, see attached easement plat (Exhibit "B") made in conjunction with and considered an integral part of the above described easement.
- 2) Bearings shown hereon are grid bearings of the UTM Coordinate System, Zone 12 Central, NAD83, US Survey Feet. Distances shown hereon are ground.
- 3) This description and the attached easement plat (Exhibit "B") were prepared for the purposes of creating an easement and are not intended for use as a property boundary survey.
- 4) This survey was performed without the benefit of a current title certificate. Additional ownerships, easements, subsequent divisions and interest maybe present but are not represented hereon.
- 5) Date of Survey: 05/31/2024

Surveying And Mapping, LLC
488 E Winchester Street
Commerce Park III, Suite 125
Murray, UT 84107


6/6/2024
DATE

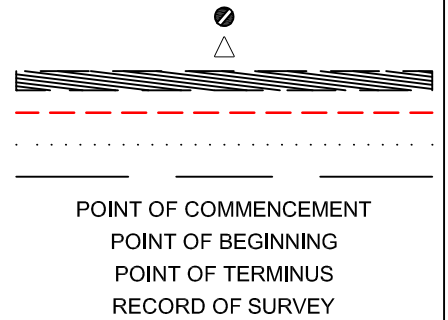
TYLER G. TRUJILLO
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6853512-2201 - STATE OF UTAH

*ELECTRIC EASEMENT
EXHIBIT "B"
SUMMIT COUNTY, UTAH*



LEGEND

FOUND REBAR (AS NOTED)
CALCULATED POINT
EASEMENT
EASEMENT CL
FLY TIE
R.O.S. BOUNDARY
P.O.C.
P.O.B.
P.O.T.
R.O.S.



EASEMENT LENGTH

230.02 FEET

EASEMENT AREA

0.042 ACRES ± (1,849 SQ. FT.)

DEER VALLEY DR / STATE ROUTE 224

SILVER CREEK

EDGE OF WATER

EDGE OF ASPHALT

EDGE OF PATH

P.O.T.

FIRST AMENDED PLAT TOWN
POINTE CONDOMINIUMS
FILE NO. 608052

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N49°56'59"W	47.53'
L2	N43°26'03"W	56.39'
L3	N83°26'29"W	17.06'
L4	N46°42'42"W	88.92'
L5	N54°37'06"W	24.12'

EDGE OF PATH

8'

PARK STATION CONDOMINIUMS
FILE NO. S0007479

FOUND REBAR AND CAP STAMPED
"EVERGREEN INC 187788" PER
R.O.S. FILE. No. S0007479

FOUND REBAR AND CAP STAMPED
"EVERGREEN INC 187788" PER
R.O.S. FILE No. S0007479

P.O.C.

P.O.B.

MAIN ST

6/6/2024

TYLER G. TRUJILLO
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6853512-2201 - STATE OF UTAH

DATE

BEARINGS ARE BASED ON THE UTM COORDINATE
SYSTEM, ZONE 12 CENTRAL, NAD83, US SURVEY
FEET. THE DISTANCES ARE ADJUSTED TO SURFACE
USING A COMBINED SCALE FACTOR OF
1.000707955024564.

JOB NUMBER: 1024089192
DATE: 06/06/2024
SCALE: 1" = 60'
SURVEYOR: T. TRUJILLO
TECHNICIAN: T. KALE
DRAWING: 89192_EASEMENT.DWG
TRACT ID:
PARTYCHIEF: C. BAILEY
FIELDBOOKS:



9980 S. 300 West
Suite 200
Sandy, UT 84070
Ofc: 385.255.0115
email: info@sam.biz

PROJECT: PACIFICORP
EASEMENT

SHEET 2
OF 2

City Council Staff Report

Subject: Transit Site Improvements Program Management Addendum
Author: Anna Maki, Transportation Planner
Julia Collins, Transportation Planning Manager
Steven Dennis, Engineering
Department: Transportation Planning
Date: August 15, 2024
Type of Item: Consent

Recommendation

Consider a request to authorize the City Manager to execute a Contract Addendum in a form approved by the City Attorney's Office with HNTB Corporation (Consultant) to cover pedestrian and biking safety design improvements for an additional amount not to exceed \$700,000 over the next two years. The total contract value would increase to a not-to-exceed amount of \$3,897,468.45.

Executive Summary

HNTB is the vendor leading the project administration, preconstruction activities, engineering, environmental, and compliance work for the 72-bus stop improvement program known as CP0025 in the [City's FY25 budget](#). The bus stop improvement program is majority federally funded through over \$9.4 million in grant funding. The scope increase will advance pedestrian safety designs not initially contemplated in the HNTB contract. Learning from phase 1, which is almost complete, and expanding the eligibility activities included in the grant, this additional funding for design enables the grant to cover more robust pedestrian improvements. The design increase and, ultimately, the additional construction items, will be covered by awarded federal grants and the recently approved project budget for this project, CP0025, in the [City's FY25 budget](#).

Analysis

Following City Council approval on [April 27, 2023](#), Park City executed a Design Professional Services Agreement (DPSA) with the Consultant for Project Management (PM) services of the initial phase of bus stop site improvements. On [June 26, 2023](#), Park City Transit was awarded nearly \$7.4M for bus stop improvements through the FY23 Federal Transit Administration Bus and Low and No-Emission Grant Awards. This federal grant was in addition to the awarded FY22 5339 (c) Bus and Bus Facilities Federal Grant in the amount of \$2M, for a total federal grant amount of \$9,401,135.00. On [October 5, 2023](#), in response to the \$7.4 million grant award, the Council approved a contract addendum to include additional preconstruction professional services. This increased the program reach from 26 stops to 72 stops for a total contract amount of \$3,197,468.45.

The requested contract addendum increases the scope to include additional engineering, design, survey, and environmental for pedestrian access and safety features. These are eligible bus stop improvements provided for by the federal grant under first and last-mile connectivity, allowing the City to leverage bus stops throughout

the transit system to improve both the riders' experience and the surrounding areas' multimodal networks. Examples of pedestrian and bicycle features include crosswalk enhancements, sidewalk connectivity, and signage. It has become evident from ongoing engagement efforts that the community wants not only safer and more comfortable bus stops, but better access to them as well. Insights gained from phase 1, currently under construction, indicate opportunities to expand the program's reach while fulfilling the City's multimodal safety goals. These goals have been established in Park City's Long-Range Transportation Plan, Short-Range Transit Plan, and the ongoing Bicycle and Pedestrian Plan.

The associated cost with the scope increase is \$700,000 for the next two years of work, increasing the total contract amount to \$3,897,468.45. Given the Consultant is covering design, environmental, preconstruction services, and federal FTA compliance, this provides the project with \$9,052,892.55 for construction.

Due to the significant project budget, the program has designated funds to cover this scope increase. Of the \$12,950,361.00 project budget, 12% has been spent so far, including pre-construction services, project management, and construction of 19 bus stops. It's important to highlight the extensive range of responsibilities the Consultant is handling, including federal compliance, engineering, and design. It is reasonable for these services to account for up to 30% of the overall project budget. This addendum provides the project with the opportunity to expand on the City's pedestrian network and leverage the federal funds over the next two phases of the bus stop project that will continue into 2026.

Funding

The professional services and construction activities are funded through various sources, primarily Federal, State and County Grants. The required local match for the Federal program is made up of Utah State Transportation Improvement Funds, Summit County 3rd Quarter Sales Tax, and Park City Transit Funds. With the two federal grants, the total portion covered by federal money is 73%.

The approved project budget structure, including the requested scope amendment for Professional Services, is shown in Table 1 below.

Funding Source	Funding Amount	Professional Services	Construction
Federal	\$ 9,401,135.00	\$ 3,117,974.76	\$ 6,283,160.24
State	\$ 420,000.00	\$ -	\$ 420,000.00
County	\$ 954,964.00	\$ 779,493.69	\$ 175,470.31
PCMC	\$ 2,174,262.00		\$ 2,174,262.00
	\$ 12,950,361.00	\$ 3,897,468.45	\$ 9,052,892.55

Table 1 - - Program Funding Summary – Including Scope Amendment

Conclusion

With this scope amendment, Park City will be able to fully utilize the federal funding and other grants received for the 72 citywide bus stops to allow for enhanced pedestrian safety designs and further stretch the grant funding to advance Park City's pedestrian safety goals. This extension not only aligns with the community's desire for safer and more accessible transit options but also capitalizes on the opportunity to enhance the overall transit experience. Both Park City Forward, Park City's Long Range Transportation Plan, and the Short-Range Transit Plan identify the need to prioritize safe routes to transit stops. With the approved project budget, the City is well-positioned to continue making impactful enhancements to its transit infrastructure, benefiting both residents and visitors alike.

Exhibits

Exhibit A Draft Cost Estimates

The Attached Work summarizes scope additions and associated costs. These scope additions are all related to enhanced pedestrian designs for bus stops. This is not the complete scope of work for HNTB and below summarizes the revisions.

Work Plan – Scope Amendments

Table 1: Summary of Scope Changes and Cost Estimates

Item	Addendum 4 Scope Changes	Estimated Cost
1	Pedestrian and Transit Safety Improvements for 8 Stops (Package 2)	\$332,000.00
1.1	Engineering Design	\$246,000.00
1.2	Increase Survey Area Limits	\$76,000.00
1.3	Expand Cultural and Historical Reporting Area	\$10,000.00
2	Pedestrian and Transit Safety Improvements for 12 Stops (Package 3)	\$483,000.00
2.1	Engineering Design	\$354,000.00
2.2	Increase Survey Area Limits	\$124,000.00
2.3	Expand Cultural and Historical Reporting Area	\$15,000.00
3	Descope Public Involvement	(\$30,000.00)
4	Descope Federal Financial Reporting	(\$115,000.00)
Addendum 4 Total		\$700,000.00
Previous Contract Value		\$3,197,468.45
New Contract Value		\$3,897,468.45



City Council Staff Report

Subject: Award Contract for Silver King Mine Historic Preservation

Author: Hans Jasperson

Department: Budget, Debts, & Grants

Date: August 15, 2024

Recommendation

Review and consider a request to authorize the City Manager to execute a Professional Services Agreement with Park City Historical Society and Museum (dba Friends of Ski Mountain Mining History), in a form approved by the City Attorney's Office, for historic restoration of the Silver King Mine Headframe, totaling \$200,000.

Executive Summary

The City received \$200,000 from the [2024 Summit County Restaurant Tax Grant](#) towards restoring the Silver King Mine. Working together, the Friends of Ski Mountain Mining History was a co-applicant with the City and is actively managing a multi-phase preservation project to restore the Silver King. The City would subgrant the \$200,000 to Friends of Ski Mountain Mining History through the proposed Professional Services Agreement. The scope of services includes restoring the headframe building windows and interior cleanup with a qualified and experienced contractor (Exhibit A).

Analysis

Friends of Ski Mountain Mining History (FOSMMH) is a volunteer organization under the auspices of Park City Historical Society and Museum, a Utah nonprofit corporation. [FOSMMH](#) focuses on preserving Park City's unique mining heritage. Since its founding in 2015, the group has worked with stakeholders (including the City) to successfully preserve several historic mining structures, including the Thaynes Conveyor, King Con Ore Bin, and Daly West Headframe.

The [Silver King Mine](#), located at the base of Park City Mountain Resort's Bonanza Lift, contains Park City's largest remaining collection of historic mining structures. The City holds historic preservation licenses for the Silver King Mine Headframe and various other historic mining structures on the Resort.

A 2016 Memorandum of Understanding (MOU) between the City and the Resort sets forth the process for "identifying, prioritizing, and performing certain preservation stabilization, securing, and maintenance" of these historic mining structures (Exhibit B). The MOU stipulates that the City and the Resort each provide \$6,667 annually (from 2017 to 2031) for the maintenance and stabilization of historic mining structures and that FOSMMH may make recommendations regarding "potential maintenance, stabilization, and security needs". The MOU also gives the City the option to perform or

contract for “security, stabilization, maintenance, repair or preservation work” on the historic mining sites.

In the spring of 2024, the City and FOSMMH jointly applied for and were awarded a \$200,000 Summit County Restaurant Tax Grant. Due to requirements that Restaurant Tax revenues used for cultural facilities only be awarded to government entities, the City was the primary applicant and recipient of the grant funds, while FOSMMH was proposed as the actual project manager.

FOSMMH is actively working on a six-phase plan to restore the Silver King and open some of its structures to the public. The first two phases, completed in 2022-2023, involved removing asbestos and capping the mine shafts. The third phase, repairing the roof of the headframe building, is underway and will be completed by the fall of 2024. With Council approval, the City plans to contract with FOSMMH to deploy the grant money to complete phases 4 and 5 in 2025, including restoration of the headframe building windows and interior cleanup. The sixth and final phase of the Silver King Mine restoration would potentially open the headframe building to the public sometime in 2026 or 2027.

Since 2022, FOSMMH has raised approximately \$1.68 million through a capital campaign to preserve the Silver King and [Thaynes](#) Mines. The \$200,000 from the Summit County Restaurant Tax Grant would cover approximately 40% of the estimated completion cost of phases 4 and 5 of the Silver King project. The remaining funds would come from FOSMMH’s capital campaign funds.

Due to the nature of this contract (FOSMMH was co-applicant on the grant and is already managing current projects at Silver King Mine), procurement services would be unlikely to produce beneficial competition. Therefore, it was determined that a standard procurement process for managing the grant funds was impractical and not in the City or project’s best interest. In June 2024, the City posted a [notice](#) of intent to waive a competitive procurement process. No comments were received during the public comment period.

Funding

100% of the funding for this contract is provided through the 2024 Summit County Restaurant Tax Grant.

Exhibits

Exhibit A – 2024 Summit County Restaurant Tax Application, Preserve Park City’s Silver King Headframe for Sustainable Heritage Tourism

Exhibit B – Memorandum of Understanding Between Park City Municipal Corporation and VR CPC Holdings, Inc., September 15, 2016



2024 Restaurant Tax Grant Application

Organization Name: **PARK CITY MUNICIPAL CORPORATION (PCMC)**

Project Name: **PRESERVE PARK CITY'S SILVER KING HEADFRAME for SUSTAINABLE HERITAGE
TOURISM**

Project Manager: **FRIENDS OF SKI MOUNTAIN MINING HISTORY (FOSMMH)**

Person Authorized to Sign Contract: **MATT DIAS**

Person Authorized to Sign Contract Email: **matt.dias@parkcity.org**

Grant Submitted By: **Park City Municipal Corporation**

Mailing Address: **Marsac Avenue, PO Box 1480, Park City, UT 84060**

Phone Number: **435.615.5008**

Person responsible for grant application: **JEANA CAMPBELL**

Phone Number: **435-901-2385**

Email: **jeana@thegrantpro.com**

Organization's designation (check one): Non-Profit or **xx Government Entity**

Federal Tax ID Number: **87-6000260**

Date of Non-Profit Incorporation: **March 1, 1884**

Amount of this Grant Request: **\$250,000**

Total Annual Operating Budget of Requesting Organization: **\$89,201,467**



The Committee will score your application on the following criteria:

- ☐ 1. Does the project meet the intent and requirements of the State/County Statute and the Restaurant Tax by-laws?

YES - the project meets the intent and requirements of all of the State/County Statutes and the Restaurant Tax by-laws as detailed here:

- REQUIREMENT: Promote tourism as set out by Utah State Statute and the County Council: financing tourism promotion, which means an activity to develop, encourage, solicit, or market tourism that attracts transient guests to the county, including planning, product development, and advertising:
 - **DEVELOP:** Preserving and Sustaining Park City Historical and Heritage Tourism
 - **ENCOURAGE:** Domestic and international travelers participate in cultural and/or heritage activities while traveling.
 - **PRODUCT:** Preserved heritage structures to allow visitors to directly interact with them - a TANGIBLE asset will be preserved
 - **MARKET/ADVERTISING:** According to the Park City Chamber's & Visitors Bureau (PCCVB) Sustainability Plan: "...we foresee a future where authenticity reigns— where we celebrate our... mining and railroad history, pioneer heritage...".
 - **The project aligns with the PCCVB's objectives for sustainable tourism and is highlighted in Objective 1 and 7:**
 - OBJ 1: Cultivate local pride and respect for the Park City & Summit County experience. **Highlight: Celebrating who we are.**
 - OBJ 7: Foster the development and management of Summit County's art and culture tourism assets. **Highlight: Walking through history.**
- REQUIREMENT: The entity applying and receiving the award must be a not-for-profit, government entity, or government subdivision.
 - **GOVERNMENT ENTITY:** Park City Municipal Corporation is the government entity applying for the funding and will be responsible for the project's outcomes.
 - The structures are protected by **Historic Preservation Easements** held by Park City Municipal Corporation, which is responsible for inspecting and approving all work accomplished.
- REQUIREMENT: Revenue from the imposition of the taxes may be used for: financing tourism promotion; and the development, operation, and maintenance of: (A) an airport facility, (B) a convention facility, (C) a cultural facility, (D) a recreation facility, or (E) a tourist facility. Note that A-E are defined by title 3, chapter 3, article B of the Summit County Code.
 - **A CULTURAL FACILITY:** The project will be financing tourism promotion through the preservation of heritage tourism, and maintenance of "other recreation or tourism-related cultural facility".
- REQUIREMENT: Revenue from the tax used for facilities/physical assets shall only be provided to government owned or operated entities and show proof of the ownership/operation in a legal contract as part of the grant request.



- o **GOVERNMENT OPERATED:** Physical asset (SKCM) is protected by Historic Preservation Easements held by Park City Municipal Corporation, government operated entity. Proof of operation is attached in a legal contract

☐ 2. How does the proposal increase tourism in the area, especially overnight visitors?

- **Heritage Tourism strongly influences visitors to travel to Utah:**

- o [2022 Utah Visitor Profile and Insight Report](#): 11% of in-state travelers traveled for cultural/heritage sites and 18% of out-of-state travelers traveled to experience heritage tourism
- o Out-of-State travelers to Utah stayed longer (3.8 v 2.6 days) and spend more: 82% more
- o Cultural tourism fastest-growing an **estimated 40% of all tourism worldwide.**
- o

☐ 3. Likelihood of successful completion and the availability of other sources of funding or co-funding.

- Friends of Ski Mountain Mining History, in close partnership with Park City Municipal Corporation, has successfully **preserved 15 historic mining structures for heritage tourism** using a variety of funding sources totaling over \$1.4m using grants; private donations, in-kind contributions, and partnerships.
- FOSMMH, in collaboration with community organizations, have a qualified team of project managers, structural engineers who specialize in historic preservation, and contractors who have decades of mining structure experience.

- Park City Mountain

- o King Con Consolidated Counterweight (2016)
- o California Comstock Mill (2017)
- o Jupiter Ore Bin (2018)
- o Thaynes Conveyer (2020)
- o Silver King Consolidated Ore Bin (2022)

- Deer Valley Resort

- o Little Bell Ore Bin (2018)
- o Daly West Headframe (2022)
 - Empire Pass Master Owners Association

- Additional Friends Led Projects in Park City Mine District

- o Silver Star Water Tank (2023) - Silver Star Owners Association

- o Silver King Water Tanks (2020)
- o Alliance Watchman's Cabin (2022)

- Partner Led Projects

- o Judge Mining & Smelting Company Office (2020) – Empire Pass Master Owners Association
- o Silver Star Boiler Room & Coal Hopper (2020) – Silver Star Owners Association
- o Spiro Tunnel (2021) – Park City Municipal Water Department



- ☐ 4. What is the nature of the project? For example, does the project provide a tangible asset or enhance or provide the community, or is it a tourism promotion?
- The project preserves a **TANGIBLE cultural asset** so visitors can directly interact with history. Connection: PCCVB's Sustainability Plan OJB 7: Foster the development and management of Summit County's art and culture tourism assets. Highlight: Walking through history.
 - The Global Sustainable Tourism Council (GSTC) conducted a Destination Assessment from July to December 2021, working closely with the PCCV and stakeholders throughout Summit County. Further, the **results of the GSTC Assessment of Summit County indicated the area most in need of improvement: Cultural Sustainability**
- ☐ 5. The ability to leverage grant funds, other sources of funding, and positive partnerships.
- **PCMC/FOSMMH leveraged over \$739,000 to save 15 historic structures in the following ways:**
 - in-kind gifts to reduce overall costs
 - in-kind gifts to leverage private donations (ie - First Tracks event for major donors)
 - matching gifts to increase donations and grant opportunities
 - reducing risk with over 23 grantors contributing to success of the project
 - Robust partnerships with over 34 stakeholders and 230 private donors (and growing!) in Utah.
- ☐ 6. Potential for the project to generate more dollars for the fund in the future.
- Traveling to experience the places and activities that authentically represent the stories and people of the past and present is defined as "Heritage Tourism". According to Forbes Magazine, **Heritage Tourism is considered one of the fastest-growing segments in the travel industry equating to a \$171 billion annual spend**
 - Heritage Tourism is the fastest growing segment in the tourism industry
 - Comparison example - Bisbee Arizona - small mining boom town that went bust **leverages its mining heritage into an annual \$1m sustainable heritage tourism business** run by Bisbee city government - employing over 12 city employees; hosting over 50,000 visitors annually to tour mines from every state and over 30 countries
- ☐ 7. Is the proposed event/project a new or seed funding proposal/application?
- The proposed project: **NEW**
- ☐ 8. Size of the request related to the amount of sustainable tourism generated (Return on Investment). The World Tourism Organization defines sustainable tourism as "tourism that takes full



account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities".

- The potential ROI of saving the Park City Silver King Headframe is multifactorial from economic benefits: tourism opportunities, meeting the increasing demands of visitors looking for unique experiences; and socially showing pride in Park City's history; but possibly one of the most important ROI's is keeping Park City from becoming Anytown, USA. When a community has such a distinctive opportunity to save their existing history, the real loss would be NOT saving it for future generations.
- **\$250,000 ROI Potential:**
 - Global **Cultural Tourism increasing 15%**
 - Cultural tourism fastest-growing an **estimated 40% of all tourism worldwide.**
 - U.S Heritage Travelers = **\$123.6 billion**
 - International Heritage Travelers = **\$171 billion**
 - **30% of adults say cultural or heritage event influenced their choice of destination**
 - Rural arts organizations attract more outside visitors than urban arts organizations (31% vs 14%). **These visitors spend money on admissions, parking, dining, etc., contributing directly to local economies.**
 - 49% of cultural **travelers will pay more** for sites with heritage tourism activities
 - **4.1 million more international travelers visited a historic place** than went to the beach, a casino or a golf course.

What is your organization's mission statement and primary focus?

Park City Municipal Corporation	Friends of Ski Mountain Mining History
Mission: Evolving and sustaining a complete community	Mission: Preserve, protect and promote Park City's history and heritage.
Focus: A thriving mountain town, an engaged and effective government and citizenry, preserving and enhancing the natural environment, and an inclusive and healthy community.	Focus: Saving Park City's unique mountain mining heritage

The applicant hereby acknowledges that the submitted information is correct to the best of his or her knowledge. Applicant agrees to allow County to post all information.



Narrative Questions:

1. Describe the proposed project and state the project name. (What do you want to do, how you want to do it, how will it be implemented, key factors to success – use up to two pages) *Is the proposed event/project a new or seed funding proposal/application?:*

BACKGROUND: Would you travel to Egypt to see the pyramids if they no longer existed? What about the temples in Kyoto if they were gone? Or Siem Reap if Angkor Wat was destroyed? Imagine you are considering traveling to these exciting, culturally historic destinations, would you go if the structures no longer existed?

Traveling to experience the places and activities that authentically represent the stories and people of the past and present is defined as “Heritage Tourism”. According to Forbes Magazine, **Heritage Tourism is considered one of the fastest-growing segments in the travel industry, expecting to grow 40% faster than other segments.**

What type of heritage tourism exists in Summit County? According to the [2021 Global Sustainable Tourism Council \(GSTC\) Destination Assessment](#), conducted as part of Summit County’s Sustainable Tourism assessment, **Cultural sustainability was one of the lowest scoring areas.** GSTC’s recommendation: Destination Stewardship Council should ‘**...form partnerships with organizations trying to restore and preserve historic sites, offer tours, and manage campaigns and fundraisers...**”

Thanks to the dedicated volunteers at Friends of Ski Mountain Mining History (FOSMMH), Park City’s historic mining structures are being sustainably preserved, one structure at a time, to allow visitors to enjoy an immersive, cultural tourism experience into the remarkable mining history that eventually developed skiing in Park City. **However, unless these structures are sustainably preserved immediately, the only way future visitors will be able to experience Park City’s ski mountain mining history will be through looking at photos, reading, or watching videos.** Instead of visiting Summit County, travelers will stay home and watch a documentary. **Preserving the past is the future of tourism.**

PROPOSED PROJECT: Park City Municipal Corporation (PCMC) is partnering with Friends of Ski Mountain Mining History in a **NEW project** aiming to sustain the cultural and heritage tourism in Park City by preserving the integrity of the collapsing, historic Silver King Coalition Mine (SKCM), located on Park City Mountain (PCM). **History:** The Silver King Coalition Mine building was constructed in the early 1900s to house essential equipment and activities related to the mining operations. The mining operations terminated in 1952 and the building has been falling apart since then.



In 2022, FOSMMH, in partnership with PCMC and PCM, began preserving the Silver King Coalition Mine in a series of six phases, totaling nearly \$1.5 million.

Phase I - Asbestos Removal	\$263,927 (fully funded)	COMPLETE 2022
Phase II - Cap Shafts	\$97,439 (fully funded)	COMPLETE 2023
Phase III - Roof Repair	\$531, 273 (fully funded)	IN PROGRESS 2024
Phase IV - Window Repair	\$235,695 (need funding)	PROPOSED 2025
Phase V - Interior Restoration	\$296,141 (need funding)	PROPOSED 2025
Phase VI - Open to Tourism	TBD	2026-2027

After raising over \$892,000, FOSMMH completed Phase I-II and Phase III will be complete in 2024. **All three phases have been fully funded without support from Summit County.**

Now **PCMC/FOSMMH proposes to address Phase IV and V in 2024-25**, the most expensive phases yet, which specifically include repairing the window damage, repairing exterior walls, installing a security system and restoring the interior. Upon completion of all phases, planned for 2027, the Silver King Coalition Mine exterior will be largely restored to look like it did 100 years ago.. **The goal is “adaptive re-use” of the historic structures to conduct guided heritage tours of the interior** of the structure which houses many important mining artifacts from when the Silver King was in operation and making the “**...sites and programs come alive... allowing visitors to directly interact with them...**”. Key components of successful heritage tourism projects.

PROJECT NAME: Preserving Park City’s Silver King Headframe for Sustainable Heritage Tourism

WHAT/PROJECT SEEKS TO: Complete Phase IV and V in 2024-25.

HOW / IMPLEMENTATION:

- **Phase IV. Window Repairs** - Every windowpane in the entire building has been shattered by vandals. Some of the ground floor exterior windows have been pulled out of their frames and are lying on the ground in the interior or exterior of the building. The repair of the interior windows in the building will consist of cleaning the remaining glass shards out of each windowpane. The former glass window panes will be replaced with polycarbonate plastic sheets sealed into the mullions with silicone sealant. The upper windows in the shaft tower and north clearstory windows will be cleaned of the glass shards. New glazing will not be installed in these windows.
- **Phase IV: Exterior Wall Damage** - The exterior walls of the building were originally covered with uniformly matching, corrugated metal sheets. Some of these metal sheets have been significantly



damaged or replaced over time with other metal sheets that do not match the original materials. The most damaged corrugated metal sheets on the building exterior, and other metal sheets that do not match the rest of the building will be removed and replaced with matching corrugated metal sheets recycled from the Thaynes Mine site.

- **Phase V: Interior Restoration/Cleanup** - The interior of the building is littered with broken glass, earth, and metal debris. The floors in the building have openings or rotten wood that endanger visitors and either need to be covered or repaired. There are piles of earth and debris in the building that need to be cleaned up. There are small tanks of oil in the blacksmith shop that need to be cleaned up and removed. All of this will restore the building interior to a condition that is safe for future visitors.
- **Preservation:** The Silver King structures are protected by Historic Preservation Easements held by Park City Municipal Corporation (PCMC), which is responsible for inspecting and approving all work accomplished. With a signed memorandum of understanding between FOSMMH and Vail in 2016, it was agreed FOSMMH raises the funds required for each phase of this project and project manages the work being done. All stabilization work on the historic mining structures is coordinated and approved with the PCMC Planning department. FOSMMH is the steward for the historic mining sites located on Park City Mountain and is responsible for the ongoing upkeep of the mining structures.

KEY FACTORS TO SUCCESS:

1. **FUNDING!** Sustaining Park City's historical and heritage tourism requires financial support. Utah's Recreation and Tourism Matters of the Institute for Outdoor Recreation and Tourism adopted the **Five Principles of Heritage Tourism Success** produced by the National Trust for Historic Preservation (NTHP):
 - **Principle 1: Collaborate** - Due to the various organizations, businesses, governments, areas, and individuals who are necessarily involved in any heritage tourism development effort, efficient and widespread collaboration is absolutely imperative for success.
 - **Principle 2:** Find the Fit Every community is different and this certainly holds true for the characteristics that determine suitability for—and eventual success at—heritage tourism development.
 - **Principle 3:** Make Sites and Programs Come Alive Creating memories for heritage tourists involves more than just reciting facts or printing them on a sign. Sites and exhibits are more effective by being visually stimulating or, better yet, by allowing visitors to directly interact with them.
 - **Principle 4:** Focus on Quality and Authenticity Accurately and competently presenting your community's heritage and/or culture(s) will give visitors the most interesting and the most unique experience you can offer. An area that presents a "real" experience is more likely to produce long-term heritage tourist interest.
 - **Principle 5:** Preserve and Protect It is important—both in community planning and in heritage tourism development—that the historical and cultural resources of your community are preserved and protected. This is true both in terms of historical buildings and local customs and sense of community.



2. Total funding requirement for this project (not the entire organization): **\$531,836**

3. Total dollar amount for this grant request: **\$250,000**

4. Project timetable:

Q2 2024

- Award Grant

Q3 2024

- Test Window Treatment Techniques (FOSMMH)
- Select Window Treatment Techniques (FOSMMH/PCMC/PCMR)

Q4 2024

- Develop Plans and Specifications for Windows, Walls, and Interior Cleanup (FOSMMH/PCMC)
- Develop Plans and Specifications for Security System (FOSMMH/PCMC)
- Develop Bid Documents for Windows, Walls, and Interior Cleanup (FOSMMH/PCMC)
- Develop Bid Documents for Security System (FOSMMH/PCMC)
- Develop Bidders List (FOSMMH/PCMC)

Q1 2025

- Bid all Work and Select (2) Contractors one for Building Work and one for Security System (FOSMMH/PCMC)
- Develop and Submit HDDR Waiver Applications to City for All Work (FOSMMH)
- Develop and Submit Building Permit Applications to City (Contractors)
- Develop and Submit CASPs to PCMR (Contractors/FOSMMH)
- Develop and Submit Site Use Agreements to PCMR (Contractors)

Q2 2025

- Review and Approve HDDR Waiver Applications for All Work (PCMC)
- Review and Approve Building Permit Applications (PCMC)
- Review and Approve CASPs (PCMR)
- Review and Approve Site Use Agreements (PCMR)

Q3 2025

- Construct Window Project (Contractor)
- Construct Exterior Walls Project (Contractor)
- Construct Interior Cleanup Project (Contractor)
- Construct Security System Project (Contractor)
- Progress Inspections (FOSMMH/PCMC/PCMR)

Q4 2025

- Complete Window Project (Contractor)
- Complete Exterior Walls Project (Contractor)
- Complete Interior Cleanup Project (Contractor)
- Complete Security System Project (Contractor)
- City Inspections of all Work (PCMC/FOSMMH/PCMR)
- Final Approvals of all Work (PCMC/FOSMMH)

5. If receiving this grant, can you complete the project and report within the 18-month time frame? **YES**



6. Please provide the following information on the estimated number of visitors and how you estimate the figures.
- Total out-of-county day visitors and overnight visitors; how they are calculated: **N/A - Project is New**
 - If your visitor numbers are not quantifiable please include another method that may be used to measure the economic value of your project to Summit County, i.e. national TV PR value, etc. Provide the value and method.

The potential ROI the proposed project will be significant for Sustainable Heritage Tourism in Summit County, which is in critical need of improvement according to Park City's Sustainability Plan. **Summit County's mining history is a marketable asset for nearly every entity in Utah in their tourism promotion plans.**

ECONOMIC VALUE and METHOD of PRESERVING and SUSTAINING HERITAGE TOURISM

- In order to understand the potential ROI of Sustainable Heritage Tourism for Park City, we can look at comparisons and pilot studies conducted by the [World Tourism Organization's Statistical Framework for Measuring the Sustainability of Tourism](#):
- [Advisory Council on Preservation](#) and the Importance of [Heritage Tourism](#) provide significant measurements to the economic value potential of this project:
 - is forecast to increase by **15%** in the coming years
 - the fastest-growing segments of the tourism industry, an estimated **40%** of all tourism worldwide.
- **U.S Heritage Travelers = economic impact of \$123.6 billion.**
 - Spend more: \$623 vs. \$457
 - Use a hotel, motel or B&B: 62 percent vs. 55 percent
 - Are more likely to spend \$1,000+/-: 19 percent vs. 12 percent
- **International Heritage Travelers = \$171 billion.**
 - The State of the American Traveler says visitors stay longer 19 nights (16 nights for all overseas travelers).
- **30%** of adults state **heritage events influenced** their choice of **destination** on their last trip.
- The [Park City Chamber of Commerce & Visitors Bureau's 2022 Sustainability Plan](#) encourages and supports "...heritage tourism by fostering public appreciation for the social, economic, and educational benefits of historic preservation...".



7. Describe how you will attract patrons FROM OUTSIDE SUMMIT COUNTY to this facility or event:

METHODS TO ATTRACT OUTSIDE SUMMIT CO VISITORS:

- When considering a marketing method to attract out-of-county visitors, the project refers to the [Utah Office of Tourism 2022 Visitor Profile and Insights Report](#): “*When planning their trip. Out-of-state visitors relied on a wider variety of planning sources, such as search engines, destination websites, and online travel agencies.*”
- PCMC/FOSMMH **partners conduct national and international marketing programs to attract visitors**. These partners understand the value, and growing interest, in heritage tourism and therefore highlight mining history programs.
- Partnerships with community organizations leading tourism promotion in Summit County with top search engines, destination websites, and integration with travel agencies::

- [Deer Valley Resort](#)
- [Park City Mountain/Vail](#)

- [Park City Chamber and Visitors Bureau](#)
- [Park City Museum](#)
- [Ski Utah](#)

SPECIFIC AVENUES FOR PROMOTION:

- The State of the American Traveler #1 Avenue for Travelers to promote heritage destinations: **Video Posts**
 - [Trails Less Traveled](#)
 - [Park City Mountain](#)
 - [Park City Museum](#)
 - [Deer Valley](#)
- [Park City Museum Website and Events Page](#)
- Park City Museum’s Social Media Outlets: [Instagram](#), [Facebook](#), [YouTube](#)
- [Friends of Ski Mountain Mining History Facebook](#)
- [Visit Park City Blog](#)
- [Visit Park City Website Main Page](#)
- Visit Park City offers a printed guide for mailing or a digital version.
- Visit Park City Travel E-Newsletter
- [Park City Mountain Home Page](#)
- [Park City Mountain Activities Page](#)
- Articles in Popular Travel Magazines: [Snow Magazine](#) [Park City Magazine](#)
- [Mining History Association Annual Conference - June 2024](#) with 125 international attendees coming to Park City - highlights the significance of mining heritage in Summit County (5-day conference)
- **FUTURE PLANS PHASE VI:**
 - Partnerships with hospitality agencies such as AirBnB - the leading resource for out of state visitors coming to Utah according to the [Utah Visitor Profile Report](#)
 - *****NEW FOR 2025** - Park City Historic Mining Hiking Trail



TIMEFRAME: June 2024 – October 2025

ATTRACTING NEW OUT-OF-COUNTY PATRONS:

- o **Utah tourism is focused on preserving heritage tourism.** Utah is encouraging visitors to travel more responsibly through their new sustainable tourism campaign “**Forever Mighty**”. **The campaign asks visitors to “...Support local businesses, honor community, history and heritage...”.**
- o "Studies by the **Travel Industry of America** show that it [heritage tourism] is the **No. 1 reason people travel** — especially people in the 35-54 age group," says Wilson Martin, Utah State historic preservation officer and a member of the state's Cultural Heritage Council.
- o AirBnB is the #1 source for out-of-state visitors to Utah according to the 2022 Visitor Profile and Insight Report. **AirBnb Trend #3: Experiential Travel and Authenticity**
- o In Phase VI - Launching Tourism, PCMC/FOSMMH will finalize partnerships with local and national hospitality agencies to curate one-of-a-kind experiences with historians to design bespoke activities that align with Summit County’s character and location.

8. Provide a detailed budget for this project:

Projected Project Revenue – Detail	Revenue Amount	Notes (If Needed)
Park City Mountain Resort*	\$ 6,667	Committed
Park City Municipal Corporation*	\$ 6,667	Committed
Private Donations	\$ 193,666	Pending - ongoing fundraising
In Kind Donations	\$	Pending
Grants:		
PCCVB Sustainability	\$30,000	Requesting in 2024 (awarded historically)
PCMC Historic District Grant	\$30,000	Requesting in 2024 (awarded historically)
Promontory Foundation	\$10,000	Requesting in 2024 (awarded historically)
PCCF	\$ 5,000	Requesting in 2024 (awarded historically)
REST TAX	\$250,000	Requesting in 2024
Total Revenue	\$532,000	



Projected Project Expense – Detail	Expense Amount	Notes (If Needed)
Final Preservation and Restoration	\$257,514	Phase V
Windows Replacement	\$101,488	Phase IV
Security System	\$37,051	Phase IV
Steel Metal Sheets exterior walls	\$66,413	Phase IV
Subtotal Cost: \$	\$462,466	
15% Contingency	\$69,370	Contingency for unforeseen issues associated with working on a building 100+ years old.
Total Project Expense	\$531,836	

9. Please add clarifying detail to explain the budget in number 7 here (if necessary).

● **BUDGET NARRATIVE:**

Revenue:

Since 2022, the fundraising campaign of preserving the Silver King Headframe has **successfully raised over \$830,000 for Phase 1-III**. PCMC/FOSMMH robust fundraising efforts will continue until the project is complete. That said, now is the time when **the project needs support from Summit County**.

● **Committed funds:**

- Park City Mountain Resort: in 2015, PCMR made a 15-year agreement to preserve mining structures at Park City Mountain \$6667 annually
- Park City Municipal Corporation: in 2015, PCMC made a 15-year agreement to preserve mining structures at Park City Mountain \$6667 annually

● **Private Donations:**

- In 2023 the **project raised \$330,201 for Phase III**. The goal for the next 18 months is to raise \$193,200 to complete Phase IV&V by October 2025.
- To do so, FOSMMH will leverage in-kind support from Vail's Epic Promise to host majors donors for First Tracks March 2024 and again at a very special fundraising event in August at the Lookout Cabin. **Goal is \$100,000.**
- LiveGive November 2024 will be focused on fundraising for Phase IV&V (2023 raised over \$75,000) **Goal is \$100,000.**
- These events will be **repeated in 2025** along with a variety of additional private donor fundraising efforts throughout the next 18 months.



- **In-Kind Donation:**

- Currently seeking in-kind donations from Big D construction for equipment use during the project - **every prior phase has received significant in-kind support.**
- Since 2022, FOSMMH has received significant in kind contributions, for Phase I-III, from a variety of partners - including over \$40,000 in steel from Pacficia; Park City Mountain and Vail Epic Promise - \$46,500 in-kind donation; Utah Department of Oil, Gas and Mining (Phase II).= \$278,486
- Park City Historical Society generously donates their resources to support the efforts of FOSMMH - the amount is invaluable!

- **Grants:**

- PCCVB Sustainability Grant - awarded \$15,000 in 2023; seeking max funding \$30,000 for \$30,000 for sustainable tourism
- PCMC Historic District Grant - awarded \$38,000 in 2023; seeking another \$30,000 in 2024 for historic preservation of SKCM
- Promontory Foundation - awarded \$5,000 in 2023; seeking \$10,000 for historic preservation of SKCM - currently partnering with their members to conduct ski tours to build awareness of ski mountain mining structures in Summit County
- PCCF - awarded \$3,500 in 2023; seeking \$5,000 and multi-year funding in 2024 for the preservation of SKCM
- REST TAX - the project has not requested funding for past phases, however, the project cannot be completed without \$250,000 in grant support for Phases IV&V.

Expense:

- Estimated material and installation costs for the proposed repair and cleanup activities have been provided by FOSMMH in conjunction with Calder Richards Engineering and The Xcavation Company, Kamas, UT. Both of these firms are long time partners for PCMC/FOSMMH mining stabilization projects.
 - ****Complete expense breakdown is attached in a spreadsheet.**
- The security system costs were provided by Real.Tech, West Valley City, UT, an experienced security technology design and installation company.
 - Materials and installation cost for the building system was estimated at \$27,000 and the 110v AC connection to the nearby ski lift is estimated by PCMC/FOSMMH at \$10,000. The total cost estimate for the security system is therefore \$37,000.



10. List potential and status **of any other sources** of funding or positive partnerships for this project. Also provide any community partners, sponsors, volunteers and their contributions. Any matching grant monies or leveraged support should be listed here:

OTHER POTENTIAL SOURCES of FUNDING

- Since 2015, PCMC/FOSMMH has **leveraged over \$1.4 million to preserve 15 historic mining structures** in Summit County
- Over **\$830,000 raised in two years** for Phases I-III
- **Raised \$330,000** in less than one year for Phase III to begin immediately!
- Leveraging in-kind support from Vail's Epic Promise to host **exclusive major donor fundraising events** to raise funds for Phase IV&V
- With the understanding grant applications are not guarantees of funding, FOSMMH is continuing to **apply for NEW (no prior award) grants, in addition to REST TAX, in 2024**
 - JW Couch Foundation \$100,000 for historic preservation
 - Hart Family Foundation \$50,000 for marketing and tourism
- FOSMMH has the **hardest working volunteers in UTAH!** In the event they are able to raise more than the remaining funding needed for Phases IV-VI, any eligible funds would be reserved for sustaining the maintenance of the Silver King Coalition Mine

POSITIVE PARTNERSHIPS: - PCMC/FOSMMH has over 40 partners, sponsors, grantors:

- | | |
|--|---|
| ● Vail's EpicPromise | ● Park City Museum and Historical Society |
| ● KPCW | ● Ski Utah |
| ● Summit Lands Conservancy | ● Utah Department of Oil Gas & Mining <ul style="list-style-type: none">○ Abandoned Mine Reclamation Program (AMRP) |
| ● Preservation Utah | ● Utah Department of Natural Resources <ul style="list-style-type: none">○ Outdoor Recreation |
| ● Friends of Ski Mountain Mining History/Park City Municipal Corporation | ● Promontory Foundation |
| ● Utah State Historic Preservation Office | ● Mining History Association |
| ● Mountain Trails Foundation | ● Park City Rotary |
| ● Park City Chamber of Commerce & Visitors Bureau | |
| ● Park City Community Foundation | |

SPONSORS:

- | | |
|-----------------------------------|----------------------------------|
| ● Sotheby's Cares | ● Silver Star Owners Association |
| ● Montage Deer Valley | ● Deer Valley Resort |
| ● Rio Tinto | ● The Mining Association of Utah |
| ● Rocky Mountain Power Foundation | |

VOLUNTEERS:

- 50+ members of the PCMC/FOSMMH Committee



HOW PCMC/ FOSMMH LEVERAGES FUNDS:

- **Matching Gifts**

- Compiling gifts with matching fund requirements encourage donors and grantors to give more
- Matching gifts increase eligibility for certain grants

- **Private Donors**

- \$330,201 raised in 2023 from approx. 200 donors (ongoing)

- **2023 Grantors**

- Availability of private donations allows for matching funds for access to more grant funding
- CLG Grant \$10,000
- Sotheby's Cares \$10,000
- Historic Preservation Grant \$38,736
- Park City of Commerce & Visitors Bureau's Sustainability Grant - \$15,000
- Eccles Grant - \$35,000
- PCCF Grant – \$3,500
- Promontory Foundation Grant - \$5,000
- Sunrise Rotary Grant - \$1500

- **Leveraged In-Kind Support:**

- Park City Mountain and Vail Epic Promise - \$46,500 in-kind donation for 1st Tracks event, Fundraising cocktail party and complimentary lift tickets for potential donors.
- Utah Department of Oil, Gas and Mining issued contracts for the shaft closures at both the Silver King and Thaynes Mine (Phase II).= \$278,486
- Pacific Steel provided the steel required for the roof replacement and reinforcement (Phase III) = \$43,665 in-kind donation.
- Equipment supplier to donate some or part of the construction equipment rental - pending

Is your organization applying for, or has received, monies from other Summit County sources including but not limited to, RAP or TRT?: ☒ **Yes** or ☐ No



Provide all Summit County funding, for requests provide current year (2024) requests and prior year (2023) allocations from any Summit County Sources on this worksheet.

Funding	Partner Name	Amount Requested	Amount Received	Notes
2024 Summit County Restaurant Tax Grant	PCMC/FOSMMH	\$250,000	Pending	Preserving Silver King Coalition Mine for Heritage Tourism
2023 Restaurant Tax Grant	PCMC Trails & Open Space & Mountain Trails Foundation	\$204,500	\$204,500	Purchased a PistenBully for winter trail grooming
2023 Restaurant Tax Grant	PCMC Trails & Open Space	\$76,413.67	\$70,000	Funds will be used for rebuilding parking lot area of Meadow Drive Trails head
2023 Summit County RAP Grant	PCMC Trails & Open Space	\$364,911	\$364,911	Rail Trail improvements Phase II, bridges and bank stabilization
2023 Summit County RAP Grant	PCMC Parks Department	\$42,570	\$42,570	Robotic field painter
2023 Summit County RAP Grant	PCMC Trails & Open Space	\$26,747	\$26,747	Mower/mulcher for trails
2024 Summit County Restaurant Tax Grant	PCMC Public Library	\$109,572.7 0	Pending	ADA and equipment upgrades to the Santy Auditorium



11. If you received Restaurant Tax Grant Funding in 2023, please complete the following questions:

A. HAVE YOU RECEIVED ALL THE FUNDING THAT YOU WERE GRANTED? ☒ YES or ☐ No

B. WAS THE PROJECT OR EVENT COMPLETED? YES or ☒ No

TWO PROJECTS RECEIVED RESTAURANT TAX FUNDING IN FY23: A NEW PISTENBULLY WINTER TRAIL GROOMER AND REPAIRS TO THE MEADOW DRIVE TRAILHEAD . THE GROOMER HAS BEEN PURCHASED AND UTILIZED, WHILE WORK ON THE MEADOW DRIVE TRAILHEAD IS SCHEDULED FOR COMPLETION IN SPRING OF 2024.

C. DID YOU REACH ALL THE GOALS FOR THE FUNDING REQUESTED? ☒ YES or ☐ No

D. HOW DID YOU MEASURE SUCCESS?

THE NEW PISTENBULLY TRAIL GROOMER HAS HELPED PCMC AND OUR PARTNER MOUNTAIN TRAILS FOUNDATION EXPERTLY GROOM MILES OF WINTER TRAILS FOR OPTIMAL HIKING, RUNNING, WINTER BIKING, AND NORDIC SKIING. ONCE THE MEADOW DRIVE TRAILHEAD IS COMPLETE IN SPRING OF 2024, IT WILL IMPROVE ACCESS TO IMPORTANT SUMMIT COUNTY POINTS OF INTEREST, SUCH AS MCPOLIN FARM AND THE 2002 OLYMPIC MEMORIAL.

E. IF YOUR PROJECT OR EVENT IS COMPLETE, HAVE YOU FULFILLED YOUR OBLIGATION TO SUPPLY THE COUNTY MANAGER'S OFFICE WITH YOUR REQUIRED FINANCIAL REPORTING DOCUMENTATION? ☐ YES or ☒ No

F WAS IT SUBMITTED BY THE DEADLINE: YES or ☐ No (THE FINANCIAL REPORT WILL BE SUBMITTED ON TIME)

If No, WHY?

Once projects are finalized in the Spring of 2024, financial reports will promptly be provided, ahead of the due date.

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT is made and entered into effective as of the 15 day of September, 2016, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation and body politic (the "City"), and VR CPC HOLDINGS, INC., a Delaware corporation (the "Resort"), each a "Party" and collectively the "Parties" herein.

Recitals

A. The Resort operates a ski resort and summer recreational facility known as Park City Mountain Resort ("PCMR") in Park City and in Summit County, Utah, a portion of which is located within the boundaries and jurisdiction of the City.

B. On March 25, 2015, the City approved a conditional use permit (the "CUP"), which approved among other things, the construction of a ski lift/gondola to "interconnect" PCMR and the former Canyons Resort into a single integrated ski resort and recreational facility now known as "Park City Mountain Resort."

C. Condition No. 4 of the CUP required the Resort to take certain actions with respect to "Historic Mining Structures" on property owned by or under long term lease to the Resort and which are located within the City boundaries, by the dates set forth therein, including specifically, the inventory of certain structures and granting of historic preservation easements, or their equivalent, with respect to historic mining structures as set forth in the CUP.

D. On or about December 31, 2015, the Resort caused a "Preservation Plan For Selected Historic Mining Structures" to be performed by SWCA Environmental Consultants (the "Inventory"). The Inventory identified and prioritized suggested work on particular historic mining structures and sites within the City (hereinafter the "Sites"). The Inventory has been approved by the Parties. The City through its historic preservation planning staff (the "Staff") has further designated certain of the Sites as having priority status with respect to stabilization and preservation efforts, by identifying such Sites as "Gold" (highest priority), "Silver" (lesser priority), and "Bronze" (low priority). Subsequent to the Inventory, the Staff identified a few additional Sites which it believed should be subject to certain of the agreements between the Resort and City, although not currently listed in the Inventory, and the Resort has approved including those Sites in the Inventory as reflected in this Agreement, to the extent located within the Resort boundary. The Gold, Silver and Bronze Sites are listed on Exhibit "A" attached hereto and incorporated herein. The Gold and Silver Sites are hereinafter referred to as "Priority Sites").

E. Concurrently herewith, pursuant to the CUP, the Resort has executed and delivered to the City an "Historic Preservation Easement Agreement" (the "Easement") with respect to the Silver King Consolidated Mine Counterweight Site located on property owned by the Resort, and an "Historic Preservation License Agreement" (the "License") with respect to certain other Sites identified in the Inventory and located on property under long term lease by the Resort from third parties.

F. The Parties desire to set forth the mutually agreed process, scope and limitation of responsibilities for identifying, prioritizing and performing certain preservation stabilization, securing, and maintenance with respect to mutually agreed Sites, for the limited time periods as set forth herein.

NOW THEREFORE, in consideration of the foregoing Recitals and the mutual covenants set forth herein, the Parties agree as follows:

1. Process for Determining Work to Be Done on Sites. From 2016 through 2020, while any funds are available for stabilization and preservation work on projects on Priority Sites, the Resort agrees to meet with the City's Staff, at a minimum, twice a year to discuss project prioritization, scope and funding of any work to be done on any Priority Site during the upcoming construction season. Unless mutually agreed upon by the Resort and the City, all Priority Sites upon which any work is to be done or project performed shall be located on the Resort's leased or owned land within the City. The Parties acknowledge that the initial Priority Site upon which it was mutually agreed that stabilization and preservation work would take place (California Comstock) is not located within City boundaries, nor is it located on land owned by or under long term lease to the Resort. Notwithstanding that, the Parties agree that this Agreement shall be applicable to that Site, including specifically Section 7 below. Unless otherwise mutually agreed by the Parties, it is not anticipated that any stabilization or preservation work will be performed on Sites that are not Priority Sites, but that upon mutual agreement by the Parties to allocate available funds for such purposes, such non-priority Sites may be secured.

(a) Prior to March 1 of each year from 2016 through 2020, the scope of the meeting shall be focused on selecting a Site or Sites and proposed project for work during the upcoming construction season. This shall include:

- (i) City inspecting the Sites to evaluate their condition and potential work to be performed;
- (ii) Evaluation of available funding;
- (iii) Selection of a project;
- (iv) Communication and coordination, as necessary, with the Friends of Ski Mountain Mining History ("FSMMH"); and
- (v) Determination of the necessary permitting process, including timelines and responsible parties.

(b) Prior to November 1 of each year from 2016 through 2020, the scope of the meeting shall be focused on review and documentation of the prior construction season's work and funding strategies for the upcoming year's project. This shall include:

- (i) Review of the process, timeline and costs associated with the most recent construction season's project(s);

- (ii) Determination of scope, process, responsibility and timeline for documenting and recording the project's work;
- (iii) Determination if additional work is needed for the following year for the recently secured, stabilized or completed Site;
- (iv) Assessment of remaining funds and identification of funding strategies for the next year's budget;
- (v) Review and update of projects and Priority Sites; and
- (vi) Preparation by the Staff after consultation with the Resort of an annual report to the Planning Commission.

2. Performance of Work on Sites.

(a) Unless otherwise agreed in writing, the Resort shall be the contracting party on the mutually agreed securing (e.g., fencing, boarding-up, etc.), stabilization and preservation work on Sites. The Resort may apply its customary policies, procedures and requirements, including without limitation, insurance and workmen's compensation requirements, to all contractors, subcontractors and materialmen working at a Site or accessing a Site through PCMR.

(b) The agreement to proceed with securing, stabilization and preservation work on a Site is subject to and conditioned upon the availability of funds to pay for such work. It is anticipated that those funds will consist of the balance of the initial \$50,000 donated by the Resort, the proceeds of donations to the Capital Fund solicited and obtained by the FSMMH (the "Capital Fund"), and the Maintenance Contributions by the City and the Resort described in Section 3(a) below. No work shall be approved or undertaken by the Parties unless funds are available or committed in the City held account and/or Capital Fund described below (to be administered by the City or FSMMH, as mutually agreed) to pay for such work.

(c) In connection with, or prior to, any work being performed, the Resort shall submit work plans and cost estimates to the Staff. Prior approval by the Staff must be received before commencing any work to be paid for from the remainder of the \$50,000 initially deposited by Resort with the City, and for any subsequent work to be paid for from the Capital Fund (to be held and administered by the City or FSMMH, as mutually agreed), or from the Maintenance Contributions to be held by the City. All invoices must contain a detailed description of the work performed or provided under that invoice. Staff approval that the work performed under any invoice is within the agreed upon scope of work for the Site is required prior to payment by the City of any invoice for previously approved work. For any work paid for by the Capital Fund, the FSMMH must approve any expenditures to be paid from donations which flow from or through the FSMMH. The Capital Fund shall be subject to annual nonprofit accounting requirements, both state and federal, applicable to qualified 501(c)(3) entities. Staff will review, approve and cause the City to pay requests for disbursement within fifteen (15) days of receipt of an

invoice for work performed, provided the work is within the agreed upon scope of work. At its option, the City may also require lien waivers from contractors paid from previous draw requests or disbursements (e.g., lien waivers provided "in arrears"), in accordance with ordinary and customary construction practices. The Parties agree to use their best efforts to obtain a binding agreement from FSMMH that in the event FSMMH is the party disbursing funds to pay for work from the Capital Fund, that FSMMH will timely review, approve and disburse with respect to invoices to be paid from funds held in the Capital Fund. The Parties hereby mutually agree that they will not unreasonably withhold, delay or condition approvals for payments for completed work, to the extent funds are available for such payments and the payments comply with otherwise applicable laws, rules and regulations.

3. Inspection, Stabilization and Securing of Sites and Stabilization and Maintenance of Priority Sites. Prior to March 1, 2017, and prior to each March 1st annually thereafter until March 1, 2031, following Staff's annual inspection of the Sites, the Resort and Staff shall meet to discuss issues related to (i) potential securing, stabilization, maintenance and/or repair of the Priority Sites identified in the approved Inventory or additional Sites on Exhibit "A" hereto, or otherwise mutually agreed upon, and which are located on Resort's leased or fee property with priority to be given to those Sites upon which stabilization or preservation activities have occurred, and (ii) the potential need to secure any Sites to which no stabilization/preservation work has been done in order to deter vandalism, damage or destruction or to stabilize such Sites. The Resort and Staff shall consider the recommendations of the FSMMH with respect to potential maintenance, stabilization and security needs of Sites. The obligation to inspect the Sites for the purposes of this Agreement shall be upon the City, and the Resort shall have no obligation to inspect or to monitor the Sites, except to the limited extent necessary for the Resort to fulfill its obligations under the Easement and the License. To the extent the Resort and Staff agree that certain maintenance, stabilization and/or security work is required and should be completed in the upcoming construction season for mutually agreed Sites for such year, and that previously donated or allocated funds on hand are not sufficient to pay for such work, Resort and City will agree on a "scope of work" and estimated cost budget for such maintenance and security work for the upcoming year, subject to the following terms and conditions.

(a) On an annual basis during such fifteen year period (2017-2031), Resort and City will each donate one-half of the mutually agreed estimated cost budget up to a maximum per calendar year of Six Thousand Six Hundred and Sixty Seven Dollars (\$6,667) each to perform such work in the upcoming construction season (the "Maintenance Contribution"). The Resort's obligation to pay the Maintenance Contribution shall be contingent on the City's donation of an equal amount. These funds shall be used exclusively to cover costs of specifically identified and agreed stabilization, maintenance and/or security work required on mutually agreed Sites. City may, at its option, expend more than the Maintenance Contribution for such work from City funds; provided, however, that Resort shall have no obligation to match the City's contribution in excess of the Maintenance Contribution. The City and Resort shall both have the option, in their sole discretion, to pay all or a portion of the annual Maintenance Contributions in advance, upon written notice to the other Party, and to credit the amount

of prepaid Maintenance Contributions against the next year's or years' Maintenance Contributions that would otherwise be payable by such Party.

(b) Resort's and the City's obligation for the Maintenance Contribution shall terminate after the fifteenth (15th) anniversary of the first Maintenance Contribution by the Resort, or at such earlier date as donated funds become sufficient to pay for all necessary maintenance, stabilization and/or security work for Priority Sites for the remainder of the fifteen (15) years governed by this provision. Resort shall thereafter have no further monetary or performance obligation with respect to monitoring, maintenance, repair or securing of Sites or other sites identified in the Inventory or otherwise located on property owned or leased by the Resort or any other property. In no event shall Resort's obligation to donate funds for stabilization, maintenance, repair and security of Sites hereunder exceed One Hundred Thousand Dollars (\$100,000) in the aggregate, or extend beyond fifteen (15) years (*e.g.*, beyond 2031). It is contemplated that any funds for maintenance and preservation of Sites after 2031 shall be obtained solely from and be dependent upon donations by the public at large to FSMMH. However, the Resort and the City may elect to meet following expiration of the agreement to provide joint Maintenance Contributions and discuss a potential future arrangement for supporting and maintaining the Sites, provided no further financial obligations shall exist or be implied on the Parties unless specifically mutually agreed in a subsequent writing signed by the Parties.

(c) Maintenance Contributions donated by the Resort and City for these purposes during this fifteen year period which are not spent for such purposes within the calendar year in which they are donated will be carried over and combined with the Maintenance Contribution for the following year, to be applied toward the mutually agreed scope of work for the following year, so that yearly Maintenance Contributions can accumulate to fund larger maintenance and stabilization projects, if necessary. Maintenance Contributions will be held by the City in an appropriate account, and disbursed to pay for work upon mutual agreement of the Resort and Staff. The City will advise the Resort at least annually on the status of the account, and provide a copy of the account statement or its equivalent reflecting all payments into and disbursements from the account.

(d) It is the intent that the Resort's and the City's donations be used and expended equally for such stabilization, maintenance and security costs, unless a Party elects to prepay Maintenance Contributions as provided in Section 3(a) above. The Resort's Maintenance Contribution shall be delivered to the City within thirty (30) days of the Resort's receipt of written notice that the City has paid its maintenance Contribution for such calendar year.

(e) Unless otherwise agreed in writing between the Parties, the Resort shall be the contracting party for all required maintenance, repair and security work to be performed for the agreed fifteen (15) year period on Sites, and the Resort may require such licenses, bonding, insurance and other conditions and requirements for third parties performing such work on behalf of the Parties as the Resort customarily imposes on third

party contractors working at PCMR. The City shall waive any permit, inspection and other fees applicable to work contracted for by the Resort or the City pursuant to this Agreement. Nothing in the Resort's status as the "contracting party" shall impose any payment obligations or other financial liability on the Resort, except as otherwise expressly set forth herein with respect to the Maintenance Contribution described above. At its sole option, and upon written notice to the Resort, the City may elect to perform, or be the contracting party to perform work on Sites as set forth in Section 4 below.

(f) Nothing herein shall be deemed to impose any obligation or legal liability on the Resort for maintenance, repair and security of Sites, except as expressly provided herein and mutually agreed between the Resort and the City, and no ongoing obligations beyond those, if any, expressly set forth in the Easement and the License shall be implied or exist.

4. City's Option to Perform or Contract For Work. The City shall have the option, in its sole discretion, and without any obligation express or implied, to perform or cause to be performed, security, stabilization, maintenance, repair, or preservation work on Sites, upon thirty (30) days prior written notice to the Resort, and in accordance with and subject to the following terms and conditions. So long as the Easement and License remain in effect, the Resort shall permit and allow access to the City, and to the City's contractors or designees, at all reasonable times, in the event the City elects to secure, stabilize, maintain or repair a Site located at PCMR and within the boundary of the City, to maintain the structural soundness and safety of the Site, including any emergency work.

i) Any contractors or materialmen engaged by the City to perform work on a Site shall be duly licensed, shall provide all employees entering upon PCMR or working on the Site with worker's compensation insurance, and shall be insured under a commercial general liability policy in an amount not less than \$2,000,000 per occurrence, and any such insurance shall name The Resort as an additional insured as its interest may appear with respect to such work.

ii) The Resort shall have no obligation to maintain or repair the Site where work has been undertaken by the City, nor any obligation to pay for or reimburse the costs incurred by the City of any such maintenance or repair of the Site, except for and only to the extent of the Resort's mutual agreement, if any, with the City as provided in this Agreement.

iii) Any securing, stabilization, maintenance, repair or construction with respect to a Site which the City elects to undertake under this Agreement shall be coordinated with the Resort's Director of Mountain Operations, and shall be performed in a manner that does not interfere with the Resort's operation of PCMR for its intended purposes. Except for emergency work (which shall also not interfere with the Resort's operation of PCMR), any work which the City elects to do shall be done during the upcoming (non-winter) construction season.

iv) Any contractors, materialmen and other persons entering onto PCMR or working on a Site at the City's request, shall defend, indemnify, and hold the Resort harmless from any and all claims, liabilities, suits, demands, and causes of action arising from, or related

to, entering upon PCMR or any work performed thereon, including without limitation, any work on a Site.

v) City shall exercise reasonable judgment and care in performing its obligations and exercising its rights under the terms of this Agreement, shall not interfere with the operation of PCMR, and shall not unreasonably withhold its consent when called for under the terms of this Agreement.

5. Satisfaction of CUP Conditions. Except with respect to any requirements, if any, which require ongoing work by the Resort, and except for the Resort's continuing obligations under the Easement, the License, and this Agreement, the City acknowledges the Resorts' satisfaction of and compliance with, condition no. 4 of the CUP.

6. Non-Modification of CUP. The Parties acknowledge and agree that nothing herein shall be deemed an amendment or modification of the CUP, which remains in full force and effect, except as previously extended or modified by the City, and that this Agreement is intended to clarify and supplement, for the limited time periods set forth herein, the Parties' agreements with respect to the Easement and License.

7. Sites Not Owned by Resort or Under Long Term Lease. With regard to any Sites listed on Exhibit "A" which are located on land which is not owned by the Resort, or under long term lease by TCFC LeaseCo LLC to the Resort, and is therefore not subject to the Easement or License, respectively, including the California Comstock Site, the Resort agrees that to the extent it has an easement or other occupancy right to such land, the Resort will exercise its rights on such land in a manner consistent with its covenants set forth in Section 2 of the License. The Resort will further cooperate with the City in any effort by the City to obtain a preservation easement or easements from the owner of the land on which such Site is located, provided such effort shall not interfere with Resort Uses as defined in the License.

8. No Assumption of Environmental Liability. Nothing in this Agreement or in the Resort's acting as contracting party for any of the work contemplated by this Agreement, shall be deemed an assumption of, or impose any liability on the Resort, financial or otherwise, for any environmental remediation or clean-up related to the Sites, or the pre-existing conditions thereon.

9. Due Authorization and Execution. Each Party hereto represents and warrants to the other Party that execution and delivery of this Agreement has been duly authorized by all necessary action.

10. Successors and Assigns. The terms, covenants and conditions of this Agreement shall be binding on and inure to the benefit of the successors and assigns of the Parties.

11. Notices. All notices under this Agreement must be in writing and delivered to the notice address below (i) by registered, express, or certified mail, (ii) by courier or messenger service, or (iii) by electronic mail with acknowledgement of receipt. Notice is deemed given on the date delivered or attempted but delivery is refused.

If to Grantor:
VR CPC Holdings, Inc.
PO Box 39
1310 Lowell Avenue
Park City, UT 84060
Attention: Chief Operating Officer
Email: wrock@vailresorts.com

With a copy to:
The Vail Corporation
390 Interlocken Crescent
Broomfield, Colorado 80021
Attention: Legal Department – Mountain Counsel
Email: legalnotices@vailresorts.com

If to the City:
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060
Attention: Planning Department

With a copy to:
Park City Attorney's Office
PO Box 1480
Park City, Utah 84060

Either Party may change its addresses for notices pursuant to a written notice which is given in accordance with the terms hereof. The foregoing notice requirements are subject to the provisions below. As used herein, the term "business day" shall mean any day other than a Saturday, a Sunday, or a legal holiday for which U.S. mail service is not provided. Whenever any date or the expiration of any period specified under this Agreement falls on a day other than a business day, then such date or period shall be deemed extended to the next succeeding business day thereafter.

12. No Third Party Beneficiaries. Nothing in this Agreement is intended to create an enforceable right, claim or cause of action upon any third party that is not a party to this Easement.

13. Miscellaneous.

(a) Entire Agreement. This Agreement, the CUP, the Easement, and the License, collectively contain the entire agreement and understanding of the Parties with respect to the entire subject matter hereof, and there are no representations, inducements, promises or agreements, oral or otherwise, not embodied herein.

(b) Counterparts. Facsimile Transmission. This Agreement may be executed by facsimile and/or in any number of counterparts, any or all of which may contain the

signatures of less than all the parties, and all of which shall be construed together as but a single instrument and shall be binding on the parties as though originally executed on one originally executed document. All facsimile counterparts shall be promptly followed with delivery of original executed counterparts.

(c) Due Authorization and Execution. Each Party represents and warrants to the other Party that execution and delivery of this Agreement have been duly authorized by such Party, and that this Agreement is valid and binding upon such Party.

(d) No Partnership. The parties do not by this Agreement, in any way or for any purpose, become partners or joint venturers of each other in conduct of their respective businesses or otherwise.

(e) Severability. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

(f) Waivers and Amendments. No provision of this Agreement may be waived to any extent unless and except to the extent the waiver is specifically set forth in a written instrument executed by the party to be bound thereby. This Agreement may be amended or modified only by an instrument to that effect executed by the parties hereto, and only to the extent expressly set forth therein.

(g) Captions. The captions of each section are added as a matter of convenience only and shall be considered of no effect in the construction of any provision of this Agreement.

(h) Attorneys' Fees. If any Party hereto shall bring any suit or action against another for relief, declaratory or otherwise, arising out of this Agreement, the prevailing Party shall have and recover against the other Party, in addition to all court costs and disbursements, such sum as the applicable court may adjudge to be reasonable attorneys' fees.

(i) Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah.

(j) Time of the Essence. Time shall be of the essence with respect to the performance and observance of the covenants, agreements, terms, conditions and provisions set forth herein.

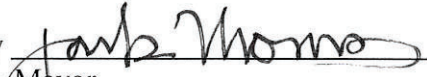
[Remainder of page intentionally left blank]

[Signatures on following pages]

Executed as of the date first written above.

“City”

Park City Municipal Corporation, a Utah
municipal corporation and body politic

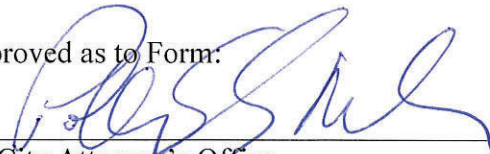
By 
Mayor



Attest:

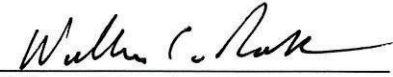
By 
City Recorder

Approved as to Form:

By 
City Attorney's Office

“Resort”

VR CPC Holdings, Inc., a Delaware
corporation

By 
William C. Rock
Senior Vice President and COO
Park City Mountain Resort

1384344v4/LGM

EXHIBIT "A"

(Sites)

Gold Sites

California Comstock
Thaynes Mine – Hoist House
Thaynes Mine – Conveyor Gallery
Silver King Mine – Headframe Building/Hoist House
King Con Mine – Ore Bin
King Con Mine – Counterweight
Silver King – Boarding House (Midmountain Lodge)
Jupiter Mine – Ore Bin

Silver Sites

Silver King – Stores Department Building
Silver King – Change House
Silver King – Water Tanks A & B
Thaynes – West Accessory Building
Thaynes – West Building
Silver King – Aerial Tramway Towers

Bronze Sites

Silver King – Boarding House Vault
Silver King – Fire Hose House
Silver King – Timbers Shaft
Silver King Coalition – Timbers Shaft
Silver King Coalition – Fire Shed
Silver King Coalition – Fire Hose House 1
Silver King Coalition – Fire Hose House 2
Silver King Coalition – Fire Hose House 3
Silver King Coalition – Sampler (Stone Wall)
Silver King Coalition – Water Tank A
Thaynes – North Accessory Building
Thaynes – Fire Hose House
King Con Mine – Aerial Tramway Towers

City Council Staff Report

Subject: MKSK Professional Services Contract Amendment
Author: Michelle Downard
Department: Executive
Date: August 15, 2024

Recommendation

Review and authorize a contract amendment, in a form approved by the City Attorney, with MKSK for additional services to conclude the Bonanza Park Small Area Plan and the Bonanza 5-Acre Site Feasibility Study.

Background

In 2022, Park City issued two Requests for Proposals (RFPs) for long-range, professional, and technical planning studies: the Bonanza Park Small Area Plan and the Bonanza 5-Acre Site Feasibility Study. A selection committee of local community members and professionals recommended [MKSK](#) as the preferred and most qualified vendor. On [March 2, 2023](#), the City Council approved a contract for \$389,100.

Since then, the Bonanza Park Small Area Plan (SAP) was adopted by the City Council on [July 11, 2024](#), and the Bonanza 5-Acre Site Feasibility Study was completed. Recently and based upon the work of MKSK, the 5-Acre Site has progressed to a Request for Statements of Qualifications (RSOQ) and the drafting of an RFP. The SAP has progressed to its next phase, which includes recommending, reviewing, and eventual adoption of Land Management Code amendments. Both outcomes relied upon the professional services and work of MKSK, community members, and professional staff.

Analysis

Due to the complexity of dual planning initiatives, extensive community meetings, professional survey instruments and analysis, and requests for additional public engagement and meetings with the Planning Commission and City Council, contract amendments were necessary and are outlined in detail below.

For example, specific amendments modified the contract term, adjusted the scope to include additional advisory group meetings as requested, added more time for the Planning Commission and City Council to review, scrutinize, and hold additional public meetings and hearings. In addition, the amendment enabled in-person discussions to expedite and finalize 5-Acre Site values and goals necessary to release the RSOQ and frame the drafting of an RFP in special meeting work sessions in June and July of 2024.

Version	Date	Term End	Contract Amount	Scope
Original	3/8/23	3/31/24	\$389,100	<u>Small Area Plan</u> (\$170,100): Task 1- Define the plan timetable and existing conditions, Task 2- Define and develop a community engagement plan, Task 3- Develop neighborhood vision and plan goals, plan goals and objectives, Task 4- Develop plan components, (land use, mobility, traffic forecasting, etc.), Task 5- Develop an implementation plan, Task 6- Develop final report/executive summary and plan adoption <u>5-Acre Site</u> (\$219,000): Phase 1- Initiate, evaluate and engage (site tour, market analysis, city council meeting), Phase 2- Understand and explore (land use and connection assessment, option development, etc.), Phase 3- Synthesize Plan Recommendations (implementation strategy)
1 st Amend	3/25/24	12/31/24	+\$58,500	<u>Small Area Plan</u> (\$18,750): 3.4 Additional Advisory Group Meeting, 3.5 Additional City Council Meeting, 4.6 & 6.5 Planning Commission & Council Meetings <u>5-Acre Site</u> (\$39,750): 1.12 Advisory Group & Liaison Meeting, 1.13 & 2.6 City Council meetings, 3.1 RFP/RSOQ Outline Draft, 3.2 & 3.3 Clarity regarding public finance strategies and likely tools for gap financing, 3.4 Pitch kit supplemental material for future RFP/Contract, 3.5 RFP/Contract Outline, City Council meeting & up to 4 virtual meetings, 3.6 3 rounds of revisions to the final deliverable
2 nd Amend	5/29/24		+\$12,000	<u>5-Acre Site:</u> 3.7 Draft RSOQ with PCMC
3 rd Amend	6/25/24		+\$25,000	<u>5-Acre Site:</u> 3.8 Special City Council work session in June 2024
4 th Amend			+\$18,400	<u>5-Acre Site:</u> 3.9 in-person Council work session in July 2024

The total amendments' authorization to complete both planning and feasibility initiatives is \$113,900. While the work is already completed, our Procurement Policy requires accumulated change orders or contract amendments to be approved by the City Council if the cost increase is more than \$100,000 for contracts of \$1,000,000 or less.

No additional contract amendments are anticipated at this time, and we are excited to begin the process of considering Land Management Code Amendments with the Planning Commission and review the recently closed (July 26, 2024) 5-Acre Site RSOQ and begin the process to advertise a 5-Acre Site RFP.

Recommendation

Review and authorize a contract amendment, in a form approved by the City Attorney, with MKSK for additional services to conclude the Bonanza Park Small Area Plan and the Bonanza 5-Acre Site Feasibility Study.



City Council Staff Report

Subject: Zions Public Finance Contract Amendment – Main Street Area Plan

Author: Jenny Diersen

Department: Special Events

Date: August 15, 2024

Recommendation

Authorize the City Manager to execute a Second Amendment to the Professional Services Agreement, in a form approved by the City Attorney, with Zion's Public Finance (ZPF) to complete Phase 1 of the Main Street Area Plan, not to exceed \$126,000, and extend the contract to December 31, 2024.

Executive Summary

At the City Council Retreat on September 21, 2023 ([report](#) p. 55 / [minutes](#) p. 4), the Council discussed several options for the next phase of strategic planning and investments in Park City's Historic Main Street area and confirmed direction to implement an accelerated master planning process and methodologies.

Since January 4, 2024 ([report](#) p. 222 / [minutes](#) p. 6), significant progress has been made, including advisory committee formation, three planning charrettes (June 6, July 15, and August 14), and onboarding four separate professional firms to support the specialized aspects of the planning initiative (economic and analytics, transportation, design, etc.).

Several months ago the [MSAP webpage](#) was published to create an open portal for members of public and interested stakeholders to follow the Committee's progress. Regular updates include meeting presentation materials, minutes, professional reports, and agendas. The MSAP Committee has dedicated three half-day meetings and other follow up efforts thus far, and we are excited to near a critical juncture. Based on the MSAPC's discussion and direction, we are narrowing in on and finalizing bold land use and development concepts to contemplated during public input sessions in September. After the September input session, the MSAPC will present to the City Council during a Work Session in October.

Background

Park City required a consultant to provide financial and analytical services for the MSAP due to the immediate need to jumpstart the MSAP. Because awarding the contract through a standard procurement process was impractical and not in the City's best interest, the procurement official utilized [section 5-3 of the City's Procurement Policies](#). Accordingly, the City entered a contract with ZPF, with an initial term of 90 days (expiring July 19, 2024).

Public notice and Council approval are not required because the initial agreement was not to exceed \$45,000. The lead service provider for ZPF was released from post-

employment restrictions (April 11, 2024 - [report](#) p. 154 / [minutes](#) p. 5). On June 17, 2024, the term of the ZPF Agreement was extended by 90 days.

Analysis

On July 7, 2024, ZPF was notified that it had reached the agreement's financial threshold due to the volume of professional services provided. Based on the MSAPs progress, Phase 1 will be completed by December 31st. Bringing on another service provider between now and then would require considerable costs, time, and effort, and undoubtedly result in project delays.

On August 1, 2024, the City initiated a [Procurement Waiver](#) to increase the amount not to exceed \$126,000 and extend the term to complete Phase 1 to December 31, 2024. Adhering to the [City's Procurement Policies](#), the Procurement Waiver was published on August 7 on the [City's website](#) more than seven days in advance because the total costs exceeded \$50,000. The City Council must also approve contracts in excess of \$100,000, thereby requiring this amendment approval.

Funding

The ZPF Agreement shall not exceed \$126,000, and is budgeted from the Main Street Redevelopment Capital Improvement Project. This amendment shall complete Phase 1 of the MSAP work.



City Council Staff Report

Subject: MC Contractors Contract Amendment

Author: Ryan Blair

Department: Economic Development

Date: August 15, 2024

Recommendation

Review and consider authorizing the City Manager to execute a contract amendment for soil excavation and transportation to a disposal facility for 21,000 tons of contaminated soil, in a form approved by the City Attorney, with MC Contractors INC, in an amount not to exceed \$350,700 for a total contract amount not to exceed \$915,675.

Executive Summary

After receiving approval from the City Council on May 16th, 2024, the City started remediation on June 20th, 2024. As discussed during that Council meeting, Staff stated that the goal was the move all the material to Summit County's 3 Mile Landfill (3 Mile). However, several tests were needed to meet regulatory standards at the Landfill. Staff proactively bid for a backup landfill to ship additional material to if needed after testing. That landfill is the Intermountain Regional Landfill (IRL) in Fairfield, UT.

Based on the testing, it is estimated that approximately 21,000 (out of an estimated 55,000) tons of material will need to be hauled to IRL. The cost to haul to IRL is \$27.15/ton. Which is an increase of \$16.70 more than the cost to haul to 3 Mile. In total the contract should be adjusted \$350,700 to account for the higher trucking costs.

Analysis

While the cost to haul is more expensive to truck to IRL vs. 3 Mile. The City will save on tipping fees. IRL's tipping fee is \$18.50/ton, while 3 Mile's is \$40/ton. This means that the City will save approximately \$451,500 in tipping fees, an approximate \$100k net savings on the project.

Although the tipping fee at IRL is less expensive than 3 Mile, a truck can make more trips in a day to 3 Mile, approximately 8 trips per day vs. 2-3 per day to IRL. This represents a significant reduction in oversight costs for the City and enables the project to be completed in one season.

Funding

There is \$4,025,136 available in CP0267 for this project.



City Council Staff Report

Subject: Construction Agreement for Transmission Relocation with Rocky Mountain Power
Author: Luke Cartin, Jed Briggs, Michelle Downard
Department: Sustainability, Budget, Executive
Date: August 15, 2024

Recommendation

Enter into a construction agreement with Rocky Mountain Power (RMP) to underground the transmission lines that negatively impact the Bonanza neighborhood and the City's 5-acre property. Consider funding alternatives to close a project cost deficit of around \$3.7M, to achieve a total project of \$7,077,547.

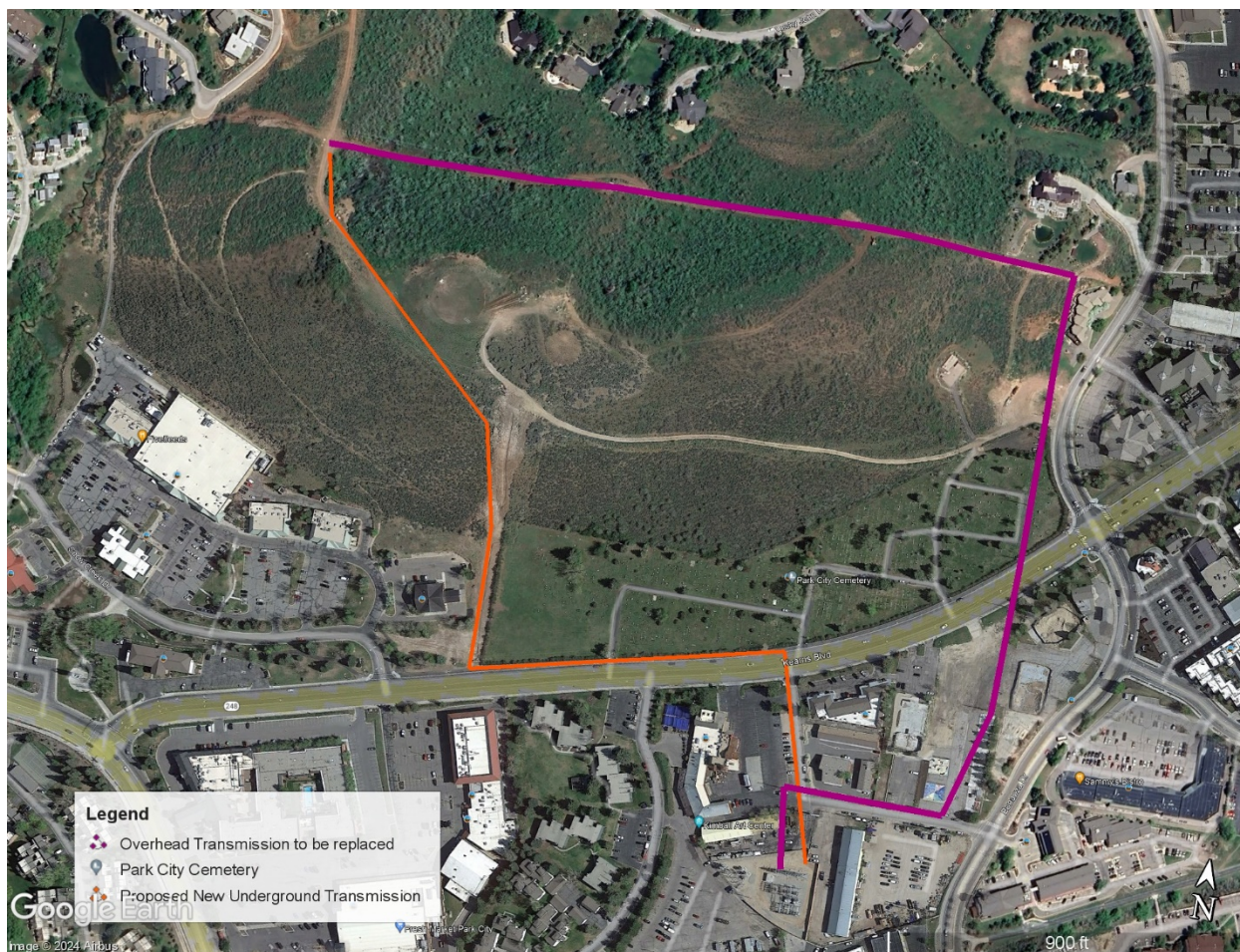
After several years of discussions, feasibility analyses, and negotiations, this agreement will continue to prepare the Bonanza neighborhood for community redevelopment goals.

Executive Summary

The RMP Snyderville electrical transmission line currently crosses the Bonanza Park neighborhood as a significant overhead line with a 60-foot aerial/horizontal easement. The easement considerably restricts the neighborhood, and the City's 5-acre site redevelopment goals and potential.

Pursuant to City Council direction, Council Liaisons led discussions with staff support to undergrounding as an essential long-term infrastructure investment. At the same time, RMP was replacing its current wood support poles with taller steel poles from Snyderville, in the exact location as today's infrastructure, which set the stage for quality timing.

According to the feasibility study conducted in partnership with RMP, undergrounding the transmission line beneath Woodbine Way and Kearns Boulevard costs approximately \$7,077,547. The project can be completed over the next year through a Construction Agreement with RMP, which places the procurement process (equipment, construction, timing, liability, etc.) upon RMP and not the City. The project will lead to measurable benefits, including removing aerial easements from the Bonanza Park site, increased land valuation, additional cemetery burial plots, reduced wildfire risk, and reduced visual impacts. We also believe the undergrounding project will create considerable benefit to abutting property owners, who in the past suggested a willingness to contribute. Our Liaisons are also having discussions to obtain private contributions.



Discussion

Prior City Councils have long contemplated the opportunity to remove the overhead RMP transmission lines due to substantial community benefits noted above. The most recent public discussions include:

- [March 3, 2023 City Council Retreat](#)
- [November 2, 2023](#)
- [March 7, 2024](#)
- [May 23, 2024](#)
- [June 28, 2024](#)

Funding:

In FY24, the City Council had already approved \$3.5M to support this project, of which \$150k was spent on the Transmission Underground Feasibility Study, leaving \$3.35M. As stated, undergrounding costs an estimated \$7,077,547, leaving a deficit of around \$3.7M. While a considerable financial challenge, there are several options to consider to close the funding gap. Some options will require a budget amendment, while others can be done within existing project budgets.

For example, we propose the following alternatives for the City Council to consider:

Option	Name	Funding	Note	Amend Budget
1	Misc 5-Acre Site Improvements	\$8.2M	TRT funding dedicated to improving Bonanza Park 5-acre site	No
2	Multi-use Community Projects	\$10M	For multi-use community projects with affordable housing component	No
3	Accrued Interest (Recommended)	\$4.5M	Interest from FY24 and not currently budgeted, fungible	Yes
4	Defund Capital Projects	\$3.7M	Defund capital budgets that utilize fund balance	Yes

1. **Miscellaneous 5-Acre Site Improvements (\$8.2M)**—The Transient Room Tax (TRT) could be easily deployed to financially support undergrounding the transmission lines because it directly and considerably improves the 5-acre site's redevelopment potential and land value. However, a future community redevelopment project will also require considerable City funding, so the City Council may prefer to reserve the TRT for a future project instead of using this resource for essential infrastructure.
2. **Multi-Use Community Projects (\$10M)**—This new FY25 budget item resulted from internal reallocations to create more flexible funding options and to begin using this allotment sooner than it has been deployed historically. While the 5-acre site is anticipated to include affordable housing, the Council may prefer to award this funding to a project-specific component with a more direct nexus to affordable housing.
3. **Accrued Interest (\$4.5M - recommended)** – The Finance Department estimates that the City will receive around \$4.5M in interest from investment balances within the General Capital Fund in FY24. Typically, the City does not budget annual interest earnings until after the fiscal year ends due to its inherent volatility. The \$4.5M is unusually high and considered a one-time opportunity as interest rates spiked last year. Also, money reserved for significant capital projects was held until project procurement and partnerships were solidified (e.g., Community Recreation Center, MARC Aquatics, affordable housing, and more..), leading to more accrued interest than normal. This is a very reasonable financial strategy and also a one-time funding source as noted above. We do not believe this type of interest return will continue moving forward, which is why it is recommended to close the financial gap without creating other impacts.
4. **Defund Capital Projects (\$3.7M)** – The City Council could also suspend or discontinue existing capital projects. Last year, we went through the most extensive budgeting process in memory, so uncertain projects or those lacking clear policy direction were eliminated or discontinued. We don't believe this

option yields much in capacity, however, and therefore, would have considerable impacts.

We believe the 5-acre site offers a considerable and direct return on community investment. The public infrastructure partnership with RMP will prepare the Bonanza neighborhood for community redevelopment outcomes.

Department Review

Sustainability, Budget, Legal and Executive

**CONSTRUCTION AGREEMENT FOR RELOCATION WORK
BETWEEN
ROCKY MOUNTAIN POWER
AND**

This CONSTRUCTION AGREEMENT FOR RELOCATION WORK (“Agreement”), entered into by and between is by and between PacifiCorp, an Oregon corporation doing business in Utah as Rocky Mountain Power (“Rocky Mountain Power”), and _____, a corporation (“Requestor”), for work to be performed in relation to the removal and replacement of certain Rocky Mountain Power facilities (the “Existing Facilities” and the “Replacement Facilities”) located in or near _____, Utah. Rocky Mountain Power and Requestor are each sometimes referred to herein as “Party” or collectively as “Parties.”

WHEREAS, on _____ Requestor and Rocky Mountain Power entered into an Estimating Agreement for Relocation Work (the “Estimating Agreement”), pursuant to which Rocky Mountain Power developed a non-binding estimate (the “Estimate”) of the amounts Rocky Mountain Power would charge Requestor to remove the Existing Facilities and install Replacement Facilities (the “Work”);

WHEREAS, Requestor now seeks to induce Rocky Mountain Power to perform the work necessary to remove the Existing Facilities and install the Replacement Facilities, subject to all the terms and conditions of this Agreement; and

WHEREAS, Rocky Mountain Power now agrees to perform the work necessary to remove the Existing Facilities and install the Replacement Facilities as an accommodation to Requestor, subject to all the terms and conditions of this Agreement;

NOW, THEREFORE, the Parties hereto agree as follows:

SECTION 1: DEFINITIONS

“Completion Date” means the date upon which Rocky Mountain Power has removed the Existing Facilities and installed the Replacement Facilities.

“Effective Date” means the date in which this Agreement is signed by both Parties and any required prepayment has been received by Rocky Mountain Power. This Agreement shall be rendered void if Customer’s required prepayment is not received within 60 calendar days from the date the Agreement is fully-executed. Payments for additional invoices are also due within 60 days from the date of the invoice.

“Estimate” means the non-binding estimate of the amounts Rocky Mountain Power will charge Requestor to remove the Existing Facilities and install the Replacement Facilities, as set forth in Section 3.1 (the “Estimated Costs”) and shown in Exhibit A, Scope of Work - Facility

Relocation; Requestor will bear the full cost of such work, determined upon completion, subject to the terms and conditions of this Agreement.

“Existing Facilities” means the facilities for which Requestor requested Rocky Mountain Power provide an estimate of the cost of removal; the Existing Facilities are identified in Exhibit A. Exhibit A contains only an outline of work to be performed under this Agreement.

"Project Costs" means all reasonable costs, charges and expenses incurred by Rocky Mountain Power in performing the Work. The Project Costs shall include but are not limited to Rocky Mountain Power's internal costs, overhead, expenses, cost of supplies and construction materials, costs for the use of its capital (which shall be the sum of the Capital Surcharge and the AFUDC charge rates determined by Rocky Mountain Power's SAP accounting system, applied to costs invoiced in the billing period), project management, inspection and engineering services costs at hourly rates determined by Rocky Mountain Power's SAP accounting system, and attorneys' fees. The Project Costs shall include taxes or estimated taxes due on contributions in aid of construction, if any. Project Costs includes, without limitation, the amount Rocky Mountain Power pays to Rocky Mountain Power's contractors, vendors and other third-parties, and any other amounts owed to Rocky Mountain Power under the terms of this Agreement.

“Replacement Facilities” means the facilities which Rocky Mountain Power determines are required to replace the Existing Facilities, in Rocky Mountain Power’s reasonable sole discretion. The Replacement Facilities have been generally identified in the course of developing the Estimate and are shown in Exhibit A but may be more specifically identified in the course of performing the Work as those facilities evolve through design and construction. Exhibit A contains only an outline of work to be performed under this Agreement.

“Work” means the installation of the Replacement Facilities and the subsequent removal of the Existing Facilities and includes but is not limited to obtaining regulatory approvals and rights of way, permitting, engineering, design work and design review, procurement and construction, and approving or rejecting, testing, and inspecting such work; the Work includes all other activities performed in furtherance of the purposes of this Agreement.

SECTION 2: PURPOSE; COMPLETION; TERM

2.1 Purpose. This Agreement sets forth the terms and conditions by which Rocky Mountain Power agrees to perform the Work and requestor agrees to pay for the Work. Rocky Mountain Power shall solely manage Rocky Mountain Power’s employee’s, contractors, subcontractors and vendors with respect to the Work.

2.2 Scope of the Estimate. Rocky Mountain Power has used commercially reasonable efforts to develop the Estimate; however, the Estimate is at best an approximation due to a number of factors that cannot be determined at this time or which may be subject to change. As a result, the Estimate does not take into account all potential factors, for to do so would (a) require significant additional detailed design, engineering, and rights of way work; (b) would add considerably to the cost of the Estimate; and (c) would take substantially longer to develop; or

(d) would require a substantial cost contingency to be added to the Estimate. Accordingly, has provided the estimate based a reasonable analysis of known conditions, and the actual cost of performing the Work is very likely to differ from the Estimate.

2.3 Estimated Time of Completion. Rocky Mountain Power shall use commercially reasonable efforts to complete the Work on or before # of days days after the Effective Date. Rocky Mountain Power shall not be liable for delays in completing the Work. In those instances whereby reason of unanticipated events or emergencies which cause power outages or threaten Rocky Mountain Power's ability to continuously provide electric service as it is required to do by law or by contract, then Rocky Mountain Power personnel assigned to perform the work may be withdrawn from the work until such time as the unanticipated event or emergency is concluded. In the event that Rocky Mountain Power personnel are removed from the work in response to such an event or emergency, then the estimated time for completion of the work shall be extended by a period of time equal to that period from the time the personnel are removed from the work until they are available to resume the work, plus forty-eight (48) hours.

2.4 Term of Agreement. This Agreement shall be effective upon the Effective Date, and shall remain in effect through the Completion Date. In any case, this Agreement shall continue in effect until each Party has satisfied its obligations to the other, including without limitation any payment obligations and, shall continue in effect to the extent necessary to provide for final billings, billing adjustments, and the determination and enforcement of liability and indemnification obligations arising from acts or events that occurred while this Agreement was in effect.

2.5 Third-Party Relocation Costs. The Estimate does not contain an estimate of third-party relocation costs. The Work does not include relocating or arranging for the relocation of third-party facilities of any kind. Requestor shall be solely responsible for obtaining cost estimates from any third-parties attached to the Existing Facilities or situated within the right-of-way, and Requestor shall be solely responsible for making all necessary arrangements to transfer third-party facilities to the Replacement Facilities, or any alternative arrangements necessary to accommodate all such third-parties.

2.6 Access to and Ownership of Rocky Mountain Power Facilities. Requestor shall not have physical access to Rocky Mountain Power's electric facilities or any of the Work and shall engage in no activities on or related to Rocky Mountain Power's electric facilities or the Work. The Existing Facilities and the Replacement Faculties shall at all times be and remain the property of Rocky Mountain Power. Rocky Mountain Power shall design, construct, install, and operate the Replacement Facilities in accordance with standards of Rocky Mountain Power's sole choice. Neither Requestor nor any other person shall have the right to operate or maintain Rocky Mountain Power's electric facilities or the Work.

2.7 Rights-of-Way. Rocky Mountain Power shall select the right-of-way for all necessary lines with the cooperation of Requestor. For no remuneration or consideration other than Rocky Mountain Power's execution of this Agreement, Requestor shall grant Rocky Mountain Power such easements across Requestor's property and the property of third parties,

and Requestor shall prepare in a form satisfactory to Rocky Mountain Power and shall tender to Rocky Mountain Power all instruments, documents, and writings necessary or useful in routing and constructing the lines, including but not limited to all necessary rights-of-way, licenses and easements, or Rocky Mountain Power may elect to procure such rights-of-way, licenses and easements at the Requestor's expense. In every case and at all times, Rocky Mountain Power's receipt of satisfactory rights-of-way, licenses and easements is a condition precedent to Rocky Mountain Power's obligation to perform the Work.

2.8 No Dedication of Facilities. The undertakings of Rocky Mountain Power under this Agreement are rendered strictly as an accommodation and do not constitute the provision of a public utility service, or the dedication of all or any portion of the Rocky Mountain Power electric system to Requestor, the public, or any third party.

SECTION 3: COST OF THE WORK

3.1 Estimated Costs. Rocky Mountain Power estimates that the total Project Costs will be approximately \$7,227,547 (the "Estimated Costs"). Rocky Mountain Power previously received \$150,000 from Requestor towards these costs on 12/5/2023, leaving \$7,077,547 due. In the event that actual Project Costs exceed such amount, Rocky Mountain Power shall provide written notice to Requestor and Requestor shall be responsible for the cost of additional work performed. Requestor shall pay Rocky Mountain Power for all Project Costs incurred, subject to the terms of this Agreement.

3.2 Prepayment. Rocky Mountain Power shall provide Customer with an invoice in the amount of the Estimated Costs set forth in Section 3.1 as Exhibit B in this contract. Rocky Mountain Power's obligation to proceed with the Work shall be contingent upon receipt of such payment. In the event Rocky Mountain Power determines at any time that actual Project Costs may exceed the Estimated Costs, Rocky Mountain Power may require an additional prepayment or prepayments to cover the estimated cost of additional Work, and in such cases, Rocky Mountain Power's obligation to proceed with the Work shall be contingent upon receipt of such additional payment or prepayments. After the Completion Date, Rocky Mountain Power shall either (a) refund the amount of any prepayments in excess of actual total Project Costs, or (b) submit an invoice to Requestor for payment of any actual Project Costs in excess of the Estimated Costs, net of prepayments, and in that case Requestor shall pay Rocky Mountain Power amounts due within thirty (30) days of the invoice date, together with interest at the lesser of a rate of 1.5 percent per month or the maximum lawful rate, on any amounts not paid within thirty (30) days of the invoice date.

SECTION 4: LIMITATIONS ON LIABILITY; WARRANTIES; INDEMNIFICATION

Under no circumstances shall either Party be liable to the other Party for any lost or prospective profits or any other special, punitive, exemplary, consequential, incidental or indirect losses or damages (in tort, contract or otherwise) under or in respect of this Agreement or for any failure of performance related hereto howsoever caused, whether or not arising from sole, joint

or concurrent negligence; and without affecting any other limitations of this Agreement, each Party's liability to each other shall in every event be limited to the payment or refund of amounts due hereunder.

Rocky Mountain Power warrants that its work shall be consistent with prudent utility practices. ROCKY MOUNTAIN POWER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND SIMILAR WARRANTIES.

Requestor shall indemnify, defend, and hold harmless Rocky Mountain Power with respect to any claim that relies in any way on the Estimate. Requestor shall indemnify, defend and hold harmless Rocky Mountain Power and its officers, directors, agents, and employees and its successors and assigns from any and all claims, demands, suits, losses, costs, and damages of any nature whatsoever, including attorney's fees and other costs of litigation brought or made against or incurred by Rocky Mountain Power and resulting from, arising out of, or in any way connected with any act, omission, fault or negligence of Requestor, its employees or any officer, director, or employee or agent of the same and related to the subject matter of this Agreement. This indemnity obligation shall include, but not be limited to, loss of or damage to property, bodily or personal injury to, or the death of any person. Requestor's obligation under this provision of the Agreement shall not extend to liability caused by the sole negligence of the Rocky Mountain Power.

SECTION 5: FORCE MAJEURE

Neither Party shall be subject to any liability or damages for failure to perform their respective obligations hereunder to the extent that such failure shall be due to causes beyond the control of the Party claiming force majeure protection, including but not limited to the following: (a) the operation and effect of any rules, regulations and orders promulgated by any commission, municipality, or governmental agency of the United States, or subdivision thereof; (b) restraining order, injunction or similar decree of any court; (c) war; (d) flood; (e) earthquake; (f) act of God; (g) sabotage; or (h) strikes or boycotts. The Party claiming Force Majeure under this provision shall make every reasonable attempt to remedy the cause thereof as diligently and expeditiously as possible. Provided, the obligation to pay amounts due shall not be excused by events of Force Majeure.

SECTION 6: MISCELLANEOUS PROVISIONS

6.1 Attorney's Fees. In any suit or action, arising out of or related to this Agreement involving a claim, counterclaim or cross-claim made by any Party against any other Party, the substantially prevailing Party shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such substantially prevailing Party in such suit or action, including, without

limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.

6.2 Governing Law. All provisions of this Agreement and the rights and obligations of the Parties shall in all cases be governed by and construed in accordance with the laws of the State of Utah applicable to contracts executed in and to be wholly performed in Utah by persons domiciled in the State of Utah. Each Party hereto agrees that any suit, action or proceeding seeking to enforce any provision of, or based on any matter arising out of or in connection with, this Agreement or the transactions contemplated hereby or thereby, may only be brought before the federal courts located within Salt Lake County in the State of Utah, or state courts of the State of Utah located in Salt Lake County, and each Party hereby consents to the exclusive jurisdiction of such forums (and of the appellate courts therefrom) in any such suit, action or proceeding. Furthermore, each Party hereto waives, to the extent permitted by law, any objection which it may now or hereafter have to the laying of the venue of any such suit, action or proceeding in any such forum or that any such suit, action or proceeding which is brought in any such forum has been brought in any inconvenient forum. If for any reason, service of process cannot be found in the State of Utah, process in any such suit, action or proceeding may be served on a Party anywhere in the world, whether within or without the jurisdiction of any such forum.

6.3 Binding Effect. The provisions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors and assigns; provided, Requestor shall not assign this Agreement to any successor without the prior written consent of Rocky Mountain Power, which consent shall not be unreasonably withheld.

6.4 No Third-party Beneficiaries. Nothing contained in this Agreement shall be construed to create an agency relationship, association, joint venture, trust, or partnership, or impose a trust or partnership covenant, obligation, or liability on or with regard to either of the Parties. Each Party shall be individually responsible for its own covenants, obligations, and liabilities under this Agreement. Nothing in this Agreement shall be construed to create any duty to, any standard of care with reference to, or any liability or inference of liability to any third party.

6.5 Waiver. Failure of any Party at any time to require performance of any provision of this Agreement shall not limit such Party's right to enforce such provision, nor shall any waiver of any breach of any provision of this Agreement constitute a waiver of any succeeding breach of such provision or a waiver of such provision itself.

6.6 Amendment. This Agreement may not be modified or amended except by the written agreement of the Parties. No modification to this Agreement shall be deemed to be a waiver and binding unless in writing and signed by the party to be bound.

6.7 Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be held invalid or unenforceable, the remainder

of this Agreement and the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

6.8 Notices. All notices or communications of any kind that may be required or permitted to be given to any Party under the terms of this Agreement shall be in writing with all applicable postage and delivery charges prepaid and shall be given by: (i) hand delivery or messenger service maintaining records of delivery; (ii) Federal Express, UPS or a comparable overnight delivery service maintaining records of delivery; or (iii) certified or registered U.S. mail, return receipt requested; in each case, addressed to the applicable party as follows:

If to Requestor:

Customer Name
Attention: Contact Name
Street Address
City, State, Zip

If to Rocky Mountain Power:

Rocky Mountain Power
Attention: RBM
Street Address
City, State, Zip
Phone:

Notices or communications shall be deemed given upon the earlier of actual delivery or refusal of a Party to accept delivery thereof.

6.9 Recitals. Each Recital is incorporated into the body of this Agreement as if fully set forth herein.

6.10 Authority. Each individual executing this Agreement on behalf of a Party hereto warrants his or her authority to do so.

6.11 Execution. This Agreement shall not be effective until fully executed by each of the Parties hereto.

SECTION 7: INTEGRATION

This Agreement replaces and supersedes in the entirety all prior agreements among the Parties related to the same subject matter.

SECTION 8: WAIVER OF JURY TRIAL

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers as of the dates set forth below.

{{_es_signer2_signatureblock}}

ROCKY MOUNTAIN POWER

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EXHIBIT A

SCOPE OF WORK - FACILITY RELOCATION

Basic Description of Work



City Council Staff Report

Subject: Purchase of Nine Battery Electric Buses
Author: Tim Sanderson, Transportation Director
Department: Transportation
Date: August 15, 2024

Recommendation

Consideration to Authorize the City Manager to execute an agreement in a form approved by the City Attorney's Office for electric bus options from the Gillig/Utah Transit Authority Contract to purchase a total of nine 35-Foot Battery Electric Buses ("BEBs"), three depot chargers with nine dispensers, and workforce development training, in an amount not-to-exceed \$12,074,294.00.

Executive Summary

On [February 1, 2024](#), the City Council approved the purchase of 7 new 35-Foot Battery Electric Buses; 3 ABB depot chargers with a total of 9 dispensers; an Electric Trolley specially manufactured for Main Street; and a Ford E-Transit Passenger Van.

Since then, the Transportation Department has determined that a revision of the purchase contract is necessary. Current operations staff have forecasted a greater need for full-sized BEBs instead of the electric Trolley (not yet available) and electric passenger van.

The total cost for the new contract is quoted at \$12,074,294, with a total of \$9,659,435 (80%) covered by federal grants and \$2,414,859 (20%) coming from the Transportation Fund. As indicated above, our team maintains a comprehensive and strategic approach to sourcing and securing federal funding to offset the burden of these types of expenditures on local taxpayers. Efforts include strategic grant writing, federal certifications and training, federal and state lobbyists, national transit conference attendance, and deploying elected officials.

Specifically, the new request will seek:

- Nine 35-foot, Low-Floor Battery Electric Buses: \$11,005,848
- Three Depot Chargers with 9 dispensers: \$820,380
- Workforce Development Equipment Training for Fleet Staff: \$248,066
 - o This training is required under the terms of the Federal Grants issued to purchase Battery Electric Buses.

The Transportation department is still working on the specifications and availability of an Electric Trolley, as approved. We will return in the future with more details.

Analysis

After the original approval of the contract five months ago, the Transit Vehicle Manufacturing industry has experienced overwhelming demand. The increase in

demand coupled with supply chain delays prompted the Federal Transit Administration to send a letter, see **Exhibit “A,”** urging agencies to implement specific strategies such as:

- Proceeding forward with contract modifications;
- Seeking additional federal funding for price increases;
- Including new contract clauses for price adjustments and equipment availability into future contracts,
- Allowing advance and progress payments; and,
- Obtaining bid security for procurement costs.

To ensure timely delivery of the next order of BEBs, the Transportation Department has determined that an increase in the total number of vehicles is the most cost-effective option in the current climate. If approved today, we anticipate quick execution of the contract with an anticipated delivery date within 26 months.

Funding

Federal Funding:

- The federal grants and local match amounts are included in the FY25 budget. The grant funding was awarded to purchase replacement and expansion vehicles, associated equipment, and training.

FFY 2021 5339 – Bus and Bus Facilities:	\$1,173,966.00
FFY 2021 5339 (b) – Bus and Bus Facilities:	\$2,389,699.00
FFY 2022 5339 (c) – Low or No Emission Vehicles:	\$6,095,770.00
Total Federal Grant Funding:	\$9,659,435.00
Local Match from the Transportation Fund:	\$2,414,859.00
Total Contract Price	\$12,074,294.00

Exhibits

Exhibit A: FTA Bus Manufacturing Letter – February 7, 2024



U.S. Department
of Transportation

**Federal Transit
Administration**

Administrator

1200 New Jersey Avenue, SE
Washington, DC 20590

February 7, 2024

Dear Colleague:

Since President Biden signed the Bipartisan Infrastructure Law in 2021, the Federal Transit Administration (FTA) has made over \$4.5 billion available in competitive grants for investments in American-made transit buses and supporting infrastructure. In addition to competitive grants, there's \$16 billion available through formula program grants to urban, rural, and tribal areas, all of which are eligible for bus purchases. Over the next three years, this record public transportation funding will provide nearly \$30 billion more in competitive grants and formula funds to support transit agencies in buying buses, transitioning to low- or no-emission buses, modernizing bus facilities and more. This investment supports a strong U.S. bus manufacturing sector that is essential for clean transit vehicle fleets across the nation, ensuring less pollution, more U.S. jobs, and better-connected communities.

During the Biden-Harris Administration, FTA has listened to transit agencies and U.S. bus Transit Vehicle Manufacturers ([TVMs](#)) discussing current trends in federally funded bus procurements and manufacturing that affect the financial health and stability of the bus manufacturing industry. This includes identifying steps to reduce vehicle contract costs and shorten vehicle delivery times. Specifically, the discussions have covered topics like managing component prices, addressing supply chain issues, growing the bus manufacturing workforce, and reducing unnecessary customization. Particular attention has been on the increased costs to TVMs of financing vehicle production from award of a contract through delivery and acceptance of the vehicles by transit agencies.

To address such challenges, FTA encourages the use of several tools available to transit agencies and TVMs, including:

- **Contract modifications for price increases** - Federally funded contracts can be modified for price adjustments (2 CFR §200.318(k)). Allowable modifications depend on factors including: (1) contract terms and conditions, such as change clauses and Producer Price Index or Consumer Price Index adjustment clauses; (2) applicable state, local, or tribal procurement law; (3) the terms of a price adjustment; and (4) the scope of the contract modification. Certain Federal regulatory requirements may apply, such as performance of a cost or price analysis in connection with a contract modification in excess of the Simplified Acquisition Threshold (currently \$250,000), and where a cost analysis is performed, the FTA recipient must negotiate profit as a separate element of the price (2 CFR § 200.324(a)-(b)).
- **Federal funds for price increases** - FTA recipients can seek additional Federal funds to cover contract price increases. FTA formula and certain other Federal funds (e.g., [flexible](#)

[FHWA funds](#)) can be used to cover contract modifications for price increases.

- **Clauses in new procurements -**

- FTA recipients may include price adjustment clauses (allowing for adjustments both up or down) based on cost indices. Relevant contract terms include when prices are set in the procurement process and subject to subsequent adjustment, and which index/indices to use.
- Another type of contract clause to consider is a “brand name or equivalent” clause. Requiring a specific brand for a particular component without giving the contractor the option to provide an equivalent could result in a higher vehicle price, supply chain related delays, and may be inconsistent with Federal full and open competition requirements.

- **Advance payments** - Advance payments are payments made to the contractor prior to the contractor incurring costs and are permissible under certain circumstances. They can be made: (1) before the award of an FTA grant using local funds if the FTA recipient has either FTA automatic pre-award authority, an FTA Letter of No Prejudice, or other pre-award authority prior to making an advance payment; or, (2) after FTA grant award using local or FTA funds if the recipient provides a rationale, such as a reduction in the contract cost due to the payment, and FTA provides advance written concurrence. FTA recipients must obtain security from the contractor in the amount of the advance payment. Adequate security is subject to negotiation between the recipient and TVM, but typically is a performance bond or a letter of credit in the amount of the advance payment. *A bond or letter of credit for the full cost of the procurement is not a Federal requirement for securitization.*
- **Progress payments** - Progress payments (also sometimes called milestone payments) are payments to a contractor prior to completion of all contract work. Use of FTA funds for progress payments is permissible and does not require advance FTA concurrence if the FTA recipient: (1) obtains adequate security for those payments and (2) maintains documentation to show completion of the discrete activities associated with the progress payment. For rolling stock procurements, it is *impermissible* to tie progress payments to the percentage of completion of the contract. The security for progress payments typically is a performance bond or letter of credit in the amount of the payments but may be other types of security negotiated by the parties as appropriate, such as receipt of title to the rolling stock at an appropriate point in the manufacturing process.
- **Securing the Federal interest** - Security is only required under Federal law for rolling stock procurements utilizing advance or progress payments. Requiring a performance bond or letter of credit when no payments will be made until acceptance of vehicles is not a Federal requirement and typically will drive up the cost of procurement due to the cost to the TVM to provide the security.

Dear Colleague: Bus Manufacturing

Page 3

In order to increase value to the public, FTA also encourages recipients to pursue procurement strategies that lower costs and achieve economies of scale, such as state contracts and performance-based specifications.

In addition to the tools described above, FTA is taking additional actions to strengthen the American bus manufacturing industry, lower bus costs, and accelerate transit vehicle deliveries. FTA has created a bus procurement [webpage](#), making it easier to find resources and answer questions, with links to applicable Federal regulations, FTA Circulars, updated FAQs, guidance, and other resources. Procurement courses through the [National Transit Institute](#) (NTI) have expanded. Through June 2024, [NTI procurement courses](#) are offered at 16 different dates and locations, spanning every FTA region.

To bolster support for more efficient and effective bus purchases, FTA recently established an **Acquisition Oversight Division** with a team dedicated to technical assistance and resources supporting third-party procurements like bus purchases. In addition, the new Department of Energy and Department of Transportation's [Joint Office of Energy and Transportation](#) offers FTA recipients interested in planning for or procuring zero-emission buses free technical assistance, including support for fleet transition planning and financial modeling, emissions calculations, and applying for grants.

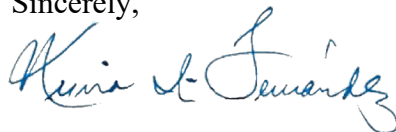
FTA is also releasing the **FY 2024 Buses and Bus Facilities and Low or No Emission Notice of Funding Opportunity (NOFO)**. Important new provisions in this NOFO will support transit agencies and strengthen bus manufacturing. Specifically, FTA will give priority consideration to NOFO applications proposing the use of any of the following: advance or progress payments, joint procurements, or procurement of base model buses. More details are in the NOFO.

Finally, FTA will hold a bus procurement [webinar](#) on February 29 from 2:30 - 3:30 PM ET. The webinar will provide transit agency leaders, procurement officials, and interested stakeholders an overview of the current U.S. bus market, FTA's guidance and resources noted above, and flexibilities and actions available to transit agencies to help lower bus costs and simplify procurements.

FTA's actions reflect the Biden-Harris Administration's focus on the needs of the traveling public and the public transportation industry. Our continued work together will deliver the benefits of the Bipartisan Infrastructure Law to accelerate our clean vehicle future, strengthen domestic manufacturing, and connect communities with reliable transit.

Thank you for your tireless efforts to serve your riders and keep public transportation moving. Should you have any questions, please consult your FTA [regional office](#).

Sincerely,

A handwritten signature in blue ink, appearing to read "Nuria I. Fernandez".

Nuria I. Fernandez

City Council Staff Report

Subject: Implementation of a 24-month Pilot Program for Leased Buses
Author: Tim Sanderson, Transportation Director
 Troy Dayley, Public Works Director
Department: Transportation
Date: August 15, 2024

Recommendation

Consideration to authorize the City Manager to execute an agreement in a form approved by the City Attorney's Office with **Shuttle Bus Leasing** for a 24-month trial-use contract ("Pilot Program") to provide vehicle leases for eight 2008 35-foot Low-Floor diesel Gillig buses, for an amount not to exceed **\$1,024,187.20**. Although the agreement is for 24-months, PCMC will only be charged for actual usage.

Executive Summary

On [February 1, 2024](#), Council requested the Transportation Department review the current Transit Fleet Service plan and return with a sustainable long-term alternative to accommodate transit service growth without experiencing a decline in quality or transit service and address future operational needs. We are proposing a pilot program to determine the effectiveness of a long-term, strategic bus lease program to allow for scalability for increased winter season and special events service requirements. The total 2-year cost of the pilot program is anticipated as follows:

Vehicle Lease for 8 vehicles for 16-20 months:	\$704,000 - \$880,000
Wearable Parts Cost of 24-months:	\$68,564.56- \$144,187.20
Anticipated Bus Lease Pilot Program Cost:	\$772,564.56 - \$1,024,187.20

Historically, the Transit Department has entered into periodic lease agreements for vehicles to increase fleet availability. Diesel vehicles procured recently through lease agreements totaled between \$6,330 and \$10,000 per vehicle, per month.

A long-term bus lease program of this kind may provide a sustainable means to increase winter service operations for rising ridership demands and passenger capacity for special events such as the Sundance Film Festival, FIS World Cup, the Fourth of July, the Kimball Arts Festival, and the future 2034 Olympic Games.

Analysis

Current Fleet Status

The Transportation department has the following full-sized transit vehicles:

Quantity	Year	Size	Manufacturer	Powertrain
7	2023	35'	Gillig	Long-Range Electric
7	2018	35'	Proterra	Long-Range Electric
6	2016	40'	Proterra	Short-Range Electric
21	2006-'18	35'	Gillig	Diesel

At present, the six Proterra short-range models purchased in 2018 are not being operated for a number of distinct reasons:

1. These buses are 5 feet longer than the rest of our fleet and were solely used for the 10 White Xpress route which is now being operated by HVT. The additional length is not conducive for our historic park city roadways.
2. These buses have limited potential for daily service span due to short-range battery type installed in these vehicles.
3. These vehicles are experiencing exceptionally high failure rates and decreased part availability resulting from Proterra's bankruptcy.

Transportation staff are working closely with the Utah Department of Transportation ("UDOT") to request early retirement of these assets from the FTA, which fortunately were funded primarily using federal funding. In fact, PCMC only covered 20% of the original cost, which was used in regular service on the 10 White Xpress route for the past 8 years.

This lease is being proposed to fill what we anticipate is only a one-time gap between the retirement of the 2016 Proterra Buses and the delivery of our new Gillig Electric Buses, which is anticipated to occur sometime in 2026.

Service Level Needs

As a result of the seasonal fluctuation of visitors to this community – PCMC's peak vehicle requirement varies considerably throughout the year. This leasing arrangement works well as PCMC is only obligated to lease the vehicles if they are being utilized in service, yet they will continue to remain *available* for services should a demand arise.

We believe this pilot program will provide the proper bus ratio to ensure full Winter service is maintained throughout the season while reducing the number of idle vehicles owned by the City during the summer months as we await the new Gillig fleet.

Proposed Bus Lease Pilot Program

In May 2024, the Transportation department began discussions with a specialty transit vehicle lease company, Shuttle Bus Leasing ("Lessor"), on the availability of a cyclical vehicle lease over a multi-year contract term on a trial-use basis. This lease would provide buses to PCMC on the following terms and conditions:

1. Lessor will provide eight 2008 35-foot Low-Floor Diesel Gillig Buses to supplement the loss of the six BEBs. PCMC currently owns and operates similar vehicles and has associated parts on hand. These vehicles were originally operated by a public transit agency widely known for their proactive preventative maintenance program, where parts were often replaced prior to failure. The vehicles now reside in California and will be driven to Park City during delivery.
2. Lessor will grant access to their parts inventory to maintain the operation of these vehicles. If PCMC is experiencing strain in part availability, the Lessor can ship the parts directly to our fleet department for installation. Any down time of the vehicle will be prorated in the monthly charges.

3. Lessor will allow a cyclical pricing structure. They will decrease the monthly cost of each vehicle from \$8,500 to \$5,500; only charge PCMC during the eight months of anticipated use, but still allow PCMC to maintain possession of the vehicles for the full term of the 24-month pilot program; and allow PCMC to add months of use as agreed in writing per fleet service needs. This pricing structure will result in savings of \$3,000 per month and savings on transportation costs to send the vehicle to/from the Lessor's property. When compared to previous leases, this cost is much lower for larger capacity vehicles.
4. Lessor will grant PCMC the ability to install branded vehicles wraps and all necessary equipment to make the vehicle a fully functioning fleet asset. The public would not experience a difference between PCMC-owned vehicles versus the leased vehicles.

The PCMC procurement policy allows an exception to a formal procurement process for trial use contracts for a limited period of a maximum of two years. We recommend this approach to evaluate the effectiveness of this type of program and meet our winter demand while we await the new Gillig fleet. If the pilot program is deemed an appropriate means to supplement long-term service needs, we would conduct a formal procurement process, including an RFP for a permanent lease program before the expiration of the Pilot Program.

Funding

We estimate expenses in FY25 will not exceed \$382,282.28 and \$637,904.92 in FY26. Funding will come from the existing budget for contracted bus services (previous Microtransit budget).

Exhibits

Exhibit A: Proposed Scope of Work for Lessor

SCHEDULE A – SCOPE OF SERVICES

Equipment:

Lessor hereby leases to PCMC the following buses described individual below (each a “Leased Bus”):

<u>Make/Model</u>	<u>SBL</u>	<u>VIN</u>
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGD271881079896	#9593/S1171	
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGD271281079909	#9606/S1172	
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGB271281079912	#9609/S1173	
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGD271681079914	#9611/S1174	
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGB271081079915	#9612/S1175	
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGB271481079917	#9613/S1176	
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGB271681079918	#9614/S1177	
2008 – 35’ GILLIG Low-floor – G27B102N4 15GGB271881079919	#9615/S1178	

Collectively, the above vehicles shall be known as the “Leased Equipment.”

Equipment Use:

Lessor hereby agrees to allow PCMC to install and maintain the following on the Leased Equipment:

- Vehicle wraps
- Computer-Aided Dispatch/Automatic Vehicle Location (“CAD/AVL”)
- Automatic Passenger Counters (“APCs”)
- Two-way radio
- AM/FM Radio
- Speakers for public announcements
- Cameras and recording equipment
- Other equipment as deemed necessary

PCMC agrees to return the Leased Equipment in a desirable condition by removing the vehicle wraps and plugging any holes drilled during installation of the above equipment.

Lessor hereby leases to PCMC the above buses for the following anticipated use and price schedule:

<u>Number of Vehicles</u>	<u>Month</u>	<u>Unit Rate</u>	<u>Total</u>
8 Vehicles	November	\$5,500	\$44,000
8 Vehicles	December	\$5,500	\$44,000
8 Vehicles	January	\$5,500	\$44,000
8 Vehicles	February	\$5,500	\$44,000
8 Vehicles	March	\$5,500	\$44,000
8 Vehicles	April	\$5,500	\$44,000
8 Vehicles	July	\$5,500	\$44,000
8 Vehicles	August	\$5,500	\$44,000

	8 months year one	\$352,000
	8 months year two	\$352,000
TOTAL	16 months per contract term	\$704,000

Use of leased Equipment outside of the schedule may be requested by PCMC in writing according to **Schedule B**.

Parts:

Lessor hereby agrees to the following prices for wearable parts throughout the contract term:

PART NUMBER	DESCRIPTION	LEADTIME	PRICE
82-37403-002	Filter, Oil	1-2 Weeks	\$ 217.95
82-51082-000/ REF. 82-21936-000	Filter, Air	1-2 Weeks	\$ 19.46
04-60254-000	FILTER ASM, INLINE AIR, BENDIX	1-2 Weeks	\$ 176.49
82-38734-001/ REF. 82-05991-001	FILTER, AIR 17 IN x 39.5 IN	1-2 Weeks	\$ 66.18
82-20910-000	U-Joint	1-2 Weeks	\$ 45.10
82-47248-000/ REF. 82-47248-001	Belt, Water Pump	1-2 Weeks	\$ 120.82
82-19964-000/ REF. 82-19964-002	Belt, Alternator	1-2 Weeks	\$ 122.85
51-25517-013/ REF. 51-67162-000	Alternator, 50DN 24VDC 270 Amp	OBSOLETE	-
53-27363-001/ REF. 01-65327-002	Filter, Coolant	35-40 Days	\$ 132.81
01-59228-00	Filter, Coolant	35-40 Days	\$ 24.28
53-02222-035	Belt, A/C Compressor	1-2 Weeks	\$ 129.69
51-14840-024	Battery, 8D-12Volt, 3/8"Neg / 3/8"Pos Side Stud	8-9 Weeks	\$ 838.13
09-49738-000	Automatic Slack Adjuster, LH [REAR]	1-2 Weeks	\$ 186.83
09-49738-001	Automatic Slack Adjuster, RH	1-2 Weeks	\$ 186.83
07-38005N000	Automatic Slack Adjuster, LH [FRONT]	1-2 Weeks	\$ 155.54
07-38006N000	Automatic Slack Adjuster, RH	1-2 Weeks	\$ 155.54
08-37209-000N	Spring, Air [Bag, Front]	1-2 Weeks	\$ 162.82
82-41192-000/ REF. 82-60271-000	Spring, Air [Bag, Rear]	1-2 Weeks	\$ 166.83
82-51037-000	Chamber Asm, Front Brake	1-2 Weeks	\$ 175.59
09-40978-000	Chamber, Spring Brake, 3636 [REAR]	1-2 Weeks	\$ 345.33
82-32825-002	Drum, Frt 16.5 x 6 [FRONT]	2-4 Weeks	\$ 563.40
82-37390-000/ REF. 82-73686-000	Drum, Rr 14.5 x 10 (RW/Bal) [REAR]	8-9 Weeks	\$ 875.00
56-00031-023	Hose, Hump, 7" x 5 x 4.5"	1-2 Weeks	\$ 38.72
08-56201-000	Rod, Front Torque Upper	35-40 Days	\$ 514.80
08-56201-001	Rod, Front Torque Lower	1-2 Weeks	\$ 479.72
82-39803-000/ REF. 83-07741-000	Torque Rod, Rear LH Lower	1-2 Weeks	\$ 404.31
82-42401-000/ REF. 82-74712-001	Torque Rod, Rear Upper	1-2 Weeks	\$ 456.49
82-39238-000	Filter, Fuel [PRIMARY]	1-2 Weeks	\$ 59.90
82-50059-000	Filter, Fuel [SECONDARY]	1-2 Weeks	\$ 48.28

SCHEDULE B – FEE SCHEDULE FOR EXTRA WORK

Note: Any work in addition to or outside the Scope of Services in **Schedule A** shall be approved in advance in writing by PCMC and shall not exceed the contract price reflected in Article 4 of the Agreement.

Equipment Use:

The Lessor hereby leases to PCMC the Leased Equipment described in **Schedule A** for the following price schedule:

<u>Number of Vehicles</u>	<u>Month</u>	<u>Unit Rate Per Month</u>
1-8 Vehicles	May	\$5,500
1-8 Vehicles	June	\$5,500
1-8 Vehicles	September	\$5,500
1-8 Vehicles	October	\$5,500

PCMC Labor Costs:

The Lessor hereby to pay PCMC for following labor costs if the Leased Equipment suffers a mechanical failure of (1) the operation of the complete power train of the vehicle, and (2) the vehicle's HVAC equipment.

<u>PCMC Personnel</u>	<u>Unit Rate</u>
Master Mechanic	\$ 110.00
Shop Foreman	\$ 110.00
Fleet Manager	\$ 110.00

City Council Staff Report

Subject: Fee Waiver Request – Studio Crossing LLC
Authors: JJ Trussell, Assistant Building Official
Department: Building
Date: August 15, 2024

Recommendation

Consider Studio Crossing LLC's request to waive impact and development permit fees for the voluntary affordable housing portions of their development, totaling \$1,666,116.45, in accordance with Municipal Code Section 11-12-15.

Background

The [Municipal Code of Park City 11-12-15](#) and the [Administrative Policy for the Adjustment or Waiver of Construction and Development and Impact Fees](#) allow fees to be reduced or waived for affordable housing projects voluntarily including affordable units. [Resolution 25-2020 Affordable Housing Guidelines](#) also clarifies that affordable housing developments that fulfill housing obligations resulting from Master Planned Developments and/or Annexations are not eligible for fee waivers.

Impact fees and fees for Building, Planning, and Engineering (Development permit fees) are calculated according to the [adopted fee schedule](#). The building, planning, and engineering fees are calculated according to the cost of providing the services related to the development. The General Fund absorbs the waiver of fees.

Impact fees are distinct from permit fees and are only calculated with new developments that increase the demand for public services, such as public utilities, parks, police, and streets. These are calculated by the number of new units and their square footage.

Park City has a history of considering waivers to support community goals, including recent examples at the National Ability Center (NAC) Mountain Center (\$70K), and HOPA Phase I (\$800K) and the Engine House (\$1.7 Million) affordable housing developments. Approximately \$2,519,000 in Construction and Development Fees were waived by the City during FY24, mostly for [HOPA Phase I \(approved May 16, 2024\)](#) and [EngineHouse \(approved July 13, 2023\)](#).

MCPC 11-12-15 allows for fees to be reduced or waived for public or non-profit projects deemed serving a beneficial public purpose, provided that any waiver or reduction of more than \$25,000 obtains City Council approval.

Application

The Studio Crossing development, originally entitled as commercial, has been re-visioned as a mixed-use housing community with commercial space, including 100 market-rate townhomes and condos and 208 affordable rental units spread across three buildings.

The development also includes connections to local trails, a Summit County Bike Share location, and a dedicated bus station to connect to Park City Transit. The developer is financing these amenities, and this is the only anticipated fee waiver (we are told) that is being sought for the Studio Crossing Development.

The developer originally obtained approval to construct 185 affordable units in three buildings (a conservative estimate of the total square footage was used for the approval). After architectural review and further design work, the three buildings can accommodate more units, resulting in 208 affordable units rather than 185.

The developer requests all impact fees and permit fees associated with the 208 affordable units be waived, totaling \$2,410,754.90.

Analysis

The City's Fee Adjustment Committee finds Studio Crossing's request generally consistent with the City Council's goal to support and produce more affordable housing, less than what they are obligated to provide. While the developer requests that all fees associated with the 208 affordable rental units are waived, the Committee recommends an adjusted waiver amount of \$1,666,116.45 (Summarized in EXHIBIT B) as a result of excluding the fees for the 65 affordable units that are already a Condition of Approval (5 in Park City Municipal Ordinance No. 2022-47 (EXHIBIT C)). The 65 units are ineligible for a waiver by the Administrative Policy for the Adjustment or Waiver of Construction and Development and Impact Fees and the City's Affordable Housing Guidelines and, therefore, not recommended by the Fee Adjustment Committee.

The Fee Adjustment Committee recommends the following condition of approval for any fee waiver of voluntarily constructed affordable housing, consistent with requirements for other affordable housing developments within the City:

The applicant shall record a deed restriction against all affordable units in a form approved by the City Attorney's office controlling the rental rates as agreed to in the [DEVELOPMENT AGREEMENT FOR THE QUINN CAPITAL PARTNER'S STUDIO CROSSINGS ANNEXATION AND MASTER PLANNED DEVELOPMENT](#) recorded on January 17, 2024 as entry #01214657 in the Summit County Recorder's office. The deed restriction shall include requirement to provide to the City's Affordable Housing team an annual compliance report in a form approved by the City Attorney as to the use of the affordable units, the rates being assessed, and the location of tenant employment.

Attachments

- EXHIBIT A Studio Crossing Fee Adjustment/Waiver Application
- EXHIBIT B Fee Summary
- EXHIBIT C Studio Crossing Annexation Amendment



**Construction, Development, and Impact
Fee Adjustment/Waiver Application**
Park City Municipal Corporation

Please provide electronic copies of this application, comprehensive project plans, and all other requested information to the Building Department.

Applicant Contact Information

Name Studio Crossings, LLC

Address 1776 Park Avenue, #145 Park City, UT 84060 Attention: Gary Crandall

Phone (435) 731-9195 E-mail justin@hlhparkcity.com

Permit(s) _____

Indicate the applicable Criteria for Eligibility:

- ☒ Affordable Housing Project ☐ Non-Profit
☐ Project Receiving a Historic District Grant ☐ Youth Group

Indicate the applicable items for which a waiver is being requested (all that apply):

- | | |
|---|---|
| ☐ Plan Review Fees | ☐ Annexation Application Fee |
| ☐ Condo Plat Application Fee | ☐ Plat Amendment Application Fee |
| ☐ CUP Application Fee | ☐ Historic District Design Review |
| ☐ MPD Application Fee | ☒ Water Fees (interior or exterior) |
| ☒ Building Permit Fee | ☒ Parks, Trails, Open Space, Police |
| ☐ Other: Please explain _____ | |

Total construction cost of subject project: \$ 56,430,072

Requested Fee Waiver Total:

\$ 2,410,754.90

Project Description: Please provide no more than two pages of narrative addressing the project's contribution to City Council Priorities, a description of the substantial public benefit the project will provide, and documentation demonstrating your organization's eligibility for a fee waiver adjustment.

Signed: _____

Date: 5/20/24



Justin Keys
Justin@hlhparkcity.com
Direct: 435.731.9195

April 25, 2024

VIA EMAIL

Park City Municipal Corporation
Impact Fee Waiver Committee
Attn: Jason Glidden
Jason.glidden@parkcity.org
PO Box 1480
Park City, Utah 84060

Re: Construction, Development, and Impact Fee Adjustment Waiver Application

Dear Committee Members,

Please accept this brief letter as a supplement to Studio Crossing, LLC's Construction, Development, and Impact Fee Adjustment/Waiver Application. Because we feel that the Studio Crossings project will greatly contribute to City Council's priorities and will provide substantial public benefit, we respectfully request that you approve our request for a fee waiver.

The construction of affordable housing has consistently been one of City Council's top priorities. For example, in its most recent visioning session, City Council identified affordable housing as the "top" priority under its goal to create an "Inclusive and Healthy Community." It also identified as priorities delivering "middle income" and "attainable" housing.

Affordable and attainable housing is scarce in Park City due to the high cost of housing units. Every year the demand for housing increases. This demand, coupled with the increasing cost of construction has pushed the average sold price of a home in Park City proper to over \$2,700,000.¹ This is well above the price point for a middle income, let alone lower income bracket household.

In 2016, the Park City Council set a goal to build 800 new affordable housing units by 2026. As of the 2021 Park City Housing Needs Assessment, the City added only 153 units of its 800-unit goal. That needs assessment and a presentation to City Council by Cascadia Partners (the City's third-party affordable housing consultant) were the inspiration for the Studio Crossing project.

¹ See Summit Sotheby 2023-2024 Report.

Studio Crossing is a re-envisioning of a previously entitled commercial development. The Applicant applied to convert existing commercial entitlements to an affordable housing centered mixed-use development. The result is a development built around more than 200 affordable housing units, with 60,000 square feet of support commercial, and no more than 100 market rate townhomes and condos.

The Studio Crossing project alone delivers 25% of the units needed to meet Park City's 2026 affordable housing goal. It is the single largest affordable housing project in Park City to date. And unlike other recent affordable housing projects, Studio Crossings is being constructed entirely at the developer's cost. This impact fee waiver is the only public contribution being sought by the Applicant to aid in covering the high cost to construct and finance these affordable units.

The Studio Crossing project is also delivering a diversity of housing types including townhomes and stacked condominiums that are missing in the local market. Smaller footprint townhomes and condominiums provide an attainable market rate housing opportunity in Park City. Neighborhood condominiums and townhomes are lacking in the local market and offer a lower price point housing opportunity for households that make too much money to qualify for affordable housing.

Finally, the Studio Crossing Project is contributing to City Council's "Thriving Mountain Town" priority statement. Under that statement, Council indicated that a critical need is "Transportation: Congestion Reduction, Local and Regional." Here, the proposed project will have a dedicated public transit stop. This will aid in reducing traffic on Hwy 248 by providing affordable housing opportunities directly on the transit line.

Studio Crossing is also providing improved connections to regional and local trails along with a bike fix it station and County e-bike station. Studio Crossing is providing the ground and electricity for the e-bike station free of charge. This will allow residents in Studio Crossings to commute into town and to surrounding Quinn's Junction employers using the trail system. Obviating the need to use the road systems for a commute entirely.

In short, the Studio Crossing project meets many of the City Council's priorities, including two of the three priorities identified as "critical." Given the many community benefits resulting from this development, we strongly encourage you to approve the maximum impact fee waiver allowed under Park City's code.

Very Truly Yours,
HOGGAN LEE HUTCHINSON



Justin J. Keys

Total fees eligible for waiver \$1,666,116.45

Totals for all 3 buildings (eligible amount)

Permit fees - \$373,282.94

Impact fees - \$1,292,833.51

PLAN23-499 (All Affordable Building) 104 Units – 65 Units are required by Housing ordinance and are ineligible for waiver

Permit fees - \$92,789.76 (Eligible) \$154,649.61 (65 of 104 Units ineligible for waiver, 62.5% of Building Fees)

Impact fees - \$445,485.43 (Eligible) \$543,099.70 (65 Units ineligible for waiver \$8,355.38 each)

PLAN23-726 (Mixed Use North Building) 52 Units

Permit fees - \$140,246.59 (Eligible) \$46,748.87 (Commercial Space ineligible, calculated 25% of building value)

Impact fees - \$423,674.04 (Eligible) \$85,034.00 (Commercial Space ineligible for waiver, calculated by area)

PLAN23-725 (Mixed Use South Building) 52 Units

Permit fees - \$140,246.59 (Eligible) \$46,748.87 (Commercial Space ineligible, calculated 25% of building value)

Impact fees - \$423,674.04 (Eligible) \$98,410.59 (Commercial Space ineligible for waiver, calculated by area)

Ordinance No. 2022-47

AN ORDINANCE AMENDING THE ANNEXATION AND ZONING [ORDINANCE NO. 2012-12](#), FOR APPROXIMATELY 20.46 ACRES OF PROPERTY LOCATED AT 3981 KEARNS BOULEVARD, IN THE QUINN'S JUNCTION AREA, KNOWN AS THE PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION LOT 1B, PARK CITY, UTAH. THE SITE WAS PREVIOUSLY ZONED COMMUNITY TRANSITION (CT) WITH A REGIONAL COMMERCIAL OVERLAY (RCO) DESIGNATION.

WHEREAS, the property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the property, which resulted in a settlement that provided Park City with an option to consider the annexation prior to development in the County; and

WHEREAS, as a result, Park City approved a [Settlement Agreement, Annexation Agreement](#), and the Quinn's Junction Partnership Annexation [Master Planned Development \(MPD\)](#) for the purpose of constructing 374,000 square feet of "motion picture studio and media campus" (as stated in the Settlement Agreement); and

WHEREAS, the site is in the [Community Transition](#) (CT) zone, with a [Regional Commercial Overlay](#) (RCO), [Entry Corridor Protection Overlay](#) (ECPO), and [Sensitive Land Overlay](#) (SLO) in addition to the MPD; and

WHEREAS, the existing MPD is limited to a movie studio and media campus, including a 100-room hotel, amphitheater, and associated Commercial Uses and square footage, as outlined in Exhibit C of the [Annexation Agreement](#) and the zoning was adopted at the time of annexation to enable the Film Studio MPD; and

WHEREAS, to date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B on the approved site plan, Exhibit B and included below), associated parking, the main entrance, landscaping, and berming along Kearns Blvd, totaling 91,425 square feet of development Density; and

WHEREAS, currently, there are 282,575 square feet of remaining conditionally approved Density to be built on the property, for Uses and buildings consistent with the Annexation Agreement and MPD; and

WHEREAS, in 2021, while considering a phasing plan amendment to construct the allowed hotel building, the City Council indicated a willingness to entertain further amendments to the Annexation and MPD to produce more community benefits, including affordable housing, for the remaining conditionally approved Density; and

WHEREAS, On February 3, 2022, the applicant received approval to subdivide the original parcel into two (2) legal Lots of record ([Ordinance 2022-06](#)). Lot 1A now consists of 8.622 acres and contains the existing Film Studio Campus. The applicant is

not proposing any changes to this portion of the site and the existing MPD still governs Lot 1A; and

WHEREAS, Lot 1B consists of 20.464 acres and will contain the remaining Density to be developed with commercial and residential Uses. The applicant is seeking to amend the existing Annexation Ordinance and MPD for this portion of the site only; and

WHEREAS, on July 27, 2022, the property was properly noticed and posted, and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on July 27, 2022, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held public hearings on August 10, 2022, and October 26, 2022, to receive input on the proposed amendment to the MPD and Zoning and Annexation Ordinance; and

WHEREAS, the Planning Commission, on November 9, 2022, unanimously approved the amendment to the MPD for a mixed-use project with at least 185 affordable rental units on Lot 1B; and

WHEREAS, the Planning Commission, on November 9, 2022, forwarded a positive recommendation to the City Council to amend the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, on December 15, 2022, the City Council held a public hearing to receive input on the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, it is in the best interest of Park City, Utah to approve an amendment to the Zoning and Annexation Ordinance and exceptions to the Zone Height for Lot 1B only.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Zoning and Annexation Ordinance 2012-12 as it applies to Lot 1B only, is hereby amended, including for exception to the Zone Height, as shown in Attachment 1, and is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 3981 Kearns Boulevard.

2. The site is in the [Community Transition](#) (CT) zone, with a [Regional Commercial Overlay](#) (RCO), [Entry Corridor Protection Overlay](#) (ECPO), and [Sensitive Land Overlay](#) (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an [Annexation Agreement](#) and the Quinn's Junction Partnership Annexation Master Planned Development Agreement ([MPD](#)).
4. The applicant submitted applications to amend 1) the [MPD](#), to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and [Ordinance 12-12](#), the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.
5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and at least 185 affordable for-rent units up to 80% AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
6. The applicant submitted:
 - a. Conceptual Site Plans including a Phasing Plan;
 - b. A Parking Analysis;
 - c. A Trip Generation Analysis; and
 - d. A Housing Mitigation Plan.
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). These additional units may be available to households at up to 120% of AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
9. The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	Number	Size
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	185	

10. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
11. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a maximum Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
12. Phase 3 consists of no more than 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a maximum Building Height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, exceeding the zone height and the balance of the "additional" affordable units, ~65 units, will be constructed in this building.
15. Section 4.5 of the existing [MPD](#) expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision approved by Council on February 3, 2022 ([Ordinance 2022-06](#)), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct at least 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equal to or less than the 374,000 square feet the site was originally approved for.

17. The Planning Commission approved the amendment to the MPD on November 9, 2022, and unanimously voted to recommend the amendment to the zoning and annexation Ordinance including exceptions to the Zone Height, to the Council for consideration on December 15, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on December 15, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.
20. The applicant will construct all 65 units or 42.4 AUEs (38,160 square feet) of required Affordable Housing in Phase 1, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		42.4 AUEs

21. In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant will construct at least an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of at least 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	120	

@ 900 SF		78.8 AUEs
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22. All required affordable units, will be rental units available to households at up to 80% AMI, except for 77 studios. At least 27 Studios will be available to households making up to 60% of AMI, and at least 50 Studios will be available to households making up to 70% of AMI broadening the affordability of these units. The rest of the additional units may be available to households at up to 120% of AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
23. The applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:
 - a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
 - b. Qualifying applicants employed within Park City boundaries.
 - c. Qualifying applicants employed within the Park City School District boundaries.
 - d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Twenty-Seven (27) studio units will be available at 60% AMI and 50 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the [Annexation Agreement](#) specifically discusses Building Height for the existing MPD and allows for Building Height exceptions.
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the [ECPO](#). Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, with a maximum Building Height of 40 feet. The proposed townhomes and commercial buildings meet the Zone Building Height requirements at 25 feet in Height, and all buildings are located outside of the EOPC 150-foot Setback requirement.
28. The RCO allows for the City Council to grant Building Height exceptions upon recommendation from the Planning Commission.
29. On November 9, 2022, the Planning Commission found that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height

Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.

30. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps
31. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.
32. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § [15-2.17-4](#).
33. With respect to Building Height, the Council finds that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height Exceptions, and meet the standards for review of the CT-RCO zone:
 - a. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures, and there will be no loss of solar access, view corridors, or ridge line intrusions (Review Criteria 1 & 2 and MPD Building Height Criteria 2).
 - b. The height exceptions do not result in additional traffic or loss of Open Space as compared to the approved Film Studio MPD (Review Criteria 3 and MPD Building Height Criteria 5).
 - c. The height exceptions are consistent with the approved Film Studio MPD (Review Criteria 4).
 - d. The landscape buffer required by the Film Studio MPD is being carried forward and will mitigate and buffer the buildings from adjacent Uses (Review Criteria 5 and MPD Building Height Criteria 3).
 - e. The application meets or exceeds all Setback requirements (Review Criteria 6 and MPD Building Height Criteria 4).
 - f. The Film Studio MPD has no Open Space requirement, and the applicant is increasing the amount of Open Space with this Amendment (Review Criteria 7).
 - g. Both the Commercial Buildings (Buildings 3 on the Site Plan) and the townhomes have maximum Building Heights of 25 feet, which is lower than the underlying Zone Height of 28 feet (Review Criteria 8 and MPD Building Height Criteria 6).
 - h. The project includes high quality architecture, transit and trail connections, and a significant amount of affordable housing beyond what the LMC requires (Review Criteria 9).
 - i. The amendment to the MPD does not result in a net increase in the allowable square footage or Building volume above Grade over what is possible under the existing MPD (Review Criteria 10 and MPD Building Height Criteria 1).

Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The modification to the Master Planned Development:
 - a. complies with all requirements of the Land Management Code;
 - b. meets the minimum requirements of Section 15-6-5;
 - c. provides the highest value of Open Space, as determined by the Planning Commission;
 - d. strengthens and enhances the resort character of Park City;
 - e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
 - f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
 - g. provides amenities to the community so that there is no net loss of community amenities;
 - h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
 - i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
 - j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
 - k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
 - l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
 - m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
 - n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
 - o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
 - p. addresses and mitigates traffic.

Conditions of Approval:

1. Lot 1A, 4001 Kearns Boulevard, is subject to the original Film Studio Annexation, Zoning, and MPD agreements.
2. Development of 3891 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community-oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
4. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
5. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
6. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
7. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
8. Certificates of Occupancy for the Phase 4 building affordable units shall be tied to the issuance of Certificates of Occupancy for the market-rate units, so that all affordable units have Certificates of Occupancy prior to the completion of the market rate units.
9. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
10. Parking and lighting shall meet requirements of the LMC, except for the parking reduction granted by the Planning Commission as part of the MPD. See LMC § [15-3](#) and § [15-5](#).
11. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
12. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.

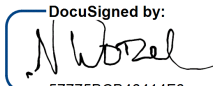
13. The applicant shall provide a bike share and bike fix it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access around the station.
14. Bike racks shall be provided for the various commercial uses as required by LMC § [15-3](#).
15. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
16. A Stormwater Management Plan shall be reviewed and approved by the City Engineer prior to the issuance of any building permits.
17. Rooftop mechanical equipment shall be architecturally screened from public view.
18. Trash and recycling enclosures shall be screened with landscaping or fencing.
19. All signage shall comply with the LMC.
20. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
21. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
22. A final subdivision plan shall be recorded prior to construction of the condominium units.
23. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
24. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to \$75,000 for the cost of this connection.
25. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § [15-5-5\(J\)](#).
26. Final utility plans have not been reviewed for approval and must be submitted for review prior to the issuance of any utility or building permits.
27. The Park City Fire District shall review and approve final plans prior to the issuance of any utility or building permits.
28. The Snyderville Basin Water Reclamation District shall review and approve plans prior to the issuance of any utility or building permits. All items required under the Line Extension Agreement must be completed prior to the issuance of any building permits.

29. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.
30. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
31. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.
32. A Plat Note shall indicate that 3891 Kearns Boulevard, Lot 1B, is subject to Ordinance 2022-47.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 15th day of December, 2022.

PARK CITY MUNICIPAL CORPORATION

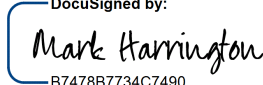
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MAYOR

ATTEST:

DocuSigned by:

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City Recorder

APPROVED AS TO FORM:

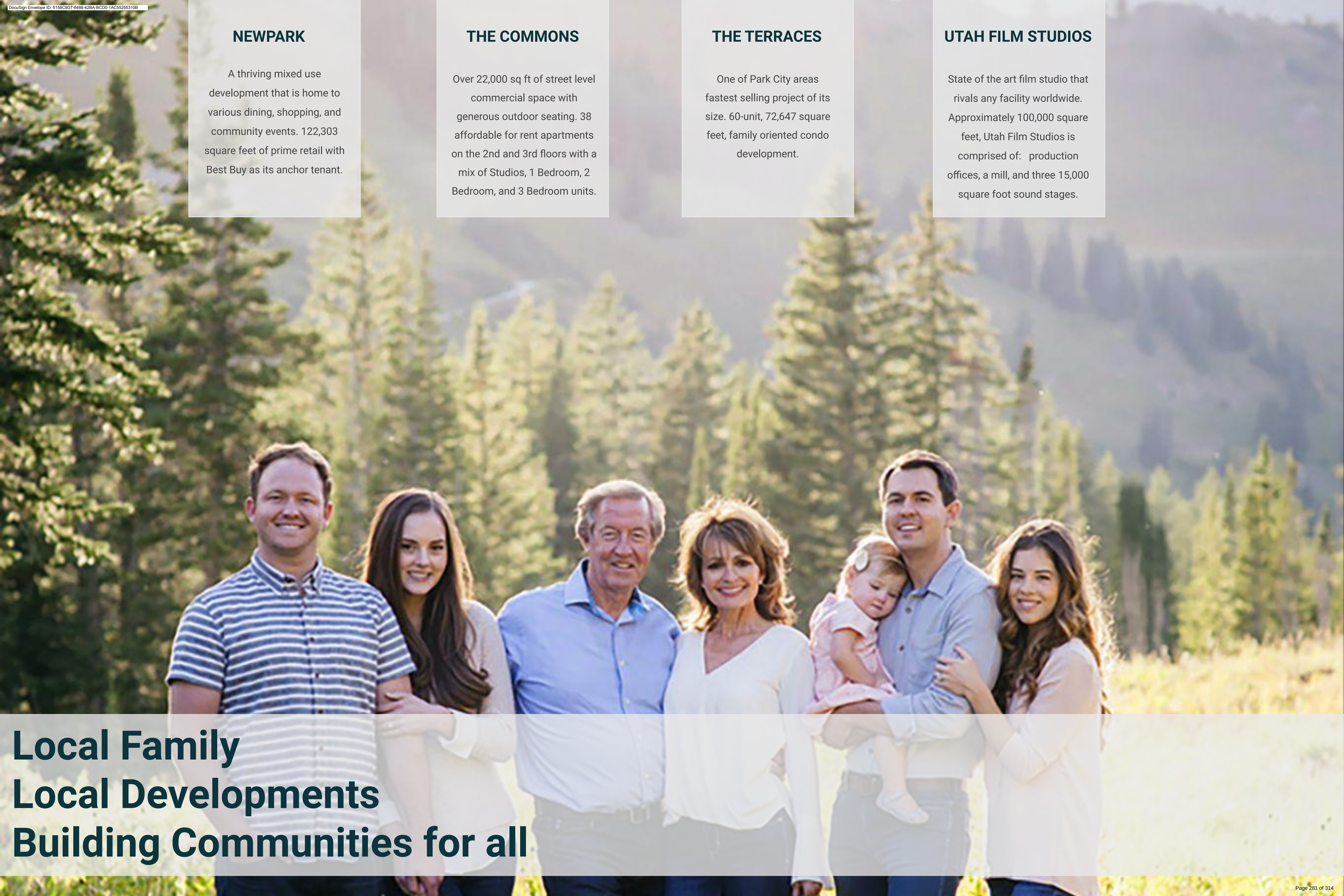
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City Attorney's Office

Attachment 1 – Conceptually Approved MPD Site Plans



Welcome to **STUDIO CROSSING**

YOUR HOME in Quinns Junction



NEWPARK

A thriving mixed use development that is home to various dining, shopping, and community events. 122,303 square feet of prime retail with Best Buy as its anchor tenant.

THE COMMONS

Over 22,000 sq ft of street level commercial space with generous outdoor seating. 38 affordable for rent apartments on the 2nd and 3rd floors with a mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedroom units.

THE TERRACES

One of Park City areas fastest selling project of its size. 60-unit, 72,647 square feet, family oriented condo development.

UTAH FILM STUDIOS

State of the art film studio that rivals any facility worldwide. Approximately 100,000 square feet, Utah Film Studios is comprised of: production offices, a mill, and three 15,000 square foot sound stages.

**Local Family
Local Developments
Building Communities for all**

THE COMMONS

- **38 affordable for rent apartments**
- 12,000 sqft of street level commercial space
- Mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedrooms
- Multi-modal living in the heart of Newpark Towne Center
- Adjacent to Swaner Nature Preserve
- Convenient to both community restaurants and trails



2012 Proposed MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
1A	Hotel Lodging (100 keys)	112,00	40'
1B	Recording Studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'
7	Sound Stages	47,375	60'
7A	Workshop	20,000	28'
7B	Production Support / Offices	24,000	34'
8	Workshop Office	10000	18'
9	Guard House	50	10'

2022 Proposed MPD - Affordable Community



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
02	Commercial Buildings	15,000 ea / 30,000 Total	25'
03	Mixed Use Affordable Housing	45,000 ea / 90,000 Total	40'
04	Affordable Housing	58,632 sf	45'
05	Market Rate Townhomes	1,500 ea / 82,000 Total	25'
06	Bus Transit Pick Up	0	15"
07	(EXISTING) Sound Stages	47,375	60'
07A	(EXISTING) Workshop	20,000	28'
07B	(EXISTING) Production Support / Offices	24,000	34"

2012 Approved MPD - Studio Support Commercial



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2022 Proposed MPD - Affordable Community



BUILDING HEIGHT KEY:

- 10' - 20' TALL BUILDINGS
- 20' - 30' TALL BUILDINGS
- 30' - 40' TALL BUILDINGS
- 40' - 50' TALL BUILDINGS
- 50'-60' TALL BUILDINGS

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BUILDING HEIGHTS IN LOCAL VICINITY

PARK CITY HOSPITAL

3 Stories
54ft



SUMMIT PEDIATRICS

2 Stories
35ft



USANA CENTER

3 Stories
40ft



**SUMMIT COUNTY
HEALTH DEPARTMENT**

2 Stories
30ft



**EXISTING FILM
STUDIO**

4 Stories
60ft



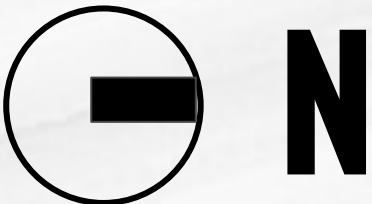
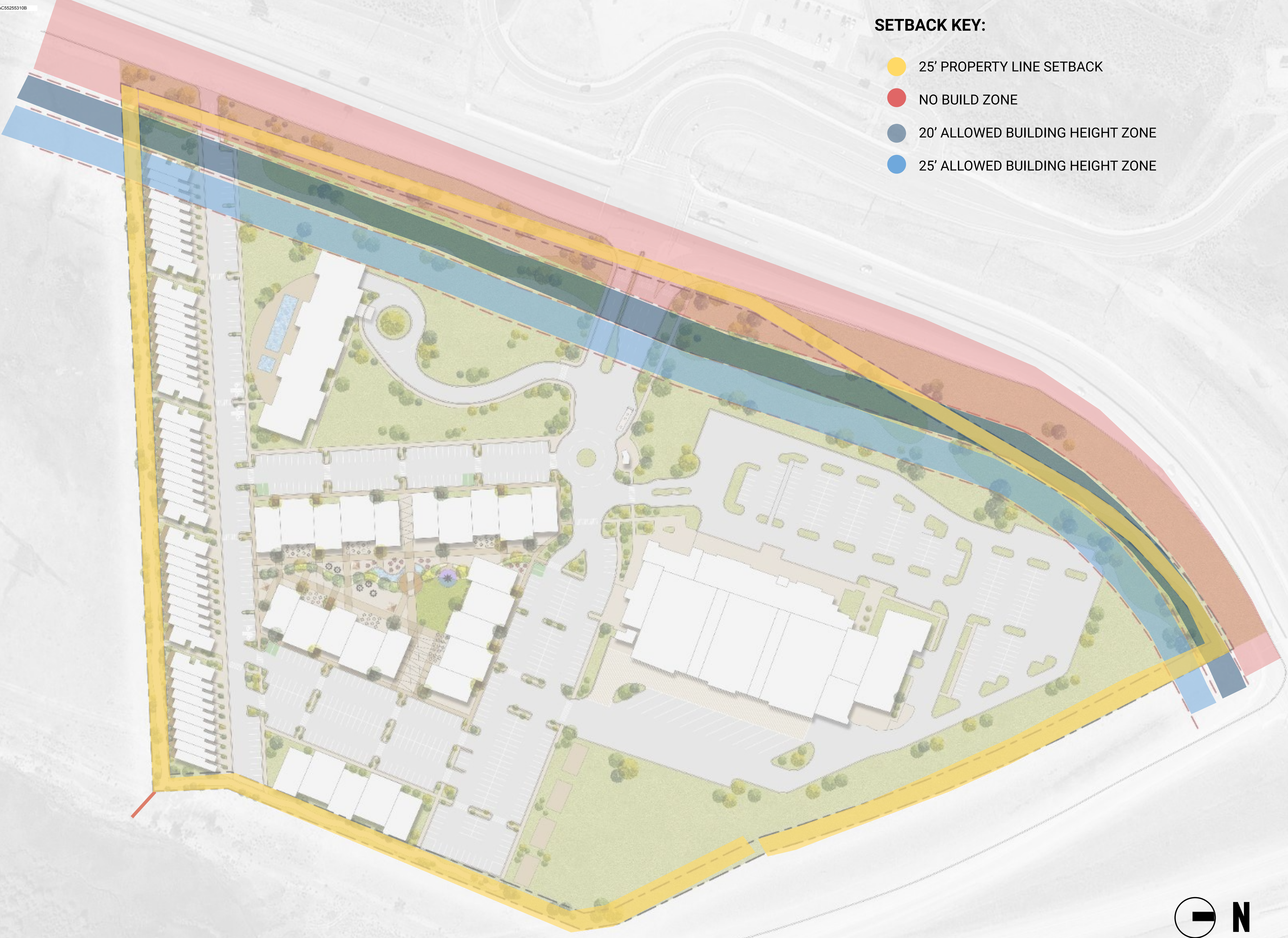
BUILDING HEIGHT KEY:

- 10' - 20' TALL BUILDINGS
- 20' - 30' TALL BUILDINGS
- 30' - 40' TALL BUILDINGS
- 40' - 50' TALL BUILDINGS
- 50'-60' TALL BUILDINGS



SETBACK KEY:

- 25' PROPERTY LINE SETBACK
- NO BUILD ZONE
- 20' ALLOWED BUILDING HEIGHT ZONE
- 25' ALLOWED BUILDING HEIGHT ZONE

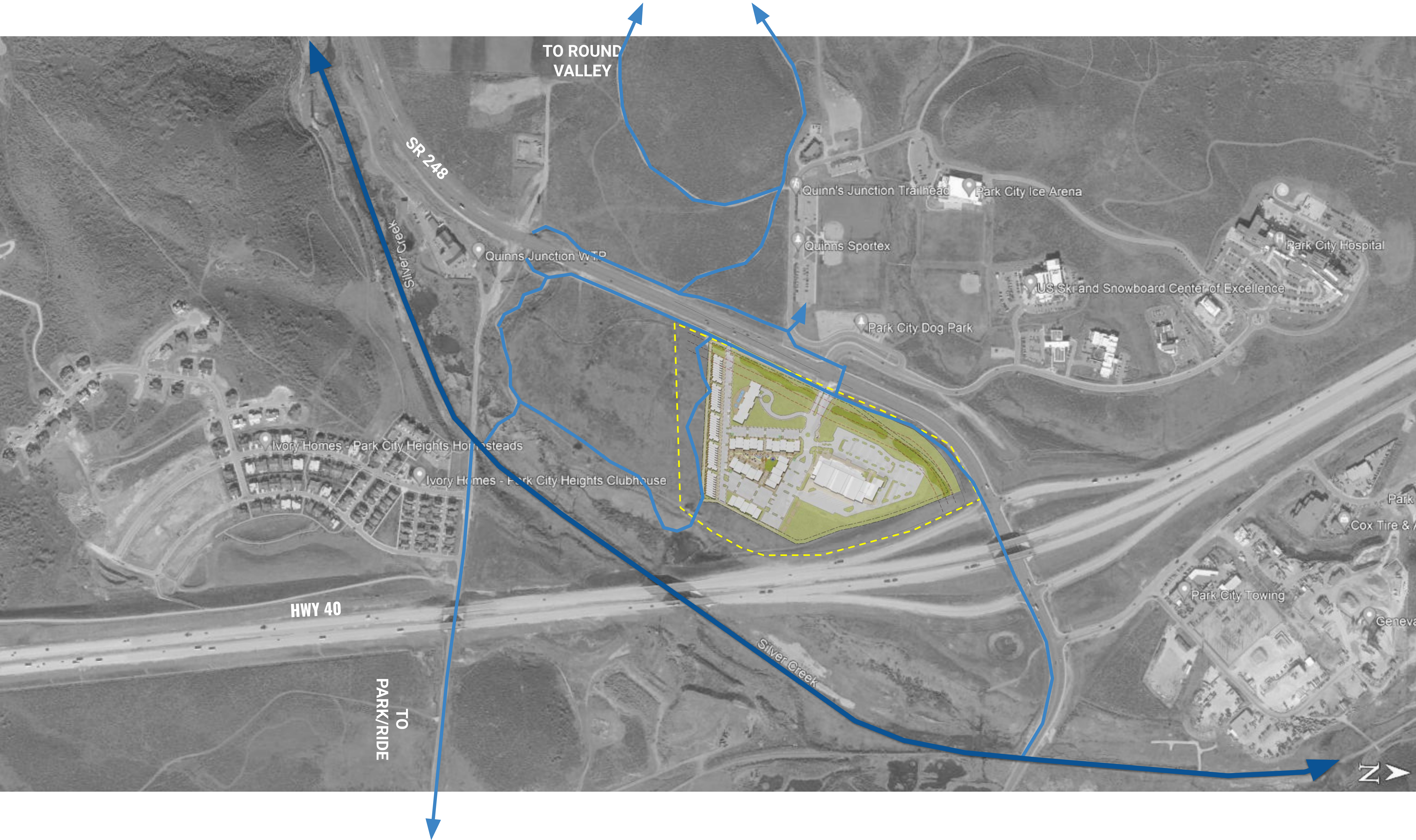


DIFFERENT MODES OF CIRCULATION

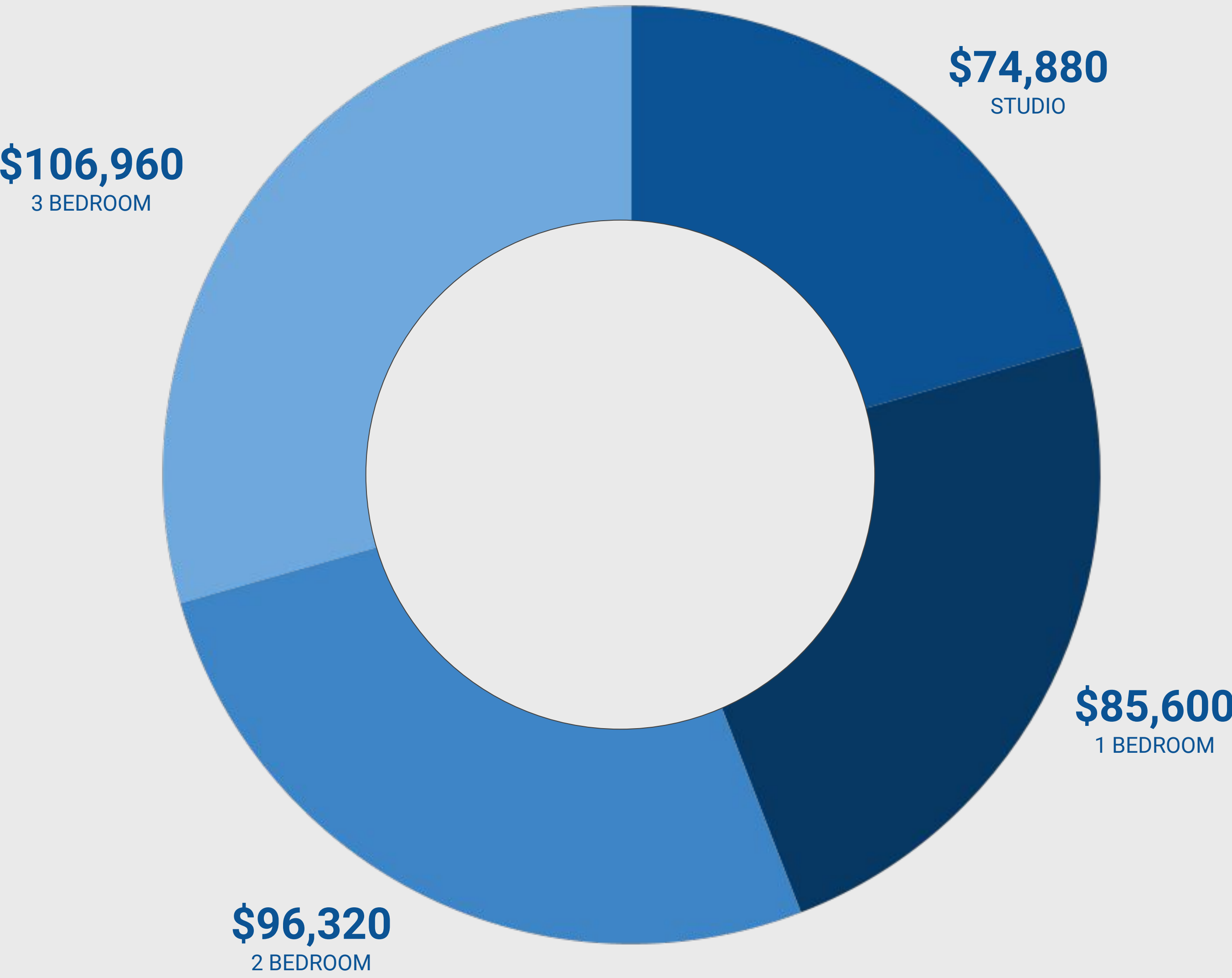
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- RAIL TRAIL CONNECTION



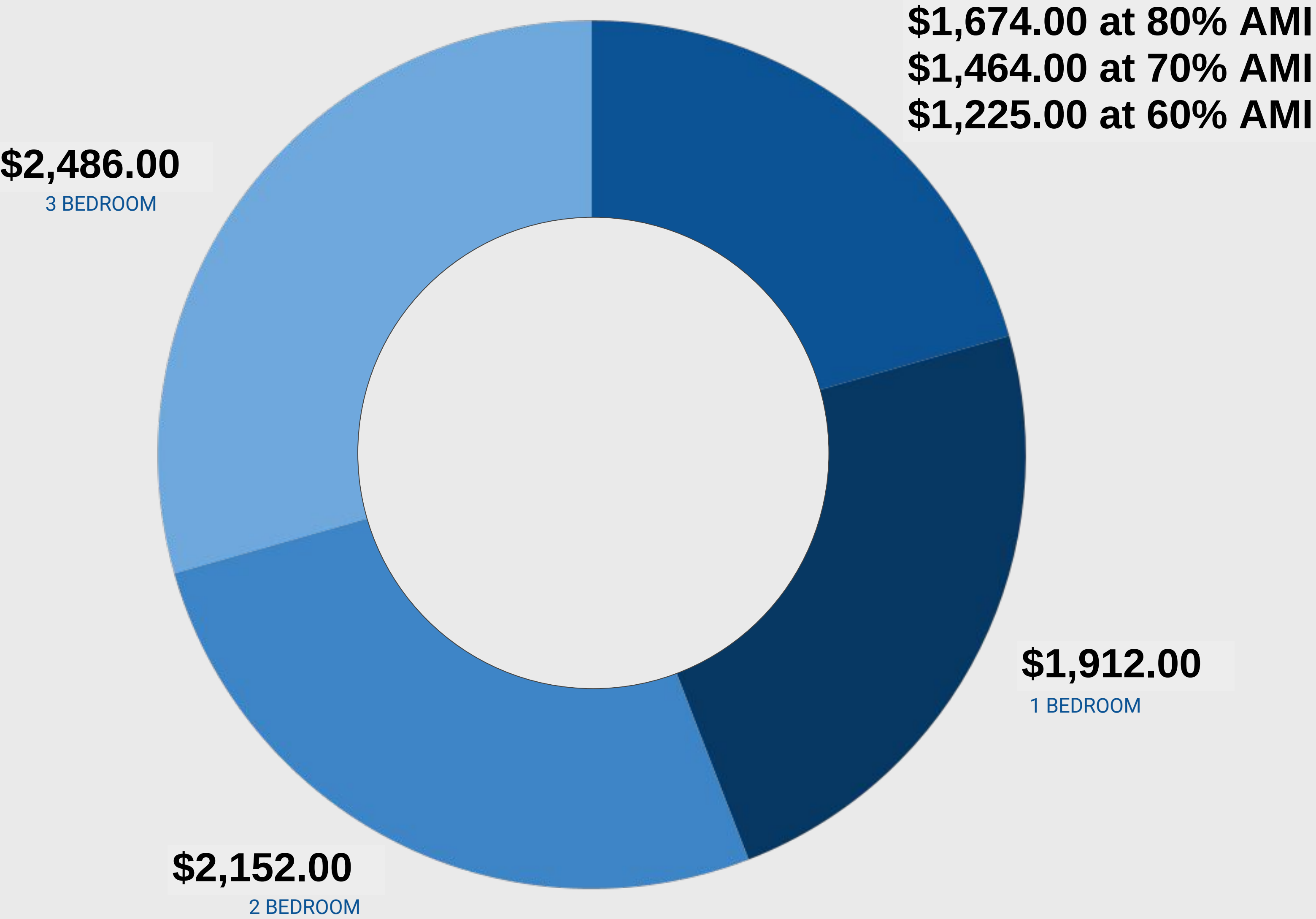
TRAIL CONNECTIVITY



2022 SUMMIT COUNTY 80% AMI RENTS



MAXIMUM MONTHLY RENT INCLUDING UTILITIES, ASSOCIATION DUES, AND PARKING FEES



NIGHTLY RENTALS WERE ANALYZED IN PROPERTIES IN NEWPARK, WHERE THE DEVELOPMENT TEAM HAS EXPERIENCE. ACTUAL NIGHTLY RENTALS WERE FAR LOWER THAN PERCEIVED ORIGINALLY, AND GIVES GREAT PRECEDENCE TOWARDS A PROJECTED NIGHTLY RENTAL AT STUDIO CROSSINGS MIXED USE PROJECT WITH TOWNHOMES, APARTMENTS, AND CONDOS SIMILAR IN NATURE TO THOSE AT NEWPARK.

13.3%

*TERRACE NIGHTLY RENTAL RATE
MIXED-USE CONDOMINIUM PROJECT

16.7%

*NEVIS NIGHTLY RENTAL RATE
CONDO / TOWNHOME PROJECT

16.8%

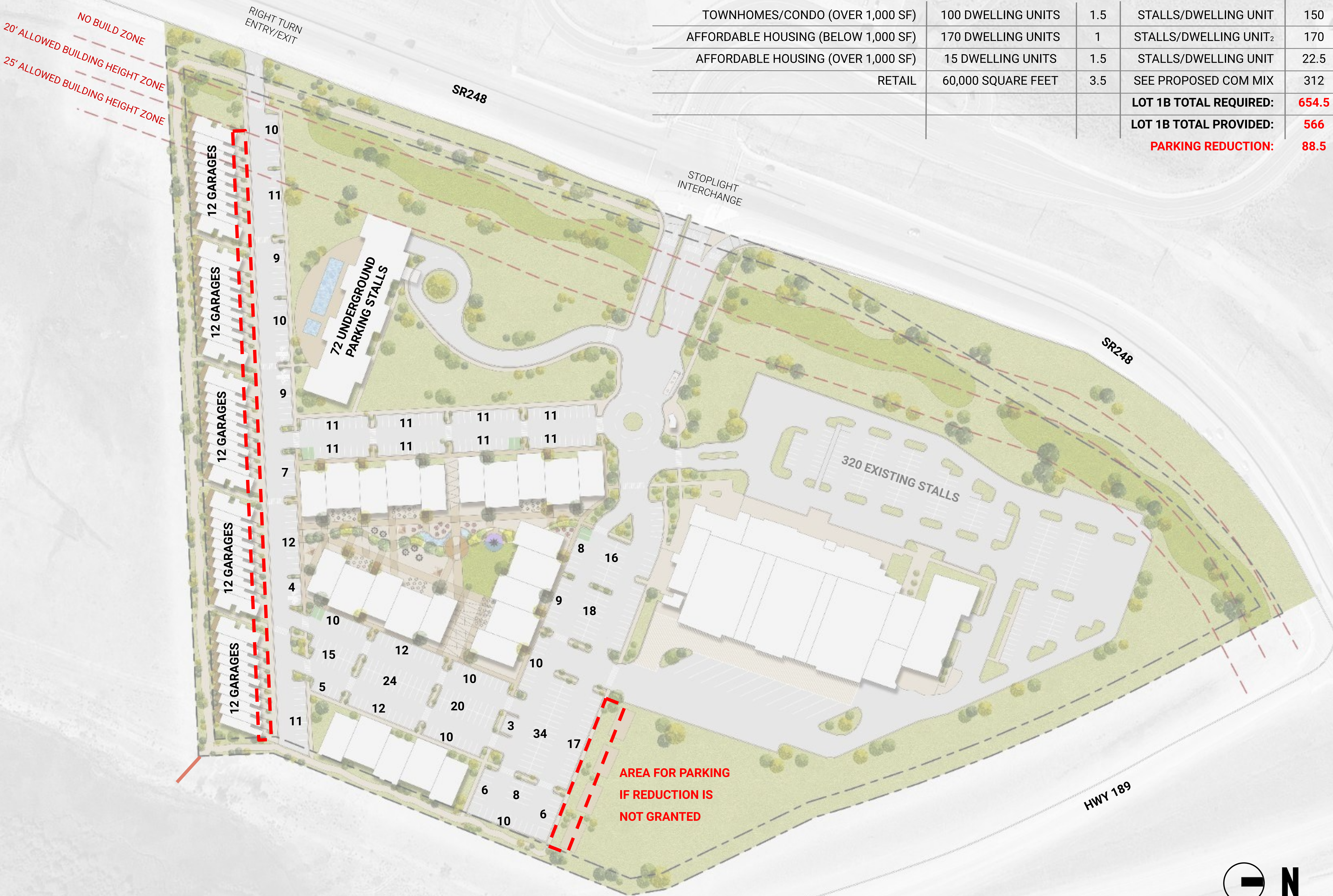
*NEWPARK TOWNHOME PROJECT
TOWNHOME PROJECT



CODE REQUIRED PARKING AND SUBSEQUENT PARKING REDUCTION PROPOSED

TOWNHOMES/CONDO (OVER 1,000 SF)	100 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	150
AFFORDABLE HOUSING (BELOW 1,000 SF)	170 DWELLING UNITS	1	STALLS/DWELLING UNIT ₂	170
AFFORDABLE HOUSING (OVER 1,000 SF)	15 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	22.5
RETAIL	60,000 SQUARE FEET	3.5	SEE PROPOSED COM MIX	312
LOT 1B TOTAL REQUIRED:				654.5
LOT 1B TOTAL PROVIDED:				566

PARKING REDUCTION: 88.5



AMENITY LEGEND:

- 01** PICKLEBALL COURT
- 02** COMMUNITY PLAZA
- 03** CHILDREN'S PLAYGROUND
- 04** E-BIKE & BIKE FIX-IT STATION
- 05** PLAZA STAGE
- 06** BUS TRANSIT PICK UP
- 07** POCKET PARK
- 08** BOCCE BALL
- 09** HALF BASKETBALL COURT

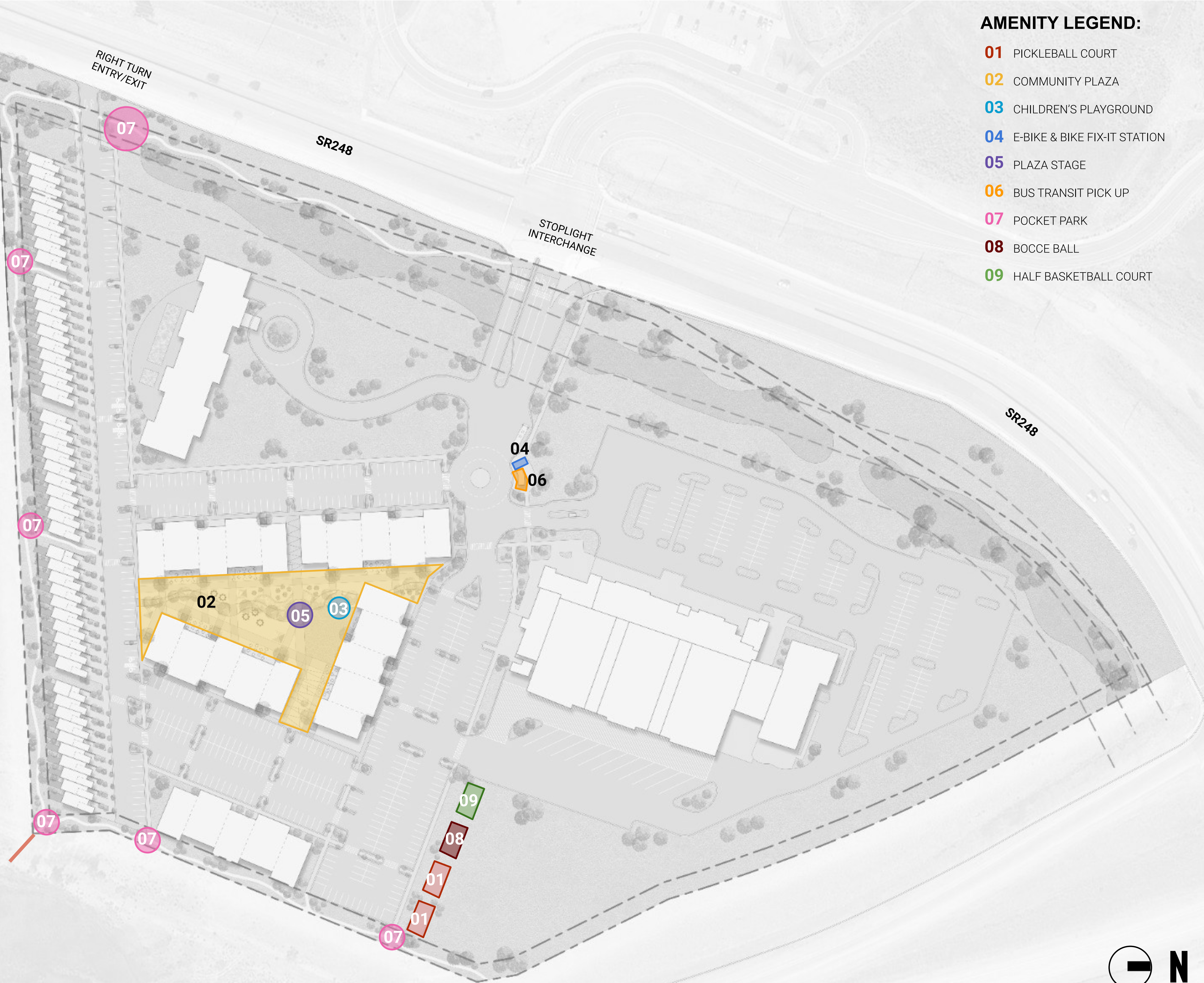
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE

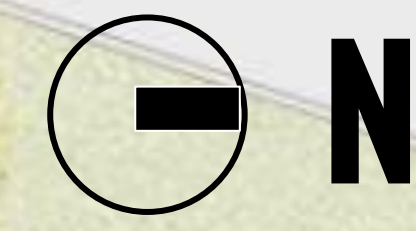
RIGHT TURN
ENTRY/EXIT

SR248

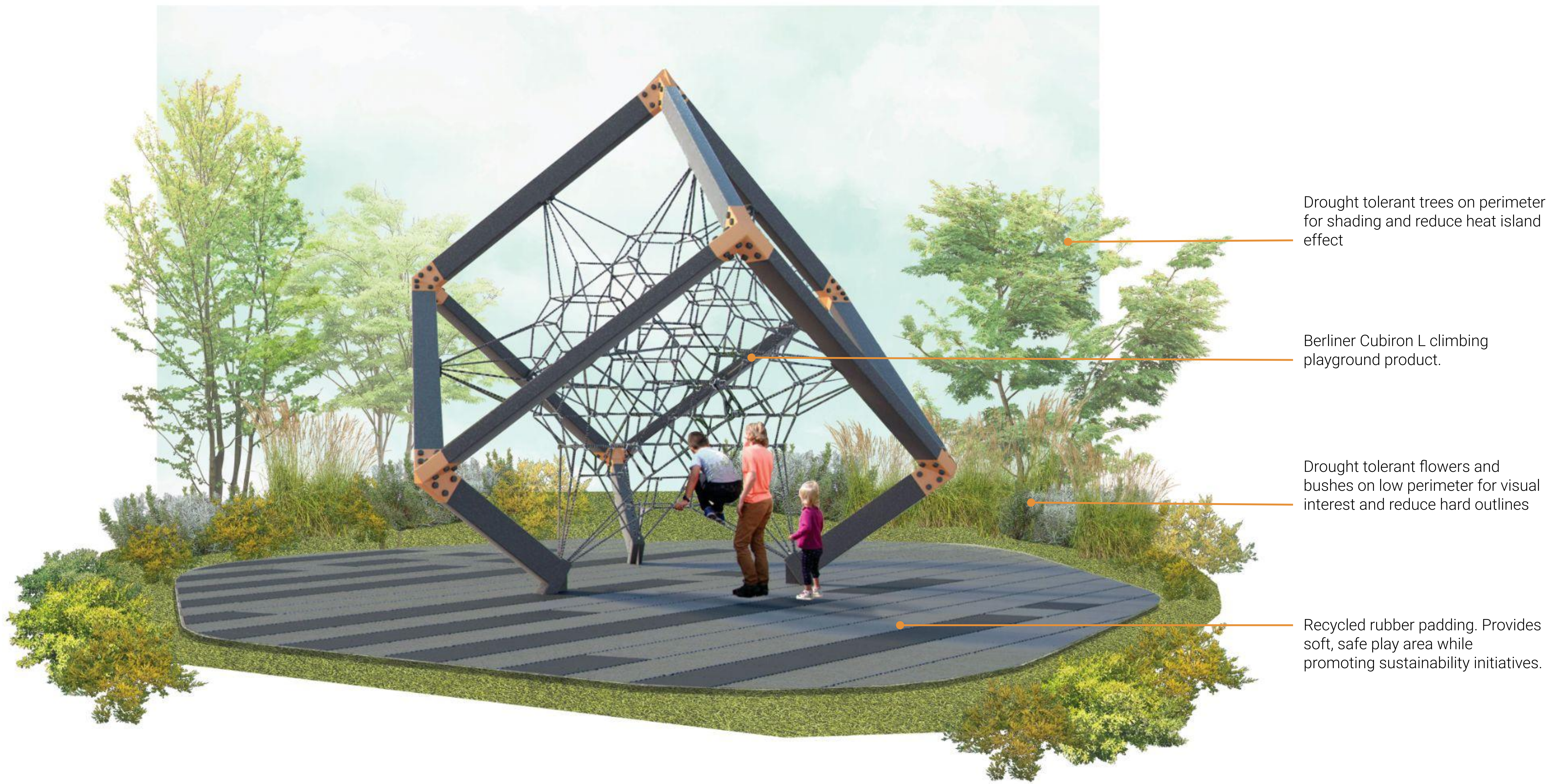
STOPLIGHT
INTERCHANGE

SR248





AMENITY CHILDREN'S PLAYGROUND



AMENITY COMMUNITY PLAZA // SUMMER



Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY COMMUNITY PLAZA // AUTUMN



Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Ability to host events in large open hardscape

AMENITY COMMUNITY PLAZA // WINTER



Event stage can be used for seasonal displays

Mix of greenspace and hardscape. Ability to host events in large open hardscape

Weatherproof plaza material for use year round

AMENITY COMMUNITY PLAZA

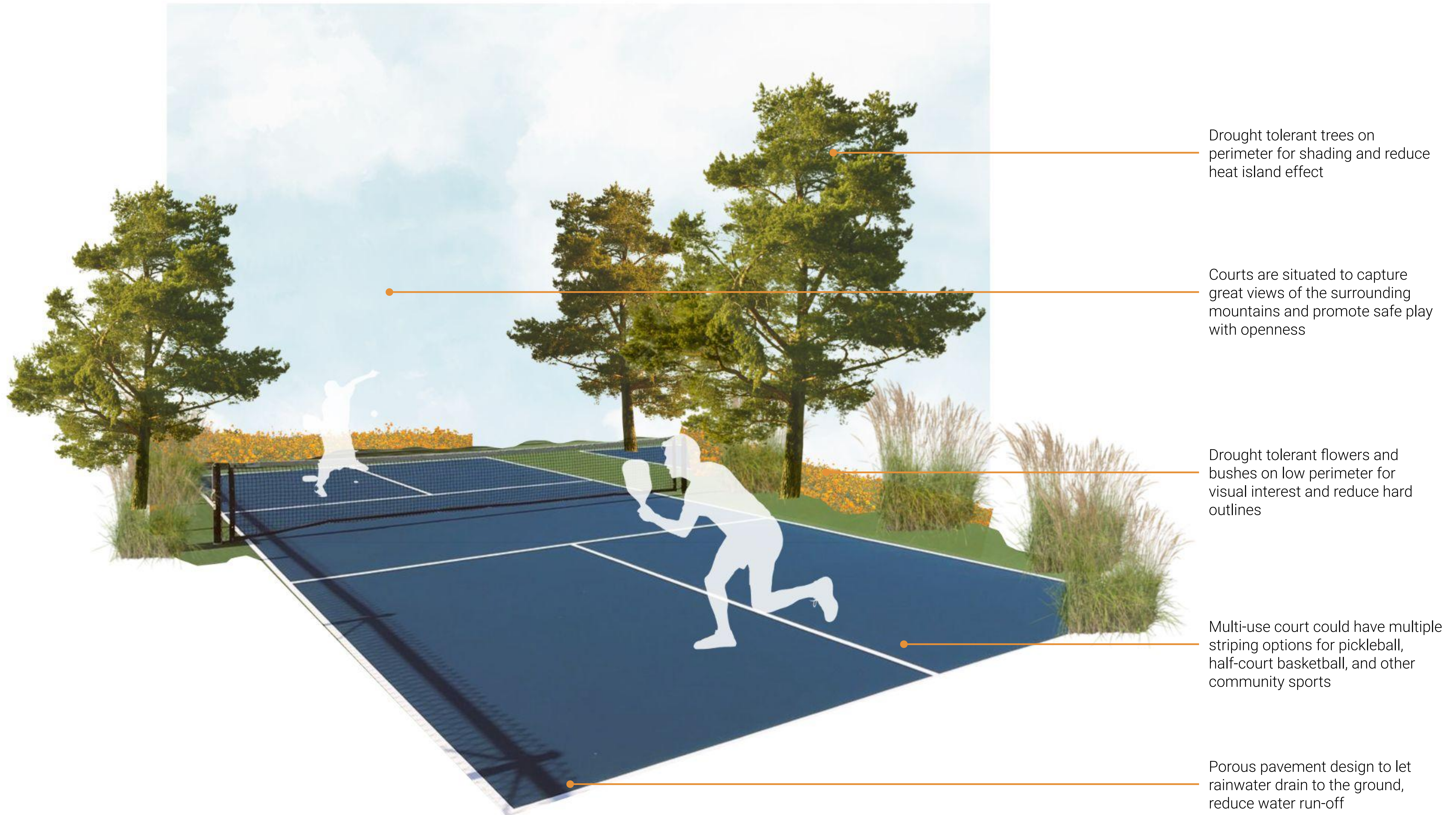


Ability to use space for day or night events

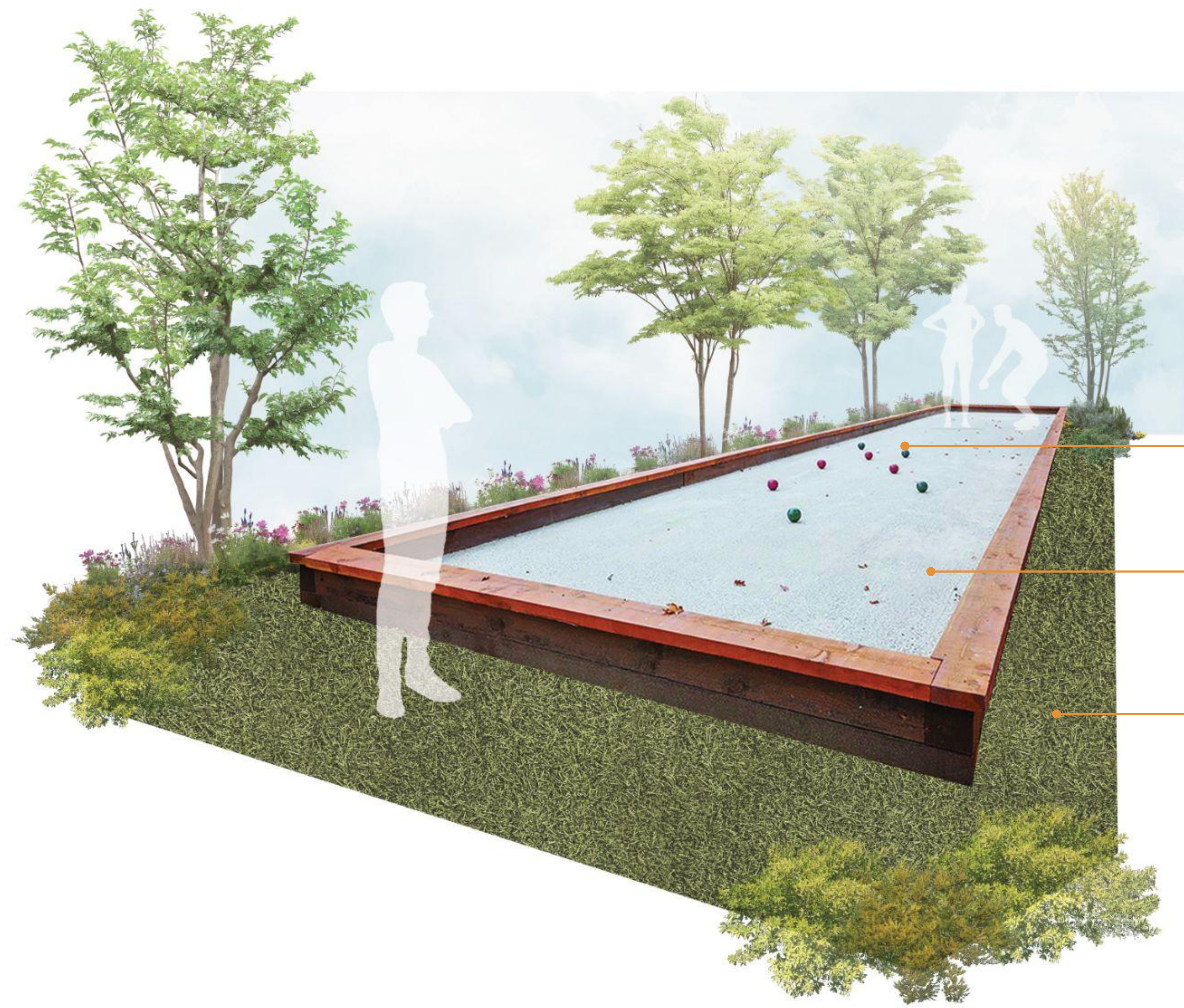
Outdoor seating for potential restaurant tenants and general tenant use

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY PICKLEBALL COURT



AMENITY BOCCE BALL COURT



Rentable bocce balls to monitor use and preserve materials

Weather proof synthetic grass court to mimic real grass without maintenance

Located on site, easily accessible to tenants and visitors

AMENITY BIKE FIX-IT STATION



Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Bike fix-it station. Includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs

AMENITY BUS TRANSIT PICKUP



Final bus shelter location to be determined in conjunction with Park City Engineering and Transportation Departments. Final location TBD

Modern transit hub. Promotes community connectivity and ease of access to surrounding neighborhoods and amenities

Situated to capture great views of the surrounding mountains and landscape

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

AMENITY 6 COMMUNITY POCKET PARKS



Situated amongst landscaping to give tenants an opportunity to interact with nature right outside their homes

Parks provide areas of rest and reflection off of the trail system

Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Convenient Secure On-Site Storage



LOW DENSITY



E-BIKE CHARGING



Convenient Secure On-Site Storage



HIGH DENSITY



REPAIR TOOLS



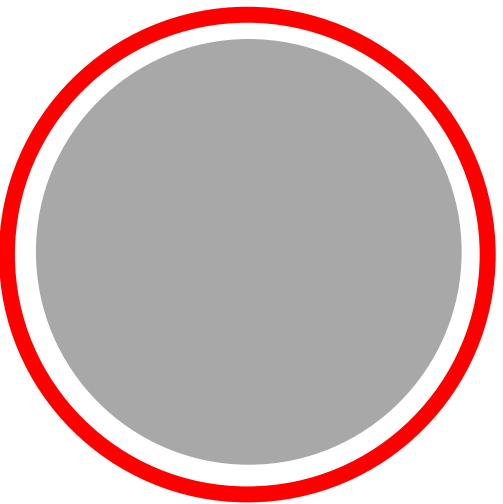
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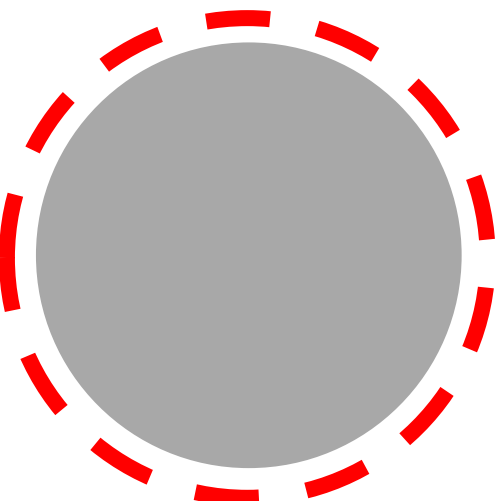


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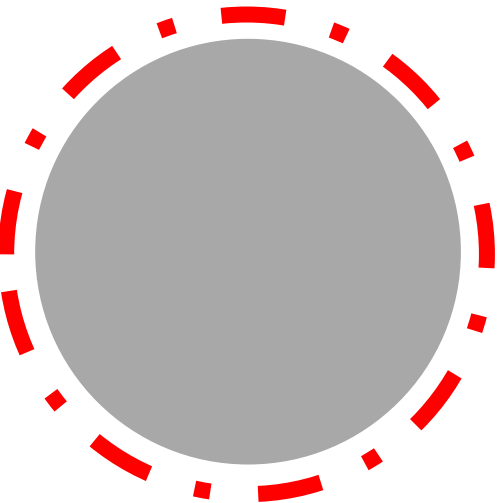
Standard Complies With -



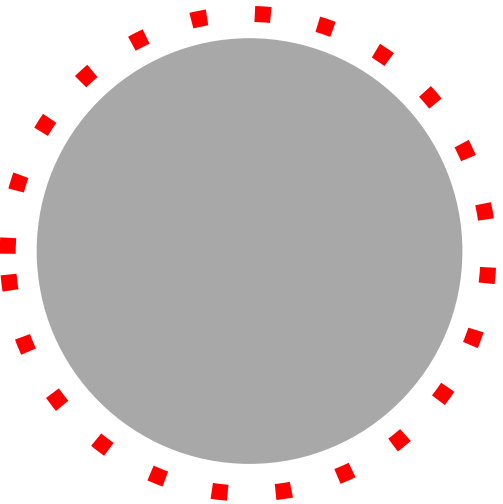
One Organization



Two Organizations



Three Organizations



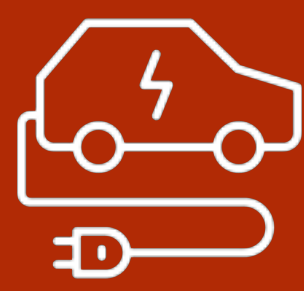
Four+ Organizations



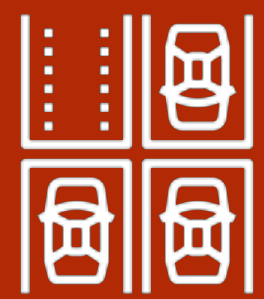
SURROUNDING
DENSITY
& DIVERSE USES



PRIORITY SITE &
EQUITABLE
DEVELOPMENT



ELECTRIC VEHICLES



REDUCED PARKING
FOOTPRINT



ACCESS TO
QUALITY TRANSIT



STUDIO CROSSINGS incorporates multimodal transportation choices for reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.



REDUCED THERMAL
BRIDGING



AIR SEALING



BUILDING-LEVEL
ENERGY
METERING



ENERGY STAR
APPLIANCES



OPTIMIZE ENERGY
PERFORMANCE

STUDIO CROSSINGS achieves increasing levels of energy performance to reduce environmental and economic harms associated with excessive energy use.



RAINWATER
MANAGEMENT

LIGHT POLLUTION
REDUCTION

PLANT
SELECTION

SITE ASSESSMENT

OPEN SPACE

STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities. The development provides 5 more acres of open space over current MPD.

2012 IBI PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

495,713 sf = 11.60 acres = 39.3% (Within Property Lines)

841,579 sf = 19.54 acres = 66.1% (Edge of Pavement)

2022 UPDATE PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

710,490 sf = 16.31 acres = 55.8% (Within Property Lines)

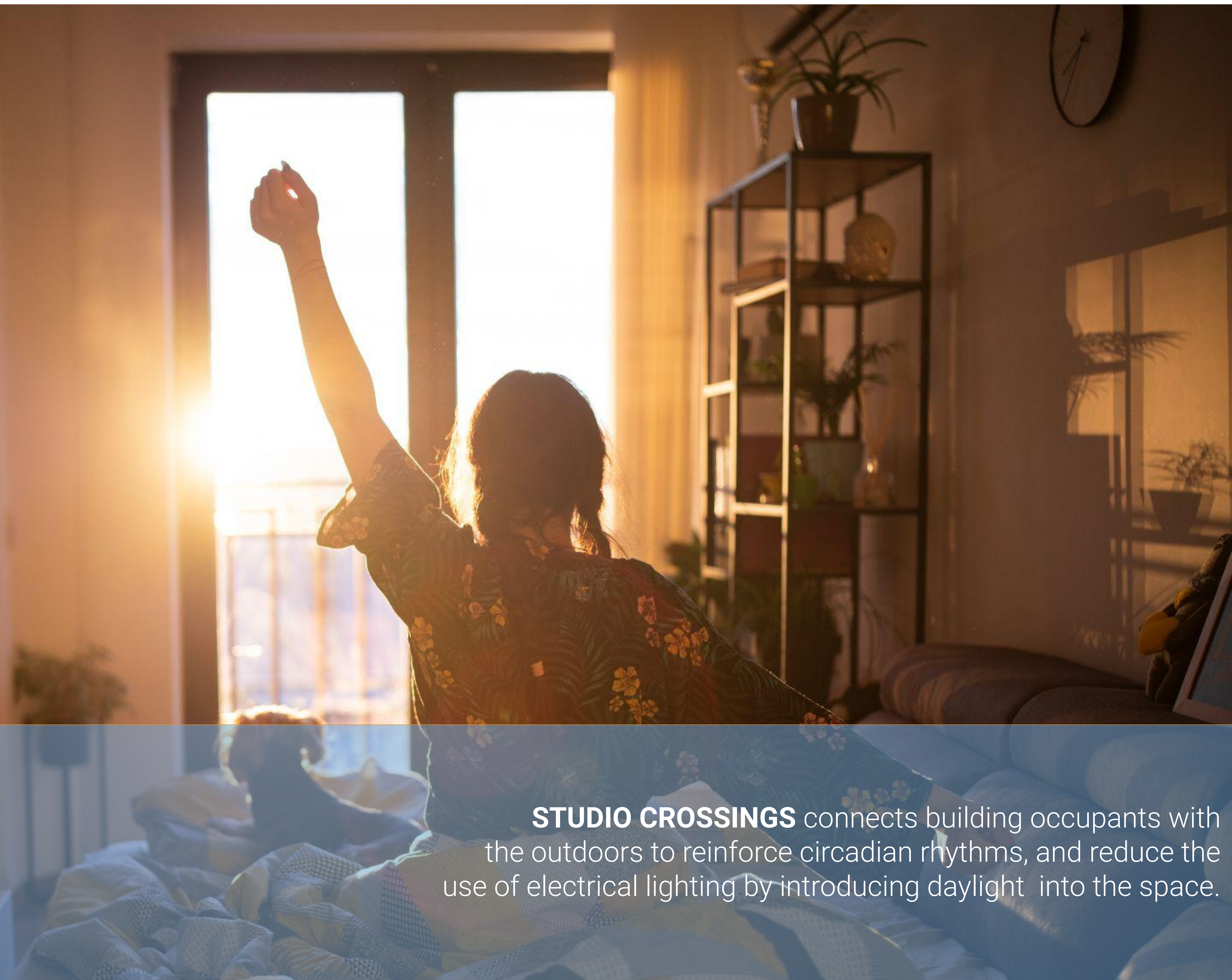
1,035,634 sf = 24.25 acres = 83% (Edge of Pavement)

LOT 1B (GREEN) BY ITSELF

458,447 sf = 10.52 acres = 36% (Within Property Lines)

804,313 sf = 18.46 acres = 63.17% (Edge of Pavement)





STUDIO CROSSINGS connects building occupants with the outdoors to reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.



STUDIO CROSSING works to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse and recycling service and education.

The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).

These measures are a recommended Condition of Approval.