



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
December 19, 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/88554937581>

CLOSED SESSION - 3:15 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.

PARK CITY WATER SERVICE DISTRICT MEETING - 3:45 p.m.

ROLL CALL

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

CONSENT AGENDA

1. Request to Authorize Public Utilities to Extend the Term of the Water Supply Agreement between Salt Lake City Corporation and the Park City Water Service District, ending on October 31, 2025
2. Request to Authorize Mayor Worel, a Member of the Board of Trustees, to Execute a Memorandum of Agreement in a Form Approved by the City Attorney's Office, to Continue Leasing Surplus Water to Weber Basin Concurrent with the Overarching Western Summit County Project Master Agreement

ADJOURNMENT

PARK CITY COUNCIL WORK SESSION

3:55 p.m. - Discuss Proposed Treasure Hill Conservation Easement

4:25 p.m. - Discuss Woodside Park Senior Center and Housing Project

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. PRESENTATIONS

1. Swearing-In Ceremony for Officer Davis Coppin

2. Consideration to Adopt Resolution 31-2024, a Resolution Naming the Park City Dog Park the Ian Weinman Legacy Dog Park
(A) Public Input (B) Action

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. ERP Software Replacement Project Update
2. Planning Commission Member Terms
3. Bonanza 5-Acre Site Project Update

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

V. CONSENT AGENDA

1. Request to Approve and Accept the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR)
2. Request to Approve the Type 2 Convention Sales Licenses for Operation During the 2025 Sundance Film Festival
3. Request to Approve the Special Event Temporary Alcoholic Beverage Licenses During the 2025 Sundance Film Festival

VI. NEW BUSINESS

1. Consideration to Approve the 2025 Sundance Film Festival Supplemental Plan and Amended Level Five Special Event Permit in a Form Approved by the City Attorney's Office
(A) Public Hearing (B) Action
2. Consideration of Ordinance No. 2024-22, an Ordinance Approving the Annexation of a 0.94-acre Parcel (Parcel SS-104-B) within the Thaynes Neighborhood to Create One Lot for One Single-Family Dwelling and Affordable Accessory Apartment and a Zoning Map Amendment to Zone the Parcel Single Family and Sensitive Land Overlay. PL-23-05882
(A) Public Hearing (B) Action

VII. PRESENTATION

1. Presentation by U.S. House of Representatives-Elect Mike Kennedy

VIII. OLD BUSINESS

1. Consideration to Approve the Main Street Area Plan
(A) Public Input (B) Action

IX. 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.**



Park City Water Service District Staff Report

Subject: Amendment to Water Supply Agreement between Salt Lake City and the Park City Water Service District
Author: Clint McAfee
Department: Public Utilities
Date: December 19, 2024
Type of Item: Administrative

Recommendation

Review and authorize Public Utilities to extend the term of the Water Supply Agreement between Salt Lake City Corporation (SLC) and the Park City Water Service District (PCWSD), ending on October 31, 2025.

The annual agreement is included as Exhibit A.

Background

Under the original collaborative Water Supply Agreement, Park City Municipal Corporation (PCMC) leases 1,000-acre feet of water from SLC's 36% portion of water originating from above the 6,600-foot point in the Spiro Tunnel between May 1st and October 31st of each year. The original lease agreement was executed on October 8, 1991, and carried an initial 25-year term with the option to renew for successive 5-year periods upon written agreement. PCMC assigned this lease to the PCWSD.

On March 2, 2016, the PCWSD and SLC amended the 1991 agreement to extend the agreement one year while also making all SLC's Spiro water available to PCWSD and expanding the period of use to year-round. The 2016 amendment allows time to explore a long-term year-round use agreement or continue annual lease agreements. Extending long-term water leases is complicated, and the parties continue to work together. For the near term, a one-year extension is requested by both parties.

The extension to October 2025 will automatically extend for one year a 2017 Spiro Tunnel Water Agreement, whereby the PCWSD supplies seasonal snowmaking water to Park City Mountain when desired from this portion of additional water. Vail pays for using SLC's water during the snowmaking season. See Exhibit B.

Funding

Costs associated with the water diverted will be passed onto the water user.

Exhibits

- A 2024 Amendment to Water Supply Agreement with SLC
- B 2017 Spiro Tunnel Water Agreement with Vail

2024 Amendment to Water Supply Agreement

This 2024 Amendment to Water Supply Agreement is between SALT LAKE CITY CORPORATION, a Utah municipal corporation (the “**City**”), and PARK CITY WATER SERVICE DISTRICT, a special service district organized and existing pursuant to the provisions of Utah Code (the “**District**”).”

The City and Park City Municipal Corporation entered into a Water Supply Agreement on October 8, 1991 (the “**1991 Agreement**”), which made a portion of the City’s Spiro Tunnel water available to Park City Municipal Corporation from May 1 to October 31 of each year, provided that such water was surplus to the City’s needs.

Park City Municipal Corporation assigned all of its rights, interests, and obligations under the 1991 Agreement to the District.

The 1991 Agreement has been amended on several occasions, including an amendment dated March 2, 2016 (“**2016 Amendment**”), to extend the term of the 1991 Agreement and make available to the District the City’s Spiro Tunnel Winter Water.

The City and the District now desire to extend the term of the 1991 Agreement, as amended, without changing the other terms of the Agreement.

The parties therefore agree as follows::

1. Paragraph 3 of the 2016 Amendment, as amended, is hereby deleted in its entirety and amended to state:

Term. The term of this Amendment will take effect upon recordation of it by the Salt Lake City Recorder and will end on October 31, 2025. However, the term may be extended with the written consent of both parties.

2. Except as provided in this 2024 Amendment, the 1991 Agreement, as amended, will continue in full force and effect in accordance with its terms.

3. Representation Regarding Ethical Standards for Salt Lake City Officers and Employees and Former Salt Lake City Officers and Employees. The District represents that it has not (1) provided an illegal gift or payoff to an Salt Lake City officer or employee or former Salt Lake City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in Salt Lake City’s conflict of interest ordinance, Chapter 2.44, Salt Lake City Code; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, an Salt Lake City officer or employee or former Salt Lake City officer or employee to breach any of the ethical standards set forth in Salt Lake City’s conflict of interest ordinance, Chapter 2.44, Salt Lake City Code.

Each party is signing this Agreement on the date stated opposite that party's signature.

PARK CITY WATER SERVICE DISTRICT

Date: _____

Nann Worel, Chair

Attest:

Michelle Kellogg, Park City Recorder

Approved as to form:

Park City Attorney's Office

SALT LAKE CITY CORPORATION

Date: _____

Laura Briefer, Director
Salt Lake City Department of Public Utilities

Attest:

Salt Lake City Recorder

Approved as to form:

Mark Kittrell, Senior City Attorney

SPIRO TUNNEL WATER AGREEMENT

This Agreement dated October 12, 2017, is between the Park City Water Service District (the "District") and VR CPC Holdings, Inc., a Delaware corporation, d/b/a Park City Resort ("VR").

RECITALS

A. By Amendment to Water Supply Agreement dated October 12, 2017 ("Amendment"), between the Salt Lake City Corporation (the "City") and Park City Water Service District (the "District"), the City has agreed to make available to the District from November 1, 2017 through April 30, 2018 the "Available City Spiro Tunnel Winter Water" as that term is defined in the Amendment.

B. The term of the Amendment extends until October 31, 2018, unless terminated or extended pursuant to the terms of the Amendment.

C. The price for the quantity of the City Spiro Tunnel Winter Water that is used is 55% of the current "Metropolitan Water Rate," payable on a monthly basis. The current Metropolitan Water Rate is \$331.80 per acre foot, and 55% of the Metropolitan Water Rate is \$182.49 per acre foot.

D. The Amendment provides that the Available City Spiro Tunnel Winter Water may be used for snowmaking, and that 80% to 85% of that water will return to the surface streams in the form of snow melt runoff (the "snowmaking return flows").

E. The Amendment further provides that the District shall be entitled to such snowmaking return flows to the extent it files, at the District's expense, an application with the Utah Division of Water Rights seeking credit for the snowmaking return flows, and such application is granted.

F. VR operates the Park City Resort and owns the unencumbered right to 34% of the waters flowing through and from the Spiro Tunnel beyond the first 6600 feet ("VR's Spiro Tunnel water").

AGREEMENT

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The District agrees to make available to VR for use at the Park City Resort any portion of the Available City Spiro Tunnel Winter Water that VR desires to use during the term of the Amendment.

2. The price for the amount of the City Spiro Tunnel Winter Water used by VR at the Park City Resort shall be the same price set forth in the Amendment. No additional fee shall be charged by the District for such water.

3. The point of delivery of the Available City Spiro Tunnel Winter Water to VR shall be at the District's golf course ponds below the portal of the Spiro Tunnel (the "Point of Delivery"). VR shall measure the total amount of water diverted at the Point of Delivery and used for snowmaking at the Park City Resort and furnish such information to the District at the end of each month during the snowmaking season.

4. For purposes of this Agreement, the Available City Spiro Tunnel Winter Water used by VR shall be 36% of the total amount of water diverted at the Point of Delivery and used for snowmaking at the Park City Area of the Park City Resort. VR shall make payment to the District for the amount of Available City Spiro Tunnel Winter Water that VR uses within 30 days of providing the District the monthly information on the amount of water it diverted and used for snowmaking pursuant to paragraph 3 above. VR does not intend to use any of the Available City Spiro Tunnel Winter Water in the Canyons area of Park City Resort.

5. Any information or payment required to be given to the parties hereunder shall be sufficiently given when sent by registered or certified mail addressed or made by hand delivery to:

The District:

Park City Water Service District
Attention: Public Utilities Director
1050 Ironhorse Drive
P.O. Box 1480
Park City, Utah 84060

VR:

VR CPC Holdings, Inc.
Attention: Senior Vice President and Chief Operating Officer
390 Interlocken Crescent
Broomfield, Colorado 80021

With a copy to:

Vail Resorts Management Company
Attention: Legal Department
390 Interlocken Crescent
Broomfield, CO 80021
LegalNotices@vailresorts.com

7. VR shall cooperate with the District in the District's application with the Utah Division of Water Rights seeking credit for the snowmaking return flows resulting from the Available City Spiro Tunnel Winter Water used for snowmaking at the Park City Resort, and provide such information regarding the snowmaking use of water as may be required in connection with such application.

8. This Agreement shall be subject to the terms of the Amendment.

Executed as of the date first set forth above.

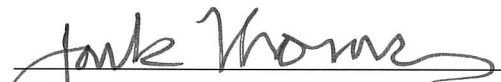
Attest:


Park City City Recorder



PARK CITY WATER SERVICE DISTRICT

By:


Chairman

VR CPC Holdings, Inc., a Delaware corporation,
d/b/a Park City Resort

By:


Senior Vice President



Park City Water Service District Staff Report

Subject: Western Summit County Project
Author: Clint McAfee
Department: Public Utilities
Date: December 19, 2024
Type of Item: Administrative

Recommendation

Review and consider authorizing Mayor Worel, a Member of the Board of Trustees, to execute a Memorandum of Agreement (Exhibit A), in a form approved by the City Attorney's Office, to continue leasing surplus water to Weber Basin concurrent with the overarching Western Summit County Project Master Agreement.

This lease perpetuates a large and predictable revenue source to PCMC that offsets about 25% of the cost of water service delivery, delays the potential construction of a large regional water importation project, and continues our partnership as a member of the Western Summit County Project, which provides a meaningful redundant water source in the event of a long-term water shortage or emergency.

Executive Summary

Park City and the Park City Water Service District (collectively Park City) are parties to the Western Summit County Project Master Agreement (MA), which was developed and executed in 2013 to, in part, ensure a reliable and redundant water supply to the Snyderville Basin and Park City by regionalizing water supply and infrastructure between parties and engaging Weber Basin to provide wholesale water. The MA provides for the wholesaling of water by Weber Basin through water sales contracts to parties to the MA that report a need for additional water. The MA also provides for the temporary lease of surplus water to Weber Basin from parties to the MA that report a surplus water supply.

Continuing our partnership and collaboration as a member of the Western Summit County Project, which provides long-term or emergency water supply redundancy, is an important measure of revenue and community protection. Links to the MA are provided below in Exhibit B.

The Board initially approved a Memorandum of Agreement (MOA) in 2019 to lease surplus water to Weber Basin through provisions in the MA. Each subsequent year, the MOA has been approved by the Board and amended to update the price of surplus water and extend the term by one year. Weber Basin has met its wholesale obligations to other MA parties using surplus water leased from Park City, and Park City has generated revenue to offset rate increases.

The annual surplus lease contract runs for a five-year term, and each year, Park City can extend the surplus lease contract for an additional year. Park City will continue to lease surplus water until either Park City determines it does not have surplus water or if Weber Basin determines that it must fulfill obligations to its wholesale customers in the Snyderville Basin by building a new water importation project.

The maximum water delivery flow rates in Exhibit A exceed the capacity of the existing Highway 40 system interconnect. At the November 30, 2023, City Council meeting, the Council approved an agreement for the Highway 224 Interconnect. This will be the fourth interconnection under the MA and is designed to increase the capacity to wheel water between local water providers and provide additional redundancy between disparate water systems.

Weber Basin recently received bids for the Highway 224 Water Interconnect and is expected to award the construction contract soon. We will work closely with Weber Basin on public outreach efforts in advance of the construction of the Highway 224 pipeline beginning in spring 2025.

Analysis

Water Supply and Treatment

Park City has a diverse and robust water source portfolio that includes local sources and two imported sources, each from separate watersheds. The table below summarizes Park City's dry-year water source capacity, which is the amount of water that can be expected from each source in the summer during a drought year.

Dry Year Water Supply
(Gallons per Minute)

Source	Dry Year Source Capacity	Percent of total water capacity
Divide Well	950	8%
Park Meadows Well	1,000	8%
Middle School Well	1,000	8%
Ontario Drain Tunnel	1,000	8%
Judge Tunnel	662	6%
Spiro Tunnel	3,670	31%
Rockport	3,596	30%
Thiriot Spring	0	0%
Total	11,878	100%

Since the opening of the 3Kings Water Treatment Plant in 2024, the City has enough treatment capacity to treat all the water available to Park City to drinking water standards. Additionally, the 3Kings WTP significantly increases the capacity, efficiency, reliability, resiliency, and redundancy of the City's water treatment infrastructure portfolio.

Water Demand

Park City's water conservation program also continues to yield a decreasing trend in summer peak-day water demand. The table below summarizes historical and projected peak-day water demand and available surplus water capacity. Park City is strongly positioned to lease surplus water to Weber Basin through 2029 and many years beyond.

Historical Peak Day Water Demand
(Gallons per Minute)

Year	Treated Drinking Water	Untreated Water (golf course, streamflow, irrigation)	Surplus Water Lease Maximum Delivery Rate	Total Demand	Surplus
2020	5,129	3,100	62	8,291	3,587
2021	4,816	3,100	62	7,978	3,900
2022	4,816	3,100	558	8,474	3,404
2023	5,352	3,100	558	9,010	2,869
2024	5,324	3,100	682	9,106	2,772
2025	5,675	3,100	1,054	9,829	2,049
2026	5,773	3,100	1,922	10,795	1,083
2027	5,870	3,100	1,922	10,892	986
2028	5,962	3,100	1,922	10,984	894
2029	6,049	3,100	1,550	10,699	1,179

Surplus Water Lease Revenue

Leasing Park City's surplus water to Weber Basin provides a meaningful source of revenue to offset around 25% of the cost of water services to our own customers. To maintain the current funding level, if Park City stops leasing surplus water, an approximate 25% water rate increase would be required in addition to the normal rate increases due to inflation and other infrastructure needs or other types of considerable cost-cutting measures (operations, capital projects, and more).

The value of the proposed 5-year lease (2025 – 2029) is over \$26M, and if extended another 5 years, the approximate value would be an additional \$37M, depending on how much water is leased. The price for surplus water reflects our delivery cost. For 2025, the surplus water charge is \$10.26 per 1,000 gallons, similar to Park City's commercial consumption rate. The surplus water charge increases are 3%, 3%, 12%, 5%, and 10% for 2025 through 2029, respectively.

[In this year's regular 5-year update to Weber Basin, Mountain Regional Water Service District, another party to the MA, reported a 300 acre foot surplus for 2029 with a price of \\$2,879 per acre foot. Park City's price for surplus water in 2029 is \\$4,452.90 per acre foot and Weber Basin has determined that it will purchase the least expensive water available for lease. According to the General Manager of Mountain Regional, their surplus is the result of a planned expansion of their water treatment plant that will temporarily provide surplus water until projected growth uses the surplus in the following three to five years. Thus, the volume of water delivered from Park City to Weber Basin in 2029 is 300 acre feet less than in 2028, but we anticipate the volume to increase back to 2028 levels in the following three to five years when Mountain Regional's surplus used by growth.](#)

Leasing surplus water is often legitimately questioned as a potentially growth-inducing tool or counterproductive to water conservation goals. We understand the arguments yet disagree. Weber Basin has an obligation to provide wholesale water to those parties of the MA. Park City is not providing water in addition to water already committed to the

Snyderville Basin. In other words, if Park City declines to lease its surplus water, Weber Basin must build a large water importation project to meet its obligations. A project of this magnitude would add considerably more water capacity to the Basin, and likely divert the same water that Park City would no longer use to provide the surplus water.

In addition, while Park City is using water that is surplus because of our own customers' conservation efforts, the lease is temporary and used for municipal purposes by entities who also practice and utilize conservation programs. Unlike agricultural uses, municipal water use in Park City and the Snyderville Basin is mostly non-consumptive, meaning about 80% of the water we provide is used indoors and treated at SBWRD's treatment plant. In turn, it is returned to local Creeks and downstream users, and eventually the Great Salt Lake. Declining to lease surplus water in the near term does not slow future growth, nor does it relieve the water from municipal use or ensure its arrival at the Great Salt Lake.

Funding

Revenue generated by the sale of surplus water will be used to fund water system improvements and offset future water rate increases.

Exhibits

- A 2025 Memorandum of Agreement
- B Links to Western Summit County Project Master Agreement
 - [1 master agreement executed](#)
 - [2 master agreement exhibits a-d](#)
 - [3 master agreement exhibits e-j & exhibits \(3\) exhibit list](#)

2025 MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“**MOA**”) is made and entered into this _____ day of _____, 2025, by and between Park City Water Service District, a special service district organized and existing pursuant to the provisions of Utah Code Annotated §17A-2-1301 *et seq.*, 1953, as amended, (the “**District**”), and Weber Basin Water Conservancy District, a water conservancy district organized and existing pursuant to the provisions of §17B-2a-1001 *et seq.*, Utah Code Annotated, 1953, as amended (“**Weber Basin**”). The District and Weber Basin each is a “**Party**” and collectively they are referred to as the “**Parties**.”

RECITALS

WHEREAS, The District and Weber Basin, along with other parties, entered into the Western Summit County Project Master Agreement dated June 26, 2013 (“**Master Agreement**”). This Master Agreement provides Weber Basin with the right to use, wheel and comeingle all Surplus Water of the District, Mountain Regional, and Summit Water. [See Master Agreement ¶2.4].

WHEREAS, the Master Agreement provides Weber Basin with the right to determine, in its sole discretion, which Parties to which it will deliver and sell that Surplus Water. The Master Agreement allows each entity, at its sole discretion, to set the price per acre-foot for which its Surplus Water may be sold. Weber Basin then is authorized to sell that Surplus Water to any Party of the Master Agreement, as determined by Weber Basin in its discretion, for the price established by the Party supplying the Surplus Water. [See Master Agreement ¶2.4].

WHEREAS, Weber Basin is then directed to credit the Party whose Surplus Water is delivered at the rate applicable to that water so delivered.

WHEREAS, as outlined in Paragraph 2.4 of the Master Agreement, this process was established in order to allow Weber Basin “to operate the Western Summit County Project in such manner as Weber Basin deems necessary and proper.” [See Master Agreement ¶2.4].

WHEREAS, under the Master Agreement, Weber Basin was required to construct an interconnect vault and associated facilities in the Quinns Junction area, which was funded one-third each by Mountain Regional, Summit Water Distribution Company, and Park City Municipal Corporation (“**Interconnect Facilities**”).

WHEREAS, pursuant to the Master Agreement, the District agrees to provide surplus water to Weber Basin through the Interconnect Facilities (“**Surplus Water**”).

WHEREAS, on or about January 2024, the Parties entered into a Memorandum of Agreement pertaining to the Surplus Water (the “**2024 Agreement**”).

WHEREAS, by executing this 2025 Agreement, the Parties desire to amend and restate the terms of their agreement relating to the Surplus Water, and to supersede the 2024 Agreement, and to replace that 2024 Agreement with this 2025 Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Water Lease.

- A. **Surplus Water.** The District agrees to deliver to Weber Basin the Surplus Water identified in Figure 1 through the Interconnect Facilities in accordance with the Master Agreement. Pursuant to the terms of the Master Agreement, Weber Basin agrees to make the Surplus Water available for sale and delivery to another party to the Master Agreement (either Mountain Regional or Summit Water) (a “**Purchasing Party**”), as selected in Weber Basin’s sole discretion; such water to be marketed and sold at a price equal to the total annual take or pay amount in Figure 1 below. The cost per acre foot shall be adjusted annually based, in part, upon Operation and Maintenance costs, per the Master Agreement [See Master Agreement ¶2.4].

	Figure 1 Annual Surplus Water Take or Pay Volumes and Pricing Schedule				
	2025	2026	2027	2028	2029
Annual Volume (acre feet)	850	1550	1550	1550	1250
Peaking Factor (see note below)	2	2	2	2	2
Max Flow Rate (gallons/minute) (see note below)	1054	1922	1922	1922	1550
Delivery Location	Quinns Interconnect (& Hwy 224 Interconnect when complete)				
Surplus Water Cost per Acre Foot	\$3,342.00	\$3,442.26	\$3,855.33	\$4,048.09	\$4,452.90
Total Annual Take or Pay Amount	\$2,840,696.96	\$5,335,497.29	\$5,975,756.97	\$6,274,544.82	\$5,566,128.47
Note: Peaking Factor and Maximum Flow Rate are subject to, and limited by, the capacity of existing and/or future interconnects and/or the capacity of the Purchasing Party's water system. Park City is not required to increase capacity of the existing or future interconnections or the Purchasing Party's water system to achieve the Peaking Factor or Maximum Flow Rate shown above. As a result, the actual Peaking Factor and Maximum Flow Rate of water delivered by Park City may be less than shown above.					

- B. **Terms of Delivery.** The total annualized cost for which the Surplus water shall be marketed, sold, and delivered, by Weber Basin to a Purchasing Party, and the total annualized cost to be paid by the Purchasing Party (and credited by Weber Basin to the District) shall be take-or-pay for the full annual water volume in Figure 1.
- C. **District Water Supply Shortage.** In the event of shortage of water supply, of either short or long term duration, caused by problems such as drought or other natural or man-caused disasters, including unplanned failure of physical

infrastructure, Surplus Water deliveries may be temporarily reduced by the District in proportion to reductions in overall District water demands anticipated from either a declared Water Emergency under Park City Municipal Code 13-1-22 or implementation of Drought Restrictions under Park City Municipal Code 13-1-26.

2. Term. The term of this MOA shall commence on January 1, 2025 and continue for a term of five (5) years, ending December 31, 2029 (“**Term**”). This MOA supersedes the previously signed MOA that was dated January 2024.
3. Binding Effect. The provisions of this MOA shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.
4. Assignment Limited. No assignment or other transfer of this MOA or any part thereof or interest therein shall be valid unless and until approved by all Parties hereto.
5. Attorney’s Fees. In the event that this MOA or any provision hereof shall be enforced by an attorney retained by a Party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the Party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.
6. Severability. If any term or provision of this MOA shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this MOA.
7. Captions. The section and paragraph headings contained in this MOA are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.
8. Construction. As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.
9. Further Action. The Parties hereby agree to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this MOA.
10. Inducement. The making and execution of this MOA has not been induced by any representation, statement, warranty or agreement other than those herein expressed.
11. Force Majeure. Performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrections, strikes, lock-outs, floods, earthquakes, fires, casualties, acts of God, epidemics, quarantine, restrictions,

inability (when the responsible Party is faultless) to secure necessary labor, materials, tools, acts or failure to act of any public or governmental agency or entity, or by any other reason not the fault of the Party delayed in performing work or doing acts required under the terms of this MOA, and in such event, the performance of such work or the doing of such act shall be excused for the period of the delay and the period of performance for any such work or the doing of any such act shall be extended for a period equivalent to the period of such delay.

12. No Third Party Beneficiaries. This MOA shall not be deemed to create any right in any person who is not a Party (other than the permitted successors and assigns of a Party) and shall not be construed in any respect to be a contract, in whole or in part, for the benefit of any third party (other than permitted successors and assigns of a Party hereto).

13. Warranty of Authority. The individuals executing this MOA on behalf of the Parties hereby warrant that they have the requisite authority to execute this MOA on behalf of the respective Parties and that the respective Parties have agreed to be and are bound hereby.

IN WITNESS WHEREOF, the Parties have executed this MOA as of the day and year first above written.

PARK CITY WATER SERVICE DISTRICT

By: _____
Nann Worel, Member, Board of Trustees

APPROVED AS TO FORM:

Attorney for Park City Water Service District

WEBER BASIN WATER CONSERVANCY DISTRICT

By: _____
Dee Alan Waldron, Chairman, Board of Trustees

ATTEST:

Scott Paxman, General Manager

APPROVED AS TO FORM:

Weber Basin Attorney



City Council Staff Report

Subject: Treasure Hill Conservation Easement

Author: Ryan Blair

Department: Economic Development

Date: December 19th, 2024

Recommendation

Review, discuss, and provide feedback on the proposed Treasure Hill Conservation Easement. Pending the City Council's direction on the conservation easement, we plan to the City Council for final consideration and adoption at a later date.

Executive Summary

The City's purchase of the Treasure Hill Open Space property was finalized in March 2019, with specific conditions outlined in the acquisition documents and property deeds, including a provision to delay the adoption of the conservation easement for 720 days (two years). The previous landowners proactively requested this delay, which the City accommodated to ensure adequate time and consideration to ensure responsible stewardship and preservation measures were contemplated.

Since the acquisition, several programs and projects have been implemented in collaboration with community stakeholders and residents, many of which are included in the timeline below:

On [May 2, 2019](#), the City Council discussed the initial Capital Improvement Plan for the Treasure Hill Open Space, which set forth the following project list:

- **2021:** Construction of the Sixth Street Stairs was completed.
- **2021-2022:** The new Mother Urban Trail was built, supported by a \$50,000 donation from a neighborhood coalition.
- **2022:** The Treasure Hill Trailhead and Rich Martinez statue were completed, including a donation from the Martinez family.

On **August 19, 2021**, the City Council approved a contract with Alpine Forestry to develop and implement a Treasure Hill Forest Health Plan, which included the following phases:

- **Phase I:** Defensible Space and Mitigation Plan (2021)
- **Phase II:** Wildfire Mitigation (Spring/Fall 2022), which finalized defensible space work where applicable.
- **Phase III:** Wildfire Mitigation (Spring/Fall 2023)

On **November 18, 2021**, the City Council awarded a contract to Summit Land Conservancy to initiate a baseline inventory of the property and draft a conservation

easement. The baseline inventory outlines existing property features and conditions when a conservation easement is adopted.

This work was done in conjunction with an ALTA (American Land Title Association) survey, which was produced as a licensed and recorded survey establishing the boundary, encumbrances, and existing conditions of the property. Typically, an ALTA survey is used to support the baseline inventory.

On [December 5, 2023](#), the City Council was provided an update in anticipation of a final conservation easement.

In general, conservation easements provide perpetual land protections and restrictions. Modifying these protections is rare, particularly for public lands. Therefore, precision and transparency in documentation, supported by specific survey data, established land property rights, and thorough title research, are essential for the long-term success of an easement, as well as for effective future monitoring and stewardship.

Notably, the Bonanza Flat Conservation Easement, a process coordinated with Utah Open Lands, took nearly three years to finalize. This effort underscored the importance of meticulous planning, title examinations, survey work, and coordination of reserved rights and stewardship obligations before the final document was adopted and recorded. The resulting document is frequently referenced today and provides the stewardship guidelines and regulations for how the property is used.

Analysis

The proposed Treasure Hill Conservation Easement is attached as Exhibit A. The Property and Open Space teams plan to review key areas of the easement with the City Council in anticipation of a request for adoption at the December 19, 2024, City Council meeting.

A breakdown of each easement component is outlined below:

Recitals

This section summarizes and describes the conservation easement area, including physical descriptions of the property. It also identifies “Conservation Values.” These values include preservation of public outdoor recreation, protection of natural habitat for wildlife and vegetation, preservation of open space for scenic enjoyment, and preservation of historic structures and character.

Conservation Easement Terms

This section outlines various terms and conditions within the Conservation Easement.

Sections 1 and 2 grant the easement to Summit Land Conservancy (the “Conservancy”) and identify the easement’s purpose: to preserve and protect the Conservation Values, which are defined in perpetuity.

Section 3 defines the Baseline Report, which documents existing conditions and encroachments on the property. The Conservancy will use the Baseline Report to monitor changes on the property and enforce the easement.

Section 4 outlines the Conservancy’s rights, including the right to preserve and protect the property in perpetuity.

Section 5 defines the uses of the property.

The remaining sections outline various processes and legal requirements.

Exhibits A and B of the Conservation easement are the legal description and map of the property.

Exhibit C is the Reserved Use Rights: Permitted and Restricted Uses and Practices. This section outlines various permitted uses of the property in accordance with previously recorded easements and agreements and the Conservation Values. Notable highlights include the City maintaining and managing trails consistent with the Conservation Values and allowing for the construction and use of public amenities such as trails, stairways, and other amenities. The full Conservation Easement is attached as Exhibit A and includes a comprehensive outline of permitted and restricted uses.

Exhibit D identifies Existing Rights, recorded by the previous property owner with various private property owners.

Encroachments

Several private property encroachments exist in the Conservation Easement area. While some are consistent with the Conservation Values, many are not.

Consistent with the restrictions included with the property deed, we recommend requiring certain improvements be removed from the conservation area. The table below summarizes each private property with encroachments and whether they are proposed to be removed.

Encroachments were generally broken down into two different buckets: health and safety or low-impact landscaping improvements and post-2019 major landscaping and flagstone patios. Encroachments that include both emergency access stairs and retaining walls were deemed necessary by the City and the Conservancy and are proposed to be kept.

Major encroachments like flagstone patios, garden boxes, and grass were deemed unnecessary, and most were installed after the City purchased the property in 2019.

The table below outlines each property's encroachment and whether they are proposed to be removed or kept.

Property Address	Proposed to Remove Encroachments	Proposed to Keep Encroachments
263 Norfolk Ave	N/A	(1) Emergency Access-Stone Stairs
808 Empire Ave	Post 2019 placement: Decorative Stairs, non-emergency use	(1) N/A
409 Woodside Ave	N/A	(1) Emergency Access-Wooden Stairs
421 Woodside Ave	N/A	(1) Emergency Access-Wooden Stairs
451 Woodside Ave	N/A	(1) Emergency Access-Wooden Stairs
459 Woodside Ave	N/A	(1) Emergency Access-Wooden Stairs
463 Woodside Ave	Planter garden box	N/A
481 Woodside Ave	N/A	(1) Emergency Access-Suspended Walkway, Wooden Stairs. (2) Rock water feature-cannot be expanded or improved
543 Woodside	Post 2019 placement: Flagstone patio	(1) Trail and ski access, must remove non-native grass (2) Retaining wall
555 Woodside	Post 2019 placement: Flagstone patio	(1) Trail and ski access, must remove non-native grass (3) Retaining wall
559 Woodside	Post 2019 placement: Flagstone patio	(1) Trail and ski access, must remove non-native grass (2) Retaining wall

Park City acquired the Treasure Hill Open Space property in 2019 after an overwhelming vote of public support for land conservation and public use. Since then, improvements like trails and wildfire mitigation have been planned for and implemented.

The City is now finalizing a conservation easement to protect the property's natural and recreational values permanently.

This proposed easement outlines permitted and restricted uses, addresses existing encroachments, and ensures the long-term preservation of Treasure Hill Open Space.

The Property and Open Space teams recommend that the Council review the Conservation Easement and discuss any questions or concerns prior to returning at a later date for adoption.

Exhibits

Exhibit A: Proposed Conservation Easement

WHEN RECORDED, RETURN TO:
Summit Land Conservancy
P.O. Box 1775
1887 Gold Dust Lane, Suite 101
Park City, Utah 84060

TREASURE HILL CONSERVATION EASEMENT

THIS TREASURE HILL CONSERVATION EASEMENT (this “Easement”) is made effective as of the date of recording with the office of the Summit County Recorder (the “Effective Date”) by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation (“City”), and SUMMIT LAND CONSERVANCY, a Utah nonprofit corporation (“Conservancy”). The City and the Conservancy are referred to individually as a “Party” and collectively as the “Parties”.

The following Exhibits are attached to and are incorporated into this Easement by this reference:

Exhibit A: Legal Description of the Property
Exhibit B: Property Map
Exhibit B1: Encroachment Exhibits
Exhibit C: Permitted and Restricted Uses and Practices
Exhibit D: Existing Rights (Title Exceptions)

RECITALS

- A. The City owns approximately 104.8 acres of certain real property and appurtenances, commonly referred to as the Treasure Hill Open Space, located in Park City, Summit County, State of Utah (collectively, the “Property”). The Property is described in Exhibit A and shown on the Property Map attached as Exhibit B.
- B. As fee owner of the Property, the City owns the affirmative right to identify, preserve, enhance, and protect forever the Conservation Values (defined below) of the Property. The City desires to grant a Conservation Easement in perpetuity to Conservancy pursuant to Utah Code Title 57, Chapter 18, sections 1 through 7, Land Conservation Easement Act (“Utah Conservation Easement Act”) which authorizes the acquisition of a conservation easement by a qualified organization for the purpose of preserving and maintaining land predominantly in a natural, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat or other use or condition consistent with the protection of open land.
- C. The Property is open hillside and forested land immediately adjacent to Park City’s Historic Old Town with seasonal public access to trails maintained by the City and ski runs that are part of “Park City Mountain” ski resort. Prior to the City’s purchase of the Property, the Property was the subject of planning and development activities to exercise vested Development Rights (defined below) for the construction of multi-story commercial resort accommodations and associated amenities. Park City’s voters approved a \$48 million general obligation bond to finance the acquisition and preservation of the Property to

protect the conservation values, to eliminate any future commercial or residential development, and to make limited improvements for public access, trailhead parking and use.

D. The conservation purposes and values preserved and protected under this Easement include (i) the preservation of land for outdoor recreation and education of the general public, (ii) the protection of a relatively natural habitat for wildlife, plants, and natural vegetation; (iii) the preservation of open space, including forest land, for the scenic enjoyment of the general public; and (iv) the preservation of historic structures and historic character. Said conservation purposes and values are consistent with the requirements of I.R.C. § 170(h) (2006) and are described in more detail in subsections (i) through (v) immediately below and are collectively referred to as the “Conservation Values.”

- (i) Preservation of Public Outdoor Recreation. The Property has natural surface trails frequently used by the general public in the spring, summer and fall for hiking, trail running, dog walking, and mountain biking. Said trails are accessible from Park City’s Historic Old Town and are supported by trailheads and access points from adjacent residential public streets. The Property’s trails are part of and connected to the greater Park City world-class mountain trails network. Some trails on the Property have educational signage and artwork pertinent to Park City’s mining town history including the giant sculpture of a miner at the Lowell Avenue trailhead. The “Town Lift” chairlift and ski runs are located on the Property and are operated and managed by the “Park City Mountain” ski resort operator during the winter months. The chairlift and ski area provide an important skier/snowboarder access point from Old Town to the larger ski resort area, with ski-in and ski-out opportunities for occupants of residences on Norfolk Avenue, Woodside Avenue and Lowell Avenue, Crescent Tram, 8th Street and King Road. Ski resort lift tickets are widely available for purchase by the public. During the winter months the public accesses the Property for additional snow related recreation including snowshoeing and uphill-travel skiing outside of ski resort operating hours.
- (ii) Protection of Natural Habitat for Wildlife and Vegetation. The Property is relatively natural habitat for a variety of wildlife including large ‘game’ (deer, elk, moose), ground mammals (marmot, squirrel, ermine) and birds (grouse, medium-large raptors). Sightings of deer and moose are common on the Property year-round. The Property has been identified as part of a crucial habitat for moose, elk, mule deer, and dusky grouse. The Property has a special status designation as a habitat for the northern goshawk, a Sensitive Species. The milkweed plants and foraging opportunities on the Property provide an ideal annual migratory location for the monarch butterfly. The flowering plants on the Property create a suitable habitat for the western bumble bee, a species being reviewed for protection under the Endangered Species Act. The Property is dominated by mature Gamble Oak, Sagebrush, White Fir, Conifers, Rocky Mountain Quaking Aspen, and Rocky Mountain and Bigtooth Maples, creating a spectacular scenic view for the general public throughout Park City.

- (iii) Preservation of Open Space for Scenic Enjoyment. The Property is clearly visible from many public roadways and trails throughout Park City and from the Town Lift chairlift that connects directly to Park City's Historic Main Street. The Property is visible from Old Town, Masonic Hill, Lower Deer Valley, Resort Center neighborhoods, and from higher elevation vantage points throughout the City. The Property offers a view of skiers descending snow covered ski runs in the winter and forested hillsides year-round, a view that is particularly striking in the fall with vibrant, colorful foliage. Preservation of the Property for conservation purposes is consistent with the community open space values reflected in the *Park City General Plan*, adopted by the City in 2014. A strategy of said plan is that regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors with an emphasis on the goal of protecting viewsheds of surrounding neighborhoods and the Historic Main Street corridor.
 - (iv) Preservation of Historic Structures and Character. One of the core values of the Park City community is the preservation of the City's historic character. Park City is home to more than 400 historic sites and two National Register Historic Districts. The undeveloped Property complements the historic character of adjacent lands, and the Property has ruins and artifacts from Park City's mining era. The Property overlooks the Main Street Historic District and is adjacent to the Old Town Historic neighborhood with densely built residential homes of historical significance dating back to the mining boom period of 1872–1929. Some residences are original miner's cabins that reflect Queen Anne, Mission/Spanish Revival and Victorian architectural styles. Aerial tram towers and associated historic mining artifacts are located on the Property and are accessible from public trails.
- E. The Conservation Values are further documented in the Baseline Document Report (the "Baseline Report"), a copy of which is on file at the offices of the City and the Conservancy. The City and Conservancy hereby acknowledge that said Baseline Report memorializes the condition of the Property as of the Effective Date of this Easement.
- F. As of the Effective Date, the Conservancy is a nonprofit corporation incorporated under the laws of Utah as a tax-exempt public charity described in I.R.C. §§ 501(c)(3) and 509(a)(1). The Conservancy is organized to protect and conserve natural areas and ecologically significant land for scientific, charitable, and educational purposes. The Conservancy is a "qualified organization" within the provisions of I.R.C. § 170(h), it is qualified to acquire and hold conservation easements, and it is a qualified "Conservancy" for a conservation easement under the Utah Conservation Easement Act.
- G. This Easement is granted following the acquisition of the Property by the City (together with the property known as Armstrong/Snow Ranch Pasture, also located in Park City) for \$64 million dollars, largely using the proceeds of a \$48 million-dollar open space bond supported by a public vote of 77.3% of the Park City community on November 6, 2018. The express purpose of the open space bond was to enable the City to acquire and forever preserve the Property (and Armstrong/Snow Ranch Pasture) to protect the conservation

values, improve public access and eliminate any future commercial or residential development.

- H. To accomplish the Conservation Purposes (defined below), the City desires to convey to the Conservancy and the Conservancy desires to accept from the City a conservation easement that restricts the uses of the Property as provided herein and grants certain rights to the Conservancy to preserve, protect, identify, restore, monitor, and enhance the Conservation Values in perpetuity.
- I. The Conservancy agrees, by accepting this grant, to honor the existing agreements and the intentions of the City stated herein and to preserve and protect the Conservation Values of the Property in perpetuity for the public benefit. The Conservancy acknowledges that no goods or services or other consideration of any kind whatsoever were received by the Conservancy in consideration of or exchange for this Easement.

CONSERVATION EASEMENT TERMS

IN CONSIDERATION of the recitals set forth above, the mutual covenants, terms, conditions, and restrictions contained in this Easement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, and pursuant to Utah state law including without limitation the Utah Conservation Easement Act, the City and the Conservancy agree as follows:

1. GRANT OF EASEMENT. The City voluntarily and without consideration of any kind hereby grants and conveys to the Conservancy, and the Conservancy hereby accepts from the City, a perpetual conservation easement in, on, over, and across the Property, subject to the terms and conditions set forth in this Easement, restricting forever the uses that may be made of the Property and granting the Conservancy certain rights in the Property.
2. CONSERVATION PURPOSES. The purposes of this Easement are to preserve and protect in perpetuity and, in the event of their degradation or destruction, to assure the preservation and restoration of the Conservation Values of the Property. In particular, the purpose of this Easement is to protect natural vegetation and wildlife habitat, maintain the Property's natural, aesthetic, and scenic open space qualities, provide public access to outdoor recreation, and complement the local historic districts. In achieving the above-named purposes (collectively, the "Conservation Purposes"), it is the intent of this Easement to permit the continuation of such uses of the Property as may be conducted consistent with the Conservation Values protected herein, and consistent with the terms, conditions, and restrictions stated in this Easement.
3. BASELINE REPORT. By its execution of this Easement, the Conservancy acknowledges that the City's present uses of the Property are compatible with the purposes of this Easement. To evidence the present condition of the Property (including both natural and manmade features) and to facilitate future monitoring and enforcement of this Easement, the Parties acknowledge that a Baseline Report has been prepared, which provides a collection of baseline data on the Property and its natural resources and an assessment of the consistent uses. The Parties agree that the Baseline Report, signed by the Parties at the time of this grant of Easement, contains an accurate representation of the biological and

physical condition of the Property as of the Effective Date and of the historical uses of the Property. In addition to the public benefits described as the Conservation Values, the Baseline Report identifies public policies and statements and/or other factual information supporting the significant public benefit of this Easement. The Conservancy may use the Baseline Report in enforcing provisions of this Conservation Easement but is not limited to use of the Baseline Report to show change of conditions. The Baseline Report is incorporated into this Conservation Easement by reference. The City and the Conservancy approve the Baseline Report, a copy of which is on file with the City and the original of which is on file with the Conservancy at their respective addresses for notices set forth below.

4. THE CONSERVANCY’S RIGHTS. To accomplish the Conservation Purposes, the rights and interests that are granted and conveyed to the Conservancy by this Easement include the following:

- A. Preserve and Protect. The right to preserve, protect, identify, monitor, and enhance the Conservation Values in perpetuity, and in the event of their degradation or destruction, the right to restore such areas or features of the Property that are damaged by any inconsistent activity or use.
- B. Entry and Access Rights. The Conservancy is, by this Easement, granted rights of access by public ways or otherwise including, but not limited to, any access easements appurtenant to the Property or held by the City, to enter upon the Property at any time in order to: monitor compliance with and otherwise enforce the terms of this Easement; to study and document ecosystems and other features of the Property; to take ground and aerial photographs of the Property; and to determine whether activities on the Property are in compliance with the terms of this Easement; all in a manner that does not unreasonably disturb the use of the Property by the Property users consistent with this Easement.
- C. Enforcement. The Conservancy has the right to prevent or enjoin any activity on or use of the Property that constitutes a breach of this Easement or is inconsistent, in any material respect, with the preservation of the Conservation Values.

5. USES OF THE PROPERTY.

- A. The City may use and manage the Property as open space for passive recreational use by the public consistent with the Conservation Values and the permitted and prohibited uses described in Exhibit C (the “Reserved Use Rights”).
- B. The City reserves to the City and the City’s successors and assigns as the owner of the Property all rights accruing from the ownership of the Property, including the right to engage in or permit or invite others to engage in uses of the Property that are not expressly prohibited herein and that are consistent with the purpose of the Easement, including without limitation the right to engage in or permit others to engage in Reserve Use Rights.

C. Adjacent property owners and others have certain rights to use the Property (“Existing Rights”) as described in:

- i. The Exceptions and documents referenced in Schedule B, Part II, of the Alta Commitment for Title Insurance for the parcels with tax serial numbers PC-321-X, PC-351-X and PC-364-A-X, and part of the parcel with tax serial number PC-364-A-X, prepared by Stewart Title Guaranty Company, with a commitment date of February 27, 2024 which is attached as Exhibit D.
- ii. The Exceptions and documents referenced in Schedule B, Part II, of the Alta Commitment for Title Insurance for the parcel with tax serial number THILL-S-X, prepared by Stewart Title Guaranty Company, with a commitment date of March 28, 2022, which is attached as Exhibit D.

6. APPROVAL REQUEST.

- A. The Conservancy’s Approval. The City will not undertake or authorize any activity requiring prior approval by the Conservancy, as set forth in Exhibit C, without first having notified and received approval from the Conservancy as provided herein. Prior to the commencement of any activity for which this Easement requires prior written approval by the Conservancy, the City will send the Conservancy written notice of the City’s intention to undertake or authorize such activity. The notice will inform the Conservancy of all aspects of the proposed activity, including location, design, materials, or equipment to be used, dates and duration, and all other relevant information. If in the Conservancy’s judgment additional information is required to adequately review the proposal, the Conservancy will send written notice requesting such additional information within 30 days of receipt of the City’s notice.
- B. The Conservancy’s Decision. No later than 30 days from the Conservancy’s receipt of information adequate to review the proposed activity, the Conservancy will notify the City of its disapproval or approval of the City’s proposal, or the Conservancy may approve the City’s proposal with specified modifications. The Conservancy’s decision must be based upon the Conservancy’s assessment of the proposed activity in relation to its consistency or inconsistency with the terms of this Easement. Conservancy’s failure to respond within the 30 days shall be deemed an approval. Approval to proceed with, or failure to object to, any proposed use or activity will not constitute consent to any subsequent use or activity of the same or any different nature.

7. ENFORCEMENT AND REMEDIES.

- A. Notice of Violation; Corrective Action. If the Conservancy becomes aware that a violation of the terms of this Easement caused by the City, as specified in section 7(A)(i), has occurred or is threatened to occur, the Conservancy will give written notice to the City of such violation and the City will, in the case of an existing violation, promptly cure the violation by (a) ceasing the same and (b) restoring the Property to the condition before such violation, or in the case of a threatened violation,

refrain from the activity that would result in the violation. If the City fails to cure such violation within 60 days after receipt of notice from the Conservancy, or under circumstances where the violation cannot reasonably be cured within a 60-day period, or if the City fails to begin curing such violation within the 60-day period or if the City fails to continue diligently to cure such violation until finally cured, the Conservancy will have all remedies available at law or equity to enforce the terms of this Easement, including, without limitation, the right to seek a temporary or permanent injunction with respect to such activity, to cause the restoration of that portion of the Property affected by such activity to the condition that existed prior to the undertaking of such prohibited activity (regardless of whether the costs of restoration exceed the value of the Property), and to otherwise pursue all other available legal and equitable remedies, including, but not limited to, monetary damages arising from the violation. The Conservancy's rights under this section apply equally to actual or threatened violations of the terms of this Easement. The City agrees that the Conservancy's remedies at law for any violation of the terms of this Easement may be inadequate and that the Conservancy is entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which the Conservancy may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Furthermore, the provisions of the Utah Conservation Easement Act are incorporated into this Easement by this reference, and this Easement includes all of the rights and remedies set forth therein.

- i. The City is responsible for the acts of persons acting on its behalf, at its direction, or with its authorization, including but not limited to the City's agents and employees (the "City Parties"). The Conservancy has the right to enforce this Easement against the City for any use of or activities upon the Property that violate the terms of this Easement and are a direct result of an act of the City Parties. Except for the City Parties, the City is not liable for any acts, actions, or omission of any other person and the Conservancy does not have a right to enforce this Easement or make any claim arising under this Easement with respect to the City for the acts or omissions of any other person.
 - ii. The Conservancy has the right, but not the obligation, to pursue all legal and equitable remedies provided under this section against any third party responsible for any activity or use of the Property that is a violation of this Easement.
- B. Costs of Enforcement. If either Party is the prevailing Party in any action against the other, the non-prevailing Party shall reimburse the prevailing Party for any reasonable costs of enforcement or defense, including court costs, mediation and, if applicable, arbitration costs, reasonable attorneys' fees, and any other payment ordered by such Court or arbitrator.
- C. Emergency Enforcement. If the Conservancy, in its reasonable good faith judgment, determines that circumstances require immediate action to prevent or

mitigate significant, immediate and material damage to the Conservation Values or to prevent significant and material breach of this Easement, the Conservancy may pursue its remedies under this Easement without prior notice to the City and without waiting for the cure period to expire. Conservancy shall concurrently or as soon as possible thereafter notify the City orally and in writing of all actions taken pursuant to this section.

- D. Forbearance Not a Waiver. Any forbearance by Conservancy to exercise its rights under this Easement in the event of any violation of this Easement shall not be deemed or construed to be a waiver by Conservancy of such violation or another violation of this Easement or of any of Conservancy's rights under this Easement. No delay or omission by Conservancy in the exercise of any right or remedy upon any breach shall impair such rights or remedy or be construed as a waiver.
- E. Remedies Cumulative. No single or partial exercise of any right, power or privilege hereunder will preclude any other or further exercise thereof or the exercise of any other right, power or privilege hereunder and all remedies under this Easement may be exercised concurrently, independently or successively from time to time. The rights and remedies herein provided are cumulative and not exclusive of any rights or remedies which may be available at law or equity.
- F. Acts Beyond the City's Control. Notwithstanding anything here to the contrary, nothing contained in this Easement will be construed to entitle the Conservancy to bring any action against the City for, or to require the Conservancy or the City to, restore destruction of or damage to the Conservation Values resulting from, any damage, injury to or change in the Property resulting from or arising as a result of causes beyond the City's control, including without limitation fire, flood, storm, earth movement, landslides, acts of God and/or any other natural disasters or from any action that the City reasonably determines is prudent under emergency conditions to prevent, abate, or mitigate significant injury to the Property.

8. REPRESENTATIONS AND WARRANTIES.

- A. Hazardous Material. The City warrants that it has no actual knowledge of release or threatened release of hazardous substances or wastes on the Property, as such substances and wastes are defined by applicable law.
- B. State of Title. The City represents and warrants that the City has good and marketable fee title to the Property, subject only to any liens, encumbrances and defects described in the title commitment obtained by the Conservancy prior to execution of this Easement. To the best of the City's knowledge, there are no existing easements, leases or other agreements that might cause extinguishment of this Easement, or that would materially impair the Conservation Purposes.
- C. Compliance with Laws. The City has not received notice of and has no knowledge of any material violation of any federal, state, county, or other governmental or

quasi-governmental statute, ordinance, rule, regulation, law, or administrative or judicial order with respect to the Property.

- D. No Litigation. The City represents and warrants that to its knowledge there is no action, suit, or proceeding that is pending or threatened against the Property or any portion thereof relating to or arising out of the ownership or use of the Property, or any portion thereof, in any court or before or by any federal, state, county, or municipal department, commission, board, bureau, agency, or other governmental instrumentality.
 - E. Disclosure of Easement Information. The Conservancy has informed the City of the types and legal effects of conservation easements and has advised the City to obtain independent legal advice as required by section 57-18-4 of the Utah Conservation Easement Act.
 - F. Authority to Execute Easement. The person or persons executing this Easement on behalf of the Conservancy represent and warrant that the execution of this Easement has been duly authorized by the Conservancy. The person or persons executing this Easement on behalf of the City represent and warrant that the execution of this Easement has been duly authorized by the City.
9. COSTS, LEGAL REQUIREMENTS, AND LIABILITIES. The City will be responsible for the ownership, operation, upkeep, and maintenance of the Property and agrees that the Conservancy will have no duty or responsibility for the operation or maintenance of the Property, the monitoring of hazardous conditions on the Property, or the protection of the City, the public, or any third parties from risks relating to conditions on the Property. The City agrees to pay before delinquency any and all real property taxes and assessments levied on the Property and agrees that the City will keep the Conservancy's interest in the Property free of any liens, including those arising out of any work performed for, materials furnished to, or obligations incurred by the City. The City will be solely responsible for any costs related to the maintenance of general liability insurance covering the City's acts on the Property. The City remains solely responsible for obtaining any applicable governmental permits and approvals for any activity or use by the City on the Property and permitted by this Easement, and any activity or use will be undertaken in accordance with all applicable federal, state, and local laws, rules, regulations, and requirements. If more than one person or entity constitutes the City, the obligations of each and all of them under this Easement will be joint and several.
10. RUNNING WITH THE LAND. This Easement burdens and runs with the Property in perpetuity. Every provision of this Easement that applies to the City or the Conservancy also applies forever to and burdens or benefits, as applicable, their respective agents, heirs, devisees, administrators, employees, personal representatives, lessees, and assigns, and all other successors as their interest may appear.
11. SUBSEQUENT TRANSFERS AND SUBORDINATION. The City agrees that the terms, conditions, restrictions, and purposes of this Easement or reference thereto will be inserted by the City in any subsequent deed or other legal instrument by which the City divests

either the fee simple title or a possessory interest (including, but not limited to, any leases) of the Property; and the City further agrees to notify the Conservancy of any pending transfer (including, without limitation, leases) at least 45 days in advance of the transfer. The failure of the City to comply with this section will not impair the validity of this Easement or limit its enforceability in any way. Any successor in interest of the City, by acceptance of a deed, lease, or other document purporting to convey an interest in all or any portion of the Property, will be deemed to have consented to, reaffirmed, and agreed to be bound by all of the terms, covenants, restrictions, and conditions of this Easement. Upon conveyance of the Property to any third party, the City will have no further obligations or responsibilities of any kind under this Easement except for matters and occurrences, if any, that arise or arose out of acts or conditions prior to the date of conveyance.

12. INDEMNIFICATION.

- A. Cross Indemnification. Notwithstanding any other provision of this Agreement to the contrary, each Party hereby indemnifies, defends, and holds harmless the other, including, without limitation, the other Party's directors, officers, employees, agents, contractors, and their successors and assigns (collectively, the "Indemnified Parties") from and against any costs, liabilities, penalties, damages, claims, or expenses (including reasonable attorneys' fees) and litigation costs that an Indemnified Party may suffer or incur as a result of, or arising out of use of or activities on the Property, except to the extent caused by the negligence of, or willful misconduct by, the other indemnifying Party.
- B. City Indemnification. The City hereby indemnifies, defends, and holds harmless the Conservancy and its Indemnified Parties for any real property taxes, insurance, utilities, or assessments that are levied against the Property, including those for which exemption cannot be obtained, or any other costs of maintaining the Property, any claims pertaining to the City's title to the Property or representations and warranties made in this Easement.
- C. No provision of this Easement shall waive any defense or limitation of the Government Immunity Act of Utah (Utah Code §§ 63G-7-101 to -904, as amended).

13. CHANGE OF CONDITIONS. In granting this Easement, the City has considered the possibility that uses prohibited by the terms of this Easement may become more economically valuable than permitted uses and that neighboring properties may be used entirely for such prohibited uses in the future. It is the intent of the City and the Conservancy that any such changes will not be deemed circumstances justifying the extinguishment of this Easement. In addition, the inability of the City, or the City's successors or assigns, to conduct or implement any or all of the uses permitted under this Easement, or the unprofitability of doing so, will not impair the validity of this Easement or be considered grounds for its termination or extinguishment.

14. EXTINGUISHMENT. If subsequent, unexpected circumstances arise in the future that render the purposes of this Easement impossible to accomplish, this Easement can be released, terminated, or otherwise extinguished, whether in whole or in part, only (a) in a judicial proceeding in a court of competent jurisdiction and (b) upon a finding by the court that a subsequent unexpected change in conditions has made impossible or impractical the continued use of the Property for conservation purposes. Each Party will promptly notify the other when it first learns of such circumstances. Proceeds received after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, will be determined and distributed, unless otherwise provided by law at the time, in accordance with section 16 (“Use of Proceeds”).
15. CONDEMNATION. If all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate the restrictions imposed by this Easement, the City and the Conservancy will join in appropriate actions at the time of such taking to recover the full value of the taking and all incidental or direct damages resulting from the taking, it being expressly agreed that this Easement constitutes a compensable property right, in addition to the City’s fee interest, which the Parties agree shall be the priority claim in any condemnation in which the City is not directly involved in its government role. Proceeds received pursuant to condemnation proceedings will be determined and distributed, unless otherwise provided by law at the time, in accordance with section 16 (“Use of Proceeds”).
16. USE OF PROCEEDS. Condemnation, termination, or extinguishment proceeds will be utilized by the City to advance conservation purposes and acquire a fee-simple, conservation easement or a similar property interest in open space lands. As appropriate and upon mutual agreement of the Parties, Conservancy may hold a property interest in the acquired property as a joint property owner, conservation easement holder, conservation easement co-holder or otherwise.
17. AMENDMENT. If circumstances arise under which an amendment to or modification of this Easement might be appropriate, the Parties may by mutual written agreement jointly amend this Easement. Any such amendment will: (1) be consistent with the preservation of the Conservation Values of the Property and the Conservation Purposes of this Easement; (2) not affect its perpetual duration or its qualification under any laws; (3) not permit any private inurement or impermissible private benefit to any person or entity, in accordance with rules and regulations governing charitable organizations qualified under I.R.C. § 501(c)(3); and (4) have a positive or not less than neutral conservation outcome. Any such amendment will be recorded in the land records of Summit County, Utah. Nothing in this section will require either Party to agree to any amendment or to consult or negotiate regarding any amendment.

18. INTERACTION WITH STATE LAW. The provisions of the above sections addressing EXTINGUISHMENT, CONDEMNATION, and AMENDMENT shall apply notwithstanding, and in addition to, any provisions addressing such actions under Utah law.

19. NOTICE. Any written notice called for in this Easement shall be delivered: (i) in person; (ii) by certified mail, return receipt requested, postage prepaid; (iii) by e-mail with the original deposited with the United States Post office, postage prepaid; or (iv) by next-business-day delivery through a reputable overnight courier that guarantees next-business-day delivery and provides a receipt. Notices must be addressed as follows:

To the Conservancy:

Summit Land Conservancy
P.O. Box 1775
1887 Gold Dust Lane, Suite 101
Park City, Utah 84060
Attention: Chief Executive Officer

To the City:

Park City Municipal Corporation
P.O. Box 1480
445 Marsac Ave.
Park City, UT 84060
Attention: City Attorney

Either Party may, from time to time, by written notice to the other, designate a different address that will be substituted for the relevant address or addresses set forth above. Notice is deemed to be given upon receipt.

20. INTERPRETATION.

A. Intent. It is the intent of this Easement to protect the Conservation Values in perpetuity by prohibiting and restricting specific uses of the Property, notwithstanding economic or other hardship or changes in circumstances or conditions. If any provision in this Easement is found to be ambiguous, an interpretation consistent with protection of the Conservation Values and Conservation Purposes is favored, regardless of any general rule of construction that may be to the contrary. In the event of any conflict between the provisions of this Easement and the provisions of any use and zoning restrictions of the State of Utah, the county in which the Property is located, or any other governmental entity with jurisdiction, the more restrictive conservation provisions will apply.

B. Governing Law. This Easement will be interpreted in accordance with the laws of the State of Utah.

C. Captions. The section captions in this Easement have been inserted solely for convenience of reference and are not part of this Easement and will have no effect upon construction or interpretation.

- D. No Hazardous Materials Liability. Notwithstanding any other provision of this Easement to the contrary, nothing in this Easement will be construed such that it creates in or gives to the Conservancy: (a) the obligations or liabilities of a “city” or “operator” as those words are defined and used in Environmental Laws (defined below), (b) the obligations or liabilities of a person described in 42 U.S.C. § 9607(a)(3); (c) the obligations of a responsible person under any applicable Environmental Law; (d) any obligation to investigate or remediate any Hazardous Materials associated with the Property; or (e) any control over the City’s ability to investigate, remove, remediate or otherwise clean up any Hazardous Materials associated with the Property.
- E. Merger. This Easement shall not be extinguished under the doctrine of merger. Notwithstanding the foregoing, prior to any occasion in which the Conservancy takes legal title to the City’s interest in the Property, the Conservancy must commit the monitoring and enforcement of this Easement to another qualified organization within the meaning of I.R.C. § 170(h)(3), which organization has among its purposes the conservation and preservation of land and water areas.
- F. Construction. The Parties acknowledge and agree that (a) each Party is of equal bargaining strength; (b) each Party has actively participated in the drafting, preparation and negotiation of this Easement; (c) each Party has consulted with its own independent counsel, and such other professional advisors as it has deemed appropriate, relating to any and all matters contemplated under this Easement; (d) each Party and its counsel and advisors have reviewed this Easement; (e) each Party has agreed to enter into this Easement following such review and the rendering of such advice; and (f) any rule of construction to the effect that ambiguities are to be resolved against the drafting Party do not apply in the interpretation of this Easement, or any portions hereof, or any amendments hereto.
- G. Definitions. Unless defined elsewhere in this Easement, capitalized terms used in this Easement have the following meanings.
- i. The term “Development Rights” means and includes any and all legal rights under federal, state, and/or local laws, ordinances, rules or regulations now in effect or enacted after this date to develop and build structures, expressed as the maximum number of dwelling units per acre for residential parcels or square feet of gross floor area for nonresidential parcels, that could be permitted under applicable zoning and subdivision rules and regulations.
 - ii. All references to the “I.R.C.” or “IRS Code” means the Internal Revenue Code in Title 26 of the United States Code.
 - iii. The terms the “City” and the “Conservancy”, and any pronouns used in place thereof, mean and include, respectively, the City and the City’s personal representatives, heirs, devisees, personal representatives, and assigns, and all other successors as their interest may appear and the Conservancy and its successors and assigns.

- iv. The term “Hazardous Materials” includes, without limitation, any of the following wastes, materials, chemicals, or other substances (whether in the form of liquids, solids, or gases, and whether or not airborne) which are ignitable, reactive, corrosive, toxic, or radioactive, or which are deemed to be pollutants, contaminants, or hazardous or toxic substances under or pursuant to, or which are to any extent regulated by or under or form the basis of liability under any statute, regulation, rule, ordinance, order, or requirement concerning such wastes, materials, chemicals, or other substances (in each case, an “Environmental Law”), including, but not limited to, petroleum-based products and any material containing or producing any polychlorinated biphenyl, dioxin, or asbestos, as well as any biocide, herbicide, insecticide, or other agrichemical, at any level that may (a) constitute a present or potential threat to human health, safety, welfare, or the environment, (b) exceed any applicable or relevant and appropriate cleanup standard, or (c) cause any person to incur any investigation, removal, remediation, maintenance, abatement, or other cleanup expense; it being understood that such Environmental Laws include, but are not limited to Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §§ 9601 et seq.); the Hazardous Materials Transportation Act (49 U.S.C. §§ 6901 et seq.); similar Utah state environmental laws; and any rule, regulation, or other promulgation adopted under any of the foregoing laws.

21. RESTRICTIONS ON TRANSFER. Other than in the context of an extinguishment or condemnation that complies with this Easement, this Easement may be transferred by Conservancy, only if (i) as a condition of the transfer, Conservancy requires that the purpose of this Easement continues to be carried out; (ii) the transferee, at the time of transfer, qualifies under I.R.C. § 501(c)(3) and/or I.R.C. § 170(h) and Utah Conservation Easement Act § 57-18-3 as an eligible donee to receive this Easement directly (the “Eligible Donee”); and (iii) the Eligible Donee has the commitment and resources to enforce, and agrees to enforce, this Easement. Conservancy agrees to provide written notice to the City at least 60 days prior to any intended transfer of this Easement and if the City requests that the Easement be transferred to a specific Eligible Donee, the Parties shall make reasonable efforts to transfer the Easement to said Eligible Donee. Any subsequent transfer of this Easement by any successor in interest to the Conservancy in whole or in part shall also be subject to the provisions of this section. Any attempted transfer by Conservancy of all or a portion of this Easement contrary to the terms hereof shall be invalid but shall not operate to extinguish this Easement.

22. SEVERABILITY AND ENFORCEABILITY. The terms and purposes of this Easement are intended to be perpetual. If any provision in this Easement is held invalid or unenforceable by any court or as a result of future legislative action, and if the rights or obligations of any Party under this Easement will not be materially and adversely affected thereby, the Parties want a court to interpret this Easement as follows:

- i. with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;
- ii. if an invalid or unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of the agreement will remain in effect as written;
- iii. by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and
- iv. if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this agreement, by holding the entire agreement unenforceable.

23. COUNTERPARTS. This Easement may be executed in one or more counterparts, all of which taken together will be considered one and the same agreement and each of which will be deemed an original.

24. RECORDING EFFECTIVE DATE. This Easement shall be effective (the “Effective Date”) on the day it is delivered for recording with the office of the Summit County Recorder, with a date-stamped copy retained as proof of timely delivery. The Conservancy is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Easement, and the City agrees to execute any such instruments upon reasonable request.

25. ENTIRE AGREEMENT. This Easement, including the Exhibits attached hereto and the Baseline Report, sets forth the entire agreement and understanding of the Parties with respect to the transactions contemplated by this Easement and supersedes all prior arrangements, promises, communications, representations, warranties, and understandings, whether oral or written, by any Party or any officer, employee, representative or agent of any Party with respect to transactions contemplated by this Easement.

[SIGNATURE PAGE TO FOLLOW]

SIGNATURE PAGE
CONSERVATION EASEMENT

THE CITY, AS GRANTOR, AND THE CONSERVANCY, AS GRANTEE, have executed this Conservation Easement as of the Effective Date.

GRANTOR:

Park City Municipal Corporation

GRANTEE:

Summit Land Conservancy, a Utah
nonprofit corporation

By: _____

By: _____
Cheryl Fox, Chief Executive Officer

Printed Name: _____

Title: _____

GRANTEE ACKNOWLEDGMENT PAGE
CONSERVATION EASEMENT

STATE OF UTAH)

: ss.

COUNTY OF SUMMIT)

The foregoing instrument was executed before me this _____ day of _____, 20____, by Cheryl Fox, the Chief Executive Officer of Summit Land Conservancy, a Utah nonprofit corporation.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

GRANTOR ACKNOWLEDGMENT PAGE
CONSERVATION EASEMENT

STATE OF UTAH)

: ss.

COUNTY OF SUMMIT)

The foregoing instrument was executed before me this _____ day of _____, 20____, by _____, the _____ of Park City Municipal Corporation.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

EXHIBIT A TO CONSERVATION EASEMENT

LEGAL DESCRIPTION OF THE PROPERTY

A boundary consisting of two (2) parcels of land located in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said boundary being more particularly described as follows:

Parcel 1:

Beginning at the center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 16°50'13" East, 74.98 feet, more or less from a Park City Monument at the intersection of Lowell Avenue and Shepard Street as shown on the Silver Hill ALTA Property Survey recorded December 29, 1994, as Survey No. S-1870 on file and of record in the office of the County Recorder, Summit County, Utah, thence South 35°16'39" East, 42.58 feet to the point of curvature of a curve to the left, of which the radius point bears North 54°04'32" East, a radial distance of 125.00 feet; thence easterly along the arc of said curve a distance of 275.37 feet, through a central angle of 126°13'13" to a point on the quarter section line of said Section 16; thence along said quarter section line North 89°56'24" East, 141.17 feet; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet, thence South 38°06'27" East, 39.16 feet; thence South 57°40'08" East, 94.35 feet; thence North 33°32'19" East, 86.59 feet; thence North 23°38'00" West, 40.92 feet; thence South 66°22'00" West, 10.00 feet; thence North 20°02'58" East, 14.48 feet; thence South 69°44'50" East, 41.63 feet; thence South 70°15'52" East, 48.98 feet; thence South 66°22'00" West, 18.75 feet; thence South 32°43'26" West, 24.33 feet; thence South 14°07'38" West, 27.12 feet; thence South 23°38'00" East, 17.00 feet; thence South 45°11'38" East, 54.42 feet; thence South 23°38'00" East, 404.45 feet; thence North 66°52'00" East, 75.00 feet to the Northwest corner of Lot 14, Block 28 of the Park City Survey Amended Plat; thence South 23°38'00" East, 103.87 feet; to a point on the North boundary of the Treasure Hill Subdivision Phase 2 according to the official plat thereof recorded on August 20, 2003, as Entry No. 669916 in the office of the recorder, Summit County, Utah, thence along said boundary the following two (2) courses: 1) South 66°22'00" West, 224.99 feet; thence 2) South 23°38'00" East, 452.29 feet to the North boundary of the Treasure Hill Subdivision Phase 1 according to the official plat thereof recorded on April 15, 1996 as Entry No. 452295 in the office of the recorder, Summit County, Utah; thence along said boundary line following four (4) courses: 1) South 52°00'00" West, 223.20 feet; thence 2) South 84°00'00" West, 12.53 feet; thence 3) South 79°00'00" West, 825.00 feet; thence 4) South 33°32'19" West, 600.01 feet; thence North 47°25'46" West, 856.74 feet; thence North 08°56'27" East, 845.30 feet; thence North 02°31'24" West, 503.18 feet more or less to a point on the quarter section line of Section 16; thence along said section line North 89°56'30" East, 1,081.16 feet more or less to the point of beginning.

(Tax Serial Nos. PC-321-X, PC-351-X and PC-364-A-X)

Parcel 2:

Beginning at a point that is North 89°56'24" East, 61.20 feet from the center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 49°08'54" East, 109.62 feet, more or less from a Park City Monument at the intersection of Lowell Avenue and Shepard Street as shown on the Silver Hill ALTA Property Survey recorded December 29, 1994, as Survey No. S-1870 on file and of record in the office of the County Recorder, Summit County, Utah; thence North 89°56'24" East, 129.05 feet to a point on a non tangent curve to the right, of which the radius point lies North 59°13'03" West, a radial distance of 75.00 feet; thence westerly along the arc of said curve a distance of 148.30 feet, through a central angle of 113°17'34"; thence North 35°16'39" West, 6.22 feet to the POINT OF BEGINNING.

(Part of Tax Serial No. PC-364-A-X)

The basis of bearing for the above described parcels is South 23°38'00" East between the Park City Monuments located at the intersection of Park Avenue and Fourth Street and the intersection of Park Avenue and Sixth Street as shown on the Park City Monument control Map prepared by Bush & Gudgeon Inc. dated June, 1991.

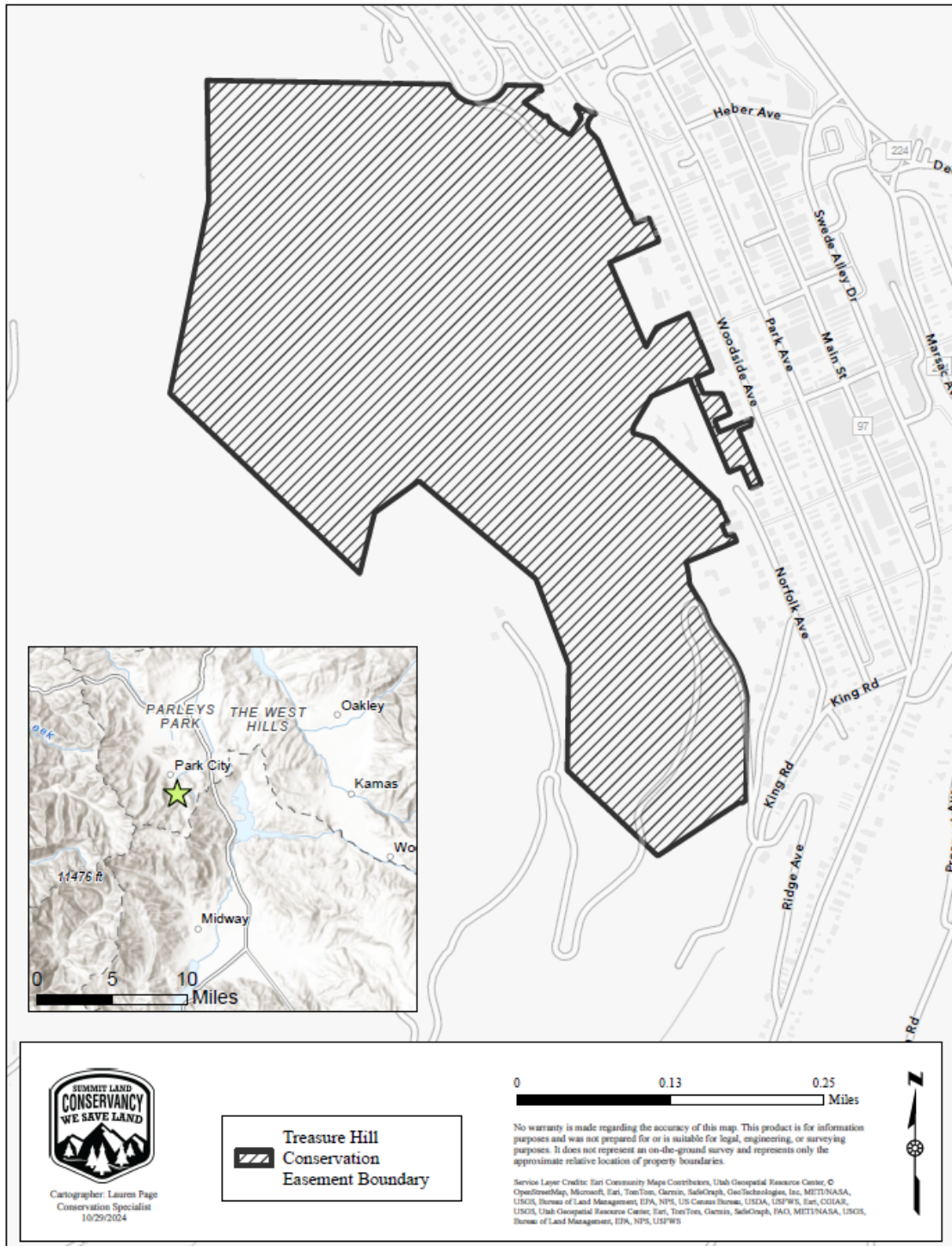
Parcel 3:

ALL OF LOT 5 (OPEN SPACE PARCEL) PHASE 1, TREASURE HILL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Serial No. THILL-S-X)

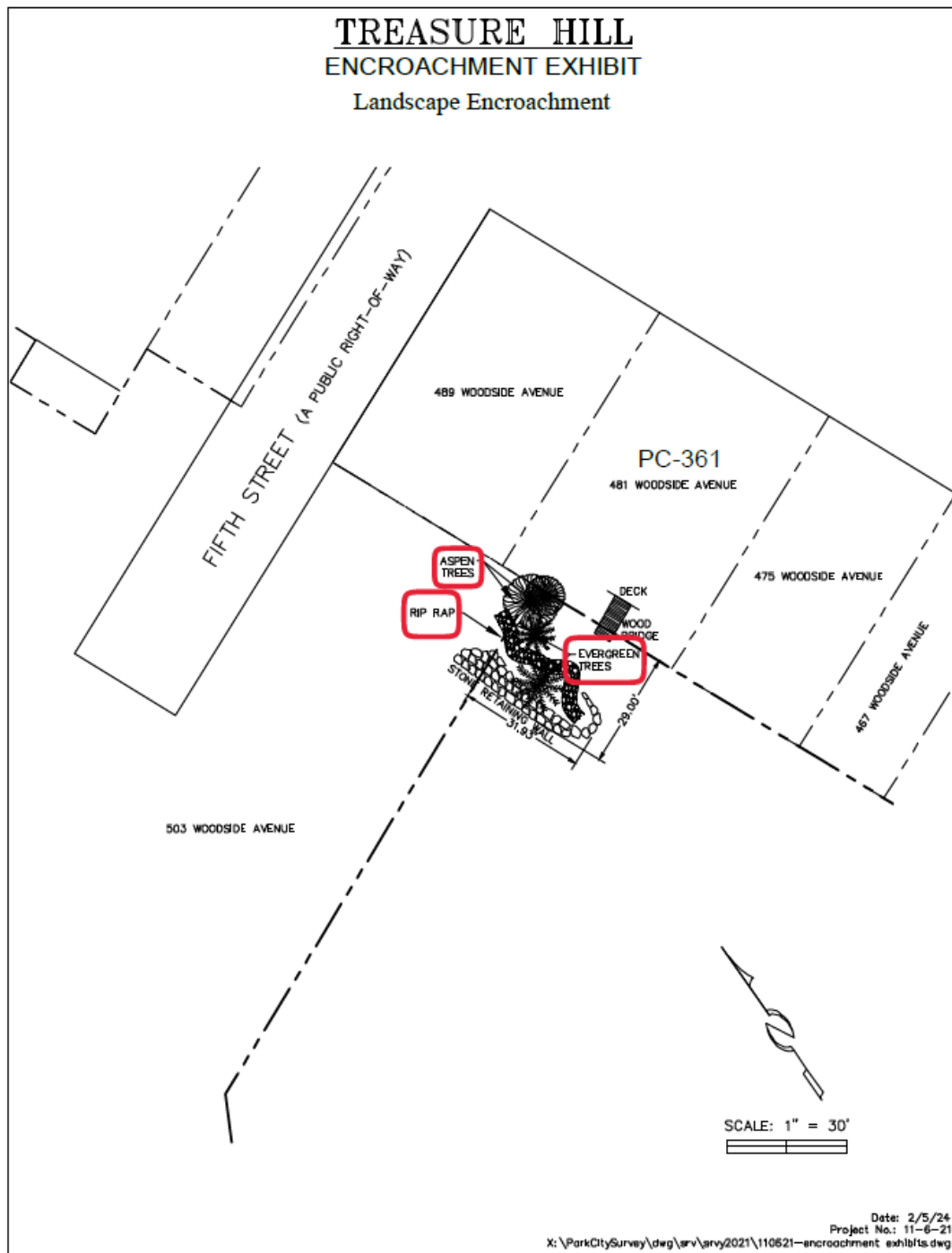
**EXHIBIT B
TO
CONSERVATION EASEMENT**

PROPERTY MAP



**EXHIBIT B1
TO
CONSERVATION EASEMENT**

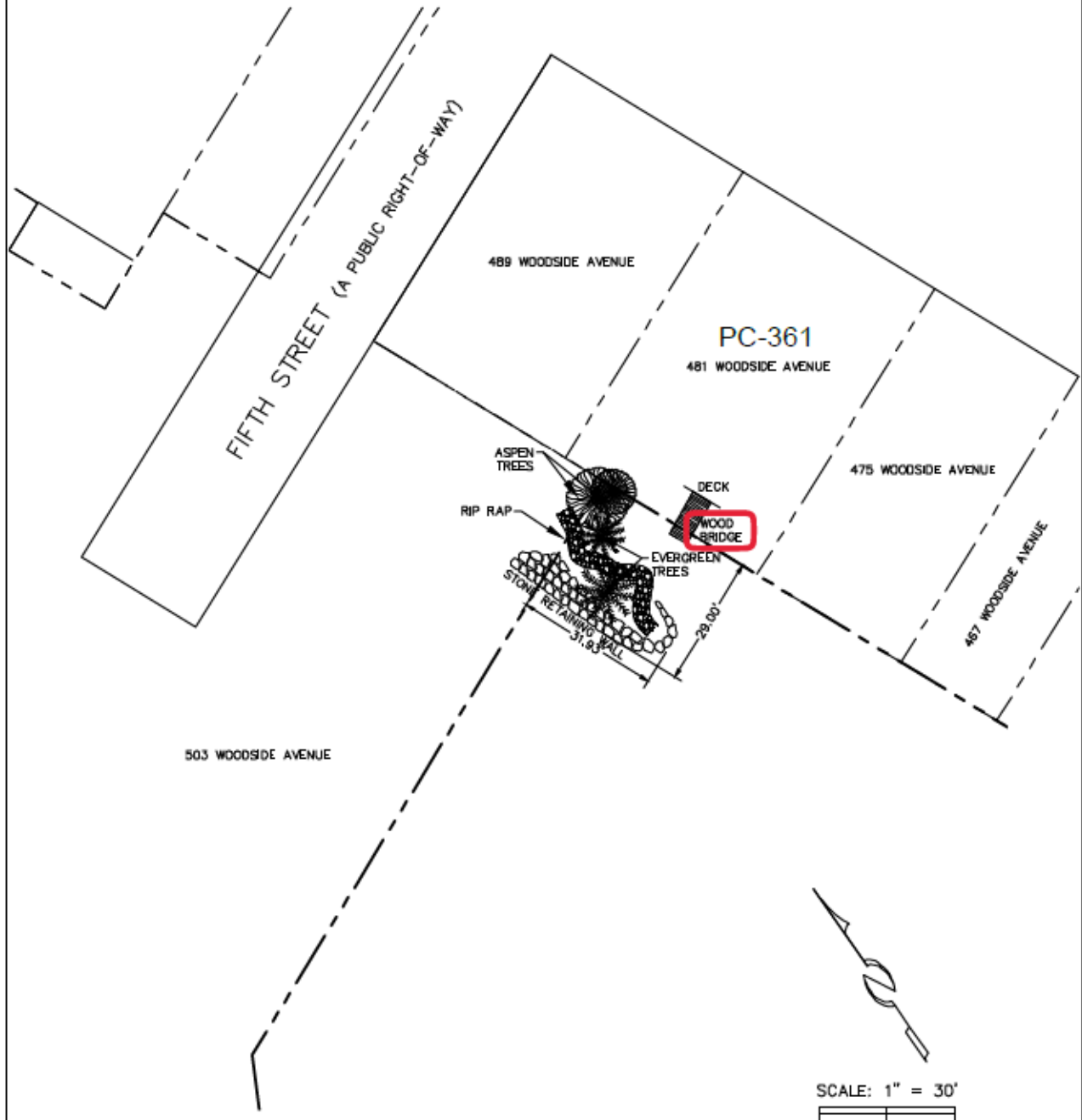
ENCROACHMENT EXHIBITS



TREASURE HILL

ENCROACHMENT EXHIBIT

Stairway Encroachment



Date: 2/5/24
 Project No.: 11-6-21
 X: \\ParkCitySurvey\\dwg\\srv\\srvy2021\\110621-encroachment exhibits.dwg

TREASURE HILL

ENCROACHMENT EXHIBIT

Stairway Encroachment

475 WOODSIDE AVENUE

467 WOODSIDE AVENUE

463 WOODSIDE AVENUE

PC-357

459 WOODSIDE AVENUE

STONE RETAINING WALLS

455 WOODSIDE AVENUE

QT-451

451, 449, 445, 443, 439, 437, 433, 431 WOODSIDE AVENUE

WOOD STEPS

5.37'

11.97'

7.83'

WOOD STEPS

WOOD STEPS

WOOD STEPS

WOOD STEPS

WOOD STEPS

0.20'

429 WOODSIDE AVENUE

SCALE: 1" = 30'

Date: 2/5/24
Project No.: 11-6-21
X:\ParkCitySurvey\dwg\arv\arvy2021\110621-encroachment exhibit.dwg

TREASURE HILL
ENCROACHMENT EXHIBIT
Stairway Encroachment



**EXHIBIT C
TO
CONSERVATION EASEMENT**

**RESERVED USE RIGHTS:
PERMITTED AND RESTRICTED USES AND PRACTICES**

With the exception of valid Existing Rights and Reserved Use Rights, the Property shall not be used for residential purposes or for commercial purposes except as permitted in this Exhibit C. Industrial uses are not permitted. The uses set forth in this Exhibit detail specific activities that are permitted or prohibited under this Easement. The uses set forth in this Exhibit are also intended to provide guidance in determining the consistency of other activities with the Conservation Purposes.

1. MANAGEMENT. Unless a conflicting use is specifically allowed in the Easement and this Exhibit C, the City will manage the Property in adherence to best practices for preserving natural and undeveloped open space. Special focus will be given to maintaining recreational areas, wildlife habitats, and scenic qualities. The Property is strictly reserved for open space purposes, and any use inconsistent with this designation is prohibited unless the use is identified in section 5 of the Easement, including Reserved Use Rights and Existing Rights.
2. DEVELOPMENT RIGHTS. Except for the Existing Rights identified in section 5 of the Easement, all Development Rights that are now or hereafter allocated to, vested, implied, reserved, or inherent in the Property are hereby terminated and extinguished and may not be used on or transferred to any portion of the Property as it now or hereafter may be bounded or described or to any other property adjacent, or otherwise, used for the purpose of calculating any commercial yield of the Property or any other property.
3. SUBDIVISION. The legal or de facto division, subdivision, or partitioning of the Property is prohibited. Notwithstanding the fact that, as of the Effective Date, the Property is comprised of separate legal parcels, the terms and conditions of this Easement will apply to the Property as a whole, and the Property will not be sold, transferred, or otherwise conveyed except as a whole, intact, single piece of real estate; it being expressly agreed that neither the City nor the City's personal representative, heirs, successors, or assigns will sell, transfer, or otherwise convey any portion of the Property that constitutes less than the entire Property. The existence of separate legal parcels as of the Effective Date will not be interpreted to permit any use or activity that would not have been permitted under the terms and conditions of this Easement as applied to the Property as a whole.
4. IMPROVEMENTS. No dwelling, building, structure or above-surface equipment or facilities of any kind shall be erected or placed on the Property except for the following: (a) improvements necessary to protect the safety and physical integrity of the surrounding properties; (b) improvements necessary to protect the safety of patrons of the ski resort or

recreational trail users; (c) improvements related to the enhancement of the Conservation Values; (d) improvements for trails, as hereafter described; and (e) improvements pursuant to Existing Rights, including for ski resort operations as further described in section 9 of this Exhibit.

5. UTILITIES. The installation of new utilities not subject to existing utility easements is subject to the Conservancy's prior written approval, not to be unreasonably withheld. The City may, if consistent with Conservancy review, approve the installation of new utilities if: (a) such utility is to be located underground and disturbed areas are to be re-vegetated pursuant to a re-vegetation plan approved by the Conservancy, or (b) the utility is located within an existing easement and impacts to the Conservation Values will be minimal.
6. ROADS. The construction of new roads and the improvement or expansion of old roads for the purpose of public vehicular access or access to lands adjacent to the Property is prohibited. The construction of temporary unpaved roads necessary for the construction of ski resort operation improvements pursuant to the modification of Existing Rights described in section 9 of this Exhibit C is permitted upon prior written notice and approval of the Conservancy. Roads built pursuant to this section shall be designed and constructed to minimize impacts to the Conservation Values, and disturbed areas shall be remediated and re-vegetated upon completion of the construction of the ski resort operation improvements.
7. FENCES. Fences may be built on the Property with the written agreement of the Parties, provided such fences (a) are reasonably necessary for the protection of property, wildlife resources or public safety, (b) will not unduly restrict or impair wildlife movement, and (c) will not unduly interfere with the public access and scenic value of the Property.
8. SIGNS AND BILLBOARDS. Billboards and signs are prohibited on the Property, other than signs for the following purposes:
 - A. To indicate that the Property is protected by a conservation easement held by the Conservancy and owned by the City.
 - B. To identify public recreational trails and directions to trailheads;
 - C. To identify ski runs;
 - D. To identify interpretive sites;
 - E. To provide educational and historical information;
 - F. To provide the rules and regulations and information related to safety or hazardous conditions; and
 - G. To close trails or areas to public use.
9. SKI RESORT OPERATIONS. The Property is subject to Existing Rights related to ski resort operations. Upon prior written notice and approval of the Conservancy, the City may modify the Existing Rights related to ski resort operations or grant changes to ski resort operations, including by allowing changes to the design or size of the ski lift, changes to permit a different form of aerial ski lift, changes to the location or alignment the ski lift, additional ski runs or the re-alignment of existing runs, and/or changes to snow-making infrastructure. Any modifications must meet the following requirements: (i) the Property

must continue to be made widely available for use as a ski resort, with lift tickets offered for sale to the general public; (ii) any modifications to the location or alignment of the ski lift and runs must allow for reasonable access to a greater ski resort area from Old Town; (iii) recreational trails for public recreational uses such as hiking and mountain biking must be maintained or re-aligned to allow for similar or improved summer-time recreational opportunities; (iv) impacts to natural wildlife habitat must be mitigated through the re-vegetation and restoration of areas disturbed by the development of a new ski runs, infrastructure, or changes to the ski lift; and (v) historic artifacts and tram towers must be maintained in their current location, or a new location accessible to the public.

10. TRAILS. The City shall maintain and manage trails in a manner consistent with the Conservation Values and with jurisdictional planning and permitting requirements and Existing Rights. Trails shall remain available for use by the public at no charge as conditions permit and during the months when the Property is not used for winter-time lift-accessed ski resort operations. Trails may be closed due to public safety concerns or to enhance the Conservation Values of the Property. Substantial re-alignments to existing trails or the construction of new trails must be consistent with Existing Rights and shall be subject to prior written approval of the Conservancy, not to be unreasonably withheld.

11. PUBLIC AMENITIES.

- A. Stairways. The City may construct and maintain stairs upon the Property for public pedestrian access to the Property.
 - B. Trailheads. The City may construct and maintain trailheads on the Property with maps, areas for waste, and other amenities, not including parking. The City may maintain the bronze statue of Rich Martinez, located adjacent to the trailhead and public parking spaces on Lowell Avenue, pursuant to the terms and conditions of the Existing Rights described in section 5 of the Easement.
 - C. Other Amenities. Other improvements to facilitate public access to and from the Property and to enhance public recreational uses may be built by the City upon prior notice and approval from the Conservancy.
12. CONSTRUCTION STAGING AND DELIVERY ACCESS. The City reserves the right to license or permit the temporary and limited use of the Property as a staging area for construction, repair, or improvements to adjacent property in conjunction with a building permit approval, where required. The City reserves the right to license or permit the temporary and limited use of the Property for occasional deliveries of materials or equipment to adjacent property in circumstances where delivery from the regular driveways and roads is not practicable due to the close proximity of adjacent buildings. Vehicular access pursuant to this section shall be across existing and established access routes. The City shall not permit or license activities that are likely to have a significant or long-term impact to the Conservation Values of the Property.
13. RECREATIONAL USES. Subject to reasonable, limited, restrictions, the Property may be used for non-motorized, passive recreational activities including, but not limited to, hiking,

biking, trail running, dog walking, alpine, telemark and Alpine Touring (AT) skiing, snowboarding, snowshoeing, and horseback riding on designated recreational trails. Further, trails used for ski access to residential properties or pedestrian summer and winter recreational access to the Property are located on the Property. The City may allow for continued use of said trails, but the planting of non-native grasses, grading or changes in topography for trail improvements or expansion beyond the existing trail width and condition is prohibited.

14. HUNTING OR TRAPPING. Hunting or trapping on the Property is prohibited, except for the purpose of predatory, diseased, or problem animal control, which may be permitted with the City's written permission.
15. RESIDENTIAL AND INDUSTRIAL USES. Except for valid Existing Rights and for City-permitted construction staging or deliveries as described in section 12 of this Exhibit C, the Property shall not be used for residential or industrial purposes.
16. GATHERINGS OF PEOPLE AND EVENTS. Public recreational events on established trails and making use of undeveloped areas may be permitted, consistent with the City's special event application and review process, so long as the events are consistent with the Conservation Values.
17. PARKING AND MOTORIZED VEHICLE USE. The use of assisted bicycles (e-bikes) on the Property shall be restricted pursuant to state and local laws, rules, and regulations. Other motorized vehicles, including but not limited to snowmobiles, ATVs, jeeps, and motor bikes, are not permitted on the property other than for the exercise of Existing Rights, for City-permitted construction staging and deliveries, for emergency services, as necessary for ski resort operations, for trail and Property maintenance, the maintenance of utilities, and for the construction of new trails or trail amenities as otherwise permitted by this Easement. Parking is not permitted anywhere on the Property other than temporarily, for the purposes expressly described in the Easement and this Exhibit.
18. RIGHTS OF CERTAIN ADJACENT PARCEL OWNERS. Adjacent property owners and others have certain rights to use the property as described in section 5(C) of the Easement (the "Existing Rights"). Such rights do not extend to any other parcels or parcel owners. The City may terminate or the modify the Existing Rights, pursuant to the terms of the recorded agreements, provided: (i) any modification will terminate or further limit and restrict the use of the Property for secondary access, construction staging, depositing fill or trail access to the property owners with Existing Rights; and (ii) any modification will enhance or improve the Conservation Values of the Property or use of the Property in a way that benefits the general public.
19. LANDSCAPING MAINTENANCE AND IMPROVEMENTS. The City may grant permission to property owners adjacent to the Property ("Adjacent Landowners") to perform landscaping maintenance and make minor landscaping improvements for purposes of: (i) improving emergency access, (ii) creating defensible space from wildfires, (iii) protecting the health and safety of persons and property, and (iv) creating a buffer between homes and other improvements and the Property. Prior to the authorization of landscaping

work by an Adjacent Landowner, the Adjacent Landowner shall submit a landscaping plan to the City defining the scope of the proposed work and the City shall approve the landscaping plan in writing, subject to any modifications requested by the City. The City shall give Conservancy notice of any landscaping plan approval made pursuant to this section 19, to allow for the Conservancy's monitoring and stewardship of the Property.

20. ENCROACHMENTS. The parties acknowledge that, as documented in the Baseline Document Report that includes an ALTA Survey that is also recorded with the office of the Summit County Recorder as Entry# S0011459, there are encroachments on the Property for the benefit of private adjacent residential lands at the time of recording of this Easement. As described in the Baseline Document Report, the City will cause certain encroachments to be removed, and disturbed areas will be remediated.

The parties agree that the following landscaping improvements exist on the Property as described in the attached Exhibit B1, and the City may allow them to remain but not be expanded:

- A. PC-361: City may allow the owner of the residence with a street address of 481 Woodside Avenue to maintain and enjoy landscaping improvements in their current condition. Said improvements include a small rock/rip-rap feature and an irrigation system for the irrigation of plants and trees native to the Property. The size or height of the rock water feature shall not be expanded.

The parties agree that the following stairway and walkway improvements exist on the Property as described in the attached Exhibit B1, and the City may allow them to remain but not be expanded:

- A. PC-361: City may allow the owner of the residence with a street address of 481 Woodside Avenue to use and maintain the access walkway/bridge extending from the second-floor balcony of the residence onto and upon the Property for the purpose of ingress and egress to the Property and as an emergency access route from the residence. Approximately 5 boards of the walkway encroach onto and upon the Property by approximately 3 feet beyond the Property line.
- B. PC-357: The City may allow the owner of the residence with a street address of 459 Woodside Avenue to use and maintain the wood steps onto and upon the Property for the purpose of ingress and egress to the Property and as an emergency access route from the residence. Said staircase includes 9 steps that encroach approximately 12 feet beyond the Property line.
- C. QT-451: The City may allow the owner of the residence with a street address of 451 Woodside Avenue to use and maintain the wood steps onto and upon the Property for the purpose of ingress and egress to the Property and as an emergency access route from the residence. Said staircase includes 3 steps that encroach approximately 8 feet beyond the Property line.
- D. ELP-A and 409-WSR-1: City may allow the owners of the two residences with street addresses of 421 and 409 Woodside Avenue to use and maintain the wooden

steps extending from the shared property line of the two parcels onto and upon the Property for the purpose of ingress and egress to the Property and as an emergency access route from the residences. Said staircase includes 7 steps that encroach approximately 11.5 feet beyond the Property line.

21. RETAINING WALLS. Established retaining walls to prevent erosion to adjacent residential lands may be maintained in their current condition.
22. ADA ACCESS. Nothing contained in the Easement will prevent the City from allowing the use of electric wheelchairs or other power-driven mobility devices on the Property pursuant to the City's obligations under the Americans with Disabilities Act of 1990, or other laws and regulations pertaining to the rights of persons with disabilities.
23. HABITAT RESTORATION ACTIVITIES. Activities to restore or enhance native plant communities or wildlife habitat will be permitted upon the mutual agreement and approval of the City and the Conservancy.
24. DESTRUCTION OF NATIVE VEGETATION. The removal, cutting or destruction of native vegetation is prohibited except (a) as allowed by, or as reasonably incident to activities allowed by, the Easement or this Exhibit, (b) for disease or insect control, (c) for wildfire mitigation, and (d) to prevent property damage or personal injury.
25. NON-NATIVE SPECIES. Introduction of any non-native plant or animal species is prohibited other than those generally accepted for habitat improvement or as mutually agreed upon by the City and the Conservancy.
26. FIRE SUPPRESSION AND FOREST MANAGEMENT. The City may remove trees, brush, and vegetation as necessary to minimize the risk of wildfire on the Property and surrounding environment. Fire management and forest health considerations identified in the Treasure Hill Forest Management Plan included in the Baseline Report (the "Forest Management Plan") reflect compliance with the terms of this Easement. The practices and guidelines described in the Forest Management Plan may from time to time be modified to reflect changing conditions and best practices for forest management. Potential means to reduce or remove high-risk fuel loads should include requiring the City or the City's agent to remove deadfall and slash created during the maintenance of trails. Removal methods (a) shall limit the effect on the native biological diversity; (b) may include, but would not be limited to, hand removal, mechanized methods, and biological methods such as short-duration grazing; and (c) shall be consistent with the techniques employed by and the wildfire management determinations of the governing fire authority for the Property.
27. BURNING. Burning of any materials on the Property is prohibited, except as necessary for vegetation management, fire protection purposes or other best-practice property management purposes.
28. WATER RESOURCES. The City may enhance, if applicable, water quality on the Property recognized as necessary or beneficial to wildlife, ecological or habitat values on the Property, provided such enhancements are consistent with the terms of this Easement and its Conservation Values, and comply with all applicable laws and regulations.

29. DUMPING AND WASTE. No dumping, burying, storing, applying, or releasing of waste, sewage, garbage, vehicles, or appliances is allowed on the Property, except for appropriate routine storage of garbage and wastes from permitted uses of the Property pending transport for proper disposal.
30. MINING AND NATURAL RESOURCE DEVELOPMENT. Subject to pre-existing mineral rights of record, the exploration for or extraction of minerals, gas, hydrocarbons, soils, sands, gravel, or rock, or any other material on or below the surface of the Property is prohibited. The City will not grant any rights to any minerals, oil, gas, or hydrocarbons, including the sale or lease of surface or subsurface minerals or any exploration or extraction rights in or to the Property, and the City will not grant any right of access to the Property to conduct exploration or extraction activities for minerals, oil, gas, or hydrocarbons, or other substances on any other property.
31. CHEMICAL AND BIOLOGICAL CONTROLS. In accordance with all applicable federal, state and local laws and regulations, the City has the right to use agrichemicals and biological controls on the Property as necessary to control noxious weeds, pests and for mosquito abatement. Chemical and biological controls may only be used in accordance with all applicable laws, and in those amounts and with that frequency of application constituting the minimum necessary to accomplish reasonable noxious weed, pest and mosquito abatement objectives while minimizing adverse effects on the natural values of the Property and avoiding any impairment of the natural ecosystems and processes.
32. NO HAZARDOUS MATERIALS. Use, dumping, storage, or other disposal of non-compostable refuse, trash, sewer sludge, unsightly or toxic materials or Hazardous Materials is prohibited. This Easement does not permit Conservancy to control any use of the Property by the City which may result in the storage, dumping or disposal of hazardous or toxic materials; provided, however, Conservancy may bring an action to protect the Conservation Values of the Property. This prohibition does not impose liability on Conservancy, nor shall Conservancy be construed as having liability as a “responsible party” or “potentially responsible party” under CERCLA or other similar state or federal statutes.

**EXHIBIT D
TO
CONSERVATION EASEMENT**

**EXISTING RIGHTS:
TITLE EXCEPTIONS**

THE FOLLOWING 25 EXCEPTIONS AFFECT PARCELS PC-321-X, PC-351-X and PC-364-A-X

1. The effects of that certain NOTICE OF TRANSFER FEE COVENANT [Pursuant to Utah Code §§ 57-1-46:47], Recorded MAY 30, 2024 as Entry No. 1220654 in Book 2820, at Page 1365, SUMMIT County Recorder's Office.
2. Encroachment Permit by and between PARK CITY MUNICIPAL CORPORATION (City) and OLD TOWN LANDS (Owner(s)), recorded DECMEBR 18, 2020., as Entry No. 1150725, in Book 2627, on Page 196, a driveway within the City right of way.
3. Encroachment Permit by and between PARK CITY MUNICIPAL CORPORATION (City) and PARK CITY MUNICIPAL (Owner(s)), recorded AUGUST 31, 2021, as Entry No. 1172047, in Book 2689, on Page 73, to build, maintain, and use certain improvements within the City property and right-of-way at 909 LOWELL AVE (street address).
4. All matters contained in that certain TREASURE HILL BOUNDARY Survey, dated OCTOBER 8, 2021, by ALLIANCE ENGINEERING INC., filed as Job No., 11-6-21.
5. All matters contained in that certain ALTA/NSPS Land Title Survey Treasure Hill Overall Boundary, dated 12/15/23, by Alliance Engineering Inc., filed 12/18/2023, as File No. S-11459, in the Summit County Recorder's Office.
6. THE TERMS AND CONDITIONS as contained in that certain FINDINGS OF FACT, CONCLUSIONS OF LAW, ORDER AND FINAL JUDGEMENT in CASE NO. 130500442 filed in the Third Judicial District Court of SUMMIT COUNTY, UTAH dated APRIL 4, 2016.
7. The right, title and interest of Park City Municipal Corporation as to that portion of Norfolk Avenue.
8. The recitals of easements as found in the Quit Claim Deed from Sweeney Land Company to Frederick C. Moore recorded October 26, 1990, as Entry No. 332028, in Book 584 at Page 460, SUMMIT County Recorder's Office.

Grant of Easement for a Drive Way from Sweeney Land Company to Frederick C. Moore recorded October 29, 1990, as Entry No. 332029, in Book 584 at Page 466, SUMMIT County Recorder's Office.

Notice of Interest executed in behalf of Sweeney Land Company regarding said Quit Claim Deed and Easement recorded October 3, 2016, as Entry No. 1055007, in Book 2375 at Page 1930, SUMMIT County Recorder's Office.

9. Grant of Easement for Public Utilities from Sweeney Land Company to Frederick C. Moore recorded October 26, 1990, as Entry No. 332030, in Book 584 at Page 468, SUMMIT County Recorder's Office.
10. Easement by and between SILVER KING COALITION MINES COMPANY as Grantor, in favor of THE UTAH POWER AND LIGHT COMPANY, the right to erect, operate and maintain electric power transmission and telephone circuits and appurtenances, attached to a line of towers or other supports and necessary fixtures, on and over Section 16, 17 and 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Said Easement recorded June 15, 1915, as Entry No. 25176, in Book O of Miscellaneous Records, at Page 500, Summit County Recorder's Office.
11. Pole Line Easement by and between SILVER KING COALITION MINES COMPANY, in favor of UTAH POWER AND LIGHT COMPANY, a perpetual easement and right of way for the erection and continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits of the Grantee, and 16 guys and 30 poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed hereto, for the support of said circuits, to be erected and maintained upon and across a portion of the subject property. Said Pole Line Easement recorded February 18, 1928, as Entry No. 40201, in Book R, at page 580, Summit County Recorder's Office.
12. Grant of Easement by and between SWEENEY LAND COMPANY, Grantor, and PARK CITY MUNICIPAL CORPORATION, Grantee, a perpetual right of way and easement to lay, maintain, operate, repair, inspect, protect, clean, remove and replace a water pipeline, together with valves, valve boxes and other waterline facilities. Said Easement recorded December 18, 1987, as Entry No. 281768, in Book 458, at Page 5, Summit County Recorder's Office.

Amendment of Water Pipeline Easement recorded December 18, 1987 at Book 458, Page 5, recorded August 20, 2003, as Entry No. 669911, in Book 1563, at Page 53, Summit County Recorder's Office.
13. Combined Amended Grant of Easements recorded February 9, 1999, as Entry No. 529817, in Book 1228, at Page 213, Summit County Recorder's Office.
14. Secondary Access Easement Agreement (Treasure Hill Lot 6), dated August 20, 2003, by and between Sweeney Land Company, Edmund J. Beaulieu, and Clyde Carlig, and John R. Anderson and Carol Lee Hatch, recorded August 20, 2003, as Entry No. 669921, in Book 1563, at Page 89, Summit County Recorder's Office.
15. Secondary Access Easement Agreement (Treasure Hill Lot 7), dated August 20, 2003, by and between Sweeney Land Company, Edmund J. Beaulieu, and Clyde Carlig and John R. Anderson and Carol Lee Hatch, recorded August 20, 2003, as Entry No. 669922, in Book 1563, at Page 98, Summit County Recorder's Office.
16. Right of Way Easement, dated November 7, 2005, by and between Sweeney Land Company, grantor, and PacifiCorp, an Oregon corporation, its successors and assigns, grantee, recorded NOVEMBER 7, 2005, as Entry No. 757569, in Book 1749, on Page 717, for the purpose of construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances there, including without limitation:

wire, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets upon, over and across the subject property.

JOINDER IN RIGHT OF WAY EASEMENT in favor of PacifiCorp, an Oregon corporation, its successors and assigns, Recorded MARCH 20, 2018, as Entry No. 1088257, in Book 2454, on Page 1249, SUMMIT County Recorder's Office.

17. The Terms, Conditions and Easements as contained in that SPECIAL WARRANTY DEED from SWEENEY LAND COMPANY to PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, Recorded March 20, 2019, as Entry No. 1107792, in Book 2500, at Page 1608, Summit County Recorder's Office.
18. The Terms, Conditions and Easements as contained in that SPECIAL WARRANTY DEED from PARK CITY II, LLC to PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, Recorded March 20, 2019, as Entry No. 1107793, in Book 2500, at Page 1614, Summit County Recorder's Office.
19. A Secondary Access Easement Agreement (LOT 3), dated MARCH 19, 2019, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, grantor, and WILTON D. HILL, grantee, recorded MARCH 20, 2019, as Entry No. 1107794, in Book 2500, on Page 1620.
20. A Secondary Access Easement Agreement (LOT 4), dated MARCH 19, 2019, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, grantor, and WILTON D. HILL, grantee, recorded MARCH 20, 2019, as Entry No. 1107795, in Book 2500, on Page 1628.
21. A Secondary Access Easement Agreement (LOT 8), dated MARCH 19, 2019, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, grantor, and PATRICK J. SWEENEY, grantee, recorded MARCH 20, 2019, as Entry No. 1107796, in Book 2500, on Page 1636.
22. Excepting therefrom all minerals and ores situated in, upon or under the above described tract of land, together with all rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).
23. Said property is located within the Park City Neighborhood Development Plan as set forth in Ordinance 82-3, recorded February 16, 1982, as Entry No. 188603, in Book 212, at Page 148, and Redevelopment Area as disclosed on plat recorded April 15, 1983, as Entry No. 204659, Summit County Recorder's Office.

Amendment to Park City Neighborhood Development Plan, recorded November 2, 1990, as Entry No. 332260, in Book 585, at Page 147, Summit County Recorder's Office.

Notice of Adoption of Amendment to Redevelopment Project Area Plan, recorded JANUARY 9, 2013, as Entry No. 961170, in Book 2165, at Page 1200, SUMMIT County Recorder's Office.
24. Said property is located within the boundaries of the Snyderville Basin Water Reclamation District and is subject to charges and assessments levied thereunder.
25. Said property is located within the boundaries of the SUMMIT COUNTY LEVY, WEBER BASIN WATER CONSERVANCY DISTRICT, PARK CITY SCHOOL DISTRICT, PARK

CITY FIRE SERVICE DISTRICT AND PARK CITY FIRE PROTECTION DISTRICT and is subject to charges and assessments levied thereunder.

THE FOLLOWING 18 EXCEPTIONS AFFECT PARCEL THILL-S-X

1. All matters contained in that certain TREASURE HILL BOUNDARY, dated OCTOBER 8, 2021, by ALLIANCE ENGINEERING, as Job No. 11-6-21.
2. All matters contained in that certain ALTA/NSPS Land Title Survey Treasure Hill Overall Boundary, dated 12/15/23, by Alliance Engineering Inc., filed 12/18/2023, as File No. S-11459, in the Summit County Recorder's Office.
3. Grant of Easement, by and between TRAMWAY PROPERTIES, a joint venture and general partnership, consisting of John J. Sweeney, Virginia Sweeney, Michael E. Sweeney, Patrick J. Sweeney, Edward S. Sweeney, Clyde Carlig and Edmond Beaulieu, Grantors, and PARK CITY MINES COMPANY, a Delaware corporation, Grantee, a non-exclusive easement and right of way to utilize real property situated in Summit County, Utah, parcels of land 30 feet in width, extending 15 feet on each side of center lines. Said Grant of Easement recorded October 31, 1980, as Entry No. 172350, in Book 170, at Page 667, SUMMIT County Recorder's Office.
4. Easement Deed and Restrictive Covenants, recorded December 30, 1996, as Entry No. 394987, in Book 777, on Page 532, in the office of the SUMMIT County Recorder.
Notice of Performance under Easement Deed and Restrictive Covenant, recorded December 30, 1996, as Entry No. 470402, in Book 1018, on Page 47, in the office of the SUMMIT County Recorder.
5. Easement Deed and Restrictive Covenant recorded December 8, 1996, as Entry No. 420794, in Book 855, on Page 771, in the office of the SUMMIT County Recorder.
Notice of Performance under Easement Deed and Restrictive Covenant recorded January 9, 1997, as Entry No. 471178, in Book 1020, on Page 584, in the office of the SUMMIT County Recorder.
Notice of Performance under Easement Deed and Restrictive Covenant, recorded January 9, 1997, as Entry No. 471179, in Book 1020, on Page 586, in the office of the SUMMIT County Recorder.
6. Second Amended Grant of Easements, dated DECEMBER 4, 1996, concerning the non-exclusive easements to construct, maintain and operate a ski chair lift with midstation, ski trails, associated grooming signs, skier control, safety fences, mazes and snow-making, recorded DECEMBER 9, 1996, as Entry No. 468952, in Book 1013, at Page 216, SUMMIT County Recorder's Office.
7. PLATEAU TRAIL AND OPEN SPACE EASEMENT AGREEMENT, dated APRIL 20, 2005, by and between SWEENEY LAND COMPANY, grantor, and PARK CITY MUNICIPAL CORPORATION, grantee, recorded APRIL 20, 2005, as Entry No. 733364, in Book 1693, on Page 1619, SUMMIT County Recorder's Office.
8. AGREEMENT FOR CONSTRUCTION OF WATER CONVEYANCE, DISTRIBUTION AND TRANSMISSION PIPELINE(S) AND APPURTENANCES, by and between SWEENEY LAND COMPANY, EDMUND BEAULIEU AND CLYDE CARLIG, and

PARK CITY MUNICIPAL CORPORATION, recorded MAY 9, 2014, as Entry No. 994870, in Book 2239, on Page 551, SUMMIT County Recorder's Office.

9. A THIRTY (30) foot NON-EXCLUSIVE PUBLIC UTILITIES, DRIVEWAY ACCESS AND UNDERGROUND UTILITIES EASEMENT, for the benefit of Lots 1 and 2, as shown on the recorded plat.
10. Easements, Restrictions, and Recitals as found on the recorded plat.
11. Open Space Agreement dated April 15, 1996, by and between Edmund J. Beaulieu, Clyde Carlig, Sweeney Land Company, a Utah general partnership and Park City Municipal Corporation, recorded April 15, 1996, as Entry No. 452291, in Book 958, at Page 112, SUMMIT County Recorder's Office.
12. The Term Condition and Reverter as found in that Special Warranty Deed from Sweeney Land Company to Park City Municipal Corp., Recorded April 15, 1996, as Entry No. 452292, in Book 958, at Page 192, SUMMIT County Recorder's Office.
13. Easement Deed and Restrictive Covenant by and between SWEENEY LAND COMPANY, EDMUND J. BEAULIEU AND CLYDE CARLIG AND PARK CITY MUNICIPAL CORPORATION, recorded April 15, 1996, as Entry No. 452293, in Book 958, at Page 223, SUMMIT County Recorder's Office.
14. An Ordinance Accepting the Public Improvements at TREASURE HILL SUBDIVISION, recorded JANUARY 20, 1998, as Entry No. 497367, in Book 1111, at Page 297, SUMMIT County Recorder's office.
15. Excepting therefrom all minerals and ores situated in, upon or under the above described tract of land, together with all rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).
16. Said property is located within the Park City Neighborhood Development Plan as set forth in Ordinance 82-3, recorded February 16, 1982, as Entry No. 188603, in Book 212, at Page 148, and Redevelopment Area as disclosed on plat recorded April 15, 1983, as Entry No. 204659, SUMMIT County Recorder's Office.

Amendment to Park City Neighborhood Development Plan, recorded November 2, 1990, as Entry No. 332260, in Book 585, at Page 147, SUMMIT County Recorder's Office.

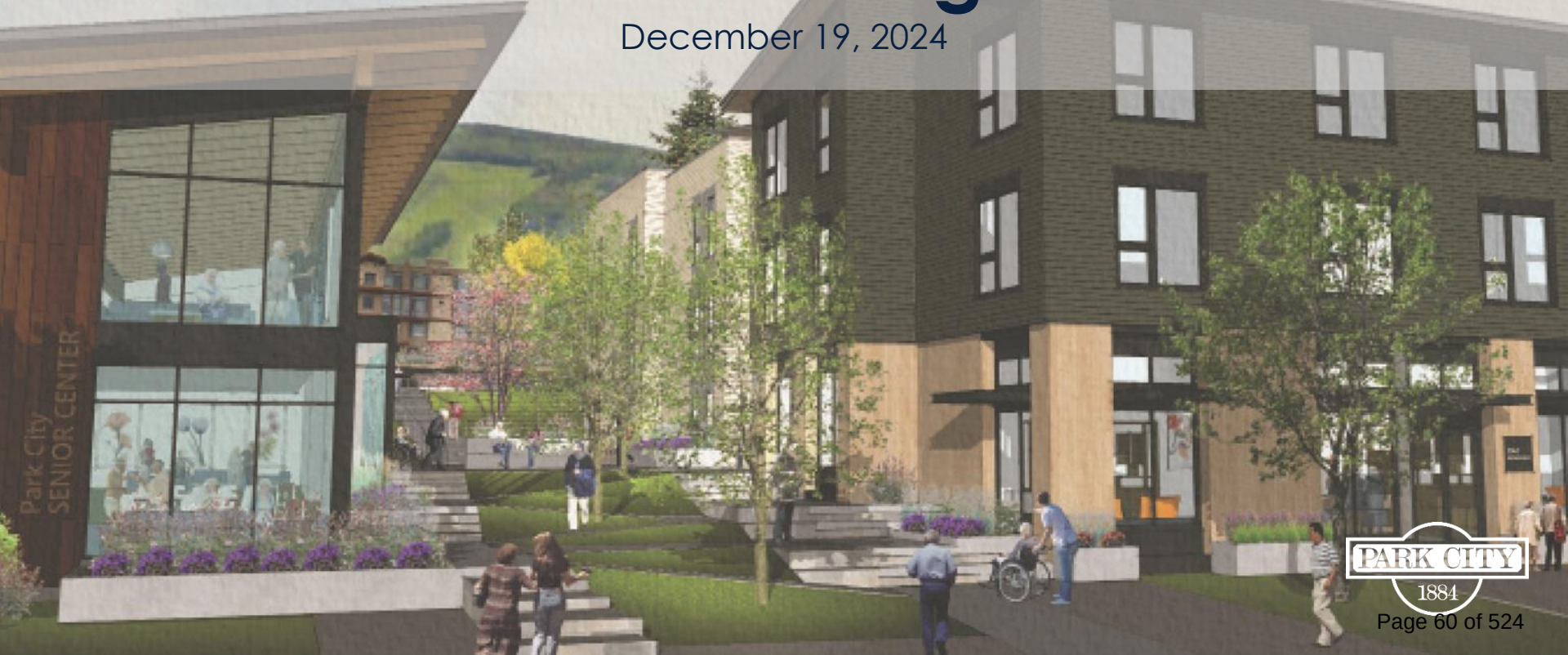
Notice of Adoption of Amendment to Redevelopment Project Area Plan, recorded JANUARY 9, 2013, as Entry No. 961170, in Book 2165, at Page 1200, SUMMIT County Recorder's Office.

17. Said property is located within the boundaries of the Snyderville Basin Water Reclamation District and is subject to charges and assessments levied thereunder.
18. Said property is located within the boundaries of PARK CITY, SUMMIT COUNTY LEVY, WEBER BASIN WATER CONSERVANCY DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, PARK CITY SCHOOL DISTRICT, PARK CITY WATER SERVICE DISTRICT and is subject to charges and assessments levied thereunder.

Woodside

Senior Center & Housing Work Session

December 19, 2024



PARK CITY

1884

Page 60 of 524

Project History

- (Dec.) Housing site plan concepts presented to Council
**Senior Center temporary relocation*
- Project halted due to appeal

2016

- **Gray Ribbon Commission formed** - Senior Housing, Independent Living, and Continuum of Care concepts.

2021

- MOUs w/PC Seniors
- Senior Center + Affordable Housing massing studies completed by PCMC

2023

2019

- Woodside Phase 1 affordable & attainable housing completed – 4 townhomes with ADUs and 4 detached homes

2024

- (Jan-March) RFP published. 4 proposals
- (Apr.-May) RFP committee review and selection – Related/KTGY selected
- (July-Oct.) 3 site plan versions were developed with feedback from Seniors and Council Liaisons.

PARTNERSHIP

- Park City Municipal
- Park City Seniors
- Related / KTGy



PLAN VERSIONS

03/29/24: RFP Response

- ✓ 7,000 SF multi-story Senior Center
- ✓ 12 SC parking spaces
- ✓ 50 affordable senior housing units



RFP: proposed ground-level plan

\$10.6 M

08/09/24: Revised

- ✓ 10,000 SF multi-story Senior Center
- ✓ 30 SC parking spaces
- ✓ 43 affordable family units
- ✓ 10 market-rate units for Seniors



\$29.2 M

11/14/24: Revised

- ✓ 10,000 SF multi-story Senior Center
- ✓ 20 SC parking spaces & reduced underground parking
- ✓ 44 affordable family units
- ✓ No market-rate units



\$20 M

SITE PLAN #3



Options

PCMC remains committed to a new Senior Center.

Due to project complexity (time, funding, LMC, and site constraints), options include:

1. Continue RFP (Related/KTGY) on combined project. Greatest risks include LMC variances and Federal tax credit funding.
2. Discontinue RFP and refocus on a stand-alone Senior Center. Revisit the affordable housing options later.
 - Winter 2025 (Q1) – Publish design-build RFP for Senior Center
 - Spring 2025 – Winter 2026 – Approved design
 - Spring/Summer 2026 – Planning Commission review CUP/MPD application
 - Winter 2027 – Break Ground

Council Discussion



City Council Staff Report



Subject: Swearing-In Ceremony
Author: Wade Carpenter, Chief of Police
Department: Police
Date: 12/19/2024
Type of Item: Informational

Recommendation

This is an informational report regarding a recent new hire in the Park City Police Department.

Background

The Park City Police Department recently hired an officer to fill an important vacancy. Officer Davis Coppin was the successful candidate and requires swearing-in by Mayor Worel. The Department conducted an extensive testing process for this position and is very confident in the new member of our team.

Biography

Officer Davis Coppin

Officer Coppin was born and raised in Logan, Utah. After serving a Spanish speaking mission for the Church of Jesus Christ he attended the Police Academy at Bridgerland Technical College. After graduation, Officer Coppin was employed with Logan City Police Department and served with them for 4 years prior to Park City. He has received advanced law enforcement training in vehicle operations and drone operations. In his free time, he enjoys the outdoors and motorcycle rides with his spouse.



City Council Staff Report

Subject: Ian Weinman Dog Park Naming

Author: Ryan Blair

Department: Recreation and Economic Development

Date: December 19, 2024

Recommendation

In response to a request to rename Park City's dog park in memory of Ian Weinman, review and consider Resolution 31-2024, which would rename the City's dog park to the "Ian Weinman Legacy Dog Park."

Executive Summary

The Park City dog park was constructed in 2008, and one of the leading proponents was Ian Weinman. Ian was inspired to bring a dog park to Park City after visiting Florida in 2004, and he worked to advocate for the park, ultimately succeeding in 2008. He assisted the City Council and Mayor Dana Williams with the ribbon-cutting ceremony.

Sadly, Ian passed away in September 2024 in an accident. Rory Murphy, a local Park City resident, formally requested the City consider naming the dog park after Ian, given his contributions to creating the park and memorializing his life in Park City.

Analysis

The Naming of Public Areas Administrative Policy was adopted in 2008 by the Park City Manager. Though not binding, the policy provides staff with an administrative means, or "uniform procedure for the naming of public areas throughout Park City by selecting appropriate names that would add increased community recognition to the public area." In other words, the policy allows staff to bring recommendations to the City Council from members of the public and outlines guidelines for naming a public area in honor of a person.

Notably, the policy states that "For an individual to be considered, that person must have contributed significantly to the acquisition or development of the public area."

Mr. Murphy submitted materials demonstrating Ian's significant contributions to the development of the public area, which are supported by staff involved during the dog park's creation. Murphy's information shows Ian appeared at several City Council meetings and advocated in the local newspaper opinion section, all at a young age, to advocate for the new dog park.

When constructed, the Recreation Department conducted an informal poll to ask residents what to name the park. Twenty-five citizens responded, with “City Bark” having the most votes. However, there is no record that a name was ever formally adopted, and there is no signage indicating Bark City was ever utilized.

Given the above, the City’s Property and Recreation Teams concluded that while the survey preferred a name, the area had never been formally named or signed as such.

Accordingly, the threshold under the administrative policy for bringing Mr. Murphy’s request to the City Council is appropriate, and even lower than if it had already received an approved name pursuant to administrative policy.

Staff recommends that the City Council review Mr. Murphy’s request and consider approving a resolution to formally name the City’s dog park.

Funding

Mr. Murphy offered to pay for signage, which, under the Park City Municipal Code, the City may accept in kind or cash donations of less than \$10,000, accepted by the City Manager. Recreation is prepared to work with Mr. Murphy to ensure any signage meets the City Code. In the event the City is required to pay for new signage, minor operational funds are available to supplement.

Exhibits

Exhibit A: Resolution 31-2024

Exhibit B: Mr. Murphy’s Letter and Request

Resolution No. 31-2024

**A RESOLUTION NAMING THE PARK CITY DOG PARK,
IAN WEINMAN LEGACY DOG PARK**

WHEREAS, the City desires to recognize Ian Weinman for his outstanding civic engagement and service to bring a dog park to Park City.

WHEREAS, Mr. Weinman, at a young age, engaged in numerous City Council meetings, wrote newspaper articles, and organized the community to advocate for a Park City dog park.

WHEREAS, Mr. Weinman was instrumental in forming the Park City Dog Park Committee and worked diligently for 4 years to find an appropriate location for a park, which was eventually located at 600 Gillmor Way, Park City, Utah 84060 in 2009.

BE IT RESOLVED BY THE CITY COUNCIL OF PARK CITY, UTAH, THAT:

The Park City dog park at 600 Gillmor Way, Park City, Utah, is formally named the Ian Weinman Legacy Dog Park.

PASSED AND ADOPTED this 19th day of December 2024

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

October 10, 2024

Mayor Nann Worel
City Manager Matt Dias
Recreation Director Ken Fisher
Councilperson Jeremy Rubell
Councilperson Bill Ciraco
Councilperson Tana Toly
Councilperson Ryan Dickey
Councilperson Ed Parigian

From: Rory Murphy

RE: Proposal to Rename "City Bark Dog Park" to the "The Ian Weinman Dog Park"

Dear Honorable Mayor, Council and Mr. Dias and Mr. Fisher,

I am writing this Memo to the Mayor and City Council as well as the City Manager and the Recreation Director to propose re-naming the dog park out at Quinn's Junction from "City Bark Dog Park" to "The Ian Weinman Dog Park". As you are all likely aware, Ian Weinman was born and raised in Park City and he recently tragically died in a motorcycle accident. He was 29 years old. His parents are stalwart members of the Park City community and this heart-breaking loss has deeply affected a wide, vast swath of the City's community fabric.

The Quinn's Junction Dog Park would not be in existence without the tireless and diligent efforts of 13-year-old Ian Weinman, who first proposed the idea in a letter to the Editor of the Park Record on July 29th, 2005. This young man then doggedly pursued the effort for the next *five years* until the Dog Park was ultimately approved and funded. We have located no less than four City Council Staff Reports dated October 23, 2006, October 11, 2007, October 30, 2008 and October 29, 2009 (why these were all dated in October in different years, I have no idea). Ken Fisher, Park City's Recreation Director, was the author and proponent of the dog park Staff Reports. Ken remembers well the efforts of young Ian Weinman to push this project along.

Indeed, I have also attached at least three letters from the Park Record that I was able to find that were authored by Ian in support of the Dog Park effort. That a young man would show such passion and perseverance at such a young age is remarkable to me. It appeared to be an entirely selfless act and required years of dedication to bring to fruition. The substantiation of Ian's presence and work on this project is evidenced by an attached old photo that was unearthed showing Ian and Dana Williams, the Mayor of Park City at the time, jointly cutting the ceremonial opening ribbon for the Dog Park in 2010.

The fact is, Ian deserves this recognition. He demonstrated his devotion and hard work to the project throughout its lengthy planning and entitlement phases. I am astounded a young man could have the attention and devotion to an idea for that length of time. I urge the Mayor and Council to understand the special circumstances attached to this request and to give it your support. To put my money where my mouth is, I would personally offer to pay for any signage that would be required as part of the proposed name change as a donation to the City and recognition to a fine young local man that was born and bred in Park City that many of us loved dearly.

Ian deserves this honor and I am grateful for your consideration of this request.

Sincerely yours,


Rory Murphy





The Key to a Successful Pet Care Facility

INTRO TO PET CARE

EXPERTS IN

- Pet Care Business Consulting & Management
- Animal Health, Behavior & Training
- Pet Care Facility Ownership
- Architecture & Design

LEARN ABOUT

- Finance & Business Plan
- Build or Buy a Facility
- Dog Training & Daycare
- Design & Construction

Pet Care Services ASSOCIATION

FEATURING

Robin Bennett, author of "All About Dog Daycare"

Susan Briggs, author of "Counting Noses"

March 14-17, 2010
Hyatt Regency Tech Center
Denver, Colorado

Dogs to have it made in shade



PHOTO COURTESY OF MARGIE SCHLOSSER
Recreation Advisory Board members (left to right) John Halsey, Rob Lea, Meg Steele, Jen Franklin, Meeche White and Kathy Kahn (Kraig Moyes absent) accept a check from Dog Park Committee members Susan Alleva, Ian Weinman, and Rich Wyman.

Recently the Dog Park Committee presented a check for \$10,000 to Park City's Recreation Advisory Board (RAB). The funds were raised through a series of events during the last three years, including the "Who Let the Dogs Out" party and auction at the Downstairs last spring, a fundraiser organized by Maya Frantti and the "Rockin Riders" Deer Valley Summer Adventure Camp Kids, a function held in the home of Lewie Edwards, and refreshment sales at several dog-related events.

"The Recreation Advisory Board and Park City Municipal are very much appreciative of the efforts of the Dog Park Fundraising Committee. Their generous donation of \$10,000 will enable Park City to purchase and install two shade structures in the spring of 2010 at City Bark located at the Park City Sports Complex. The newly installed shade will enable both human and canine users to comfortably enjoy the facility on a hot summer day," noted Ken Fisher, PCMC's recreation

services manager.

"The Dog Park was the first opportunity to build a recreational facility using a public/private partnership. The money raised by the Friends committee helped create a much better park than the City could currently provide. I have the utmost respect for the citizens that spent many hours throughout this process and helped provide a place for dogs off leash," added Candy Erickson, City Council representative to RAB.

A visit to a dog park in Florida in 2004 motivated 10-year-old Ian Weinman to explore having one in his home town. In August of the same year Ian and his dad, Rich Wyman, approached the City Council about creating a dog park in Park City. Over the course of the next four years, Rich and Ian spearheaded the efforts of the dog park committee, whose numbers included Cathy King from Friends of the Animals Utah, Carol Potter from Mountain Trails, Kyle Gervais, Susan Alleva, Margie Schlosser and other volunteers. These members

attended numerous city and county planning meetings and arranged fundraising events. Finally, in 2007, the city identified the site at Quinn's Junction for the park and began building the park. "City Bark" was officially opened in the fall of 2008. The city added further improvements to the park in the summer of 2009.

With the addition of shade, the committee's work is completed and the dog park committee is disbanding.

"We are fortunate to have a dog park in Park City," said Cathy King, executive director of Friends of the Animals Utah. "With more than 450 dogs adopted annually, our community's dog population continues to grow. It is wonderful to have a safe, fenced area where both dogs and dog owners can socialize. As the dog park committee disbands, I'd like to acknowledge Rich and Ian's efforts to help create a dog park in Park City. In addition, I'd like to thank the City Council, RAB, Ken Fisher, and Matt Twombly for helping make this happen."

redstone gallery

HOSTS AN UNFORGETTABLE WEEKEND WITH

ARVID

Friday, March 12
Saturday, March 13
6:00 to 9:00



Enjoy Parallel wine with
Thomas Arvid

and view an exciting and extensive collection of original oil paintings, watercolors, charcoal drawings and limited editions.

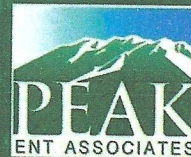
Proceeds from live and silent auction benefit
Swaner EcoCenter and Preserve

The Redstone Gallery
Kimball Junction in The Redstone Center
435-575-1000
www.theredstonegallery.com

Utah's Premier Ear, Nose, & Throat Medical Practice...

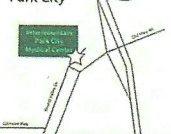
Now in Park City!

Peak ENT Associates is happily ACCEPTING PATIENTS at its newest office located inside Intermountain Park City Medical Center.



Seth Riddle, MD • Kurt Beus, MD • Joseph Damsie, AuD
900 Round Valley Drive, Suite 200 • Park City, Utah 84060
(435) 615-7500 • www.peakmedical-ent.com

Park City



Ear, Nose, & Throat • Audiology
Head & Neck Surgery • Allergy
Facial Plastic Surgery



Adult and Pediatric Medical Treatment for All Ear, Nose, & Throat Conditions Including:

Tonsils and Adenoids	Snoring
Sinuses and Allergies	Sleep Apnea
Ear Infections	Nasal Obstruction
Nose Fractures	Swallowing Disorders
Hearing Aids	Head and Neck Masses or Lumps
Hearing Loss	Thyroid and Parathyroid Disorders
Other Ear Diseases	Throat and Voice Disorders

EDITORIAL

If you build it, they will come
... which could be a problem

Oakley recently built an ambitious new recreation center with amenities ranging from an indoor riding arena and outdoor playing fields to a tricked out skateboard park. What the town fathers didn't bank on, though, was that the skate park would draw participants from all over northern Utah and that managing the influx of boarders and BMXers would be so difficult.

The city's dream was a noble one, if somewhat naive. The park has something for almost every athletic persuasion — slides and monkey bars for toddlers, a walking/running track, baseball diamonds, soccer fields and both indoor and outdoor facilities for equestrians. But, unlike Park City, Oakley does not have a parks department or recreation staff in place to manage and maintain such a large and varied facility.

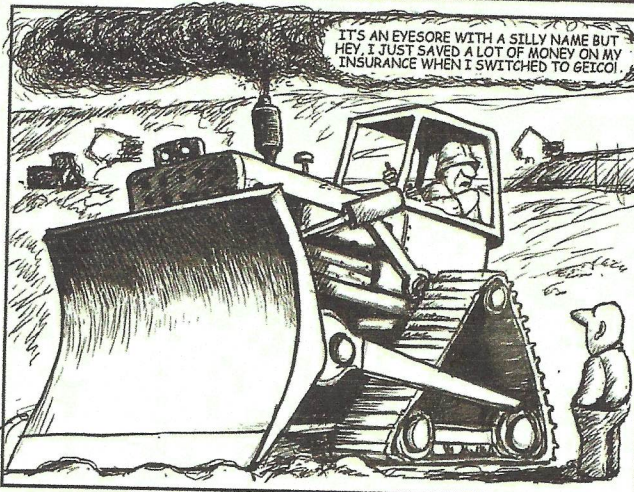
The park was landscaped earlier this summer thanks to volunteer help, and local residents turned out in droves to help run the annual Fourth of July rodeo. The playing fields have been busy, too, with Little League baseball, Triple Crown softball games and South Summit soccer programs, all of which have been run by staff to maintain and program the recreation center to help it become the kind of community center its creators envisioned.

handle complaints (and there have been plenty of those calls).

Two weeks ago, conflicts at the skate park reached a critical level and Oakley shut it down. That got rid of the delinquents but it also meant that local kids and teens from around the county could no longer enjoy one of the best skate parks in the state.

Enter Clifford Funk, former Park City artist and current coach of a young skateboard team. Now an Oakley resident, Funk has volunteered to organize a group to help clean up and police the skate park in hopes that the city will reopen it. Funk is taking a bold step and deserves support from everyone who hopes to keep skateboarding alive on the east side of the county. (For more information about joining the Friends of Oakley Skate Park visit www.funkskateboarding.com and click the "Save Oakley Skate Park" link or call 435-731-0832.)

To its credit, Oakley has agreed to let Funk and friends prove that skateboarders can be upstanding citizens. This Friday, they will reopen the ramps on a limited basis to those who agree to join Funk's group. In the meantime, though, Oakley must begin developing a staff to maintain and program the recreation center to help it become the kind of community center its creators envisioned.



JOHN KILBOURN/PARK RECORD

LETTERS TO THE EDITOR

Restaurant Tax
group: splurge?

To the County Commission:

In the greater scheme of things, spending \$192 on bagels and cream cheese is no big thing. In fact, I don't have a problem with the money being spent, or the amount spent. But, the apparent lack of concern by some of our representatives is of concern to me.

According to *The Park Record*, Commissioner Elliott had this to say: "Hanson's status as an employee at the resort shouldn't be of concern."

So just because to a normal person, the conflict of interest and favoritism is quite evident, an elected official, who is supposed to REPRESENT the rest of us, says there is not a problem, there must not be a problem. When elected officials start telling those that elected them that we should trust them, I become nervous.

And from Tomja Hanson: "I did not realize they had already added [gratuity] on." Hanson said, adding that she does not know the server. "It was an accident, big deal." Must be the new math... even a 20 percent gratuity would be generous, and if you doubled that, it becomes 40 percent. It becomes difficult to explain 45 percent using any calculator.

It is a big deal. If Hanson does not see the problem, she should resign her post. Even though it is a volunteer position,

again, she is there to represent the rest of us.

Laws are made because common sense is sometimes not enough. Where was the commission's common sense?

Sincerely,
David Breslauer
Park City

Opposition to
Court nominee

Editor:

The credentials of any first preference appointee of the knucklehead president, currently in office, must be seriously questioned with an understanding that, like many other decisions this goon has made, his choice to fill the Supreme Court vacancy is aligned with the thinking of the current administration, who have been put in power by the less-than-a-clear-thinking majority of the country, most of whom any rational, irreligious and thinking person would almost certainly suggest should have their rights to vote curtailed or perhaps society, as well as the existence of species besides humans, as we know it, be driven to extinction.

Roberts has proved his inability to separate political ideology from the responsibility of fairly interpreting the law. The lives of all women and girls in

the U.S. are at stake in your decision. Please vote NO on Roberts' confirmation.

Taking the place of O'Connor, who was the swing vote on these issues, Roberts would be the deciding vote on issues like abortion, birth control, affirmative action, workers' rights, environmental protections, voting rights, disability rights and Title IX — all of which he actively opposes.

For girls and women, the impact of the Court's decisions will affect their safety, livelihood, family health and in many cases their very future. Women and girls are affected by a whole host of issues on which the Supreme Court hears cases: educational equality, affirmative action, discrimination and civil rights, workplace protections and benefits, health care issues, pensions and retirement security, social security and environmental safety.

In addition, the civil and Constitutional rights of a majority of the people of this nation will be in question whether the issues involve race, color, religion, age, gender, disability or sexual identity. The next Supreme Court Justice must have a track record of giving more than lip service to these important protections.

And finally, please consider how important it is to protect the lives and futures of the girls and women who rely on the guarantees and protections of Roe v. Wade. Any potential jurist for the highest court in the land should respect the importance of this landmark ruling that accords women the final say in determining their reproductive future. Roberts clearly does not and must be opposed.

Sincerely,
Peter Strazdina
Park City

Dog park in
Park City

Editor:

I think it would be a good idea to build a "dog park" in Park City. A dog park is a place where dogs can run free without a leash in a fenced-in area with other dogs. Park City's nickname is "Bark City" because everybody has a lot of dogs, especially big ones. It is important for dogs to have a good place to exercise or else they will run around town and get hit by cars or get caught by the dogcatcher. It is also a way for dogs to learn to socialize with other dogs and

people so they will be friendlier and not fight with other dogs or bite people.

We are having a meeting on Friday, July 29, at 10 a.m. at Wasatch Bagels (near Dan's) to discuss a dog park in Park City. Please come and help make this dream come true.

Thank you very much.
Ian Weinman
Park City

E-100 success
for Team Sugar

Editor:

The E-100 event on Saturday was a total success because of the never-ending work of director Boris Lyubner, the support of the city, county and all three resort areas, the massive staff and volunteer hours and of course those racers that want to challenge themselves to a mountain bike race like no other.

Good job to everyone, especially those volunteer course marshals that spent up to six hours of their Saturday directing racers on the trail. A smiling face and a cheer at a tricky intersection is a very welcome sight. THANK YOU for being there! E-mail Boris at event@thee100.com if you want to get on the volunteer list for the next event. See you for the final E-100 event on Aug. 27.

Sincerely,
Jean Carlan and
all the women of Team Sugar

A senior's
response to PCMR

Editor:

I am writing in response to your letter of June 22, 2005, announcing the termination of complimentary ski passes to senior citizens. Today, I'm celebrating my 78th birthday.

I'm proud of the fact that I have been skiing for over 65 years. I have taught all five of my children to ski and 12 of my 15 grandchildren to ski. We have enjoyed many years skiing together at all of Utah's resorts and especially, Park City Mountain Resort and Sandance.

Upon retiring at age 65, I have appreciated the free skiing offered to seniors at Sandance at age 65 and at Park City Mountain Resort at 70. It is commendable that these resorts have honored

Park Record e-mail addresses

Andy Bernhard ab@parkrecord.com
Nan Chalat-Noaker editor@parkrecord.com
Valerie Doering ads@parkrecord.com
Jay Hamburger citynews@parkrecord.com
Patrick Parkinson countynews@parkrecord.com
Jared Whitley education@parkrecord.com
Matt James arts@parkrecord.com
Adia Waldburger sports@parkrecord.com
Anna Bloom business@parkrecord.com
Scott Sine photo@parkrecord.com
Grayson West photo@parkrecord.com
Kat James kat@parkrecord.com
Mike Duffy circulation@parkrecord.com
Matt Gordon production@parkrecord.com
Chris Gill realstate@parkrecord.com
Ipkarna Black classifieds@parkrecord.com
Joe Lair scoreboard@parkrecord.com
Office Manager/Front Desk holly@parkrecord.com

SUMMIT COUNTY OFFICES

Animal Control	336-3985	Library	336-3900
Assessor	615-3985		615-3900
	336-3235		783-4350
Attorney	615-3235	Motor Vehicle	336-3296
	336-3206		615-3940
Clerk	615-3928	Personnel	336-3265
	336-3204		615-3265
Commission	615-3204	Planning	336-3124
	336-3220		615-3124
District Court	615-3220	Building Permits	336-3122
	336-3235		615-3122
Data Processing	615-4300	Public Works	336-3970
	336-3242		615-3970
Engineer	336-3242	Recorder	336-3238
	336-3250		615-3238
Facilities	615-3250	Senior Citizen	
	336-3299	Coordinator	336-3025
Fair	615-3299		615-3025
	336-3221	Sheriff	
Health Admin.	336-3222	Administration	336-3500
	615-3222		615-3500
Health Clinics	336-3234	Jail Administration	615-3700
	615-3910		336-3268
Historical	783-4321	Treasurer	336-3217
	336-3015		615-3217
Justice Court	336-3800	USU Extension	336-3217
	615-3800		615-3217

(615 numbers are local Park City calls and do not require 435 area code.)

SUBSCRIPTION INFORMATION

1 Year inside Summit County, \$37, outside Summit County, \$70
6 Months inside Summit County, \$20, outside Summit County \$39

Mastercard Exp. _____
or Visa No. _____ Date: _____
Name _____
Mailing Address _____

Mail to: The Park Record, P.O. Box 3688, Park City, Utah 84060

Visit The Park Record website at www.parkrecord.com

Send your letter to: Editor@parkrecord.com

The Park Record
Staff

PUBLISHER Andy Bernhard
Editor Nan Chalat-Noaker
Staff writers Jay Hamburger
Pat Parkinson
Joe Lair
Jared Whitley
Adia Waldburger
Matt James
Anna Bloom
Contributing writers Tom Clyde
Teri Orr
Jay Meahan
Joan Jacobson
Shirley Levitt
Linda Jager
Editor's assistant Courtney Herzinger
Classified advertising Inkarma Black
Krisl Ruppert
Office manager Holly VanDamen
Circulation manager Michael Duffy
Accounting manager Kate Fischer
Advertising director Wendy Deming
Advertising sales Valerie Halliday
Becky Larsen
Chris Anderson
Todd Kendall
Antonio Contreras
Cartoonist John Kilbourn

Editorial production Kat James
Photographers Scott Sine
Grayson West
Production director Matt Gordon
Production Scott Scholker
Jason Plawicki
Kyle Burress
Kim Vance
Jon Smedley
Becky Larsen
Distribution Chris Anderson
Todd Kendall
Antonio Contreras
Cartoonist John Kilbourn

Contents of *The Park Record* are copyright © 2005. Distributed Suburban Newspapers. All rights reserved. No portion may be reproduced in any form without written consent of the managing editor or publisher.
The Park Record (USPS 378-730) (ISSN 0745-3803) is published twice weekly by Diversified Suburban Newspapers, 1670 Broadway Dr., Park City, Utah. Periodicals Postage paid at Park City, Utah.
POSTMASTER: Send address changes to *The Park Record*, Box 3688, Park City, Utah 84060. Entered as second class matter, May 25, 1977 at the post office in Park City, Utah #84060, under the Act of March 3, 1879. Subscriptions rates are \$37 inside Summit County, \$70 outside Summit County. Single copies are \$5. Subscriptions are transferable; \$5 cancellation fee. Phone (435) 649-9014 or fax (435) 649-4942. Published every Wednesday and Saturday.
Home delivery subscriptions in Summit County include delivery of the Sunday editions of *The Salt Lake Tribune*. There are no other service options available.

EDITORIAL

Bonanza Drive slated for makeover

Like homeowners whose family rooms and kitchens have endured generations of toddlers, teens, pets and piecemeal remodels to accommodate new uses, city officials are constantly prioritizing and budgeting for the next big redo.

For Park City, the next major project entails tearing up Bonanza Drive to make way for a new water line. And since it has been a long time since Bonanza got new carpet and curtains, the city may use the water line project as an opportunity to move the furniture a bit.

Over the last three decades, Bonanza Drive has gone from an obscure local cutoff to a major city artery. Before Deer Valley opened and the Deer Valley Drive was still just a walking path, Park Avenue was the preferred route into Old Town and a smattering of points beyond. But since then, traffic on Bonanza Drive has steadily grown and so has the number of destinations it serves.

These days almost everyone headed to and from Deer Valley (both Snow Park and Silver Lake) uses Bonanza Drive. It is also the main ingress and egress for all of the new projects on Empire Pass.

At the same time, Bonanza is also twisting through a growing commercial district in Prospecter with impatient drivers waiting to turn into driveways and intersections between Kearns Boulevard and Deer Valley Drive.

So, faced with the need to dig a seven-foot-deep by 10-foot-wide trench down the middle of Bonanza from Kearns Boulevard to the corner of 12th Street

and Woodside, Park City staffers wisely commissioned a comprehensive traffic study of the about-to-be-repaved-again road.

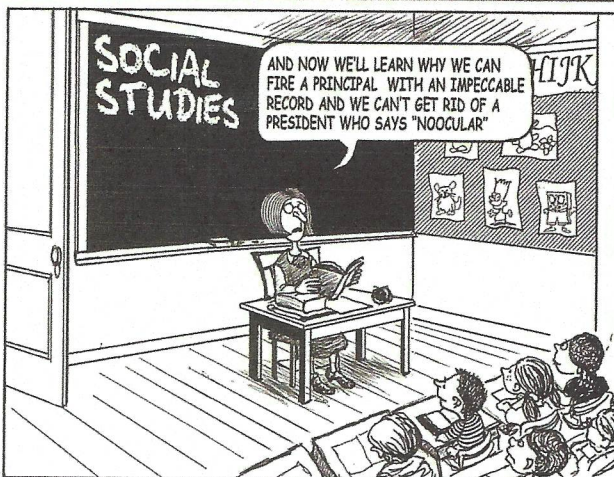
In brief, the Bonanza Drive Reconstruction report suggests that 80 percent of the traffic generated by Deer Valley uses Bonanza Drive, that cyclists and pedestrians also travel that route and, based on the current rate of growth, by the year 2016, it will be virtually impossible to turn off or onto Bonanza Drive in the North of Main (NoMa) commercial district.

This Thursday the Park City Council will begin to talk about the project in the hopes of starting design work this May and construction in the spring of 2009.

During the discussions the council will have to make decisions about the intersections at Prospecter Avenue and Iron Horse Drive as well as amenities for pedestrians, cyclists and public transit users.

The Bonanza Drive Reconstruction talks are separate from the ongoing city walkability study but at some points could dovetail with those circulation issues.

The Bonanza Drive traffic study is scheduled for a preliminary presentation during city council's work session Thursday at 3:40 p.m. The public is welcome to attend, though input will not be taken until later in the process. Nevertheless, given residents' growing concerns about traffic in Park City and the potential havoc and/or improvements this project could inflict, citizens should pay close attention.



JOHN KILBOURN/PARK RECORD

LETTERS TO THE EDITOR

JRES faculty speaks out

To the Park City Community and the Park City Board of Education:

It has been our privilege to work with Michele Wallace as principal of Jeremy Ranch Elementary for the past six years and, for many of us, as a teaching colleague before she became our principal.

Our staff has been continually impressed with Michele Wallace's dedication to her job. She has made Jeremy Ranch Elementary a very supportive place to work. Her positive attitude, hard work and goal-oriented approach to her job makes our school a tremendous learning environment for students and teachers alike. She is completely approachable and always available to discuss concerns, help us problem solve when we're having difficulty meeting the needs of a student, or struggling with a decision that will affect our classroom or ability to be the best teachers we can be.

After careful study and research, Ms. Wallace implemented a school-wide behavior plan that has practically eliminated disruptive behaviors. Appropriate conduct is reinforced and discipline problems are turned into teaching moments. Good choices are recognized with the distribution of notes known as "gold stars." Students who exemplify the traits of integrity, respect, compassion and civility are honored and have the opportunity to enjoy breakfast with Ms. Wallace and their parents. This behavior program has improved the climate at our school. It is a place where students are inspired to excel.

They are able to focus on their studies, free from the distraction of inappropriate behavior.

Our students show outstanding academic performance, exhibiting some of the highest test scores in the state. Our academic scores were always good, but now they are even better. Much of this is due to the programs implemented by Michele Wallace.

Ms. Wallace's dedication to the students at Jeremy Ranch Elementary is remarkable. We are motivated by her example and consider it a privilege to work with such an outstanding principal. We sincerely hope that Michele Wallace will return as our principal next year. Our school community, staff and students will suffer a tremendous loss if she does not return and continue in her capacity as our leader.

Sincerely,

Faculty and Staff of Jeremy Ranch Elementary School:

Cresta Allen, Susan Brewer, Heatherly Gardner, Shawna Robb, Patti Davis, Kae Covington, Debra Guthrey, Jackie Lovett, Elizabeth Hensler, Debbie Jensen, Ginny Etheridge, Kae Covington, Traci Evans, Catherine J. Pankow, Melinda Breiholz, Sandra Jones, Barb Hansen, Nicholas Jones, Kara Hendrickson, Robyn Beck, Holly Forster, Patricia Papez, Pat Fulmer, Kris Morris, Susan Valentine, Valerie VanDenBerghe, Marissa Zuchetto, Larrienne Demers, Nancy Berry, Elaine Jolley, Terry Black, Betty Santana, Joe Demers, Kevin Luke, Laura Hayes, Arturo Munos, Linda

Hilton, Diana Sylvester, Stephanie Berthelme, Cindy Medes, Crystal Carpenter, Marjane Johnston, Ellen Lowell, Jeanette Raymer, Mindy Nelson, Carol Grzybowski, Susan Boone, Keith Meyer, Karen Voth, Angela Parenti, John Anderson, Paula Botkin, Chip Cole-Elchman, Mary Morgan, Chen McClelland, Lindsey Spendlove, Carol Boissonnault, Meg Marsland

Clarity is key

Editor:

Fr. Bob's humanitarian efforts, his kindness and compassion have never been in question. These are certainly traits that make him so likeable to many. What is important for the faithful is whether the Catholic Church's faith and her morals are being taught and administered. The two must be separated for a clear and honest debate to go any further concerning Church teaching on homosexuality. Our church is not a democracy and Christ is still its head with our Pope as its Vicar. No one is required to stay a Catholic if they do not believe they can come to grips with the church's teaching.

With regard to church teaching, Fr. William Casey, of the Fathers of Mercy once asked, "Are we trying to conform to Christ and His Church into our ways or are we striving to conform ourselves in the image and likeness of Christ?" Christ's sacrifice was the pinnacle of His showing His love for us. We too are called to live sacrificial lives of obedience, denial of self, denial of the world's pleasures and going against the popular culture. These are some examples of the cross we pick up daily. It is not an easy life to live, but we have our example in Him who gave His life for all of us.

Fr. Bob is a great example of Christian compassion and charity, as I believe the Catholic Church to be in all of her teaching.

Respectfully,
Deirdre Teodosio
Park City

School funding limitations

Editor:

I'd like to comment on the recent letters, which have been questioning why the School Board doesn't increase revenues. Increased revenue generation is limited by state law and largely uncontrollable locally. Your school board members have spent countless hours at the legislature attempting to get the per-pupil funding increased, fighting against vouchers, pushing for impact fees and encouraging legislation to discontinue the float down on the voted levy, which limits our generation of local property tax.

Many people have indicated that they would be willing to see their taxes increased for education, yet, when legislation is raised such as doing away with tax deductions based on number of dependent children, it seems that it is always defeated. The one local, general fund levy that the board controls is the voted levy. This is the only source of potential extra funds, in

times of shortfall. This year, the board increased this tax by \$2.5 million. Had there not been room in the voted levy, the district would have had to make immediate cuts, without the benefit of time for constituent input and planning.

This levy has a maximum limit, by law. Not even a local vote can increase it. Exhausting this one remaining source of locally controlled funds takes the district dangerously close to the edge.

Different tax levies go to different funds, and the law forbids intermingling of these funds. For instance, taxes collected for buildings cannot be used to pay for compensation and programs. I urge those who are interested in better understanding the complexities and limitations of public school funding to contact their board member. If constituents would like to assist the board in increasing revenue opportunities they can call their legislators in regards to any of these issues and/or they can support the Park City Education Foundation.

Kathryn Adair, former member
Park City Board of Education

Dog park meeting

Dear Park City,

The Dog Park Foundation would like you to come support the Park City Dog Park on Thursday, March 29, at 5:20 p.m., at the City Council work session at the Marsac Building. We will be discussing the final decision on whether we will have a dog park or not.

Come show your support for the dog park. This is going to be a great park for our city, dogs and people.

Sincerely,
Ian Weinman
Park City

Voters should settle road spat

Editor:

Patrick Parkinson's article presented a fair assessment of what the majority of citizens of Francis are concerned about. It is our hope that the "spat" about the road can lead to a two-way dialog between the town government and its voters so that an equitable agreement can be reached about vacating the road. At this time, it appears that a referendum is our only way of having our concerns seriously considered.

Sincerely,
John Barclay
Francis

Francis referendum

Editor:

Thanks to *The Park Record* for the coverage of Francis petitioning to place the Hilltop Road closure issue on the November Ballot. Like Park City years ago, Francis, Coalville and Heber are experiencing tremendous growing pains. Francis citizens wish to work hand-in-hand with city officials instead of battling a run-away town council. To defend the closure of Hilltop Road because it rectifies the

problematic intersection -- and the intersection remains open and as is -- is illogical. It only becomes suspicious because of the new subdivision planned for the exact same stretch of road giving several hilltop lots added value.

Hilltop Road is important to many area residents now and will become increasingly necessary to accommodate the traffic of 250-plus new homes. In addition, re-routing all that traffic through a family-filled subdivision with no sidewalks is an accident in the making. If certain council members didn't hear the overwhelming public outcry (both verbal and written) against the closure in the last couple of months, then we want to be sure they hear it on Election Day. By flexing our constitutional muscle, Francis is simply asking that "We the People" be allowed to make the decision -- no matter what the outcome. For, against or indifferent, I urge everyone to find one of the many petitions in circulation and add your name.

Sincerely,
Kristi Major
Francis

The Park Record Staff

PUBLISHER Andy Bernhard

Editor Nan Chatal-Neaker

Staff writers Jay Hamberger

Pat Parkinson

Joe Lair

Adal Waldburger

Anna Bloom

Dan Bischoff

Frank Fisher

Tom Clyde

Teri Orr

Jay Mashan

Joan Jacobson

Shirley Leavitt

Linda Joplin

Lisa Nyren

Steve Phillips

Courtney Herzinger

Kristi Ruppert

Kerri Stollerman

Office manager Pam Crofts

Circulation manager Lacy Brundy

Accounting manager Kate Fischer

Advertising director Valerie Deming

Advertising sales Wendy Halliday

Teresa Chavez

Annie Macdonald

Lori Gull

Steve Aldous

Traci Arwa

Arwa Jundi

Editorial production Karl James

Photographers Scott Brundy

Sarah Ausse

Production director Matt Gordon

Production Scott Schlenker

Jason Plawicki

Becky Larsen

Laura Avey

Ann Marie Kioh

Tammy Cazier

Hilary Harris

Internet Manager Joanie Baker

General Manager Bill Olsen

Head Pressman Don Ferny

Pressman Jeremy Elkins

Pre-press Mike White

Controller Valerie Walton

Office Staff Sandy Trost

Mail Room Marilyn Case

Distribution Ray Scoggins

Mike Fischer

Antonia Contreras

Fred Pigeon

Cartoonist John Kilbourn

GUEST EDITORIAL

Create a bicycle-friendly town

By MICHAEL R. WATSON
Park City

I Currently Park City is in the process, energetically, of becoming a cycling town. I support Park City becoming, also, a bicycle-friendly town. My support is reinforced by these already-in-place facts.

- Park City's stated dedication to sustainability, alternative transportation, bus service, biodiesel, wind power, improving pedestrian friendliness/bicycling friendliness, espousing/acting, "being Green."
- Local resort economy: Lodging, restaurants, bike shops. Goal to assist this economy in months of year other than December, January, February, March. People from elsewhere come here to ride bicycles.
- Lance Armstrong, American, seven Tour de France victories (bicycling industry explosion).
- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- Local bike shops catering to/benefiting from growing summer season bicycle business demands.
- Cycling racing events: NORBA, assorted road-race events.
- Mountain Trails Foundation (nonprofit group efforts). Young Riders, Team Sugar (local competitive cycling group).
- Long established, well-loved local competitive riders: Tom Noaker, Thomas Cook, Peter Barquin, Todd Henneman, and to include Eric Heiden, resident, Olympic speed skater, sponsored American on Team 7-11 in 1981 Tour de France.
- Local population (growing/booming with children, and they're Boomer parents themselves). These individuals (us) want children to have established, safe routes to school, around town, and may they'll develop into future Lance Armstrongs from Park City.

- "bikeable." It is within a populated residential community, riders/cyclists ride it frequently on group rides and individually. Cyclists visiting Park City know and ride it (Meadows Drive). Painting and signage -- a small expense.
- Work with local advocates and UDOT to apply above to S.R. 224 from Heber Avenue to first right turn into Redstone, Wild Oaks, on both sides of S.R. 224.
- Strip bike lanes on S.R. 248/Kearns Blvd. starting @ Park Ave. to old Rt. 40 frontage road, just East of U.S. 40 overpass (collaboration with UDOT).
- As above on Bonanza Drive south to roundabout and east out Deer Valley Drive to Snow Park Lodge and then north, essentially circumnavigating "Lower Deer Valley."
- Make Park City known to be "cycling friendly" (promoting and improved resident safety). Put visually identifiable "notices" of "bike friendliness" out there: Painted bike lanes and signs that motorists, visitors, EVERYBODY sees will help improve safety as drivers are exposed to bicycling, and become used to it.
- Of these things "kinda" existing already: Lucky John and neighborhood area Bike Lane, Meadows Drive, (edge striping, not legally defined bike lane.) Edge striping on Park Avenue.
- We've got an Olympic Welcome Plaza, a stainless steel sculpture on S.R. 224 south of the barn to indicate/reinforce our commitment to skiing and all it represents/promotes.
- Relatively, the above requests/suggestions are inexpensive and could help our economy in the future and present.
- S.R.224 has some of these items. Park City should. The Bonneville Shoreline Trail route (in S.R.224) is a good example, as it proceeds from 33rd South, on Wasatch Blvd., north over I-80 (on pedestrian/bicycle bridges), continuing north through residential neighborhoods, through a golf course, to Hogle Zoo and into the Research Park, U of U complex.

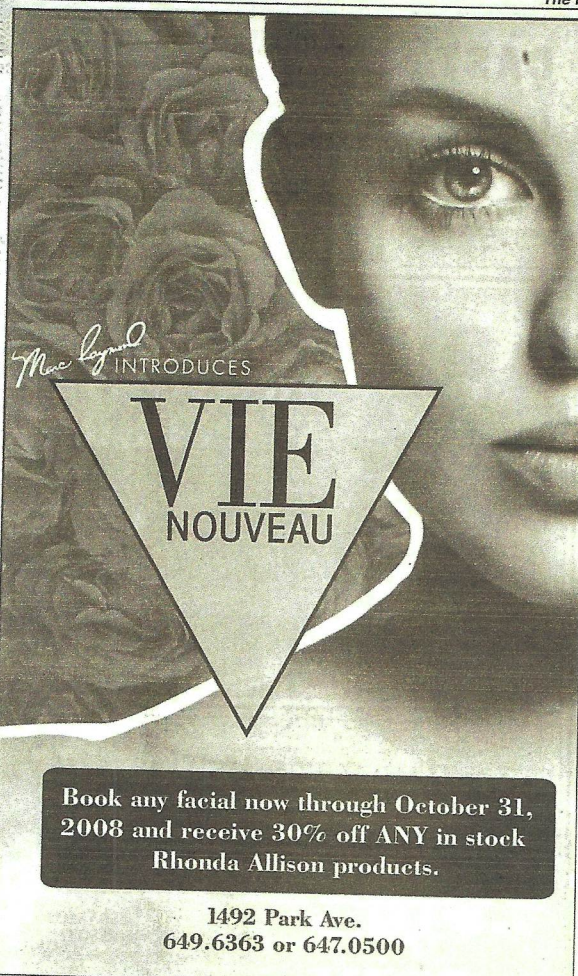
- "bikeable." It is within a populated residential community, riders/cyclists ride it frequently on group rides and individually. Cyclists visiting Park City know and ride it (Meadows Drive). Painting and signage -- a small expense.
- Work with local advocates and UDOT to apply above to S.R. 224 from Heber Avenue to first right turn into Redstone, Wild Oaks, on both sides of S.R. 224.
- Strip bike lanes on S.R. 248/Kearns Blvd. starting @ Park Ave. to old Rt. 40 frontage road, just East of U.S. 40 overpass (collaboration with UDOT).
- As above on Bonanza Drive south to roundabout and east out Deer Valley Drive to Snow Park Lodge and then north, essentially circumnavigating "Lower Deer Valley."
- Make Park City known to be "cycling friendly" (promoting and improved resident safety). Put visually identifiable "notices" of "bike friendliness" out there: Painted bike lanes and signs that motorists, visitors, EVERYBODY sees will help improve safety as drivers are exposed to bicycling, and become used to it.
- Of these things "kinda" existing already: Lucky John and neighborhood area Bike Lane, Meadows Drive, (edge striping, not legally defined bike lane.) Edge striping on Park Avenue.
- We've got an Olympic Welcome Plaza, a stainless steel sculpture on S.R. 224 south of the barn to indicate/reinforce our commitment to skiing and all it represents/promotes.
- Relatively, the above requests/suggestions are inexpensive and could help our economy in the future and present.
- S.R.224 has some of these items. Park City should. The Bonneville Shoreline Trail route (in S.R.224) is a good example, as it proceeds from 33rd South, on Wasatch Blvd., north over I-80 (on pedestrian/bicycle bridges), continuing north through residential neighborhoods, through a golf course, to Hogle Zoo and into the Research Park, U of U complex.

- "bikeable." It is within a populated residential community, riders/cyclists ride it frequently on group rides and individually. Cyclists visiting Park City know and ride it (Meadows Drive). Painting and signage -- a small expense.
- Work with local advocates and UDOT to apply above to S.R. 224 from Heber Avenue to first right turn into Redstone, Wild Oaks, on both sides of S.R. 224.
- Strip bike lanes on S.R. 248/Kearns Blvd. starting @ Park Ave. to old Rt. 40 frontage road, just East of U.S. 40 overpass (collaboration with UDOT).
- As above on Bonanza Drive south to roundabout and east out Deer Valley Drive to Snow Park Lodge and then north, essentially circumnavigating "Lower Deer Valley."
- Make Park City known to be "cycling friendly" (promoting and improved resident safety). Put visually identifiable "notices" of "bike friendliness" out there: Painted bike lanes and signs that motorists, visitors, EVERYBODY sees will help improve safety as drivers are exposed to bicycling, and become used to it.
- Of these things "kinda" existing already: Lucky John and neighborhood area Bike Lane, Meadows Drive, (edge striping, not legally defined bike lane.) Edge striping on Park Avenue.
- We've got an Olympic Welcome Plaza, a stainless steel sculpture on S.R. 224 south of the barn to indicate/reinforce our commitment to skiing and all it represents/promotes.
- Relatively, the above requests/suggestions are inexpensive and could help our economy in the future and present.
- S.R.224 has some of these items. Park City should. The Bonneville Shoreline Trail route (in S.R.224) is a good example, as it proceeds from 33rd South, on Wasatch Blvd., north over I-80 (on pedestrian/bicycle bridges), continuing north through residential neighborhoods, through a golf course, to Hogle Zoo and into the Research Park, U of U complex.

- "bikeable." It is within a populated residential community, riders/cyclists ride it frequently on group rides and individually. Cyclists visiting Park City know and ride it (Meadows Drive). Painting and signage -- a small expense.
- Work with local advocates and UDOT to apply above to S.R. 224 from Heber Avenue to first right turn into Redstone, Wild Oaks, on both sides of S.R. 224.
- Strip bike lanes on S.R. 248/Kearns Blvd. starting @ Park Ave. to old Rt. 40 frontage road, just East of U.S. 40 overpass (collaboration with UDOT).
- As above on Bonanza Drive south to roundabout and east out Deer Valley Drive to Snow Park Lodge and then north, essentially circumnavigating "Lower Deer Valley."
- Make Park City known to be "cycling friendly" (promoting and improved resident safety). Put visually identifiable "notices" of "bike friendliness" out there: Painted bike lanes and signs that motorists, visitors, EVERYBODY sees will help improve safety as drivers are exposed to bicycling, and become used to it.
- Of these things "kinda" existing already: Lucky John and neighborhood area Bike Lane, Meadows Drive, (edge striping, not legally defined bike lane.) Edge striping on Park Avenue.
- We've got an Olympic Welcome Plaza, a stainless steel sculpture on S.R. 224 south of the barn to indicate/reinforce our commitment to skiing and all it represents/promotes.
- Relatively, the above requests/suggestions are inexpensive and could help our economy in the future and present.
- S.R.224 has some of these items. Park City should. The Bonneville Shoreline Trail route (in S.R.224) is a good example, as it proceeds from 33rd South, on Wasatch Blvd., north over I-80 (on pedestrian/bicycle bridges), continuing north through residential neighborhoods, through a golf course, to Hogle Zoo and into the Research Park, U of U complex.

- "bikeable." It is within a populated residential community, riders/cyclists ride it frequently on group rides and individually. Cyclists visiting Park City know and ride it (Meadows Drive). Painting and signage -- a small expense.
- Work with local advocates and UDOT to apply above to S.R. 224 from Heber Avenue to first right turn into Redstone, Wild Oaks, on both sides of S.R. 224.
- Strip bike lanes on S.R. 248/Kearns Blvd. starting @ Park Ave. to old Rt. 40 frontage road, just East of U.S. 40 overpass (collaboration with UDOT).
- As above on Bonanza Drive south to roundabout and east out Deer Valley Drive to Snow Park Lodge and then north, essentially circumnavigating "Lower Deer Valley."
- Make Park City known to be "cycling friendly" (promoting and improved resident safety). Put visually identifiable "notices" of "bike friendliness" out there: Painted bike lanes and signs that motorists, visitors, EVERYBODY sees will help improve safety as drivers are exposed to bicycling, and become used to it.
- Of these things "kinda" existing already: Lucky John and neighborhood area Bike Lane, Meadows Drive, (edge striping, not legally defined bike lane.) Edge striping on Park Avenue.
- We've got an Olympic Welcome Plaza, a stainless steel sculpture on S.R. 224 south of the barn to indicate/reinforce our commitment to skiing and all it represents/promotes.
- Relatively, the above requests/suggestions are inexpensive and could help our economy in the future and present.
- S.R.224 has some of these items. Park City should. The Bonneville Shoreline Trail route (in S.R.224) is a good example, as it proceeds from 33rd South, on Wasatch Blvd., north over I-80 (on pedestrian/bicycle bridges), continuing north through residential neighborhoods, through a golf course, to Hogle Zoo and into the Research Park, U of U complex.

- "bikeable." It is within a populated residential community, riders/cyclists ride it frequently on group rides and individually. Cyclists visiting Park City know and ride it (Meadows Drive). Painting and signage -- a small expense.
- Work with local advocates and UDOT to apply above to S.R. 224 from Heber Avenue to first right turn into Redstone, Wild Oaks, on both sides of S.R. 224.
- Strip bike lanes on S.R. 248/Kearns Blvd. starting @ Park Ave. to old Rt. 40 frontage road, just East of U.S. 40 overpass (collabor



Mac Lynn INTRODUCES

VIE NOUVEAU

Book any facial now through October 31, 2008 and receive 30% off ANY in stock Rhonda Allison products.

1492 Park Ave.
649.6363 or 647.0500

SPAS • HOT TUBS!

SPECIAL PURCHASE SALE!

SAVE UP TO 20% ON SPAS IN STOCK

6 PERSON SPAS FROM \$3995!

PARK CITY'S LARGEST SELECTION AND BEST PRICES

SpaDepot

HOURS: M-F - 10-6
SAT - 10-5

spadepotutah.com

6420 N. BUSINESS PARK LOOP OFF SILVER SUMMIT EXIT

Snowmelt Driveways

Remember Last Year's SNOW?!!
Call Now!



801.518.9999
Ask for Larry

Concrete Snowmelt Systems Up to 98% efficient
Breakout and Repair Driveways
Colored & Stamped Available

VIEWPOINTS

LETTERS TO THE EDITOR

Why is county keeping maps a secret?

Editor:
On September 24, 2008, Park City radio station KPCW informed the public that Quinn's Junction Partnership had obtained a map that varied substantially from both the master plan maps of Park City and Summit County. Whereas the official maps of both entities showed properties around the Snyderville Basin as developable lands, this "secret" map showed the majority of these properties targeted as open space including the Quinn's Junction parcel. Following this disclosure, City planners were interviewed and laughed at the notion that this subterranean map existed.

As a result of that interview I asked City attorneys if I could release the map to the public. On September 25, 2008, Summit County Commissioner Sally Elliott also appeared on KPCW and was asked if this map in fact existed. Her response to that direct question was that such map existed and could be obtained by the public from the plats at the County recorder's office in Coalville. Of course, this alleged public map cannot be found in Coalville. Within 2 hour of Ms. Elliott's interview, I received an email from Park City's attorney threatening that if I released this so-called public map that my client would be sued.

Commissioner Elliott also commented on discussions concerning an Air Force resort that has been stalled for over 10 years. She further claimed that the City and County had provided the Air Force with 10 or 12 sites in which to pick a location. What she failed to disclose is that the list she provided to the Air Force also included the Quinn's Junction site. The same site that appears as open space on the "secret map." Further she failed to disclose that the proffered Canyon's site was owned by the County, created through TDRs received through developers in exchange for zoning and carried a price tag of approximately \$10 million. Finally that millions of dollars in public funds would be allocated to purchase Red Maples from the Air Force when Quinn's had proposed that the public get it free.

She further took the inexplicable positions that the Air Force resort would be better suited to impact SR 224, which road is in traffic failure and which area the County is monitoring for increasing dirt air. She noted that SR 248 traffic was increasing but did not explain how hundreds of thousands of square feet a controversial density adjacent to the Quinn's parcel had been approved and over 300 new homes to the south were on deck for approval. Finally it was incredible to me that Ms. Elliott claimed that the County wanted increased density only in resort areas when she has to pass Kimball Junction on her way home from Coalville.

It is beyond my imagination that Sally Elliott cannot give a straight answer and accurate facts. Why this local government has to operate behind closed doors and keep maps secret is an insult to the constituents who expect more.

Greg S. Erickson
Attorney for Quinn's Junction

We need John's problem-solving skills in Coalville

Editor:
A beneficial change is coming to Summit County government, and John Hanrahan, candidate for Seat C for the County Council, will meet the challenge.

John's creative, thoughtful and personable approach to problem-solving has been apparent as a physician, a not-for-profit humanitarian organizer and a community leader. I have complete confidence in his abilities to help us all through this transition. We are fortunate to have a candidate of his caliber willing to work for all of us.

Please vote for John in November.

Marianne Cone
Park City

McCain was angry, contentious, scared

Editor:
Obama's only mistake (in the Sept. 26 debate) was that he didn't take advantage of every opening in response to McCain's statements. Obama definitely proved his case that McCain is committed to continuing the policies of this failed current administration. By his own

words and actions, McCain proved himself to be an angry, contentious, "discourteous" — and scared — "old" man (my apologies to every senior) with no idea of what reality is for average Americans. If McCain should win the election, my greatest fear is that something awful would happen to him. Which means that Palin would be the president. That possibility should give even the most dedicated Republican pause.

Milram Hyde
South Salt Lake

Hanrahan looks beyond the symptoms

Editor:
As a resident of Park City for two decades, I have occasionally had to go to the doctor (not often, thankfully). But when I did, I would often see Dr. John Hanrahan. The characteristics that make Dr. Hanrahan a great doctor are the same ones that would make him a great member of the newly formed County Council. He's an attentive listener, he looks for the source of a problem rather than just treat the symptom, he puts everyone at ease, he takes his time with people, and above all he has a wonderful sense of humor (which I think is important in politics). These are the traits needed to bring not only the new Council together, but to bring the entire County together. I have no doubt that Dr. Hanrahan will represent everyone's best interests the same way he was able to offer excellent treatment to anyone who walked through the clinic door. That's why I'm voting for Dr. John Hanrahan for County Council Seat C; he has the skills needed to make the County Council the best it can be.

George Dymalski
Park City

Thanks for nothing, Rep. Bishop

Editor:
An open letter to Rep. Rob Bishop:

You jerk. I work on Main Street in Park City. Main Street. Your vote against the bailout package has just made it immeasurably harder for me to make enough money to pay my mortgage, to pay my electric bill, to put gas in the car. If I don't have people coming in the door and spending money, I don't make money. Your refusal to help means there will be a lot fewer people coming in the door to spend money. I have no investments on Wall Street. But this was never about Wall Street versus Main Street, it was about the health of the American economy. Don't you understand? It is all connected.

I also think about my mother, retired. She is no Wall Street wizard but she relies on her few investments to help pay for medications — she has severe arthritis and a heart condition. My mother and I lead very common, average lives and you have just made them much, much more difficult.

You stripped out all the regulation you could over the past decade. You allowed this house of cards to be built and then when it came crashing down you refused to take responsibility and help clean up the mess. You grabbed your 'ideals' and ran the other way. I am going to spend all the time I can (but no money — I have no extra now) to unseat you this fall. You and the ideologues like you don't serve your constituents, you serve your own best interests and your clearly proven outmoded ideology.

Thanks for nothing, you big idiot. Throw 'em out. Throw 'em all out!

Thomas Cushman
Park City

Finally, a leash-free dog facility

Editor:
Please bring your dog and help celebrate the opening of the Park City Dog Park this Thursday, Oct. 2. The Mayor and City Council will help with a ribbon-cutting ceremony at 5 p.m. While there is still much work to be done to make the park as "world class" as other Park City recreational parks, we are delighted that the park is open! Our dog has been thrilled to run like the wind without having to worry about cars, cyclists, and hikers.

The wish list for the next phase of the dog park includes: drainage, trees, shade, landscaping, more benches, and irrigation. Send an email to dogparkpc@yahoo.com if

you would like to be on the dog park committee, make a donation, or contribute an item on the wish list. Please also let your City Council representative know that completing the next phase of the park should be a priority in the 2009 budget.

Thank you to Rich Wyman and Ian Weinman for their dedication and persistence over the last three years in leading the charge to create the park. Thanks also to Mayor Williams, the City Council, the Park City Recreation Advisory Board, Ken Fisher & Matt Twombly from the city, Cathy King, Charlene Brewster, and Bobbie Pyron of Summit County Friends of Animals, and Carol Potter of Mountain Trails. Finally, thanks to all the individuals in the community who have dreamed of a dog park during the last decade (you know who you are).

Margie Schloesser
Dog Park committee member
Park City

Robinson would be a superb choice

Editor:
In the course of my work for our communities and environment I've had the chance to meet a few extraordinary people. At the top of that list is Chris Robinson, now a candidate for Summit County Council.

Chris blends a unique set of qualities that would make him a superb addition to Summit County government. He listens, thinks creatively, and keeps the public's long-term interest at the forefront of his thinking. And, when Chris commits to an endeavor, he accomplishes wonderful ends.

Whether it's open-space protection, sharp fiscal analysis, community planning, or just contributing to good causes, I've found Chris Robinson a giant leader. I hope you'll give him a chance to serve Summit County by voting for him on November 4.

Ralph Becker
Salt Lake City

Why was Rees arrest newsworthy?

Editor:
I was astonished when I read Pat Parkinson's story about Jim Rees's arrest and alleged DUI. Why was this newsworthy?

Shall I look forward to reading about EVERYONE arrested for DUI in the county or are we just picking on people who have served their community?

Is that the extent of the news out here in the "northwest edge of Summit County?"

I, for one, am embarrassed for the Park Record. I wish Jim, and his entire family, who by the way have all probably read about this, the very best of luck at his upcoming hearing!

Connie Stewart
Hendler

Community Wireless made transition smooth

Editor:
I would like to personally thank Community Wireless of Park City for giving Wasatch Public Media the opportunity to purchase KCPW FM in Salt Lake City. In particular I would like to thank Joe Wrona and Bill Mullen who represented the Community Wireless Board during the negotiations and during the preparation, execution and ultimate completion of a complex business transaction. They believed in Salt Lake's mission and purpose when others did not. I would also like to thank Tina Quayle, general manager of KPCW, and her staff. They made the five-month period where we, in a sense, leased KCPW from Community Wireless until the purchase was completed, as smooth as possible and as professional as we could have hoped for during that challenging period.

Community Wireless gave me a small window of opportunity and that was all I needed. They kept their promises and we kept ours by meeting all of the conditions and deadlines that were put before us.

I know how difficult it was for Community Wireless to take the leap of faith to support our purchase of the station. For the 50,000 listeners in Salt Lake City we are grateful you did. Thank you.

Ed Sweeney
President and CEO
Wasatch Public Media

City Council Staff Communications Report

Subject: ERP Software Replacement Update
Author: Mindy Finlinson, Finance Manager
Department: Finance
Date: December 19, 2024

Summary

On [July 27, 2023](#), the City Council approved the important operational upgrade to allow a new Enterprise Resource Planning (ERP) software contract with Tyler Technologies. This system replaces the City's current financial reporting system and associated modules and customer interfaces for the first time in 17 years.

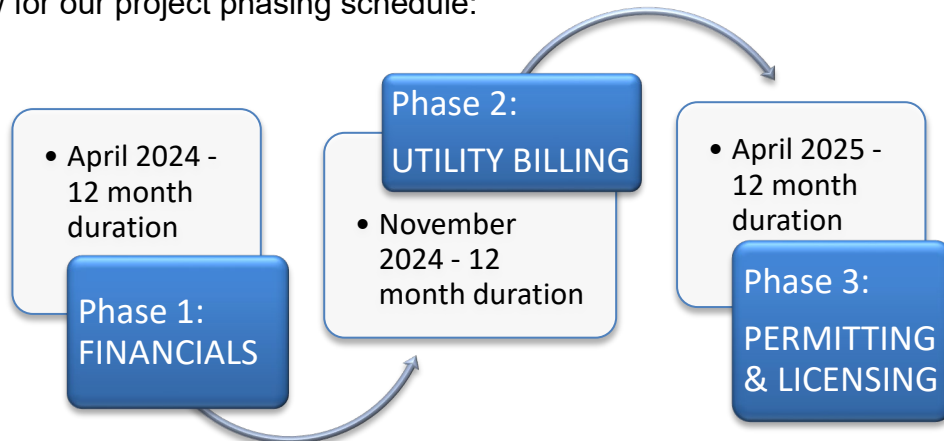
[Enterprise ERP](#) is a powerful enterprise resource planning solution that integrates financials, payroll, purchasing, revenue streams, civic services, and community engagement. The system can help break down departmental data and customer service silos, streamline regulatory processes and eliminate duplicate data entry.

Implementation of the Enterprise ERP is a major undertaking taking place over 2-3 years from start to finish. A phased implementation is currently underway, and we are pleased to announce that *Phase 1: Financials* is ahead of schedule, with the go-live date set for the end of March 2025. Our implementation team has worked collaboratively across multiple departments to ensure a successful rollout. This progress has been greatly supported by the responsiveness and proactive engagement of our Tyler project manager, who has been instrumental in keeping the project on track.

End-user training, which is an important milestone, is scheduled for the first week of March and will span several days. During this period, our own Finance and IT teams, alongside Tyler consultants, will guide numerous users through the new system processes and provide answers to any questions.

Looking ahead, the kick-off meeting for *Phase 2: Utility Billing* is scheduled for the second week of December. Each quarter, we will provide a staff communications report detailing the project's progress.

See below for our project phasing schedule:



City Council Staff Communications Report



Subject: Planning Commission Member Update
Author: Michelle Downard
Department: Executive
Date: December 19, 2024

Public bodies play an important role in the inclusion of community members and stakeholders in the administration of City policy, programs, and initiatives. When community members are included in decision-making, they are more likely to trust and support government actions--participation fosters a sense of ownership, as their voices and experience matter in shaping policies and programs.

The Planning Commission, specifically, consists of seven members who serve four-year staggered terms that expire in July. Members serve until a successor is appointed and must be residents of Park City and reside within Park City for at least 90 days before being appointed.

The Planning Commission reviews development applications for consistency with the General Plan and Land Management Code, acting on land use applications, plats, Conditional Use Permits, and Master Planned Developments. The Planning Commission also reviews and forwards recommendations to the City Council for Land Management Code amendments, annexations, zoning, and General Plan updates.

[PCMC 15-12-1](#) establishes that Planning Commission members are appointed by the Mayor with the advice and consent of the City Council and states that alternate members may be appointed. [PCMC 15-12-4](#) requires appointments to fairly represent the interests of all residents of the community.

More recently, on September 1, 2022, the City Council adopted [Ordinance No. 2022-30](#), amending Planning Commissioner qualifications as follows:

Members of the Planning Commission shall be residents of Park City and have resided within the City for at least ninety (90) days prior to being appointed. *There should be a priority for at least one Planning Commissioner to be a land use professional, including but not limited to experience in construction, planning, architecture, or real estate development.*

Analysis

In 2023, Commissioner vacancies due to terms ending created strong interest and thirteen eligible applications. The Mayor and Council conducted interviews on Monday, [June 12, 2023](#), and after consideration, on [July 6, 2023](#), approved the Mayor's recommendation to reappoint Christin Van Dine and appoint Rick Shand to four-year terms effective through July 2027.

The current Planning Commissioners are listed below:

Planning Commissioners	Term Expiration
Sarah Hall, Chair	Jul-24
William (Bill) Johnson	Jul-24
Laura Suesser	Jul-25
Henry Sigg	Jul-26
John Frontero	Jul-26
Christin Van Dine	Jul-27
Rick Shand	Jul-27

In 2024, both Commissioner Hall and Johnson expressed an interest in continuing to serve while the pending Snow Park application was being considered. This same strategy was applied during the Treasure Hill Planning Commission deliberations to maintain continuity and recognize commissioner commitment. At that time, Commissioner Strachan was appointed to two 4-year terms from 2008-2016 and continued to serve until May 2018. On [March 8, 2018](#), 5 Commissioners were appointed to staggered term lengths of 2, 3, and 4 years.

The Mayor and Council agreed to delay appointing successors. Commissioners Hall and Johnson continue to serve.

With initial decisions on the pending Snow Park application expected in early 2025 and the upcoming term end for Commissioner Suesser, the Mayor and Council expressed an interest in discussing the timeline for the next round of appointments. Existing members have been informed of the pending recruitment and are eligible to re-apply.

Generally, in coordination with the new and standardized process for recruiting Park City's public bodies, recruitments for terms ending in July would include advertising in February and March, reviewing applications and conducting interviews in April, and formal appointments in May or June. Consistent with past practices, the Mayor and Council would be included in the application review, interviews, and appointment. During that process, the Mayor and Council could consider appointing all three seats currently held by Commissioner Hall, Johnson, and Suesser, the effective dates, and the term lengths which may include four-year terms or terms of varying lengths to maintain staggering.

City Council Staff Communications Report



Subject: Bonanza 5-Acre Site- Update
Author: Michelle Downard
Department: Executive
Date: December 19, 2024

The City's property, the Bonanza 5-acre site, is now in a request for proposals (RFP) process to select a future redevelopment partner.



Figure 1. Map of the Bonanza 5-Acre Site

Recent Milestones

Recently, the City Council has reprioritized the redevelopment and accomplished substantial milestones including:

- [June 5, 2024](#)- A Special City Council Meeting to prepare the RFP.
- [June 6, 2024](#)- The City Council received an update on the Bonanza Park Brownfield Grant and another work session to continue the RFP preparation.
- [June 27, 2024](#)- A Special City Council Meeting to discuss the Bonanza Park Small Area Plan and the 5-acre site and its relationship to the future of the 5-acre property.
- [July 11, 2024](#)- The City Council approved the Bonanza Park Small Area Plan
- [August 15, 2024](#)- The City Council directed staff to prepare an agreement with Rocky Mountain Power to underground electrical transmission lines and identify funding for the equipment. (see September 26, 2024)
- [August 22, 2024](#)- The City Council approved entering into the State-regulated Voluntary Clean Up Program for soil remediation on the 5-acre property.

- [September 11, 2024](#)- The City posted the RFP to solicit proposals for the property's redevelopment.
- [September 26, 2024](#)- The City Council formally approved a \$7.2M budget amendment for undergrounding the overhead electrical transmission lines.
- [October 10, 2024](#)- The City Council approved a pedestrian easement in exchange for a multi-use path along Kearns Blvd in front of 1251 Kearns Blvd. (Figure 2)

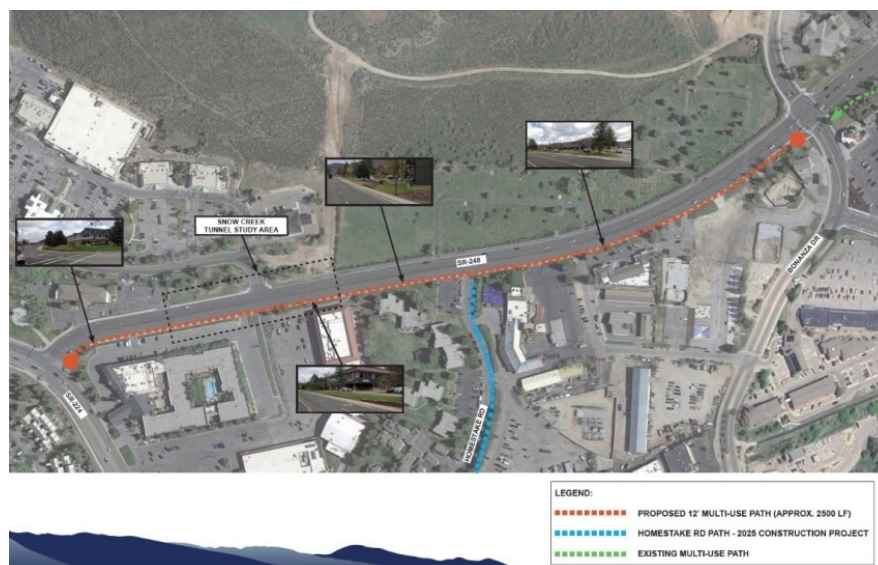


Figure 2. The location of the extended multi-use path along Kearns Blvd.

- [October 24, 2024](#)- The City Council approved Soil Ordinance Code Amendments to better align with State and Federal regulations, align cap requirements with the most recent EPA updated guidelines, and clarify aspects of soil disposal requirements. While this applies to all properties within the soil ordinance boundary, the amendment aligns the soil remediation process for the Bonanza site with the State, Federal, and EPA regulations.
- November 14, 2024- We submitted the Brownfield Grant Funding Application Submitted.
- November 6- The RFP submissions were due.
- November 4, 18, and 21- The RFP Selection Committee was convened to review, discuss, and interview the respondents.

The high reprioritization has accomplished substantial milestones and we are excited to continue moving forward to see what the future will bring.



City Council Staff Report

Subject: Fiscal Year 2024 Annual Comprehensive Financial Report Acceptance
Author: Mindy Finlinson, Finance Manager
Department: Finance
Date: December 19, 2024

Recommendation

Review and consider approving Park City's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year that ended June 30, 2024, the primary document used to communicate and substantiate the City's overall financial condition.

Through years of hard work, dedication, and rigorous internal controls, Park City remains in a very strong financial position and is committed to proactive and conservative financial management practices. This commitment is recognized by the quality of our external annual audit, reporting no material weaknesses and strong assurance on both our internal controls and future creditworthiness.

Executive Summary

The Finance Department is pleased to report that no material weaknesses were reported after the annual audit. Park City's internal controls over financial reporting continue to provide strong assurances that the financial statements are presented fairly and can be relied upon for their accuracy.

Analysis

Utah State law requires Park City to follow the Uniform Fiscal Procedures Act for Utah Cities, UCA § 10-6-101 et seq., which requires an independent and comprehensive annual audit of the City's finances. Certified public accountants, HBME, LLC, performed the external audit function for the City.

Each year, the City Council is presented with an annual financial report prepared in conformity with generally accepted accounting principles within 180 days of the fiscal year end. This requirement is satisfied by the presentation of the ACFR (Exhibit A), which provides a comprehensive financial picture covering all funds and financial transactions for the year. Once finalized, a copy of the ACFR is filed with the Utah State Auditor and the Park City Recorder as a public document.

Park City's ACFR includes all funds of the City and is presented in four sections: Introductory, Financial, Statistical, and Internal Control and Compliance Reports.

- The **Introductory Section** contains a letter of transmittal, a directory of principal officials, and an organizational chart of the City.

- The **Financial Section** contains management's discussion and analysis (MD&A), the basic financial statements, notes to the financial statements, required supplementary information, individual fund statements for which data is not provided separately within the basic financial statements, as well as the independent auditor's report on these financial statements and schedules.
- The **Statistical Section** includes selected financial and demographic information, generally presented on a multi-year basis.
- The **Internal Control and Compliance Reports Section** contains the independent auditors' report on internal control and compliance required by *Government Auditing Standards* and state compliance as required by the *State of Utah Legal Compliance Audit Guide*.
 - As described in the Internal Control Report section of the ACFR, the audit found noncompliance related to budgetary compliance in the Library Department. The instance exceeded appropriations by approximately \$177K, attributed to a budget adjustment for the final payroll of FY24, as well as invoices paid that corresponded to expenses from previous fiscal years.
 - The instance did not modify the auditors' opinion on our compliance overall. Since then, the Library Department implemented new procedures to ensure that invoices are paid in the correct fiscal year. Additionally, the Budget Department will strengthen oversight by reinforcing existing policies and will amend the budget as needed to ensure compliance.

Since the ACFR is the primary document used to communicate the City's financial condition, it is distributed to various bond-rating agencies, investors in City debt, and the State Auditor to evaluate our finances and creditworthiness. The first two basic financial statements, the Statement of Net Position and the Statement of Activities, present information on a government-wide, full-accrual accounting basis, which reflects the overall financial position of the City and its various funds, not just the amounts available for budgetary purposes. Fiscal operations in the government-wide statements are organized into two major activities: governmental and business-type.

Fund information is also presented for major funds individually and non-major funds combined in a single column in the basic financial statements. Because the focus is so different between fund and government-wide statements, a reconciliation between the two types of statements is necessary to better understand how and why the numbers differ.

We suggest focusing on the MD&A and the notes to the basic financial statements. The notes to the basic financial statements in the Financial Section provide required detailed disclosures and a description of the financial statements.

Recently, in September 2024, the City was once again awarded the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2023. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and attainment represents a significant accomplishment. Notably, this is the 19th consecutive year that Park City Municipal has received this prestigious award.

Again, we are pleased to reaffirm Park City's strong financial position after an extensive annual audit that took several months to complete and remain dedicated to proactive and conservative financial management practices and controls.

Exhibits

- Exhibit A: Draft Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024
- Exhibit B: Certificate of Achievement for Excellence in Financial Reporting

Park City Municipal Corporation, Utah



Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2024



PARK CITY MUNICIPAL CORPORATION, UTAH



ANNUAL COMPREHENSIVE FINANCIAL REPORT

**(Including Internal Control and Compliance Reports
and Supplementary Information)
for fiscal year ended June 30, 2024**

Prepared by:

Finance Department

Mindy Finlinson, CPA, Finance Manager

Nike Noack, City Treasurer

Kim Atkinson, Accountant

PARK CITY MUNICIPAL CORPORATION, UTAH
ANNUAL COMPREHENSIVE FINANCIAL REPORT
June 30, 2024

CONTENTS

	Page
INTRODUCTORY SECTION	
Transmittal Letter	ii
Principal Officials	xi
Organization Chart	xii
Certificate of Achievement	xiii
FINANCIAL SECTION	
Independent Auditor's Report on Financial Statements and Supplementary Information	2
Management's Discussion and Analysis (Unaudited)	5
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	18
Statement of Activities	19
Governmental Fund Financial Statements	
Balance Sheet	21
Reconciliation of the Balance Sheet – Governmental Funds to the	
Statement of Net Position	22
Statement of Revenues, Expenditures, and Changes in Fund Balances	23
Reconciliation of the Statement of Revenues, Expenditures, and Changes In Fund	
Balances – Governmental Funds to the Statement of Activities	24
Statement of Revenues, Expenditures, and Changes in Fund Balance –	
Budget and Actual – General Fund	25
Proprietary Fund Financial Statements	
Statement of Net Position	27
Statement of Revenues, Expenses, and Changes in Net Position	28
Statement of Cash Flows	29
Fiduciary Fund Financial Statements	
Statement of Fiduciary Net Position	31
Statement of Changes in Fiduciary Net Position	32
Notes to the Basic Financial Statements	
Note A – Summary of Significant Accounting Policies	34
Note B – Cash, Cash Equivalents and Investments	42
Note C – Notes Receivable	46
Note D – Leases Receivable	46
Note E – Interfund Transfers	46
Note F – Subscription-Based IT Arrangements	47
Note G – Capital Assets	47
Note H – Long-Term Obligations	49
Note I – Retirement Plans	58
Note J – Defined Contribution Plans	69
Note K – Unavailable Revenue	70
Note L – Intergovernmental Revenues	70
Note M – Risk Management	70
Note N – Litigation and Contingencies	71
Note O – Commitments and Contingencies	71
Note P – Taxes	71
Note Q – Conduit Debt	72
Note R – Pollution Remediation	72

FINANCIAL SECTION, Continued**Required Supplementary Information**

Schedule of Proportionate Share of the Net Pension Liability	74
Schedule of Contributions	75
Notes to Required Supplementary Information	
Note 1 – Change in Assumptions	76

Supplementary Information – Combining and Individual NonMajor Fund Statements and Schedules

Governmental Funds	
NonMajor Governmental Funds	
Combining Balance Sheet	79
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	80
Budgetary Comparison Schedules	
Schedules of Revenues, Expenditures and Changes in Fund Balance –	
Budget and Actual:	
Lower Park Avenue Redevelopment Capital Projects Fund	81
Main Street Redevelopment Capital Projects Fund	82
Municipal Building Authority Capital Projects Fund	83
Equipment Replacement Capital Improvements Fund	84
Lower Park Avenue Redevelopment Special Revenue Fund	85
Main Street Redevelopment Special Revenue Fund	86
Capital Improvements Fund	87
Sales Tax Revenue and Refunding Bonds Debt Service Fund	88
Park City General Obligation Debt Service Fund	89
Internal Service Funds	
Combining Statement of Net Position	91
Combining Statement of Revenues, Expenses and Changes in Net Position	92
Combining Statement of Cash Flows	93

STATISTICAL SECTION (Unaudited)

Schedule 1	Net Position by Component	95
Schedule 2	Changes in Net Position	96
Schedule 3	Fund Balances of Governmental Funds	98
Schedule 4	Changes in Fund Balances of Governmental Funds	99
Schedule 5	General Government Tax Revenues by Source	100
Schedule 6	Assessed Value of Taxable Property Excluding Fee-In-Lieu	101
Schedule 7	Assessed Value of Taxable Property Including Fee-In-Lieu	102
Schedule 8	Taxable Retail Sales by Category	103
Schedule 9	Direct and Overlapping Property Tax Rates	104
Schedule 10	Direct and Overlapping Sales Tax Rates	105
Schedule 11	Principal Property Taxpayers	106
Schedule 12	City Tax Revenue Collected by County	107
Schedule 13	Property Tax Levies and Collections	108
Schedule 14	Ratios of Outstanding Debt by Type	109
Schedule 15	Ratios of General Bonded Debt Outstanding	110
Schedule 16	Direct and Overlapping Governmental Activities Debt	111
Schedule 17	Legal Debt Margin Information	112
Schedule 18	Pledged-Revenue Coverage	113
Schedule 19	Water Fund Refunding and Revenue Bonds	114
Schedule 20	Demographic and Economic Statistics	115
Schedule 21	Principal Employers	116
Schedule 22	Full-Time Equivalent City Government Employees by Function	117
Schedule 23	Population Statistics	118
Schedule 24	Transient Room Capacity as a Percentage of Population	119
Schedule 25	Historical Pledged Taxes	120
Schedule 26	Operating Indicators by Function	121
Schedule 27	Capital Asset Statistics by Function	122
Schedule 28	Five-Year Financial Summaries	123

INTRODUCTORY SECTION



December 11, 2024

To the Honorable Mayor, City Council, and Park City community:

Utah State law requires that every general-purpose local government publish, within six months of the close of each fiscal year, a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. In conformance with that requirement, we issue the Annual Comprehensive Financial Report (ACFR) of Park City Municipal Corporation for the fiscal year ended June 30, 2024.

This ACFR has been prepared by the City's Finance Department. The City's management is responsible for the accuracy of the report, as well as the completeness and fairness of the presentation, including all disclosures. To the best of our knowledge and belief, the report is complete and accurate in all material respects. In order to provide a reasonable basis for making these representations, management of the City has established an internal control framework designed to ensure the assets of the government are protected from loss, theft or misuse, and to ensure adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: 1) the cost of the control should not exceed the benefits likely to be derived, and 2) the valuation of costs and benefits requires estimates and judgments by management. As a recipient of federal, state, and local financial assistance, the City is also responsible for ensuring that an adequate internal control structure is in place to ensure and document compliance with applicable laws and regulations related to the appropriate programs. This internal control structure is subject to periodic evaluation by management.

HBME, LLC, a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2024, represent an accurate portrayal of the City's financial position in all material respects. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

- ***HBME, LLC concluded, based upon the audit, that there is reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended June 30, 2024, were fairly presented in conformity with GAAP.***

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the Independent Auditor's Report.

Park City Municipal Corporation
445 Marsac Avenue • P.O. Box 1480 • Park City, UT 84060-1480
Phone (435) 615-5221 • Fax (435) 615-4917

Profile of Park City Municipal Corporation, Utah

Park City Municipal Corporation (City) was chartered March 15, 1884, under the provisions of the Utah Territorial Government and is in Summit County in the northeast part of Utah, which is one of the top growth areas in the state. Park City currently occupies 22 square miles and serves an estimated full-time resident population of 8,615. The City is empowered to levy a property tax on real property located within its boundaries and empowered by state statute to extend its corporate limits by annexation, which it has done this past year. *We acknowledge that Park City Municipal Corporation is on the traditional land and seized territory of the Eastern Shoshone and Ute people, who have stewarded this land throughout the generations.*

The City is governed by a six member council form of government. Policy-making and legislative authority are vested in the Governing Council (Council) consisting of the mayor and a five-member council, all of whom are elected at large. Council members serve four-year staggered terms. Elections are held every odd numbered year. The Governing Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City's manager and attorney. The Mayor is the administrative authority by statute; however, the City's manager has been delegated and tasked with the responsibility for carrying out the policies and ordinances of the Governing Council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments to achieve Council objectives and goals.

The City provides a full range of public services, including police, parks, recreation, library, water, stormwater, public improvements, streets, planning and zoning, golf course, transportation and parking, licensing and permits, building inspections, affordable housing, and administrative services. This report includes the financial statements of the funds required to report on those activities, organizations and functions which are related to the City and are controlled by or financially accountable to the City Council. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority, and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, this report includes the financial statements of these entities, since the City Council is the appointed board for all four agencies, they are financially accountable to the City, and management (below the level of the elected officials) of the City have operational responsibility for their activities.

The State of Utah, Summit County, Wasatch County, Park City School District, Park City Fire Protection District, Snyderville Basin Special Recreation District, Snyderville Basin Water Reclamation District, and Weber Basin Water Conservancy District are overlapping governments that provide services to City residents; however, they are separately controlled and not financially accountable to the City; therefore, they are not included in this report.

Budgetary Control

The Council is required to adopt a final budget by no later than June 30 of the fiscal year. The annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund, function (e.g., public safety), and department (e.g., police). The City Council approves all City budgets at the department level. Budgetary control is maintained at the department level where expenditures may not legally exceed appropriations. Department heads may make transfers within a department. The City Council may amend the budget by ordinance during the budget year but must hold a public hearing to increase a governmental fund's budget before it can pass the ordinance.

Local Economy and Economic Trends

Park City is located in Summit County, Utah, in the heart of the Wasatch Mountains, 30 miles east of Salt Lake City and 40 minutes by freeway from the Salt Lake International Airport. In 1869, silver bearing quartz was discovered in the area, of what is now Park City, and a silver mining boom began. From the 1930's through the 1950's, the mining boom subsided due to the decline of silver prices, and Park City came very close to becoming a historic ghost town. During that time, the residents began to consider an alternative to mining and began developing Park City into a resort town. Today, Park City is one of the western United States premier multi-season resort communities.

Because of its location in a State with a diverse economic base, recent unemployment rates are historically low. The unemployment rate in Summit County increased from last year's low of 2.4 percent to 2.8 percent in June 2024.

Tourism is the major industry in Park City, with skiing, lodging facilities and restaurants contributing significantly to the local economy. Park City is the home of two major ski resorts, Deer Valley Resort and Park City Mountain. A portion of the latter, formerly known as Canyons Resort, operates outside of municipal boundaries. Vail Resorts acquired the Canyons Resort in 2013 and Park City Mountain in September 2014. In July 2015, Vail linked the two resorts creating the largest skiing resort in the United States with over 7,300 acres of skiable terrain. Alterra Mountain Company acquired Deer Valley Resort in 2018. In 2023, Alterra Mountain Company and Deer Valley agreed to operate a new resort on the southeastern reaches of their boundary, Mayflower Resort. Overall, the growth and consolidation of local ski areas is unprecedented and continues to rank Park City as arguably the premier ski destination in all of North America. Deer Valley Resort and Park City Mountain also host several major international and world ski competitions such as, FIS Freestyle International Ski World Cup. Deer Valley was voted 9th and Park City Mountain 15th in *Ski Magazine's* Reader's Top-Ranked Ski Resorts in the West 2024. During the 2023-2024 season, Utah reported 6.7 million skier days, making it the second busiest in Utah's history with the previous record of 7.1 million skier days set in 2022-2023.

Park City's service population is significant due to the demands of the resort economy and number of secondary homeowners within Park City. The City has approximately 134 restaurants, 140 shops, 26 private art centers and a community art center. Many of Park City's restaurants are award winning and among the finest in the intermountain west. Based on fiscal year 2022 data, the Chamber of Commerce estimates that the City has a nightly rental capacity for 32,669 guests (please see Schedule 24 of the Statistical Section of this report).

The Sundance Film Festival held its 40th annual festival in Park City in January 2024. A recent study revealed that Festival drew at least 72,840 attendees to film screenings, panel discussions, and other interactive storytelling events in Park City, Salt Lake City, and at the Sundance Resort.

The Kimball Arts Center sponsored its 54th annual three-day Park City Arts Festival in August 2023. The Park City Arts Festival is Utah's oldest and the longest running arts festival. A recent study revealed that the 2023 Festival attracted an estimated 29,700 visitors, including 198 artists from all 50 states, Canada, Mexico and Germany.

Closely connected to the tourism and ski industries in Park City is the real estate industry. During the past ten years, building activity within the City fluctuated from a low of \$81.2 million in valuation in 2016, to a high of \$205.2 million in valuation in 2023. Building activity over the last decade averaged \$135.4 million per year. In the first six months of 2024, all of the \$17.9 million in building activity was residential construction. The residential construction total valuation consisted of both single and multi-family homes. Easy access to Salt Lake City has intensified the role for Park City as a bedroom community to the Wasatch Front. The economy has continued to produce new construction of single-family homes, remodels, and commercial building expansion.



** The 2024 number is from January 2024 through June 2024 only. For activity by fiscal year, please see Schedule 26 of the Statistical Section.*

As reported by *Park City Realtors*, the real estate market in Park City continued to experience steady growth during 2024. Land sales increased 1.0 percent and sales volume increased 24.0 percent. The median price of land rose 30.0 percent. Single-family home sales increased 13.0 percent and sales volume increased 27.0 percent. The median price of single-family homes across the City increased 15.0 percent to 3.9 million. One sector that saw a decline was the condominium market. Condominium sales decreased 1.0 percent and sales volume decreased 12.0 percent. The median price of condominiums decreased 10.0 percent to \$1.5 million.

Median household incomes within the City are significantly higher than Utah as a whole. According to US Census Bureau 5-year estimates (2018-2022), the City’s median family income was \$132,315, Summit County’s \$126,392, Utah’s \$86,833, and the National median income \$75,149.

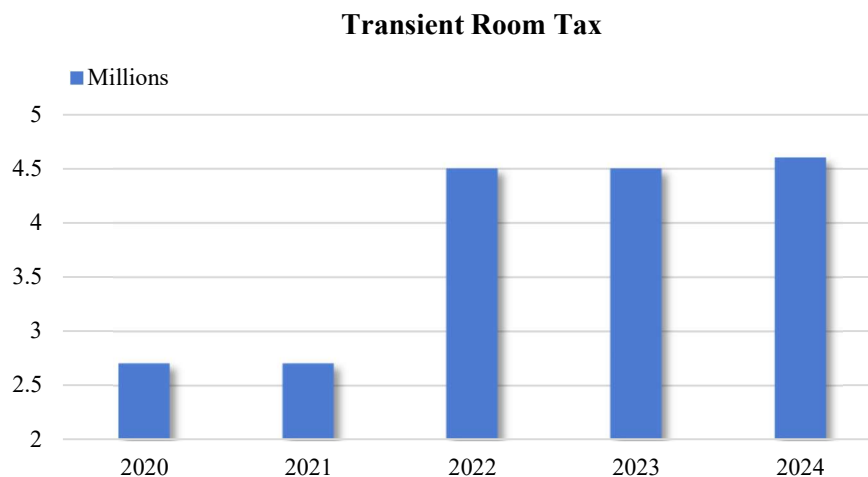
Due to our diverse and healthy local economy, Park City has maintained a strong credit rating of at least Aa2 from Moody’s Investor Service since 2011, including a recently adjusted increase to Aaa rating for general obligation bonds.

Long-term Financial Planning

Insurance – The City maintains a health plan through Aetna and a dental insurance plan through Regence Blue Cross Blue Shield of Utah for its employees. Each year, the City examines its use and total insurance costs to negotiate coverage prices and premiums for the following year. In fiscal year 2024, the City changed health insurance providers for the first time in 30 years. After a competitive RFP process, the City selected Aetna as the new health insurance vendor. Switching from Regence to Aetna, the City saved an estimated 9% in cost premiums and offered our employees a broader network. Employees could keep the same low premiums as before, and there were no changes to plan designs. The City provides a high-deductible medical plan in addition to a traditional plan that offers both the City and its employees cost savings. The City offers a discount on premiums to employees if they participate in employee wellness programs, which require annual physicals, regular dental visits, and numerous other activities to promote a healthier lifestyle and reduce the prevalence of overall and preventable insurance claims.

Sales Tax – The City depends on sales tax revenue to fund City services and fund infrastructure to support the tourism economy. Of the 9.05 percent sales tax on general purchases in Park City, the City levies a 1.0 percent local sales and use tax, a 0.25 county option sales tax, a combined 1.25 percent transit tax, 0.1 county cultural tax, and a 1.6 percent resort community tax.

Transient Room Tax – The City levies a 1.0 percent transient room tax and uses the revenue to fund cultural services and capital projects. For the past 5 years, the City has collected the following revenue:



Property Tax – A property tax comparison that normalized tax rates across 50 states, including the District of Columbia, ranked states by property tax rate. Utah was consistently amongst the lowest in the nation, ranking between 40 and 50. The Property Tax Act provides that all taxable property must be assessed and taxed at a uniform and equal rate on the basis of its fair market value by January 1 each year. Summit County levies, collects, and distributes property taxes for Park City and all other taxing jurisdictions within Summit County. Primary residences are taxed at 55 percent of the assessed value while secondary residences are taxed at 100 percent of assessed value. The budget for fiscal year 2024 was adopted with no property tax increase.

Relevant Financial Policies

Fund Balance – Unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) in the general fund at year end was 32.3 percent of total general fund revenues. This amount was consistent with the policy guidelines set by the Council for budgetary and planning purposes (i.e., maintain the general fund balance at *approximately* the legal maximum of 35.0 percent). For budgetary purposes, any balance greater than 5.0 percent of the total revenues of the General Fund may be used. The General Fund balance reserve is an important factor in the City’s ability to respond to emergencies and unavoidable revenue shortfalls, and we are confident in the strength of our fund balance.

Budgeting for Outcomes – The City employs a Budgeting for Outcomes (BFO) process that focuses on Council priorities and objectives to determine the annual budget. BFO provides a comprehensive review of the entire organization, identifying every program offered and associated cost, evaluating the relevance of every program based upon the community's priorities and, ultimately, guiding the Governing Council. The City is confident that the BFO process provides the tools needed to build a budget that reflects the Community’s values and needs.

The BFO process is just part of the process the City employs in the development of the annual budget. The other distinctive part of the process is the utilization of cross-departmental teams to develop budget recommendations. The *Results Team* develops operating budget recommendations and the *Capital Improvement Plan Committee* creates the capital budget recommendation. These recommendations are presented to the City Manager. Next, the Finance Manager; Human Resources Manager; Budget Manager and the City Manager hold a Budget Summit to collectively provide a comprehensive budget review and discuss any outstanding issues. The result of this collaborative process and the participation of more than 50 members of the organization is included within the City Manager’s Recommended Budget.

Major Initiatives

Transportation – In 2024, the Park City Transportation Planning department expanded to include transit service planning, transportation communications, transportation outreach, and transit grants. As Park City remains home to long-standing residents who take pride in the City’s historic, small-town character, new growth is occurring across the region and Park City has only become more popular as a year-round destination. New technologies, changing demographics, and evolving travel preferences also continue to disrupt how people get around. Park City's transportation system embraces innovative technologies and mitigation measures to provide safe, year-round transportation options that promote a connected and inclusive mountain community. A few examples of this collaboration include:

Long Range Transportation Planning – The City has started the process of looking to the future on the SR248 corridor. This process, named ReCreate 248, is evaluating different transit solutions to accommodate travelers during peak periods and connect the Quinns Junction area with reliable transit options. This fall City Council unanimously adopted the Park City Bike and Pedestrian Plan. This plan sets the foundation for the next 10 years of walking and biking projects in Park City. The City also teamed with Summit County to review park and ride alternatives in Snyderville Basin and conduct a robust survey on what amenities the community most desires at these locations.

New Transit Routes – Two new transit routes were established in 2024. Building on the success of the Richardson Flat Park and Ride, Park City Transit is now providing year-round service from Richardson Flat to the Old Town Transit Center, as well as winter seasonal service to the ski resorts.

Sustainability – Park City became one of the first in a series of mountain communities to commit to 100 percent renewable electricity by 2030. This announcement came on the heels of a similar pledge from Salt Lake City showing that local communities can collaborate and take control of their energy future. Park City is also a founding partner of Mountain Towns 2030, a coalition of mountain towns committed to achieving ambitious carbon reduction goals by 2030. Park City hosted the first MT2030 Net Zero Summit in October 2019 and broke ground on an 80-megawatt renewable energy facility to support Park City Municipal, Park City Mountain, and Deer Valley Resort’s electricity needs. The facility came online in May of 2024.

Affordable Housing – The City Council is committed to making Park City a thriving mountain community through accessible housing opportunities, with the goal of adding 800 new housing units to the City’s affordable/attainable housing inventory by 2026. In 2023, the City broke ground on EngineHouse, the largest public-private partnership for affordable housing in Park City’s history. EngineHouse will deliver 99 deed-restricted affordable units and 24 market-rate units on City land. Construction is estimated to be completed in June 2025. Future projects and partnerships may include the Woodside Housing & Senior Center and Clark Ranch affordable housing. These two projects will provide nearly 200 new affordable units, a new Senior Center, and potentially up to 40 market-rate units to help cover development costs.

Neighborhood First Streets Program – In April of 2023, the City Council approved the Neighborhood First Streets Program (NFSP) to replace the existing Neighborhood Traffic Management Program and enhance the effectiveness of the City’s goals of protecting neighborhoods. The NFSP is a dynamic resident-involved program managed by a committee that includes residents and City departments (Engineering, Public Works, Transportation Planning, Building, Police, and Community Engagement). The goals of the NFSP include enhancing livability and safety by calming traffic speeds, improving connectivity to the City’s transportation system, involving residents and businesses in addressing local traffic issues, using clear evidence and documented processes to evaluate and implement traffic calming solutions, incorporating public safety and emergency response interests, and balancing the transportation needs of the various land uses in and around Park City neighborhoods.

Park City General Plan – The General Plan is the community-driven blueprint that builds upon prior planning documents and visioning to guide future development, growth, and land use policy. Updating the General Plan presents a once-in-a-decade opportunity for community members to confirm our direction and shape our future. Periodic updates confirm the vision for the future and prioritize goals and objectives for policymakers and staff to implement actions addressing community needs. The updates to the General Plan address state requirements like land use, transportation and traffic circulation, and moderate-income housing, and identify community needs and priorities to confirm what we want to preserve and protect, and to lay out how we will evolve, grow, and develop in the coming decade and beyond.

Main Street Area Plan – Park City’s Historic District, including Main Street, is considered the cultural and economic heart of Park City, known for its rich architectural heritage and unique character. This area draws both locals and visitors, fostering a sense of community while also serving as a vibrant commercial center. Protecting the historical integrity of the district, while adapting to evolving economic and visitor needs, is a key focus of the Main Street Area Plan Advisory Committee discussions. Formed in the spring of 2024, the Main Street Advisory Committee consists of local business leaders and resident stakeholders focused on exploring investment concepts that develop infrastructure for better access, stabilize workforce and business success, and enhance economic vibrancy while preserving Main Street’s historic character. Examples of the concepts being brought to the Council at the end of 2024 may include: a proposed redesign of Main Street’s streetscape as car-lite, enhancement of Swede Alley with underground parking, reimaged design, and additional services (i.e. grocery, hotel, daycare, etc.), new designs for Miner’s and 9th Street Parks, possible aerial transit solutions, historic preservation opportunities, and more. The Plan also points to the need for park and rides near Highway 40 and SR248, with high-speed transit for improved future access to these improvements.

Update on Major Projects

City Park Center – The proposed Park City Community Center is a new single-story building at City Park that will replace the existing recreation building, built in the early 1980s. The new and expanded building and programming capabilities to include multipurpose spaces, classrooms, and recreational spaces, as well as new City Park restrooms and maintenance support functions. Importantly, the new building will provide more support to the City’s Summer Day Camp and expand the capacity from 90 to 150 children. The overall site redesign also includes a long-desired replacement of the 2 volleyball courts and basketball court, new parking spaces (including EV charging stalls), a new building entry plaza, outdoor patio, local trails connection, fenced-in and new playground area, and a trash / recycling enclosure to assist our public works and building maintenance teams. The project is zero-emissions and will be an all-electric building.

PC MARC Aquatics Projects – The City is working to replace its current outdoor aquatics facilities that outlived their projected life expectancy and have recently had significant repair costs due to failing mechanical systems and infrastructure. New aquatics facilities will have lower maintenance costs and increase operational efficiency. The current lap pool was built in 1991 and the leisure pool in 2003. The proposed lap pool will be an 8-lane / 25-yard facility ranging from 4 to 6 feet in depth. It will remain in its current location but shift to the northeast to better utilize the site and will increase in surface area by 42.0 percent going from 3,150 square feet to 4,465 square feet. The leisure pool will be relocated to the same area as the lap pool and will be 87.0 percent larger than the current facility going from a surface area of 2,400 square feet to 4,494 square feet. The new pool will have a zero-depth entry, climbing wall, play structure, and slide ranging from 0 to 9 feet in depth.

Bonanza 5-Acre Site Redevelopment – Park City purchased a 5.25-acre property in 2016 to bring a centrally located property into public ownership. The envisioned redeveloping will include a local community gathering area and public-private partnerships. Funds for the purchase, development, and maintenance will be generated, in part, by overnight visitors via the 1.0 percent municipal transient room tax, and there are currently no plans for any additional taxes to be assessed on Park City residents. While future development plans for the district are being considered, the City uses the space for temporary uses such as overflow parking and construction material staging for a nearby project.

Bus Stop Improvements – The City designed and constructed 18 bus stops including 8 bus shelters. The new designs feature real time information and ski racks. Over the next two years, the City will work to identify, design, and construct 50 more bus stops. The majority of the project was supported with grant funding from Utah Department of Transportation.

Water Projects – Water quality and delivery continue to be a top priority for Park City, with future water needs identified and the cost of improvements fairly distributed between existing users and new development. Capital spending in the Water Fund is reflective of the City’s commitment to secure Park City’s water needs and conservation through improvements to the City’s water infrastructure. The Water Fund Financial Model is reviewed and updated annually to assess the long-range operating and capital needs of the system and to determine future water rate increases and bonding needs. Additionally, the City continues to improve the culinary water system with funds from the five-year Capital Improvement Plan, an account with an approximate value of \$41 million.

In 2019, to comply with State regulations that allows the City to discharge water draining from the Judge and Spiro mine tunnels into Mcleod and Silver Creeks, the City began construction of the Three Kings Water Treatment Plant to replace the existing Spiro plant, which was built in the 1990’s. The new plant will increase overall water supply resiliency, peak day capacity, water quality, and reliability well into the future. The City issued Water Revenue and Refunding Bonds for \$75.5 million in June 2020 and \$66.1 million in October 2021. The bonds, in large part, funded the construction of the water treatment plant, and the facility was officially opened in August of 2024.

Awards and Acknowledgements

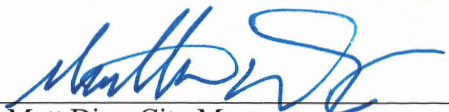
Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Park City Municipal Corporation for its annual comprehensive financial report for the fiscal year ended June 30, 2023. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

Park City Municipal Corporation also received the Distinguished Budget Presentation Award from the GFOA for the City's adopted budget for the period beginning July 1, 2023. In order to qualify for the award, the City's budget document was judged proficient in several categories, including policy documentation, financial planning, and organization.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated services of the Finance Department. We would like to express our appreciation to HBME, LLC, certified public accountants, for their professional service and assistance. We would also like to thank the Mayor and City Council for their interest and support in planning and conducting the financial operations of the City in a responsible and transparent manner.

Respectfully submitted,


Matt Dias, City Manager


Mindy Finlinson, Finance Manager

PARK CITY MUNICIPAL CORPORATION, UTAH

Park City Municipal Building
445 Marsac Avenue
Park City, Utah 84060

MAYOR AND CITY COUNCIL AS OF JUNE 30, 2024



Name (left to right):

Term Expires

Councilors:

Bill Ciraco	January 2028
Ryan Dickey	January 2028
Ed Parigian	January 2028
Jeremy Rubell	January 2026
Tana Toly	January 2026

Mayor:

Nann Worel	January 2026
------------	--------------

Appointed Officials:

Matt Dias, City Manager
Margaret Plane, City Attorney
Wade Carpenter, Police Chief
John Robertson, City Engineer
Nike Noack, City Treasurer
Michelle Kellogg, City Recorder

PARK CITY MUNICIPAL CORPORATION, UTAH



The above organizational structure also accurately depicts the Park City Redevelopment Agency, the Park City Municipal Building Authority, the Park City Housing Authority and the Park City Water Service District structure.



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Park City Municipal Corporation
Utah**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morill

Executive Director/CEO

THIS PAGE LEFT BLANK INTENTIONALLY

FINANCIAL SECTION



COMMITTED. EXPERIENCED. TRUSTED.

PARTNERS

MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
JESSE S. MALMROSE, EA
JANICE ANDERSON, EA
TROY F. NILSON, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
Park City Municipal Corporation, Utah

Report on the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Park City Municipal Corporation, Utah (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Park City Municipal Corporation, Utah, as of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, certain pension information, and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and the budgetary comparison information are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and budgetary comparison information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information Included in the Annual Report

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2024 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

HBMC, LLC

December 11, 2024

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
June 30, 2024

INTRODUCTION

The following narrative is presented to facilitate a better understanding of the City's financial position and results of operations for the year ended June 30, 2024. When read in conjunction with the letter of transmittal and the notes to the basic financial statements, the financial highlights, overview and analysis should assist the reader to gain a more complete knowledge of the City's financial performance.

FINANCIAL HIGHLIGHTS

- The City's government-wide net position (the amount by which assets and deferred outflows exceed liabilities and deferred inflows) as of June 30, 2024, was \$562,163,893. Of this amount, \$217,048,176 (unrestricted net position) is available to meet ongoing financial obligations.
- The City's government-wide net position increased by \$37,908,303. Of this amount, governmental activities increased by \$29,984,306, and business-type activities increased by \$7,923,997, an increase of 11.4 percent, and a decline of 36.7 percent, respectively, when compared to last fiscal year.
- The City's governmental funds reported a combined ending fund balance of \$160,250,698, an increase of \$7.9 million (5.2 percent) compared to the beginning of this year's fund balance amount. Total governmental funds revenue increased by \$5.4 million (6.3 percent) compared to prior year, and total governmental expenditures increased \$11.6 million (15.4 percent). Interest income was the most significant contributor to the current year increase in revenues. An increase in salaries and benefits and large capital outlays were the most significant contributors to the current year increase in expenditures.
- The General Fund is the primary operating fund of the City. The unassigned fund balance (amount available for spending) of the General Fund at June 30, 2024, totaled \$15,556,589 and is 32.3 percent of the General Fund total revenues for the year and 9.7 percent of total governmental fund balance.
- The City's enterprise funds reported a combined ending net position of \$170,554,356, an increase of \$7.4 million (4.6 percent) compared to the beginning of this year's fund balance amount. The City's enterprise funds operating revenue increased \$2.7 million (8.9 percent increase) compared to the prior year, total enterprise funds operating expenses increased \$0.7 million (1.5 percent). The largest increase in revenues is related to water service fees primarily due to rate increases.
- The City's total bond debt had a net decrease of \$16,865,000 during fiscal year 2024. This represents a 6.7 percent decrease over the prior fiscal year and is attributable to normal reduction in principal balances from required debt service payments.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of this report includes four parts: 1) the independent auditors' report on financial statements and supplementary information; 2) this segment, management's discussion and analysis; 3) the basic financial statements; and 4) supplementary information. Within the basic financial statements are two distinct types of financial statements, 1) the government-wide financial statements, and 2) the fund financial statements. The notes to the basic financial statements are also an integral part of the basic financial statements. The City's basic financial statements are presented in accordance with Governmental Accounting Standards Board Statement No. 34 (GASB 34), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

Government-wide Financial Statements: The government-wide financial statements provide a view of City finances as a whole, similar to a private-sector business. These statements include the Statement of Net Position and the Statement of Activities.

The *Statement of Net Position* includes all of the City's assets, liabilities, and deferred inflows and outflows of resources, with the difference reported as net position. Net position (and the related change in net position from year to year) is one of the most important financial measurements to enable understanding of the financial position of the City, and whether financial position improves or deteriorates each year. To assess the overall health of the City, additional non-financial factors such as changes in the property tax base, the condition of the City's infrastructure, etc. should be considered.

The *Statement of Activities* shows how the City's net position changed as a result of its operations during the most recent fiscal year. To understand the basis of how these numbers are determined, it is important to note that changes in net position are reported whenever an event occurs that requires a revenue or expense to be recognized, regardless of when the related cash is received or disbursed (the accrual basis of accounting). For example, most revenues are reported when the revenues are legally due, even though they may not be collected for some time after that date; and an obligation to pay a supplier is reported as an expense when the goods or services are received, even though the bill may not be paid until sometime later.

There are two distinct types of activities reflected in the government-wide statements: 1) governmental activities; and 2) business-type activities. Governmental activities are those supported primarily by taxes and intergovernmental revenues, while business-type activities are those in which all costs (or at least a significant portion of costs) are intended to be recovered through user fees and charges. The governmental activities for the City include General Government (Council and Mayor, City Manager, City Attorney, Human Resources, Budget Debt and Grants, Finance, Technical Services, Economy, Community Engagement, Environmental, Special Events, Planning, Engineering, Building, and Non-departmental); Public Safety (Police and Communications Center); Public Works (Streets, Snow Removal, Parks, Building Maintenance); Library and Recreation (PC MARC and Ice). The business-type activities include Water, Stormwater, Golf Course, and Transportation and Parking. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, the government-wide financial statements include the financial statements of these entities, since the City Council is the appointed board for all four agencies, and these entities are financially accountable to the City.

Fund Financial Statements: The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances, revenues and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based on the purposes for which the funds are to be spent as well as by how the activities are to be controlled. The three broad categories of funds are: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds – At the fund level, the focus is on changes in short-term spendable resources and the balance available to spend, rather than the long-term focus used for determining government-wide numbers. Because the focus is so different between fund statements and government-wide statements, reconciliation between the two types of statements is necessary to understand how the numbers differ. The City has four governmental type funds. These are the general fund, special revenue funds, the debt service funds and the capital projects funds. Four of these are considered major funds: General Fund, Capital Projects Improvement Fund, Sales Tax Revenue and Refunding Bonds Debt Service Fund, and Park City General Obligation Bonds Debt Service

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

Fund. A summary of other funds (nonmajor funds) is combined into one "Nonmajor Governmental Funds" column. The composition of the nonmajor funds is shown in the combining statements later in the report in the supplementary information section.

- The **General Fund** is used to account for all financial resources of the City that are not accounted for by a separate specialized fund. More specifically, the general fund is used to account for ordinary operations such as collection of tax revenues and general government expenditures. The City adopts an annual appropriated budget for the general fund. A budgetary comparison statement is provided for the general fund to demonstrate budgetary compliance.
- **Capital Projects Funds** are used to account for financial resources to be used for the acquisition or construction of major capital improvements. These funds do not account for capital improvements financed by the proprietary funds.
- **Debt Service Funds** are used to account for the accumulation of resources for the payment of general obligation bonds, special assessment bonds and sales tax revenue and refunding bonds. Therefore, this fund is set up to accumulate the resources used to pay both the interest and principal on bond debt.
- **Special Revenue Funds** are used to account for specific revenue sources that are restricted to expenditures for specific purposes.

Proprietary Funds – These funds provide the same type of information as the government-wide financial statements, only in more detail. The City uses both enterprise funds and internal service funds.

- **Enterprise Funds** are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The City currently operates enterprise funds for the City-owned water system, storm water system, golf course, and public transportation system (bus and trolley system) and paid parking system.
- **Internal Service Funds** are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage. Because both of these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Fiduciary Funds – These funds are used for assets the City receives wherein the City has temporary custody. Custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, other governments and/or other funds and do not involve measurement of results of operations (assets equal liabilities).

Notes to the basic Financial Statements contain additional information important to a complete understanding of the information contained in the government-wide and fund financial statements.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

Other Information: In addition to the basic financial statements and accompanying notes, this report also presents supplementary information. Immediately following the required supplementary information, the supplementary information includes balance sheets and income statements for nonmajor governmental funds, internal service funds, as well as other budgetary information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following analysis examines the factors that affect the *net position* (Table 1) and the *changes in net position* (Table 2) of both the governmental and the business-type activities. As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At June 30, 2024, the City's assets and deferred outflows exceeded liabilities and deferred inflows by \$562,163,893, an increase of \$37.9 million from the prior fiscal year.

Table 1 - Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 205,347,844	\$ 197,600,710	\$ 74,213,276	\$ 86,815,806	\$ 279,561,120	\$ 284,416,516
Capital assets (net)	343,875,200	335,937,962	258,958,983	249,281,856	602,834,183	585,219,818
Total assets	549,223,044	533,538,672	333,172,259	336,097,662	882,395,303	869,636,334
Deferred outflows of resources	6,182,180	4,546,277	3,258,333	2,118,032	9,440,513	6,664,309
Total assets and deferred outflows of resources	555,405,224	538,084,949	336,430,592	338,215,694	891,835,816	876,300,643
Current and other liabilities	22,341,839	22,958,553	19,310,010	23,443,828	41,651,849	46,402,381
Long-term liabilities	106,770,789	118,711,704	145,965,267	151,432,931	252,736,056	270,144,635
Total liabilities	129,112,628	141,670,257	165,275,277	174,876,759	294,387,905	316,547,016
Deferred inflows of resources	35,138,737	35,245,139	145,281	252,898	35,284,018	49,717,560
Total liability and deferred inflows of resources	164,251,365	176,915,396	165,420,558	175,129,657	329,671,923	366,264,576
NET POSITION						
Net investment in capital assets	240,616,245	246,886,924	104,440,532	92,621,212	345,056,777	339,508,136
Restricted	58,940	58,940	-	1,096,717	58,940	1,155,657
Unrestricted	150,478,674	114,223,689	66,569,502	69,368,108	217,048,176	183,591,797
Total net position	\$ 391,153,859	\$ 361,169,553	\$ 171,010,034	\$ 163,086,037	\$ 562,163,893	\$ 524,255,590

By far the largest portion of the City's net position (61.4 percent) reflects its investment in capital assets (e.g., infrastructure, land, buildings, machinery, and equipment); less any related outstanding debt issued to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Restricted net position of \$58,940 at June 30, 2024 represents resources that are subject to external restrictions on how they may be used.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

The other sub-classification of net position is unrestricted. The unrestricted balance of \$217,048,176 at June 30, 2024 denotes that this amount may be used to meet general, on-going financial obligations without constraints established by debt covenants or other legal requirements. Unrestricted net position increased \$33.4 million from last fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

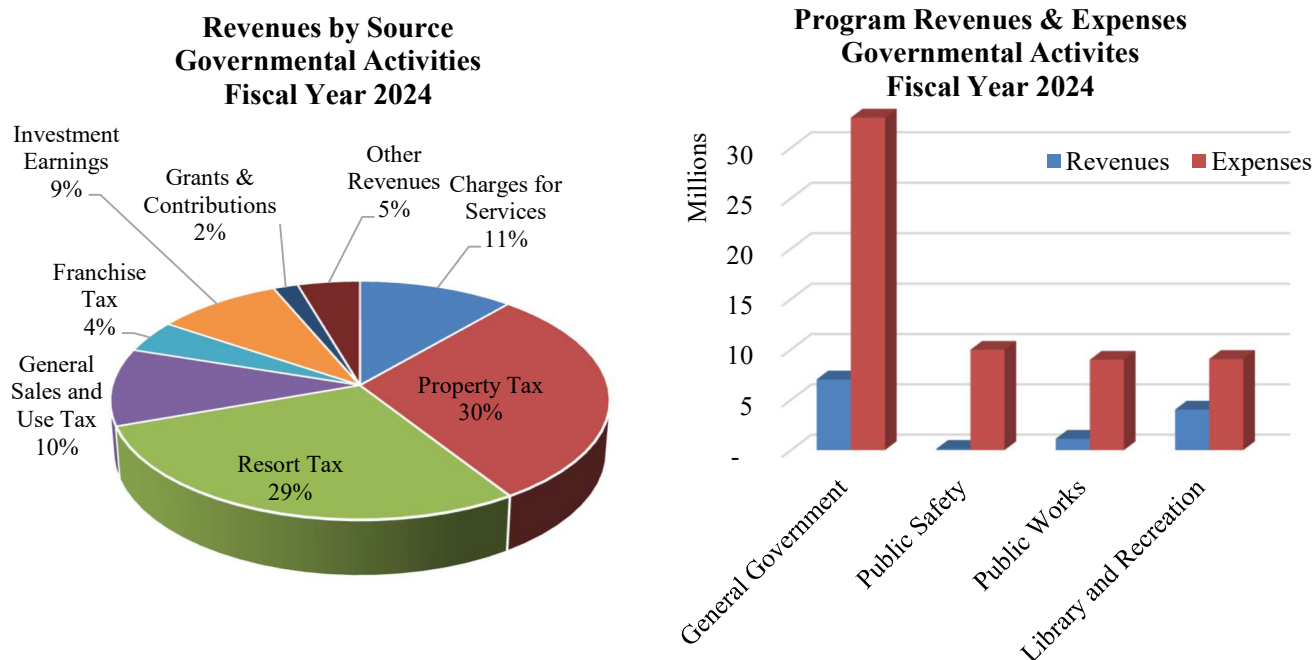
At the end of fiscal year 2024, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

Table 2 - Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
REVENUES						
Program revenues:						
Charges for services	\$ 10,618,763	\$ 10,626,013	\$ 32,485,169	\$ 29,803,467	\$ 43,103,932	\$ 40,429,480
Operating grants and contributions	119,835	648,943	5,359,920	9,620,080	5,479,755	10,269,023
Capital grants and contributions	1,566,828	555,424	6,212,334	10,397,791	7,779,162	10,953,215
General revenues:						
Property tax, levied for general purposes	18,199,884	16,783,697	-	-	18,199,884	16,783,697
Property tax, levied for debt service	9,478,438	9,509,688	-	-	9,478,438	9,509,688
General sales and use tax	9,818,123	9,598,138	11,637,308	11,419,196	21,455,431	21,017,334
Franchise tax	4,096,926	4,368,710	-	-	4,096,926	4,368,710
Resort tax	26,798,263	26,043,857	4,605,518	4,468,541	31,403,781	30,512,398
Investment earnings	8,634,826	5,381,810	3,277,179	2,705,144	11,912,005	8,086,954
Miscellaneous	3,993,541	4,638,111	322,791	137,151	4,316,332	4,775,262
Gain on sale of capital assets	272,593	93,513	110,519	4,895	383,112	98,408
Total revenues	<u>93,598,020</u>	<u>88,247,904</u>	<u>64,010,738</u>	<u>68,556,265</u>	<u>157,608,758</u>	<u>156,804,169</u>
EXPENSES						
Governmental activities:						
General government	32,979,763	31,996,433	-	-	32,979,763	31,996,433
Public safety	9,970,439	9,325,631	-	-	9,970,439	9,325,631
Public works	8,979,789	8,838,131	-	-	8,979,789	8,838,131
Library and recreation	9,052,407	8,213,984	-	-	9,052,407	8,213,984
Interest on long-term debt	3,683,126	3,661,987	-	-	3,683,126	3,661,987
Business-type activities:						
Water Fund	-	-	23,161,952	23,626,444	23,161,952	23,626,444
Stormwater Fund	-	-	1,428,065	1,048,489	1,428,065	1,048,489
Golf Course Fund	-	-	2,009,620	1,764,238	2,009,620	1,764,238
Transportation and Parking Fund	-	-	28,435,294	28,877,355	28,435,294	28,877,355
Total expenses	<u>64,665,524</u>	<u>62,036,166</u>	<u>55,034,931</u>	<u>55,316,526</u>	<u>119,700,455</u>	<u>117,352,692</u>
Change in net position before transfers	28,932,496	26,211,738	8,975,807	13,239,739	37,908,303	39,451,477
Transfers	1,051,810	715,000	(1,051,810)	(715,000)	-	-
Change in net position	<u>29,984,306</u>	<u>26,926,738</u>	<u>7,923,997</u>	<u>12,524,739</u>	<u>37,908,303</u>	<u>39,451,477</u>
Total net position - beginning	<u>361,169,553</u>	<u>334,242,815</u>	<u>163,086,037</u>	<u>150,561,298</u>	<u>524,255,590</u>	<u>484,804,113</u>
Total net position - ending	<u>\$ 391,153,859</u>	<u>\$ 361,169,553</u>	<u>\$ 171,010,034</u>	<u>\$ 163,086,037</u>	<u>\$ 562,163,893</u>	<u>\$ 524,255,590</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

Governmental Activities: As shown in *Table 2 – Changes in Net Position* governmental activities increased the City's net position by \$29.9 million. Key elements of this increase were as follows:



Revenue Highlights:

For the year ended June 30, 2024, governmental revenues were \$93,598,020, an increase of \$5.3 million from the prior fiscal year.

- Taxes comprise the largest source of revenue for the City's governmental activities: \$68,391,634 or 73.1 percent in fiscal year 2024 of total governmental activities revenues, an increase of \$2.1 million from the prior fiscal year. This increase is primarily related to an increase in resort tax revenues and property taxes. Park City continues to see a dramatic increase in tourism due to people looking for outdoor recreation opportunities ever since the pandemic. Of total taxes revenues, real property taxes are \$27,678,322 or 40.5 percent of total tax revenue in fiscal year 2024.
- Charges for services were \$10,618,763 and represented 11.3 percent of total governmental activities revenues in fiscal year 2024. Charges for services remained nearly flat compared to the previous fiscal year.
- Total governmental operating and capital grant and contribution revenues were \$1,686,663, representing 1.8 percent of total governmental activities revenue in fiscal year 2024, and a net increase of \$0.5 million from the prior fiscal year. The net increase was primarily related to large Recreation, Art and Parks and Restaurant Tax grants received in the amount of \$0.9 million in fiscal year 2024.
- Interest revenues were \$8,634,838, representing 9.2 percent of total governmental activities revenue in fiscal year 2024, and a net increase of \$3.2 million from the prior fiscal year.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

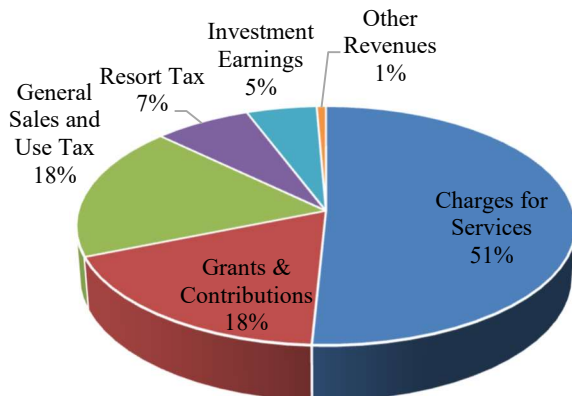
Expense Highlights:

For the year ended June 30, 2024, governmental expenditures were \$64,665,524 an increase of \$2.6 million from the prior fiscal year.

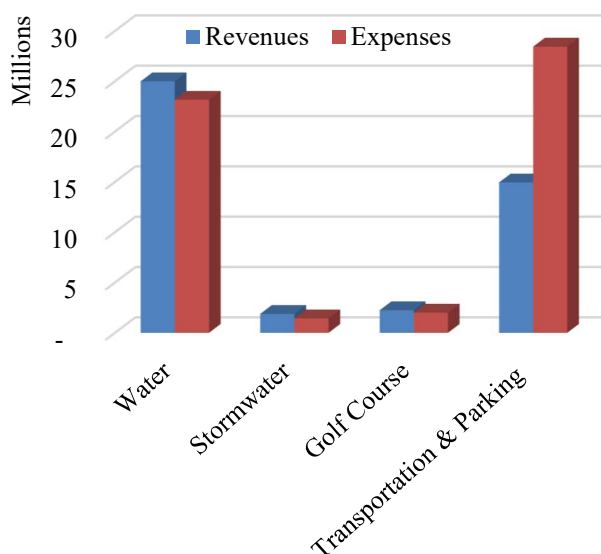
- In fiscal year 2024, the City provided a 5.5 percent cost of living adjustment to eligible employees. Total salaries and benefits for general government, public safety, public works, and library and recreation increased \$3.7 million from the prior fiscal year.
- Governmental funds report capital outlays as expenditures. However, in the *Statement of Activities*, the cost of these assets is allocated over the estimated useful lives and reported as depreciation expense. The amount that the capital outlays exceeded depreciation in fiscal year 2024 is \$7,957,871.

Business-Type Activities: As shown in *Table 2 – Changes in Net Position* business-type activities increased the City’s net position by \$7.9 million. Key elements of this increase were as follows:

**Revenues by Source
Business-Type Activities
Fiscal Year 2024**



**Program Revenues & Expenses
Business-Type Activities
Fiscal Year 2024**



Revenue Highlights:

For the year ended June 30, 2024, business-type revenues were \$64,010,738, a decrease of \$4.5 million from the prior fiscal year.

- Charges for services for business-type activities were \$32,485,169 representing 50.7 percent of total business-type revenue, an increase of \$2.6 million from the prior fiscal year. This increase is primarily related to an increase in water service fees in the Water Fund. For fiscal year 2024, the City adopted a 10% water rate increase to help mitigate inflation. Also, the Water Fund saw an increase in irrigation usage due to a dryer summer than the previous fiscal year.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

- Operating and capital grants and contributions were \$11,572,254 representing 18.1 percent of total business-type revenue, a decrease of approximately \$8.4 million from the prior fiscal year. The decrease is primarily due to a decrease in intergovernmental funds received by the Transportation Fund. During fiscal year 2023, the Transportation Fund was awarded over \$18.0 million in grant funds. In fiscal year 2024, the Transportation Fund only received \$7.2 million in grant funds.
- Combined general sales and use tax and resort tax revenues were \$16,242,826, representing 25.4 percent of total business-type revenue, an increase of approximately \$0.3 million from the prior fiscal year.

Expense Highlights:

For the year ended June 30, 2024, business-type expenses were \$55,034,931, remaining relatively flat as compared to the prior fiscal year.

- In fiscal year 2024, the City provided a 5.5 percent cost of living adjustment to eligible employees. Total salaries and benefits for business-type activities increased \$4.0 million from the prior fiscal year.
- Supplies, maintenance and services expenses were \$17,636,556 representing 35.9 percent of total business-type operating expenses, a decrease of \$4.4 million from the prior fiscal year. The majority of the decrease is related to decreased expenses in the Transportation Fund. In the previous fiscal year, the Transportation Fund received a grant for \$8.6 million for capital expenditures that was not repeated in the current fiscal year.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental Funds: The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of resources available for appropriation. Such information is useful in assessing the City's financing requirements. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City classified fund balances into the following five categories: nonspendable, restricted, committed, assigned and unassigned. In particular, unassigned fund balance is a useful measure of the City's net resources available for spending at the end of the fiscal year. More detailed information about GASB Statement No. 54 is presented in Note A, Section 4.

As of June 30, 2024, the aggregate fund balance of the City's governmental funds was \$160,250,698, an increase of \$7.9 million in comparison with the fiscal year ended June 30, 2023. As of June 30, 2024, \$15,556,589 or 9.7 percent of this amount is in unassigned fund balance. Unassigned fund balance category is available for appropriation by the City Council at their discretion.

Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to remain intact. Nonspendable fund balance is \$543,605 in fiscal year 2024, consistent with the prior year balance.

Restricted fund balance has externally enforceable limitations on use and is not available for new spending. Restricted fund balance is \$31,337,007 in fiscal year 2024, a decrease of \$2.3 million from the prior fiscal year. The decrease is related to restricted capital improvement funds which will be used to pay for several large dollar construction projects in future fiscal years.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

The remainder of the fund balance of \$112,813,497 is committed. Of the total committed fund balance, \$106,463,015 is committed to capital projects, \$1,752,258 is committed to debt service and \$4,598,224 is committed to economic development.

The **General Fund** is the principal operating fund of the City. Utah State code establishes a 5.0 percent minimum (\$2,408,967) and a 35.0 percent maximum (\$16,862,766) limit to the amount that may be accumulated as the fund balance in the General Fund. As of June 30, 2024 the unassigned fund balance of the General Fund was \$15,556,589 and was \$1,306,177 below the 35.0 percent limit. The unassigned fund balance decreased by \$379,429 in 2024.

As of June 30, 2024, the restricted fund balance in the **Capital Improvements Fund** was \$6,619,142 and the committed fund balance was \$98,479,233. The restricted balance is the amount of unspent general obligation bond proceeds, B&C road funds and impact fees that are restricted to certain projects. This amount will decrease as bond funds are spent each year. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

As of June 30, 2024, the restricted fund balance in the **Sales Tax Revenue and Refunding Bonds Debt Service Fund** was \$24,636,750 and the committed fund balance was \$100,785. The fund balances remained consistent with the prior fiscal year. The restricted balance is the amount held in trust by a third party to either make bond payments or hold in reserve until the City requisitions the funds for expenditures made on approved projects identified in the bond agreements. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

As of June 30, 2024, the restricted fund balance in the **Park City General Obligation Bonds Debt Service Fund** was \$22,175 and the committed fund balance was \$1,651,473. The fund balances remained consistent with the prior fiscal year. The restricted balance is the amount held in trust by a third party to make bond payments. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

Proprietary Funds: The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Net position of the City's enterprise funds totaled \$170,554,356 at June 30, 2024, as compared to \$163,099,385 at the end of fiscal year 2023. The increase in net position from the prior fiscal year was \$7.4 million as compared to an increase of \$13.0 million in fiscal year 2023. Net position at the end of fiscal year 2024 for each of these funds were:

Water Fund net investment in capital assets increased by \$3.2 million, and unrestricted net position decreased by \$0.2 million. The increase in net investment in capital assets was due to the acquisition of capital assets related to ongoing water treatment plant construction offset by the repayment of related debt and depreciation expense.

Stormwater Fund net investment in capital assets of \$7.9 million and unrestricted net position of \$3.8 million remained consistent with the prior fiscal year.

Golf Course Fund net investment in capital assets of \$2.0 million and unrestricted net position of \$2.5 million remained consistent with the prior fiscal year.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

Transportation and Parking Fund net investment in capital assets increased by \$8.5 million, and unrestricted net position decreased by \$4.2 million. The increase in net investment in capital assets was primarily due to \$1.3 million in purchases of buses and engine replacements and \$4.3 million in various construction in progress discussed in more detail in the Capital Assets and Debt Administration section.

GENERAL FUND BUDGETARY HIGHLIGHTS

Park City budgets for full-time regular positions at the maximum wage each position could earn for a full 40 hours per week for 52 weeks. However, due to vacant positions and some employees being paid below the maximum allowed for a position, at any given time during the year, the City spends approximately 7.0 percent less than is budgeted for personnel. This is referred to as the vacancy factor. The majority of the adjustments in the budget this fiscal year were due to the vacancy factor.

Key differences between the original budget and the final amended budget for expenditures of \$602,102 (net increase) can be briefly summarized as follows:

- \$0.5 million of the increase in appropriations was to adjust contract services. A large portion of this was to increase the budget for dispatch services that the City contracts out to the County.
- \$0.1 million of the increase in appropriations was to adjust miscellaneous office equipment.

Total actual expenditures of \$50,594,284 were \$3.4 million less than the budgeted expenditures of \$54,028,332.

Total actual revenues of \$48,179,332 were \$2.5 million more than the budgeted revenues of \$45,626,730.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets: The City's investment in capital assets for its governmental and business-type activities totaled \$602,834,183 (net of \$278,898,929 accumulated depreciation) at June 30, 2024, as compared to \$585,219,818 (net of \$266,482,106 accumulated depreciation) at June 30, 2023. This investment in capital assets includes land and water rights, buildings, improvements other than buildings, vehicles and equipment, art, intangibles, infrastructure, right to use assets, and construction in progress.

Park City Municipal Corporation Capital Assets (net of depreciation/amortization)

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land and water rights	\$ 246,450,614	\$ 243,725,614	\$ 21,612,188	\$ 22,337,188	\$ 268,062,802	\$ 266,062,802
Construction in progress	9,525,846	8,743,785	118,156,795	114,922,556	127,682,641	123,666,341
Art	828,717	828,717	117,850	117,850	946,567	946,567
Right to use asset / SBITA	391,481	391,481	3,380,984	3,380,984	3,772,465	3,772,465
Buildings	50,811,405	50,286,235	39,926,880	40,183,170	90,738,285	90,469,405
Improvements other than buildings	55,832,385	49,854,869	137,393,830	124,083,890	193,226,215	173,938,759
Vehicles and equipment	23,058,838	20,152,234	46,812,319	45,648,383	69,871,157	65,800,617
Infrastructure	117,835,456	117,835,456	-	-	117,835,456	117,835,456
Intangibles	9,511,069	9,123,057	86,455	86,455	9,597,524	9,209,512
Accumulated depreciation	(170,370,611)	(165,003,486)	(108,528,318)	(101,478,620)	(278,898,929)	(266,482,106)
Total assets	<u>\$ 343,875,200</u>	<u>\$ 335,937,962</u>	<u>\$ 258,958,983</u>	<u>\$ 249,281,856</u>	<u>\$ 602,834,183</u>	<u>\$ 585,219,818</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

Major capital asset additions during the year ended June 30, 2024 included:

Governmental Activities:

- \$3.9 million for the Rossie Hill Drive Reconstruction projects
- \$2.8 million for Fleet replacement vehicles and equipment
- \$2.0 million for the purchase of the Red Maple property
- \$1.1 million for the Munchkin and Homestake road improvements
- \$1.1 million for 9th and 10th Street Stairs replacement projects
- \$0.9 million for the Homestake affordable housing project (EngineHouse)

Business-type Activities:

- \$9.4 million for 3 Kings Water Treatment Plant
- \$3.1 million for the Marsac and American Saddler Reconstruction projects
- \$11.3 million for various distribution and waterline replacement projects
- \$2.7 million for bus shelter improvements
- \$1.4 million for electric bus charger replacement projects
- \$1.3 million for new buses and bus engine replacements

Additional information on the City's capital assets can be found in Note G-Capital Assets of this report.

Long-term Debt: At June 30, 2024, the City had \$262,666,069 in long-term debt, a decrease of 6.7 percent from fiscal year 2023. Of this amount, \$60,945,501 is considered to be general obligation debt and backed by the full faith and credit of the City. Debt that is secured solely by specific revenue sources is \$199,069,038. Additionally, the City has a contract payable and a contract payable - subscription-based IT arrangement for \$2,651,530.

Park City Municipal Corporation Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds	\$ 60,945,501	\$ 68,581,170	\$ -	\$ -	\$ 60,945,501	\$ 68,581,170
Revenue bonds	52,200,464	57,664,246	146,868,574	152,717,460	199,069,038	210,381,706
Contract payable/SBITA	51,625	222,271	2,599,905	2,749,182	2,651,530	2,971,453
Total debt	<u>\$ 113,197,590</u>	<u>\$ 126,467,687</u>	<u>\$ 149,468,479</u>	<u>\$ 155,466,642</u>	<u>\$ 262,666,069</u>	<u>\$ 281,934,329</u>

The City's general obligation bonds, including the recent 2021 Series Bond, were assigned a rating by Moody's of Aaa, and confirmed at AA+ by Standard and Poor's and AA+ by Fitch. Standard and Poor's has assigned a rating of AA- to the most recent Series 2015, 2017 and 2019 Sales Tax Revenue Bonds. The City's 2013, 2014, 2020 and 2021 Water Revenue Bonds are rated Aa2 by Moody's and AA by Standard and Poor's.

The State of Utah mandates a general obligation debt limit of 4.0 percent of total assessed value of \$21,606,819,080. The current limitation for the City is \$864,272,763 which is significantly in excess of the City's outstanding general obligation debt. The City's net debt subject to this limitation was \$60,945,501 or 0.3 percent of total assessed value, leaving the amount available for future indebtedness at \$803,327,262. See Statistical Schedule 17 of this report for additional details.

More detailed information about the City's long-term liabilities is presented in Note H-Long-term Obligations of this report.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2024

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET RATES

- As of June 2024, the unemployment rate for Summit County (of which Park City is the largest city) was 2.8 percent consistent with the State unemployment rate, and a national rate of 4.1 percent. This compares with a rate of 2.4 percent for Summit County in June 2023. (Sources: Utah Dept. of Workforce Services and Bureau of Labor Statistics)
- The fiscal year 2025 City budget does not include a property tax increase. The City Council recently adopted the certified tax rate for the General Fund. In accordance with Utah Statutes, the certified tax rate is intended to generate the same amount of property tax revenue as was received the prior fiscal year plus revenue for “new growth” occurring in the City. All other revenue sources have been estimated on a conservative basis using a multi-year trend analysis and assuming significant changes in the local economy. The City’s approach to budgeting includes preparation of a five-year capital plan. The long-term nature of the City’s financial planning system allows decision makers to better understand the true effect of policy decisions. One of the most powerful aspects of the multi-year financial planning is its capability to recognize trends over time and begin at an early point to consider the necessary steps to alter the long-term forecasted position of the City.
- The rates and fees for most services remained comparable for fiscal year 2024 compared with the prior fiscal year. The most significant changes in rates were in the Water and Stormwater Funds. In the Water Fund, the water base and irrigation base rates were increased 10.0 percent. The energy surcharge also increased 10.0 percent. In the Stormwater Fund, the Equivalent Surface Unit (ESU) charge increased 3.0 percent. The City anticipates rate increases each year over the next several years in order to provide adequate working capital necessary to maintain the water and storm water systems.

REQUESTS FOR INFORMATION

This financial report is designed to give its readers a general overview of the City’s finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to Park City Municipal Corporation, Finance Department at P.O. Box 1480, Park City, Utah 84060-1480.

BASIC FINANCIAL STATEMENTS

Park City Municipal Corporation
Statement of Net Position
June 30, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets:			
Cash, cash equivalents and investments	\$ 132,348,265	\$ 51,674,186	\$ 184,022,451
Restricted cash and cash equivalents, fiscal agent	24,658,956	10,498,582	35,157,538
Restricted cash, cash equivalents and investments, other	6,619,142	-	6,619,142
Taxes receivable	29,848,151	1,833,917	31,682,068
Accounts receivable	516,131	7,691,431	8,207,562
Notes receivable	246,291	-	246,291
Inventories	751,311	1,140,716	1,892,027
Prepays	151,442	918,766	1,070,208
Lease receivable	68,613	-	68,613
Internal balances	(455,678)	455,678	-
Total current assets	194,752,624	74,213,276	268,965,900
Noncurrent assets:			
Lease receivable	10,595,220	-	10,595,220
Land and water rights	246,450,614	21,612,188	268,062,802
Construction in progress	9,525,846	118,156,795	127,682,641
Art	828,717	117,850	946,567
Right to use asset - subscription-based IT arrangement	164,751	-	164,751
Right to use asset	-	3,000,624	3,000,624
Buildings	28,034,575	28,053,982	56,088,557
Improvements other than buildings	25,129,536	69,352,833	94,482,369
Vehicles and equipment	9,006,870	18,659,249	27,666,119
Infrastructure	15,636,341	-	15,636,341
Intangibles	9,097,950	5,462	9,103,412
Total noncurrent assets	354,470,420	258,958,983	613,429,403
Total assets	549,223,044	333,172,259	882,395,303
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	6,182,180	3,258,333	9,440,513
Total assets and deferred outflows of resources	555,405,224	336,430,592	891,835,816
LIABILITIES			
Current liabilities:			
Accounts payable	2,436,933	2,060,225	4,497,158
Accrued liabilities	7,202,484	11,290,582	18,493,066
Contract payable / subscription-based IT arrangement	51,625	152,032	203,657
Compensated absences	1,335,797	602,171	1,937,968
General obligation bonds	6,175,000	-	6,175,000
Revenue bonds	5,140,000	5,205,000	10,345,000
Total current liabilities	22,341,839	19,310,010	41,651,849
Noncurrent liabilities:			
Contract payable	-	2,447,873	2,447,873
Compensated absences	161,399	101,730	263,129
General obligation bonds	54,770,501	-	54,770,501
Revenue bonds	47,060,464	141,663,574	188,724,038
Net pension liability	4,778,425	1,752,090	6,530,515
Total noncurrent liabilities	106,770,789	145,965,267	252,736,056
Total liabilities	129,112,628	165,275,277	294,387,905
DEFERRED INFLOWS OF RESOURCES			
Property taxes	24,755,882	-	24,755,882
Deferred gain on refunding	5,062	118,494	123,556
Deferred inflows of resources related to pensions	86,928	26,787	113,715
Deferred inflows - leases	10,290,865	-	10,290,865
Total deferred inflows of resources	35,138,737	145,281	35,284,018
Total liabilities and deferred inflows of resources	164,251,365	165,420,558	329,671,923
NET POSITION			
Net investment in capital assets	240,616,245	104,440,532	345,056,777
Restricted for:			
Other	58,940	-	58,940
Unrestricted	150,478,674	66,569,502	217,048,176
Total net position	\$ 391,153,859	\$ 171,010,034	\$ 562,163,893

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Activities
For the Year Ended June 30, 2024

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 32,979,763	\$ 6,141,252	\$ -	\$ 883,228	\$ (25,955,283)	\$ -	\$ (25,955,283)
Public safety	9,970,439	5,729	103,683	11,489	(9,849,538)	-	(9,849,538)
Public works	8,979,789	557,387	-	576,539	(7,845,863)	-	(7,845,863)
Library and recreation	9,052,407	3,914,395	16,152	95,572	(5,026,288)	-	(5,026,288)
Interest on long-term debt	3,683,126	-	-	-	(3,683,126)	-	(3,683,126)
Total governmental activities	64,665,524	10,618,763	119,835	1,566,828	(52,360,098)	-	(52,360,098)
Business-type activities:							
Water Fund	23,161,952	23,977,559	-	1,009,338	-	1,824,945	1,824,945
Stormwater Fund	1,428,065	1,882,321	-	-	-	454,256	454,256
Golf Course Fund	2,009,620	2,248,565	-	-	-	238,945	238,945
Transportation and Parking Fund	28,435,294	4,376,724	5,359,920	5,202,996	-	(13,495,654)	(13,495,654)
Total business-type activities	55,034,931	32,485,169	5,359,920	6,212,334	-	(10,977,508)	(10,977,508)
Total primary government	\$ 119,700,455	\$ 43,103,932	\$ 5,479,755	\$ 7,779,162	(52,360,098)	(10,977,508)	(63,337,606)
General revenues:							
Property tax, levied for general purposes					18,199,884	-	18,199,884
Property tax, levied for debt service					9,478,438	-	9,478,438
General sales and use tax					9,818,123	11,637,308	21,455,431
Franchise tax					4,096,926	-	4,096,926
Resort tax					26,798,263	4,605,518	31,403,781
Investment earnings					8,634,838	3,277,179	11,912,017
Miscellaneous					3,993,529	322,791	4,316,320
Gain on sale of capital assets					272,593	110,519	383,112
Transfers					1,051,810	(1,051,810)	-
Total general revenues, special items, and transfers					82,344,404	18,901,505	101,245,909
Change in net position					29,984,306	7,923,997	37,908,303
Net position - beginning					361,169,553	163,086,037	524,255,590
Net position - ending					\$ 391,153,859	\$ 171,010,034	\$ 562,163,893

The notes to the financial statements are an integral part of this statement.

GOVERNMENTAL FUNDS

Major Funds

General Fund - Accounts for all activities not accounted for by other funds of the City. The General Fund accounts for the normal recurring activities of the City, (*i.e.*, public safety, public works, library, recreation, general government, *etc.*). The principal sources of revenue for this fund are property taxes, sales and use taxes and franchise taxes.

Capital Projects - Capital Improvements Fund - Accounts for the acquisition or construction of major capital projects not accounted for in the proprietary funds. The Capital Improvements Fund is used to account for capital projects of the City's general government.

Debt Service - Sales Tax Revenue and Refunding Bonds Fund - Accounts for the accumulation of money for the repayment of the 2014B, 2015, 2017 and 2019 Sales Tax Revenue and Refunding Bonds.

Debt Service - Park City General Obligation Bonds Fund - Accounts for the accumulation of money for the repayment of 2013A, 2017, 2019 and 2020 General Obligation Bonds. The principal source of revenue is property tax.

Park City Municipal Corporation
Balance Sheet
Governmental Funds
June 30, 2024

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	Park City General Obligation Bonds Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
ASSETS						
Cash, cash equivalents and investments	\$ 15,027,677	\$ 97,878,102	\$ 100,784	\$ 1,651,473	\$ 13,378,258	\$ 128,036,294
Restricted cash, cash equivalents and investments, fiscal agent	-	30	24,636,751	22,175	-	24,658,956
Restricted cash, cash equivalents and investments, other	-	6,619,142	-	-	-	6,619,142
Taxes receivable	13,747,581	1,136,051	-	8,418,526	5,413,956	28,716,114
Accounts receivable	159,682	75,730	-	-	1,298	236,710
Notes receivable	-	246,291	-	-	-	246,291
Inventory	75,819	-	-	-	-	75,819
Prepays	94,818	-	-	-	56,624	151,442
Lease receivable	10,663,833	-	-	-	-	10,663,833
Total assets	<u>\$ 39,769,410</u>	<u>\$ 105,955,346</u>	<u>\$ 24,737,535</u>	<u>\$ 10,092,174</u>	<u>\$ 18,850,136</u>	<u>\$ 199,404,601</u>
LIABILITIES						
Accounts payable	\$ 740,180	\$ 610,680	\$ -	\$ -	\$ 789,377	\$ 2,140,237
Accrued liabilities	1,638,188	-	-	-	82,440	1,720,628
Total liabilities	<u>2,378,368</u>	<u>610,680</u>	<u>-</u>	<u>-</u>	<u>871,817</u>	<u>3,860,865</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property tax	10,941,043	-	-	8,418,526	5,396,313	24,755,882
Unavailable revenue - notes	-	246,291	-	-	-	246,291
Unavailable revenue - leases	10,290,865	-	-	-	-	10,290,865
Total deferred inflows of resources	<u>21,231,908</u>	<u>246,291</u>	<u>-</u>	<u>8,418,526</u>	<u>5,396,313</u>	<u>35,293,038</u>
Total liabilities and deferred inflows of resources	<u>23,610,276</u>	<u>856,971</u>	<u>-</u>	<u>8,418,526</u>	<u>6,268,130</u>	<u>39,153,903</u>
FUND BALANCES						
Nonspendable						
Inventory	75,819	-	-	-	-	75,819
Prepays	94,818	-	-	-	-	94,818
Leases	372,968	-	-	-	-	372,968
Restricted						
Capital projects	-	6,619,142	23,574,969	-	-	30,194,111
Debt service	-	-	1,061,781	22,175	-	1,083,956
Drug and tobacco enforcement	58,940	-	-	-	-	58,940
Committed						
Capital projects funds	-	98,479,233	-	-	7,983,782	106,463,015
Debt service funds	-	-	100,785	1,651,473	-	1,752,258
Economic development	-	-	-	-	4,598,224	4,598,224
Unassigned	15,556,589	-	-	-	-	15,556,589
Total fund balances	<u>16,159,134</u>	<u>105,098,375</u>	<u>24,737,535</u>	<u>\$ 1,673,648</u>	<u>12,582,006</u>	<u>160,250,698</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 39,769,410</u>	<u>\$ 105,955,346</u>	<u>\$ 24,737,535</u>	<u>\$ 10,092,174</u>	<u>\$ 18,850,136</u>	<u>\$ 199,404,601</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Balance Sheet - Governmental Funds
to the Statement of Net Position
June 30, 2024

Fund balances of governmental funds		\$ 160,250,698
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.		343,875,200
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds:		
Taxes receivable	\$ 1,132,037	
Interest receivable	176,341	
Deferred outflows of resources related to pensions	<u>5,949,513</u>	
		7,257,891
Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position.		3,292,642
Certain items not accounted for as unavailable under accrual accounting.		246,291
Pollution remediation liability not reported in the funds.		(3,470,000)
Noncurrent liabilities, including bonds payable and net pension obligations, are not due and payable in the current period and, therefore, are not reported in the funds. Noncurrent liabilities at year-end consist of:		
Compensated absences	(1,405,719)	
Subscription-based IT arrangement contract payable	(51,625)	
Revenue bonds	(47,865,000)	
General obligation bonds	(54,105,000)	
Deferred bond premiums	(11,175,965)	
Accrued interest on the bonds	(956,848)	
Net pension liability	<u>(4,648,351)</u>	
		(120,208,508)
Deferred inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds:		
Deferred gain on debt refunding	(5,062)	
Deferred inflows of resources related to pensions	<u>(85,293)</u>	
		(90,355)
Net position of governmental activities		<u><u>\$ 391,153,859</u></u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2024

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	Park City General Obligation Bonds Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
REVENUES						
Taxes and special assessments	\$ 36,434,974	\$ 17,194,424	\$ -	\$ 9,478,438	\$ 1,257,644	\$ 64,365,480
Licenses and permits	5,559,413	-	-	-	-	5,559,413
Intergovernmental	119,972	1,566,691	-	-	4,210,371	5,897,034
Charges for services	4,068,811	-	-	-	-	4,068,811
Fines and forfeitures	54,069	-	-	-	-	54,069
Investment income	1,517,195	5,092,564	1,528,211	24,504	472,364	8,634,838
Impact fees	-	375,061	-	-	-	375,061
Rental and other	158,075	85,133	-	-	-	243,208
Miscellaneous	266,823	1,028,932	-	-	-	1,295,755
Total revenues	<u>48,179,332</u>	<u>25,342,805</u>	<u>1,528,211</u>	<u>9,502,942</u>	<u>5,940,379</u>	<u>90,493,669</u>
EXPENDITURES						
Current:						
General government	25,654,848	-	-	-	-	25,654,848
Public safety	9,464,264	-	-	-	-	9,464,264
Public works	7,938,515	-	-	-	-	7,938,515
Library and recreation	7,536,657	-	-	-	-	7,536,657
Economic development	-	-	-	-	773,096	773,096
Debt service:						
Interest	-	-	2,560,945	2,586,927	-	5,147,872
Principal retirement	-	-	4,950,000	6,890,000	-	11,840,000
Capital outlay	-	13,604,209	-	-	4,749,028	18,353,237
Total expenditures	<u>50,594,284</u>	<u>13,604,209</u>	<u>7,510,945</u>	<u>9,476,927</u>	<u>5,522,124</u>	<u>86,708,489</u>
Excess (deficiency) of revenues over expenditures	<u>(2,414,952)</u>	<u>11,738,596</u>	<u>(5,982,734)</u>	<u>26,015</u>	<u>418,255</u>	<u>3,785,180</u>
OTHER FINANCING SOURCES (USES)						
Sale of capital assets	523	445	-	-	179,538	180,506
Transfers in	4,011,403	1,015,844	6,965,316	-	6,628,985	18,621,548
Transfers out	(1,910,600)	(4,174,476)	(2,666,697)	-	(5,883,372)	(14,635,145)
Total other financing sources (uses)	<u>2,101,326</u>	<u>(3,158,187)</u>	<u>4,298,619</u>	<u>-</u>	<u>925,151</u>	<u>4,166,909</u>
Net change in fund balances	(313,626)	8,580,409	(1,684,115)	26,015	1,343,406	7,952,089
Fund balances - beginning	16,472,760	96,517,966	26,421,650	1,647,633	11,238,600	152,298,609
Fund balances - ending	<u>\$ 16,159,134</u>	<u>\$ 105,098,375</u>	<u>\$ 24,737,535</u>	<u>\$ 1,673,648</u>	<u>\$ 12,582,006</u>	<u>\$ 160,250,698</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances - Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2024

Net change in fund balances - total government funds	\$	7,952,089
--	----	-----------

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense:

Capital outlay	\$	14,644,254	
Depreciation expense		(6,686,383)	7,957,871

In the statement of activities, only the gain or (loss) on the sale of capital assets is reported; whereas in the governmental funds, proceeds from disposal or sale of assets increase financial resources.		(20,633)
--	--	----------

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds:

Taxes receivable		(190,998)	
Interest receivable		(1,436)	
Unavailable revenue		(3,186)	(195,620)

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Premiums and discounts associated with the issuance of debt are reported as other financing sources (uses) in the governmental funds, but in the statement of activities they are deferred and amortized throughout the period during which the related debt is outstanding. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces liabilities in the statement of net position:

Principal repayments of long-term debt		11,840,000	
Amortization of bond premiums and discounts		1,342,007	13,182,007

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(56,749)
---	--	----------

Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense:

Pension contributions		3,769,660	
Actuarial calculated pension expense		(3,027,248)	742,412

Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net income of \$891,955 less amount allocated to business-type activities of \$455,678 and reversal of prior year allocation of \$13,348.

		422,929	
Change in net position of governmental activities	\$	29,984,306	

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
General Fund
For the Year Ended June 30, 2024

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Taxes and special assessments	\$ 35,461,620	\$ 35,461,620	\$ 36,434,974	\$ 973,354
Licenses and permits	4,577,280	4,577,280	5,559,413	982,133
Intergovernmental	138,275	138,275	119,972	(18,303)
Charges for services	3,944,475	3,944,475	4,068,811	124,336
Fines and forfeitures	4,069	4,069	54,069	50,000
Investment income	519,117	1,362,000	1,517,195	155,195
Rental and other	90,329	90,329	158,075	67,746
Miscellaneous	148,337	48,682	266,823	218,141
Total revenues	44,883,502	45,626,730	48,179,332	2,552,602
EXPENDITURES				
General government	28,528,858	28,649,529	25,654,848	2,994,681
Public safety	8,976,726	9,820,355	9,464,264	356,091
Public works	8,420,024	8,199,406	7,938,515	260,891
Library and recreation	7,500,622	7,359,042	7,536,657	(177,615)
Total expenditures	53,426,230	54,028,332	50,594,284	3,434,048
Excess (deficiency) of revenues over expenditures	(8,542,728)	(8,401,602)	(2,414,952)	5,986,650
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	-	523	523
Transfers in	4,011,403	4,011,403	4,011,403	-
Transfers out	(1,910,600)	(1,910,600)	(1,910,600)	-
Total other financing sources	2,100,803	2,100,803	2,101,326	523
Net change in fund balances	(6,441,925)	(6,300,799)	(313,626)	5,987,173
Fund balances - beginning	16,472,760	16,472,760	16,472,760	-
Fund balances - ending	\$ 10,030,835	\$ 10,171,961	\$ 16,159,134	\$ 5,987,173

The notes to the financial statements are an integral part of this statement.

PROPRIETARY FUNDS

Major Funds

Water Fund - Accounts for the operations of the City's water utility.

Stormwater Fund - Accounts for the operations of the City's storm water utility.

Golf Course Fund - Accounts for the operations of the City's golf course.

Transportation and Parking Fund - Accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Park City Municipal Corporation
Statement of Net Position
Proprietary Funds
June 30, 2024

	Business-type Activities					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
ASSETS						
Current assets:						
Cash, cash equivalents and investments	\$ 6,989,561	\$ 3,605,317	\$ 2,434,996	\$ 38,644,312	\$ 51,674,186	\$ 4,311,969
Restricted cash, cash equivalents and investments, fiscal agent	10,498,582	-	-	-	10,498,582	-
Taxes receivable	-	-	-	1,833,917	1,833,917	-
Accounts receivable	2,171,335	177,873	384	5,341,839	7,691,431	103,082
Inventories	726,042	7,356	296,263	111,055	1,140,716	675,492
Prepays	527,800	-	-	390,966	918,766	-
Total current assets	20,913,320	3,790,546	2,731,643	46,322,089	73,757,598	5,090,543
Noncurrent assets:						
Land and water rights	17,785,588	-	828,451	2,998,149	21,612,188	-
Construction in progress	113,305,928	132,085	-	4,718,782	118,156,795	-
Art	8,636	-	-	109,214	117,850	-
Right to use asset	3,380,984	-	-	-	3,380,984	-
Buildings	17,240,472	320,962	1,671,486	20,693,960	39,926,880	-
Improvements other than buildings	110,442,724	15,832,482	1,728,630	9,389,994	137,393,830	-
Vehicles and equipment	14,523,813	614,852	1,931,852	29,741,802	46,812,319	47,450
Intangible	27,810	-	-	58,645	86,455	-
Accumulated depreciation and amortization	(64,992,323)	(8,914,602)	(4,146,487)	(30,474,906)	(108,528,318)	(47,450)
Total noncurrent assets	211,723,632	7,985,779	2,013,932	37,235,640	258,958,983	-
Total assets	232,636,952	11,776,325	4,745,575	83,557,729	332,716,581	5,090,543
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows of resources related to pensions	1,215,331	269,168	113,610	1,660,224	3,258,333	232,667
Total assets and deferred outflows of resources	233,852,283	12,045,493	4,859,185	85,217,953	335,974,914	5,323,210
LIABILITIES						
Current liabilities:						
Accounts payable	1,473,095	35,384	90,355	461,391	2,060,225	296,697
Accrued liabilities	10,595,611	24,641	93,917	576,413	11,290,582	55,008
Contract payable	152,032	-	-	-	152,032	-
Compensated absences	153,911	25,285	34,129	388,846	602,171	57,169
Revenue bonds	5,205,000	-	-	-	5,205,000	-
Total current liabilities	17,579,649	85,310	218,401	1,426,650	19,310,010	408,874
Noncurrent liabilities:						
Accrued liabilities	-	-	-	-	-	1,000,000
Contract payable	2,447,873	-	-	-	2,447,873	-
Compensated absences	26,002	4,272	5,766	65,690	101,730	34,307
Revenue bonds	141,663,574	-	-	-	141,663,574	-
Net pension liability	695,393	159,675	63,443	833,579	1,752,090	130,074
Total noncurrent liabilities	144,832,842	163,947	69,209	899,269	145,965,267	1,164,381
Total liabilities	162,412,491	249,257	287,610	2,325,919	165,275,277	1,573,255
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows of resources related to pensions	7,647	1,376	803	16,961	26,787	1,635
Deferred inflows of resources related to debt	118,494	-	-	-	118,494	-
Total deferred inflows of resources	126,141	1,376	803	16,961	145,281	1,635
Total liabilities and deferred inflows of resources	162,538,632	250,633	288,413	2,342,880	165,420,558	1,574,890
NET POSITION						
Net investment in capital assets	57,487,139	7,962,459	2,013,932	36,977,002	104,440,532	-
Unrestricted	13,826,512	3,832,401	2,556,840	45,898,071	66,113,824	3,748,320
Total net position	71,313,651	11,794,860	4,570,772	82,875,073	170,554,356	3,748,320
Difference between business-type adjustments to assets and liabilities					455,678	
Net position of business-type activities					171,010,034	

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2024

	Business-type Activities					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
OPERATING REVENUES						
Charges for services	\$ 23,977,559	\$ 1,882,321	\$ 2,248,565	\$ 4,376,724	\$ 32,485,169	\$ 5,578,245
Miscellaneous	-	-	42,291	85,749	128,040	-
Total operating revenues	23,977,559	1,882,321	2,290,856	4,462,473	32,613,209	5,578,245
OPERATING EXPENSES						
Salaries and benefits	5,197,398	589,933	1,026,267	13,880,152	20,693,750	1,322,832
Supplies, maintenance and services	7,760,695	153,412	613,895	9,108,555	17,636,557	2,518,416
Energy and utilities	875,257	53,702	49,773	942,631	1,921,363	845,042
Depreciation and amortization	4,655,595	506,285	211,656	3,432,266	8,805,802	-
Total operating expenses	18,488,945	1,303,332	1,901,591	27,363,604	49,057,472	4,686,290
Operating income (loss)	5,488,614	578,989	389,265	(22,901,131)	(16,444,263)	891,955
NONOPERATING REVENUES (EXPENSES)						
Taxes and special assessments	-	-	-	16,242,826	16,242,826	-
Investment income	1,254,265	163,009	118,617	1,741,288	3,277,179	-
Gain (loss) on sale of capital assets	23,988	51,555	71,000	(36,024)	110,519	-
Operating grants and contributions	-	-	-	5,359,920	5,359,920	-
Interest expense	(3,511,892)	-	-	-	(3,511,892)	-
Total nonoperating revenues (expenses)	(2,233,639)	214,564	189,617	23,308,010	21,478,552	-
Income before contributions and transfers	3,254,975	793,553	578,882	406,879	5,034,289	891,955
Capital contributions	1,009,338	-	-	5,202,996	6,212,334	-
Transfers in	-	-	25,000	194,751	219,751	-
Transfers out	(2,281,294)	(133,774)	(142,070)	(1,454,265)	(4,011,403)	-
Change in net position	1,983,019	659,779	461,812	4,350,361	7,454,971	891,955
Total net position - beginning	69,330,632	11,135,081	4,108,960	78,524,712	163,099,385	2,856,365
Total net position - ending	\$ 71,313,651	\$ 11,794,860	\$ 4,570,772	\$ 82,875,073	\$ 170,554,356	\$ 3,748,320
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds					469,026	
Changes in net position of business-type activities					\$ 7,923,997	

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2024

	Business-type Activities - Enterprise Funds					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash receipts from customers	\$ 22,247,313	\$ 1,873,236	\$ 2,290,857	\$ 6,005,608	\$ 32,417,014	\$ 6,066,053
Payments to employees	(5,260,757)	(606,003)	(1,002,587)	(13,643,762)	(20,513,109)	(1,316,019)
Payments to suppliers	(5,827,745)	(216,725)	(958,356)	(17,136,928)	(24,139,754)	(3,936,317)
Net cash provided (used) by operating activities	11,158,811	1,050,508	329,914	(24,775,082)	(12,235,849)	813,717
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Transfers from other funds	-	-	25,000	194,751	219,751	-
Transfers to other funds	(1,229,484)	(133,774)	(142,070)	(1,454,265)	(2,959,593)	-
Transit and resort sales tax	-	-	-	15,837,876	15,837,876	-
Operating grants	-	-	-	4,359,196	4,359,196	-
Net cash provided (used) by noncapital financing activities	(1,229,484)	(133,774)	(117,070)	18,937,558	17,457,230	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Impact fees, contributions and grants	1,009,338	-	-	12,815,220	13,824,558	-
Acquisition and construction of capital assets	(13,266,721)	(416,611)	(18,921)	(4,696,046)	(18,398,299)	-
Principal paid on capital debt and interfund loan	(2,849,277)	-	-	-	(2,849,277)	-
Interest paid on capital debt and interfund loan	(6,760,811)	-	-	-	(6,760,811)	-
Proceeds from sales of capital assets	23,988	-	-	1,900	25,888	-
Net cash provided (used) by capital and related financing activities	(21,843,483)	(416,611)	(18,921)	8,121,074	(14,157,941)	-
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received by investing activities	1,256,077	163,004	118,641	1,742,067	3,279,789	-
Net cash provided by investing activities	1,256,077	163,004	118,641	1,742,067	3,279,789	-
Net increase (decrease) in cash and cash equivalents	(10,658,079)	663,127	312,564	4,025,617	(5,656,771)	813,717
Balances - beginning of year	28,146,222	2,942,190	2,122,432	34,618,695	67,829,539	3,498,252
Balances - end of the year	\$ 17,488,143	\$ 3,605,317	\$ 2,434,996	\$ 38,644,312	\$ 62,172,768	\$ 4,311,969
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	\$ 5,488,614	\$ 578,989	\$ 389,265	\$ (22,901,131)	\$ (16,444,263)	\$ 891,955
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation	4,655,595	506,285	211,656	3,432,266	8,805,802	-
Non-cash water interfund transfer to general fund	(1,051,810)	-	-	-	(1,051,810)	-
Pension related	(221,785)	(29,694)	(15,162)	(222,607)	(489,248)	(44,417)
Changes in assets and liabilities:						
Accounts receivable	(709,260)	(9,085)	-	2,001,641	1,283,296	(44,228)
Inventory	17,827	(6,130)	(89,176)	(193)	(77,672)	(176,784)
Accounts and other payables	2,821,204	(3,481)	(205,511)	(7,544,055)	(4,931,843)	135,957
Accrued liabilities	115,076	8,548	32,523	300,339	456,486	26,156
Compensated absences	43,350	5,076	6,319	158,658	213,403	25,078
Net cash provided (used) by operating activities	\$ 11,158,811	\$ 1,050,508	\$ 329,914	\$ (24,775,082)	\$ (12,235,849)	\$ 813,717

NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES

Included in investment income is an increase of \$64,280 in fair value for the year ended June 30, 2024.

The notes to the financial statements are an integral part of this statement.

FIDUCIARY FUND

Custodial Fund - Used to hold deposits and performance bonds from individuals, organizations and other governments.

Park City Municipal Corporation
Statement of Fiduciary Net Position
Fiduciary Fund
June 30, 2024

	<u>Custodial Funds</u>
ASSETS	
Cash, cash equivalents and investments	\$ 1,637,476
Total assets	<u>1,637,476</u>
NET POSITION	
Restricted for:	
Individuals, organizations, and other governments	1,637,476
Total net position	<u><u>\$ 1,637,476</u></u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended June 30, 2024

	<u>Custodial Funds</u>
ADDITIONS	
Contributions from individuals, organizations, and other governments	\$ 232,585
Total additions	<u>232,585</u>
DEDUCTIONS	
Refunds to individuals, organizations, and other governments	<u>827,194</u>
Total deductions	<u>827,194</u>
Net decrease in fiduciary net position	(594,609)
Net Position -- beginning of the year	<u>2,232,085</u>
Net Position -- end of the year	<u><u>\$ 1,637,476</u></u>

The notes to the financial statements are an integral part of this statement.

NOTES TO THE BASIC FINANCIAL STATEMENTS

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City conform in all material respects to generally accepted accounting principles in the United States of America (GAAP) as applicable to governments. The City has adopted the provisions of the Governmental Accounting Standards Board (GASB). Preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts and disclosures in the financial statements.

The following is a summary of the more significant policies and is presented to assist the reader in interpreting the financial statements and other data in this report. These policies, as presented, should be viewed as an integral part of the accompanying financial statements.

1. Reporting Entity

Park City Municipal Corporation (the City) is a municipal corporation governed by an elected mayor and five-member Council elected at large with staggered terms. The City was chartered March 15, 1884, under the provisions of the Utah Territorial Government. The Mayor is the administrative authority by statute; however, that responsibility has been delegated to the City Manager by City Ordinance. Therefore, the City operates under a six member council form of government. The City provides the following services as authorized in its charter: public safety (police), highways and streets, cultural and recreational, library, public improvements, planning and zoning, public transportation, public utilities (water and stormwater), golf and general administrative services.

These financial statements include the City and its component units. The City has considered all potential component units for which it is financially accountable. The criteria to be considered in determining financial accountability have been set forth in the Governmental Accounting Standards Board's (GASB) Statement No. 61. These criteria include (1) substantively the same governing body, (2) the primary government and the component unit have a financial benefit or burden relationship, or (3) management (below the level of the elected officials) of the primary government have operational responsibility for the activities of the component unit.

Blended component units, although legally separate entities are so intertwined with the City that they are, in substance, the same as the City. They have the same governing board and provide services almost entirely to the City. They are reported as funds of the City. These are organizations for which the City is financially accountable, and the relationship with the City is significant enough that exclusions would possibly lead to misleading or incomplete financial statements.

Included in this report are the following blended component units:

The Park City Redevelopment Agency (RDA) was legally created by City ordinance pursuant to the Utah Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act. The City Council is designated as the governing body of the RDA. The City has accountability for all fiscal and operating activities of the RDA. The RDA currently has two special revenue funds and two capital projects funds.

The Park City Municipal Building Authority (MBA) governing board is comprised of the same individuals as the City Council and was created to provide 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. The MBA currently has a capital projects fund. The bond issuance authorizations are approved by the City Council and the legal liability for those bonds remains with the City.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

The Park City Housing Authority (HA) governing board is comprised of the same individuals as the City Council and was created to accumulate funds for construction of affordable housing within the City. The City has accountability for all fiscal and operating activities of the HA.

The Park City Water Service District (WSD) governing board is comprised of the same individuals as the City Council and was created to furnish municipal water service within the boundaries of the District. The City has accountability for all fiscal and operating activities of the WSD.

2. Government-wide and Fund Financial Statements

The government-wide financial statements (*i.e.*, the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Certain eliminations have been made as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34 for interfund activities. All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the statement of activities, internal service fund transactions have been eliminated except interfund services provided and used by business-type activities, which are not eliminated.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

3. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Amounts received or recognized as a receivable at fiscal year end are included in the financial statements as taxes receivable and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are recognized as revenues in the year for which they are levied. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

The General Fund is the City's primary operating fund. It is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

The Sales Tax Revenue and Refunding Bonds Debt Service Fund and the Park City General Obligation Bonds Debt Service Fund are used to account for the accumulation of resources for the payment of sales tax revenue bonded debt and general obligation debt.

The Capital Improvements Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds, the Redevelopment Agencies or Municipal Building Authority).

The City reports the following major proprietary funds:

The Water Fund operates the water distribution system for residents of the City.

The Stormwater Fund operates the storm drain system for residents of the City.

The Golf Course Fund accounts for the operations of the City's golf course.

The Transportation and Parking Fund accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Additionally, the City reports the following fund types:

Capital Project Funds are used to account for the acquisition or construction of capital projects. The City currently has the Lower Park Avenue Redevelopment Agency, the Main Street Redevelopment Agency, the Municipal Building Authority, and the Equipment Replacement capital project funds.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Special Revenue Funds are used to account for specific revenue sources that are restricted to expenditures for specific purposes. The City currently has the Lower Park Avenue Redevelopment Agency and the Main Street Redevelopment Agency special revenue funds. These funds account for redevelopment activities that are supported by property tax increment.

Internal Service Funds are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage.

Custodial Funds are used to account for the assets held by the City as a fiduciary activity. Custodial funds use the economic resources measurement focus. The City currently has one custodial fund. The Park City Custodial Fund is used to hold deposits and performance bonds.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds and of the internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

4. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Cash, Cash Equivalents and Investments – Cash and cash equivalents are generally considered short-term, highly liquid investments with a maturity of three months or less from the purchase date.

Investments are recorded at fair value in accordance with GASB Statement No. 72 *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Unrestricted and restricted cash balances of all funds are combined to form a pool of cash and investments which is managed by the City Treasurer. Utah State Statutes allow for investments in the Utah Public Treasurer's Investment Fund and the Utah Money Management Act (UMMA) approved financial institutions. The UMMA provides for a committee to evaluate financial institutions and provides a list of those qualified as depositories for public funds, including the amount they are authorized to maintain over and above insured amounts. The City Treasurer invests unrestricted cash with the Utah Public Treasurer's Investment Fund and with financial institutions on the approved list. Investments in the pooled cash fund consist primarily of certificates of deposit, repurchase agreements, time deposits, commercial paper and government agency securities and are carried at amortized cost which approximates fair value. Interest income earned as a result of pooling is distributed to the appropriate funds based on month end balances of cash and investments.

Prepaid Items – Payments made to vendors for services that will benefit periods beyond June 30, 2024 are recorded as prepaid items in both government-wide and fund financial statements. The costs of governmental fund type prepaid items are recorded as expenditures when consumed rather than when purchased.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Inventories – Inventories of supplies for the proprietary fund types consist principally of items used in repairing and maintaining the water distribution system and transportation equipment. Supplies inventories are valued at cost using the weighted average method. Inventory held for retail sale in the Golf Course Fund is valued at lower-of-cost or market using the first-in, first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Reported inventories are equally offset by fund balance which classification indicates that they do not constitute available spendable resources even though they are a component of current assets.

Leases Receivable – The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received during the lease term. Subsequently, the deferred inflow of resources is recognized as revenue over the lease term. The City uses its effective borrowing rate as the discount rate.

Capital Assets – General capital assets are not capitalized in the governmental funds used to acquire or construct them. Instead, capital acquisition and construction are reflected as expenditures in governmental funds. Capital assets, with an initial, individual cost of more than \$5,000 and a useful life greater than two years, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All purchased capital assets are valued at cost or estimated historical cost. Donated capital assets or donated works of art are reported at acquisition value rather than fair value. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the government included all assets with acquisition dates as far back as June 30, 1980. Most of the City's infrastructure assets were valued at historical cost (when available) or estimated historical cost through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost.

Art represents a collection of the City and is therefore not depreciated. Property, plant, equipment and intangible assets of the primary government are depreciated or amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and improvements	20-75
Public domain infrastructure	20-30
System infrastructure	20-30
Vehicles, equipment and intangibles	3-25

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Subscription Assets – The City has recorded subscription assets as a result of implementing GASB 96, *Subscription-Based Information Technology Arrangements*. Subscription assets, with an initial, individual cost of more than \$5,000 and a subscription term greater than one year, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The subscription assets are initially measured at an amount equal to the initial measurement of the subscription vendor at the commencement of the subscription term, less any subscription vendor incentives received at the commencement of the subscription. The subscription assets are amortized on a straight-line basis over the life of the subscription.

Long-term Obligations - In the government-wide financial statements, and proprietary fund types in the fund financial statements, noncurrent debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and gains and losses on bond refunding are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Gains and losses on bond refunding are reported as deferred inflows and outflows. Bond issuance costs are expensed in the period in which they are incurred. The unamortized bond premiums/discounts at June 30, 2024 for governmental activities were \$11,175,965 and \$13,053,574 for business-type activities and proprietary funds, respectively. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

Compensated Absences - Accumulated unpaid vacation is accrued based on the years of service of each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. The maximum amount of accumulated accrued vacation hours is determined by the length of service of each employee. Accumulated vacation cannot exceed these limits at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination in good standing, all unpaid vacation that has been accrued, up to the above limits, is paid. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service.

Pensions - For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) including additions to and deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows of Resources or Deferred Inflows of Resources - In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. In accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, the government-wide statement of net position and the proprietary fund statement of net position report deferred outflows of resources related to pensions.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The City has items which qualify for reporting in this category. The governmental funds report unavailable revenue from property taxes, notes receivable, and leases receivable. The government-wide statement of net position reports deferred inflows from property taxes, pension related items, deferred gain on refunding of debt, and leases receivable. Property taxes are deferred and recognized as an inflow of resources in the following fiscal year to correspond with the period in which the taxes are levied. The deferred gain on refunding resulted from the difference in the carrying value of the refunded debt and its reacquisition price. The proprietary fund statement of net position reports items related to pensions.

Net Position Flow Assumption - Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

Fund Balance - Fund balances presented in the governmental fund financial statements represent the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds.

The City evaluated each of its funds at June 30, 2024, and classified fund balances into the following five categories:

Nonspendable - Amounts that cannot be spent because they are (1) not in spendable form, such as prepaid items, inventories and long-term receivables for which the payment of proceeds are not restricted or committed with respect to the nature of the specific expenditures of that fund or (2) legally or contractually required to be maintained intact.

Restricted - Amounts that are restricted by external parties such as creditors or imposed by grants, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The City has legislative restrictions on amounts collected and reported in the City's various governmental funds. As a result, these restrictions have been classified as restricted for capital projects, debt service and drug and tobacco enforcement.

Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (ordinance) of the City's "highest level of decision-making authority", which the City considers to be the Park City Municipal City Council. Commitments may be changed by the government by taking the same action that imposed the constraint initially.

Assigned - Amounts that have been allocated by action of the Park City Municipal City Council through a resolution in which the City's intent is to use the funds for a specific purpose, but that do not meet the criteria to be classified as restricted or committed.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Unassigned - Amounts that constitute the residual balances that have no restrictions placed upon them. If restrictions exceed available resources only deficit amounts are reported in the unassigned category. The general fund is the only fund that reports a positive unassigned balance.

The City reduces restricted amounts first when expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned or unassigned) amounts are available. The City reduces committed amounts first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The City does not have a minimum fund balance policy. *Utah Code* 10-6-116(4) requires the City to maintain a minimum unrestricted fund balance in the general fund equal to 5.0 percent of general fund revenue, with a maximum of 35.0 percent.

Restricted Assets - Certain proceeds of the City's Water Revenue and Refunding Bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the proprietary funds' statement of net position because their use is limited by applicable bond covenants.

Proceeds of the City's 2013A and 2020 Series General Obligation Bonds in the amount of \$5,663,564 are classified as restricted assets as well as impact fees of \$266,884 and B & C road funds of \$688,694 in the Capital Improvements Fund. Bond proceeds are restricted to acquiring and preserving undeveloped park and recreational land and to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. The "reserve fund" account with a balance at June 30, 2024 of \$22,175 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Proceeds of the City's 2015, 2017 and 2019 Sales Tax Revenue Bonds are classified as restricted assets on the governmental funds balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The "construction fund" account with a balance at June 30, 2024 of \$23,574,969 is used to report those proceeds of revenue bond issuances that are restricted for the purpose of financing the cost associated with improvements and acquisition of open space. The "reserve fund" account with a balance at June 30, 2024, of \$1,061,781 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

5. Budgets

State law requires the City Council to prepare and adopt budgets for all governmental and proprietary funds. The City Manager submits to the Mayor and City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the proposed sources of revenues. Between May 1 and June 30, the City Council reviews and adjusts the City Manager's proposed budget. On or before June 30, a public hearing is held and the budget is legally adopted through passage of an ordinance. Budgets are adopted below individual department levels, but control of budget appropriations is exercised, under state law, at the department level (General Government, Public Safety, Public Works and Library and Recreation).

After the budget is adopted, transfers of any unexpended appropriation amounts between line items within a major category are to be initiated and approved by each respective department. Transfers between major categories and between programs within the same department and fund are to be initiated by the respective departments and approved by the City Manager. Transfers between capital

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

improvement projects within the same fund are to be initiated by the individual designated as responsible for the project and approved by the City Manager. Transfers that will result in a total change in the appropriation for a project of more than 20.0 percent or if a project would be eliminated by the transfer must be approved by the City Council. The City Council may reduce or increase the budget of any fund by ordinance during the budget year. The City Council must hold a public hearing to increase a fund's budget before it can pass the ordinance. Utah State law prohibits the appropriation of unassigned general fund balance until it exceeds the sum of 5.0 percent of the budgeted general fund revenues. Until unassigned fund balance is greater than the above amount, it cannot be budgeted but is used to provide working capital until tax revenue is received, meet emergency expenditures and cover unanticipated deficits. When the unassigned fund balance is greater than 35.0 percent of actual revenues, the excess must be appropriated to capital projects determined to be in the best long-term interest of the City.

Budgets are prepared on the modified accrual basis of accounting according to accounting principles generally accepted in the United States (GAAP) for governmental funds. Budgets are not prepared for the custodial fund since this fund is comprised only of deposits and performance bonds held by the City. Encumbrance accounting is used by the City.

Each year the capital projects fund adjusted budget is comprised of new appropriations from the current year and unexpended appropriations from the prior year, since unexpended capital projects appropriations do not automatically lapse at year end. The adjusted capital projects fund budget represents the amount available for expenditures in the current year. Future projects and appropriations that are to come from funds available in future years are not reflected in the current year budget.

6. Implementation of the New GASB Pronouncements

In June 2022, the GASB issued Statement No. 101 *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal year periods beginning after June 15, 2023. The City adopted GASB No. 101 for the fiscal year ended June 30, 2024. Implementation of this Statement had no impact on the City's financial statements.

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS

Deposits and investments for the City are governed by the Utah Money Management Act (*Utah Code Annotated*, Title 51, Chapter 7, "the Act") and by rules of the Utah Money Management Council. Following are discussions of the City's exposure to various risks related to its cash management activities.

The City follows the practice of pooling deposits and investments of all funds, except for funds required to be held by fiscal agents under the provision of bond indentures. Each fund type's portion of this pool is displayed on the basic financial statements as "cash, cash equivalents and investments". Interest income earned on pooled deposits and investments is allocated on an accounting period basis to the various funds based on the period-end deposit and investment balances. Interest income from deposits and investments held with fiscal agents is credited directly to the related fund.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

As of June 30, 2024, the City had the following deposits and investments, including \$1,637,476 held in a custodial capacity for others:

Held by city:		Investments maturities	
<u>Investment Type</u>	<u>Fair Value</u>	<u>1 year or less</u>	<u>1-5 years</u>
Debt securities			
Negotiable Certificates of Deposits	\$ 230,427	\$ 230,427	\$ -
Corporate Bonds	2,755,281	1,247,669	1,507,612
Government Agency Securities	783,085	-	783,085
U.S. Obligations	2,199,761	493,195	1,706,566
	<u>5,968,554</u>	<u>\$ 1,971,291</u>	<u>\$ 3,997,263</u>
Other investments			
State treasurer's investment pool	<u>177,732,405</u>	<u>\$ 177,732,405</u>	
Total investments	<u>183,700,959</u>		
<u>Deposits</u>			
Cash deposits - net of outstanding checks	\$ 7,836,262		
Cash deposits - money market/savings	735,048		
Cash on hand	<u>6,800</u>		
Total deposits	<u>8,578,110</u>		
Total deposits and investments held by city	<u>192,279,069</u>		
Held by fiscal agent:			
State treasurer's investment pool	35,157,538		
Total deposits and investments	<u>\$ 227,436,607</u>		

Deposits

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. The Act requires all deposits of funds to be in a qualified depository, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. As of June 30, 2024, the City's bank balance was \$8,779,427 of which \$8,529,427 was uninsured and uncollateralized.

Investments

The Act defines the types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified or permitted depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as “first tier” by two nationally recognized statistical rating organizations; bankers’ acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah Public Treasurers’ Investment Fund (PTIF).

The Utah State Treasurer’s Office operates the PTIF. The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the Securities and Exchange Commission as an investment company. The PTIF is authorized and regulated by the Act. The Act established the Money Management Council which oversees the activities of the Utah State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

Fair Value of Investments: The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At June 30, 2024 the City had the following recurring fair value measurements:

		Fair Value Measurements Using		
	June 30, 2024	Level 1	Level 2	Level 3
<u>Investments by fair value level:</u>				
Negotiable Certificate of Deposit	\$ 230,427	\$ 230,427	\$ -	\$ -
Corporate Bonds	2,755,281	2,755,281	-	-
Government Agency Securities	783,085	783,085	-	-
U.S. Obligations	2,199,761	2,199,761	-	-
Utah Public Treasurers' Investment Fund	177,732,406	-	177,732,406	-
Total	\$ 183,700,960	\$ 5,968,554	\$ 177,732,406	\$ -

Debt securities classified in Level 1 are valued using prices quoted in active markets for those securities. The Utah Public Treasurers’ Investment Fund classified in Level 2 is valued by application of the June 30, 2024 fair value factor, as calculated by the Utah State Treasurer, to the City’s average daily balance in the Fund.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

At June 30, 2024, the City's investments had the following quality ratings:

		Primary Government		
		Corporate	Government	U.S.
	Fair Value	Bonds	Agency Securities	Obligations
<u>Quality Ratings:</u>				
AAA	\$ 2,982,846	\$ -	\$ 783,085	\$ 2,199,761
AA2	500,824	500,824	-	-
AA3	1,004,043	1,004,043	-	-
A1	749,646	749,646	-	-
A2	250,000	250,000	-	-
A3	250,768	250,768	-	-
	<u>\$ 5,738,127</u>	<u>\$ 2,755,281</u>	<u>\$ 783,085</u>	<u>\$ 2,199,761</u>

* Negotiable Certificates of Deposit and the PTIF are not rated.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days – 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. Government-sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the Act, as previously discussed.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5.0 - 10.0 percent depending upon the total dollar amount held in the portfolio at the time of purchase. None of the City's investments exceed this limit.

Custodial Credit Risk for an investment is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk. As of June 30, 2024, the City had \$5,968,554 in U.S. negotiable certificate of deposits, corporate bonds, government agency securities and U.S obligations which were held by the counterparty's trust department or agent but not in the government's name.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE C – NOTES RECEIVABLE

Notes receivable of the governmental fund types at June 30, 2024 include an affordable housing and an employee mortgage assistance loan with interest rates ranging from 0.0 - 5.0 percent and maturing in fiscal year 2025. At June 30, 2024 the City recorded \$246,291 in notes receivable for these arrangements.

NOTE D – LEASES RECEIVABLE

The City leases certain city property and building space to third parties. As of June 30, 2024, the City's receivable for lease payments is shown on the governmental funds balance sheet and the government-wide statement of net position. Also, the City has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. A general description of the lease agreements follows:

The City has 2 active leases for a portion of its land and use of facilities. These leases have a 99-year term. The agreements have increases of 10.0 percent every 5 years. At the end of the lease term, the property must be returned in good standing. During the fiscal year, the City recognized \$29,571 in lease revenue and \$16,629 in interest income related to these agreements. At June 30, 2024, the City recorded \$10,528,249 in lease receivables for these arrangements. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

The City has 1 active lease for building space. The lease is for a period of 5 years; with an option to renew for an additional term of 2 years. The option to extend was exercised during the year ended June 30, 2024. During the fiscal year the City recognized \$16,858 in lease revenue and \$27 in interest income related to this agreement. At June 30, 2024, the City recorded \$56,985 in lease receivable for the arrangement. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

The City leases building space out of its Library. The lease is for a period of 5 years with no option to renew. The agreement has an annual 3.0 percent increase. During the fiscal year the City recognized \$23,699 in lease revenue and \$1,729 in interest income related to this agreement. At June 30, 2024, the City recorded \$78,599 in lease receivable for the arrangement. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

NOTE E – INTERFUND TRANSFERS

Transfers were made to and from several funds during the course of the year ended June 30, 2024. An interfund transfer is a legally authorized transfer between funds in which one fund is responsible for the initial receipt of funds and another fund is responsible for the actual disbursement. The General Fund transferred \$1,885,600 to the Equipment Replacement Capital Projects Fund for replacement of rolling stock and computer equipment. Additionally, the General Fund transferred \$25,000 to the Golf Course Fund for administrative costs and \$194,751 to the Transportation and Parking Fund for the purchase of a building. The Redevelopment Agency fund for Lower Park Avenue transferred \$3,092,532 to the Special Revenue funds for capital expenditures. Several funds transferred a total of \$6,965,316 to the Sales Tax Revenue Bond Debt Service Fund to support principal and interest payments on debt. The Sales Tax Revenue Debt Service Fund transferred \$2,666,697 to capital project funds for open space, affordable housing and park improvements. Transfers to the General Fund were comprised of: \$2,281,294 from the Water Fund, \$133,774 from the Stormwater Fund, \$142,070 from the Golf Course Fund for administrative expenses, and \$1,454,265 from the Transportation and Parking Fund for the year ended June 30, 2024. All interfund transfers within governmental activities and business-type activities are eliminated in the Government-Wide Financial Statements.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE E – INTERFUND TRANSFERS, Continued

The following are the transfers for the City as of June 30, 2024:

	Transfers into:						
	Governmental Activities				Business-Type Activities		
	Major Funds						
		Capital	Sales Tax				
	General Fund	Improvement Fund	Revenue & Refunding - DSF	Nonmajor Funds	Golf Course Fund	Transportation and Parking Fund	Total Transfers Out
Transfers out from:							
Governmental activities							
General Fund	\$ -	\$ -	\$ -	\$ 1,885,600	\$ 25,000	\$ 194,751	\$ 2,105,351
Capital Imp fund	-	-	4,174,476	-	-	-	4,174,476
Sales Tax - DSF	-	1,015,844	-	1,650,853	-	-	2,666,697
Nonmajor Funds	-	-	2,790,840	3,092,532	-	-	5,883,372
Business-type activities							
Water Fund	2,281,294	-	-	-	-	-	2,281,294
Stormwater Fund	133,774	-	-	-	-	-	133,774
Golf Course Fund	142,070	-	-	-	-	-	142,070
Transportation and Parking Fund	1,454,265	-	-	-	-	-	1,454,265
Total Transfers In	\$ 4,011,403	\$ 1,015,844	\$ 6,965,316	\$ 6,628,985	\$ 25,000	\$ 194,751	\$ 18,646,548

NOTE F – SUBSCRIPTION BASED IT ARRANGEMENTS

The City is committed under various subscription-based IT arrangements (SBITAs). At June 30, 2024, the City has 6 qualifying SBITAs that range from 2-3 years with a total asset value of \$391,481 and accumulated amortization of \$226,730. During the fiscal year, the City recognized \$170,646 and \$1,927 in principal and interest payments, respectively. Future minimum payments for these SBITA liabilities are \$51,625 and \$344 in principal and interest, respectively, all due in the coming year. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

NOTE G – CAPITAL ASSETS

Depreciation expense was charged to functions for the year ended June 30, 2024 as follows:

Governmental activities:		Business-type activities:	
General government	\$ 3,603,768	Water	\$ 4,655,595
Public safety	484,620	Stormwater	506,285
Public works	1,045,743	Golf course	211,656
Library and recreation	1,468,006	Transportation and parking	3,432,266
Total governmental activities		Total business-type activities	
depreciation expense	<u>\$ 6,602,137</u>	depreciation expense	<u>\$ 8,805,802</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE G – CAPITAL ASSETS, Continued

Capital asset activity for the year ended June 30, 2024 was as follows:

	Balance June 30, 2023	Transfers	Additions	Deletions	Balance June 30, 2024
Governmental activities:					
Capital assets, not being depreciated:					
Land and water rights	\$ 243,725,614	\$ 725,000	\$ 2,000,000	\$ -	\$ 246,450,614
Construction in progress	8,743,785	-	4,082,099	(3,300,038)	9,525,846
Art	828,717	-	-	-	828,717
Total capital assets, not being depreciated	<u>253,298,116</u>	<u>725,000</u>	<u>6,082,099</u>	<u>(3,300,038)</u>	<u>256,805,177</u>
Capital assets, being depreciated:					
Right to use asset - SBITA	391,481			-	391,481
Buildings	50,286,235	525,170	-	-	50,811,405
Improvements other than building	49,854,869	-	6,002,516	(25,000)	55,832,385
Vehicles and equipment	20,152,234	-	4,289,280	(1,382,676)	23,058,838
Infrastructure	117,835,456	-	-	-	117,835,456
Intangibles	9,123,057	-	388,012	-	9,511,069
Total capital assets, being depreciated	<u>247,643,332</u>	<u>525,170</u>	<u>10,679,808</u>	<u>(1,407,676)</u>	<u>257,440,634</u>
Less accumulated depreciation for:					
Right to use asset - SBITA	(134,099)		(92,631)	-	(226,730)
Buildings	(21,379,624)	(84,246)	(1,312,960)	-	(22,776,830)
Improvements other than building	(29,236,354)	-	(1,488,787)	22,292	(30,702,849)
Vehicles and equipment	(13,533,489)	-	(1,815,445)	1,296,966	(14,051,968)
Infrastructure	(100,318,486)	-	(1,880,629)	-	(102,199,115)
Intangibles	(401,434)	-	(11,685)	-	(413,119)
Total accumulated depreciation	<u>(165,003,486)</u>	<u>(84,246)</u>	<u>(6,602,137)</u>	<u>1,319,258</u>	<u>(170,370,611)</u>
Total capital assets, being depreciated, net	<u>82,639,846</u>	<u>440,924</u>	<u>4,077,671</u>	<u>(88,418)</u>	<u>87,070,023</u>
Governmental activities capital assets, net	<u>\$ 335,937,962</u>	<u>\$ 1,165,924</u>	<u>\$ 10,159,770</u>	<u>\$ (3,388,456)</u>	<u>\$ 343,875,200</u>
Business-type activities:					
Capital assets, not being depreciated:					
Land and water rights	\$ 22,337,188	\$ (725,000)	\$ -	\$ -	\$ 21,612,188
Construction in progress	114,922,556	-	16,480,789	(13,246,550)	118,156,795
Art	117,850	-	-	-	117,850
Total capital assets, not being depreciated	<u>137,377,594</u>	<u>(725,000)</u>	<u>16,480,789</u>	<u>(13,246,550)</u>	<u>139,886,833</u>
Capital assets, being depreciated:					
Right to use asset	3,380,984	-	-	-	3,380,984
Buildings	40,183,170	(525,170)	268,880	-	39,926,880
Improvements other than building	124,083,890	-	13,309,940	-	137,393,830
Vehicles and equipment	45,648,383	-	2,974,962	(1,811,026)	46,812,319
Intangibles	86,455	-	-	-	86,455
Total capital assets, being depreciated	<u>213,382,882</u>	<u>(525,170)</u>	<u>16,553,782</u>	<u>(1,811,026)</u>	<u>227,600,468</u>
Less accumulated depreciation for:					
Right to use asset	(295,836)	-	(84,524)	-	(380,360)
Buildings	(11,080,786)	84,246	(876,358)	-	(11,872,898)
Improvements other than building	(64,121,404)	-	(3,919,593)	-	(68,040,997)
Vehicles and equipment	(25,901,422)	-	(3,923,506)	1,671,858	(28,153,070)
Intangibles	(79,172)	-	(1,821)	-	(80,993)
Total accumulated depreciation	<u>(101,478,620)</u>	<u>84,246</u>	<u>(8,805,802)</u>	<u>1,671,858</u>	<u>(108,528,318)</u>
Total capital assets, being depreciated, net	<u>111,904,262</u>	<u>(440,924)</u>	<u>7,747,980</u>	<u>(139,168)</u>	<u>119,072,150</u>
Business-type activities capital assets, net	<u>\$ 249,281,856</u>	<u>\$ (1,165,924)</u>	<u>\$ 24,228,769</u>	<u>\$ (13,385,718)</u>	<u>\$ 258,958,983</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations for the year ended June 30, 2024:

	Beginning Balance July 1, 2023	Additions	Reductions	Amortization	Ending Balance June 30, 2024	Due Within One Year
Governmental activities:						
General obligation bonds:						
2013A series-principal	\$ 2,750,000	\$ -	\$ (515,000)	\$ -	\$ 2,235,000	\$ 530,000
2013A series-premium	30,615	-	-	(6,318)	24,297	-
2017 series-principal	16,495,000	-	(1,560,000)	-	14,935,000	1,625,000
2017 series-premium	1,679,275	-	-	(195,264)	1,484,011	-
2019 series-principal	36,600,000	-	(3,245,000)	-	33,355,000	3,405,000
2019 series-premium	4,850,652	-	-	(457,491)	4,393,161	-
2020 series-principal	5,150,000	-	(1,570,000)	-	3,580,000	615,000
2020 series-premium	1,025,628	-	-	(86,596)	939,032	-
Total general obligation bonds	68,581,170	-	(6,890,000)	(745,669)	60,945,501	6,175,000
Revenue bonds (Sales tax revenue):						
2014B series-principal	4,145,000	-	(640,000)	-	3,505,000	660,000
2014B series-premium	67,101	-	-	(11,241)	55,860	-
2015 refunding-principal	6,145,000	-	(795,000)	-	5,350,000	820,000
2015 refunding-premium	280,348	-	-	(40,222)	240,126	-
2017 refunding-principal	21,200,000	-	(1,965,000)	-	19,235,000	2,060,000
2017 refunding-premium	2,026,828	-	-	(225,960)	1,800,868	-
2019 refunding-principal	21,325,000	-	(1,550,000)	-	19,775,000	1,600,000
2019 refunding-premium	2,474,969	-	-	(236,359)	2,238,610	-
Total revenue bonds	57,664,246	-	(4,950,000)	(513,782)	52,200,464	5,140,000
Compensated absences	1,120,057	377,139	-	-	1,497,196	1,335,797
Contract payable - SBITA	222,271	-	(170,646)	-	51,625	51,625
Total governmental activities	\$ 127,587,744	\$ 377,139	\$ (12,010,646)	\$ (1,259,451)	\$ 114,694,786	\$ 12,702,422
Business-type activities:						
Revenue bonds:						
2009A wtr revenue	\$ 875,000	\$ -	\$ (125,000)	\$ -	\$ 750,000	\$ 125,000
2013A wtr revenue refunding	770,000	-	(250,000)	-	520,000	255,000
2013A wtr revenue-prem/disc.	7,222	-	-	(2,926)	4,296	-
2014 wtr revenue	4,115,000	-	-	-	4,115,000	2,350,000
2014 wtr revenue-premium	55,475	-	-	(18,695)	36,780	-
2020 wtr revenue refunding	69,120,000	-	(2,325,000)	-	66,795,000	175,000
2020 wtr revenue-premium	8,275,847	-	-	(502,442)	7,773,405	-
2021 wtr revenue refunding	63,960,000	-	(2,325,000)	-	61,635,000	2,300,000
2021 wtr revenue-premium	5,538,916	-	-	(299,823)	5,239,093	-
Total revenue bonds	152,717,460	-	(5,025,000)	(823,886)	146,868,574	5,205,000
Compensated absences	490,498	213,403	-	-	703,901	602,171
Contract payable	2,749,182	-	(149,277)	-	2,599,905	152,032
Total business-type activities	\$ 155,957,140	\$ 213,403	\$ (5,174,277)	\$ (823,886)	\$ 150,172,380	\$ 5,959,203

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for these funds are included as part of the above totals for governmental activities. At year end \$91,476 of internal service fund compensated absences are included in the above amounts. Also, for the governmental activities compensated absences are liquidated by the general fund. The City has complied with all revenue bond covenants.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

Redevelopment Agency Capital Projects Funds and Bonds

The City maintains special revenue and capital project funds for the Main Street Redevelopment Agency and the Lower Park Avenue Redevelopment Agency. For the fiscal year ended June 30, 2024, the tax increment collected by the Main Street Redevelopment Agency was \$654 and the tax contributions from other governments were \$2,188. The tax increment collected by the Lower Park Avenue Redevelopment Agency was \$1,256,990 and the tax contributions from other governments were \$4,208,183. The tax increment paid to another taxing agency by the Lower Park Avenue Redevelopment Agency was \$699,065. During the fiscal year, the Lower Park Avenue Redevelopment Agency expended \$1,453,946 for site improvements and \$44,031 for economic development. The Main Street Redevelopment Agency expended \$233,654 for site improvements, \$30,000 for economic development.

General Obligation Bonds

On August 28, 2013, the City issued General Obligation Bonds Series 2013A in the par amount of \$7,170,000, a premium of \$92,774 and issuance costs of \$98,614. Pursuant to a special bond election held on November 6, 2007, the proceeds of the bonds were used to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

On June 6, 2017, the City issued General Obligation Bonds Series 2017 in the amount of \$25,000,000 plus a premium of \$2,863,698 and bond issuance costs of \$155,239 pursuant to a bond election held on November 8, 2016. The proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flats. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2024 were as follows:

Fiscal Year Ending June 30,	Series 2013A Dated August 28, 2013 \$7,170,000 @ 2.00% to 3.25% per annum paid semi- annually (Nov. & May)		Series 2017 Dated June 6, 2017 \$25,000,000 @ 3.00% to 5.00% per annum paid semi- annually (Feb. & Aug.)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2025	\$ 530,000	\$ 69,938	\$ 1,625,000	\$ 549,350
2026	550,000	54,036	1,685,000	468,100
2027	565,000	37,538	1,755,000	383,850
2028	590,000	19,175	1,825,000	296,100
2029	-	-	1,900,000	241,350
2030	-	-	1,975,000	184,350
2031	-	-	2,055,000	125,100
2032	-	-	2,115,000	63,450
Total	2,235,000	180,687	14,935,000	2,311,650
Plus unamortized premium	24,297	-	1,484,011	-
Total	<u>\$ 2,259,297</u>	<u>\$ 180,687</u>	<u>\$ 16,419,011</u>	<u>\$ 2,311,650</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds, Continued

On March 5, 2019, the City issued General Obligation Bonds Series 2019 in the par amount of \$48,290,000, a premium of \$6,827,264 and issuance costs of \$215,508. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. Additionally, the bonds currently refunded \$4,290,000 principal of the City's General Obligation Bonds Series 2008, plus \$67,993 interest. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

On May 6, 2020, the City issued General Obligation Bonds Series 2020 in the par amount of \$9,470,000, a premium of \$1,298,465 and issuance costs of \$83,373. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. The 2020 Bonds were the last block of bonds to be issued from the 2018 bond election. Additionally, the bonds currently refunded \$3,730,000 and \$2,255,000 principal of the City's General Obligation Bonds Series 2009 and Series 2010B, respectively, plus \$1,991 and \$1,562 interest, respectively. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2024 were as follows:

Fiscal Year Ending June 30,	Series 2019 Dated March 5, 2019 \$48,290,000 @ 3.00% to 5.00% per annum paid semiannually (February and August)		Series 2020 Dated May 6, 2020 \$9,470,000 @ 2.125% to 5.00% per annum paid semiannually (May and November)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2025	\$ 3,405,000	\$ 1,478,150	\$ 615,000	\$ 146,088
2026	2,730,000	1,307,900	240,000	115,337
2027	2,870,000	1,171,400	250,000	103,338
2028	3,015,000	1,027,900	265,000	90,837
2029	3,165,000	877,150	275,000	77,588
2030	3,320,000	718,900	290,000	63,837
2031	3,490,000	552,900	305,000	49,338
2032	3,625,000	413,300	320,000	37,137
2033	3,810,000	232,050	330,000	27,538
2034	3,925,000	117,750	340,000	17,637
2035	-	-	350,000	7,445
Total	33,355,000	7,897,400	3,580,000	736,120
Plus unamortized premium	4,393,161	-	939,032	-
Total	<u>\$ 37,748,161</u>	<u>\$ 7,897,400</u>	<u>\$ 4,519,032</u>	<u>\$ 736,120</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds

On September 11, 2014, the City issued Sales Tax Revenue Bonds, Series 2014B in the amount of \$5,375,000 plus a premium of \$166,022. The proceeds from the sale of the Series 2014B Sales Tax Revenue Bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

On May 12, 2015, the City issued Sales Tax Revenue Bonds, Series 2015 in the amount of \$11,600,000 plus a premium of \$607,524. The proceeds from the sale of the bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

The debt service requirements for the bonds at June 30, 2024 were as follows:

Fiscal Year Ending June 30,	Series 2014B Dated September 11, 2014 \$5,375,000 @ 3.00% to 3.25% per annum paid semiannually (June and December)		Series 2015 Dated May 12, 2015 \$11,600,000 @ 2.00% to 4.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2025	\$ 660,000	\$ 108,813	\$ 820,000	\$ 180,675
2026	680,000	89,013	845,000	156,075
2027	700,000	68,613	880,000	122,275
2028	720,000	47,612	905,000	95,875
2029	745,000	24,212	930,000	68,725
2030	-	-	970,000	31,525
Total	3,505,000	338,263	5,350,000	655,150
Plus unamortized premium	55,860	-	240,126	-
Total	<u>\$ 3,560,860</u>	<u>\$ 338,263</u>	<u>\$ 5,590,126</u>	<u>\$ 655,150</u>

On November 11, 2017, the City issued Sales Tax Revenue Bonds, Series 2017 in the amount of \$31,940,000 plus a premium of \$3,287,871. The proceeds from the sale of the bonds were used for the purpose of financing the acquisition and construction of affordable housing units; land acquisition; parking, plaza and walkway improvements; road improvements; open space acquisition; and parks and community center improvements.

On February 21, 2019 the City issued Sales Tax Revenue Bonds, Series 2019 in the amount of \$26,775,000 plus a premium of \$3,495,522. The proceeds from the sale of the bonds were used for the purpose of financing a portion of the cost of a revolving program of acquiring and constructing affordable housing units, parking and plaza improvements, road improvements, open space acquisition, and park, recreation and community center improvements.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds, Continued

The debt service requirements for the bonds at June 30, 2024 were as follows:

Fiscal Year Ending June 30,	Series 2017		Series 2019	
	Dated November 11, 2017		Dated February 21, 2019	
	\$31,940,000 @ 2.85% to 5.00% per annum paid semiannually (June and December)		\$26,775,000 @ 3.00% to 5.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2025	\$ 2,060,000	\$ 708,778	\$ 1,600,000	\$ 811,000
2026	2,165,000	605,777	1,650,000	753,750
2027	2,275,000	497,528	1,750,000	668,750
2028	2,385,000	383,777	1,825,000	579,375
2029	2,480,000	288,378	1,925,000	485,625
2030	2,555,000	213,977	2,025,000	386,875
2031	2,620,000	147,548	2,125,000	293,750
2032	2,695,000	76,807	2,200,000	207,250
2033	-	-	2,300,000	117,250
2034	-	-	2,375,000	35,625
Total	19,235,000	2,922,570	19,775,000	4,339,250
Plus unamortized premium	1,800,868	-	2,238,610	-
Total	<u>\$ 21,035,868</u>	<u>\$ 2,922,570</u>	<u>\$ 22,013,610</u>	<u>\$ 4,339,250</u>

The Series 2014B, 2015, 2017 and 2019 Bonds are special limited obligations of the City, payable solely from and secured solely by a pledge of revenues from (1) 100 percent of the revenues received by the City from the local sales and use tax levied by the City pursuant to the Utah Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code and (2) 100 percent of the revenues received by the City from the resort communities tax levied by the City pursuant to Title 59, Chapter 12, Part 4 of the Utah Code. The bonds do not constitute a pledge of the ad valorem taxing power or the full faith and credit of the City.

The Series 2017 and 2019 Bonds are additionally payable solely from and secured solely by a pledge of revenues from 100 percent of the revenues received by the City from the municipal transient room tax levied by the City pursuant to Title 59, Chapter 12, Part 3A, Utah Code.

In compliance with federal regulations, the City monitored and, when necessary, remitted arbitrage payments to the U.S Treasury related to excess investment earnings on tax-exempt bond proceeds. During the fiscal year 2024, the City remitted \$541,546 in arbitrage on the Series 2019 Sales Tax Bonds.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

Water Revenue Bonds

On July 14, 2009, the City issued the par amount of \$2,500,000 in Taxable Water Revenue Bonds Series 2009A to finance the construction of drinking water system improvements. The bonds bear no interest and the principal payment of \$125,000 is paid annually beginning July 15, 2010 and ending July 15, 2029. Repayments on the debt are made from the net revenues of the Water Fund. The outstanding balance at June 30, 2024 is \$750,000.

Water Revenue Refunding Bonds

On February 21, 2013, the City issued the par amount of \$3,045,000 in Water Revenue and Refunding Bonds Series 2013 A and B plus a premium of \$37,518. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$3,029,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of \$63,609. The bonds incurred bond issue costs of \$74,516, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund.

On June 25, 2014, the City issued the par amount of \$4,115,000 in Water Revenue Bonds Series 2014 plus a premium of \$223,986 to finance construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest method. The bonds incurred bond issue costs of \$93,218, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

The debt service requirements for the water refunding bonds at June 30, 2024 were as follows:

Fiscal Year Ending June 30,	Series 2013A Dated February 21, 2013 \$3,045,000 @ 2.00% per annum paid semiannually (June and December)		Series 2014 Dated June 25, 2014 \$4,115,000 @ 3.25% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2025	\$ 255,000	\$ 7,850	\$ 2,350,000	\$ 133,738
2026	265,000	2,650	1,765,000	57,362
Total	520,000	10,500	4,115,000	191,100
Plus unamortized premium/discount	4,296	-	36,780	-
Total	<u>\$ 524,296</u>	<u>\$ 10,500</u>	<u>\$ 4,151,780</u>	<u>\$ 191,100</u>

On June 16, 2020, the City issued the par amount of \$75,515,000 in Water Revenue Bonds Series 2020 plus a premium of \$9,802,442. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$8,235,000 and \$4,945,000 of outstanding Water Revenue Bonds Series 2009C and 2010, respectively plus interest of \$225,484 and \$99,449, respectively. New money in the amount of \$66,620,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$333,785, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

Water Revenue Refunding Bonds, Continued

On October 13, 2021, the City issued the par amount of \$66,135,000 in Water Revenue Bonds Series 2021 plus a premium of \$6,052,311. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$1,925,000 and \$5,525,000 of outstanding Water Revenue Bonds Series 2012 and 2012B, respectively plus interest of \$21,063 and \$62,156, respectively. New money in the amount of \$65,000,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$320,994, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

The debt service requirements for these bonds at June 30, 2024 were as follows:

Fiscal Year Ending June 30,	Series 2020		Series 2021	
	Dated June 16, 2020		Dated October 13, 2021	
	\$75,515,000 @ 2.125% to 5.00%		\$66,135,000 @ 2.00% to 5.00%	
	per annum paid semiannually (June and December)		per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2025	\$ 175,000	\$ 2,139,218	\$ 2,300,000	\$ 1,902,381
2026	-	2,134,844	3,280,000	1,762,882
2027	1,945,000	2,086,219	3,645,000	1,589,756
2028	2,000,000	1,987,594	3,875,000	1,401,757
2029	4,250,000	1,831,344	1,930,000	1,256,631
2030	4,475,000	1,613,219	2,020,000	1,157,882
2031	4,700,000	1,383,844	2,255,000	1,051,006
2032	4,875,000	1,193,219	2,385,000	935,006
2033	5,025,000	1,044,719	2,495,000	825,481
2034	5,175,000	891,719	2,575,000	749,831
2035	5,350,000	733,844	2,610,000	697,981
2036	5,500,000	571,094	2,675,000	645,131
2037	5,650,000	432,094	2,715,000	591,231
2038	5,775,000	314,234	2,765,000	536,431
2039	5,875,000	190,453	2,845,000	480,331
2040	6,025,000	64,014	2,880,000	421,281
2041	-	-	9,095,000	294,047
2042	-	-	9,290,000	98,706
Total	66,795,000	18,611,672	61,635,000	16,397,752
Plus unamortized premium	7,773,405	-	5,239,093	-
Total	<u>\$ 74,568,405</u>	<u>\$ 18,611,672</u>	<u>\$ 66,874,093</u>	<u>\$ 16,397,752</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

Other Debt

The City entered into an agreement with Weber Basin Water Conservancy District for the right to share in the existing capacity in the East Canyon Water Treatment Plan and Highway 40 System. In return, the City agreed to make an annual payment of \$200,000 per year beginning January 1, 2020 through January 1, 2039. The contract payable has an effective interest rate of 1.8 percent per annum.

The debt service requirements for the contracts payable at June 30, 2024 were as follows:

Fiscal Year Ending		
June 30,	PRINCIPAL	INTEREST
2025	\$ 152,032	\$ 47,968
2026	154,837	45,163
2027	157,693	42,307
2028	160,603	39,397
2029	163,566	36,434
2030	166,584	33,416
2031	169,657	30,343
2032	172,788	27,212
2033	175,975	24,024
2034	179,222	20,778
2035	182,529	17,471
2036	185,897	14,104
2037	189,326	10,674
2038	192,819	7,181
2039	196,377	3,623
Total	<u>\$ 2,599,905</u>	<u>\$ 400,095</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE H – LONG-TERM OBLIGATIONS, Continued

Annual Debt Service

The annual debt service requirements for all long-term debt outstanding as of June 30, 2024 by activity are as follows:

Fiscal Year Ending June 30,	Governmental Activities		Business-Type Activities	
	General Obligation Bonds	Revenue Bonds	Revenue Bonds	Contract Payable
Principal				
2025	\$ 6,175,000	\$ 5,140,000	\$ 5,205,000	\$ 152,032
2026	5,205,000	5,340,000	5,435,000	154,837
2027	5,440,000	5,605,000	5,715,000	157,693
2028	5,695,000	5,835,000	6,000,000	160,603
2029	5,340,000	6,080,000	6,305,000	163,566
2030-2034	25,900,000	19,865,000	36,105,000	864,226
2035-2039	350,000	-	41,760,000	946,948
2040-2042	-	-	27,290,000	-
Total	54,105,000	47,865,000	133,815,000	2,599,905
Plus unamortized premium/discount	6,840,501	4,335,464	13,053,574	-
Total	<u>\$ 60,945,501</u>	<u>\$ 52,200,464</u>	<u>\$ 146,868,574</u>	<u>\$ 2,599,905</u>
Interest				
2025	\$ 2,243,526	\$ 1,809,266	\$ 4,183,188	\$ 47,968
2026	1,945,376	1,604,616	3,957,738	45,163
2027	1,696,124	1,357,164	3,675,975	42,307
2028	1,434,013	1,106,641	3,389,350	39,397
2029	1,196,088	866,940	3,087,975	36,434
2030-2034	2,603,228	1,510,608	10,845,925	135,774
2035-2039	7,438	-	5,192,795	53,052
2040-2042	-	-	878,045	-
Total	<u>\$ 11,125,793</u>	<u>\$ 8,255,235</u>	<u>\$ 35,210,991</u>	<u>\$ 400,095</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems (Systems). The Systems are comprised of the following pension trust funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple-employer, cost sharing, public employee retirement system.
- Public Employees Contributory Retirement System (Contributory System) is a multiple-employer, cost-sharing, public employee retirement system;
- Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer public employee retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple-employer, cost-sharing, public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple-employer, cost-sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Systems, are members of the Tier 2 Retirement System.

The Systems are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board (Board), whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. The Systems are a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

The Systems issue a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Benefits provided: The Systems provide retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.00% per year all years	Up to 4.00%
Contributory System	Highest 5 years	30 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4.00%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.50% per year up to 20 years; 2.00% per year over 20 years	Up to 2.50% or 4.00% depending upon employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.50%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year to June 2020; 2.00% per year July 2020 to present	Up to 2.50%

* Actuarial reductions are applied.

**All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Systems' Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Contribution rates as of June 30, 2024 are as follows:

	Tier 1 – DB System			Tier 2 – DB Hybrid System				Tier 2 – 401(k) Option			
	EE	ER	ER 401(k)	Tier 2 Fund	EE	ER	ER 401(k)	Tier 2 Fund	EE	ER	ER 401(k)
Contributory System											
11 Local Government	6.00	13.96	-	111	-	17.77	0.18	211	-	7.95	10.00
Noncontributory System											
15 Local Government	-	17.97	-	111	-	16.01	0.18	211	-	6.19	10.00
Public Safety System											
Noncontributory											
43 Other Div A 2.5% COLA	-	34.04	-	122	2.59	25.83	-	222	-	11.83	14.00

*Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2024, the employer and employee contributions to the Systems were as follows:

System	Employer	Employee
Noncontributory System	\$ 1,502,533	\$ -
Contributory System	26,281	11,296
Public Safety System	945,893	-
Tier 2 Public Employees System	3,007,003	-
Tier 2 Public Safety and Firefighter	210,244	21,082
Tier 2 DC Public Employees Plan	263,644	-
Tier 2 DC Public Safety and Firefighter Plan	12,262	-
Total Contributions	\$ 5,967,861	\$ 32,378

Contributions reported are the Systems' Board approved required contributions by the System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, Deferred Outflows and Inflows of Resources Related to Pensions

At June 30, 2024, the City reported a net pension asset of \$0 and a net pension liability of \$6,530,515.

	(Measurement Date): December 31, 2023				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2022	Change (Decrease)
Noncontributory System	\$ -	\$ 2,984,586	1.2867010 %	1.2410208 %	0.0456802 %
Contributory System	-	107,894	1.3071133	1.4079842	(0.1008709)
Public Safety System	-	2,105,985	1.4725477	1.5745754	(0.1020277)
Tier 2 Public Employees System	-	1,262,980	0.6488864	0.6461891	0.0026973
Tier 2 Public Safety and Firefighter	-	69,070	0.1833582	0.1264571	0.0569011
	\$ -	\$ 6,530,515			

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

The net pension asset and liability were measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2023 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the Systems during the plan year.

For the fiscal year ended June 30, 2024, the City recognized pension expense of \$4,686,633.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,898,273	\$ 25,401
Changes in assumptions	1,853,915	2,416
Net difference between projected and actual earnings on pension plan investments	1,470,409	-
Changes in proportion and differences between contributions and proportionate share of contributions	210,315	85,898
Contributions subsequent to the measurement date	3,007,601	-
	<u>\$ 9,440,513</u>	<u>\$ 113,715</u>

\$3,007,601 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 1,715,634
2025	1,461,310
2026	2,847,963
2027	(466,875)
2028	134,466
Thereafter	626,704

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2024, the City recognized pension expense of \$2,076,052.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,089,842	\$ -
Changes in assumptions	895,611	-
Net difference between projected and actual earnings on pension plan investments	970,561	-
Changes in proportion and differences between contributions and proportionate share of contributions	48,471	15,378
Contributions subsequent to the measurement date	756,634	-
	<u>\$ 4,761,119</u>	<u>\$ 15,378</u>

\$756,634 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 1,345,277
2025	1,226,746
2026	1,824,722
2027	(407,640)
2028	-
Thereafter	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2024, the City recognized pension expense of (\$17,742).

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	48,550	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	13,285	-
	<u>\$ 61,835</u>	<u>\$ -</u>

\$13,285 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ (60,319)
2025	4,497
2026	130,698
2027	(26,325)
2028	-
Thereafter	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2024, the City recognized pension expense of \$891,347.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 366,975	\$ -
Changes in assumptions	185,055	-
Net difference between projected and actual earnings on pension plan investments	301,451	-
Changes in proportion and differences between contributions and proportionate share of contributions	3,620	41,019
Contributions subsequent to the measurement date	456,722	-
	<u>\$ 1,313,823</u>	<u>\$ 41,019</u>

\$456,722 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 305,607
2025	52,845
2026	588,768
2027	(131,137)
2028	-
Thereafter	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2024, the City recognized pension expense of \$1,648,612.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 404,522	\$ 20,686
Changes in assumptions	722,924	999
Net difference between projected and actual earnings on pension plan investments	142,619	-
Changes in proportion and differences between contributions and proportionate share of contributions	149,104	26,005
Contributions subsequent to the measurement date	1,669,901	-
	<u>\$ 3,089,070</u>	<u>\$ 47,690</u>

\$1,669,901 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 118,229
2025	168,533
2026	289,908
2027	93,553
2028	127,755
Thereafter	573,507

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2024, the City recognized pension expense of \$88,364.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 36,934	\$ 4,715
Changes in assumptions	50,325	1,417
Net difference between projected and actual earnings on pension plan investments	7,228	-
Changes in proportion and differences between contributions and proportionate share of contributions	9,120	3,496
Contributions subsequent to the measurement date	111,059	-
	<u>\$ 214,666</u>	<u>\$ 9,628</u>

\$111,059 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 6,840
2025	8,689
2026	13,867
2027	4,674
2028	6,711
Thereafter	53,197

Actuarial Assumptions

The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.50 - 9.50 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Expected Return Arithmetic Basis			
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	35.000 %	6.87 %	2.40 %
Debt securities	20.000	1.54	0.31
Real assets	18.000	5.43	0.98
Private equity	12.000	9.80	1.18
Absolute return	15.000	3.86	0.58
Cash and cash equivalents	-	0.24	0.00
Totals	100.00 %		5.45 %
		Inflation	2.50 %
		Expected arithmetic nominal return	7.95 %

The 6.85 percent assumed investment rate of return is comprised of an inflation rate of 2.50 percent, a real return of 4.35 percent that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the Systems' Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE I – RETIREMENT PLANS, Continued

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

System	1% Decrease or 5.85%	Discount Rate of 6.85%	1% Increase or 7.85%
Noncontributory System	\$ 15,489,844	\$ 2,984,586	\$ (7,487,719)
Contributory System	652,743	107,894	(355,954)
Public Safety System	6,608,004	2,105,985	(1,562,882)
Tier 2 Public Employees System	4,339,420	1,262,980	(1,122,798)
Tier 2 Public Safety and Firefighter System	222,544	69,070	(53,713)
Total	\$ 27,312,555	\$ 6,530,515	\$ (10,583,066)

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued Systems' financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Systems' Board and are generally supplemental plans to the basic retirement benefits of the Systems but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued Systems' financial report.

The City participates in the following Defined Contribution Savings Plans with the Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan
- Traditional IRA Plan

Employee and employer contributions to the Systems Defined Contribution Savings Plans for fiscal year ended June 30th were as follows:

	2024	2023	2022
401(k) Plan			
Employer Contributions	\$ 527,908	\$ 396,984	\$ 379,310
Employee Contributions	197,086	71,469	8,804
457 Plan			
Employer Contributions	-	-	-
Employee Contributions	22,845	-	-
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	28,368	16,470	15,190
Traditional IRA			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	800	-	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE J - DEFINED CONTRIBUTION PLANS

Section 401(a) defined contribution money purchase plan

The City sponsors a defined contribution plan under Internal Revenue Code Section 401(a) for all full-time City employees not covered by the Public Safety Retirement System for employers with Social Security coverage.

MissionSquare Retirement (MissionSquare) administers this plan. The City's total payroll in the fiscal year ended June 30, 2024 was \$42,283,889. Of that amount, \$5,030,777 was eligible to participate in this plan. The City participated at a rate of 0.50 percent, under City resolution for the year ended June 30, 2024 for employees covered by the State Contributory System retirement plan, 0.50 percent for employees covered by the State Noncontributory System retirement plan, and 18.47 percent under State Statue for a limited number of employees that are exempt from the State plan. During the year ended June 30, 2024 contributions totaling \$25,049 or 0.50 percent of covered payroll were made by the City. Employer contributions are fully vested in one year. All contributions were made by the due dates. The 401(a) defined contribution monies are not available to the City or its general creditors. Therefore, no assets or liabilities of the 401(a) defined contribution plan are reflected in the City's financial statements.

Section 457 deferred compensation plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon participating. The City's total payroll in the fiscal year ended June 30, 2024 was \$42,283,889 and the City's covered payroll eligible for this plan totaled \$27,646,839. The City participates in employer benefits of \$46.15 per pay period for those employees who have chosen single health insurance coverage and match the employees' voluntary contribution amount at fifty cents on the dollar to a maximum contribution of \$900. Contributions totaling \$337,061 or 1.22 percent of covered payroll were made by the City and voluntary contributions totaling \$1,074,462 or 3.89 percent of covered payroll were made by employees. All contributions were made by the due dates.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries, except that expenses and taxes may be paid from the Trust. Participants' rights under the plan are equal to those of general creditors of the City in an amount equal to the fair value of the deferred account for each participant. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Investments are managed by the plan's administrator under one of seven investment options, or a combination thereof. The choice of the investment option(s) is made by the participants. All of the assets and income of the 457 Plan are held in investment fund trusts by MissionSquare for the exclusive benefit of the participants or their beneficiaries rather than as assets of the employer. As MissionSquare is the fiduciary of these assets, the City is no longer required to report the assets.

Loans or notes between the City and the defined contribution plans

There are no securities, loans or notes of the City included in the plans' assets.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE K – UNAVAILABLE REVENUE

Fund Financial Statements

At June 30, 2024, the following unavailable revenues were recorded in the fund financial statements as deferred inflows of resources because the funds were not available to finance expenditures of the current period.

	General	Debt Service - Park City General Obligation	Capital Projects - Capital Improvement Fund	Other Governmental Funds	Total
Notes receivable	\$ -	\$ -	\$ 246,291	\$ -	\$ 246,291
Leases receivable	10,290,865	-	-	-	10,290,865
Property tax levied- not yet collected	10,941,043	8,418,526	-	5,396,313	24,755,882
	<u>\$ 21,231,908</u>	<u>\$ 8,418,526</u>	<u>\$ 246,291</u>	<u>\$ 5,396,313</u>	<u>\$ 35,293,038</u>

NOTE L – INTERGOVERNMENTAL REVENUES

Intergovernmental revenues were received by governmental fund types for the year ended June 30, 2024. They consist of the following:

State of Utah Class "C" road allotments	\$ 576,539
State contributions	102,034
County contributions	1,752,675
Federal contributions	24,490
Fire District	346,997
School District	3,094,299
Total	<u>\$ 5,897,034</u>

NOTE M – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City purchases commercial insurance through the Utah Risk Management Mutual Association to mitigate the costs of these risks.

The City's responsibility includes payment of premiums, self-insured retention of \$275,000 per occurrence for general liability, and deductibles of \$25,000 for property claims, and \$25,000 for auto physical damage. The amount of the settlements has not exceeded insurance coverage for the past three years. Liabilities are recorded for any claim or judgment when information available prior to issuance of the financial statements indicates it is probable that an asset has been impaired or a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE M – RISK MANAGEMENT, Continued

The City maintains the Risk Management Fund (an internal service fund) to account for the cost of commercial insurance and to finance its risk of losses not covered by insurance. All departments of the City make payments to the Risk Management Fund based on estimates of each department's insurable risks of loss and on amounts needed to pay prior and current-year uninsured claims. The following is a reconciliation of the changes in the aggregate claim liability for the City from the prior fiscal year to the current fiscal year:

<u>Fiscal Year</u>	<u>Unpaid Claims Beginning Balance</u>	<u>Incurred Claims</u>	<u>Claim Payments & Adjustments</u>	<u>Unpaid Claims Ending Balance</u>
2024	\$ 57,470	\$ 482,391	\$ (420,756)	\$ 119,105
2023	301,140	274,919	(518,589)	57,470

NOTE N – LITIGATION AND CONTINGENCIES

The City records liabilities resulting from claims and legal actions when they become fixed or determinable in amount. The City is currently the defendant in several pending lawsuits. Legal counsel is of the opinion that potential claims against the City resulting from such litigation not covered by insurance do not pose a threat of significant liability to the City. Claims payable reported in the risk management fund at June 30, 2024 represents the City's share of pending claims not covered by insurance and incurred (or to be incurred) through June 20, 2024, including legal defense fees.

The City has received several federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to request for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon prior experience, the City believes such disallowances, if any, will be immaterial.

NOTE O – COMMITMENTS AND CONTINGENCIES

Commitments for major construction and capital improvements projects at June 30, 2024 are as follows:

Capital Projects Funds	\$ 10,545,436
Enterprise Funds	\$ 11,124,602

NOTE P - TAXES

Before June 15 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. All property taxes levied by the City are assessed and collected by Summit and Wasatch Counties. Property taxes are levied on January 1 on real property values assessed as of the same date. Taxes are due November 30 and delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15 of the following year, a lien is attached to the property and the amount of taxes and penalties bear interest from January 1 until paid.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2024

NOTE P – TAXES, Continued

If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales and resort taxes are collected by the State Tax Commission and remitted to the City monthly. Franchise taxes are collected by the telephone, natural gas, electric utilities, cable television and sewer companies and remitted to the City periodically.

NOTE Q – CONDUIT DEBT

On May 13, 2021, the City issued \$15,670,000 of 2021 Tax-Exempt Industrial Revenue Refunding Bonds on behalf of the United States Ski and Snowboard Association (USSA), a nonprofit corporation. The bonds refunded \$15,455,766 of the 2015 Industrial Revenue Refunding Bonds issued on May 29, 2015, on behalf of USSA. The bonds bear interest at a 2.75 percent rate and mature May 1, 2036. The bonds were used to partially finance the construction of The USSA Center of Excellence, an athletic training and office facility located in Park City. The bonds are secured by a pledge of revenues under the Bond Indenture. Neither the City's General Fund nor the full faith and credit of the City are pledged for the payment of principal or interest on the bonds. Since the bonds do not constitute a debt of the City, they are not reported in the accompanying financial statements. The principal balance of outstanding bonds was \$14,624,235 at June 30, 2024.

NOTE R – POLLUTION REMEDIATION

GAAP addresses accounting and financial reporting standards for pollution (including contamination) remediation obligations, which are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities such as site assessments and cleanups. GASB 49 identifies the obligating events, which require the City to estimate the components of expected pollution remediation outlays and determine whether outlays for those components should be accrued as a liability or, if appropriate, capitalized when goods and services are acquired.

The United States Environmental Protection Agency (USEPA) and Utah Department of Environmental Quality have been investigating and evaluating mine sites within the Park City area since the early 1980's. In 1988, pursuant to approval of USEPA, Park City Municipal Corporation enacted the Landscaping and Maintenance of Soil Cover Ordinance for lots within the City limits. In general, the landscaping and soil maintenance cover requirements mandated a 6-inch clean topsoil cap in order to contain the underlying mine related material. The general objective of these measures was to isolate potentially contaminated material from the surface and minimize direct contact. On April 30, 2004, the City implemented an Environmental Management System (EMS) to further strengthen the Soils Ordinance Program on a long-term basis. The EMS Soils Ordinance Boundary contains pollution remediation obligations of Park City Municipal Corporation pursuant to this local ordinance, which is an obligating event pursuant to GASB 49. Park City has evaluated its property holdings and found that there exists remediation obligations. The estimated cost to remediate these properties is \$2,250,000. In addition, Park City, is responsible for assessing environmental damages through an NRDA assessment. The estimated cost for the assessment and potential damages is \$1,720,000. The total estimate of \$3,470,000 is measured at current value using the expected cash flow technique, which measures the liability as the sum of probability-weighted amounts in a range of possible estimated amounts. This technique uses all expectations about possible cash flows. The pollution remediation obligation is an estimate subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Calendar Years

	As of calendar year ended December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	Plan fiduciary net position as a percentage of its covered payroll
Noncontributory System	2014	1.1057757 %	\$ 4,801,538	\$ 8,969,083	53.50 %	90.20 %
	2015	1.1629907	6,580,767	8,900,339	73.94	87.80
	2016	1.1028763	7,081,816	8,404,365	84.26	87.30
	2017	1.1793561	5,167,113	8,457,558	61.09	91.90
	2018	1.2132077	8,933,726	8,284,921	107.83	87.00
	2019	1.1954718	4,505,576	7,721,132	58.35	93.70
	2020	1.0590082	543,211	6,406,630	8.48	99.20
	2021	1.0837078	(6,206,510)	6,475,027	(95.85)	108.70
	2022	1.2410208	2,125,557	7,593,684	27.99	97.50
	2023	1.2867010	2,984,586	7,991,806	37.35	96.90
Contributory System	2014	1.7202131	496,184	921,380	53.90	94.00
	2015	2.1367876	1,501,851	910,458	164.96	85.70
	2016	3.5528544	1,165,731	852,469	136.75	92.90
	2017	4.2822288	348,463	868,933	40.10	98.20
	2018	4.4140715	1,791,243	826,181	216.81	91.20
	2019	4.3953469	288,055	787,616	36.57	98.60
	2020	3.2448058	(581,540)	535,246	(108.65)	(103.90)
	2021	1.5272379	(1,105,633)	224,323	(492.87)	115.90
	2022	1.4079842	144,808	197,103	73.47	97.70
	2023	1.3071133	107,894	175,870	61.35	98.20
Public Safety System	2014	1.0325635	1,298,534	1,628,847	79.70	90.50
	2015	1.1316373	2,027,047	1,850,090	109.56	87.10
	2016	1.3348476	2,708,774	2,154,360	125.73	86.50
	2017	1.4076471	2,208,117	2,326,902	94.90	90.20
	2018	1.3792220	3,548,166	2,335,379	151.93	84.70
	2019	1.3778642	2,212,323	2,376,678	93.08	90.90
	2020	1.3794893	1,145,309	2,435,306	47.03	95.50
	2021	1.3752460	(1,116,896)	2,453,207	(45.53)	104.20
	2022	1.5745754	2,036,044	2,852,056	71.39	93.60
	2023	1.4725477	2,105,985	2,780,310	75.75	93.44
Tier 2 Public Employees System	2014	0.4811751	(14,582)	2,361,287	(0.60)	103.50
	2015	0.6083725	(1,328)	3,930,779	(0.03)	100.20
	2016	0.5779839	64,474	4,739,934	1.36	95.10
	2017	0.6412973	56,541	6,278,394	0.90	97.40
	2018	0.6795699	291,045	7,931,286	3.67	90.80
	2019	0.6951133	156,336	9,661,859	1.62	96.50
	2020	0.6133599	88,218	9,810,802	0.90	98.30
	2021	0.5734098	(242,688)	10,647,053	(2.28)	103.80
	2022	0.6461891	703,631	14,078,980	5.00	92.30
	2023	0.6488864	1,262,980	16,775,958	7.53	89.58
Tier 2 Public Safety and Firefighter System	2014	0.5580685	(8,256)	230,513	(3.60)	120.50
	2015	0.4334431	(6,333)	258,047	(2.45)	110.70
	2016	0.4276917	(3,713)	353,369	(1.05)	103.60
	2017	0.2907906	(3,365)	307,120	(1.10)	103.00
	2018	0.1535009	3,846	205,685	1.87	95.60
	2019	0.1264583	11,895	208,446	5.71	89.60
	2020	0.1177901	10,565	236,532	4.47	93.10
	2021	0.0963238	(4,868)	230,346	(2.11)	102.80
	2022	0.1264571	10,550	389,082	2.71	96.40
	2023	0.1833582	69,070	694,751	9.94	89.10

Schedule of Required Supplementary Information
Schedule of Contributions
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Fiscal Years

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll ¹
Noncontributory System	2015	\$ 1,593,052	\$ 1,593,052	-	\$ 8,676,643	18.36 %
	2016	1,583,281	1,583,281	-	8,630,571	18.35
	2017	1,559,571	1,559,571	-	8,480,620	18.39
	2018	1,553,648	1,553,648	-	8,429,027	18.43
	2019	1,486,998	1,486,998	-	8,084,781	18.39
	2020	1,279,250	1,279,250	-	6,988,178	18.31
	2021	1,154,993	1,154,993	-	6,259,429	18.45
	2022	1,257,885	1,257,885	-	6,835,882	18.40
	2023	1,391,539	1,391,539	-	7,851,481	17.72
	2024	1,502,533	1,502,533	-	8,467,452	17.74
Contributory System	2015	124,015	124,015	-	857,642	14.46
	2016	126,506	126,506	-	874,871	14.46
	2017	128,811	128,811	-	890,811	14.46
	2018	121,856	121,856	-	842,711	14.46
	2019	118,253	118,253	-	817,793	14.46
	2020	98,228	98,228	-	679,310	14.46
	2021	50,519	50,519	-	349,369	14.46
	2022	30,760	30,760	-	212,723	14.46
	2023	23,410	23,410	-	167,692	13.96
	2024	26,281	26,281	-	188,262	13.96
Public Safety System	2015	487,710	487,710	-	1,613,195	30.23
	2016	602,057	602,057	-	2,018,519	29.83
	2017	703,564	703,564	-	2,326,004	30.25
	2018	696,730	696,730	-	2,306,955	30.20
	2019	703,630	703,630	-	2,321,728	30.31
	2020	741,934	741,934	-	2,438,344	30.43
	2021	738,239	738,239	-	2,427,488	30.41
	2022	811,796	811,796	-	2,590,802	31.33
	2023	874,787	874,787	-	2,740,314	31.92
	2024	945,893	945,893	-	2,971,313	31.83
Tier 2 Public Employees System ²	2015	447,904	447,904	-	2,998,019	14.94
	2016	652,227	652,227	-	4,374,424	14.91
	2017	830,304	830,304	-	5,568,772	14.91
	2018	1,051,865	1,051,865	-	6,961,378	15.11
	2019	1,391,549	1,391,549	-	8,954,624	15.54
	2020	1,568,428	1,568,428	-	10,015,507	15.66
	2021	1,570,537	1,570,537	-	9,940,099	15.80
	2022	1,890,094	1,890,094	-	11,761,625	16.07
	2023	2,464,116	2,464,116	-	15,391,105	16.01
	2024	3,007,003	3,007,003	-	18,782,036	16.01
Tier 2 Public Safety and Firefighter System ²	2015	46,309	46,309	-	205,361	22.55
	2016	75,876	75,876	-	337,225	22.50
	2017	79,353	79,353	-	352,678	22.50
	2018	54,182	54,182	-	240,064	22.57
	2019	47,136	47,136	-	204,142	23.09
	2020	53,529	53,529	-	231,425	23.13
	2021	57,846	57,846	-	223,947	25.83
	2022	65,258	65,258	-	252,643	25.83
	2023	140,141	140,141	-	542,551	25.83
	2024	210,244	210,244	-	813,954	25.83
Tier 2 Public Employees DC Only System ²	2015	14,096	14,096	-	209,757	6.72
	2016	23,903	23,903	-	357,294	6.69
	2017	36,006	36,006	-	538,211	6.69
	2018	63,003	63,003	-	941,754	6.69
	2019	85,220	85,220	-	1,273,841	6.69
	2020	108,323	108,323	-	1,619,186	6.69
	2021	134,577	134,577	-	2,011,611	6.69
	2022	162,084	162,087	-	2,422,779	6.69
	2023	191,025	191,025	-	3,086,025	6.19
	2024	263,644	263,644	-	4,234,857	6.23
Tier 2 Public Safety and Firefighter DC Only System ²	2015	3,007	3,007	-	25,417	12
	2016	6,153	6,153	-	52,009	11.83
	2017	6,895	6,895	-	58,283	11.83
	2018	7,618	7,618	-	64,392	11.83
	2019	8,158	8,158	-	68,956	11.83
	2020	9,069	9,069	-	76,665	11.83
	2021	7,531	7,531	-	63,660	11.83
	2022	9,094	9,094	-	76,869	11.83
	2023	11,013	11,013	-	93,091	11.83
	2024	12,262	12,262	-	103,650	11.83

¹ Contributions as a percentage of covered payroll may be different than the Board certified rate due to rounding or other administrative issues.

² Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
June 30, 2024

Note 1. Changes in Assumptions

Changes include updates to the mortality improvement assumption, salary increase assumption, disability incidence assumption, assumed retirement rates, and assumed termination rates, as recommended with the January 1, 2023 actuarial experience study.

SUPPLEMENTARY INFORMATION

NONMAJOR GOVERNMENTAL FUNDS

Lower Park Avenue Redevelopment Agency Capital Projects Fund - Accounts for the acquisition or construction of capital projects in the Lower Park Avenue Redevelopment area.

Main Street Redevelopment Agency Capital Projects Fund - Accounts for capital projects in the Main Street Redevelopment area.

Municipal Building Authority Capital Projects Fund - The Municipal Building Authority is a legally separate organization that is a mechanism for financing needed City facilities. The Authority acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority.

Equipment Replacement Capital Improvements Fund - Accounts for the accumulation of resources for the future replacement of capital assets such as computers, vehicles and heavy equipment.

Lower Park Avenue Redevelopment Agency and Main Street Redevelopment Agency Special Revenue Funds - Special revenue funds are used to account for specific revenue sources that are restricted, committed or assigned to expenditures for particular purposes. These special revenue funds account for the agencies' redevelopment activities which are supported by property tax increment revenue.

Park City Municipal Corporation
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2024

	Capital Projects				Special Revenue		
	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund	Equipment Replacement Capital Improvements Fund	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	Total Nonmajor Governmental Funds
Assets							
Cash, cash equivalents and investments	\$ 4,281,616	\$ 1,913,990	\$ 494,222	\$ 1,322,225	\$ 3,724,913	\$ 1,641,292	\$ 13,378,258
Taxes receivable	-	-	-	-	5,413,956	-	5,413,956
Accounts receivable	394	218	56	-	479	151	1,298
Prepays	-	-	-	56,624	-	-	56,624
Total assets	<u>\$ 4,282,010</u>	<u>\$ 1,914,208</u>	<u>\$ 494,278</u>	<u>\$ 1,378,849</u>	<u>\$ 9,139,348</u>	<u>\$ 1,641,443</u>	<u>\$ 18,850,136</u>
Liabilities							
Accounts payable	\$ 81,106	\$ -	\$ -	\$ 4,457	\$ 79	\$ 703,735	\$ 789,377
Accrued liabilities	-	-	-	-	37,210	45,230	82,440
Total liabilities	<u>81,106</u>	<u>-</u>	<u>-</u>	<u>4,457</u>	<u>37,289</u>	<u>748,965</u>	<u>871,817</u>
Deferred Inflows of Resources							
Unavailable revenue-property tax	-	-	-	-	5,396,313	-	5,396,313
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,396,313</u>	<u>-</u>	<u>5,396,313</u>
Total liabilities and deferred inflows of resources	<u>81,106</u>	<u>-</u>	<u>-</u>	<u>4,457</u>	<u>5,433,602</u>	<u>748,965</u>	<u>6,268,130</u>
FUND BALANCES							
Committed							
Capital projects funds	4,200,904	1,914,208	494,278	1,374,392	-	-	7,983,782
Economic development	-	-	-	-	3,705,746	892,478	4,598,224
Total fund balances	<u>4,200,904</u>	<u>1,914,208</u>	<u>494,278</u>	<u>1,374,392</u>	<u>3,705,746</u>	<u>892,478</u>	<u>12,582,006</u>
Total liabilities and fund balances	<u>\$ 4,282,010</u>	<u>\$ 1,914,208</u>	<u>\$ 494,278</u>	<u>\$ 1,378,849</u>	<u>\$ 9,139,348</u>	<u>\$ 1,641,443</u>	<u>\$ 18,850,136</u>

Park City Municipal Corporation
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2024

	Capital Projects				Special Revenue		
	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund	Equipment Replacement Capital Improvements Fund	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	Total Nonmajor Governmental Funds
REVENUES							
Taxes and special assessments	\$ -	\$ -	\$ -	\$ -	\$ 1,256,990	\$ 654	\$ 1,257,644
Intergovernmental	-	-	-	-	4,208,183	2,188	4,210,371
Investment income	150,257	100,513	23,365	-	150,047	48,182	472,364
Total revenues	150,257	100,513	23,365	-	5,615,220	51,024	5,940,379
EXPENDITURES							
Economic development	-	-	-	-	743,096	30,000	773,096
Capital outlay	1,453,946	233,654	-	3,061,428	-	-	4,749,028
Total expenditures	1,453,946	233,654	-	3,061,428	743,096	30,000	5,522,124
Excess (deficiency) of revenues over expenditures	(1,303,689)	(133,141)	23,365	(3,061,428)	4,872,124	21,024	418,255
OTHER FINANCING SOURCES (USES)							
Sale of capital assets	-	-	-	179,538	-	-	179,538
Transfers in	4,743,385	-	-	1,885,600	-	-	6,628,985
Transfers out	(2,790,840)	-	-	-	(3,092,532)	-	(5,883,372)
Total other financing sources (uses)	1,952,545	-	-	2,065,138	(3,092,532)	-	925,151
Net change in fund balances	648,856	(133,141)	23,365	(996,290)	1,779,592	21,024	1,343,406
Fund balances - beginning	3,552,048	2,047,349	470,913	2,370,682	1,926,154	871,454	11,238,600
Fund balances - ending	\$ 4,200,904	\$ 1,914,208	\$ 494,278	\$ 1,374,392	\$ 3,705,746	\$ 892,478	\$ 12,582,006

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Lower Park Avenue Redevelopment Capital Projects Fund
For the Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Investment income	\$ -	\$ 137,000	\$ 150,257	\$ 13,257
EXPENDITURES				
Capital outlay:				
Building renovation and construction	-	1,232,432	9,782	1,222,650
Improvements other than building	345,000	867,037	745,686	121,351
City parks and cemetery improvements	100,000	927,358	698,478	228,880
Total expenditures	445,000	3,026,827	1,453,946	1,572,881
Excess (deficiency) of revenues over expenditures	(445,000)	(2,889,827)	(1,303,689)	1,586,138
OTHER FINANCING SOURCES (USES)				
Transfers in	3,092,532	4,743,385	4,743,385	-
Transfers out	(2,790,840)	(2,790,840)	(2,790,840)	-
Total other financing sources (uses)	301,692	1,952,545	1,952,545	-
Net change in fund balances	(143,308)	(937,282)	648,856	1,586,138
Fund balances - beginning	3,552,048	3,552,048	3,552,048	-
Fund balances - ending	<u>\$ 3,408,740</u>	<u>\$ 2,614,766</u>	<u>\$ 4,200,904</u>	<u>\$ 1,586,138</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Main Street Redevelopment Capital Projects Fund
For the Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Investment income	\$ -	\$ 94,000	\$ 100,513	\$ 6,513
EXPENDITURES				
Capital outlay:				
Street and storm drain improvements	-	90,000	-	90,000
Improvements other than building	150,000	411,313	233,654	177,659
Total expenditures	150,000	501,313	233,654	267,659
Excess (deficiency) of revenues over expenditures	(150,000)	(407,313)	(133,141)	274,172
Net change in fund balances	(150,000)	(407,313)	(133,141)	274,172
Fund balances - beginning	2,047,349	2,047,349	2,047,349	-
Fund balances - ending	\$ 1,897,349	\$ 1,640,036	\$ 1,914,208	\$ 274,172

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Municipal Building Authority Capital Projects Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Investment income	\$ -	\$ 355,000	\$ 23,365	\$ (331,635)
Net change in fund balances	-	355,000	23,365	(331,635)
Fund balances - beginning	470,913	470,913	470,913	-
Fund balances - ending	<u>\$ 470,913</u>	<u>\$ 825,913</u>	<u>\$ 494,278</u>	<u>\$ (331,635)</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Equipment Replacement Capital Improvements Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
EXPENDITURES				
Capital outlay:				
Equipment	\$ 1,964,600	\$ 4,254,187	\$ 3,061,428	\$ 1,192,759
Excess (deficiency) of revenues over expenditures	(1,964,600)	(4,254,187)	(3,061,428)	1,192,759
OTHER FINANCING SOURCES				
Sale of capital assets	-	-	179,538	179,538
Transfers in	1,885,600	1,885,600	1,885,600	-
Total other financing sources	1,885,600	1,885,600	2,065,138	179,538
Net change in fund balances	(79,000)	(2,368,587)	(996,290)	1,372,297
Fund balances - beginning	2,370,682	2,370,682	2,370,682	-
Fund balances - ending	<u>\$ 2,291,682</u>	<u>\$ 2,095</u>	<u>\$ 1,374,392</u>	<u>\$ 1,372,297</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Lower Park Avenue Redevelopment Special Revenue Fund
For the Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes and special assessments	\$ 1,052,000	\$ 1,052,000	\$ 1,256,990	\$ 204,990
Intergovernmental	3,200,000	3,200,000	4,208,183	1,008,183
Investment income	-	134,000	150,047	16,047
Total revenues	4,252,000	4,386,000	5,615,220	1,229,220
EXPENDITURES				
Economic development	657,109	657,109	743,096	(85,987)
Excess of revenues over expenditures	3,594,891	3,728,891	4,872,124	1,143,233
OTHER FINANCING USES				
Transfers out	(3,092,532)	(3,092,532)	(3,092,532)	-
Total other financing uses	(3,092,532)	(3,092,532)	(3,092,532)	-
Net change in fund balances	502,359	636,359	1,779,592	1,143,233
Fund balances - beginning	1,926,154	1,926,154	1,926,154	-
Fund balances - ending	\$ 2,428,513	\$ 2,562,513	\$ 3,705,746	\$ 1,143,233

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Main Street Redevelopment Special Revenue Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes and special assessments	\$ 2,053	\$ 2,053	\$ 654	\$ (1,399)
Intergovernmental	9,266	9,266	2,188	(7,078)
Investment income	-	44,000	48,182	4,182
Total revenues	11,319	55,319	51,024	(4,295)
EXPENDITURES				
Economic development	455,000	455,000	30,000	425,000
Excess (deficiency) of revenues over expenditures	(443,681)	(399,681)	21,024	420,705
Net change in fund balances	(443,681)	(399,681)	21,024	420,705
Fund balances - beginning	871,454	871,454	871,454	-
Fund balances - ending	\$ 427,773	\$ 471,773	\$ 892,478	\$ 420,705

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Capital Improvements Fund
For the Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes and special assessments	\$ 16,329,673	\$ 16,329,673	\$ 17,194,424	\$ 864,751
Intergovernmental	141,649	141,649	1,566,691	1,425,042
Investment income	3,336,635	4,529,000	5,092,566	563,566
Impact fees	419,695	419,695	375,061	(44,634)
Rental and other	2,585	2,585	85,133	82,548
Miscellaneous	163,999	517,046	1,028,930	511,884
Total revenues	20,394,236	21,939,648	25,342,805	3,403,157
EXPENDITURES				
Capital outlay:				
Land and building acquisition	-	24,421,511	3,915,181	20,506,330
Street and storm drain improvements	6,161,130	3,079,514	1,458,416	1,621,098
Building renovation and construction	17,614,028	14,444,055	838,777	13,605,278
Improvements other than building	24,209,722	33,502,201	6,404,743	27,097,458
City parks and cemetery improvements	-	211,211	216,926	(5,715)
Equipment	690,490	3,664,563	770,166	2,894,397
Total expenditures	48,675,370	79,323,055	13,604,209	65,718,846
Excess (deficiency) of revenues over expenditures	(28,281,134)	(57,383,407)	11,738,596	69,122,003
OTHER FINANCING SOURCES (USES)				
Debt issuance	30,000,000	-	-	-
Sale of capital assets	-	-	445	445
Transfers in	-	1,015,844	1,015,844	-
Transfers out	(4,174,476)	(4,174,476)	(4,174,476)	-
Total other financing sources (uses)	25,825,524	(3,158,632)	(3,158,187)	445
Net change in fund balances	(2,455,610)	(60,542,039)	8,580,409	69,122,448
Fund balances - beginning	96,517,966	96,517,966	96,517,966	-
Fund balances - ending	\$ 94,062,356	\$ 35,975,927	\$ 105,098,375	\$ 69,122,448

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Sales Tax Revenue and Refunding Bonds Debt Service Fund
For the Year Ended June 30, 2024

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Investment income	\$ -	\$ -	\$ 1,528,211	\$ 1,528,211
EXPENDITURES				
Debt service:				
Interest	2,025,316	2,566,862	2,560,945	5,917
Principal retirement	4,950,000	4,950,000	4,950,000	-
Total expenditures	6,975,316	7,516,862	7,510,945	5,917
Excess (deficiency) of revenues over expenditures	(6,975,316)	(7,516,862)	(5,982,734)	1,534,128
OTHER FINANCING SOURCES (USES)				
Transfers in	6,965,316	6,965,316	6,965,316	-
Transfers out	-	(2,666,697)	(2,666,697)	-
Total other financing sources	6,965,316	4,298,619	4,298,619	-
Net change in fund balances	(10,000)	(3,218,243)	(1,684,115)	1,534,128
Fund balances - beginning	26,421,650	26,421,650	26,421,650	-
Fund balances - ending	<u>\$ 26,411,650</u>	<u>\$ 23,203,407</u>	<u>\$ 24,737,535</u>	<u>\$ 1,534,128</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Park City General Obligation Bonds Debt Service Fund
For the Year Ended June 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes and special assessments	\$ 9,478,438	\$ 9,478,438	\$ 9,478,438	\$ -
Investment income	-	-	24,504	24,504
Total revenues	9,478,438	9,478,438	9,502,942	24,504
EXPENDITURES				
Debt service:				
Interest	2,588,438	2,593,938	2,586,927	7,011
Principal retirement	6,890,000	6,890,000	6,890,000	-
Total expenditures	9,478,438	9,483,938	9,476,927	7,011
Excess (deficiency) of revenues over expenditures	-	(5,500)	26,015	31,515
Net change in fund balances	-	(5,500)	26,015	31,515
Fund balances - beginning	1,647,633	1,647,633	1,647,633	-
Fund balances - ending	\$ 1,647,633	\$ 1,642,133	\$ 1,673,648	\$ 31,515

INTERNAL SERVICE FUNDS

The Internal Service Funds are used to account for the financing and operations of services provided to various City departments and other governments, on a cost-reimbursement basis. Included are:

Fleet Services Fund: Fleet Services Fund accounts for the cost of storage, repair and maintenance of City-owned vehicles.

Self-Insurance Fund: Self-Insurance Fund accounts for the establishment of a self-insurance program.

Park City Municipal Corporation
Combining Statement of Net Position
Internal Service Funds
June 30, 2024

	Fleet Services Fund	Self- Insurance Fund	Total Nonmajor Internal service funds
ASSETS			
Current assets:			
Cash, cash equivalents and investments	\$ 1,272,372	\$ 3,039,597	\$ 4,311,969
Accounts receivable	52,581	50,501	103,082
Inventories	675,492	-	675,492
Total current assets	<u>2,000,445</u>	<u>3,090,098</u>	<u>5,090,543</u>
Noncurrent assets:			
Vehicles and equipment	47,450	-	47,450
Accumulated depreciation and amortization	(47,450)	-	(47,450)
Total noncurrent assets	<u>-</u>	<u>-</u>	<u>-</u>
Total assets	<u>2,000,445</u>	<u>3,090,098</u>	<u>5,090,543</u>
 DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	232,667	-	232,667
Total assets and deferred outflows of resources	<u>2,233,112</u>	<u>3,090,098</u>	<u>5,323,210</u>
 LIABILITIES			
Current liabilities:			
Accounts payable	73,317	223,380	296,697
Accrued liabilities	55,008	-	55,008
Compensated absences	57,169	-	57,169
Total current liabilities	<u>185,494</u>	<u>223,380</u>	<u>408,874</u>
Noncurrent liabilities:			
Accrued liabilities	-	1,000,000	1,000,000
Net pension liability	130,074	-	130,074
Compensated absences	34,307	-	34,307
Total noncurrent liabilities	<u>164,381</u>	<u>1,000,000</u>	<u>1,164,381</u>
Total liabilities	<u>349,875</u>	<u>1,223,380</u>	<u>1,573,255</u>
 DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to pensions	1,635	-	1,635
Total liabilities and deferred inflows of resources	<u>351,510</u>	<u>1,223,380</u>	<u>1,574,890</u>
 NET POSITION			
Unrestricted	1,881,602	1,866,718	3,748,320
Total net position	<u>\$ 1,881,602</u>	<u>\$ 1,866,718</u>	<u>\$ 3,748,320</u>

Park City Municipal Corporation
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2024

	Fleet Services Fund	Self- Insurance Fund	Total Internal Service Funds
OPERATING REVENUES			
Charges for services	\$ 3,180,800	\$ 2,397,445	\$ 5,578,245
OPERATING EXPENSES			
Salaries and benefits	1,322,832	-	1,322,832
Supplies, maintenance and services	661,719	1,856,697	2,518,416
Energy and utilities	845,042	-	845,042
Total operating expenses	2,829,593	1,856,697	4,686,290
Operating income	351,207	540,748	891,955
Income before contributions and transfers	351,207	540,748	891,955
Total net position - beginning	1,530,395	1,325,970	2,856,365
Total net position - ending	\$ 1,881,602	\$ 1,866,718	\$ 3,748,320

Park City Municipal Corporation
Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2024

	Fleet Services Fund	Self- Insurance Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts from customers	\$ 3,719,105	\$ 2,346,944	\$ 6,066,049
Payments to employees	(1,316,019)	-	(1,316,019)
Payments to suppliers	(2,231,801)	(1,704,512)	(3,936,313)
Net cash provided by operating activities	171,285	642,432	813,717
Net increase in cash and cash equivalents	171,285	642,432	813,717
Balances - beginning of year	1,101,087	2,397,165	3,498,252
Balances - end of the year	<u>\$ 1,272,372</u>	<u>\$ 3,039,597</u>	<u>\$ 4,311,969</u>
 Reconciliation of operating income to net cash provided by operating activities:			
Operating income	\$ 351,207	\$ 540,748	\$ 891,955
Adjustments to reconcile operating income to net cash provided by operating activities:			
Pension related	(44,417)	-	(44,417)
Changes in assets and liabilities:			
Accounts receivable	6,273	(50,501)	(44,228)
Inventory	(176,784)	-	(176,784)
Accounts and other payables	(16,228)	152,185	135,957
Accrued liabilities	26,156	-	26,156
Compensated absences	25,078	-	25,078
Net cash provided by operating activities	<u>\$ 171,285</u>	<u>\$ 642,432</u>	<u>\$ 813,717</u>

STATISTICAL SECTION

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about the City's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax, in addition to other types of tax revenues.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Schedule 1
Park City Municipal Corporation, Utah
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2015	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022	2023 (1)	2024
Governmental activities										
Net investment in capital assets	\$ 159,315,342	\$ 169,437,708	\$ 182,684,418	\$ 190,028,413	\$ 198,327,763	\$ 213,716,372	\$ 228,182,259	\$ 237,974,910	\$ 246,886,924	\$ 240,616,245
Restricted	47,201 (2)	48,640 (2)	56,674 (2)	195,157 (2)	58,940 (2)	58,940 (2)	58,940 (2)	58,940 (2)	58,940 (2)	58,940
Unrestricted	38,183,384 (2)	42,502,471 (2)	39,242,238 (2)	51,507,390 (2)	59,369,908 (2)	65,383,963 (2)	74,810,843 (2)	96,208,965 (2)	114,223,689 (2)	150,478,674
Total governmental activities net position	<u>\$ 197,545,927</u>	<u>\$ 211,988,819</u>	<u>\$ 221,983,330</u>	<u>\$ 241,730,960</u>	<u>\$ 257,756,611</u>	<u>\$ 279,159,275</u>	<u>\$ 303,052,042</u>	<u>\$ 334,242,815</u>	<u>\$ 361,169,553</u>	<u>\$ 391,153,859</u>
Business-type activities										
Net investment in capital assets	\$ 61,064,884	\$ 64,172,905	\$ 91,043,049	\$ 104,256,756	\$ 113,503,024	\$ 117,863,860	\$ 15,263,564	\$ 88,280,161	\$ 92,621,212	\$ 104,440,532
Restricted	- (2)	- (2)	- (2)	- (2)	-	-	-	-	1,096,717	-
Unrestricted	29,215,116 (2)	27,577,761 (2)	26,506,386 (2)	18,602,068 (2)	14,994,253	12,098,879	123,136,277	62,281,137	69,368,108	66,569,502
Total business-type activities net position	<u>\$ 90,280,000</u>	<u>\$ 91,750,666</u>	<u>\$ 117,549,435</u>	<u>\$ 122,858,824</u>	<u>\$ 128,497,277</u>	<u>\$ 129,962,739</u>	<u>\$ 138,399,841</u>	<u>\$ 150,561,298</u>	<u>\$ 163,086,037</u>	<u>\$ 171,010,034</u>
Primary government										
Net investment in capital assets	\$ 220,380,226	\$ 233,610,613	\$ 273,727,467	\$ 294,285,169	\$ 311,830,787	\$ 331,580,232	\$ 243,445,823	\$ 326,255,071	\$ 339,508,136	\$ 345,056,777
Restricted	47,201	48,640	56,674	195,157	58,940	58,940	58,940	58,940	1,155,657	58,940
Unrestricted	67,398,500	70,080,232	65,748,624	70,109,458	74,364,161	77,482,842	197,947,120	158,490,102	183,591,797	217,048,176
Total primary government net position	<u>\$ 287,825,927</u>	<u>\$ 303,739,485</u>	<u>\$ 339,532,765</u>	<u>\$ 364,589,784</u>	<u>\$ 386,253,888</u>	<u>\$ 409,122,014</u>	<u>\$ 441,451,883</u>	<u>\$ 484,804,113</u>	<u>\$ 524,255,590</u>	<u>\$ 562,163,893</u>

Notes:

(1) Restated.

(2) Reclassified long-term debt related to net assets restricted for debt service and capital projects out of unrestricted net assets.

Schedule 2
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2015	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022	2023	2024
Expenses										
Governmental activities:										
General government	\$ 19,233,343	\$ 19,676,565	\$ 21,909,746	\$ 21,793,758	\$ 23,755,044	\$ 22,198,830	\$ 25,563,919	\$ 26,040,817	\$ 31,996,433	\$ 32,979,763
Public safety	5,270,197	5,705,960	6,254,164	6,736,639	6,747,797	7,438,463	7,114,475	7,919,533	9,325,631	9,970,439
Public works	6,967,243	7,088,647	7,263,125	7,209,164	6,929,871	6,794,406	6,615,287	7,208,853	8,838,131	8,979,789
Library and recreation	4,618,338	5,671,823	5,843,178	5,726,489	5,729,844	5,556,544	5,527,008	6,195,430	8,213,984	9,052,407
Interest on long-term debt	1,285,952	1,456,433	1,366,939	2,537,159	3,558,591	9,041,292	4,685,097	3,965,283	3,661,987	3,683,126
Total governmental activities expenses	<u>37,375,073</u>	<u>39,599,428</u>	<u>42,637,152</u>	<u>44,003,209</u>	<u>46,721,147</u>	<u>51,029,535</u>	<u>49,505,786</u>	<u>51,329,916</u>	<u>62,036,166</u>	<u>64,665,524</u>
Business-type activities:										
Water	11,870,125	12,934,161	13,086,302	13,314,440	14,305,035 (17)	17,145,476	24,406,117 (13)	21,214,590	23,626,444	23,161,952
Stormwater	-	-	1,162,202 (5)	921,138	1,470,837	1,276,945	1,054,170	1,198,846	1,048,489	1,428,065
Golf course	1,512,330	1,541,601	1,546,036	1,711,826	1,488,121	1,578,559	1,641,690	1,645,691	1,764,238	2,009,620
Transportation and parking	10,804,211	11,801,545	13,848,109	19,435,515	22,521,490	23,485,955	18,208,111 (14)	17,636,896 (17)	28,877,355	28,435,294
Total business-type activities expenses	<u>24,186,666</u>	<u>26,277,307</u>	<u>29,642,649</u>	<u>35,382,919</u>	<u>39,785,483</u>	<u>43,486,935</u>	<u>45,310,088</u>	<u>41,696,023</u>	<u>55,316,526</u>	<u>55,034,931</u>
Total primary government expenses	<u>\$ 61,561,739</u>	<u>\$ 65,876,735</u>	<u>\$ 72,279,801</u>	<u>\$ 79,386,128</u>	<u>\$ 86,506,630</u>	<u>\$ 94,516,470</u>	<u>\$ 94,815,874</u>	<u>\$ 93,025,939</u>	<u>\$ 117,352,692</u>	<u>\$ 119,700,455</u>
Program Revenues										
Governmental activities:										
Charges for services										
General government	\$ 4,718,626	\$ 3,734,852	\$ 3,668,799	\$ 4,724,514	\$ 5,647,186	\$ 7,004,032	\$ 4,442,102	\$ 5,886,012	\$ 7,383,081	\$ 6,141,252
Public safety	-	3,996	9,685	2,880	10	-	6,062	4,698	5,105	5,729
Public works	224,820	200,761	174,917	189,117	129,171	113,087	-	151,778	505,568	557,387
Library and recreation	1,210,362	1,295,132	1,253,491	1,356,186	1,203,836	1,831,546	2,345,843	2,746,782	2,732,259	3,914,395
Operating grants and contributions	121,866	145,704	187,166	161,075	195,542	344,543	3,315,938	711,048	648,943	119,835
Capital grants and contributions	2,479,239	324,650	2,652,254	9,028,885	1,608,966	4,636,167	2,547,350	2,265,605	555,424	1,566,828
Total governmental activities program revenues	<u>8,754,913</u>	<u>5,705,095</u>	<u>7,946,312</u>	<u>15,462,657</u>	<u>8,784,711</u>	<u>13,929,375</u>	<u>12,657,295</u>	<u>11,765,923</u>	<u>11,830,380</u>	<u>12,305,426</u>
Business-type activities:										
Charges for services										
Water	14,176,728	15,205,729	17,237,175	17,924,616	18,606,759	18,538,414	21,117,232	20,169,220	20,737,127	23,977,559
Stormwater	-	-	979,419 (5)	1,277,767	1,572,044	1,437,517	1,480,432	1,755,631	1,801,575	1,882,321
Golf course	1,105,882	1,139,839	1,153,794	1,203,560	1,131,283	1,232,521	1,922,248	1,922,752	1,966,555	2,248,565
Transportation and parking	4,255,752	4,497,989	5,227,316	9,789,087	11,113,961	8,210,423	4,441,511 (14)	7,148,954	5,298,210	4,376,724
Operating grants and contributions	1,602,990	-	2,813,864	2,307,083	-	5,586,097	10,654,184	5,661,227	9,620,080 (18)	5,359,920 (18)
Capital grants and contributions	4,186,198	1,956,426	14,612,633	2,439,682	6,524,981	2,286,289	5,835,341	2,431,291	10,397,791 (18)	6,212,334 (18)
Total business-type activities program revenues	<u>25,327,550</u>	<u>22,799,983</u>	<u>42,024,201</u>	<u>34,941,795</u>	<u>38,949,028</u>	<u>37,291,261</u>	<u>45,450,948</u>	<u>39,089,075</u>	<u>49,821,338</u>	<u>44,057,423</u>
Total primary government program revenues	<u>\$ 34,082,463</u>	<u>\$ 28,505,078</u>	<u>\$ 49,970,513</u>	<u>\$ 50,404,452</u>	<u>\$ 47,733,739</u>	<u>\$ 51,220,636</u>	<u>\$ 58,108,243</u>	<u>\$ 50,854,998</u>	<u>\$ 61,651,718</u>	<u>\$ 56,362,849</u>
Net (expense)/revenue										
Governmental activities	\$ (28,620,160)	\$ (33,894,333)	\$ (34,690,840)	\$ (28,540,552)	\$ (37,936,436)	\$ (37,100,160)	\$ (36,848,491)	\$ (39,563,993)	\$ (50,205,786)	\$ (52,360,098)
Business-type activities	1,140,884	(3,477,324)	12,381,552	(441,124)	(836,455)	(6,195,674)	140,860	(2,606,948)	(5,495,188)	(10,977,508)
Total primary government net expense	<u>\$ (27,479,276)</u>	<u>\$ (37,371,657)</u>	<u>\$ (22,309,288)</u>	<u>\$ (28,981,676)</u>	<u>\$ (38,772,891)</u>	<u>\$ (43,295,834)</u>	<u>\$ (36,707,631)</u>	<u>\$ (42,170,941)</u>	<u>\$ (55,700,974)</u>	<u>\$ (63,337,606)</u>

Schedule 2, Continued
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2015	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022	2023	2024
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property tax, levied for gen. purposes	\$ 12,809,892	\$ 14,755,299	\$ 14,350,265	\$ 14,686,693	\$ 15,499,965	\$ 17,445,636	\$ 17,977,155	\$ 18,496,739	\$ 16,783,697	\$ 18,199,884
Property tax, levied for debt service	5,321,592	3,723,453	4,220,158	6,432,184	6,036,374	9,281,384	9,506,281	9,509,688	9,509,688	9,478,438
General sales and use tax	4,731,904	5,180,094	5,620,687	5,915,331	6,403,710	6,389,540	7,161,106	9,234,210	9,598,138	9,818,123
Franchise tax	3,061,207	3,185,820	3,194,392	3,147,847	3,230,881	3,161,759	3,253,431	3,526,042	4,368,710	4,096,926
Resort tax	10,066,040	11,154,870	12,253,267	14,491,767	16,741,000	16,460,084	18,004,460	24,934,554	26,043,857	26,798,263
Investment earnings	261,735	434,588	582,208	1,122,856	2,297,088	2,041,844	739,741	651,862	5,381,810	8,634,838 (19)
Miscellaneous	804,286	492,730	4,856,960	1,776,504	2,963,178	2,938,083	4,170,268	3,622,380	4,638,111	3,993,529
Gain/Loss on sale of capital assets	-	1,328,784	-	-	74,891	69,494	(786,184)	64,291	93,513	272,593
Transfers	715,000	715,000	(7,534,613)	715,000	715,000	715,000	715,000	715,000	715,000	1,051,810
Total governmental activities	37,771,656	40,970,638	37,543,324	48,288,182	53,962,087	58,502,824	60,741,258	70,754,766	77,132,524	82,344,404
Business-type activities:										
General sales and use tax	4,398,879	4,877,098	5,233,194	5,617,865	6,128,331	7,560,305	8,448,444	14,888,043	15,887,737	16,242,826
Investments earnings	367,709	327,289	402,924	372,627	581,900	243,778	358,905	374,145	2,705,144	3,277,179
Miscellaneous	506,817	458,603	456,419	475,021	468,998	562,355	171,514	120,470	137,151	322,791
Gain on sale of capital assets	-	-	-	-	10,679 (17)	9,698	32,379	100,747 (17)	4,895	110,519
Transfers	(715,000)	(715,000)	7,534,613	(715,000)	(715,000)	(715,000)	(715,000)	(715,000)	(715,000)	(1,051,810)
Total business-type activities	4,558,405	4,947,990	13,627,150	5,750,513	6,474,908	7,661,136	8,296,242	14,768,405	18,019,927	18,901,505
Total primary government	\$ 42,330,061	\$ 45,918,628	\$ 51,170,474	\$ 54,038,695	\$ 60,436,995	\$ 66,163,960	\$ 69,037,500	\$ 85,523,171	\$ 95,152,451	\$ 101,245,909
Change in Net Position										
Governmental activities	\$ 9,151,496	\$ 7,076,305 (2)	\$ 2,852,484 (6)	\$ 19,747,630 (9)	\$ 16,025,651	\$ 21,402,664 (11)	\$ 23,892,767	\$ 31,190,773 (16)	\$ 26,926,738	\$ 29,984,306
Adj. to governmental activities net position	-	7,366,587 (4)	7,142,027 (8)	-	-	-	-	-	-	-
Business-type activities	5,699,289	1,470,666 (3)	26,008,702 (7)	5,309,389 (10)	5,638,453	1,465,462 (12)	8,437,102 (15)	12,161,457	12,524,739	7,923,997
Adj. to business-type activities net position	-	-	(209,933) (8)	-	-	-	-	-	-	-
Total primary government	\$ 14,850,785	\$ 15,913,558	\$ 35,793,280	\$ 25,057,019	\$ 21,664,104	\$ 22,868,126	\$ 32,329,869	\$ 43,352,230	\$ 39,451,477	\$ 37,908,303

Notes:

- (1) Restated.
- (2) Decrease in governmental activities net position is due to increased expenses in general government and decreases in capital grants and contributions.
- (3) Decrease in business-type activities net position is due to increased expenses in water and transportation and decreases in operating and capital grants and contributions.
- (4) Fiscal year 2017 - Capital asset adjustment, required restatement of fiscal year 2016.
- (5) Stormwater fund was added in fiscal year 2017.
- (6) Decrease in governmental activities net position is due to increased capital outlay.
- (7) Increase in business-type activities net position is due to increases in capitalizable grants and contributions.
- (8) Fiscal year 2018 - Capital asset adjustment, required restatement of fiscal year 2017.
- (9) Increase in governmental activities net position is due to increases in capitalizable grants and contributions and increases in tax revenues.
- (10) Decrease in business-type activities net position is due to decreases in capitalizable grants and contributions.
- (11) Increase in governmental activities net position due to increases in capitalizable grants and contributions.
- (12) Decrease in business-type activities net position is due to decreases in charges for services and increases in expenses.
- (13) Increase in Water expenses due to non-capitalizable expenses related to current construction projects.
- (14) Decrease in Transportation and parking revenue and expenses due to a reduction in major events due to COVID-19 and a moratorium on parking fees.
- (15) Increase in business-type activities net position due to increases in capitalizable grants and contributions.
- (16) Increase in governmental activities net position due to an increase in general sales and use and resort taxes which was in line with the City's rebound in tourism from COVID-19.
- (17) Reclassified the loss on sale of assets to an expense in the identifiable activity.
- (18) Large transportation federal grants were received in fiscal year 2023 and not repeated in fiscal year 2024.
- (19) Increase in interest earnings due to higher than usual interest rates.

Schedule 3
Park City Municipal Corporation, Utah
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2015	2016 (1)	2017 (1)	2018	2019 (1)	2020 (1)	2021 (2)	2022	2023	2024
General fund										
Nonspendable										
Prepays	\$ -	\$ -	\$ -	\$ -	\$ 494,360	\$ 24,011	\$ 27,801	\$ 281,485	\$ 97,144	\$ 94,818
Interfund loan	-	-	-	86,867	55,761	24,107	-	-	-	-
Inventory	-	-	-	50,719	30,226	40,468	27,686	31,400	87,092	75,819
Leases	-	-	-	-	-	-	-	212,961	293,566	372,968
Unassigned	6,836,193	6,779,674	7,497,277	7,730,233	8,705,419	7,811,877	13,640,848	14,145,271	15,936,018	15,556,589
Restricted - Drug & tobacco enforcement	47,201	48,640	59,674	57,571	58,940	58,940	58,940	58,940	58,940	58,940
Total general fund	<u>\$ 6,883,394</u>	<u>\$ 6,828,314</u>	<u>\$ 7,556,951</u>	<u>\$ 7,925,390</u>	<u>\$ 9,344,706</u>	<u>\$ 7,959,403</u>	<u>\$ 13,755,275</u>	<u>\$ 14,730,057</u>	<u>\$ 16,472,760</u>	<u>\$ 16,159,134</u>
Restricted for:										
Capital projects	\$ 12,779,745	\$ 7,872,086	\$ 7,545,300	\$ 12,804,288	\$ 31,699,288	\$ 33,778,218	\$ 32,526,314	\$ 32,602,991	\$ 33,015,194	\$ 30,194,111
Debt service	88,037	2,496	3,816	11,900	652,977	490,581	702,267	599,256	621,324	1,083,956
Committed:										
Capital projects funds	29,882,740	34,849,188	28,665,290	38,875,896	47,456,335	58,162,066	68,180,079	84,757,785	96,919,910	106,463,015
Debt service funds	2,236,514	1,816,767	1,778,077	1,856,470	2,129,030	2,429,496	2,222,710	2,347,208	2,471,813	1,752,258
Economic development	-	516,758	785,600	1,591,335	2,517,207	2,322,093	2,198,209	2,729,112	2,797,608	4,598,224
Total all other governmental funds	<u>\$ 44,987,036</u>	<u>\$ 45,057,295</u>	<u>\$ 38,778,083</u>	<u>\$ 55,139,889</u>	<u>\$ 84,454,837</u>	<u>\$ 97,182,454</u>	<u>\$ 105,829,579</u>	<u>\$ 123,036,352</u>	<u>\$ 135,825,849</u>	<u>\$ 144,091,564</u>

Notes:

- (1) Restated
(2) Utah Code 10-6-116 increased maximum general fund balance allowed.

Schedule 4
Park City Municipal Corporation, Utah
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Taxes and special assessments	\$ 33,269,379	\$ 35,194,462	\$ 36,830,205	\$ 41,592,343	\$ 44,639,055	\$ 49,004,820	\$ 52,100,408	\$ 61,520,667	\$ 62,988,245	\$ 64,365,480
Licenses and permits	3,025,886	2,462,374	2,464,561	3,390,668	3,899,003	5,776,248	3,350,157	4,670,531	5,719,878	5,559,413
Intergovernmental	5,346,423	3,288,064	4,044,959	6,214,905	4,345,873	8,693,506	8,754,272	7,015,004	4,584,972	5,897,034
Charges for services	2,071,230	2,119,339	2,115,794	2,225,204	2,837,729	2,687,766	3,031,107	3,652,733	3,752,249	4,068,811
Fines and forfeitures	14,206	26,902	42,834	35,327	23,108	22,313	25,900	28,843	44,171	54,069
Investment income	261,735	434,588	582,208	1,122,856	2,297,089	2,041,844	739,741	651,866	5,381,810	8,634,838
Impact fees	817,666	425,365	308,786	432,381	620,441	456,053	386,843	285,385	604,147	375,061
Rental and other miscellaneous	2,873,179	1,546,004	5,041,320	2,496,363	1,500,515	1,305,612	2,194,018	1,506,745	2,020,280	1,538,963
Total revenues	<u>47,679,704</u>	<u>45,497,098</u>	<u>51,430,667</u>	<u>57,510,047</u>	<u>60,162,813</u>	<u>69,988,162</u>	<u>70,582,446</u>	<u>79,331,774</u>	<u>85,095,752</u>	<u>90,493,669</u>
Expenditures										
General government	13,653,938	14,604,316	15,005,872	16,235,727	16,175,897	18,616,889	19,264,758	20,762,811	23,851,112	25,654,848
Public safety	4,953,544	5,349,433	5,970,451	6,392,525	6,360,284	6,998,527	6,698,058	7,527,330	8,811,048	9,464,264
Public works	4,718,959	4,878,647	5,194,880	5,648,653	5,935,423	5,782,998	5,694,072	6,342,372	7,752,671	7,938,515
Library and recreation	3,495,302	3,824,435	4,080,211	4,237,835	4,367,960	4,273,728	4,327,567	5,028,537	5,457,652	7,536,657
Economic development	405,435	951,268	864,697	870,588	878,578	861,560	916,602	936,374	945,308	773,096
Debt Service										
Principal retirement	18,086,533	5,118,024	4,850,000	8,625,000	6,905,000	9,275,000	10,885,000	10,820,000	11,325,000	11,840,000
Interest	1,528,829	1,788,808	1,615,725	2,827,016	3,745,578	6,169,326	6,070,488	5,644,104	5,134,453	5,147,872
Bond issuance costs	503,979	-	155,239	223,553	529,457	118,027	-	-	-	-
Capital outlay	<u>26,614,261</u>	<u>11,953,996</u>	<u>51,844,299</u>	<u>39,052,752</u>	<u>70,133,504</u>	<u>17,207,904</u>	<u>6,901,426</u>	<u>7,023,060</u>	<u>11,842,705</u>	<u>18,353,237</u>
Total expenditures	<u>73,960,780</u>	<u>48,468,927</u>	<u>89,581,374</u>	<u>84,113,649</u>	<u>115,031,681</u>	<u>69,303,959</u>	<u>60,757,971</u>	<u>64,084,588</u>	<u>75,119,949</u>	<u>86,708,489</u>
Revenues (under) expenditures	<u>(26,281,076)</u>	<u>(2,971,829)</u>	<u>(38,150,707)</u>	<u>(26,603,602)</u>	<u>(54,868,868)</u>	<u>684,203</u>	<u>9,824,475</u>	<u>15,247,186</u>	<u>9,975,803</u>	<u>3,785,180</u>
Other financing sources (uses)										
Debt issuance	16,975,000	-	25,000,000	31,940,000	70,775,000	4,000,000	-	-	-	-
Refunding bonds issued	10,110,000	-	-	-	4,290,000	5,470,000	-	-	-	-
Payment to refunded bondholders	-	-	-	-	(4,675,000)	(7,245,000)	-	-	-	-
Premium on debt issuance	773,546	-	2,863,698	3,287,871	9,840,127	1,206,669	-	-	-	-
Premium on refunding bonds	673,841	-	-	-	482,659	91,796	-	-	-	-
Sale of capital assets	23,811	755,648	2,363,887	5,553,794	241,682	4,434,799	1,918,675	9,078	758,933	180,506
Subscription-base IT arrangement	-	-	-	-	-	-	-	-	391,481	-
Transfers in	19,728,745	11,965,394	36,237,414	44,274,635	75,835,185	20,581,027	15,916,383	18,740,940	18,431,893	18,621,548
Transfers out	<u>(17,617,211)</u>	<u>(9,734,034)</u>	<u>(33,864,867)</u>	<u>(41,722,453)</u>	<u>(73,186,521)</u>	<u>(17,881,180)</u>	<u>(13,216,536)</u>	<u>(15,815,649)</u>	<u>(15,025,910)</u>	<u>(14,635,145)</u>
Total other financing sources	<u>30,667,732</u>	<u>2,987,008</u>	<u>32,600,132</u>	<u>43,333,847</u>	<u>83,603,132</u>	<u>10,658,111</u>	<u>4,618,522</u>	<u>2,934,369</u>	<u>4,556,397</u>	<u>4,166,909</u>
Net change in fund balances	<u>\$ 4,386,656</u>	<u>\$ 15,179</u>	<u>\$ (5,550,575)</u>	<u>\$ 16,730,245</u>	<u>\$ 28,734,264</u>	<u>\$ 11,342,314</u>	<u>\$ 14,442,997</u>	<u>\$ 18,181,555</u>	<u>\$ 14,532,200</u>	<u>\$ 7,952,089</u>
Debt Service as a percentage of noncapital expenditures	38.3% (1)	16.9% (1)	15.9% (1)	24.4% (1)	22.5%	27.9%	29.5%	27.8%	23.9%	23.6%

Notes:
(1) Restated.

Schedule 5
Park City Municipal Corporation, Utah
General Government Tax Revenues by Source (1)
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Property Tax	Sales and Use Tax	Franchise Tax	Resort Tax (2)	Transient Room Tax (3)	Total
2015	\$ 14,590,197	\$ 4,731,904	\$ 3,061,207	\$ 10,066,041	\$ -	\$ 32,449,349
2016	14,832,024	5,180,094	3,185,820	11,154,870	-	34,352,808
2017	14,953,711	5,620,687	3,194,392	12,253,266	-	36,022,056
2018	17,107,856	5,915,331	3,147,847	12,899,048	1,592,720	40,662,802
2019	17,336,112	6,403,710	3,230,881	14,007,916	2,733,084	43,711,703
2020	21,869,486	6,389,540	3,161,759	13,767,415	2,692,669	47,880,869
2021	22,515,259	7,161,106	3,253,431	15,262,710	2,741,751	50,934,257
2022	22,619,601	9,234,210	3,526,042	20,444,391	4,490,163	60,314,407
2023	21,902,989	9,598,138	4,368,710	21,530,232	4,513,625	61,913,694
2024	22,394,524	9,818,123	4,096,926	22,190,071	4,608,192	63,107,836

Change:

2015-2024	53.5%	107.5%	33.8%	120.4%	65.4%	94.5%
-----------	-------	--------	-------	--------	-------	-------

Note:

- (1) Includes general fund, capital improvement fund and debt service funds.
- (2) Restated in 2022 to include the 0.50 percent Additional Resort Communities Sales and Use Tax.
- (3) The 1.0 percent Municipal Transient Room Tax was implemented on January 1, 2018.

Schedule 6
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Excluding Fee-In-Lieu
Summit and Wasatch Counties Combined
Last Ten Calendar Years
(in thousands of dollars)

Calendar Year		Residential Property		Commercial Property		Miscellaneous Property		Total Assessed Value		Market Value of Taxable Property		Total Direct Tax Rate
2014	\$	6,274,164	\$	679,149	\$	389,160	\$	7,342,473	\$	8,215,313		0.002067 %
2015		6,740,782		689,374		390,248		7,820,404		8,748,413		0.001972
2016		7,112,582		739,074		376,177		8,227,833		9,195,067		0.001884
2017		7,491,154		780,964		375,229		8,647,347		9,658,862		0.002059
2018		8,380,192		857,857		89,161		9,327,210		10,436,645		0.001934
2019		9,197,865		814,250		91,437		10,103,552		11,331,385		0.002125
2020		9,584,752		857,017		98,257		10,540,026		11,942,032		0.002076
2021		10,603,628		987,945		109,659		11,701,232		13,291,359		0.001898
2022		14,124,930		1,344,268		112,723		15,581,921		17,825,627		0.001392
2023		19,410,085		2,045,774		150,961		21,606,819		24,651,527		0.001018

Source: Utah State Tax Commission, Property Tax Division

Schedule 7
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Including Fee-In-Lieu
Summit and Wasatch Counties Combined
Last Ten Calendar Years
(in thousands of dollars)

Calendar Year	Residential Property	Commercial Property	Miscellaneous Property	Fee-In-Lieu Value	Total Assessed Value
2014	\$ 6,274,164	\$ 679,149	\$ 389,160	\$ 14,560	\$ 7,357,033
2015	6,740,782	689,374	390,248	14,252	7,834,656
2016	7,112,582	739,074	376,177	14,809	8,242,642
2017	7,491,154	780,964	375,229	14,814	8,662,161
2018	8,380,192	857,857	89,161	17,484	9,344,694
2019	9,197,865	814,250	91,437	15,657	10,119,209
2020	9,584,752	857,017	98,257	16,308	10,556,334
2021	10,603,628	987,945	109,659	18,505	11,719,737
2022	14,124,930	1,344,268	112,723	15,908	15,597,829
2023	19,410,085	2,045,774	150,961	13,739	21,620,558

Source: Utah State Tax Commission, Property Tax Division

Schedule 8
Park City Municipal Corporation, Utah
Taxable Retail Sales by Category
Last Ten Calendar Years
(in thousands of dollars)

	Calendar Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Apparel stores	\$ 25,777	\$ 35,245	\$ 34,510	\$ 65,299	\$ 67,912	\$ 72,213	\$ 60,445	\$ 68,108	\$ 63,815	\$ 65,728
Food stores	57,809	60,862	64,630	67,490	65,618	70,454	79,901	79,750	83,232	84,079
Sporting goods, hobby, book and music	40,524	43,363	45,380	47,282	48,461	51,007	44,294	55,007	58,639	56,415
Home furnishings and appliances	12,730	12,735	14,806	12,250	17,707	14,500	11,750	17,000	15,250	11,000
Building materials and farm tools	3,652	5,695	6,199	4,750	5,000	6,000	5,000	6,000	5,750	6,250
Miscellaneous retail stores	29,162	30,691	31,403	13,044	16,331	29,821	28,848	34,906	33,738	37,611
All other outlets	<u>4,329</u>	<u>4,283</u>	<u>5,240</u>	<u>1,989</u>	<u>3,314</u>	<u>3,875</u>	<u>4,250</u>	<u>5,845</u>	<u>5,750</u>	<u>5,250</u>
Total	\$ <u>173,983</u>	\$ <u>192,874</u>	\$ <u>202,168</u>	\$ <u>212,104</u>	\$ <u>224,343</u>	\$ <u>247,870</u>	\$ <u>234,488</u>	\$ <u>266,616</u>	\$ <u>266,174</u>	\$ <u>266,333</u>
City direct sales tax rate	2.90 %	2.90 %	2.90 %	3.15 %	3.15 %	3.15 %	3.15 %	3.15 %	3.15 %	3.15 %

Source: Utah State Tax Commission website: Taxable Sales by Major City

Schedule 9

**Park City Municipal Corporation, Utah
Direct and Overlapping Property Tax Rates
Last Ten Calendar Years**

Calendar Year	City Direct Rates			Overlapping Rates						Total Levy for Park City Residents
	General Obligation			Summit County Levy	State Assessment/ Collecting	Weber Basin Water	Park City Fire	Park City School	Summit Co. Mosquito Abatement	
	Basic Rate	Debt Service	Total Direct							
Tax Rate (per \$1 of taxable value)										
2014	0.001248	0.000819	0.002067	0.000826	0.000222	0.000199	0.000907	0.004770	0.000038	0.009029
2015	0.001362	0.000610	0.001972	0.000767	0.000205	0.000199	0.000841	0.004461	0.000035	0.008480
2016	0.001304	0.000580	0.001884	0.000726	0.000191	0.000187	0.000793	0.004220	0.000033	0.008034
2017	0.001237	0.000822	0.002059	0.000680	0.000183	0.000174	0.000742	0.003951	0.000031	0.007820
2018	0.001202	0.000732	0.001934	0.000831	0.000169	0.000164	0.000726	0.004408	0.000030	0.008262
2019	0.001107	0.001018	0.002125	0.000756	0.000155	0.000153	0.000667	0.004411	0.000027	0.008294
2020	0.001079	0.000997	0.002076	0.000730	0.000150	0.000146	0.000641	0.004308	0.000026	0.008077
2021	0.001000	0.000898	0.001898	0.000619	0.000104	0.000167	0.000443	0.003829	0.000018	0.007078
2022	0.000737	0.000655	0.001392	0.000482	0.000082	0.000200	0.000343	0.003484	0.000014	0.005997
2023	0.000542	0.000476	0.001018	0.000491	0.000114	0.000196	0.000350	0.003701	0.000014	0.005884

Source: Summit County property tax notices

Note: The City's basic property tax rate may be increased only by a majority vote of the City's residents. Rates for debt service are set based on each year's requirements.

Schedule 10
Park City Municipal Corporation, Utah
Direct and Overlapping Sales Tax Rates
Last Ten Calendar Years

<u>Calendar Year (5)</u>	<u>City Direct Rate</u>	<u>Summit County</u>	<u>State of Utah</u>	<u>Total</u>
2015	2.90 %	0.35 %	4.70 %	7.95 %
2016	2.90	0.35	4.70	7.95
2017	3.15 (1)	0.60 (2)	4.70	8.45
2018	3.15	0.85 (3)	4.70	8.70
2019	3.15	1.05 (4)	4.85	9.05
2020	3.15	1.05	4.85	9.05
2021	3.15	1.05	4.85	9.05
2022	3.15	1.05	4.85	9.05
2023	3.15	1.05	4.85	9.05
2024	3.15	1.05	4.85	9.05

Source: Utah State Tax Commission

Notes:

- (1) Includes 0.25 percent Additional Mass Transit Tax implemented in calendar year 2017.
- (2) Includes 0.25 percent County Option Transportation Tax implemented in calendar year 2017.
- (3) Includes 0.25 percent County Transportation Infrastructure Tax implemented in calendar year 2018.
- (4) Includes 0.20 percent County Option for Public Transit Tax implemented in calendar year 2019.
- (5) The Utah State Tax Commission releases updated sales tax rate data quarterly for the subsequent quarter.

Schedule 11
Park City Municipal Corporation, Utah
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	2024			2015		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Talisker Empire Pass Hotel LLC (Montage)	\$ 223,810,497	1	1.87 %	\$ 285,499,000	1	3.48 %
TCFS Leaseco LLC	163,751,622	2	1.37	-	-	-
Marriott Ownership Resorts	129,066,836	3	1.08	114,504,078	2	1.39
Deer Valley Resort Company LLC	106,994,378	4	0.89	-	-	-
Deer Valley Development Company	88,243,363	5	0.73	-	-	-
DVP LLC	44,972,777	6	0.37	30,892,906	4	0.38
Deer Valley Resort Company	44,832,254	7	0.37	-	-	-
Yarrow Hotel Owner LLC	38,719,758	8	0.32	-	-	-
Deer Valley Resort Company LLC	38,383,068	9	0.32	-	-	-
DC Park City 1 Property LLC	32,330,561	10	0.27	-	-	-
VR CPC Holdings Inc	-	-	-	33,505,743	3	0.41
Silver Lake Development Corp.	-	-	-	19,540,360	7	0.24
Chateaux at Silver Lake	-	-	-	21,521,376	6	0.26
United Park City Mines	-	-	-	28,098,000	5	0.34
Residences at the Chateaux	-	-	-	16,000,000	8	0.19
Wasatch Retreat LLC	-	-	-	14,780,000	9	0.18
Wintzer Wolfe Properties	-	-	-	14,120,394	10	0.17
Totals	\$ 911,105,114		7.58 %	\$ 578,461,857		7.04 %

Source: Summit County Treasurer and Park City Finance Department

Schedule 12
Park City Municipal Corporation, Utah
City Tax Revenue Collected by County
Last Ten Calendar Years

Tax Year End 12/31	Original Levy (1)	Adjusted Levy	Collected Within the Year of the Levy		Collections in Subsequent Years	Total Collections to Date		
			Amount (2)	Percent of Adjusted Levy		Amount (2)	Percent of Net Levy	
Summit County								
2014	\$ 14,451,389	\$ 14,602,592	\$ 13,714,698	93.92 %	\$ 879,744	\$ 14,594,442	99.94 %	
2015	14,747,175	14,862,169	14,731,910	99.12	111,730	14,843,640	99.88	
2016	14,856,934	14,971,746	14,908,200	99.58	49,384	14,957,584	99.91	
2017	17,140,149	17,267,351	17,167,415	99.42	96,674	17,264,089	99.98	
2018	17,403,473	17,509,024	17,342,944	99.05	147,545	17,490,489	99.89	
2019	20,759,599	20,866,783	19,523,979	93.56	1,317,668	20,841,647	99.88	
2020	21,213,526	21,105,471	19,827,759	93.95	1,241,812	21,069,571	99.83	
2021	21,555,702	21,435,158	20,269,497	94.56	1,120,205	21,389,702	99.79	
2022	21,204,980	21,062,689	20,099,040	95.42	866,449	20,965,490	99.54	
2023	21,749,284	21,530,956	20,496,118	95.19	-	20,496,118	95.19	
Wasatch County								
2014	\$ 611,098	\$ 611,098	\$ 611,098	100.00 %	\$ - (3)	\$ 611,098	100.00 %	
2015	588,597	580,842	580,842	100.00	- (3)	580,842	100.00	
2016	582,082	581,989	570,597	98.04	- (3)	570,597	98.04	
2017	639,263	640,331	633,356	98.91	- (3)	633,356	98.91	
2018	626,749	624,919	608,868	97.43	- (3)	608,868	97.43	
2019	729,099	739,991	737,765	99.70	- (3)	737,765	99.70	
2020	711,496	711,748	697,471	97.99	- (3)	697,471	97.99	
2021	343,124	343,124	334,750	97.56	- (3)	334,750	97.56	
2022	299,652	299,652	286,261	95.53	- (3)	286,261	95.53	
2023	225,106	225,106	213,717	94.94	- (3)	213,717	94.94	

Source: Summit and Wasatch County Annual Financial Reports

Notes:

- (1) Excludes redevelopment agencies valuation.
- (2) Total collection amounts do not include any fee-in-lieu payments.
- (3) Prior year collection data not available for Wasatch County.

Schedule 13
Park City Municipal Corporation, Utah
Property Tax Levies and Collections (1)
Last Ten Calendar Years

Calendar Year Ended December 31,	Taxes Levied for the Calendar Year	Collected within the Calendar Year of the Levy			Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy			Amount	Percentage of Levy
2014	\$ 15,213,690	\$ 14,325,796	94.16 %	\$	879,744	\$ 15,205,540	99.95 %
2015	15,443,011	15,312,752	99.16		111,730	15,424,482	99.88
2016	15,553,735	15,478,797	99.52		49,384	15,528,181	99.84
2017	17,907,682	17,800,771	99.40		96,674	17,897,445	99.94
2018	18,133,943	17,951,812	99.00		147,545	18,099,357	99.81
2019	21,606,774	20,261,744	93.78		1,317,668	21,579,412	99.87
2020	21,817,219	20,525,230	94.08		1,241,812	21,767,042	99.77
2021	21,778,282	20,604,247	94.61		1,120,205	21,724,452	99.75
2022	21,362,341	20,385,301	95.43		866,449	21,251,751	99.48
2023	21,756,062	20,709,835	95.19		-	20,709,835	95.19

Source: Summit and Wasatch County Annual Financial Reports, and Park City Finance Department

Notes:

(1) Includes general fund and debt service funds.

Schedule 14
Park City Municipal Corporation, Utah
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities			Business-type Activities		Total Primary Government	Percentage of Personal Income (2)	Per Capita (2)
	General Obligation Bonds (1)	Sales Tax Increment Bonds (1)	Contracts Payable	Water Bonds (1)	Contracts Payable			
2015	\$ 29,298,159	\$ 24,334,866	\$ 93,024	\$ 45,184,477	\$ -	\$ 98,910,526	3.21 %	\$ 12,275
2016	26,009,111	22,393,581	-	42,041,117	-	90,443,809	4.19	11,127
2017	50,485,922 (3)	20,715,393	-	38,797,758	-	109,999,073	3.74	13,254
2018	45,273,366	52,003,833 (4)	-	35,419,397	-	132,696,597	3.30	15,839
2019	91,632,655 (5)	78,605,090 (6)	-	31,906,489	-	202,144,235	2.73	24,414
2020	89,738,177 (7)	73,389,583	-	100,237,316 (8)	3,180,985 (9)	266,546,063	2.39	31,403
2021	82,962,508	67,946,810	-	97,009,196	3,039,674	250,958,188	2.65	29,469
2022	75,916,839	62,913,028	-	158,336,346 (10)	2,895,756	300,061,969	2.22	34,553
2023	68,581,170	57,664,246	222,271 (11)	152,717,460	2,749,182	281,934,329	2.81	32,195
2024	60,945,501	52,200,464	51,625	146,868,574	2,599,905	262,666,069	3.70	30,489

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Presented net of original issuance discounts and premiums.

(2) See Schedule 20 for personal income and population data.

(3) The City issued GO Bonds Series 2017 for \$27.8 million in fiscal year 2017.

(4) The City issued Sales Tax Bonds Series 2017 for \$31.9 million, in fiscal year 2018.

(5) The City issued GO Bonds Series 2019 for \$48.3 million in fiscal year 2019.

(6) The City issued Sales Tax Bonds Series 2019 for \$26.8 million, in fiscal year 2019.

(7) The City issued GO Bonds Series 2020 for \$9.5 million in fiscal year 2020.

(8) The City issued Water Revenue Bonds Series 2020 for \$75.5 million in fiscal year 2020.

(9) The City entered into an agreement with Weber Basin Water Conservancy District for \$3.2 million in fiscal year 2020.

(10) The City issued Water Revenue Bonds Series 2021 for \$66.1 million in fiscal year 2022.

(11) The City implemented GASB Statement No. 96 *Subscription-based IT Arrangements*. This contract payable is related to current year SBITAs.

Schedule 15
Park City Municipal Corporation, Utah
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year		General Obligation Bonds (1)	Percentage of Actual Property Value (2)		Per Capita (3)
2015	\$	29,298,159	0.36 %	\$	3,636
2016		26,009,111	0.30		3,200
2017		50,485,922	0.55		6,083
2018		45,273,366	0.47		5,404
2019		91,632,655	0.88		11,067
2020		89,738,177	0.79		10,572
2021		82,962,508	0.69		9,742
2022		75,916,839	0.57		8,742
2023		68,581,170	0.38		7,832
2024		60,945,501	0.25		7,074

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Presented net of original issuance discounts and premiums.
- (2) See Schedule 6 for property value data.
- (3) See Schedule 20 for population and personal income data.

Schedule 16
Park City Municipal Corporation, Utah
Direct and Overlapping Governmental Activities Debt (2)
As of June 30, 2024

<u>Governmental Unit</u>	<u>Net Debt Outstanding</u>	<u>Estimated Percentage Applicable to Park City (1)</u>	<u>Estimated Amount Applicable to Park City</u>
Debt repaid with property taxes			
Snyderville Basin Recreation District Tax District	\$ 18,140,000	16.31 %	\$ 2,958,634
Wasatch County	4,095,000	3.18	130,221
Wasatch County School District	217,615,158	3.18	6,920,162
Weber Basin Water Conservancy District	7,825,000	14.63	1,144,798
Other debt			
Summit County	41,816,000	56.95	23,814,212
Wasatch County	3,795,000	3.18	120,681
Subtotal, overlapping debt			35,088,708
City direct debt			<u>113,197,590</u>
Total direct and overlapping			<u>\$ 148,286,298</u>

Sources: Assessed value data used to estimate applicable percentages provided by the Utah State Tax Commission. Debt outstanding data provided by each governmental unit.

Notes:

- (1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another government unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.
- (2) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Park City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and therefore responsible for repaying the debt of each overlapping government.

Schedule 17
Park City Municipal Corporation, Utah
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Debt limit	\$ 293,698,934	\$ 312,816,159	\$ 329,113,324	\$ 345,893,884	\$ 373,088,393	\$ 404,142,080	\$ 421,601,040	\$ 468,049,280	\$ 623,276,859	\$ 864,272,763
Total net debt applicable to limit	<u>29,298,159</u>	<u>26,009,111</u>	<u>50,485,922</u>	<u>45,273,366</u>	<u>91,632,655</u>	<u>89,738,177</u>	<u>82,962,508</u>	<u>75,916,839</u>	<u>68,581,170</u>	<u>60,945,501</u>
Legal debt margin	<u>\$ 264,400,775</u>	<u>\$ 286,807,048</u>	<u>\$ 278,627,402</u>	<u>\$ 300,620,518</u>	<u>\$ 281,455,738</u>	<u>\$ 314,403,903</u>	<u>\$ 338,638,532</u>	<u>\$ 392,132,441</u>	<u>\$ 554,695,689</u>	<u>\$ 803,327,262</u>
Total net debt applicable to the limit as a percentage of debt limit	9.98%	8.31%	15.34%	13.09%	24.56%	22.20%	19.68%	16.22%	11.00%	7.05%

Legal Debt Margin Calculation for Fiscal Year 2024

Total assessed value	<u>\$ 21,606,819,080</u>
Debt limit - 4.0% of total assessed value	\$ 864,272,763
Amount of debt applicable to debt limits:	
General Obligation Bonds 2013A, 2017, 2019 and 2020	60,945,501
Less: Amount available for repayment of general obligation bonds	<u>-</u>
Total net debt applicable to limit	<u>60,945,501</u>
Legal debt margin	<u>\$ 803,327,262</u>

Notes: Under Utah State Law, Park City 's outstanding general obligation debt should not exceed 4.0 percent of total assessed property value. The general obligation debt subject to the limitation may be offset by resources set aside for the repayment of the principal that are externally restricted.

Schedule 18
Park City Municipal Corporation, Utah
Pledged-Revenue Coverage
Last Ten Fiscal Years

Fiscal Year	Sales Tax Increment Bonds				Coverage
	Sales Tax Increment	Debt Service			
		Principal	Interest		
2015	\$ 14,797,945	\$ 8,350,000	\$ 383,012	1.7	
2016	16,334,964	1,810,000	782,290	6.3	
2017	17,873,953	1,550,000	705,380	7.9	
2018	18,814,379	3,680,000	1,351,082	3.7	
2019	20,411,626	3,240,000	2,110,324	3.8	
2020	20,156,955	4,625,000	2,792,440	2.7	
2021	22,423,816	4,855,000	2,576,365	3.0	
2022	29,678,601	4,520,000	2,432,215	4.3	
2023	31,128,370	4,735,000	2,223,790	4.5	
2024	32,008,194	4,950,000	2,005,316	4.6	

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements. See Schedule 19 for information on water revenue bond coverage.

Schedule 19
Park City Municipal Corporation, Utah
Water Fund Refunding and Revenue Bonds
Schedule of Net Revenues to Aggregate Debt Service
As of June 30, 2024

						Coverage Ratio	
						Actual	Minimum
Net revenues (change in net position)				\$ 1,983,019			
Add							
Excluded transfer to general fund				2,281,294			
Noncapital improvements				4,135,687			
Depreciation and amortization				4,655,595			
Bond interest expense				4,366,363		(1)	
Revenues pledged to debt				17,421,958		1.86	1.20
				Principal	Interest	Total	
2009A Water Bonds-DEQ				\$ 125,000	\$ -	\$ 125,000	
2013A Water Revenue				250,000	12,900	262,900	
2014 Water Revenue Bonds				-	133,738	133,738	
2020 Water Revenue Bonds				2,325,000	2,201,719	4,526,719	
2021 Water Revenue Bonds				2,325,000	2,018,006	4,343,006	
				\$ 5,025,000	\$ 4,366,363	\$ 9,391,363	
Less water development fees and capital contributions collected in fiscal year 2024				(1,009,338)			
Net revenues less development fees and capital contributions				\$ 16,412,620		1.75	1.00
Year	Net Revenue (Loss)	Gross Revenues (Less Development Fees) Available for Debt Service	Total Debt Service (1)	Coverage	Gross Revenue Available for Debt Service	Debt	Coverage
2015	\$ 5,862,508	\$ 7,781,536	\$ 4,254,867	1.83	\$ 11,530,762	\$ 4,254,867	2.71
2016	3,074,564	7,474,148	4,247,871	1.76	8,657,335	4,247,871	2.04
2017	4,972,598	9,821,604	4,245,164	2.31	10,912,626	4,245,164	2.57
2018	5,484,037	10,299,731	4,245,644	2.43	11,555,071	4,245,644	2.72
2019	6,190,191	10,256,385	4,399,869	2.33	12,345,168	4,399,869	2.81
2020	2,599,792	6,990,691	4,453,990	1.57	8,767,845	4,453,990	1.97
2021	45,434	3,414,339	2,910,430	1.17	7,128,699	2,910,430	2.45
2022	(309,495)	7,552,733	5,805,691	1.30	8,813,246	5,805,691	1.52
2023	(1,364,750)	10,910,412	9,393,188	1.16	11,795,461	9,393,188	1.26
2024	1,983,019	16,412,620	9,391,363	1.75	17,421,958	9,391,363	1.86

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Amount is less current year bond premium amortization

Schedule 20
Park City Municipal Corporation, Utah
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (thousands of dollars) (1)	Per Capita Personal Income (1)	Median Age	School Enrollment	Unemployment Rate (1)
2015	8,058	\$ 3,177,339	\$ 82,558	38.8	4,739	3.2 %
2016	8,128	3,784,040	96,766	38.5	4,763	3.4
2017	8,299	4,110,805	102,053	40.4	4,891	3.1
2018	8,378	4,380,364	108,675	40.6	4,780	2.9
2019	8,280	5,518,624	131,606	40.3	4,816	2.7
2020	8,488	6,377,651	152,310	39.3	4,757	9.8
2021	8,516	6,652,663	156,537	40.0	4,696	2.4
2022	8,684	6,652,663	156,537	41.2	4,592	1.7
2023	8,757	7,927,922	183,972	41.1	4,350	2.4
2024	8,615	9,725,951	225,996	41.9	4,246	2.8

Sources:

Utah Department of Workforce Services
Park City School District
Park City Chamber & Visitors Bureau
Bureau of Economic Analysis

Notes:

(1) Applies to Summit County.

Schedule 21
Park City Municipal Corporation, Utah
Principal Employers
Current Year and Nine Years Ago

Employer	2024				2015			
	Yearly Maximum Employees	Yearly Minimum Employees	Rank	Percentage of Total City Employment (1)	Yearly Maximum Employees	Yearly Minimum Employees	Rank	Percentage of Total City Employment (1)
Park City Municipal Corporation	1787	1,095	1	6.52 %	541	464	5	4.24 %
Royal Street of Utah ET AL (Deer Valley Resort)	999	500	2	3.65	2790	784	2	21.86
Stein Eriksen Lodge	999	500	3	3.65	541	529	4	4.24
Park City School District	806	661	4	2.94	710	666	3	5.56
Montage Hotels & Resorts, LLC	499	250	5	1.82	499	250	7	3.91
IHC/Park City Surgical Center	499	250	6	1.82	499	250	6	3.91
Park City Mountain Resort	499	250	7	1.82	2844	1026	1	22.28
Promontory Development	499	250	8	1.82	-	-	-	-
St Regis Resort	499	250	9	1.82	-	-	-	-
Park Meadows Country Club	249	100	10	0.91	-	-	-	-
Hotel Park City	-	-	-	-	249	100	9	1.95
All Seasons Resort	-	-	-	-	499	250	8	3.91
Resort Express	-	-	-	-	249	100	10	1.95
United States Ski & Snowboard Association	-	-	-	-	249	100	11	1.95
Fresh Market (Albertson's)	-	-	-	-	249	100	12	1.95
Jan's Mountain Outfitters	-	-	-	-	249	100	13	1.95
Total	<u>7,335</u>	<u>4,106</u>		<u>26.80 %</u>	<u>10,168</u>	<u>4,719</u>		<u>79.65 %</u>

Source: Utah Department of Workforce Services

Notes:

(1) Percentage is based on the maximum number of employees in the range divided by the total labor force of Summit County.

Schedule 22
Park City Municipal Corporation, Utah
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Full-time Equivalent Employees										
General government										
Executive	4.0	4.0	4.1	4.6	6.0 (3)	6.0	6.0	7.5	7.5	7.0
Finance	6.7	6.7	6.7	6.6	6.2	6.7	6.3	7.0	7.6	7.7
Human resources	5.1	5.1	5.1	5.1	6.3	6.3	4.7	4.7	5.7	6.7
Budget, debt and grants	3.3	3.3	3.3	3.3	3.5	3.1	3.1	4.0	4.0	5.0
Planning	9.0	9.2	9.7	10.0	10.2	10.2	9.0	10.0	10.0	11.0
Building	15.0	16.0	17.3	17.6	19.2	20.2	19.0	19.0	19.0	19.0
Engineering	2.8	4.0	4.3	4.8	5.5	5.5	4.3	4.8	5.8	8.8 (10)
Legal	7.0	7.0	7.0	7.0	7.1	7.1	7.9	8.9	8.9	8.0
Sustainability	11.3	11.3	12.3	13.8	12.8	13.8	13.8	16.8 (6)	18.5	17.5
I.T.	9.5	9.5	9.5	8.5	8.5	8.5	8.4	9.4	11.4 (8)	12.4
Other	6.0	6.0	6.0	6.0	7.5	9.9 (4)	13.4 (5)	11.8	14.0 (9)	14.0
Public safety										
Police	34.0	34.0	36.5	41.1	41.3	43.6	43.6	46.5	49.5	48.5
Communication center	10.4	10.4	10.4	2.5	-	-	-	-	-	-
Other	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Public works										
Transit	77.2	75.6	75.7	107.8 (2)	123.8 (2)	124.6	118.6	86.3 (7)	95.5	111.6 (11)
Fleet services	9.4	9.8	9.8	9.9	10.1	9.9	10.0	10.0	10.0	10.0
Parking	8.0	8.2	8.2	10.5	12.5	10.7	10.2	11.7	12.7	13.5
Street maintenance	17.3	17.0	14.8	15.3	15.3	17.2	16.8	17.8	19.8	20.1
Parks and cemetery	18.6	19.0	19.0	19.0	19.0	19.3	18.7	18.7	18.8	20.1
Other	9.0	9.0	9.0	9.0	9.0	8.5	8.5	8.5	8.5	8.5
Library and recreation										
Library	11.4	11.9	12.3	13.0	13.5	13.5	13.5	13.5	13.5	15.0
Golf	6.0	6.0	7.8	7.8	8.1	8.1	8.1	8.1	8.1	9.2
Recreation	28.2	28.2	29.3	27.8	27.0	27.0	25.0	25.3	26.2	27.2
Tennis	4.7	4.7	4.7	5.2	2.9	2.9	2.4	3.6	3.8	7.8 (12)
Ice	11.4	11.3	12.3	11.3	11.3	11.6	10.9	10.9	12.2	15.2 (13)
Water										
Water operations	23.0	24.4	26.5	27.5	29.5	29.2	29.2	32.2	33.0	33.0
Stormwater										
Stormwater operations	-	-	6.1 (1)	6.6	6.6	5.9	5.9	5.9	5.9	5.9
Total	349.8	353.1	369.2	403.1	424.2	430.8	418.8	404.4	431.3	464.0

Source: Park City Budget Department

Notes: A full-time employee is scheduled to work 2,080 hours per year (including vacation). Full-time equivalent employment is calculated by dividing total labor hours by 2,080.

- (1) In 2017 the Stormwater Operations Department was created.
- (2) Significant increase in transit operators and total route miles.
- (3) McPolin Barn FTE transferred from Recreation to Executive.
- (4) In 2020 the Social Equity position was created.
- (5) In 2021 the Affordable Housing positions were created.
- (6) In 2022 the Trails department expanded and several Trails positions were created.
- (7) Significant decrease in transit operators and total route miles due to separation with Summit County.
- (8) In 2023 the IT department expanded its help desk and several new positions were created.
- (9) Significant increase in other is due to an increase in existing and creation of new building maintenance positions.
- (10) In 2024, 2 contract positions were absorbed and converted to FTE positions by the Engineering department.
- (11) In 2024, the Richardson Flat route was added and the City increased the frequency / provided higher levels of service for existing routes.
- (12) In 2024, several contract positions were converted to FTE positions in the Tennis department.
- (13) In 2024, Ice increased seasonal FTE hours to accommodate youth programs and instruction

Schedule 23
Park City Municipal Corporation, Utah
Population Statistics

Census:	<u>Calendar Year</u>	<u>Park City Population</u>	<u>Percent Change from Prior Period</u>	<u>Summit County Population</u>	<u>Percent Change from Prior Period</u>
	1980	2,823	136.63 %	10,198	73.46 %
	1990	4,430	56.93	15,518	52.17
	2000	6,500	46.73	29,736	91.62
	2010	7,596	(4.81)	40,451	36.03
	2020	8,516	0.33	42,400	0.61
	2021	8,684	1.97	42,655	0.60
	2022	8,757	0.84	43,563	2.13
	2023	8,615	(1.62)	42,759	(1.85)

Age distribution of population per the U.S. Census 5 year estimates:

<u>Age</u>	<u>Number</u>	<u>Percent</u>
Under 5 Years	261	3.03 %
5-14	964	11.19
15-24	1,154	13.40
25-34	1,050	12.19
35-44	1,200	13.93
45-54	965	11.20
55-64	1,473	17.10
65-74	1,051	12.20
75 and over	497	5.76
	8,615	100.00 %

Median age: 41.9

Sources:

U.S. Census Bureau, ACS Demographic and Housing Estimates
Utah Department of Workforce Services
Park City Chamber & Visitors Bureau

Schedule 24
Park City Municipal Corporation, Utah
Transient Room Capacity as a Percentage of Population
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Transient Room Capacity</u>		<u>Park City Population</u>	<u>Resort Percentage</u>
2015	28,275		8,058	351 %
2016	28,275		8,128	348
2017	23,119		8,299	279
2018	27,422		8,378	327
2019	27,422	(1)	8,280	331
2020	28,670		8,488	338
2021	28,670	(2)	8,516	337
2022	32,669		8,684	376
2023	32,669	(3)	8,757	373
2024	32,669	(4)	8,615	379

Sources:
Park City Chamber/Visitor Bureau

Note:

(1) Beginning in 2019, the City used Park City Chamber/Visitor Bureau data for room capacity and restated all previous year's data for consistency.

(2) Park City Chamber/Visitor Bureau did not report any data for FY2021. Data from the last report available used.

(3) Park City Chamber/Visitor Bureau did not report any data for FY2023. Data from the last report available used.

(4) Park City Chamber/Visitor Bureau did not report any data for FY2024. Data from the last report available used.

Schedule 25
Park City Municipal Corporation, Utah
Historical Pledged Taxes
Last Ten Fiscal Years

Fiscal Year	Pledged Sales & Use Taxes	% Change From Prior Year	Pledged Resort Tax	% Change From Prior Year	Municipal Transient Room Tax	% Change From Prior Year	Total Pledged Taxes	% Change From Prior Year
2015	\$ 4,731,904	8.8 %	\$ 12,158,993	9.8 %	\$ -	n/a %	\$ 16,890,897	9.6 %
2016	5,180,094	9.5	13,472,260	10.8	-	n/a	18,652,354	10.4
2017	5,620,687	8.5	14,695,621	9.1	-	n/a	20,316,308	8.9
2018	5,915,331	5.2	15,576,576	6.0	1,592,720 (1)	n/a	23,084,627	13.6
2019	6,403,710	8.3	16,915,887	8.6	2,733,084	71.6	26,052,681	12.9
2020	6,389,540	(0.2)	16,624,398	(1.7)	2,692,669	(1.5)	25,706,607	(1.3)
2021	7,161,106	12.1	18,431,079	10.9	2,741,751	1.8	28,333,936	10.2
2022	9,234,210	28.9	24,687,643	33.9	4,490,163	63.8	38,412,016	35.6
2023	9,598,138	3.9	25,998,773	5.3	4,513,625	0.5	40,110,536	4.4
2024	9,818,123	2.3	26,795,589	3.1	4,608,192	2.1	41,221,904	2.8

Notes:

(1) The 1.0 percent Municipal Transient Room Tax was implemented on January 1, 2018.

Schedule 26
Park City Municipal Corporation, Utah
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police										
Physical arrests	516	506	449	426	318	255	256	300	275	243
Parking citations	282	236	291	129	132	214	219	348	358	248
Traffic citations	454	966	712	697	608	761	1,410	578	599	917
Public works										
Street resurfacing (tons of asphalt)	5,526	6,034	5,486	6,500	6,000	8,200	5,523	5,819	8,500	8,838
Potholes repaired	210	380	400	200	800	1,100	850	780	1,750	1,800
Water										
Number of customers	5,226	5,230	5,276	5,331	5,450	5,502	5,563	5,570	5,617	5,672
New connections	42	56	56	75	82	100	35	44	45	47
Water main breaks	15	25	12	14						
Average daily consumption (Tgal)	4,430	4,647	4,890	3,475	3,475	4,326	4,726	4,445	4,955	3,807
Peak daily consumption (Tgal)	7,786	7,767	8,660	5,839	5,839	8,669	7,599	8,104	7,923	8,730
Average monthly billings (3/4" meter)	88	83.32	105.87	90.63	111.32	100.44	118.29	105.54	103.80	99.28
Residential billing rates										
Base rate (per 3/4" meter)	44	44.07	44.95	47.65	49.08	50.55	52.07	53.63	55.24	55.24
Base rate (per 1" meter)	59	59.49	60.68	64.32	66.25	68.24	70.29	72.40	74.57	74.57
Base rate (per 1-1/2" meter)	71	70.55	71.96	76.28	78.57	80.93	83.36	85.86	88.44	88.44
Rate per Tgal (winter months only)	8	7.72	5.60	5.94	6.12	6.30	6.49	6.68	6.88	6.88
Commercial billing rates										
Base rate (per 3/4" meter)	57	57.29	58.44	61.95	63.61	65.52	67.49	69.51	71.60	85.92
Base rate (per 1" meter)	97	96.94	98.88	104.81	107.95	111.19	114.53	117.97	121.51	145.81
Base rate (per 1-1/2" meter)	207	207.08	211.22	223.89	230.61	237.53	244.66	252.00	259.56	311.47
Base rate (per 2" meter)	432	431.84	440.48	466.91	480.92	495.35	510.21	525.52	541.29	649.25
Base rate (per 3" meter)	1,124	1,123.75	1,146.23	1,215.15	1,251.60	1,289.15	1,327.82	1,367.65	1,408.68	1,690.30
Base rate (per 4" meter)	2,040	2,040.32	2,081.13	2,206.00	2,272.18	2,340.35	2,410.56	2,482.88	2,557.37	3,068.84
Base rate (per 6" meter)	3,846	3,846.10	3,923.02	4,158.40	4,283.15	4,411.64	4,543.99	4,680.31	4,820.72	5,784.86
Base rate (per 8" meter)	6,623	6,623.31	6,755.78	7,161.13	7,375.96	7,597.24	7,825.16	8,059.91	- (8)	-
Rate per 1,000 gallons	8	7.72	7.87	8.34	8.59	8.85	9.12	9.39	9.67	9.08
Building activity										
Building permits issued	1,289	1,102	999	1,422	1,252	1,575	1,331	1,438	1,389	1,644
Number of residential units	119	57	54	66	132	39	56	56	42	44
Residential value (in thousands)	64,102	30,826	36,092	48,420	97,683	68,878	105,888	95,755	74,177	110,280
Commercial value (in thousands)	17,951	3,663	8,912	40,266	46,236	125,390	11,915	14,614	88,928	55,480
Parks and recreation										
Racquet club passes	7,893	7,922	7,067	7,415	7,859	8,476	12,218	17,582	18,060	21,421
Golf rounds	29,269	29,537	30,731	29,484	27,382	30,085	38,036	34,806	34,702	33,817
Library										
Total volumes borrowed	54,262	98,930 (1)	111,388	155,683 (2)	193,795 (2)	115,463	392,488 (5)	388,329	494,801	385,762
Circulation per capita	7	12	13	13	14	14	14	14	17	19
Transit										
Total route miles	986,500	1,065,755	1,141,405	1,924,148 (3)	2,159,537	1,942,609 (4)	1,311,564 (4)	910,646 (6)	1,122,097 (7)	1,369,469 (9)
Passengers	1,701,758	1,798,482	2,100,455	2,288,730 (3)	2,659,826	2,394,311 (4)	1,185,629 (4)	1,541,419	1,118,663 (7)	1,741,238 (9)

Sources: Various City departments

Notes: Indicators are not available for the general government function.

- (1) Significant increase in Library total volumes borrowed and circulation per capita was due to the completion of the Library renovation.
- (2) Significant increase in Library total volumes borrowed due to a change in how electronic material was tracked (count now includes number of units instead of number of titles).
- (3) Significant increase in total route miles in 2018 was due to the addition of several new routes including the Kamas circulator.
- (4) Significant decrease is due to the COVID-19 pandemic. The City cut back on Transit routes and limited passenger numbers.
- (5) Significant increase is due the library joining a consortium that gives full access to statewide materials collections in digital format.
- (6) Significant decrease is due to the City no longer running routes in the County. High Valley Transit District now services those areas.
- (7) Significant increase is due to adding Micro Transit routes.
- (8) Beginning in fiscal year 2023, Park City no longer bills for 8" meters.
- (9) Increase is due to the addition of the Richardson Flat route and an increase in frequency/higher level of service for existing routes.

Schedule 27
Park City Municipal Corporation, Utah
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
City Area (sq. miles)	20	20	20	20	20	20	20	22	22	22
Police station	1	1	1	1	1	1	1	1	1	1
Transit buses	37	37	38	39	47	41	41	38 (7)	46 (8)	41
Public works										
Streets (lane miles)	126	126	126	126	128	128	130	130	130	133
Street lights	712	712	964	985	985	985	970	970	970	970
Water										
Fire hydrants	1,081	1,090	1,091	1,104	1,131	1,137	1,141	1,140	1,147	1,147
Water mains (miles)	137	140	142	142	142	142	144	144	144	144
Storage capacity (Tgal)	13,650	13,650	13,650	18,250	18,250	18,250	18,250	14,946	14,946	14,946
Recreation and culture										
Acreage	223	223	1,536 (1)	1,580	1,675 (3)	1,625 (4)	1,625	1,626	1,626	1,653 (10)
Parks	40	40	42	42	42	42	42	43	43	43
Covered picnic areas	4	4	6	6	6	6	6	7	7	7
Tennis courts	14	14	14	14	14	14	14	14	14	14
Soccer fields	6	6	6	6	6	6	6	6	6	6
Baseball diamonds	10	10	10	10	10	10	10	10	10	10
Library	1	1	1	1	1	1	1	1	1	1
Volumes in library	97,160	126,999	117,482	155,683 (2)	193,795 (2)	115,463 (5)	392,488 (6)	388,329	494,801 (9)	385,762
Golf course	1	1	1	1	1	1	1	1	1	1
Ice Rink	1	1	1	1	1	1	1	1	1	1

Sources: Various City departments

Notes: Fire protection is provided by the Park City Fire District.

(1) Bonanza Flat (1,350 acres) open space was purchased in fiscal year 2017.

(2) The Library changed the way they track electronic material, resulting in a more accurate number in fiscal year 2018 and 2019.

(3) Treasure Hill (105 acres) open space was purchased in fiscal year 2019.

(4) Bonanza Flat (55 acres) sold to Salt Lake City Corporation in fiscal year 2020. Armstrong Property (5 acres) purchased in fiscal year 2020.

(5) Significant decrease is due to the COVID-19 pandemic. Additionally, the library switched to curbside delivery for several months.

(6) Significant increase is due to joining a library consortium that gives full access to statewide materials collections in digital format.

(7) Decrease in buses is due to the City no longer servicing all of the County.

(8) Increase in buses is due to the City holding onto older buses longer while sticking to the replacement schedule.

(9) Increase in library volumes is due to an increase in digital volumes by the State which can fluctuate year-to-year.

(10) Increase in recreational acreage is due to the purchase of the Red Maple property.

Schedule 28
Park City Municipal Corporation, Utah
Five-Year Financial Summaries
Last Five Fiscal Years

	Fiscal Year Ended June 30				
	2024	2023	2022	2021	2020
ASSETS					
Cash, cash equivalents and investments held by city	\$ 184,022,451	\$ 173,456,023	\$ 149,676,414	\$ 110,483,787	\$ 91,143,933
Cash, cash equivalents and investments held by fiscal agent	35,157,538	39,056,082	62,902,204	37,681,751	71,929,505
Restricted cash, cash equivalents and investments, other	6,619,142	11,035,765	9,438,370	9,470,859	10,856,824
Receivables:					
Taxes	31,682,068	30,666,328	31,510,573	30,870,614	28,481,976
Accounts	8,207,562	16,128,542	7,559,093	10,915,585	15,297,972
Notes receivable	246,291	249,477	252,387	258,161	263,386
Inventories	1,892,027	1,648,843	1,462,526	1,064,127	935,683
Prepays	1,070,208	1,443,591	1,932,728	1,788,013	2,066,110
Lease receivable	10,663,833	10,731,865	10,800,780	-	-
Capital assets not being depreciated:					
Land and water rights	268,062,802	266,062,802	266,062,802	266,062,802	266,062,802
Construction in progress	127,682,641	123,666,341	105,532,708	65,717,025	51,527,332
Art	946,567	946,567	946,567	926,239	917,603
Capital assets (net of accumulated depreciation):					
Right to use asset	3,165,375	3,342,530	3,169,673	3,254,198	3,338,722
Buildings	56,088,557	58,008,995	59,912,541	62,002,012	50,598,244
Improvements other than buildings	94,482,369	80,581,001	83,228,324	86,770,848	77,590,523
Vehicles and equipment	27,666,119	26,365,706	20,774,073	23,553,590	23,505,583
Infrastructure	15,636,341	17,516,970	19,287,123	21,176,661	21,566,939
Intangibles	9,103,412	8,728,906	8,540,614	8,554,756	8,571,769
Net pension assets	-	-	8,676,595	581,540	-
Total assets	882,395,303	869,636,334	851,666,095	741,132,568	724,654,906
Deferred outflows of resources					
Deferred outflows of resources related to pensions	9,440,513	6,664,309	4,314,061	3,200,339	3,315,414
LIABILITIES					
Accounts payable	4,497,158	14,437,708	8,991,484	8,760,571	6,992,699
Accrued liabilities	18,493,066	13,543,834	11,117,507	7,251,284	7,210,548
Long-term debt due within one year:					
Compensated absences	1,937,968	1,381,561	1,033,464	945,902	992,375
Contracts payable	192,797	319,924	146,573	143,918	141,311
General obligation bonds	6,175,000	6,890,000	6,590,000	6,300,000	6,030,000
Revenue bonds	10,345,000	9,975,000	9,530,000	7,315,000	7,530,000
Long-term debt due in more than one year:					
Compensated absences	263,129	228,994	254,059	282,541	368,788
Contracts payable	2,458,733	2,651,529	2,749,183	2,895,756	3,039,674
General obligation bonds	54,770,501	61,691,170	69,326,839	76,662,508	83,708,177
Revenue bonds	188,724,038	200,406,706	211,719,374	157,641,006	166,096,899
Net pension liability	6,530,515	5,020,590	-	1,787,303	7,174,185
Total liabilities	294,387,905	316,547,016	321,458,483	269,985,789	289,284,656
Deferred inflows of resources					
Property taxes	24,755,882	24,641,351	25,384,115	25,035,612	24,703,651
Deferred gain on refunding	123,556	294,874	480,573	488,747	704,659
Deferred inflows of resources related to pensions	113,715	123,513	13,265,041	7,370,876	4,155,340
Deferred inflows of resources - leases	10,290,865	10,438,299	10,587,831	-	-
Total deferred inflows of resources	35,284,018	35,498,037	49,717,560	32,895,235	29,563,650
NET POSITION					
Net investment in capital assets	345,056,777	339,730,407	326,255,071	243,445,823	331,580,232
Restricted for:					
Capital projects	-	1,096,717	-	(1)	-
Other	58,940	58,940	58,940	58,940	58,940
Unrestricted	217,048,176	183,369,526	158,490,102	197,947,120	77,482,842
Total net position	\$ 562,163,893	\$ 524,255,590	\$ 484,804,113	\$ 441,451,883	\$ 409,122,014

Source: Information extracted from the City's fiscal years ended June 30, 2020 through 2024 general purpose financial statements.

Notes:

(1) Restated.

PARK CITY MUNICIPAL CORPORATION, UTAH

Compliance Reports
and Utah State Audit Compliance
For the Year Ended June 30, 2024

PARK CITY MUNICIPAL CORPORATION, UTAH

TABLE OF CONTENTS

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	1-2
Independent Auditor's Report on Compliance and Report on Internal Controls Over Compliance as Required by the <i>Utah State Compliance Audit Guide</i>	3-5
Schedule of Findings and Responses	6



COMMITTED. EXPERIENCED. TRUSTED.

PARTNERS

MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
JESSE S. MALMROSE, EA
JANICE ANDERSON, EA
TROY F. NILSON, CPA

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Mayor and Members of the City Council
Park City Municipal Corporation, Utah

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Park City Municipal Corporation, Utah (the City) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 11, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies, therefore, material weaknesses or significant deficiencies may

exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards*, as item UT2024-1 in the Schedule of Findings and Responses, as required by the *Utah State Audit Compliance Guide*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

NBME, LLC

December 11, 2024



COMMITTED. EXPERIENCED. TRUSTED.

PARTNERS

MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
JESSE S. MALMROSE, EA
JANICE ANDERSON, EA
TROY F. NILSON, CPA

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE*

To the Mayor and Members of the City Council
Park City Municipal Corporation, Utah

Report on Compliance

We have audited Park City Municipal Corporation, Utah's (the City) compliance with the state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, for the year ended June 30, 2024.

State compliance requirements were tested for the year ended June 30, 2024 in the following areas:

Budgetary Compliance	Fund Balance
Restricted Taxes and Related Restricted Revenues	Fraud Risk Assessment
Enterprise Fund Transfers,	Governmental Fees
Reimbursements, Loans and Services	Tax Levy Revenue Recognition

Opinion on Compliance

In our opinion, Park City Municipal Corporation, Utah complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2024.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards); and the *State Compliance Audit Guide* (Guide). Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management on Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide* but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matter

The results of our auditing procedures disclosed an instance of noncompliance or other matter, which is required to be reported in accordance with the *State Compliance Audit Guide* and which is described in the accompanying Schedule of Findings and Responses as items UT2024-1. Our opinion on compliance is not modified with respect to this matter.

The City's response to the noncompliance finding identified in our audit is described in the accompanying Schedule of Findings and Responses. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the State Compliance Audit Guide. Accordingly, this report is not suitable for any other purpose.

HBMC, LLC

December 11, 2024

PARK CITY MUNICIPAL CORPORATION, UTAH
Schedule of Findings and Responses
For the Year Ended June 30, 2024

CURRENT YEAR FINDING

UT2024-1 Budgetary Compliance

Repeat Finding from Prior Year(s): Yes

Condition: For the year ended June 30, 2024, we noted in the Library and Recreation department that actual expenditures exceeded final appropriated expenditures by \$177,615.

Criteria: State law, Utah Code 10-6-123) stipulates that City officers and employees may not make or incur expenditures in excess of total appropriations for any department or fund.

Cause: The departmental expenses were higher than anticipated and the corresponding budget was not amended prior to year-end.

Effect: The City is not in compliance with Utah Code regarding the incurrence of expenditures in excess of total appropriations which could result in improper purchases.

Recommendation: The City should monitor the status of expenditures compared to the budget throughout the year and amend the budget or limit spending, as necessary, to ensure compliance with State Code.

Management's Response: Management will monitor the status of expenditures throughout the year and will amend the budget as necessary to ensure compliance with State Code.



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Park City Municipal Corporation
Utah**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morill

Executive Director/CEO



City Council Staff Report

Subject: Request for Approval of Type 2 Convention Sales Licenses for Operation during the 2025 Sundance Film Festival
Author: Sydney Anderson, Business License Specialist
Department: Finance
Date: December 19, 2024

Recommendation

Review and consider approving the Type 2 Convention Sales License (CSL) applications listed in Exhibit A for operation for the 2025 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

Exhibit A lists all the Type 2 Convention Sales License applicants to date pending approval. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load, and paid the applicable license and trash fees.

We request consideration and approval of the Convention Sales Licenses applications for the 2025 Sundance Film Festival.

Analysis

The Festival attracts an increasing number of businesses/entities that conduct business within the Park City (City) limits on a short-term basis. These entities are not affiliated with the Festival or official sponsors. The volume of these types of short-term business has created health, safety, and wellness challenges for the City and its residents, including the City's ability to provide basic Police, safety, and emergency services.

These challenges can be mitigated, and the Finance Department and other departments are incredibly busy with Type 2 Convention Sales License applications in the months and weeks before the Festival starts.

The Municipal Code for Type 2 CSLs allows the City to address adverse impacts or carrying capacity issues related to the licensed activity and volume. It also allows service departments, event staff, and public safety to obtain an adequate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments.

Municipal Code [4-7-3 \(B\)\(2\)](#) states that Council retains authority to approve Type 2 CSL license applications. Prior to Council's consideration of the Type 2 CSL license applications, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any issues related to the space prior to their final inspection.

The inspection must accompany the license application along with accurate floor plans stamped by a design professional, including the occupant load.

The process for a Type 2 CSL is as follows:

1. Obtain floor plans stamped by a design professional
2. Obtain a PIPA
3. Obtain receipt showing payment to Republic Services to cover trash impacts (one receipt *per applicant*).
4. Submit application with site plan, PIPA, and pay the appropriate fee
5. Finance requests approval from City Council
6. Obtain Council approval
7. Obtain a FIPA
8. Issue license

All of the attached applications have met the Municipal Code standards and have completed department review.

Exhibits

Exhibit A - List of Locations

Event Name	Event Address	Regular Tenant
WISH YOU WERE HERE GROUP	657 Park Ave.	Big Moose Yacht Club
Food Tank	1835 Three Kings DR. #10	Blue Sky Corporate Ranch LLC



City Council Staff Report

Subject: Request for Approval of Special Event Temporary Alcoholic Beverage Licenses during the 2025 Sundance Film Festival
Author: Sydney Anderson, Business Licenses Specialist
Department: Finance
Date: December 19, 2024

Recommendation

We are requesting Council approval of the Special Event Temporary Alcoholic Beverage License (License) applications listed in Exhibit A for operation during the 2025 Sundance Film Festival (Festival).

Executive Summary

Exhibit A lists all License applicants to date pending approval. All requirements for application, including insurance requirements and applicable license fees, have been submitted and paid. All locations in Exhibit A have been considered vibrant or meet one of the one-year vibrancy exceptions listed in the code and are eligible to be approved for a Single Event Temporary Liquor permit. We are requesting approval of the attached applicants to serve alcoholic beverages during the 2025 Festival.

Analysis

As stated in Municipal Code § [4-6-2\(B\)1](#), all Single Event Temporary Liquor permit applications for the dates during the Sundance Film Festival are required to obtain Council approval no later than the last regularly scheduled meeting in the month of December.

After the Finance Department accepts completed applications, the applications are reviewed by multiple departments. After approval, the applications must receive City Council approval. Municipal Code § [4-6-2\(B\)2](#) allows City Council to hear no more than twelve (12) applications for late approval after the December deadline noted above.

In accordance with Municipal Code § [4-2-15: Vibrant Commercial Storefront In HCB And HRC Districts](#), locations that have been deemed “dark” for two or more consecutive quarters and which do not meet any of the one-year allowed exceptions will not be eligible for a Single Event Temporary Liquor permit at that location. All the locations listed in Exhibit A are either vibrant or have met one of the exceptions to vibrancy and are eligible to be approved for the Single Event Temporary Liquor permit.

Exhibits

Exhibit A- List of locations

Event Name	Event Address	Regular Tenant
Deadline Studio at Sundance	804 Main St.	Trove Gallery
Apple X WYWH At The Big Moose Yach Club	657 Park Ave.	Big Moose Yacht Club
Apple X WYWH At The Big Moose Yach Club	657 Park Ave.	Big Moose Yacht Club
Sundance	692 Main St.	Relevant Galleries
Music Lodge	255 Main St.	TMI, Lespri Property Man.
Music Lodge	255 Main St.	TMI, Lespri Property Man.
Impact Lounge	2175 Sidewinder dr	Prospect HOA
Food Tank	1825 Three Kings Dr.	Blue Sky Corporate Ranch LLC
World Of Hyatt	440 Main St. Basement	440 Main St. LLC
ACURA	550 SWEDE ALLEY	Bob Wells Plaza
TAO	4001 KEARNS BLVD	Utah Film Studios
UNITED AIRLINES	751 MAIN ST	Rich Haines Gallery
ADOBE	608 Main St.	MONTGOMERY LEE FINE ART
VULTURE/VOX	591 MAIN ST	Lunds Fine Art
Chase Sapphire On Main	660 Main St.	Le Depot JV LLC
Chase Sapphire On Main	660 Main St.	Le Depot JV LLC
Sundance Film Festival	328 Main St.	Egyptian Theater
Sundance Film Festival	328 Main St.	Egyptian Theater
Canon Creative	528 Main St.	Park City Historical Society Museum
Sommsation Lounge	900 Main St.	LOMA PARK CITY
Sundance Party Celebrating Meredith Marks Jewelry	511 Main St.	Meredith Marks Retail LLC
Sundance Party Celebrating Meredith Marks Jewelry	511 Main St.	Meredith Marks Retail LLC
Shutterstock Evening Receptions	558 Main St.	Park City Fine Art
Film Premiere and private receptions	260 Main St.	SUSAN SWARTZ STUDIOS

City Council Staff Report

Subject: 2025 Sundance Film Festival Supplemental Plan Approval

Author: Chris Phinney and Heather Weinstock

Department: Special Events

Date: December 19, 2024

Recommendation

Hold a public hearing and consider approving the 2025 Supplemental Plan and Amended Level Five Special Event Permit (**Exhibit A**) to hold the 2025 Sundance Film Festival (Festival) in a form approved by the City Attorney.

Executive Summary

This report reviews material changes to the 2025 Supplemental Plan and Amended Festival Level Five Special Event Permit (**Exhibit A**), including updates to official venues, sponsors, sponsor venues, and sustainability efforts. We request City Council action under [section 4A-2-3\(H.2\)](#) of the Park City Municipal Code (PCMC), which requires Council review and approve Level Five Special Event permit renewals where material elements of the event have changed from the previous application.

Analysis

The Special Events Team has collaborated with City departments and multijurisdictional partners to review Material Changes proposed by Sundance Institute for the Festival and found them to comply with the requirements of section [4A of the PCMC](#) and the Festival [City Service Agreement](#) (Agreement). All event operations and a complete analysis of the Festival are included in **Exhibit B**.

Material Changes to the 2025 Festival:

1. Official Festival Venues:
 - New Venue: Addition of the Doubletree by Hilton Park City;
 - Removed Venue: The Prospector Theater will not be used for the 2025 Festival; and
 - A complete list of the 2025 venues can be found in **Exhibit C**.
2. Official Sponsors:
 - New Sponsors: Casamigos, Darling & Co, Vimeo, The Walt Disney Company, Vibe, and Wrap;
 - Removed Sponsors: DIRECTV, Ketel One, Cotopaxi, DoorDash, Elemental Wines, The New York Times, and NPR; and
 - A full list of the 2025 Official Festival Sponsors can be found in **Exhibit C**.
3. Official Sponsor Venues (City owned public property):
 - Acura House of Energy at Festival Village: Activation will return to the Bob Wells Plaza. Their focus is specifically on their electric vehicle offerings. Including showcasing an EV fleet used as a VIP shuttle during the

Festival, further aligning with the City's sustainability goals. Acura will have static vehicle displays on and around Main Street, including Miners Park and the Swede Alley side of the Bear Bench plaza. Acura is requesting

- Chase Sapphire/Intersport: Activation in the Galleria Parking Lot with a mobile airstream for Chase Ink brand giveaways. Intersport will be the on-site manager and leasee;
- The Bonanza District: 23 parking spaces in the Bonanza District parking lot on Munchin Road will be used for storage and Acura's EV fleet charging (no activations); and
- Other sponsor activities will be reviewed and approved by the Special Event Manager and City Manager.

4. Official Sponsor Venues (Privately owned):

- Chase Sapphire: Activation at 660 Main Street & 201 Heber Ave, former Zoom, Courchevel, Tack Shed;
- The Adobe House: Activation at 608 Main Street, Montgomery Lee Gallery;
- Shutterstock: Activation at 558 Main Street, Park City Fine Arts;
- Darling & Co: Activation at 306 Main Street, Firewood; and
- The Walt Disney Company: Activation at 562 Main Street, Fletchers.

City Services Initiatives:

The 2025 Festival will follow similar City operations to the successful operations from 2024. A full detail of the 2025 Festival operations can be found in **Exhibit B**. Highlights include:

1. Parking Operations:

- Removed parking areas: Specific parking spaces will be restricted from January 11 to February 1, 2025, including areas on Main Street, Bob Wells Plaza, and the Brew Pub north lot.
- Parking rates:
 - Thursday, January 23: \$40;
 - Friday & Saturday, January 24 -25: \$50;
 - Sunday to Tuesday, January 26-28: \$30; and
 - After January 29: Regular peak parking rates.

2. Transit:

- Park City and High Valley Transit (HVT) are imperative to mitigate Festival impacts and improve safety, access, and circulation during the Festival. Sundance has collaborated closely with the City and HVT to develop coordinated transit and transportation plans for the 2025 Festival.

3. Transportation: The 2025 Festival Transportation plan will remain as it was in 2024.

- The downtown corridor, as in 2024, will remain two-way travel on Main Street and Swede Alley;
- Heber Avenue will remain buses-only to prioritize transit. Access to businesses and parking garages on Heber will be allowed with Special Event Access Passes; Park Avenue will remain one-way travel, northbound. Southbound travel will only be allowed for residents with Special Event Access Passes, Public Safety, Transit, Public Works, and Republic Services;
- Hillside Avenue will remain downhill travel only with resident-only access with Special Event Access Passes; and
- Public Safety, Transit, Public Works, and Republic Services will continue to be allowed access to streets without Special Event Access Passes.

4. Community Outreach:

- An extensive outreach program will inform the community about Festival operations, focusing on transportation, traffic, and parking. A community guide in both English and Spanish, along with door-to-door outreach, will be performed.

Funding

The approved FY25 budget includes waived City services and contributions, pursuant to the [Agreement](#) with Sundance Institute, estimated at \$1,310,968, (\$1,208,106 in 2024, details in Exhibit B). The Special Event permit, Public Safety, and Transit fees are expected to be higher due to increases in the FY25 City Fee Schedule. City services are budgeted and tracked within individual department budgets and funded from the General Fund.

Exhibits

Exhibit A	Festival Special Event Permit (Draft)
Exhibit B	Analysis of Operations
Exhibit C	Festival Special Event Application and Supplemental Documents



DRAFT SPECIAL EVENT PERMIT & 2025 SUPPLEMENTAL PLAN

Type of Permit: Level 5 Special Event
Event Name: 2025 Sundance Film Festival
Event Date(s): Thursday, January 23 through Sunday, February 2, 2025
Event Location: Various locations throughout Park City
Permittee: Sundance Institute
Contact Person: Laura Ryan, Chief Operating Officer
Approved By: City Council of Park City
Approval Date: December 19, 2024

The Park City Council has approved the annual Supplemental Plan and Level Five Special Event Permit for the 2025 Sundance Film Festival as part of the current City Services Agreement executed on October 30, 2013. This annual Supplemental Plan and Level Five Special Event Permit have been issued under the authority described within the Park City Municipal Code Section 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Sundance Film Festival is a unique cultural and entertainment activity held for non-profit and for-profit purposes occurring for a limited duration that impacts the City by having use of and impact on City property. The activity requires licensing beyond the scope of normal business, liquor regulations and is a temporary event that does not normally occur within the permitted Venue use as defined by the municipal code and creates public impacts through the following:
 - a. Interruption of the safe and efficient flow of transportation in Park City, including streets or public rights-of-way. Due to the nature of the event, the City proposes changing traffic flow Park Avenue, and Hillside Avenue to provide a safe and efficient flow of transportation and pedestrian movement in Park City.
 - b. The event uses City Property, including parking and facilities and parks as outlined in the Use Area Matrix (Attachment A).
 - c. The activity requires public safety staffing beyond their normal scope of operations.
2. The event involves the use of an impact on City Property. Based on the degree of City Impacts of anticipated attendance of 70,000, venue use, and transportation and public safety impacts, the event has been determined to be a Level Five, Community Identifying Event based on the following factors:
 - a. Overall attendance is estimated at 70,000 people, with anticipation of 9,000 people in Park City at any one time. The event anticipates 1,700 volunteers throughout the Festival.
 - b. The event is held over eleven consecutive days.
 - c. The event has major or severe impacts on surrounding areas and cannot be held within existing Venues or use areas.
 - d. The event has major or severe transportation needs including the requirement for parking removal, requires a transportation mitigation plan, offsite parking, and major residential mitigation. The event also requires increased Park City Transit and requires Sundance to bring in a transportation provider from outside of Park City to provide the services required.

Exhibit A: DRAFT 2025 Sundance Film Festival Special Event Permit

- e. Public Safety staffing is required beyond normal operations including major to severe support in venues and for transportation mitigation. This includes the requirement for public safety personnel from outside of the City's jurisdiction.
3. The Event is a Community Identifying Event due to:
 - a. Honors Park City's unique community goals and enhances the collective goodwill that features legacy events, distinct traditions, and authentic local culture, including ties to the people, places, and history of Park City. Outside events that partner with a local nonprofit or business to check a box will not meet this criteria; and
 - b. The event fundamentally aligns with the City's Critical Priorities and Core Values as adopted by the City Council; and
 - c. Attendance is targeted primarily at local participation from Park City residents, employees and businesses. A growth or marketing model to bring attendance from outside of the Wasatch Back region is secondary to local attendance and participation; and
 - d. The event provides free or affordable local Park City resident attendance options; and
 - e. The event offers free or affordable options for underserved populations.
4. The City holds a City Services Agreement outlining the dates of the Festival.
5. The 2025 Sundance Film Festival will be held Thursday, January 23 through February 2, 2025. Set up and breakdown of the event will occur between January 11 and February 6, 2025, or as outlined in the Use Area Matrix, Operations Plan, Transportation, and Parking Plans.
6. The Special Event Manager has required the Applicant to provide Insurance Coverage, waiver and release of damages, indemnification and Hold Harmless Agreement and Certificate of Insurance naming the City as additionally insured.
7. The event is held during a Peak Time, and is allowed to proceed, as it is not a new event, and the City holds an Agreement to enable the event on the dates as outlined.
8. Sundance Film Festival provides positive economic, cultural, and community value and aligns with the goals as outlined in the Park City General Plan. The cultural event creates a complete community through its core values and partnerships in Park City with both businesses and the community as a whole and provides diversity, and uniqueness and is one of the defining events Park City Event Calendar. The event does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, or locations. The event is not primarily retail in nature and provides economic benefit to the City through sales tax, overnight visitation, marketing and branding as compared to community impacts and costs of services.
9. The conduct of the Special Event will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venues as attached to this permit.
10. The conduct of the Special Event will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
11. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
12. There are no other Special Events permitted within Park City Limits during the Sundance Film Festival; therefore, the Special Event will not substantially interfere with the provision of City services in support of other events or governmental functions.
13. The event provides sufficient traffic controllers, signs and other City required barriers and traffic devices, monitors for crowd and safety, safety, health, sanitation and facilities to reasonably ensure that the event will be conducted without creating unreasonable negative impacts to the area with due regard for safety and the environment. Additionally, the event provides adequate transportation, off-site parking, and traffic circulation. The event has

Exhibit A: DRAFT 2025 Sundance Film Festival Special Event Permit

provided the required insurance and cash deposit to the City, as well as any other services or facilities necessary to ensure compliance with City ordinances.

14. The Permittee has received approval from Deer Valley Resort to allow parking in Lots 5 and 6 after 5 p.m. until 1 a.m. throughout the event (January 23 to February 2, 2025). This is in an effort to encourage anyone skiing to take transit to Sundance-related events afterward and to provide off-site parking. Per the Deer Valley MPD, and Sundance's ability to secure the off-site parking, any overflow parking at Deer Valley during the dates as outlined will not count towards the allotted 10% of overflow days. Deer Valley and City operations will follow the approved 2025 Peak Day Overflow Plans if any overflow occurs. The Permittee has also received approval from Park City Mountain to allow the use of their parking lots from 5 p.m. until 1 a.m.
15. The event does not create the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
16. The Permittee has obtained approval of other public agencies as required, within whose jurisdiction the event or a portion thereof will occur, and the applicant has obtained approval of private properties of which the event or a portion thereof will occur.
17. The Permittee has been working with City Staff and applicable departments to address the operations of the event. The Permittee demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
18. Staff find the annual Supplemental Plan for the 2025 Sundance Film Festival is consistent with the measures as outlined in the City Services Agreement as entered into on October 30, 2013, and promotes the City Council's Goals of creating a sense of place. The international event furthers Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Sundance helps to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience. Furthermore, Sundance allows Park City to grow as an arts and culture hub encouraging creative expression.
19. Park City Historical Society (PCHS) and Sundance Institute have been collaborating in good faith to uphold the terms of the PCHS Agreement including that a Sundance Film Festival Sponsor, Canon is renting 528 Main Street.
20. The Chief Building Official, City Engineer, Chief of Police, Transportation Director, and Transportation Operations Manager have made findings that the temporary activations do not impact health, safety, and welfare including specific consideration for residential impacts, pedestrian, and traffic circulation.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4A.
2. As conditioned, the Supplemental Plan is consistent with section 1.2 of the City Services Agreement with Sundance Institute and the Park City Historical Society Lease.

Conditions of Approval:

1. The permittee, unless otherwise affirmatively agreed in writing, at its' cost, shall incorporate such measures as directed by Staff to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the Permittee.
2. The Permittee is required to provide supplemental documents including a Transportation and traffic control plan, Contingency plans, Site Identification and Private Property Use Permission, detailed map showing specifics of event operations as described in section 4A-2-11. Such documents shall be reviewed and approved with conditions administratively by the Special Events Manager in coordination with from the Chief of Police, Transportation Manager, Public Works Director, Chief Building Official and Special Event Manager or their designees.

Exhibit A: DRAFT 2025 Sundance Film Festival Special Event Permit

3. The Permittee is required to provide a sufficient number of traffic controllers, signs and other equipment as required by City, not limited to barriers, fencing, traffic devices, monitors for crowd control and safety, and such measures as directed by City, County or State Staff in order to ensure that any safety, health, or sanitation equipment, services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety and the environment, adequate offsite parking and traffic circulation in the vicinity of the event and other services or facilities as necessary to ensure compliance with City ordinances in a plan approved by the Transportation Director, Chief of Police and Chief Building Official in accordance with the Transportation Demand Management Plan, Park City Risk Assessment and International Building and Fire Code.
4. The Permittee is required to submit a waste and recycling plan which will be reviewed and approved in accordance with the PCMC Event Sustainability Standards. Sundance shall report sustainability statistics in the debrief of the event.
5. In accordance with the Transportation Demand Management Plan, the Permittee is required to distinguish a transportation and parking plan, including obtaining private property permission or executing lease agreements for such public property use, that utilizes available public parking and can accommodate the anticipated attendance numbers. Parking shall be identified, managed and secured for ADA, VIP, Staff and Volunteers, and Drop and Load/Taxi/For-Hire Lot, as well as Transit Services provided and managed by the Permittee. Offsite parking areas for spectators and the general public are required with Transit Service secured by the permittee at the Park City School District and/or Resort properties and the permittee must provide such proof of permission to the City. Such plans shall be reviewed and approved by the Chief of Police and Transportation Planning Manager. Access to area businesses, public facilities, and residential homes must be maintained at all times.
6. The permittee has requested an exemption to the noise ordinance 6-3-11, As according to section 6-3-11 of the Municipal Code, relief from noise restrictions in chapter 6 of the municipalcode on the basis of section 6-3-11(B)(3) in which the permittee is performing an activity that thereis no reasonable alternative and relief from restriction have been granted by the Chief of Police including that the noise from the stationary source of sound shall not exceed a ninetieth percentile sound pressure level (L90) of:
 - Thursday, January 23 through Saturday, February 1, 2025, 12:00 pm to 10:00 pm.Any sound outside of these timeframes as listed above shall be kept to the noise levels as outlined in section 6-3-9 of the Municipal Code. The permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses, and public facilities. If a complaint is received by Park City Police Department, the police department willinvestigate the complaint from the source of the complaint. If asked by the Park City Special Event staff or Police Department, the permittee shall turn the noise down to mitigate concerns of noise from surrounding residents, businesses, or public facilities. The permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise exemption as outlined above.
7. The Permittee is responsible for assisting the City in an outreach and communication plan, including event impact information in a form to be approved by the Special Events Manager to surrounding businesses and residents no later than January 7, 2025.
8. The Permittee shall provide a final plan for the 2025 Sundance Film Festival, which includes final site plans, transportation, security/public safety and parking management plans including details of the operations for venues as required by the Special Event Manager, Chief of Police and Transportation Planning Manager no later than January 7, 2025.
9. The Permittee shall indemnify and hold the City and its agents, employees, and officers,

Exhibit A: DRAFT 2025 Sundance Film Festival Special Event Permit

harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the City arising out of, in connection with, or incident to the execution of this Agreement and/or the Permittee's use of the facility/area or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of the City, its agents, employees, and officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Permittee; and provided further, that nothing herein shall require the Permittee to hold harmless or defend the City, its agents, employees and/or officers from any claims arising from the sole negligence of the City, its agents, employees, and/or officers. The Permittee expressly agrees that the indemnification provided herein constitutes the Permittee's limited waiver of immunity as an employer under Utah Code Section 34A-2-105; provided, however, this waiver shall apply only to the extent an employee of Permittee claims or recovers compensation from the City for a loss or injury that Permittee would be obligated to indemnify the City for under this Agreement. This limited waiver has been mutually negotiated by the parties and is expressly made effective only for the purposes of this Agreement.

At its own cost and expense, the Permittee shall maintain the following mandatory insurance coverage to protect against claims for injuries to persons or property damage that may arise from or relate to the performance of this Agreement by the Permittee, its agents, representatives, employees, or subcontractors for the entire duration of this Agreement or for such longer period of time as set forth below. Prior to commencing any work, the Permittee shall furnish a certificate of insurance as evidence of the requisite coverage. The certificate of insurance must include endorsements for additional insured, waiver of subrogation, primary and non-contributory status, and completed operations.

Commercial General Liability Insurance. The Permittee shall maintain commercial general liability insurance on a primary and non-contributory basis in comparison to all other insurance, including City's own policies of insurance, for all claims against City. The policy must be written on an occurrence basis with limits not less than \$2,000,000 per occurrence and \$4,000,000 aggregate for personal injury and property damage. Upon request of City, the Permittee must increase the policy limits to at least the amount of the limitation of judgments described in Utah Code § 63G-7-604, the Governmental Immunity Act of Utah (or successor provision), as calculated by the state risk manager every two years and stated in Utah Admin. Code R37-4-3 (or successor provision).

Automobile Liability Coverage. The Permittee shall maintain automobile liability insurance with a combined single limit of not less than \$2,000,000 per accident for bodily injury and property damage arising out of the ownership, maintenance, and use of owned, hired, and non-owned motor vehicles. This policy must not contain any exclusion or limitation with respect to loading or unloading of a covered vehicle.

Liquor Liability Coverage.

The Permittee shall maintain liquor liability insurance as applicable with limits of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate.

Workers' Compensation Insurance and Employer's Liability. The Permittee shall maintain workers' compensation insurance with limits not less than the amount required by statute, and employer's liability insurance limits of at least \$1,000,000 each accident, \$1,000,000 for bodily injury by accident, and \$1,000,000 each employee for injury by disease. The workers' compensation policy must be endorsed with a waiver of subrogation in favor of "Park City

Municipal Corporation" for all work performed by the Permittee, its employees, agents, and Subcontractors.

Umbrella/Excess Coverage. The insurance limits required by this section may be met by either providing a primary policy or in combination with umbrella / excess liability policy(ies). To the extent that umbrella/excess coverage is used to satisfy the limits of coverage required hereunder, the terms of such coverage must be following form to, or otherwise at least as broad as, the primary underlying coverage, including amending the "other insurance" provisions as required so as to provide additional insured coverage on a primary and non-contributory basis, and subject to vertical exhaustion before any other primary, umbrella/excess, or any other insurance obtained by the additional insureds will be triggered.

Insured Parties. Each policy and all renewals or replacements, except those policies for Professional Liability, and Workers Compensation and Employer's Liability, must name City (and its officers, agents, and employees) as additional insureds on a primary and non-contributory basis with respect to liability arising out of work, operations, and completed operations performed by or on behalf of the Permittee.

Waiver of Subrogation. The Permittee waives all rights against City and any other additional insureds for recovery of any loss or damages to the extent these damages are covered by any of the insurance policies required under this Agreement. The Permittee shall cause each policy to be endorsed with a waiver of subrogation in favor of City for all work performed by the Permittee, its employees, agents, and Subcontractors.

Quality of Insurance Companies. All required insurance policies must be issued by insurance companies qualified to do business in the state of Utah and listed on the United States Treasury Department's current Department of Treasury Fiscal Services List 570 or having a general policyholders rating of not less than "A-" in the most current available A.M. Best Co., Inc.'s, Best Insurance Report, or equivalent.

Cancellation. Should any of the Permittee's required insurance policies under this Agreement be cancelled before the termination or completion of this Agreement, The Permittee must deliver notice to City within 30 days of cancellation. City may request and the Permittee must provide within 10 days certified copies of any required policies during the term of this Agreement.

Additional Coverage. Notwithstanding anything to the contrary, if the Permittee has procured any insurance coverage or limits (either primary or on an excess basis) that exceed the minimum acceptable coverage or limits set forth in this Agreement, the broadest coverage and highest limits actually afforded under the applicable policy(ies) of insurance are the coverage and limits required by this Agreement and such coverage and limits must be provided in full to the additional insureds and indemnified parties under this Agreement. The parties expressly intend that the provisions in this Agreement will be construed as broadly as permitted to be construed by applicable law to afford the maximum insurance coverage available under the Permittee's insurance policies.

No representation. In specifying minimum Permittee insurance requirements, City does not represent that such insurance is adequate to protect the Permittee from loss, damage or liability arising from its work. The Permittee is solely responsible for informing itself of types or amounts of insurance it may need beyond these requirements to protect itself. Required Insurance and Hold Harmless Waiver as required above shall be attached to this permit as an

Exhibit A: DRAFT 2025 Sundance Film Festival Special Event Permit
exhibit to this permit.

10. All plans for tents, stages, and other temporary structures as well as flammable materials shall be submitted and approved by the Building Department no later than January 16, or no less than one week prior to the first day of set up for each Sundance Theatre, Official Sundance Venue or Official Sponsor Venue.
11. The Permittee is responsible for maintaining a staff and volunteers plan for their venues. Venue Managers' contact list shall be provided to the Special Events Manager.
12. The Permittee's use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
13. All third-party approvals including the Park City School District, Summit County and State of Utah, permit approvals required for this event shall be secured by January 7, 2025, and submitted to Park City Municipal Corporation.
14. The Permittee will provide an official Sundance Venue and Sponsor list and sign plan for the event. If Sundance adds a Sponsor after City Council's approval in the Supplemental Plan the Special Events Manager and City Manager may approve additional Sponsors at venues with minimal impacts. Any sponsors that are added after Council approval that cause substantial impacts shall be approved by City Council at a subsequent meeting. Sundance venues and Sponsors using City Property (Use Areas) are outlined in the City Property Use Matrix.
15. All event sign plans shall comply with the Park City Municipal sign code and be reviewed by the Special Events, Parks and Planning Departments.
16. The Permittee will address all the requirements from the Chief Building Official and Public Safety Personnel regarding the placement of emergency staff and equipment. The Permittee will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management, and Park City Fire District.
17. The Permittee supports AT&T placing a cell tower in the North Marsac Parking lot to help with coverage during the Festival. No branding or other marketing shall accompany the equipment. AT&T is required to obtain and pay for all necessary permitting.
18. The Park City Special Events, Police, Fire, Building Official/Fire Marshal, and Emergency Management Departments have the right to cancel the event upon any condition, violation or weather that jeopardizes the life, safety, or property of the residents or visitors of Park City.
19. The Permittee is responsible for providing a schedule of events, and access to any site for purposes of Code Enforcement or Public Safety as outlined by Park City Municipal Code 4A-2-4.
20. The approval identification provided with the approval of this permit must be in possession of the permittee at all times and must be made available for inspection when requested by City authorities or the public.

PASSED AND APPROVED this Thursday, the 19th Day of December 2024.

PARK CITY MUNICIPAL CORPORATION

Matt Dias, City Manager

Attest:

Michelle Kellogg, City Recorder

Exhibit A: DRAFT 2025 Sundance Film Festival Special Event Permit
Approved as to form:

Mark D. Harrington, City Attorney

Attachments:

- A. City Property Use Area Matrix & Leases
- B. Sundance Official Venues, Sponsors, and Events
- C. Transportation & Parking Plans
- D. Certificate of Insurance
- E. Hold Harmless Agreement

DRAFT

Each year, the supplemental plan for the annual Sundance Film Festival is amended to recognize changes from the previous year per the long-term [City Services Agreement](#). Unless affirmatively modified by both parties, supplemental plans for future Festivals will follow the plan for the previous Festival. Due to the size and scope of the event, a large, coordinated effort occurs between every City Department, Sundance Institute, and many community stakeholders to both support opportunities and mitigate challenges during the event. We have been coordinating with Sundance to gain perspective from many stakeholders through outreach efforts, as well as create mitigation for the supplemental plans.

Event Timeline and Operations

The Sundance Film Festival (Festival) will be held from January 23 to February 2, 2025. Set up and breakdown will occur between January 11 and February 3, unless otherwise noted in the Use Matrix (**Exhibit C**). Festival and Official Sponsor Activities will occur daily during the dates indicated above between 7:00 a.m. and 2:30 a.m. Set up and breakdown for the festival will occur specifically for each venue as described in the Use Matrix included (**Exhibit C**). There are no other events currently scheduled during the 2024 SFF. The FIS World Cup at Deer Valley will be held February 6 to 8, which is the weekend following the Festival.

Park City Theater Venues: All Official Sundance Venues and Sponsors are listed in **Exhibit C** and will be attached to the Special Event Permit.

- The Official Festival Venues will include:
 - The Eccles, Egyptian, four Holiday Cinemas, Park City Library, and The Ray along with the three Redstone theaters located in Kimball junction in the County;

Material Changes to the 2025 Festival:

1. Official Festival Venues:
 - New Venue: Addition of the Doubletree by Hilton Park City;
 - Removed Venue: The Prospector Theater will not be used for the 2025 Festival; and
 - A complete list of the 2025 venues can be found in **Exhibit C**.
2. Official Sponsors:
 - New Sponsors: Casamigos, Darling & Co, Vimeo, The Walt Disney Company, Vibe, and Wrap;
 - Removed Sponsors: DIRECTV, Ketel One, Cotopaxi, DoorDash, Elemental Wines, The New York Times, and NPR; and
 - A full list of the 2025 Official Festival Sponsors can be found in **Exhibit C**.
3. Official Sponsor Venues (City owned public property):
 - Acura House of Energy at Festival Village: Activation will return to the Bob Wells Plaza. Their focus is specifically on their electric vehicle offerings. Including showcasing an EV fleet used as a VIP shuttle during the Festival, further aligning with the City's sustainability goals.
 - Chase Sapphire/Intersport: Activation in the Galleria Parking Lot with a mobile airstream for Chase Ink brand giveaways. Intersport will be the on-site manager and leasee;
 - The Bonanza District: Used for storage and Acura's EV fleet charging (no activations); and
 - Other sponsor activities will be reviewed and approved by the Special Event Manager and City Manager.
4. Official Sponsor Venues (Privately owned):
 - Chase Sapphire: Activation at 660 Main Street & 201 Heber Ave, former Zoom, Courchevel, Tack Shed;

Exhibit B: SFF Analysis of Operations

- The Adobe House: Activation at 608 Main Street, Montgomery Lee Gallery;
- Shutterstock: Activation at 558 Main Street, Park City Fine Arts;
- Darling & Co: Activation at 306 Main Street, Firewood; and
- The Walt Disney Company: Activation at 562 Main Street, Fletchers.

Programs: Inclusion and Accessibility:

Sundance is committed to improving experiences for audiences and artists of all abilities. Sundance considers *inclusion and accessibility the drivers of institutional excellence and aims for our programs and platforms to reflect these core values at every level.* It is Sundance’s practice to:

- Provide one open caption screening per film during the festival. Closed captioning for all non-open caption screenings and audio description whenever possible;
- Offer sign language interpretation for any event upon reasonable request and conduct ongoing accessibility audits of all Sundance-hosted in-person and online venues, as the Institute will only use ADA-compliant venues.

City Initiatives: Status quo from 2024.

Parking:

The Municipal code states the following in section [9-1-5 Regulation Not Exclusive](#)
The parking regulations established by this Title (Parking Code) are not all encompassing, and additional regulations may be established by posting permanent or seasonal signs stating the additional regulation imposed, or by police officers directing traffic during periods of heavy traffic volume or during periods of emergencies, or during special events as designated by the City Manager.

The staff has continued to work with HPCA and individual merchant outreach through summer events and leading to the Festival. In combination with that engagement, as well as with the data and analysis of past Festivals and summer events, staff recommends the following parking rates during the Festival. We believe we will continue to strike a better balance between bringing business back to merchants on Main Street the second half of the Festival, while maintaining transportation management.

The Parking and Special Events Departments recommend the following paid parking structure.

Parking Rates during the Sundance Film Festival		
Day of the Week	Date	Proposed Rates
Thursday	January 23	\$40
Friday & Saturday	January 24 & 25	\$50
Sunday to Tuesday	January 26, 27, 28	\$30
Wednesday to Sunday	January 29 to February 2	Normal Peak Parking Rates: 8 a.m. to 6 p.m.: \$1 per hour/ 5 th hour \$30 6 p.m. to 12:00 a.m. \$4 per hour

When the Galleria parking lot is not used for Sundance programming, the lot will be utilized for additional ADA parking spaces.

Transit

Public Transit

Park City and High Valley Transit (HVT) are imperative to mitigate Festival impacts and improve

Exhibit B: SFF Analysis of Operations

safety, access, and circulation during the Festival. Sundance has collaborated closely with the City and HVT to develop coordinated transit and transportation plans for the 2024 Festival.

PC Transit plans to provide service from Richardson Flat to Old Town, from 5:30 a.m. to 2:05 a.m. (from Old Town Transit Center to Richardson Flat) with 20-minute frequencies, from January 23 to February 1. Sundance will provide two additional transit routes with 10 to 15-minute frequencies through the Theatre District (Headquarters at Sheraton Hotel, Eccles Theatre, Bonanza, Walgreens, and Fresh Market). This includes orange, pink and blue lines.

Traffic Circulation:

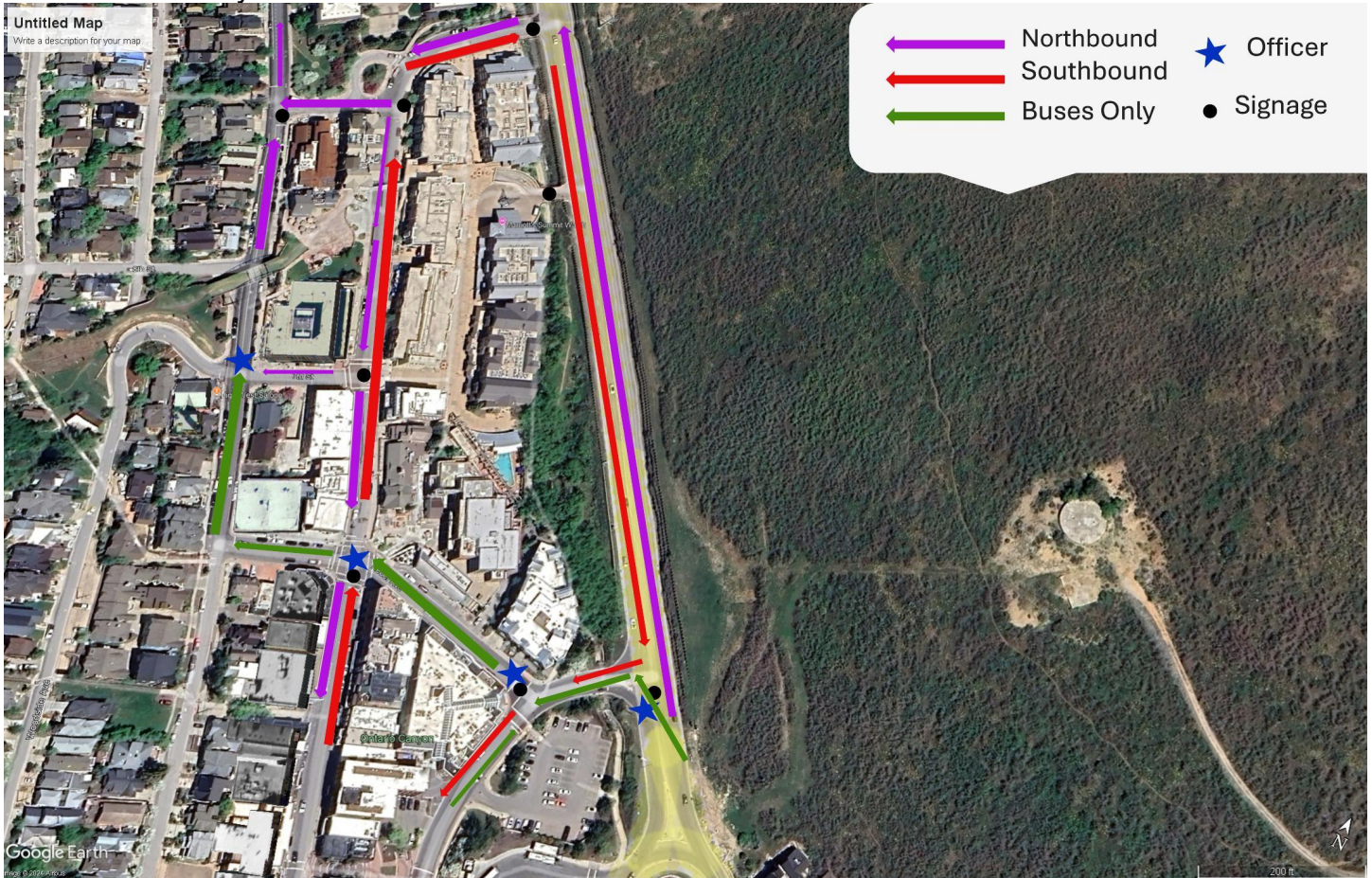
The Transportation Planning, Parking, Transit, Police, Engineering, Building, and Special Events departments support these traffic plans focused specifically on reducing residential impacts, and increasing transit priority, and ensure emergency access

The 2025 Festival Transportation plan will remain as it was in 2024.

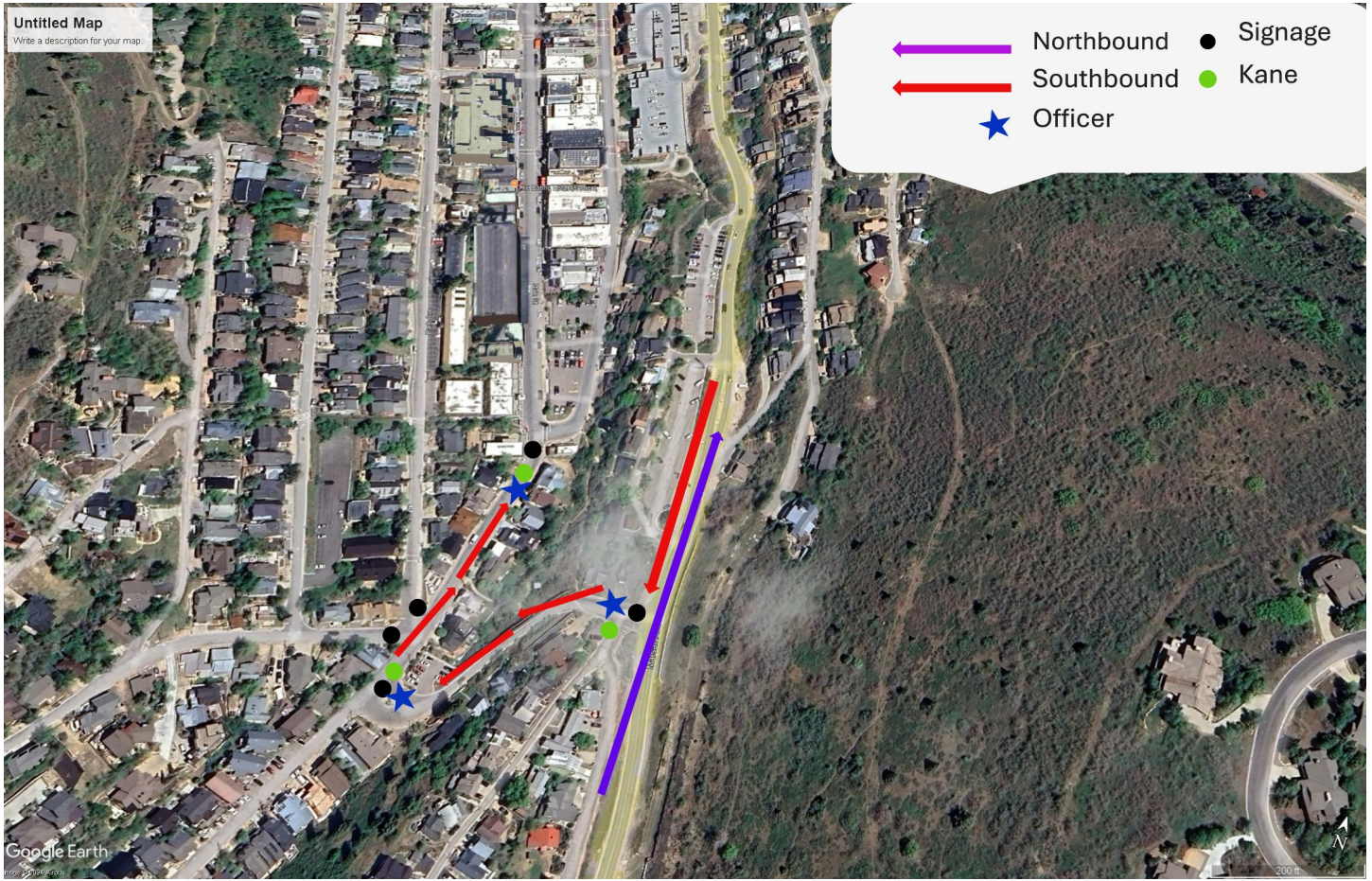
- The downtown corridor, as in 2024, will remain two way travel on Main Street and Swede Alley;
- Heber Avenue will remain buses only to prioritize transit. Access to businesses and parking garages on Heber will be allowed with Special Event Access Passes; Park Avenue will remain one way travel, northbound. Southbound travel will only be allowed for residents with Special Event Access Passes, Public Safety, Transit, Public Works, and Republic Services;
- Hillside Avenue will remain downhill travel only with resident only access with Special Event Access Passes; and
- Public Safety, Transit, Public Works, and Republic Services will continue to be allowed access to streets without Special Event Access Passes.
- Increased Police presence at key intersections
 - Increased police at key intersections around the resort base, at 9th and Park Avenue and at the Park Ave/Empire/Deer Valley Drive and Main and Swede to further deter traffic and in some cases direct traffic. We will also have additional police presence at Grappa intersection (coupled with Kane Security), Hillside and Lower Main to reinforce traffic patterns.
- Additional signage at key intersections
 - This includes implementing additional no left or no right turns, and having more clearly marked signs regarding where parking is available.
- Continued Outreach with Access Passes to Old Town Residents
 - While staff has done extensive outreach distributing access passes, the changes added would require additional outreach and boots on the ground. This has been a “team work makes the dreamwork” effort, and additional all hands in approach is needed to pull this additional outreach off.

Transportation Maps:

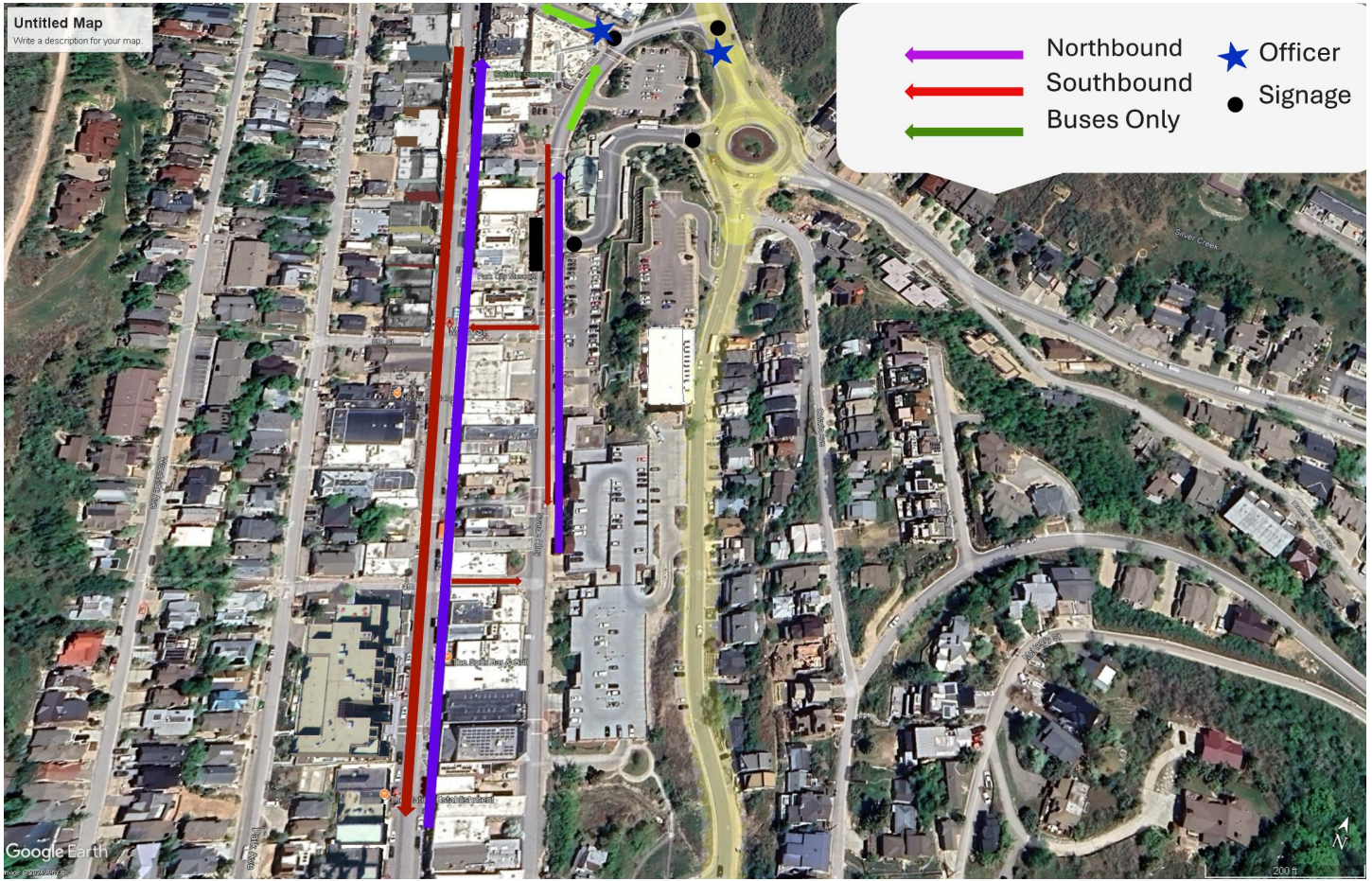
1. Deer Valley Drive to Heber Ave:



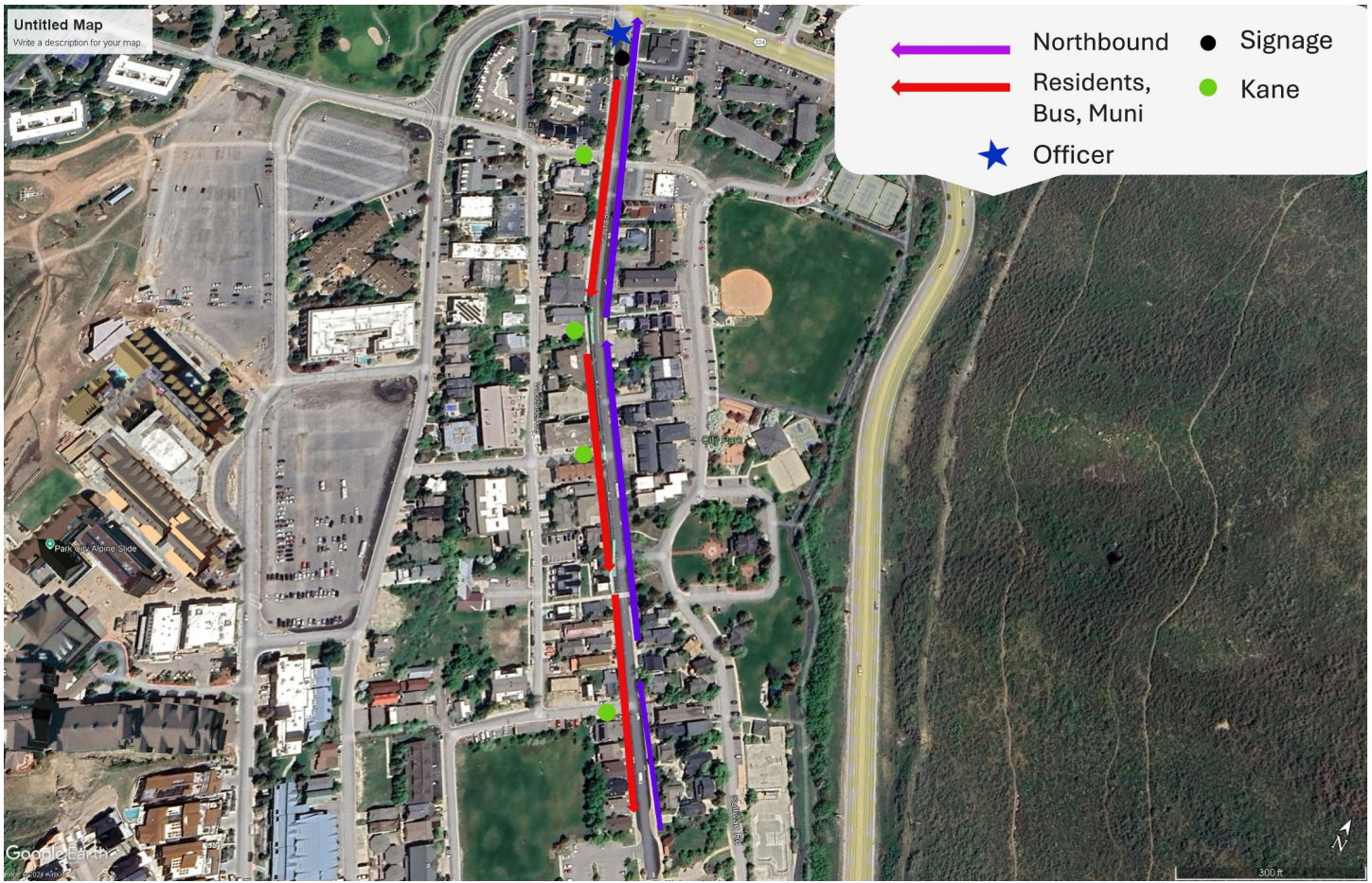
2. Hillside Avenue, Old Town:



3. Swede Alley Area:



4. Park Avenue Area:



Festival Sign Plan

Areas of Responsibility:

Special Events: Downtown areas, Library, Miners Hospital

Streets: Park Ave areas, Marsac, High School, Park Meadows

Parking: Old Town residential, South Marsac, North Marsac

Transit: OTTC

Special Events

1/11 by 6 a.m.

- Post No Parking in Bob Wells lot – Acura Installation
- Post No Parking Signs along the sidewalk on the East side of Swede Ally by Bob Wells Lot.
- Post No Parking Signs behind Flannigan's and Post Office
- Post No Parking Signs in the Brew Pub lot – North End.

1/16 to 2/2 by 6 a.m.:

- Post Library Lot – 16 spaces for Sundance

1/22 by 6 a.m.

- Post No parking in the bump out behind Firewood for a dumpster.

Exhibit B: SFF Analysis of Operations

1/23 to 1/29: by 6 a.m.:

- Mawhinney Parking Lot
- Post no Left, Buses only at Swede and DVD (no left turn after the roundabout onto Swede Alley)
- No Parking – Transportation area behind the Museum.
- Main Street Parking Sign at Lower Main and Park Ave at 9th Street
- No left at DV and Main Street (9th Street)
- No left at Marriott Summit Watch Exit
- No left at Condo Exit on DV Dr.
- Bike barricades at Heber and Main
- No turn and Police in Road signs for Police at Heber and Main
- Top of Main at Grappa Intersection – Residents with Left Arrow, Main Street right arrow.
- Hillside Area – post no stopping no standing signs near Main/Daly/King/Hillside
- Miners Hospital post signs for the exclusive use of Sundance – 8
- No Left Sign exit of Holiday Village to Kearns
- No Parking Signs on Homestake by Bank and Fresh Market

1/23 by 6 a.m.:

- Remove no left from Swede and DV drive
- Remove parking signs from the Transportation area behind the museum.
- Remove orange parking signs from Park Ave and Main Street at 9th Street
- Remove Miners' Hospital Signs

Parking

1/6 to 2/1 (please remove signs by the end of the day on 1/5):

Remove the following signs from Bob Wells Parking Lot:

- Drop and Load Sign near the history wall lot/city hall stairs
- Go parking signs on the interior of the lot
- EV Charging Signs
- Entry Parking Signs

1/21 by 6 a.m.:

- Post No Parking on the West side of Main, cover lamp post parking signs with event parking sign.
- Cover all parking meters on the West side of Main.

1/23 to 1/29 (by 6 a.m.):

- No Parking on the East side of Main, cover lamp post parking signs with event parking signs.
- Cover all parking meters on the East side of Main.
- No Parking on Heber Ave, Cover posted parking signs with event parking signs.
- Parking takes half of North Marsac for Mother, AT&T, and Security Purposes
- Remove DLS on the West Side of Main Street
- Place Residential Parking A-frame signs at:
 - Hillside and Marsac
 - Chambers/Prospect/Hillside
 - Chambers/Marsac
 - Prospect/Marsac
 - Daly/Main
 - King/Main

Exhibit B: SFF Analysis of Operations

○ Park Ave/Main

- Cover the Visitor Parking portion of signs on Park Ave. Park Ave West Side is for residents only. Residents need to have their permits displayed. Police and parking will enforce parked vehicles without a residential pass – event access passes are not parking passes.
- Park Ave between Heber and 9th Street –cover existing signs with black cloth. Will need ‘no parking’ barricades on the street. Will need to work with Davanzas for deliver driver spots/access.
- Remove or cover DLS zone signage and posts
- Cover no parking up on the posted signs on Heber Ave
- Take parking in the South Marsac lot and turn into drop and load.
- Add 15 ADA on the South side of the Brew Pub Lot, 8 ADA in the Galleria Lot, and 20 Roof Top of China Bridge change to ADA.
- Remove signs on the railing behind the Museum.

1/29:

- Uncover all lamp post parking signs on Main St.
- Uncover or replace Heber Ave Signs
- Replace all Main Street signs with paid parking signs.
- Replace all DLS zone signs.
- Remove additional ADA signs in Brew Pub, Galleria, and Roof of China Bridge
- Replace signs on the railing behind the museum.
- Release South Marsac back to public parking.

2/2

- Release North Marsac back to public parking.
- Uncover Park Ave signs and take down A-frames.
- Remove Residential Parking A-frame signs at:
 - Hillside and Marsac
 - Prospect/Marsac
 - Daly/Main
 - King/Main
 - Park Ave/Main
- Leave Residential Signs at:
 - Chambers/Prospect/Hillside
 - Chambers/Marsac

Streets

1/17:

Streets will take care of the A-frame order

1/21:

Plate the High School over the water lines. Coordinate installation with the High School.

1/23 to 2/2 by 6 a.m.:

- Place one-way signs/a-frames up Park Ave from 9th Street to 15th Street, that face Park Ave. Troy has these signs on order. Use No Left No Right turn signs on the back side of the a-frames to direct traffic onto Park Ave in the right direction.
- Streets implement No Parking Barricade Plan – [Site Map Attached.](#)
- Residential signs are not needed on Park Ave (8th to 15th), use of permanent signs will be enforced.
- Place temp stop sign at 7th Street and Park Ave.
- Do not enter South bound 9th and Main, Type 3. Right turn only.

Exhibit B: SFF Analysis of Operations

- Park Meadows & Residential Signs in Prospector?
- Box of Rocks – Delineators for PD

2/2:

- Remove all no right/left signs from Park Ave (sooner if we don't do one way all 10 days)
- Pick up any temporary residential signs on Park Ave or Prospector
- Remove temp stop at 7th Street
- Remove DNE Type 3 on Lower Main (sooner if we don't do one way all 10 days)
- Remove all no-parking barricades around town on other streets – site map
- Pick up Box of Rocks Delineators

Transit

1/23 to 2/2:

- Bus Only signs – 2 at each entrance of OTTC.

2/2

- Remove Bus Only signs at the OTTC

Police

1/23 to 2/2:

Police in Roadway Signs. SE to deliver, PD to maintain. SE will pick them up on 1/28.

VMS

Andrew, Phinney, Franklin, Troy

Areas of Responsibility:

Special Events: Downtown areas, Library, Miners Hospital

Streets: Park Ave areas, Marsac, High School, Park Meadows

Parking: Old Town residential, South Marsac, North Marsac

Transit: OTTC

Special Events

1/11 by 6 a.m.

- Post No Parking in Bob Wells lot – Acura Installation
- Post No Parking Signs along the sidewalk on the East side of Swede Alley by Bob Wells Lot.
- Post No Parking Signs behind Flannigan's and Post Office
- Post No Parking Signs in the Brew Pub lot – North End.

1/16 to 2/2 by 6 a.m.:

- Post Library Lot – 16 spaces for Sundance

1/22 by 6 a.m.

- Post No parking in the bump out behind Firewood for a dumpster.

1/23 to 1/29: by 6 a.m.:

- Mawhinney Parking Lot
- Post no Left, Buses only at Swede and DVD (no left turn after the roundabout onto Swede Alley)
- No Parking – Transportation area behind the Museum.
- Main Street Parking Sign at Lower Main and Park Ave at 9th Street

Exhibit B: SFF Analysis of Operations

- No left at DV and Main Street (9th Street)
- No left at Marriott Summit Watch Exit
- No left at Condo Exit on DV Dr.
- Bike barricades at Heber and Main
- No turn and Police in Road signs for Police at Heber and Main
- Top of Main at Grappa Intersection – Residents with Left Arrow, Main Street right arrow.
- Hillside Area – post no stopping no standing signs near Main/Daly/King/Hillside
- Miners Hospital post signs for the exclusive use of Sundance – 8
- No Left Sign exit of Holiday Village to Kearns
- No Parking Signs on Homestake by Bank and Fresh Market

1/23 by 6 a.m.:

- Remove no left from Swede and DV drive
- Remove parking signs from the Transportation area behind the museum.
- Remove orange parking signs from Park Ave and Main Street at 9th Street
- Remove Miners' Hospital Signs

Parking

1/6 to 2/1 (please remove signs by the end of the day on 1/5):

Remove the following signs from Bob Wells Parking Lot:

- Drop and Load Sign near the history wall lot/city hall stairs
- Go parking signs on the interior of the lot
- EV Charging Signs
- Entry Parking Signs

1/21 by 6 a.m.:

- Post No Parking on the West side of Main, cover lamp post parking signs with event parking sign.
- Cover all parking meters on the West side of Main.

1/23 to 1/29 (by 6 a.m.):

- No Parking on the East side of Main, cover lamp post parking signs with event parking signs.
- Cover all parking meters on the East side of Main.
- No Parking on Heber Ave, Cover posted parking signs with event parking signs.
- Parking takes half of North Marsac for Mother, AT&T, and Security Purposes
- Remove DLS on the West Side of Main Street
- Place Residential Parking A-frame signs at:
 - Hillside and Marsac
 - Chambers/Prospect/Hillside
 - Chambers/Marsac
 - Prospect/Marsac
 - Daly/Main
 - King/Main
 - Park Ave/Main
- Cover the Visitor Parking portion of signs on Park Ave. Park Ave West Side is for residents only. Residents need to have their permits displayed. Police and parking will enforce parked vehicles without a residential pass – event access passes are not parking passes.
- Park Ave between Heber and 9th Street –cover existing signs with black cloth. Will need 'no parking' barricades on the street. Will need to work with Davanzas for deliver driver spots/access.

Exhibit B: SFF Analysis of Operations

- Remove or cover DLS zone signage and posts
- Cover no parking up on the posted signs on Heber Ave
- Take parking in the South Marsac lot and turn into drop and load.
- Add 15 ADA on the South side of the Brew Pub Lot, 8 ADA in the Galleria Lot, and 20 Roof Top of China Bridge change to ADA.
- Remove signs on the railing behind the Museum.

1/29:

- Uncover all lamp post parking signs on Main St.
- Uncover or replace Heber Ave Signs
- Replace all Main Street signs with paid parking signs.
- Replace all DLS zone signs.
- Remove additional ADA signs in Brew Pub, Galleria, and Roof of China Bridge
- Replace signs on the railing behind the museum.
- Release South Marsac back to public parking.

2/2

- Release North Marsac back to public parking.
- Uncover Park Ave signs and take down A-frames.
- Remove Residential Parking A-frame signs at:
 - Hillside and Marsac
 - Prospect/Marsac
 - Daly/Main
 - King/Main
 - Park Ave/Main
- Leave Residential Signs at:
 - Chambers/Prospect/Hillside
 - Chambers/Marsac

Streets

1/17:

Streets will take care of the A-frame order

1/21:

Plate the High School over the water lines. Coordinate installation with the High School.

1/23 to 2/2 by 6 a.m.:

- Place one-way signs/a-frames up Park Ave from 9th Street to 15th Street, that face Park Ave. Troy has these signs on order. Use No Left No Right turn signs on the back side of the a-frames to direct traffic onto Park Ave in the right direction.
- Streets implement No Parking Barricade Plan – [Site Map Attached.](#)
- Residential signs are not needed on Park Ave (8th to 15th), use of permanent signs will be enforced.
- Place temp stop sign at 7th Street and Park Ave.
- Do not enter South bound 9th and Main, Type 3. Right turn only.
- Park Meadows & Residential Signs in Prospector?
- Box of Rocks – Delineators for PD

2/2:

- Remove all no right/left signs from Park Ave (sooner if we don't do one way all 10 days)
- Pick up any temporary residential signs on Park Ave or Prospector
- Remove temp stop at 7th Street

Exhibit B: SFF Analysis of Operations

- Remove DNE Type 3 on Lower Main (sooner if we don't do one way all 10 days)
- Remove all no-parking barricades around town on other streets – site map
- Pick up Box of Rocks Delineators

Transit

1/23 to 2/2:

- Bus Only signs – 2 at each entrance of OTTC.

2/2

- Remove Bus Only signs at the OTTC

Police

1/23 to 2/2:

Police in Roadway Signs. SE to deliver, PD to maintain. SE will pick them up on 1/28.

VMS

Andrew, Phinney, Franklin, Troy

Traffic Management

In addition to coordinating with the Peak Traffic Team, the Traffic Operations Manager (TOM) establishes the proper network and communications systems to integrate with UDOT, Park City Transit, Police, and the EOC.

The TOM will oversee and monitor critical ITS and transportation network solutions that will include:

- UDOT Closed Circuit Television Camera Surveillance: provides a real-time picture of highway conditions and incidents on routes throughout the highway system and is available on the UDOT traffic mobile application and website.
 - Road Weather Information System: provides forecasting, and real-time information on weather and pavement conditions that can then be relayed to the traveling public, incident management personnel, and UDOT to best prepare for traffic conditions. It should be noted that UDOT recently installed a new station at the intersection of SR 224 and Meadows Drive.
 - Variable Message Signs: Update and provide the traveling public with advanced warning and real-time information about road conditions, special event impacts, and travel time so the driver can take appropriate action and adjust travel routes and times. Information collected through existing Bluetooth readers will be used to calculate travel times
 - Transportation Information Website and Apps: provide real-time information on construction and maintenance projects, road closures, major delays, special events, weather and road conditions, and transit operations.
 - Traffic, Transit and Emergency Vehicle Signal Interconnect Coordination: With the recent implementation of Transit and Emergency Signal Priority, the TOM will monitor the traffic signals to allow better access and throughput for traffic, transit and emergency vehicles.
-

Drop and Loading

There is no parking or drop and loading on Main Street. Drop and load areas are available for anyone

Exhibit B: SFF Analysis of Operations
dropping and loading (no staging or parking allowed) and do not require a permit or specific brand of plaque. The City has taken on operations of all drop and load areas at the following locations. The City will hire Kane Security to help manage and enforce drop and loading areas.

- Behind Park City Museum (Swede Surface Lots);
- South Marsac Lot;
- Ninth Street Trolley Turn Around; and
- Brew Pub North section of the Lot.

In coordination with Sundance, we have contacted Lyft, Uber, and our list of For-Hire Transportation Companies to ensure they know this year’s plan.

Chain Businesses

Park City has reached a cap of Chain Businesses South of Heber (17). There is still room for chains south of Heber (3).

Environmental Sustainability Plan

Sundance has provided a detailed statement and list of their sustainable commitment which can be found in **Exhibit C**. As mentioned above, Acura House of Energy at Festival Village: Activation will return to the Bob Wells Plaza. Their focus is specifically on their electric vehicle offerings. Including showcasing an EV fleet used as a VIP shuttle during the Festival, further aligning with the City’s sustainability goals.

Community Engagement

A significant and comprehensive outreach program is planned to inform the community of Festival operations focused on transportation, traffic, and parking. We [updated our website](#) and performed door-to-door outreach with old-town residents, merchants, and the business community during the first week of December. In January, additional public information and a community guide will be published in English and Spanish on the City’s website and shared with community partners and local media. An informational postcard will also be mailed to all 84060 residents.

After plans are approved, we will attend the Lodging and HPCA board meetings to help prepare those associations with information for this year’s Festival. In addition, we will join Sundance in their door-to-door outreach within the Theatre District area (Ray, Holiday Village, and Park Ave Theatres) to ensure that property owners’ questions are adequately addressed.

Costs for City Operations

City services and hard costs are budgeted and tracked within individual department budgets, waived according to the Agreement. Direct contributions and City service funding necessary to support the SFF come from the City’s General and Transit Funds, both of which are funded through sales tax. Estimated costs and fees are within department budgets. Actuals will be reported in the debrief in spring of 2024. In addition to the costs outlined below,

Item	2024 Estimated Fees and Costs	2025 Estimated Fees and Costs
Special Event Application Fee (CIE)	\$518	\$1,037
Transit Services	\$93,294	\$106,736

Exhibit B: SFF Analysis of Operations

Police Services	\$336,000	\$343,650
Kane Security (Residential, Pedestrian, For-Hire/Drop & Load, Parking Management)	\$250,000	\$323,900
Traffic Management (Drop and Load Area)	\$8,000	\$8,000
City Facility Use	\$32,925	\$37,822
Parks and Streets Equipment & Signs	\$18,655	\$18,655
Parks – Increased Trash and Recycling	\$11,760	\$10,368
Building Maintenance – Increased Cleanings and Products	\$11,520	\$11,520
Parking Removal from Main Street (Special Use of Parking)	\$30,000	\$30,000
Parking Passes for the China Bridge	\$18,000	\$22,000
Building Permits	\$17,000	\$17,000
Park City Fire Dept Stand By	\$12,000	\$8,280
Annual Festival Payment (Estimate)	\$368,434	\$372,000
Total Costs	\$1,208,106	\$1,310,968

Special Event Pre-Application Form



All Special Event Pre-Application Forms should be sent to Stephanie Valdez in the Special Events Department at stephanie.valdez@parkcity.org. For questions, please call 435.640.5063.

The Special Events Department no longer accepts rolling applications. The Special Events Manager will try to assign events one week after receiving a Special Event Pre-Application. Other major events or holidays may delay our response. If this is a New event (any event that has not occurred within the last year in Park City's jurisdiction), please reach out to Jenny Diersen (435.640.5063) to schedule a meeting prior to submitting this form. All applicants must submit the following Special Event Pre-Application Form and receive administrative permission from the Park City Special Events Department and provide proof of liability insurance in an amount determined by the City prior to submitting a Special Event Application. Any new or significantly changed event should also review the [Peak and Local Time Period Calendar](#) which may restrict new events during specific times. Special Event Applications are accepted up to 18 months in advance and are due as follows:

1. First Friday in October for events between March and August

Reviewed and approved, approved with conditions, or denied by the last City Council meeting in February.

2. First Friday in April for events between September and February

Reviewed and approved, approved with conditions, or denied by the first City Council meeting in September.

Events that are determined a Level 1 or Level 2 are exempt from these deadlines but must submit a completed application no less than 30 days prior to the scheduled start of the event, unless otherwise approved by the Special Event Manager.

Special Event Date(s) or Application are not approved until the Special Event Application is reviewed and approved in a Special Event Permit according to [section 4A](#) of the Municipal Code.

Contact Information	
Primary Contact First & Last Name	Laurice Marier
Business/Organization Name	Sundance Institute
Email Address	laurice_marier@sundance.org
Phone Number	435.776.7899
Website	www.sundance.org

Event Description
Brief description of event (include food & beverage plan, if applicable)
41st Edition of the eleven (11) day of the artist driven Film Festival will utilize several existing and built theatre locations, panel locations, sponsor locations throughout Park City.

Event Information	
Event Name	2025 Sundance Film Festival
Requested Date(s)	January 23 - February 2, 2025
Proposed Time	8:00am - 2:00am each day
Estimated Attendance	90K-100K
Event Location Please list all that apply: Event Location, Fields, Parks, Public Facilities, Trails, Private Facilities & Letter of Permission, Streets, Other	Santy Library, Miners Hospital, Rec Center @ City Park, Bonanza paved area (storage), Miners Park on Main, Bob Wells for Acura, Bear Bench, The Ray, The Double Tree, Sheraton (HQ), Prospector Theatre, The Eccles, Elks Lodge, The Egyptian, The Park (Walgreens) Holiday, Redstone
☐ New Event (has not occurred within the last year in Park City's jurisdiction)	☒ Annual Event
If annual, what changes do you anticipate and why? (dates, attendance, etc.)	Similar footprint to SFF24. Scope planning for SFF25 in progress.



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

APPLICATIONS DO NOT CONSTITUTE AS A PERMIT.
PERMITS ARE APPROVED BY THE SPECIAL EVENTS DEPARTMENT OR CITY COUNCIL AFTER COMPLETE APPLICATIONS ARE REVIEWED UNDER PARK CITY MUNICIPAL CODE 4A.

Applications for Level 3, 4, or 5 Special Event Permits are due:
First Friday in October for events occurring between March and August
First Friday in April for events occurring between September and February

Events that are determined a 1 or 2 are exempt from these deadlines but must submit a complete application no later than 30 days prior to an event.
Please Note: The City reserves the right to restrict the number of event permits annually. Applications for new events may not be considered during Peak and Local Time Periods as mentioned in Sections 4A-2-3(E-F). Incomplete applications cannot be reviewed. Applications submitted after the deadlines as described above may be denied. Business/Organization listed as applicant must match the Hold Harmless and Proof of Insurance to be considered for approval. For more information, please visit www.parkcity.org or contact us at stephanie.valdez@parkcity.org.

IF YOU HAVE QUESTIONS OR WOULD LIKE TO SCHEDULE A MEETING BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT:

Jenny Diersen jenny.diersen@parkcity.org **435-640-5063**

APPLICATION FEES & EXPENSES

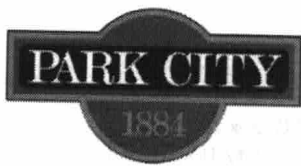
First Amendment Event Permit	\$40.00	- Application levels are determined by the Special Events Department after reviewing Event Pre-App. - Additional fees for other city services will be estimated and provided to the applicant upon request and receipt of a complete application. - Applicants may incur additional expenses from other city, county, or state jurisdictions. - Fee reductions for city services are considered bi-annually. Fee reduction applications are due at the time the Special Event Application is due.
Level 1 Special Event Permit	\$820.00	
Level 2 Special Event Permit	\$976.00	
Level 3 Special Event Permit	\$1,810.00	
Level 4 Special Event Permit	\$3,836.00	
Level 5 Special Event Permit	\$10,376.00	
Community Identifying Event	10% of above	

AS THE APPLICANT YOU UNDERSTAND & AGREE TO THE FOLLOWING:

- ☒ To ensure prompt and accurate processing of your application, ensure that all supplemental materials and documentation accompany your application. Failure to do so will constitute an incomplete application and may delay review and approval processes. I understand a complete application shall include this application plus transportation, parking, and traffic control plan, weather/emergency plan, waste and recycling plan, staff and volunteer plan, community impact outreach and notification plan, vendor or concession plan, sponsor and marketing plan, noise exemption request, site map, and permission for use of properties, along with a contingency plan, operations plan, planned rest areas, water, and toilet facilities, and will ensure that participants obey the conditions of the Special Event Permit and all other generally applicable traffic laws, lights, and signs as stated in Section 4A-2-7.
- ☒ Park City Municipal Corporation requires a Certificate of Insurance in an amount to be determined by the City Attorney's Office according to Section 4A-2-6 of the Park City Municipal Code. Submitting incomplete application information may delay the ability to determine the amount required. The amount of insurance required by the City Attorney's office is final and the applicant shall be required to submit proof of coverage including naming Park City Municipal Corporation, 445 Marsac, P.O. Box 1480, Park City, Utah 84060 as additionally insured prior to the start of any event activity.
- ☒ After the application is evaluated, the applicant will be responsible for providing proof that he or she has obtained other permits as necessary from city, county, or state agencies.
- ☒ I understand that as the applicant, I will assume and reimburse the City for any and all costs and expenses determined by Park City Municipal Corporation. Park City Municipal Corporation may require a deposit to cover such expenses. I may incur costs from other departments or other jurisdictional agencies. I understand I can request an estimate of City Services for the event upon submitting a complete application and that should I choose to, I can request a reduction of fees for some services as pertains to Park City Municipal Code 4A-2-11 through the bi-annual fee reduction application and process.
- ☒ I understand I am able to request a meeting with the Special Events Department prior to submitting an application and that this application does not constitute as a valid permit. I understand that permits are approved by the Special Events Department or City Council in writing after complete applications are reviewed under the Standards for Permit Approval in Park City Municipal Code 4A-2-4.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME OF EVENT: 2025 Sundance Film Festival				DATE(S) OF EVENT: January 23, 2025 - February 2, 2025					
FIRST TIME EVENT:		Yes	☒ No	ANNUAL EVENT:		☒ Yes	No	IF ANNUAL, HOW MANY YEARS: 40	
ANNUAL EVENT THAT WILL BE THE SAME AS LAST YEAR:								Yes	☒ No
ANNUAL EVENT THAT WILL HAVE CHANGES FROM LAST YEAR:								☒ Yes	No
NAME OF APPLICANT (FIRST & LAST): Laurice Marier									
TITLE / POSITION: Director, Production & Operations									
BUSINESS / ORGANIZATION NAME: Sundance Institute									
IS BUSINESS / ORGANIZATION A REGISTERED NON-PROFIT?:						☒ Yes, a copy of IRS paperwork is attached	No		
MAILING ADDRESS FOR BUSINESS / ORGANIZATION: PO Box 684429									
CITY, STATE, ZIP: Park City, UT 84068									



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

PHYSICAL ADDRESS OF BUSINESS / ORGANIZATION: 1500 Kearns Blvd, Bulding B, Suite 110

CITY, STATE, ZIP: Park City, UT 84060

PHONE (PRIMARY): 435.658.3456

PHONE (SECONDARY):

EMAIL: institute@sundance.org

BUSINESS / ORGANIZATION WEBSITE: sundance.org

SOCIAL MEDIA LINKS:

DAY OF EVENT PRIMARY CONTACT

ON-SITE DAY OF PRIMARY CONTACT NAME (FIRST & LAST): Laurice Marier

ON-SITE DAY OF PRIMARY CONTACT CELL PHONE: 435.776.7899

ON-SITE DAY OF PRIMARY CONTACT EMAIL: laurice_marier@sundance.org

PUBLIC EVENT INFORMATION

WEB SITE FOR PUBLIC EVENT INFORMATION: <https://festival.sundance.org>

PHONE NUMBER FOR PUBLIC EVENT INFORMATION: 435.658.3456

EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: institute.sundance.org

Event description is attached as a separate document with supplemental materials and contingency plan.

EVENT LEVEL DETERMINATION

THE EVENT WILL INCLUDE THE FOLLOWING ACTIVITIES: (Check all that apply)

☒ FESTIVAL / FAIR	☐ PARADE	☐ SKI / SNOW BOARD	☐ RUN	☐ BIKE	☐ WALK	☐ TRAIL USE	☐ CONCERT	☐ CULINARY	☐ FILMING
☒ ARTS & CULTURE EVENT	☐ HOLIDAY CELEBRATION		☐ RECREATION / SPORTING EVENT		OTHER:				

THE EVENT WILL INVOLVE THE USE OF: (Check all that apply)

☒ MAIN STREET	☒ RESORT PROPERTY	☒ SCHOOL/DISTRICT PROPERTY	☒ PRIVATE PROPERTY	☒ CITY PARKS	☒ CITY FIELDS	☒ CITY FACILITY RENTAL	☒ RESIDENTIAL AREAS	☒ PARK CITY LIMITS	☒ MULTI-JURISDICTION	☐ AMPLIFIED SOUND
---	---	--	--	--	---	--	---	--	--	--

THE TARGET MARKET FOR THIS EVENT IS: (Check all that apply)

☐ YOUTH / FAMILIES	☒ ADULTS	☒ LOCAL	☒ STATE - WIDE	☒ REGIONAL	☒ NATIONAL	☒ INTER NATIONAL	☒ SPECTATORS	☒ PARTICIPANTS	OTHER:
---	--	---	--	--	--	--	--	--	--------

THIS EVENT WILL: (Check all that apply)

☐ LIMIT # OF PARTICIPANTS	☐ BE FREE FOR SPECTATORS	☐ BE FREE FOR PARTICIPANTS	☒ INCLUDE VENDORS OR SPONSOR	☒ OPEN TO THE PUBLIC
☐ LIMIT # OF SPECTATORS	☒ CHARGE ADMISSION FOR SPECTATORS	☒ CHARGE PARTICIPANTS	☐ NOT INCLUDE VENDORS OR SPONSOR	☐ PRIVATE EVENT

THIS EVENT WILL BE HELD: (Check all that apply)

EVENT DATE(S):

☒ MONDAY	☒ TUESDAY	☒ WEDNESDAY	☒ THURSDAY	☒ FRIDAY	☒ SATURDAY	☒ SUNDAY
☐ WEEKLY		☐ MONTHLY		☐ SERIES		☐ ONE DAY

NUMBER OF EVENT(S):

NUMBER OF CONSECUTIVE DAYS: 11



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

ONE DAY EVENT HOUR(S)			
EVENT START TIME: 08:00am		EVENT END TIME: 02:00am	
EVENT SET-UP DATE: 1.15.25		EVENT BREAK-DOWN DATE: 2.3.24 - 2.7.24	
EVENT SET-UP TIME(S): All Day		EVENT BREAK-DOWN TIME(S): All Day	
MULTIPLE DAY EVENT HOUR(S)			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
INCLEMENT WEATHER INFORMATION			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		EVENT BREAK-DOWN DATE:	
EVENT SET-UP TIME(S):		EVENT BREAK-DOWN TIME(S):	
No inclement weather date is required and the event will be held rain or shine. I understand the event may be cancelled or postponed by the City due to hazardous or damaging conditions.			
EVENT ATTENDANCE			
IF ANNUAL EVENT: 60K-80K in Park City			
TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR: Approx 80K		TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR:	
ESTIMATED # OF PARTICIPANTS:		ESTIMATED # OF VENDORS:	
ESTIMATED # OF SPECTATORS: 60K-80K		ESTIMATED # OF VOLUNTEERS: 1650	
ESTIMATED # OF STAFF:		ESTIMATED DAILY ATTENDANCE:	
ESTIMATED HIGHEST TOTAL ATTENDANCE AT ONE TIME: 10K		ESTIMATED HIGHEST TOTAL ATTENDANCE OF ENTIRE EVENT: 80K	
☒	I anticipate the event to have an attendance of 500 or more people and understand, as the applicant, I may be required to obtain a mass gathering permit from summit county: http://www.summitcountyhealth.org/		



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

SIDEWALK & STREET USE

THE EVENT WILL HAVE: (Please check all that apply)

STREETS

☐ STREET CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN/MARKING INFORMATION IS ATTACHED	
☐ ROLLING CLOSURE	☐ PARTIAL CLOSURE	☐ FULL CLOSURE	☐ NO CLOSURE
NAMES OF STREETS TO BE CLOSED:		TIMES (START / END OF CLOSURE):	
		START:	END:
		START:	END:
		START:	END:
		START:	END:

REASON FOR CLOSURE:

SIDEWALKS

☐ SIDEWALK CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN / MARKING INFORMATION IS ATTACHED	
☐ PARTIAL CLOSURE	☐ FULL CLOSURE	☐ NO CLOSURE	☐ CROWD CONTROL PLAN
ADDRESS:			
ADDRESS OF CLOSURE: (FROM / TO)		TIMES: (START / END OF CLOSURE)	
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:

REASON FOR CLOSURE:

TRAILS

☐ TRAIL COURSE MAP IS ATTACHED	☐ COURSE / SIGN MARKING INFORMATION IS ATTACHED
NAMES OF TRAILS TO BE USED:	

PARADE

ASSEMBLY AREA:	DISBANDING AREA:	# OF PARADE ATTENDEES:
PARADE IS:		
☐ WALKING ONLY	☐ VEHICLES & WALKING	☐ VEHICLES ONLY
☐ WILL HAVE ANIMALS		

OTHER PARADE INFO:



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

CITY PARKING FACILITIES REQUEST

GENERAL PARKING

HOW MANY PARKING SPACES DOES THE EVENT NEED?

☒ MAIN STREET	☒ CHINA BRIDGE	☒ FLAGPOLE LOT	☒ BREW PUB LOT
☐ SANDRIDGE PARKING LOTS	☒ PARK AVENUE	☒ CITY PARK	☐ MAWHINNEY LOT
☐ QUINNS LOT	☒ RICHARDSON FLATS	OTHER:	

WILL THE EVENT PROVIDE TRANSPORTATION SERVICES TO THE EVENT FROM PARKING AREAS?:

YES NO

WILL THE EVENT HAVE ADA PARKING AVAILABLE?:

YES NO

WILL THE EVENT WILL REQUIRE PARKING REMOVAL?:

YES NO

The event will require parking removal as indicated below, and I will complete a special use of public parking application as required with the Park City Parking Services Department

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

TRANSPORTATION

WILL THE EVENT PROVIDE ALTERNATIVE TRANSPORTATION OPTIONS?



BUS



BIKE



WALK

NAME OF TRANSPORTATION PROVIDER / COMPANY: LeBus - Bryan Copyak

PHONE: 801.905.0202 ext 301

EMAIL: bryan@lebus.com

THE APPLICANT IS PROVIDING SHUTTLE OR BUS TRANSPORTATION OUTSIDE OF THE CITY'S SCHEDULE AND HAS INCLUDED BUS DROP OFF AREA ON THE SITE MAP ATTACHED WITH THIS APPLICATION.

THE APPLICANT IS PROVIDING BIKE TRANSPORTATION AT THE EVENT AND HAS INCLUDED BIKE PARKING AREAS ON THE SITE MAP WITH THIS APPLICATION.

ADDITIONAL TRANSPORTATION INFORMATION: LeBus to provide supplemental bus service to existing Park City Transit routes.

PUBLIC FACILITY USE

CHECK ALL THAT APPLY:	☒	MINERS HOSPITAL AT CITY PARK	☒	PARK CITY LIBRARY MEETING ROOMS	☒	JIM SANTY AUDITORIUM
	☒	SOUTH CITY PARK	☐	CITY PARK COVERED BBQ AREA	☐	CITY PARK GAZEBO / STAND
	☐	CITY PARK SOFTBALLFIELD	☐	CITY PARK RUGBY FIELD	☐	SKATE PARK AT CITY PARK
	☐	QUINN'S SPORTS COMPL FIELDS	☐	ROTARY PARK	☐	SCHOOL DISTRICT FIELDS
	☐	DIRT JUMP PARK	☐	PARK CITY ICE ARENA	☐	OTHER:
	☐		☐		☐	



Park City Municipal Corporation Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

☒ I understand all temporary structures and flammable materials must be approved by the Park City Building Department. Such approvals will require a fire/building permit to be submitted 10 days prior to the event, as well as an on-site inspection the day of the event.

☐	TEMPORARY BLEACHERS	☐	INFLATABLES	☒	CANOPIES	☐	TEMPORARY BADGES	☒	TEMPORARY LIGHTING				
☐		TENTS 10X10 OR UNDER		HOW MANY?:									
☒	TRAILER		HOW MANY?: 3										
☒	STRUCTURES OVER 6 FEET TALL		PURPOSE: Tents for Waitlist, Press and Ticket Holders					HOW MANY: 5					
DOES EVENT HAVE ELECTRICAL NEEDS?:			☒	YES	☐	NO	DOES EVENT REQUIRE USE OF GENERATORS?:			☒	YES	☐	NO
WILL YOU BE REQUESTING PERMITS FOR FIREWORKS?:									☐	YES	☒	NO	
WILL THE EVENT REQUIRE THE USE OF FLAMMABLE MATERIALS, FUELS, OR GASSES?:									☒	YES	☐	NO	

NAME SUCH MATERIALS:

WASTE MANAGEMENT AND RECYCLING

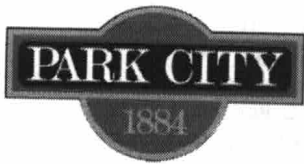
☒	THE EVENT WILL PROVIDE ITS OWN GARBAGE CANS AND WASTE MANAGEMENT.												
☒	THE EVENT WILL PROVIDE ITS OWN DUMPSTERS, WHICH IS INDICATED ON THE SITE MAP.												
☒	THE EVENT WILL USE THE CITY'S GARBAGE CANS AND WASTE MANAGEMENT, REQUIRING ADDITIONAL FEES.												
☒	THE EVENT WILL USE THE CITY'S DUMPSTERS, REQUIRING ADDITIONAL FEES.												
☒	THE EVENT WILL HIRE A COMPANY AND PROVIDE RECYCLING SERVICES FOR THE FOLLOWING MATERIALS:												
☒	PLASTIC	☒	PAPER	☒	ALUMINUM	☒	GLASS	☒	CARDBOARD	☐	COMPOST	☐	OTHER
☒	THE EVENT WILL UTILIZE CITY RESTROOM FACILITIES.												
☒	THE EVENT WILL BRING ITS OWN RESTROOMS AND SANITARY STATIONS. (May be required by Summit County Health Department or Park City Building Department)												
WILL ANIMALS BE AT THE EVENT?:		☒	YES	☐	NO	IF YES, PLEASE DESCRIBE TYPE OF ANIMALS AND WASTE PLANS.							

TYPES OF ANIMALS: Service Animals and K9 Police Dogs

☐	I HAVE INCLUDED THE PLACEMENT OF THE ANIMALS IN THE SITE MAP OR LINE UP IN THE CONTINGENCY PLAN											
WILL DOGS BE ALLOWED AT THE EVENT?:		☒	YES	☐	NO	☒	LEASHED	☐	UNLEASHED			
☐	The Waste Management Plan and Environmental Management Plan have been attached to this application as described above.											

FOOD & MERCHANDISE SALES

☐	I understand that all vendors must obtain a Park City Business license. All vendors serving food and drink may also be required to obtain a food service or food handler permit from Summit County.											
WILL THERE BE SALE OF MERCHANDISE?:		☒	YES	☐	NO							
WILL THERE BE COMPLIMENTARY FOOD?:		☒	YES	☐	NO							
WILL THERE BE SALE OF FOOD?:		☒	YES	☐	NO							
WILL THERE BE ALCOHOL FOR SALE?:		☒	YES	☐	NO							
☒	BEER	☒	WINE	☒	LIQUOR							



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

☒	I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.	
☒	I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL MAY REQUIRE OTHER PERMITS.	
WILL FOOD ITEMS BE PRE-PACKAGED?:		
☒	YES	☐ NO
WILL FOOD ITEMS BE COOKED ON SITE?:		
☒	YES	☐ NO
☒	I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.	
WILL FOOD ITEMS BE PREPARED OFFSITE?:		
☒	YES	☐ NO
DESCRIBE ITEMS:		
TEMPORARY SIGNS		
WILL THERE BE TEMPORARY SIGNS AT THE EVENT?:		☒ YES ☐ NO
☐	I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZES AND LOCATIONS IN THE CONTINGENCY PLAN.	
SAFETY - SECURITY		
☐	THE EMERGENCY AND SECURITY PLAN HAS BEEN INCLUDED IN THE OPERATIONS PLAN, AS WELL AS CROWD CONTROL, ACCESS, AND FIRST AID. AFTER REVIEW OF THIS APPLICATION, REQUIREMENTS FOR EMTS, FIRE, AND POLICE SERVICES WILL BE DETERMINED AS PART OF THE CONDITIONS OF APPROVAL OF THIS EVENT. THE SPECIAL EVENTS DEPARTMENT WILL BE ABLE TO GIVE THE APPLICANT AN ESTIMATE OF SUCH CITY SERVICE REQUIREMENTS UPON REQUEST.	
THE EVENT WILL HAVE AMPLIFIED SOUND:		☒ YES ☐ NO
THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL:		☒ YES ☐ NO
COMMUNICATION NEEDS		
WILL THERE BE INSTALLATION OF AN ANTENNA FOR COMMUNICATION NEEDS?:		☒ YES ☐ NO
☒	INSTALLATION OF AN ANTENNA FOR COMMUNICATION IS INDICATED IN THE SITE PLAN WITH SPECIFICATIONS.	
MARKETING OF EVENT		
PROPER MARKETING OF YOUR EVENT IS VITAL TO ITS SUCCESS. PLEASE CONTACT THE PARK CITY CHAMBER FOR ADDITIONAL INFORMATION AND ASSISTANCE: www.visitparkcity.com		
☒	I HAVE CHOSEN TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.	
☒	I HAVE CHOSEN NOT TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.	
WHO IS THE TARGET MARKET FOR THIS EVENT?:		
WHERE IS THE TARGET MARKET FOR THIS EVENT?: (choose all that apply)		
☒ LOCAL	☒ REGIONAL	☒ NATIONAL ☒ INTERNATIONAL
WILL THIS EVENT BE FILMED AND TELEVISED?: (choose all that apply)		☒ YES ☐ NO
☒ LOCAL	☒ REGIONAL	☒ NATIONAL ☒ INTERNATIONAL
PLEASE LIST ALL ADVERTISEMENT INCLUDING MEDIA COVERAGE, NEWSPAPER, AND MAGAZINES:		
MEDIA (RADIO/TV):		
NEWSPAPER:		
MAGAZINES:		
OTHER:		
PLEASE SELECT RANGE OF MARKETING BUDGET:		
☐ \$100 OR UNDER	☐ \$100 - \$500	☐ \$500 - \$1,000 ☐ \$1,000 - \$2,500 ☒ ABOVE \$2,500



Park City Municipal Corporation
Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

APPLICANT AGREEMENT & SIGNATURE

I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.

Name (Printed):

Laurice Marie

Signature:

LAURICE MARIE

Date:

7/30/24

SAVE AS

SUBMIT

PRINT



PARK CITY MUNICIPAL CORPORATION
Special Event Indemnification Agreement

This Indemnification Agreement must be completed and returned to the Special Event Manager at least ten (10) working days prior to the event or the event will be cancelled.

PLEASE PRINT:

Sundance Institute

Name of Event Permittee (applicant's business, organization or individual name)

Sundance Film Festival

Name of Special Event

January, 23 2025- February, 2 2025

Date(s) of Event

Each person signing this Agreement represents and warrants that: 1) he or she is duly authorized and has legal capacity to execute and deliver this Agreement on behalf of the Event Permittee; 2) the execution and delivery of the Agreement and the performance of the Event Permittee's obligations hereunder have been duly authorized; and 3) the Agreement is a valid legal agreement and binding on the Event Permittee and is enforceable in accordance with its terms.

Each person signing this Agreement represents and warrants to Park City Municipal Corporation that the Event Permittee has insurance coverage in place that: 1) covers the scope of activities associated with this event, and 2) the insurance coverage limits meet or exceed the coverage specified and required to obtain this permit.

For and in consideration of the issuance of this permit by Park City Municipal Corporation (PCMC) authorizing the use of City streets and/or City owned or other public property for use by the Special Event, Event Permittee hereby agrees to indemnify and defend PCMC, together with its officers, agents, servants, employees, PCMC event volunteers and their successors, from and against all claims, loss, or demands for damages, including claims for loss of life, personal injury or wrongful death and/or damage to property arising out of the conduct of the Special Event and further agrees that Event Permittee shall indemnify PCMC irrespective of whether the scope or limits of Event Permittee's insurance policies adequately cover any of the aforementioned claims or demands, except for any claim arising out of the sole negligence or willful misconduct of the City or its employees.

EVENT PERMITTEE

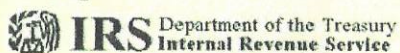
Date: 11/13/2024

Signed by:
 By: Laura Ryan
532A05A51782435...

Print Name: Laura Ryan

Address: 1500 Kearns Blvd. Suite B110 Park City, UT 84060

Phone Number: 416-937-8971



Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248159680
Sep. 07, 2010 LTR 4168C E0
87-0361394 000000 00

00018439
BODC: TE

SUNDANCE INSTITUTE
PO BOX 684429
PARK CITY UT 84068-4429



010857

Employer Identification Number: 87-0361394
Person to Contact: Ms Schadler
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Aug. 26, 2010, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1981.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

Internal Revenue Service
District Director

Department of the Treasury

SF:EO:1055

Date: 30 JUN 1982

Our Letter Dated:

February 13, 1981

Person to Contact:

Desk Officer

Contact Telephone Number:

(415) 556-5353

EIN: 87-0361394

Sundance Institute for Film
and Television
19 Exchange Place
Salt Lake City, UT 84111

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

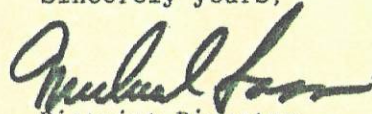
Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code, because you are an organization of the type described in section *170(b)(1)(A)(vi). Your exempt status under section 501(c)(3) of the code is still in effect.

Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, a grantor or a contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section *170(b)(1)(A)(vi) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section *170(b)(1)(A)(vi) organization.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,


District Director

*509(a)(1) and

Internal Revenue Service
District Director

Department of the Treasury

EP/EO:1
SF:EO:81-271

Date:

13 FEB 1981

Employer Identification Number:

87-0361394

Accounting Period Ending:

September 30

Foundation Status Classification:

509(a)(1) & 170(b)(1)(A)(vi)

Advance Ruling Period Ends:

September 31, 1981

Person to Contact:

Desk Officer

Contact Telephone Number:

(415) 556-5353

▷ The Sundance Institute for
Film and Television
529 South Temple
Salt Lake City, UT 84102

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in section 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you submit the required information within the 90 days, grantors and donors may continue to rely on the advance determination until the Service makes a final determination of your foundation status. However, if notice that you will no longer be treated as a section*170(b)(1)(A)(vi) organization is published in the Internal Revenue Bulletin, grantors and donors may not rely on this determination after the date of such publication. Also, a grantor or donor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section*170(b)(1)(A)(vi) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section*170(b)(1)(A)(vi) organization. *509(a)(1) and

P.O. Box 36040, San Francisco, Calif. 94102

(over)

Letter 1045(DO) (6-77)

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. Also, you should inform us of all changes in your name or address.

Generally, you are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. If you have paid FICA taxes without filing the waiver, you should call us. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

You are required to file Form 990, Return of Organization Exempt from Income Tax, only if your gross receipts each year are normally more than \$10,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of \$10 a day, up to a maximum of \$5,000, when a return is filed late, unless there is reasonable cause for the delay.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter, we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

Michael Sam

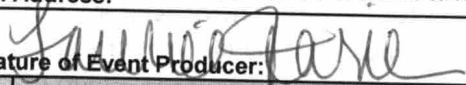
District Director

See Attached

Letter 1045(DO) (6-77)

GREEN EVENTS CHECKLIST:

Thank you for helping us to preserve Park City's environment!
We are committed to the preservation and enhancement of the environment for our community and guests.
Please submit this checklist along with your permit application.
Contact your Special Event Coordinator for more information or questions.

Name of Event: 2025 Sundance Film Festival		Organization/ Business: Sundance Institute	
Total Estimated Attendance at Event: 80K		Number of Vendors:	
Date of Event: January 25, 2025 - February 2, 2025			
Name of person responsible for overseeing green event practices for your event, including training staff and volunteers in sustainable practices: (recycling, composting, reuse, waste and energy reduction, etc.).		Laurice Marier	
Email Address: laurice_marier@sundance.org		Cell Phone: 435.776.7899	
Signature of Event Producer: 		Date: 7/30/24	
☒	Standard	☒	Extraordinary Measures
☒	Complete Environmental Management Plan and attach as part of the Supplemental Plan for your event.	☒	Use vendors that have an environmental policy, recycle and compost, use local food sources, use energy efficient appliances, or otherwise offset their carbon footprint.
☒	Use electric spider boxes for power needs.	☒	Eliminate the use of fossil fuels for on site power needs.
☒	Use sand or other reusable ballasts for securing tents instead of water.	☒	Commit to and publicize water conservation efforts at event.
☒	Recycling is required in all areas of the event. Recycling containers must be paired with trash cans.	☒	Sponsors/Vendors distribute bags, bottles, or serving material made from recycled material, or that can be reused or recycled.
☒	Event Applicant materials printed on at least 30% post consumer recycled paper. Distributed items must be made from recycled materials that can be reused, recycled or reconsumed.	☒	Event Applicant does not offer printed materials. All promotional materials are available electronically.
☒	Remind guests to bring their reusable bags and water bottles. Use, sell, or proote reusable bags and waterbottles.	☒	Event Applicant does notsell or give away plastic bottled water unless the bottle is compostable. (To try using watering stations and reusable containers).
☒	Reusable banners, eco-friendly promotional material or recycle (i.e., banners into shopping bags).	☒	Use reusable linens instead of paper or plastic table covers.
☒	Encourage the use of bicycles, buses, shuttles, carpools or other public transit to and from the event. This must be promoted on event website and marketing.		Offer a Bike Valet (Summer Events - May through October)
☒	Enforce a no idling policy for staff, volunteers, vendors and attendees.	☒	Incorporate alternative transportation plans into your event. Supplement City Transit with additional transit options. (This must be approved before implementing).
☒	Use eco-friendly serving utensils (compostable, plant-based or made from recycled materials) and eliminate the use of regular plastic cups and pre-packaged servings.	☒	Provide vegetarian meal options. Be local - offer food or vendor items that are made, grown and produced within 100 miles of Park City.
☒	Be Styrofoam Free!	☒	Be Glass Free!
☒	Prepare food with reusable cutlery and dishes, or products that can be composted.	☒	Serve food in bulk – (avoid cans, bottles, sugar packets and serve at stations)
☒	Wastewater must be properly disposed of into the sanitary sewer system, i.e., floor sink or mop sink, etc., and it is prohibited to dispose of gray water into the storm sewer or directly onto the ground.		Tell us what else you are doing. We love new ideas and solutions!!

For Municipal Purposes

Trash Plan Approved by:	Date:
Public Works:	Date:
Health Department:	Date:
Sustainability Department:	Date:



Park City Permit for Relief of Noise Restrictions

A Permit for Relief of Noise Restrictions is required of any person or company that engages in an activity in violation of Park City Code 6-3. Per the Park City Code Section 6-3-11, applications for a permit for relief from the noise restrictions may be made to the Chief of Police as it pertains to special events, community, or private functions or events. Any permit granted by the Chief of Police, or his/her designee shall contain all conditions upon which the permit has been granted, including, but not limited to, the effective dates, time of day, location, sound pressure level, or equipment limitation and name and contact information for the on-scene officiator. The applicant is required to provide an on-site officiator at the event to ensure compliance with the noise restrictions and be available for contact if there are complaints. Additionally, the applicant is required to provide a map of the event location showing stages, speakers and other sources of noise.

Applicant's Name: Sundance Film Festival
 Phone #: 435-658-3456 Address: 1500 Kearns Blvd Park City Unit B-110

Purpose of Activity and description of noise-making activity and equipment:
Sponsor Activity/ Film Festival

Address of Event (property on which noise generating activity will occur): Bob Wells Plaza and all Sundance Venues City Wide

Date(s) of Event: 1/23-2/2 Time of Amplified Noise (Include Sound Check): _____

Type of Noise Generated: _____

Estimated Maximum Number of People in Attendance: _____

Level of Noise Permitted: 90 Dbs

I, Laura Ryan, acknowledge and understand Park City Code 6-3 and certify that all information stated above is correct. As the applicant, I will have amplified sound no higher than a decibel limit of 90 Db between the times of 12 pm to 11 pm (all permits expire at 10:00 PM unless otherwise noted). Should I violate the terms of the agreement, I will immediately remedy the situation or be subject to the penalties listed below.

Signature:

Date:

Signed by:
Laura Ryan
 532A05A51782435...

11/4/2024

Responsible person who will be attending the event and will be monitoring noise levels:

Onsite Officiator: Al Bialick Phone: 435-640-2681

Please Note:

The officiator in charge of the event is responsible to monitor and maintain the permissible sound levels spelled out in this permit. Additionally, the officiator is responsible to mitigate complaints received by the Park City Police

Department. Failure to mitigate complaints immediately, once brought to the officiator’s attention, may result in a criminal citation and/or a revocation of this permit.

Approved by (PCPD): _____ Date:

The applicant may be required to contact surrounding property owners. When completed, documentation of those contacts (with contact information) shall be provided.

Required Contact Information:

The following residential property owners have no objection to the type of noise that will occur at the location, and at the date and time, given above:

The following residential property owners have objection to the type of noise that will occur at the location, and at the date and time, given above:

Please Note: As per Park City Code Section 6-3-4, the Police Department shall be responsible for the administration of these rules and regulations and any other powers vested in it by law and shall make inspections of any premises and issue orders as necessary to effect the purposes of these regulations, and do any and all acts permitted by law that are necessary for the successful enforcement of these regulations.

As per Park City Code Section 6-3-14, the Police Department may upon discovery or report of a violation be able to issue a criminal citation for the violation or may file a report with the City Prosecutor’s Office for review and issuance of information and summons to court to answer the charges.

As per Park City Code Section 6-3-15, any person who is found guilty of violating any of the provisions of these rules and regulations, either by failing to do those acts required herein or by doing a prohibited act, is guilty of an infraction. Each day such violation is committed, or permitted to continue, shall constitute a separate violation. The City Attorney may initiate legal action, civil or criminal, requested by the Department abate any condition that exists in violation of these rules and regulations. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating any of these rules and regulations shall be liable for all expenses incurred by the Department in removing or abating any nuisance or other noise disturbance.

***Please return document as a WORD document.**



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

This outdoor special event emergency operations plan (EOP) is meant to train event volunteers/personnel as well as to create a more specific EOP for events. It is the event organizer/responsible party's duty to train event personnel in the following potential emergencies and to make sure that all key and supervisory event personnel are documented on the attached section with a number to contact them at during the event, their assignment and its location. With this event EOP, a map of all areas that the event will encompass is included. It outlines the area of the event, evacuation routes and ingress/egress for emergency personnel.

Fire & Medical Emergencies

Police, Fire and Ambulance will respond based on the initial call. Police personnel are trained in first aid and can provide stabilization until the ambulance arrives.

In Case of a Medical Emergency:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information). Give the nature of emergency,
2. Location (Your specific site location),
3. Your name and phone number where you can be called back,
4. Do not move victim unless absolutely necessary,
5. And stay on the telephone until the Dispatcher has all needed information and allows you to hang up.

In Case of a Fire:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information).
2. Give the nature of emergency and the location. Stay on the phone long enough to answer any questions the dispatcher might have. This will ensure that proper equipment and personnel respond. Police will provide rescue, traffic, communications and crowd control.
3. Alert people in the immediate vicinity to evacuate to safest designated areas. [SEE ATTACHED MAP(S)]
4. Use fire extinguisher if the fire is small and you have been trained in how to operate the device.
5. Never breathe the smoke from fire. Stay low and crawl if necessary to avoid it. Smoke from some plastics and other common materials are toxic. Stay upwind so combustion products will blow away you.
6. **DO NOT REENTER THE AREA.** If a life may be in jeopardy, notify the professionals and let them enter with proper equipment. A significant number of fire fatalities result when people who have successfully evacuated a fire area return to retrieve a valued item or to search for someone missing.

Weather Related Emergency

The on-site event organizer will be responsible for determining if weather conditions become a hazard to personnel/patrons at the activity. Choose the safest alternative.

Before Any Event:

Before any event, the on-site event organizer shall research types of weather that may occur during the particular time of year the event is scheduled. Once potential hazardous weather or conditions are identified, mitigation, preparedness and training efforts will be included in the event planning.

Lightning:

In the event of weather conditions with the potential of lightning activity, careful monitoring of the weather dynamics is required. Such factors as the developing cloud patterns in the area, the lightning, and thunder activity should be considered. In conditions where there is observable thunder and lightning, outdoor activities shall be suspended until thunder can no longer be heard.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

There is no safe place outside when thunderstorms are in the area. Evacuate to substantial buildings, enclosed parking structures and hard-topped vehicles are safe options. A safe building is one that is fully enclosed with a roof, walls and floors, and has plumbing or wiring (excludes temporary, portable, or metal buildings).

Lightning Safety Rules:

- Keep an eye on the sky,
- If you see or hear a thunderstorm coming, immediately suspend outside activity and go to a safe building or vehicle,
- Postpone activities promptly; do not wait for rain.
- If you cannot get to a shelter, stay away from trees,
- If you are out in a field, get to the lowest point,
- Move away from a group of people,
- Avoid metal,
- Avoid contact with electrical equipment or cords,
- Avoid contact with plumbing,
- Stay away from windows and doors, and stay off porches,
- Do not lie on concrete floors and do not lean against concrete walls.

Wind:

Power outages may occur with as little as twenty-five mile per hour winds and can up-root trees with shallow roots. If an event has tents, be cautious of the stability of the structure. All tents must have a City permit, have 50# of weight per leg and be inspected by the PCMC Building Dept. Wind can pose a hazard to participants or spectators, and if the on-site event organizer determines that winds pose a life safety issue, then activities shall be suspended.

Hail:

Most hailstorms develop in the presence of cumulonimbus clouds and other severe weather phenomena. Hailstones can cause serious damage, notably to automobiles, aircraft, skylights, glass-roofed structures, and people. Hailstorms rarely last more than 15 minutes. Some safety tips for hailstorms that an on-site event organizer should know or may want to pass on to participants are as follows:

- If you are outside, get inside.
- If you cannot find shelter, at least find something to protect your head.
- Stay away from windows.

Excessive Heat:

Heat is the number one weather-related killer in the United States, resulting in hundreds of fatalities each year. On average, excessive heat claims more lives each year than floods, lightning, tornadoes, and hurricanes combined. In planning for outdoor activities during a heat wave, consider certain precautions, e.g., can the event be scheduled in the morning or evening hours when it is cooler? The on-site event organizer will offer or encourage participants to:

- Drink or have plenty of water available. Avoid alcoholic and high sugar drinks.
- Encourage participants to wear lightweight, light-colored, and loose-fitting clothing.
- Wear a wide-brimmed hat, sunglasses, and sunscreen.

Provide cooling places with misting stations.

Microburst Rainfall:

Microburst rainfalls occur within a plume of air with high amounts of moisture are directed around a cold-core low or tropical cyclone. Flash flooding can frequently occur in of slow-moving thunderstorms in urban environments where less plants and bodies of water are present to absorb and contain the extra water. Should excessive rainfall occur during an event, the on-site event organizer will:

- Listen to the radio or television for information.
- Be aware that flash flooding can occur. If the event site is in a low-lying area with the potential to flood, move immediately to higher ground.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

- Be aware of streams, drainage channels, and other areas known to flood suddenly.
- Let participants know not to walk through moving water. Six inches of moving water can make you fall.
- Let participants know not to drive in flooded areas. If floodwaters rise around a car, abandon it. Move to higher ground.

Ice Storm:

Ice storms are caused by liquid precipitation freezing on cold surfaces and leads to the gradual development of a thickening layer of ice. The accumulation of ice during the storm can be extremely destructive. Trees and vegetation can be destroyed and ice can down power lines, causing loss of heat and communication lines. Because ice storms are usually slow developing, the on-site event organizer will monitor the weather before, during, and after the event. Mitigation efforts may include sanding or salting walkways, stairways, and roads, shortening the event, or offering shuttle service to minimize the number of cars and/or pedestrians on hazardous roadways.

Blizzard:

- Find a dry shelter. Cover all exposed parts of the body
- If shelter is not available:
 - Prepare a lean-to, wind break, or snow cave for protection from the wind.
 - Build a fire for heat and to attract attention. Place rocks around the fire to absorb and reflect heat.
 - Do not eat snow. It will lower your body temperature. Melt it first.

Earthquake:

The danger of an earthquake is high however it is unknown when such earthquake will happen. Should the large earthquake that's predicted happen (that is a 7.0 magnitude in the valley), it may result in a 5.6-5.8 magnitude here in Park City and surrounding areas. Precautions should be in place should the earthquake occur and event personnel should be aware of the danger and the procedures for safety and evacuation.

- Initially Drop Cover and Hold On
- Stay calm and await instructions from emergency personnel or a designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by a designated official. Be aware of falling objects as you exit a structure or hazards on the ground or in the area.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Event Details

Event Name: 2025 Sundance Film Festival
Date(s) of Event: January 23, 2025 - February 2, 2025
Event Location(s): Park City, Summit County, SLC
Street Address of Event: Multiple Locations

On-site Day of Event Organizer/Responsible Party (please print clearly)

Primary Coordinator
Name: Laurice Marier
Mobile Number: 435.776.7899

Co-Coordinator
Name: Al Bialick
Mobile Number: 435.640.2681

Co-Coordinator
Name: Jesse Schaefer
Mobile Number: 801.604.4623

Other Event Personnel, i.e. volunteers, security, parking

Name: Holden Payne
Mobile Number: 206.999.5345
Assignment: Technical Director
Assignment Location: Park City

Roving? – Yes ☒ No ☐

Name: TBD
Mobile Number: TBD
Assignment: Festival Manager, Safety & Security
Assignment Location: Park City

Roving? – Yes ☒ No ☐

Name: Margaret Bedikian
Mobile Number: 713.0504.6358
Assignment: Director, Special Events
Assignment Location: Park City

Roving? – Yes ☒ No ☐



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Name: Robert Dick
Mobile Number: 801.901.0020
Assignment: Assoc Director, Corporate Sponsorships
Assignment Location: ParkCity

Roving? – Yes ☒ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

EMERGENCY – Dial 911

Park City Police Dept ----- 435 -615-5500
(Non-Emergency Number)

Summit County Sheriffs ----- 435-615-3600
(Non-Emergency Number)

Park City Building Department - 435-615-5100

Park City Emergency Management - 435-615-5911
(24hr On-Call Number)

Park City Fire Dist ----- 435-940-2500
(Non-Emergency Number)

Summit County Health ---- 435-333-1500
(Non-Emergency Number)

Park City Special Events:

Jenny Diersen ----- 435-640-5063

Chris Phinney ----- 435-602-3539

Heather Weinstock ----- 435-659-5945

SUNDANCE INSTITUTE SPECIAL EVENT PERMIT

Sponsor Venues - Main Street and Surrounding Areas

Sponsor/Group	Venue Name and Address	Venue Lead/s Notes and Access
Presenting		
Acura Festival Lead - Robert	Acura House of Energy 480 Swede Alley (Bob Wells Plaza)	Lauren Barker lauren_vaughn@na.honda.com Devon Hardwick devon_hardwick@na.honda.com Eve Claudino eve.claudino@gpj.com Public and Private Events
AMC+ Festival Lead - Robert	No Venue	N/A
Chase Sapphire (NEW VENUE) Festival Lead - Lauren	Chase Sapphire Reserve Lounge 660 Main Street 201 Heber Avenue Cnr Heber and Main (X-Zoom and Courchevel)	Elissa Rasch erasch@intersportnet.com Danielle Pelland danielle@brilliantconsulting.com Sapphire Reserve Cardmembers & Private
Adobe (NEW VENUE) Festival Lead - Lauren	The Adobe House 608 Main Street (Montgomery Lee Fine Arts)	Whitney Vincent whitneyv@adobe.com Mara Bey bey@adobe.com Erica West erica@groundworkevents.com Private and Public
Leadership		
Audible (with Variety) Festival Lead - Robert	The Listening Lodge The Variety Studio, presented by Audible 675 Main Street (Kimball Terrace)	Hayley Schimmer hayschh@audible.com Harmony Hall harmony.hall@civic-us.com Private with some public access
Casamigos	No Venue	N/A

Festival Lead - Sydney		
Hulu Festival Lead - Lauren	With Disney	N/A
Omnicom Group Festival Lead - Lauren	No Venue	N/A
Shutterstock (NEW VENUE) Festival Lead - Sydney	Shutterstock 558 Main Street (PC Fine Arts Gallery)	Sabrina Gonzales sgonzales@shutterstock.com Stephanie Karlas skarlas@shutterstock.com
United Airlines Festival Lead - Sydney	United Airlines Lodge 751 Main Street (Rich Haines Gallery)	Jeff Jones Jeff.Jones@united.com Oumar Ganame oumar.ganame@united.com Christine Williams chwilliams@lsav.tv
Sustaining		
Canon U.S.A., Inc. Festival Lead - Lauren	Canon Creative Studio 528 Main Street (PC Museum)	Brittany Elizabeth Grisolia bgrisolia@cusa.canon.com Michele Angeles Sparaco msparaco@cusa.canon.com Michael Ori ori@orimedia.com Private (filmmakers)
Darling&Co (NEW VENUE) Festival Lead - Sydney	Darling&Co Venue TBD	TBD
Dropbox Festival Lead - Robert	Dropbox Studio 501 Main Street (501 Main)	TBD
Hyatt, World of Festival Lead - Robert	World of Hyatt 440 Main Street (X Lazy Sun)	Robert Soto rsoto@numberproject.com
IMDb Festival Lead - Sydney	IMDb Studio - dedicated space in Acura House of Energy TBD	Courtney Niemann niemanc@imdb.com
MACRO Festival Lead - Robert	Venue TBD	TBD
Rabbit Hole Bourbon and	No Venue	N/A

Rye Festival Lead - Sydney		
University of Utah Health Festival Lead - Robert	No Venue	N/A
The Walt Disney Company (NEW VENUE) Festival Lead - Lauren	562 Main (Fletchers)	Akiva Hillman Akiva.Hillman@disney.com
White Claw Hard Seltzer Festival Lead - Sydney	White Claw Shore Club TBD	Ileena Johnson ileeana.johnson@g7marketing.com Emily Briner emily.biner@g7marketing.com Public
Media Sponsors		
Deadline Hollywood	Deadline Hollywood Studio TBD	Ellie Duque eduque@pmc.com
IndieWire	IndieWire Studio TBD	James Israel james@indiwire.com
Los Angeles Times (with Chase Sapphire)	Los Angeles Times Studio TBD	Christina Wong christina.wong@latimes.com
Variety (with Audible)	The Variety Studio, presented by Audible 675 Main Street (Kimball Terrace)	TBD
Vibe	Vibe Studio TBD	TBD
Vulture	The Vulture Spot 591 Main Street (Lunds Fine Arts Gallery)	Courtney Given courtney.given@voxmedia.com Private
TheWrap	TheWrap Studio TBD	Oganes Akopyan oganes.akopyan@thewrap.com Cristina Ivane cristina.ivane@thewrap.com
Festival Host State		
State of Utah/Utah Film Commission	No Venue	N/A

Festival Lead - Luna Banuri		
-----------------------------	--	--

Partner Venues - Not Under Special Event Permit - Private/Invitation Only

Partner/Group	Venue Address	Venue Lead/s Notes and Access
Institute Associates		
The Impact Lounge	Prospector	
Gold House	TBD	
Illuminative	TBD	
NYU Tisch School of the Arts	317 Main Street, The Eating Establishment	
The Muslim House - MPAC	(Pine Cone Ridge)	Open Sunday and Monday. Doug Flint account lead.

All Sponsors & Supporters

Presenting Sponsors

Acura
AMC+
Chase Sapphire® Reserve
Adobe

Leadership Sponsors

Audible
Casamigos
Hulu
Omnicom Group
Shutterstock
United Airlines

Sustaining Sponsors

Canon U.S.A., Inc.
Darling&Co
Dropbox
World of Hyatt®
IMDb
MACRO
Rabbit Hole Bourbon & Rye
University of Utah Health
The Walt Disney Company
White Claw Hard Seltzer

Media Sponsors

Deadline Hollywood
IndieWire
Los Angeles Times, The
Variety
Vibe
Vulture
TheWrap

**NO SPECIAL EVENT PERMIT BENEFITS APPLIED TO GROUPS BELOW - EXCEPT
NO CONVENTION SALES LICENCE REQUIRED**

INSTITUTE LEADERS

[Adobe](#)

[Amazon MGM Studios](#)

[Free People](#)

[Gold House](#)

[Hartbeat](#)

[United Airlines](#)

[The Walt Disney Company](#)

[Zions Bank](#)

INDUSTRY PARTNERS

[Bindery Films](#)

Cedar Road

[Cinema Inutile](#)

[Impact Partners](#)

[Levantine Films](#)

[Merino Films](#)

[NEON](#)

[Netflix](#)

NHK/NHK Enterprises, Inc.

[Sony Pictures Worldwide Acquisitions](#)

[UTA](#)

[WBD Access](#)

[WME](#)

Working Barn Productions

INSTITUTE ASSOCIATES

[ACLU](#)

[African American Policy Forum](#)

[Antigravity Academy](#)

[ASCAP \(American Society of Composers, Authors and Publishers\)](#)

[Asia Society Northern California](#)

[The Asian American Foundation](#)

[The Blackhouse Foundation](#)

[BrandStorytelling](#)

[Coalition to Abolish Slavery & Trafficking \(Cast\)](#)

[Cool Hand Series](#)

[Directors Guild of America \(DGA\)](#)
Easterseals
[FilmFreeway](#)
[Google TV](#)
[Hidden Empire](#)
The Impact Lounge
Kanopy
[Level Forward](#)
[MPAC® Hollywood Bureau](#)
NASA+
[NBCUniversal LAUNCH](#)
[NewFilmmakers Los Angeles \(NFMLA\)](#)
[NYU Tisch School of the aArts](#)
[Onyx Collective](#)
[Rotten Tomatoes](#)
[SAGindie](#)
ShivHans Pictures
[Subject Matter](#)
Sundance Living
[Sundance Mountain Resort](#)
Windrider Institute



Festival Operations Management:

Al Bialick, *Senior Manager Transportation & Operations*: 435-640-2681

Jesse Schaefer, *Senior Manager Production & Theater Operations*: 801-604-4623

Festival Headquarters

Sheraton Park City
1895 Sidewinder Drive

Venue Manager: Kaitlyn Ryan
Contact: (760) 799-2315

The Artist, Industry & Press Hub

Doubletree by Hilton Park City - The Yarrow
1800 Park Ave

Venue Manager: Kaitlyn Ryan
Contact: (760) 799-2315

Filmmaker Lodge

Elks Lodge
550 Main St

Venue Manager: Boji Wong
Contact: (917) 856-3668

The Park

Beside Walgreens
950 Ironhorse Dr.

Venue Manager: Margaret Bedikian
Contact: (713) 504-6358

The Box at The Ray

Center doors
1768 Park Ave

Venue Manager: Lisa-Marie Provo
Contact: (407) 625-7111

The Ray Theatre

1768 Park Avenue

Venue Manager: Katy Darr
Contact: 913-669-5388

The Egyptian

328 Main St

Venue Manager: Kaitlyn Rafferty
Contact: 732-766-9208

Holiday Cinemas

1776 Park Avenue

Venue Manager: Chelsea Spielmann
Contact: 203-449-2844

Library Theatre

1255 Park Avenue

Venue Manager: Chris Cole
Contact: 209-48-2277

Eccles Theatre

1750 Kearns Boulevard

Venue Manager: Brian Patterson
Contact: 815-608-4506

Redstone Cinemas

6030 Market Street

Venue Manager: Johnny Sanford
Contact: 845-596-6842

SPECIAL EVENT PERMIT & CITY SERVICES AGREEMENT CITY PROPERTY USE MATRIX

Sundance Film Festival 2025

Use Area	Address	Use Period *	Intended Use	Type of Use	Basic City Services	Access Control	Traffic Control
Santy Auditorium of Park City Public Library and Education Center, all associated furnishings, fixtures, and equipment; including projection booth & projector, North Field, 16 parking spaces, courtyard and sponsor car display	1255 Park Avenue	Monday, January 11th through Thursday, February 6th	Screening venue, tents (Press and Wait list) and operational parking and propane storage, car display	Parking – Nonexclusive (except 16 reserved via permit; All others – Exclusive	Park City shall maintain regular Cleaning, Waste Removal and snow and ice removal inside and outside the use area. In addition, Park City shall clear snow, ice and debris from the field & courtyard for placement of Sundance's Tent & other activities before 1/15/25.	Sundance and Park City	Sundance and Park City
Library Rooms 301, 201, 101, North Conference Room & Community Room	1255 Park Avenue	Thursday January 16th through Tuesday, January 4th	Concessions/ Hospitality; Passholder Line; Green Room, Press Line, volunteer use, storage	Parking – Nonexclusive (except 16 reserved via permit; All others – Exclusive	Same as above	Sundance and Park City	Sundance and Park City
Mawhinney Parking Lot	Park Avenue	January 23 - February 2, 2025	Overflow parking Area	Parking – exclusive via permit in the west half of lot (26 spaces); otherwise public	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area.	Sundance and Park City	Sundance and Park City
Miners Hospital -Entire building with option of pavilion and surrounding park areas. All Parking around facility during the festival.	1354 Park Avenue	November 13, 2024 – February 21, 2025	Sundance Festival Office space	Parking – Exclusive adjacent to Recreation and Miners; Other - Nonexclusive	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area.	Sundance	Sundance and Park City
PCMC Recreation Building – Entire building	1234 Park Avenue	December 2, 2024 - February 21, 2025	Sundance Storage or other Sundance use	Currently, use as storage	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area.	Sundance	Sundance and Park City
Miners Park on Main Street	Main Street	Tuesday, January 21-Sunday, Feb 2nd, 2025	Sundance Film Festival or Sponsor Activation	Sponsor Product Placement (Acura) and Daily Community Giveaways	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area. Sundance is responsible for snow removal from vehicle once vehicle is placed on TBD Date. Sundance is responsible for ensuring crowd does not interfere with Main Street or Sidewalk traffic.	Sundance	Sundance

					Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area. Sundance is responsible for snow removal from vehicle once vehicle is placed on TBD Date. Sundance is responsible for ensuring crowd does not interfere with Main Street or Sidewalk traffic.		
Bear Bench Walk Way on Main Street	Main Street	Tuesday, January 16th through Monday, January 29th	Sundance Film Festival or Sponsor Activation	Sponsor Product Placement (Acura) and Daily Community Giveaways		Sundance	Sundance
Park City Museum - First Right of Refusal for Sundance or Sundance Sponsor	Main Street	January 19-22 (not including load-in and out)	Sponsor Use	Canon	Agreement with Museum	Sundance	Sundance and Park City
Park City Museum - First Right of Refusal for Sundance or Sundance Sponsor	Swede Alley	January 22-February 2	Sponsor Use	Lyft Pick-up / Drop-off	Agreement with Museum	Sundance	Sundance and Park City
Park Avenue Between Heber & 9th St.	Park Avenue	January 22	Parking Mitigation	Removal of Parking for Permitted Parking	Park City shall place barricades and enforce the operations plan	Park City	Park City
Park Avenue Between 9th and 14th St	Park Avenue	January 22	Parking Mitigation	Removal of Parking for Permitted Parking	Park City shall place barricades and enforce the operations plan	Park City	Park City
Main Street - Entire east & west sides.	Main Street	January 23 - February 2, 2025	Parking Control to increase response time and increase traffic mitigation	Pedestrian	Park City shall place the barricades, provide snow removal and place "no parking" and "drop zone" signs	None	None
North Marsac Parking Lot	Marsac Avenue	January 23 - February 3, 2025	Public Safety and Emergency Management	Command Center	Park City shall post and maintain Public Safety parking spaces in North Marsac.	Park City	Park City
Brew Pub Parking Lot South & North after January 23	Swede Alley	January 23 - February 3, 2025	Snow Storage, Drop & Load Area, ADA Parking, UHP Parking	Communications and Snow Storage	Park City shall place the barricades, provide snow removal and place "no parking" signs.	Park City	Park City
Richardson Flat Park n Ride	Richardson Flat Road	January 18 - February 4, 2025	Park & Ride & Bus Staging Area	Park & Ride & Bus Staging Area	LeBus (Supplemental Transit) to use Richardson Flat for all bus staging needs during the festival including washing and overnight storage. In addition, Semi Tractor Trailer Storage will utilize Richardson Flats pre and post Festival for storage. Park City shall provide waste management, cleaning and snow removal operations.	Park City	Park City
Galleria Parking Lot (Operations Use)	Swede Alley	January 22 - February 2, 2025	Spots for Gateway Ticketing and Merchandise	Multi-Use	Parking for Ticketing customers and Execs along with Drop & Load spots	Park City	Park City
Main Street - In Front of Egyptian and Elks Lodge	Main Street	January 22 - February 3, 2025	Ballast Installation for Full Festival Alternative Drop & Load Spots for Gateway Ticketing and Merchandise (if Galleria Lot utilized for Sponsor Activation)	Pedestrian Safety	City snow removal prior to placement. Regularly scheduled city snow removal will continue once placed.	Sundance and Park City	Sundance and Park City
Flagpole Lot (pending sponsor use of Galleria)	Swede Alley	Same as sponsor use of Galleria		Multi-Use	Parking for Ticketing customers and Execs along with Drop & Load spots	Park City	Park City

Galleria Parking Lot (Sponsor Use)	Swede Alley	TBD	TBD	TBD	Snowremoval prior to install on on TBD date. Sponsor will be responsible for snow removal while in place.	Sundance and Park City	Sundance and Park City
Bonanza Lot	Off Bonanza Drive	January 13 - February 7, 2025	Semi Tractor Trailer Storage	Sundance Festival Storage	Snowremoval prior to install on 1/13/25. Sundance will be responsible for snow removal while in place.	Sundance and Park City	Sundance and Park City

City Council Staff Report



Subject: Robbins Annexation Petition
Parcel SS-104-B
Application: PL-23-05882
Author: Elissa Martin, Assistant Planning Director
Date: December 19, 2024

Recommendation

(I) Consider Ordinance No. 2024-22 approving the annexation of a 0.94-acre parcel within the Thaynes Canyon neighborhood from unincorporated Summit County into Park City Municipal to develop one Single-Family Dwelling and affordable Accessory Apartment, and a Zoning Map Amendment to zone the parcel Single Family and Sensitive Land Overlay, (II) conduct a public hearing, and (III) approve or deny the Ordinance (Exhibit A).

Description

Applicant: Brad Mackay, Ivory Development LLC on behalf of the property owner, Boyers Robbin

Location: Parcel SS-104-B

Zoning District: Existing Summit County Zoning: Rural Residential
Proposed Park City Zoning: Single Family Sensitive Land Overlay

Adjacent Land Uses: Residential

Reason for Review: The City Council takes Final Action on annexation petitions.¹

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

On March 7, 2024, the City Council accepted the petition to annex Summit County Parcel SS-104-B into Park City for further processing and evaluation by the Staff Review Team and the Planning Commission ([March 7, 2024 City Council packet](#); Item VII.1; [Minutes](#), p. 76). The 0.94-acre parcel is an island of unincorporated property in the Thaynes neighborhood, the result of three surrounding annexations from 1983 through 1993 that excluded the parcel. The property is near the base of Iron Mountain, with proximity to the northern entry corridor and the McPolin Farm. The area is

¹ LMC [§ 15-8-4](#)

predominantly Single Family Zoning within the Sensitive Land Overlay.

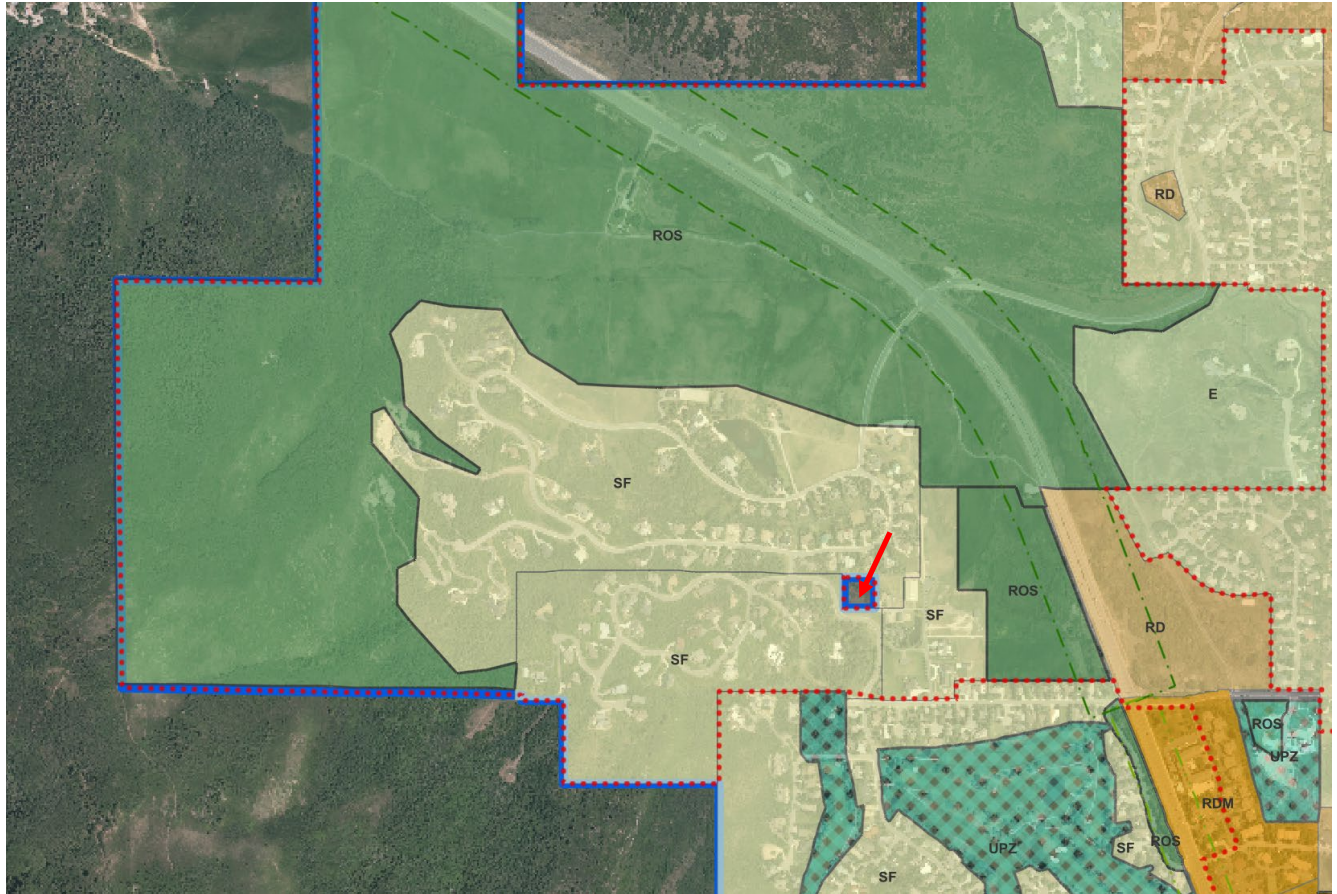


Figure 1: The 0.94-acre unincorporated Summit County Parcel SS-104-B in the Thaynes Canyon neighborhood, surrounded by Single Family Zoning shaded light yellow and the Sensitive Land Overlay boundary in red.

The Applicant proposes combining Parcel SS-104-B (annexation parcel) and PCA-105 and portions of adjacent Parcel IC-MISC (already within City limits) to create one 1.73-acre lot for the development of a Single-Family Dwelling (SFD) and affordable Accessory Apartment. If the City Council approves Ordinance No. 2024-22 to annex Parcel SS-104-B, next steps include:

- **Execution and Recordation of the Annexation Agreement** – The Annexation Agreement outlines future development parameters for the property (Ordinance Exhibit B) and would be executed by the Mayor and Applicant and recorded with Summit County. Future development on the property would be subject to the following conditions:
 - Nightly Rental of the SFD and affordable Accessory Apartment would be prohibited in perpetuity.
 - Future subdivision of the property would be prohibited.
 - A Gross Residential Floor Area of 7,500 square feet would be established for the SFD. A maximum 1,000 square feet would be allowed for the affordable Accessory Apartment.
 - A maximum Building Height of 25 feet for the SFD and 18 feet for the

- affordable Accessory Apartment would be set.
- A final subdivision plat reflecting future development allowances would be processed and reviewed by the Planning Commission.
- **Subdivision Plat** – The Applicant would submit an updated plat reflecting the development parameters established in the Annexation Agreement, as well as an updated Sensitive Land Analysis, to inform the establishment of a Limit of Disturbance for the SFD, affordable Accessory Apartment, and driveway. The Planning Commission would review the plat for conformance with the Annexation Agreement and for compatibility with the neighborhood and take Final Action.
- **Affordable Accessory Apartment** – A deed restriction outlining affordable rental parameters consistent with the City’s affordable housing regulations would be drafted. Once in a form approved by the City Attorney’s Office, the deed restriction would be executed and recorded with Summit County.
- **Building Permit** – Once an approved plat and affordable Accessory Apartment deed restriction are recorded with Summit County, the Applicant could submit a building permit for the construction of the SFD and affordable Accessory Apartment.

Background

The annexation petition and preliminary plat were evaluated by the Staff Review Team, which includes the Planning Director, City Engineer, Public Works Director, Fire Marshal, Police Chief, utility providers, and Park City School District. The Staff Review Team confirmed that City services have sufficient capacity to support the SFD and affordable Accessory Apartment (see [Staff Review Team Comments](#)).

The Planning Commission held two public hearings – one on September 25, 2024 ([September 25, 2024 Planning Commission packet](#); Item 6A; [Minutes](#), p.10), and one on October 23, 2024 ([October 23, 2024 Planning Commission packet](#); Item 5C; [Minutes](#), p.27). Findings of Fact and Conditions of Approval from the Staff Review Team and Planning Commission are incorporated in the Draft Ordinance approving the Annexation, and the Annexation Agreement and Zoning Map Amendment.

Analysis

Currently, Parcel SS-104-B is zoned Rural Residential in Summit County which allows development of one SFD and accessory structures,² pending access to Iron Canyon Drive and approvals to extend water and sewer service. If Parcel SS-104-B is developed within Summit County, the allowable height exceeds Park City height regulations, the Sensitive Land Overlay would not apply, and future development could include limited commercial uses as well as Nightly Rentals.

The annexation petition and preliminary plat were evaluated for compliance with Land Management Code (LMC) Chapter 15-8 *Annexation*. Specifically, LMC [§ 15-8-1 Annexation Purpose](#) includes the following:

² Summit County Development Code [§ 10-2-10](#)

- Protecting the general interests and character of the community.
- Assuring orderly growth and development in terms of utilities and public services.
- Preserving open space.
- Enhancing parks and trails.
- Ensuring environmental quality.
- Protecting entry corridors, view sheds, and environmentally sensitive lands.
- Preserving historic and cultural resources.
- Creating buffer areas.
- Protecting public health, safety, and welfare.
- Ensuring annexations are approved consistent with the Park City General Plan and Utah State law.

As conditioned, the annexation petition is compliant with General Plan Goal 1 which discourages sprawl and directs growth inward to strengthen existing neighborhoods.³ The proposal to annex the 0.94-acre island of unincorporated Summit County property within the Thaynes neighborhood would allow for infill development that would be subject to Park City jurisdiction.

The Petition to Annex a 0.94-acre island of unincorporated Summit County and zone the property Single Family and Sensitive Land Overlay complies with the General Plan and Land Management Code Chapter 15-8 as Conditioned in the Annexation Agreement.

The Applicant had originally requested that the plat be subject to the Single Family Zoning District standards alone, which would allow 3 dwelling units per acre, 27 feet Building height and no maximum Gross Floor Area for the SFD.

To ensure compliance with the goals of the General Plan and LMC Chapter 15-8 *Annexation*, the Planning Commission recommends the following conditions of approval, incorporated in the Annexation Agreement (Ordinance Exhibit B):

- 1. Nightly Rentals are prohibited in perpetuity** (Annexation Agreement Terms 3 and 4a).

The General Plan concludes the Thaynes neighborhood primarily includes full-time residents and the neighborhood “should remain a quiet residential neighborhood dominated by single family homes.”⁴

- 2. Density for the 1.73-acre lot is restricted to one Single-Family Dwelling and affordable Accessory Apartment. The 1.73-acre lot may not be further subdivided** (Annexation Agreement Term 4b).

When considering the net density of the surrounding subdivisions and the average

³ General Plan, [Small Town](#), p. 26

⁴ General Plan, [Neighborhoods 1](#), p. 149

density of the adjacent properties, the proposed one-lot subdivision for development of one SFD and affordable Accessory Apartment on a 1.73-acre parcel is compatible with the surrounding neighborhood.



Figure 2: Adjacent Lots

Adjacent Lots	Lot Size
2423 Country Lane	1 acre
2419 Country Lane	2.7 acres
2406 Iron Canyon	4.5 acres
2410 Iron Canyon	0.5 acres
2554 Aspen Springs Drive	0.4 acres
2558 Aspen Springs Drive	0.4 acres
2562 Aspen Springs Drive	0.4 acres
2566 Aspen Springs Drive	0.8 acres
AVERAGE:	1.33 acres

3. The Single-Family Dwelling is restricted to a maximum Gross Residential Floor Area of 7,500 square feet. The second level Floor Area shall not exceed 35% of the overall Gross Floor Area. Rooftop mechanical equipment is prohibited (Annexation Agreement Term 4c).

Initially, the recommended maximum Gross Residential Floor Area for the SFD was 6,500 square feet based on staff's analysis of plat restrictions of the surrounding neighborhood. In adjacent subdivisions, plat notes require an average maximum Floor Area of 6,963 square feet for lots with comparable acreage. The Applicant requested the Planning Commission consider increasing the maximum Gross Residential Floor Area to reflect the square footage allowed for the most comparable lot, in size, within the Aspen Springs Subdivision, which allows 8,250 square feet of Gross Residential Floor Area on a 1.7-acre lot. This alternative determination is based on the rationale that the size of the building should be relative to the size of the lot. During the October 23, 2024 meeting, the Planning Commission adjusted the recommended maximum Gross Residential Floor Area for the SFD to 7,500 square feet. The affordable Accessory Apartment shall be at least 675 square feet and may not exceed 1,000 square feet, so the maximum residential square footage for the site is 8,500.

4. The Single-Family Dwelling Building Height is limited to 25 feet from

Existing Grade. The affordable Accessory Apartment Building Height is limited to 18 feet from Existing Grade. Other than the Accessory Apartment, which may be attached or detached based on the Sensitive Land Analysis and established Limits of Disturbance, Accessory Structures are prohibited (Annexation Agreement Term 4d).

While the property does not have steep slopes, it does slope gently upwards from HWY 224, and is visible from HWY 224, the northern entry corridor.



Figure 3: cars driving on HWY 224 visible from property looking west towards PC Hill.

The surrounding SFDs in the adjacent subdivisions of Iron Canyon, Aspen Springs, and Thaynes Creek Ranch Estates are limited in building footprint, Gross Residential Floor Area, Building Height, and other aspects of development, through conditions applied in their respective annexation agreements and subdivision plats. These limitations on development were established to protect the entry corridor and viewsheds, as well as to preserve open space and create buffers, pursuant to LMC [§ 15-8-1 Annexation Purpose](#), and the General Plan. As a result, the Planning Commission recommends a maximum Building Height for compatibility with topography and surrounding subdivisions and to minimize visibility from the City's northern entry corridor.

5. The property is annexed within the Sensitive Land Overlay (Annexation Agreement Term 6).

The property is surrounded by lands within the Sensitive Land Overlay (SLO). Annexing the parcel into the SLO is a natural extension of the SLO and provides the additional assurance that future development at the time of final plat will be evaluated for impacts on viewsheds and sensitive environmental and aesthetic areas. The SLO requires a Sensitive Land Analysis review at the time of final platting, which will inform the

establishment of a Limit of Disturbance for future development on the site.

- 6. All site disturbance shall be contained within the Limits of Disturbance to be determined and established pursuant to the Sensitive Land Analysis requirement in LMC Section 15-2.21-2 during the final Planning Commission subdivision review. The driveway shall be limited in width and platted in a location that complies with the requirements of the LMC and as approved by the City Engineer for safe driveway access to the lot from Iron Canyon Drive (Annexation Agreement Term 4e).**
- 7. A 10-foot public easement is required across the proposed 1.73-acre lot along the frontage of Iron Canyon Drive for the purposes of public access, utilities, storm water drainage, and snow storage. A condition precedent to building permit issuance for construction of the Single-Family Dwelling and affordable Accessory Apartment is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot public easement and constructed to City Standards and Specifications required by the City Engineer (Annexation Agreement Term 6).**

LMC [§ 15-8-5\(C\)](#) requires “specific conditions that must be met prior to the completion of the annexation to be memorialized in an annexation agreement.” Provision 3 of this section includes a requirement to dedicate necessary trails, utilities, and Rights-of-Way consistent with Subdivision standards. Provision 13 of this section requires “any other condition reasonably related to a health, safety, or welfare issue or negative impact of the project.” Iron Canyon Drive is the main thoroughfare for the Aspen Springs and Iron Canyon Subdivisions. The construction of a sidewalk along the property’s frontage of Iron Canyon Drive is required for pedestrian safety along Iron Canyon Drive in response to the increased development along the road.

The City Engineer reviewed and provided confirmation that a future sidewalk connection to link the annexation parcel to the sidewalk along Payday Drive could be constructed as part of a future City Capital Improvement Project. This connection would provide pedestrian access to Rotary Park and the school bus stop, as well as to platted trail easements throughout the neighborhood.

Additional requirements outlined in LMC [§ 15-8-5\(C\)](#) are incorporated in the Annexation Agreement.

In addition to the above conditions of approval, the annexation parcel is subject to Resolution 05-2021, which requires contributions to the City’s affordable housing.

[Resolution 05-2021 Affordable Housing Guidelines](#) Section (8)(A) requires a developer to provide Affordable Unit Equivalents (AUEs) for 20% of the total Residential Unit Equivalents (RUEs) in the annexation. Based on the maximum Gross Residential Floor Area of 7,500 square feet, the Affordable Housing requirement is 0.75 AUE.

One AUE is defined as having a minimum of 900 square feet of Net Livable Space. A condition of approval requires an attached or detached Accessory Apartment with at least 675 square feet Net Livable Space and up to a maximum of 1,000 square feet on site in a location to be determined through the establishment of a Limits of Disturbance, unless otherwise approved by the Park City Housing Authority. The affordable square footage would not count toward the building footprint or Gross Residential Floor Area of the SFD. Prior to issuance of a building permit for the SFD or Accessory Apartment, the Applicant will be required to record an affordable deed restriction in a form approved by the City Attorney's Office to protect the affordability of the unit in perpetuity. No Certificate of Occupancy for the SFD will be issued until the affordable Accessory Apartment is completed.

Through the final plat, the Applicant will be required to dedicate remnant parcels to Park City Municipal as Right-of-Way and Open Space.

Pursuant to LMC [§ 15-7.1-6](#), a final plat may not create remnant parcels. Therefore, at the time of final plat, remnant pieces of Parcel IC-MISC within the Iron Canyon Subdivision, (shown in Figure 4 below, shaded orange) will be required to be dedicated to the City as public right-of-way and open space.

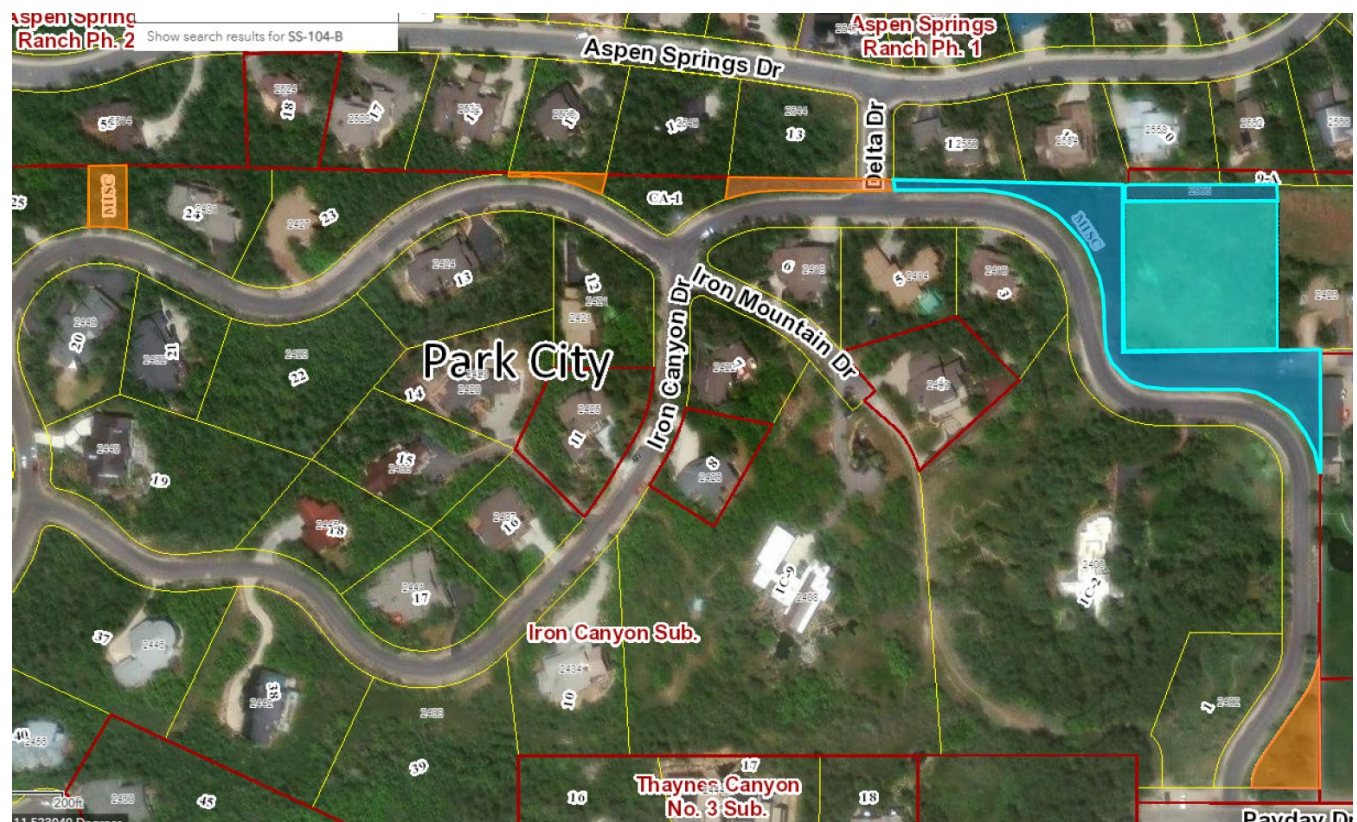


Figure 4: Parcels highlighted in dark blue already in Park City jurisdiction, to be combined with the annexation parcel in light blue to create a 1.73-acre lot, as proposed in preliminary plat. Remnant Parcel IC-MISC (shaded orange) to be dedicated to City at the time of final plat.

Public Input

Public Input submitted for City Council acceptance of the annexation petition can be

found [here](#). Public Input submitted since City Council acceptance of the annexation petition can be found [here](#).

Notice

Staff posted and published notice in accordance with the requirements of the LMC and Utah Code.⁵

Alternatives

- The City Council may approve the Annexation Ordinance.
- The City Council may approve the Annexation Ordinance with amendments.
- The City Council may deny the Annexation Ordinance and direct staff to make Findings for the denial.
- The City Council may continue the item to a date certain and request the Applicant provide revised or additional materials.

Exhibits

Exhibit A: Annexation Ordinance 2024-22

Exhibit A: Legal Description

Exhibit B: Annexation Agreement

Attachment 1: Annexation Plat

Attachment 2: Preliminary Plat

Exhibit C: Zoning Map Amendment

Exhibit B: Robbins Annexation Petition

⁵ LMC [§ 15-1-21](#)

ORDINANCE NO. 2024-22

ORDINANCE APPROVING AN ANNEXATION OF APPROXIMATELY 0.94 ACRES KNOWN AS THE ROBBINS PARCEL LOCATED IN THE THAYNES NEIGHBORHOOD, PARK CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY TO ZONE THE ROBBINS PARCEL SINGLE FAMILY AND SENSITIVE LAND OVERLAY

WHEREAS, on August 22, 2023, the Petitioners Ivory Homes, LLC and Boyer and Robbins JV, L.C. ("Petitioners") filed an annexation petition with the City Recorder for annexation of one metes and bounds Parcel SS-104-B ("Property"), currently within the jurisdiction of Summit County and surrounded by properties that are within the Park City municipal boundary;

WHEREAS, the Property is 0.94 acres and is located west of SR 224 and north of Iron Canyon Drive, more specifically described in Legal Description Exhibit A;

WHEREAS, the Property is within the Park City Annexation Expansion Area and is not included within any other municipal Annexation Expansion Area;

WHEREAS, the City reviewed the petition for compliance with the criteria in Utah Code Sections 10-2-403 et seq.;

WHEREAS, on March 7, 2024, the City Council accepted the petition for further consideration;

WHEREAS, on April 4, 2024, the City Recorder certified the annexation petition and delivered notice to the affected entities required by Utah Code Section 10-2-406, and provided legal notice that the petition had been certified, beginning the required 30-day protest period;

WHEREAS, no protests were filed by affected entities or other jurisdictions within the 30-day protest period;

WHEREAS, the Planning Commission, after proper notice, conducted public hearings on the Annexation Petition on September 25 and October 23, 2024;

WHEREAS, on October 23, 2024, the Planning Commission unanimously forwarded a recommendation to City Council to approve the proposed annexation and zoning of the Robbins Parcel, with conditions set forth in the Annexation Agreement (Exhibit B);

WHEREAS, on December 19, 2024, the City Council conducted a public hearing and considered the annexation and zoning map amendment;

WHEREAS, the City Council finds the annexation of Summit County Parcel SS-104-B and requested zoning map amendment (Exhibit C) are consistent with the Park City General Plan and Land Management Code;

WHEREAS, terms of the Annexation Agreement stipulate a comprehensive Sensitive Land Overlay Analysis to be conducted at the time of final plat review to establish Limits of Disturbance including building site, driveway access, and other site planning requirements to enhance rather than detract from the aesthetic quality of the northern entry corridor and ensuring that the final plat will result in development compatible with the surrounding neighborhood; and

WHEREAS, the Annexation Agreement, between the City and Boyer Robbins JV, L.C., pursuant to Land Management Code Section 15-8-5(C), setting forth further terms and conditions of the Annexation and final subdivision plat, is herein attached as Exhibit B.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. ANNEXATION APPROVAL. The Property is hereby annexed into the corporate limits of Park City, Utah, according to the Annexation Plat executed in substantially the same form as is attached to the Annexation Agreement and according to the Findings of Fact, Conclusions of Law, and Conditions of Approval stated below and within the Annexation Agreement.

The Property so annexed shall enjoy the privileges of Park City as described in the Annexation Agreement and shall be subject to all City levies and assessments, conditions, and restrictions as described in the terms of said Annexation Agreement.

The Property shall be subject to all City laws, rules, and regulations upon the effective date of this Ordinance.

SECTION 2. ANNEXATION AGREEMENT. The City Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto and as approved to form by the City Attorney.

SECTION 3. COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. This annexation and the proposed zoning meets the standards for annexation set forth in Utah Code Section 10-2-401 et seq., the Park City General Plan, and Park City Annexation Policy Plan - Land Management Code Chapter 8 *Annexation*.

SECTION 4. OFFICIAL PARK CITY ZONING MAP AMENDMENT. The

Official Park City Zoning Map is hereby amended to include Parcel SS-104-B in the Single Family Zoning District and Sensitive Land Overlay as shown in Exhibit C.

SECTION 5. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL.

Findings of Fact

1. On August 22, 2023, the applicants filed an annexation petition with the City Recorder for annexation of Parcel SS-104-B, currently within the jurisdiction of Summit County and completely surrounded by properties within the Park City municipal boundary.
2. The applicant requests annexation and zoning approval of a 0.94-acre parcel owned by the Boyer Robbins JV, L.C., ("Robbins Parcel") and the requested zoning is Single Family.
3. The property is within the Park City Municipal Corporation Annexation Expansion Area in the adopted Annexation Policy Plan (Land Management Code (LMC) Chapter 8) and is contiguous with the current Park City Municipal Boundary along the south and west property lines with the Iron Canyon Annexation (1983), along the north property line with Aspen Springs (formerly Smith Ranch) Annexation (1988), and along the west property line with the Ross annexation (1993). The property is an island of unincorporated land.
4. The applicant submitted an annexation plat for the 0.94-acre parcel, prepared by a licensed surveyor, and additional annexation petition materials according to provisions of the City's Annexation Policy Plan and Utah Code.
5. On February 24, 2024, the Summit County Council considered the annexation petition and declined to protest the annexation pursuant to Utah Code Section 10-2-407.
6. The petition was accepted by the City Council on March 7, 2024 and certified by the City Recorder on April 4, 2024. Legal notice was published in the Park Record and the Utah Public Notice Website as required by Utah Code. Notice of certification was mailed to affected entities as required by Utah Code. No protests to the petition were filed.
7. The proposed annexation parcel is the only non-annexed property owned by the Petitioner in the surrounding area.
8. A Preliminary Subdivision Plat was submitted with the annexation petition, which proposes combining the 0.94-acre parcel with adjacent Parcels IC-MISC and PCA-105 (already within City limits) to increase the developable acreage to 1.73 and create three lots for development of three Single-Family Dwellings.
9. On September 19, 2024, the applicant submitted a revised Preliminary Plat for creation of one 1.73-acre lot for development of one Single-Family Dwelling (SFD) and one affordable Accessory Apartment.
10. Pursuant to LMC § 15-7.1-6, a final plat may not create remnant parcels;

at the time of final plat, remnant pieces of Parcel IC-MISC within the Iron Canyon Subdivision, will be required to be dedicated to the City as public right-of-way and open space.

11. The annexation parcel is surrounded by lands that are within the Sensitive Land Overlay (SLO), near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor, and therefore annexing the 0.94-acre property into the SLO is a natural extension of the SLO boundary.
12. The proposed 1.73-acre lot with one SFD and affordable Accessory Apartment is compatible with the density of the surrounding subdivisions, Iron Canyon and Aspen Springs, which have an average net density of one dwelling unit per 1.6 acres (average between the two subdivisions).
13. The average lot size of properties adjacent to the Robbins Parcel is 1.33 acres.
14. Single-Family Dwellings directly adjacent to the Robbins Parcel have an average Gross Residential Floor Area of 5,779 square feet and in the adjacent Aspen Springs Phase II Subdivision, plat notes allow up to 8,250 square feet of Gross Residential Floor Area for SFDs on lots 1.7 acres in area or greater.
15. Pursuant to LMC § 15-8-1, purpose of annexation requirements, including to protect community character, assure orderly growth and protect entry corridors and viewsheds, the Planning Commission, at the October 23, 2024 public hearing recommended a maximum Gross Residential Floor Area for the SFD of 7,500 square feet, based on a compromise between the average square footage of existing adjacent SFDs (5,779 square feet) and the comparable maximum Gross Residential Floor Area and relative lot size of neighboring lots in the Aspen Springs Phase II subdivision, which has a plat note allowing a maximum Floor Area of 8,250 square feet on lots 1.7 acres or larger.
16. The Planning Commission also recommended, at the October 23 public hearing, the second level of the SFD be limited to 35% of total Floor Area of the SFD.
17. The annexation parcel and surrounding property proposed for subdivision and development is visible from Highway 224 along the northern entry corridor.
18. To protect view sheds and the northern entry corridor, the Planning Commission recommends limiting the SFD building height to 25 feet from Existing Grade.
19. LMC § 15-8-5(C)(6) requires compliance with the Affordable Housing Resolution in effect at the time of annexation petition. Resolution 05-2021 Affordable Housing Guidelines Section (8)(A) requires a developer to provide Affordable Unit Equivalents (AUEs) for 20% of the total Residential Unit Equivalents (RUEs) in the annexation.
20. As conditioned, the annexation petition complies with the Affordable Housing requirements pursuant to LMC § 15-8-5(C)(6).
21. The Staff Review Team, including the Planning Director, City Engineer, Public Works Director, Fire Marshal, Police Chief, utility providers, and

- Park City School District, reviewed the annexation petition and confirmed City services have sufficient capacity to support the SFD and affordable Accessory Apartment.
22. Park City Public Utilities Department requires the Developer install water infrastructure to serve development on the lot according to the specifications outlined in the Annexation Agreement.
 23. Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property; the preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.
 24. In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the Park City Engineer, may be required; the timing for the construction of such storm water detention facilities shall be determined by the City Engineer; maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or future homeowner.

Conclusions of Law

1. The Annexation and Zoning Map amendment, as conditioned, are consistent with Utah Code, the Annexation Policy Plan, the Park City General Plan, and the Land Management Code.
2. Approval of the Annexation and Zoning Map amendment, as conditioned, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The Official Zoning Map shall be amended to zone the property Single Family and Sensitive Land Overlay.
2. The Annexation Agreement approved by City Council shall be fully executed and recorded at Summit County
3. A final subdivision plat to create a legal lot of record, in compliance with the terms of the Annexation Agreement, shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County
4. A comprehensive Sensitive Land Analysis shall be completed at the time of Final Plat submittal to establish platted Limits of Disturbance for the Single-Family Dwelling and affordable Accessory Apartment, driveway, and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.
5. The Final Plat shall be in substantial compliance with the Preliminary Subdivision Plat (Attachment 2 of the Annexation Agreement), except to incorporate the terms of the Annexation Agreement, including public improvements, easements and plat notes.
6. The Final Plat shall include plat notes as outlined in the Annexation Agreement.

7. The Final Plat shall dedicate a ten-foot-wide utility, public access, drainage, and snow storage easement along the property's frontage on Iron Canyon Drive.
8. A non-vehicular public pedestrian sidewalk located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive shall be constructed to City Standards and Specifications as required by the City Engineer.
9. The sidewalk and all required public improvements shall be completed prior to issuance of a certificate of occupancy for the SFD.
10. All exterior lighting shall be reviewed with the building permit application for compliance with the dark sky requirements of the LMC.
11. The annexation is subject to the City's Affordable Housing Resolution 05-2021 and as further described in the Annexation Agreement. The affordable housing obligation shall be provided through an affordable Accessory Apartment not to exceed 1,000 square feet on the property, unless otherwise approved by the Park City Housing Authority. The unit will not count against the maximum allowed Gross Residential Floor Area for the SFD.
12. All conditions and restrictions of the Annexation Agreement shall apply to the Final Plat.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat and Annexation Agreement, and in compliance with state annexation filing requirements, pursuant to Utah Code Section 10-2-425.

PASSED AND ADOPTED this 19th day of December 2024.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

ATTEST:

Michelle Kellogg, CITY RECORDER

APPROVED AS TO FORM:

City Attorney's Office

Exhibit A: Legal Description

Exhibit B: Annexation Agreement and Attachments

Exhibit C: Zoning Map Amendment

[Exhibit A]

**LEGAL DESCRIPTION
PREPARED FOR
THE BOYER COMPANY
PARK CITY, UTAH
(June 10, 2020)
20-0230**

ROBBINS ADDITION BOUNDARY

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point on the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR IRON CANYON, according to the Official Plat thereof recorded October 28, 1983 as Entry No. 212517 in the Office of the Summit County Recorder, located N00°18'13"E along the Section line 546.41 feet and West 2,938.66 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34'50"W 204.00 feet; 2) North 200.92 (Record: 200.00) feet to the Southerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR SMITH RANCH, according to the Official Plat thereof recorded July 14, 1988 as Entry No. 292902 in the Office of the Summit County Recorder; 3) S89°59'10"E (Record: West) 204.00 feet to the Westerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR THE ROSS PROPERTY, according to the Official Plat thereof recorded March 17, 1994 as Entry No. 400284 in the Office of the Summit County Recorder; 4) South 199.38 (Record: 200.00) feet to the point of beginning.

Contains: 40,830 +/- Square Feet

[Exhibit B]

When recorded, please return to:

PARK CITY MUNICIPAL CORPORATION

City Recorder

PO Box 1480

Park City UT 84060

ROBBINS PARCEL ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this “**Agreement**”) is made by and between Park City Municipal Corporation (hereinafter, “**PCMC**” or the “**City**”) and property owner, Boyer Robbins JV, LLC, a Utah limited liability company and annexation sponsor and applicant, Ivory Homes, LLC (hereinafter, “**Petitioner**”) to set forth the terms and conditions under which Park City will annex certain land owned by Petitioner (hereinafter, “**Robbins Parcel**” or “**Petitioner’s Property**”), consisting of approximately 0.94 acres and located in unincorporated Summit County, Utah, within the Thaynes Neighborhood on Iron Canyon Drive. The Robbins Parcel is surrounded on all sides by Park City Municipal and is proposed to be annexed into Park City Municipal. The petition includes a Preliminary Subvision Plat that proposes combining two adjacent parcels within the City boundary to create a 1.73-acre lot for future development of one Single-Family Dwelling and affordable Accessory Apartment; the proposed annexation of the 0.94-acre parcel, together with the proposed preliminary plat to create one lot, shall be referred to as the “Annexation Petition.” The Annexation Petition requests annexation into the corporate limits of Park City and extension of municipal services to the Robbins Parcel. The Robbins Parcel is subject to the terms of this Annexation Agreement. The City and Petitioner are sometimes collectively referred to in this Agreement as the “Parties” or individually as a “Party”. This Agreement is made under authority of Utah Code § 10-2-401 et seq.;

WHEREAS, the Robbins Annexation includes the Robbins Parcel, with tax identification number SS-104-B, owned by Petitioner and consisting of 0.94 acres in the Thaynes Neighborhood, more specifically described as,

Beginning at a point on the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR IRON CANYON, according to the Official Plat thereof recorded October 28, 1983 as Entry No. 212517 in the Office of the Summit County Recorder, located N00°18’13”E along the Section line 546.41 feet and West 2,938.66 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34’50”W 204.00 feet; 2) North 200.92 (Record: 200.00) feet to the Southerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR SMITH RANCH, according to the Official Plat thereof recorded July 14, 1988 as Entry No. 292902 in the Office of the Summit County Recorder; 3) S89°59’10”E (Record: West) 204.00 feet to the Westerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR THE ROSS PROPERTY, according to the Official Plat thereof recorded March 17, 1994 as Entry No. 400284 in

the Office of the Summit County Recorder; 4) South 199.38 (Record: 200.00) feet to the point of beginning;

WHEREAS, in furtherance of the foregoing, the Petitioner desires to annex the Robbins Parcel into the corporate limits of the City and, to that end, a complete Annexation Petition for the Annexation Property was filed with the City on August 22, 2023. The Annexation Petition was accepted by the City Council on March 7, 2024, and certified by the City Recorder on April 4, 2024. The Planning Commission reviewed the Annexation Petition on September 25, 2024 and October 23, 2024;

WHEREAS, the City Council considered and [insert final action] Ordinance No. 2024-22, approving the Annexation Petition at a public hearing on December 19, 2024;

WHEREAS, in connection with the Robbins Annexation, the Annexation Property is proposed to be zoned Single Family (SF Zone). The SF Zone is a City zoning district allowing for low density, single family home development that maintains existing predominately single family detached residential neighborhoods, maintains the character of mountain resort neighborhoods with compatible design, and requires a streetscape that minimizes impacts on existing residents and reduces the architectural impacts of the automobile. The SF zoning district is more fully described in the City's Land Management Code. The Annexation Property will also be zoned with the Sensitive Land Overlay;

NOW, THEREFORE, in furtherance of the Annexation Petition, in consideration of City's action to annex Petitioner's property, and in consideration of the mutual promises contained herein, as well as the mutual benefits to be derived here from, the Parties agree that the terms and conditions of the Robbins Annexation shall be as follows:

1. **Property.** The Robbins Parcel to be annexed is approximately 0.94-acres in area, as depicted on the annexation plat attached as Attachment 1 (the "**Annexation Plat**") and as more fully described in Ordinance No. 2024-22.
2. **Zoning.** Upon Annexation, the Petitioner's Parcel will be zoned Single Family (SF) and Sensitive Land Overlay (SLO). The official zoning map of Park City shall be amended to include this property and zoning designations, as approved in Ordinance No. 2024-22.
3. **Nightly Rentals Prohibited in Perpetuity.** Although at the time of this agreement, nightly rentals are not permitted within the Single Family Zoning District, within the Thaynes neighborhood, the Final Plat shall include a plat note to memorialize the prohibition of Nightly Rentals at the Petitioner's Property in perpetuity.
4. **Subdivision Plat and Required Plat Notes.** Pursuant to Land Management Code Section 15-8-3, on August 22, 2023, a Preliminary Subdivision Plat was submitted for the Petitioner's Parcel, which proposed combining the 0.94-acre parcel with adjacent Parcel PCA-105 and portions of Parcel IC-MISC (already within City limits) to increase the developable acreage to 1.73 acres and create three lots for development of three Single-Family Dwellings. On September 19, 2024, the applicant submitted a revised Preliminary Plat (Attachment 2) for creation of one 1.73-acre lot for development of one Single-Family Dwelling.

A final subdivision plat to create a legal lot of record shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County. The following notes shall be included on the final plat:

- 4a. **Plat Note 1:** Nightly Rentals are prohibited at the Property in perpetuity.
- 4b. **Plat Note 2:** Development of the Lot is limited to one Single-Family Dwelling and one affordable Accessory Apartment; the Lot shall not be subdivided further.
- 4c. **Plat Note 3:** the Single-Family Dwelling shall be limited in size with a maximum Gross Residential Floor Area of 7,500 square feet with the second level Floor Area not to exceed 35% of the overall Gross Residential Floor Area.
- 4d. **Plat Note 4:** Building height of Single-Family Dwelling shall be limited to 25 feet from Existing Grade. Building height of the Accessory Apartment shall be limited to 18 feet from Existing Grade.. Additional Accessory Structures are prohibited.
- 4e. **Plat Note 5:** All construction activity and Structures shall be contained within the Limits of Disturbance, as approved by the City Engineer and the Planning Commission.

The maximum Gross Residential Floor Area requirement for the Robbins Parcel does not include the required affordable Accessory Apartment as specified in Paragraph 10 below. The land use development of the Property shall be governed by the maximum density stipulated in this Agreement, and by the Final Subdivision Plat.

Further, as part of the Final Subdivision Plat approval process, the Planning Commission shall review the Final Plat for compliance with the Sensitive Land Overlay and to ensure an appropriate Limits of Disturbance is established. The Planning Commission shall be the land use authority to review the Final Plat and issue a Final Action letter with additional Conditions of Approval related to the aforementioned.

5. **Sensitive Land Overlay.** The subject property is surrounded by lands that are within the Sensitive Land Overlay, near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor. The Petitioner's Property shall be annexed into the Sensitive Land Overlay and a comprehensive Sensitive Land Analysis will be required at the time of Final Plat processing, to evaluate the impact of development on sensitive environmental and aesthetic areas.

6. **Public Access, Utility, Drainage and Snow Storage Easement, and Sidewalk.** The Final Plat shall include dedication to the City of a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage. A condition precedent to Certificate of Occupancy for the Single-Family Dwelling on the 1.73-acre lot is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive, constructed to City Standards and Specifications as required by the City Engineer. Any obligations or guarantees with respect to the construction of such sidewalk shall be governed by the terms and conditions of the Final Subdivision for the Property.

7. **Sanitary Sewer, Line Extensions and Storm Water Detention Facilities.** Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property (as accepted by the City and filed in the official real estate records of Summit County, Utah, the “**Subdivision Plat**”). The preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.

In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the City Engineer, may be required. The timing for the construction of such storm water detention facilities shall be determined by the City Engineer, at the time of Subdivision Plat review (the “**Storm Detention Facilities**”). Maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or of a future Lot owner.

8. **Water Rights.** No water rights are associated with the property; the Petitioner does not own any water rights.

9. **Water Facilities and Infrastructure.** Certain water facilities and systems to serve future development of Petitioner’s Property shall be required to be constructed by the Developer/Owner and, to the extent they are dedicated to the City, easements therefore granted to the City, all of which shall be determined, and agreed to, by the affected parties and the City during the Final Subdivision review process (the “**Water Facilities**”). Petitioner acknowledges that water impact fees will be collected by City in the same manner and in the same amount as with other development within municipal boundaries and that impact fees so collected will not be refunded to Petitioner or to individual building permit applicants developing within the proposed annexation area. Ownership of water rights will not affect the application of the Impact Fee Ordinance to the Property.

Developer/Owner agrees to the following terms pertaining to Water Facilities:

9a. Design Drawings conforming to Park City Water Standard Plans and Specifications (Engineering & Construction Division | Park City, UT).

9b. Design must include a looped water system showing connection points to existing Park City water infrastructure.

9.c Fire Hydrants may be needed to meet Park City Water and Park City Fire District requirements.

9d. All designs will be subject to the review and approval of the Public Utilities Department.

There are existing water related easements in the project area which include but are not limited to the following: Summit County Recorder Entry No. 125799 and 134110. Details as to the grantee, purpose and future use and/or abandonment must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

A one-inch waterline is shown on the site plan of the annexation petition drawing package. Details as to the owner, purpose, and future use of this water line must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

The Final Subdivision Plat and building permit submittal shall meet all requirements to conform to the

standards of the Public Utilities Department.

10. **Affordable Housing Requirement.** Affordable housing shall be provided in a manner consistent with the City's Affordable Housing Resolution 05-2021. An annexation requires Affordable Unit Equivalents (AUEs) for 20% of Residential Unit Equivalents (RUEs) to be constructed. One RUE is equivalent to 2,000 square feet of Floor Area. One AUE is defined as having a minimum of 900 square feet of Net Livable Space, which Resolution 05-2021 defines as the calculated interior living area measured interior wall to interior wall, including all interior partitions, and including but not limited to habitable basements and interior storage areas, closets, and laundry areas, and excluding uninhabitable basements, mechanical areas, exterior storage, stairwells, garages, patios, decks, and porches.

Based on the maximum Gross Residential Floor Area of 7,500 square feet for the Single Family Dwelling, the required minimum Net Livable Space of the Affordable Unit is 675 square feet. The affordable housing obligation shall be provided through the following methods, in order of priority, as approved by the Park City Housing Authority:

- Construction of an Accessory Apartment on site (preferred method)
- Construction of the unit on another site within Park City.
- Dedication of an existing unit that is deed restricted.
- Construction of the unit outside Park City but within the Park City School District boundary.
- Conveyance of land within the Park City School District boundary for construction of affordable housing.
- Payment of a fee in lieu, which is currently \$400,500 per AUE.

The affordable Accessory Apartment shall not exceed 1,000 square feet in Floor Area or 18 feet in Building Height from Existing Grade and shall provide no more than one Parking Space for the Accessory Apartment tenant. Parking on Iron Canyon Drive for the SFD and Accessory Apartment is prohibited. The Applicant shall include the proposed affordable Accessory Apartment location in the SLO analysis required at the Final Subdivision phase and shall locate such affordable Accessory Apartment within the area least visible from designated Vantage Points.

Developer is responsible for the following steps to be completed to comply with the affordable housing requirement.

- Submit a Housing Mitigation Plan to the Housing Authority for approval.
- Recordation of a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms, prior to issuance of Certificate of Occupancy for the Single-Family Dwelling.
- Submit Annual compliance reporting to the Housing Authority

Prior to issuance of a building permit for the SFD, a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms in a form approved by the City Attorney's Office shall be recorded with Summit County. The affordable Accessory Apartment shall be completed prior to issuance of Certificate of Occupancy for the SFD.

The property owner of the SFD shall submit an annual compliance report to the Housing Authority.

12. **Planning Review Fees.** Lot owner of the platted lot within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable planning, building, subdivision and construction inspection fees imposed by the City in accordance with the Park City Land Management Code and the Park City Municipal Code.

13. **Impact and Building Fees.** Lot owner(s) within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable, fees, such as development, impact, park and recreation land acquisition, building permit and plan check fees due and payable for construction on the Property at the time of application for any building permits. Ownership of water rights shall not change the application of the Impact Fee Ordinance to the Property.

14. **Acceptance of Public Improvements.** Subject to fulfillment of all the conditions of the Subdivision Final Action Letter and, further, Park City's final approval of the construction of any such public improvements, those water facilities, utilities, fire hydrants, and easements as may be agreed by Parties in connection with the Final Subdivision Plat review and approval process (the "**Public Improvements**"), shall be conveyed and dedicated to the City, for public purposes.

15. **Snow Removal and Storage.** Park City shall not be obligated to remove snow from private sidewalks unless the sidewalks are classified as part of a community trail system and incorporated into the City wide snow removal program. A public snow storage easement shall be provided along Iron Canyon Drive and identified on the Final Subdivision plat to be located within the ten-foot-wide public easement described in section 6.

16. **Fiscal Impact Analysis.** Compared to large annexations that may result in significant commercial and/or residential development, this annexation would create one lot and up to two households. The City's property tax for a primary residence is 0.55%. The impact to the City in terms of service costs is negligible.

17. **Traffic Mitigation.** A review and analysis of impacts of the development on neighboring streets and major intersections was conducted by staff. No mitigation measures are proposed due to the low density and low level of impact of the proposed development on local streets and at major intersections.

19. **Effective Date.** This Annexation Agreement is effective upon recordation of the annexation plat and the filing and recordation of the annexation ordinance, and further, the City provides notice of the recordation to the parties of this Annexation Agreement.

20. **Governing Law; Jurisdiction and Venue.** The laws of the State of Utah shall govern this Annexation Agreement. The City and Petitioner agree that jurisdiction and venue are proper in Summit County.

21. **Real Covenant, Equitable Servitude.** This Annexation Agreement constitutes a real covenant and an equitable servitude on the Property. The terms of this Agreement touch and concern and both benefit and burden the Property. The benefits and burdens of this Agreement run with the land, and are intended to bind all successors in interest to any portion of the Property. This Agreement, a

certified copy of the ordinance approving the Annexation (the “**Annexation Ordinance**”), and the Annexation Plat shall be recorded in the County Recorder’s Office of Summit County, Utah.

22. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof may be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to Petitioner or its successors or assigns; provided that, notwithstanding the foregoing, the City hereby consents to the assignment of the rights and responsibilities, and the benefits, of this Agreement, in whole or in part, upon written notice to the City; and provided that, in connection with and to the extent of any such assignment, Petitioner shall not have any further rights or responsibilities under this Agreement as and to the extent accruing from and after the date of any such assignment.

23. **Compliance with City Code.** Notwithstanding section 19 of this Agreement, from the time the Park City Council (the “**City Council**”) approves of this Agreement and upon completion of the Annexation by recordation of the annexation plat with the County Recorder’s Office of Summit County, Utah, the Property shall be subject to compliance with any and all City Codes and Regulations pertaining to the Property.

24. **Full Agreement.** This Agreement, together with the recitals and attachments to this Agreement (which are incorporated in and made a part of this Agreement by this reference), the approving Ordinance for the Annexation (Ordinance No.2024-22) and the written agreements expressly referenced herein, contain the full and complete agreement of the Parties regarding the Annexation of the Property into the City. Only a written instrument signed by all Parties, or their successors or assigns, may amend this Annexation Agreement.

25. **Amendments.** Any substantive amendments to this Annexation Agreement shall be processed in accordance with the Park City Land Management Code and Utah Code in effect at the time an application for amendment is filed with the City Planning Department.

25. **No Joint Venture, Partnership or Third Party Rights.** This Agreement does not create any joint venture, partnership, undertaking or business arrangement among the Parties. Except as otherwise specified herein, this Agreement, the rights and benefits under this Agreement, and the terms or conditions hereof, shall not inure to the benefit of any third party.

26. **Vested Rights.** Subject to the provisions of this Agreement, Petitioner (or its assigns) shall have the right to develop and construct the proposed Subdivision in accordance with the uses, density, and configuration of development approved in the Final Subdivision plat when approved, subject to and in compliance with other applicable ordinances and regulations of Park City.

27. **Nature of Obligations of Petitioner.** Applicant is liable for performance of the obligations imposed under this Agreement only with respect to the portion of property which it owns and shall not have any liability with respect to the portion of the property owned by the City.

28. **Severability.** If any part or provision of this Annexation Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Annexation Agreement except that specific provision determined to be unconstitutional, invalid, or enforceable. If any condition, covenant or other provision of the Annexation Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by the law.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement as of the _____ day of _____, 2024.

(Signatures begin on following page)

PARK CITY MUNICIPAL CORPORATION,
A political subdivision of the State of Utah

By: _____
Nann Worel, Mayor

Dated this _____ day of _____, 2024

ATTEST: City Recorder

By: _____
Michelle Kellogg, City Recorder

Dated this _____ day of _____, 2024

APPROVED AS TO FORM:

City Attorney's Office

Dated this _____ day of _____, 2024.

ROBBINS BOYER JV, LLC, a Utah limited liability company, Petitioner

By: _____

Name: _____

Dated this _____ day of _____, 2024

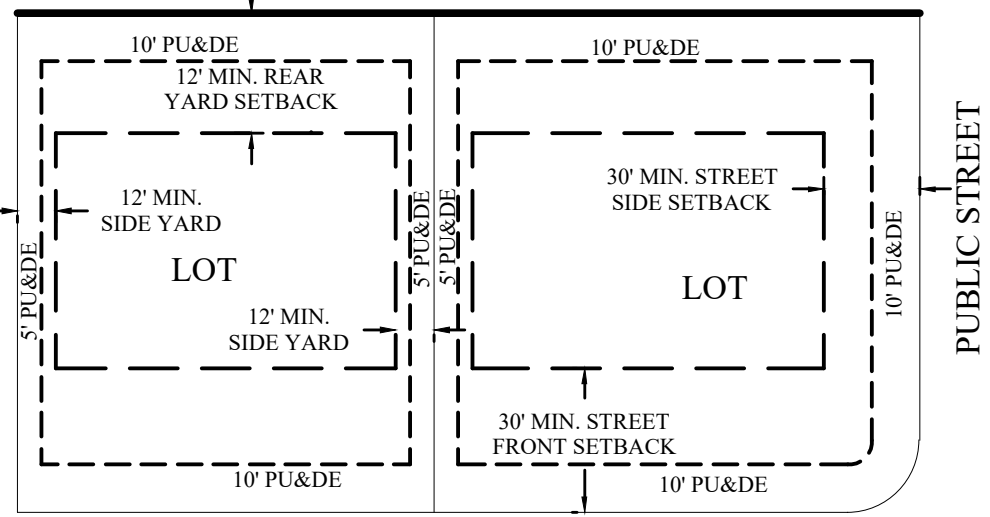
Acknowledgement (notary)

Attachments:

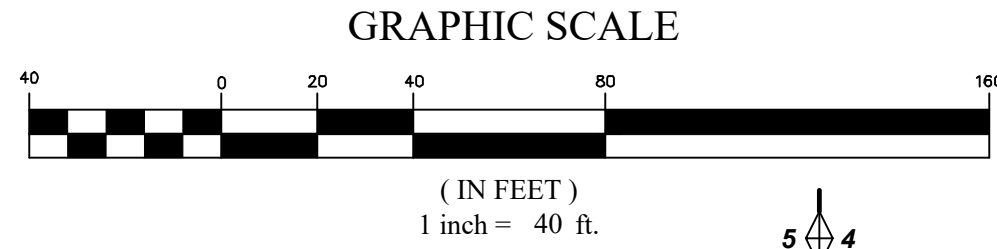
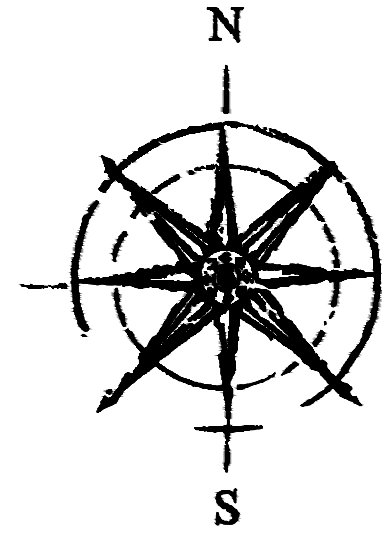
1. Annexation Plat
2. Preliminary Subdivision Plat

IRON CANYON PHASE 2

SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



TYPICAL BUILDING SETBACKS
N.T.S.



EAST 1/4 CORNER OF
SECTION 5, T2S, R4E, SLB&M
SUMMIT COUNTY MONUMENT
(PER ASPEN SPRINGS RANCH PHASE I)

5
8
9

5
8
9

5
8
9

SOUTHEAST CORNER OF
SECTION 5, T2S, R4E, SLB&M
SUMMIT COUNTY MONUMENT
(FOUND)

VICINITY MAP N.T.S.

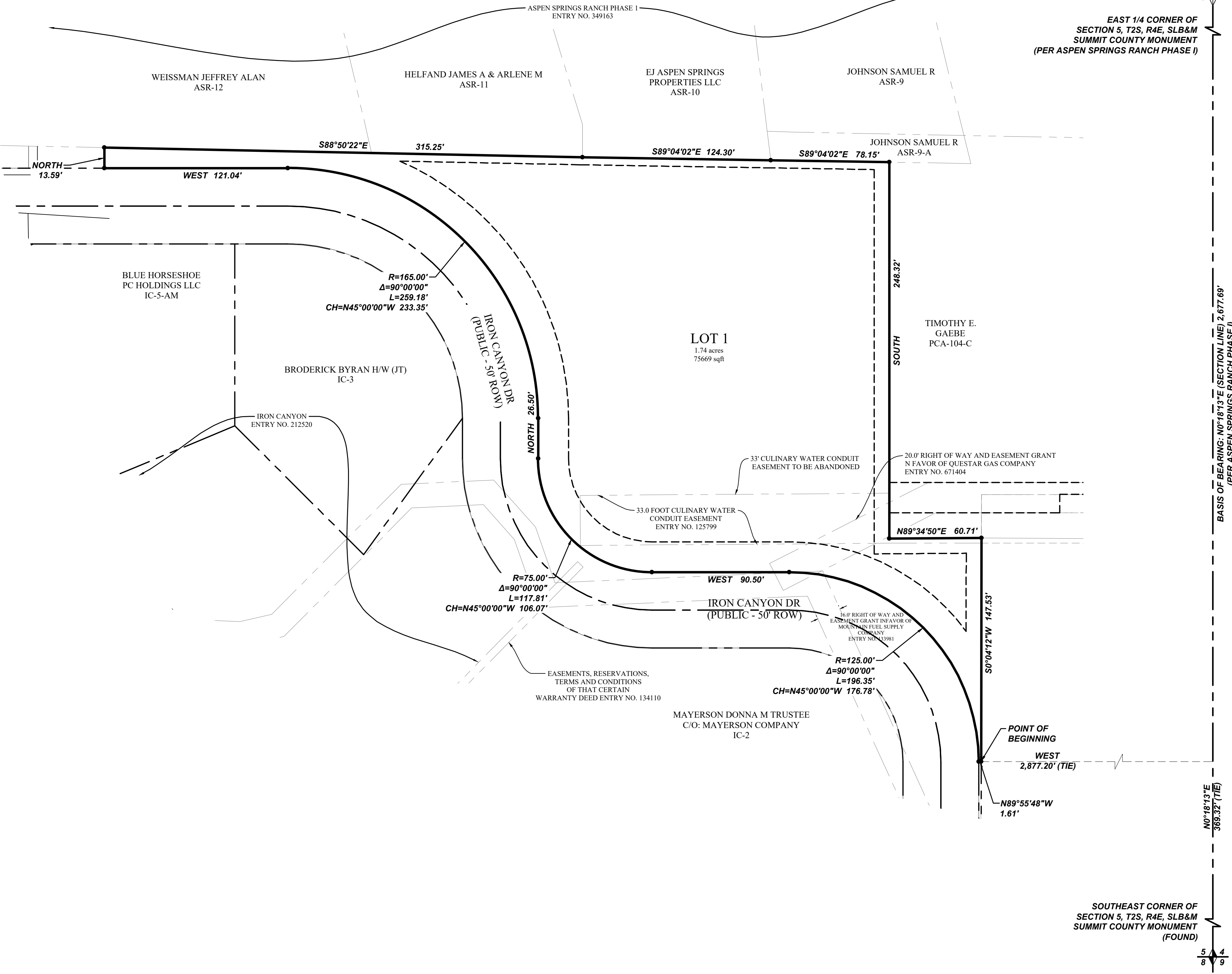
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR
REVIEW
ONLY

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point on a Easterly line of IRON CANYON Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 212520, said point located N00°18'13"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence N89°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet; 2) West 90.50 feet; 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet; 4) North 26.50 feet; 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of 90°00'00" Chord: N45°00'00"W 233.35 feet; 6) West 121.04 feet; thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE I Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163; thence S88°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2235 at Page 175; thence along said deed S89°04'02"E 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1073622 in Book 2419 at Page 667; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON Subdivision; thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet; 2) N89°34'50"E 60.71 feet; 3) S00°04'12"W 147.53 feet to the point of beginning.

Contains: 75,669 square feet or 1.74 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, _____ HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREINAFTER KNOWN AS

IRON CANYON PHASE 2 SUBDIVISION

DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20 ____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, _____ THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

IRON CANYON PHASE 2 SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE MECHANICAL REQUEST OF _____ 09/18/24

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ SUMMIT COUNTY RECORDER _____



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
THIS ____ DAY OF _____ 20 ____

BY: _____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS
DAY OF _____ A.D. 20 ____

CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION
ON FILE IN MY OFFICE THIS ____ DAY OF _____ A.D. 20 ____

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF
____ A.D. 20 ____

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP
WAS APPROVED BY PARK CITY COUNCIL
THIS ____ DAY OF _____ A.D. 20 ____

PARK CITY RECORDER

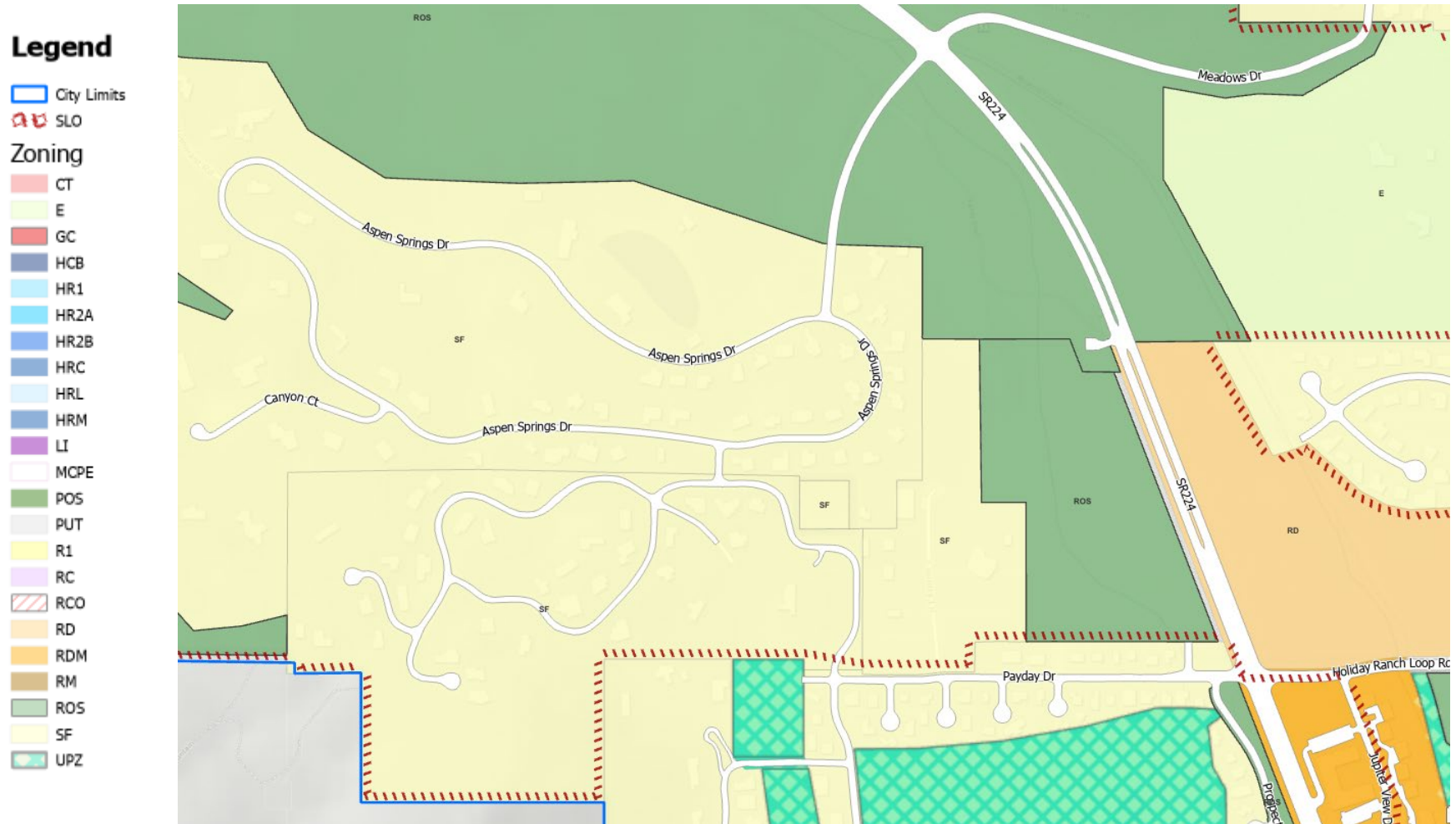
COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE
PARK CITY COUNCIL THIS ____ DAY
OF _____ A.D. 20 ____

PARK CITY MAYOR

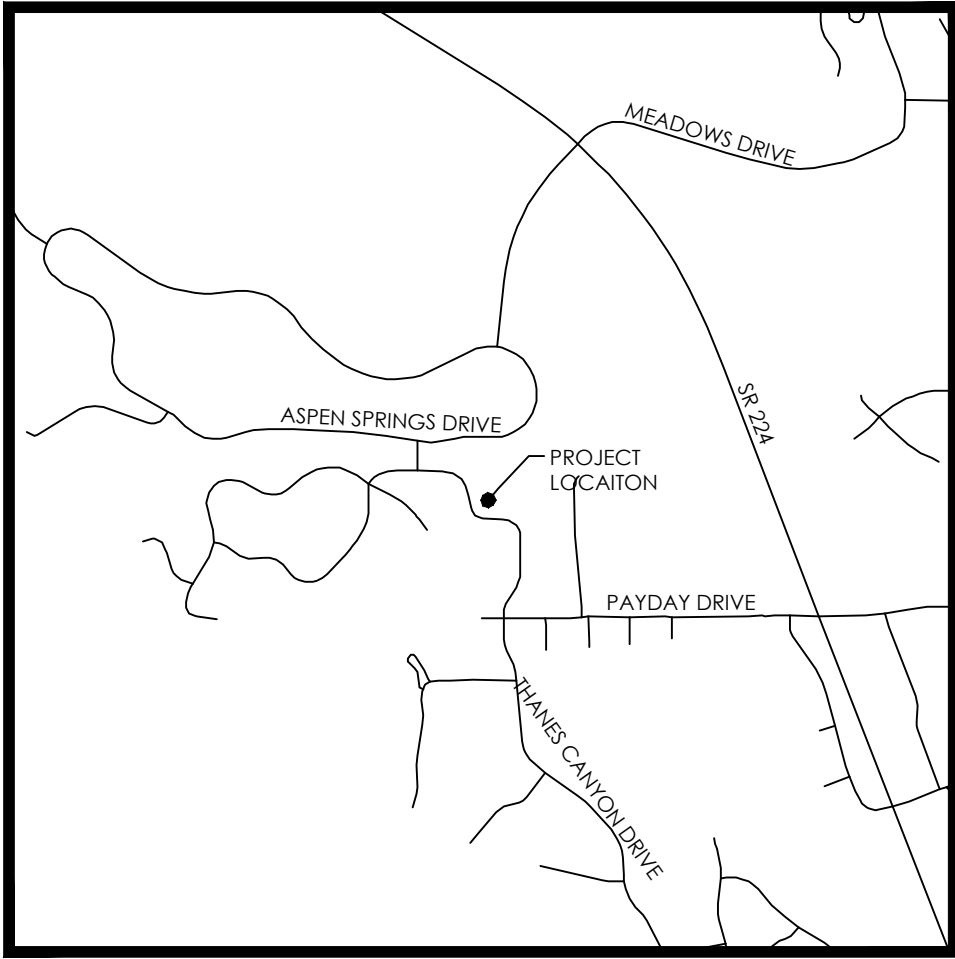
[Exhibit C]

Zoning Map Amendment
Excerpt from the Official Park City Coning Map

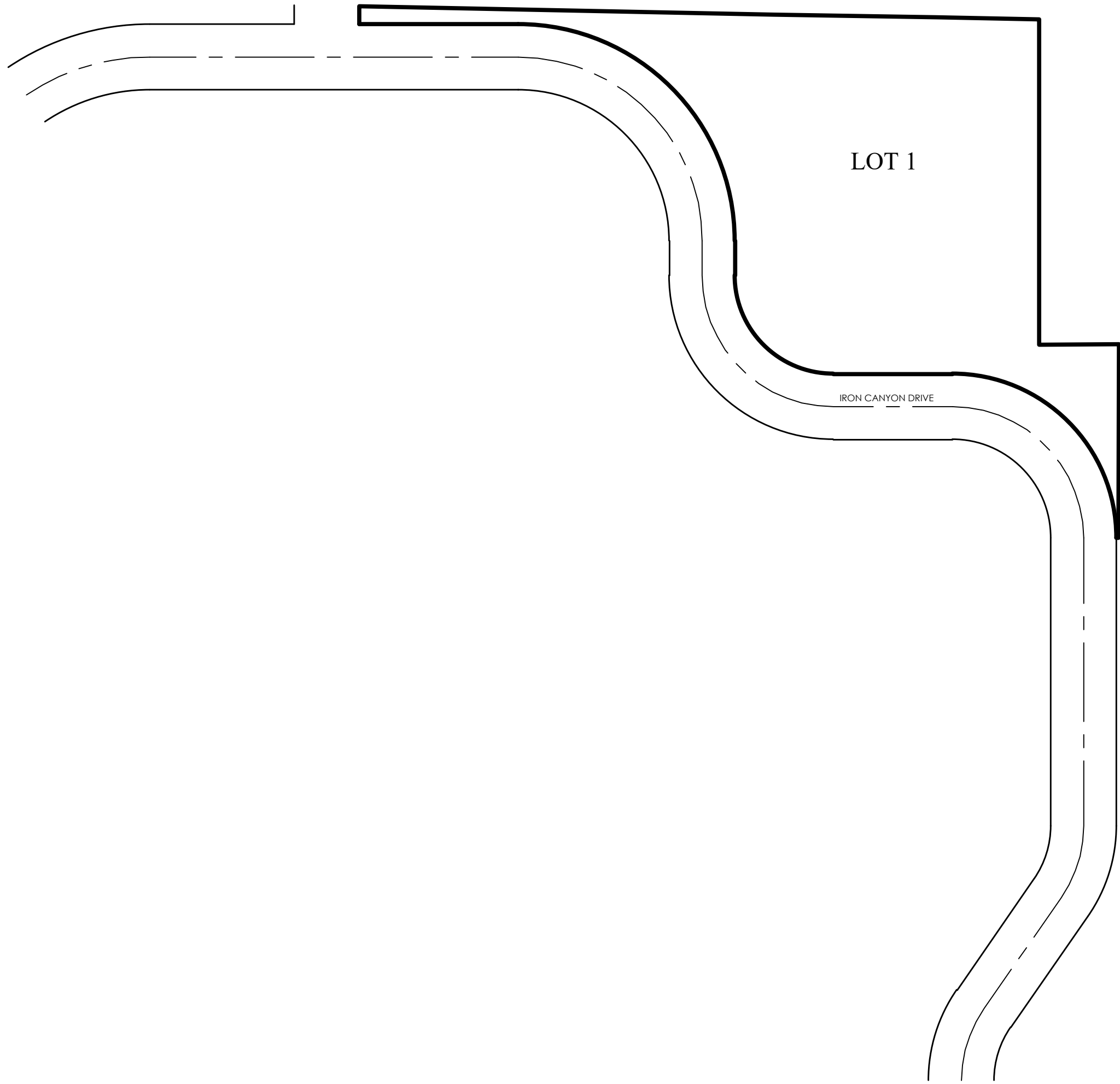


IRON CANYON PHASE 2

PREPARED FOR:
IVORY DEVELOPMENT
LOCATED IN:
PARK CITY, UT



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO XXXX STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

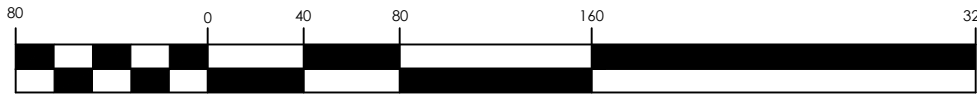
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
IVORY DEVELOPMENT
9178 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6841
CONTACT: BRAD MACKAY

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
EX.1	SITE PLAN
EX. 2	UTILITY PLAN
EX. 3	COMMUNITY FACILITIES
EX. 4	EXISTING ACCESS POINTS
EX. 5	SLOPE MAP
EX. 6	CONSTRUCTION MITIGATION PLAN
EX. 7	SENSITIVE LANDS EXHIBIT
EX. 8	VISUAL ASSESSMENT



GRAPHIC SCALE



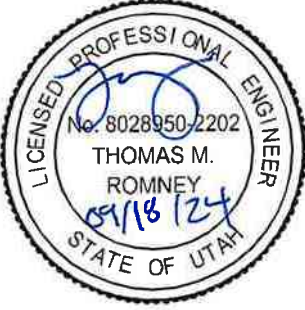
IRON CANYON PHASE 2 PARK CITY, UT COVER

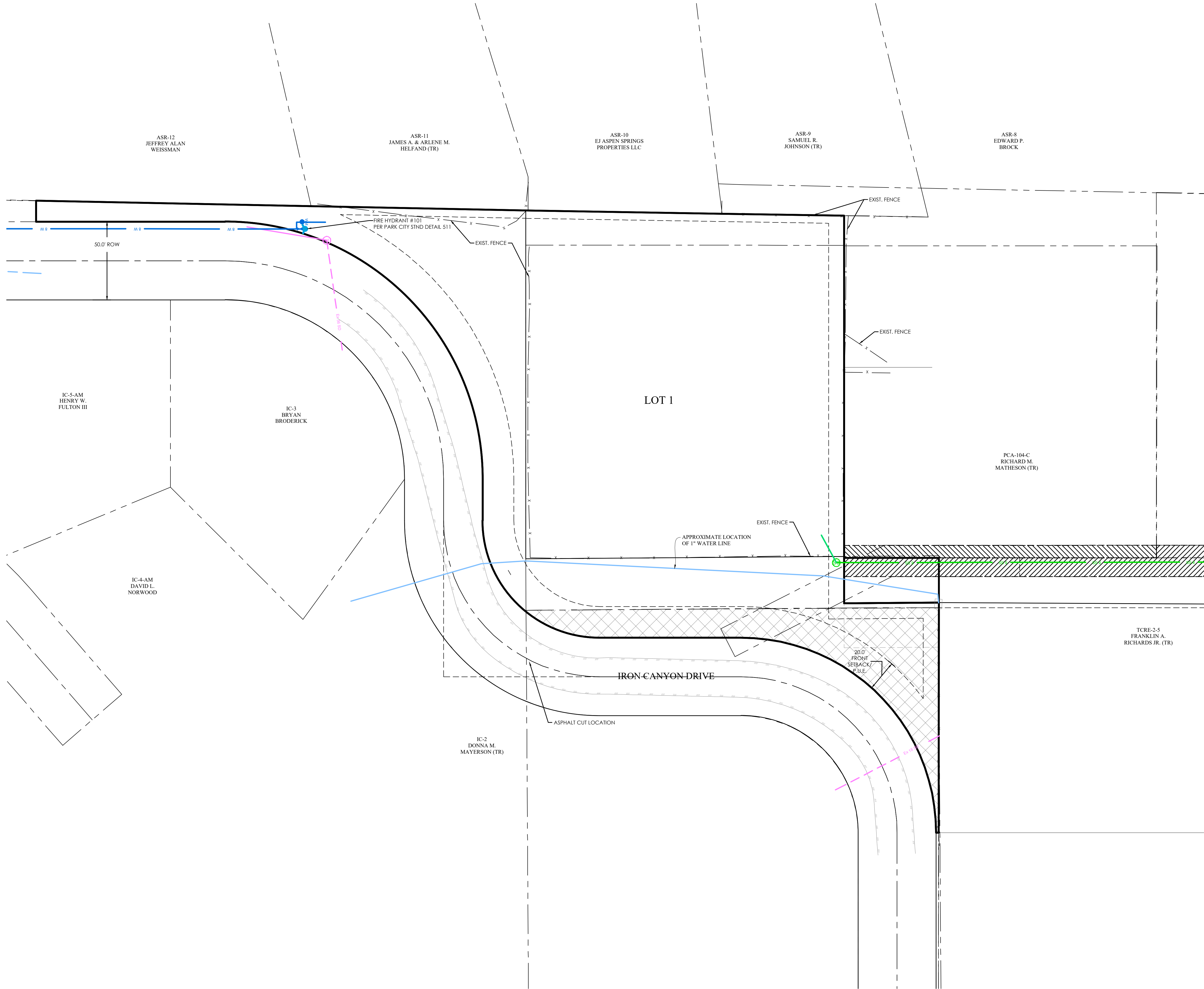
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER

Scale: 1"=80'	Drawn: MEC
Date: 09/18/24	Job #: 20-0230
Sheet:	

C1





LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

GENERAL PROPERTY INFO	
TOTAL ACREAGE	±1.73 ACRES
TOTAL SF UNITS	1
TOTAL DENSITY	0.58 UNITS/ACRE
ZONE & LOT REQUIREMENTS	
ZONE	SINGLE FAMILY (SF)
MAX DENSITY	3 UNITS/ACRE
FRONT YARD SETBACK	20'
REAR YARD SETBACK	15'
INTERIOR SIDE SETBACK	12'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

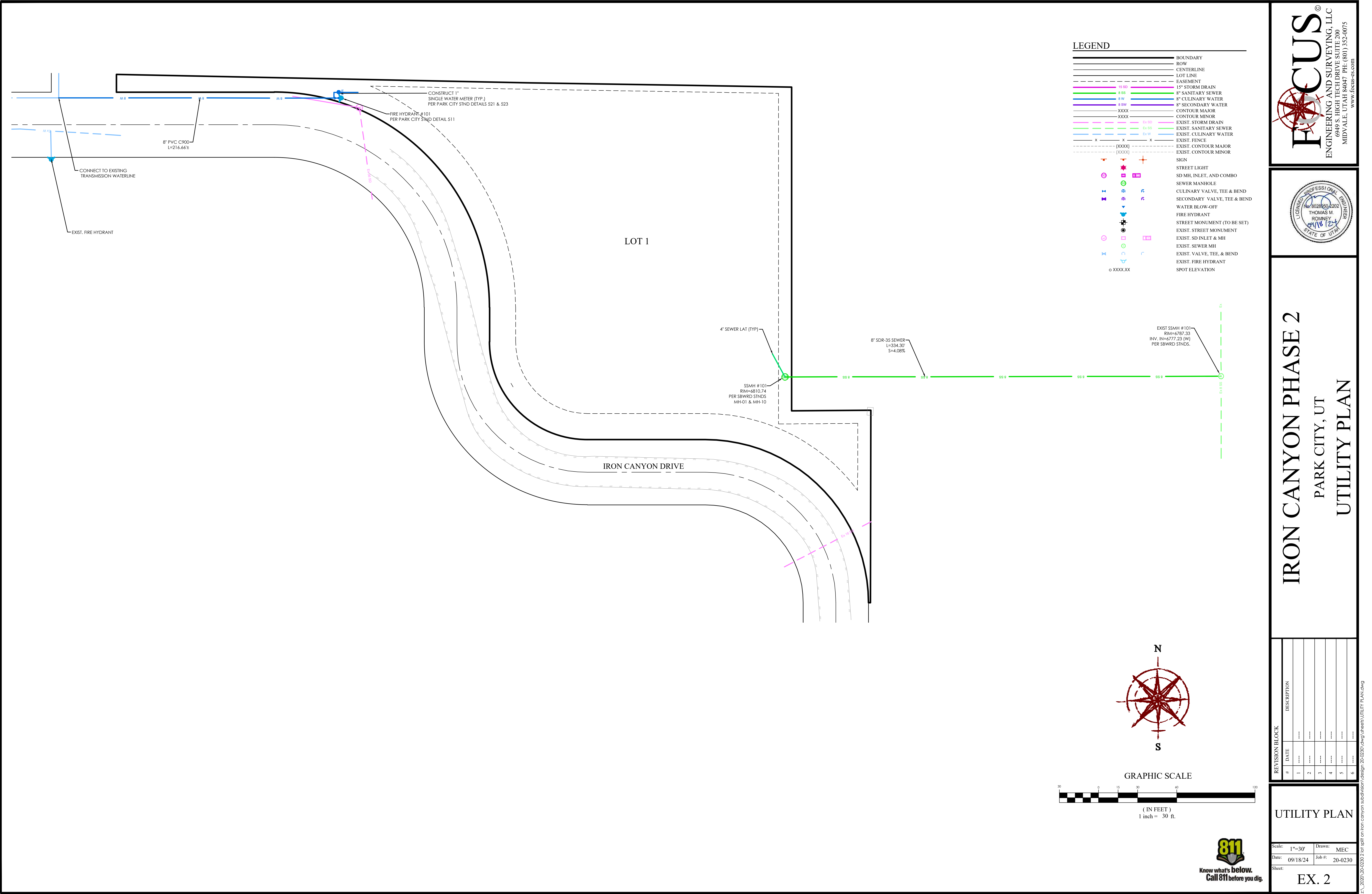


IRON CANYON PHASE 2
PARK CITY, UT
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

Scale: 1"=30'	Drawn: MEC
Date: 09/18/24	Job #: 20-0230
Sheet:	EX.1



IRON CANYON PHASE 2
PARK CITY, UT
UTILITY PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	09/18/24	09/18/24
2	09/18/24	09/18/24
3	09/18/24	09/18/24
4	09/18/24	09/18/24
5	09/18/24	09/18/24
6	09/18/24	09/18/24

Scale: 1"=30'	Drawn: MEC
Date: 09/18/24	Job #: 20-0230
Sheet:	EX. 2



PROJECT LOCATION

DISTANCE FROM PROJECT LOCATION

SCHOOLS	
PARLEY'S PARK ELEMENTARY SCHOOL	3.0 MI
McPOLIN ELEMENTARY SCHOOL	2.4 MI
PARK CITY HIGH SCHOOL	2.2 MI
TREASURE MOUNTAIN JR. HIGH SCHOOL	2.4 MI

FIRE STATIONS	
PARK CITY FIRE DISTRICT STA. 36	2.4 MI
PARK CITY FIRE DISTRICT STA. 38	3.5 MI
PARK CITY FIRE DEPT. STA. 31	0.7 MI

PARKS	
WILLOW CREEK PARK	3.2 MI
MATT KNOOP MEMORIAL PARK	2.7 MI
ROTARY PARK	0.2 MI
NEW PROSPECTOR PARK	2.5 MI
PROSPECTOR PARK	2.6 MI
CITY PARK	1.8 MI
ACOUSTIC PARK	1.9 MI
9TH ST AND PARK AVE PARK	2.2 MI
MINER'S PARK	2.7 MI

HOSPITALS	
PARK CITY HOSPITAL	4.7 MI

LIBRARIES	
PARK CITY LIBRARY	2.0 MI

CITY HALL	
PARK CITY - CITY HALL	2.7 MI



GRAPHIC SCALE



(IN FEET)
1 inch = 1000 ft.



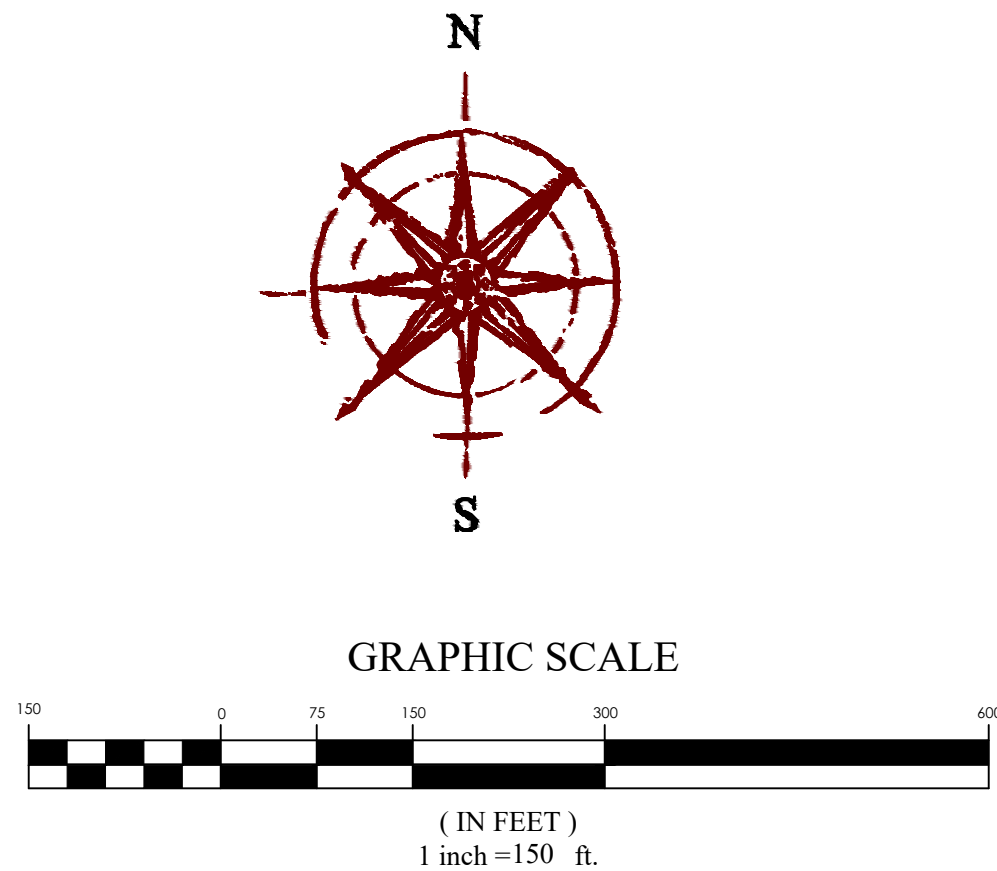
IRON CANYON PHASE 2
PARK CITY, UT
COMMUNITY FACILITIES

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COMMUNITY FACILITIES

Scale: 1"=1000'	Drawn: MEC
Date: 09/18/24	Job #: 20-0230
Sheet:	

EX. 3



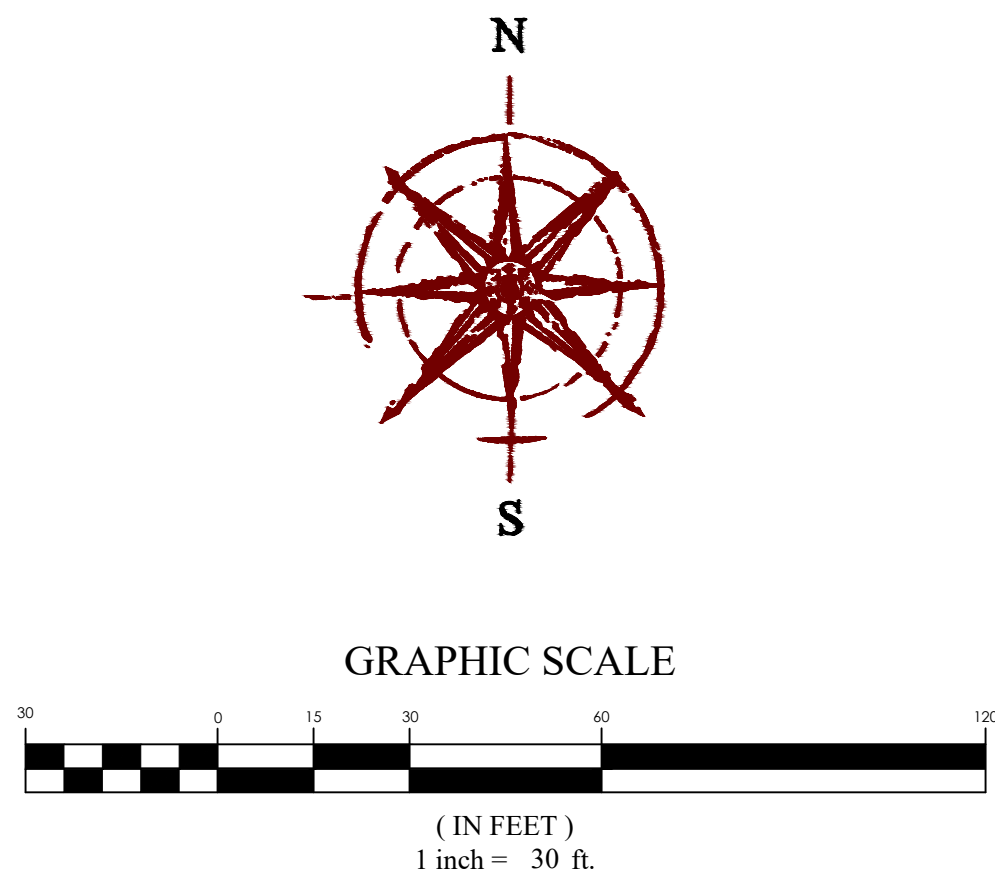
IRON CANYON PHASE 2

PARK CITY, UT

EXISTING ACCESS POINTS

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

EXISTING ACCESS POINTS	
Scale: 1"=150'	Drawn: MEC
Date: 09/18/24	Job #: 20-0230
Sheet:	EX. 4



- 0% - 12% SLOPES
 - 12% - 30% SLOPES
 - 30% SLOPES AND GREATER
- Note: The 30% slopes are granular barrow coming off of the shoulder of the roadway.



REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SLOPE MAP

Scale: 1"=20'

Date: 09/18/24

Sheet:

Drawn: MEC

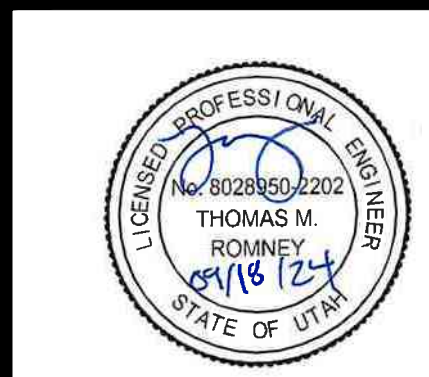
Job #: 20-0230

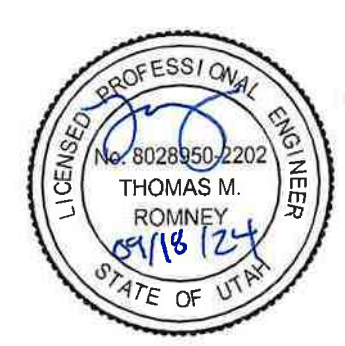
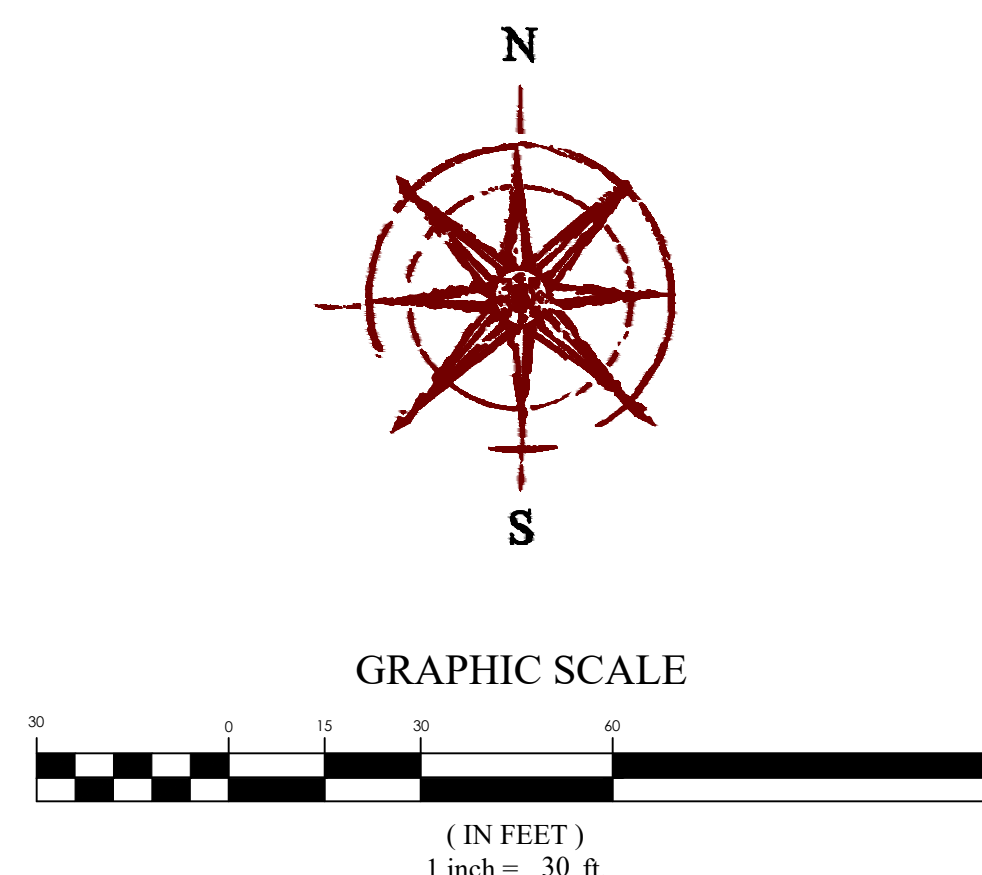
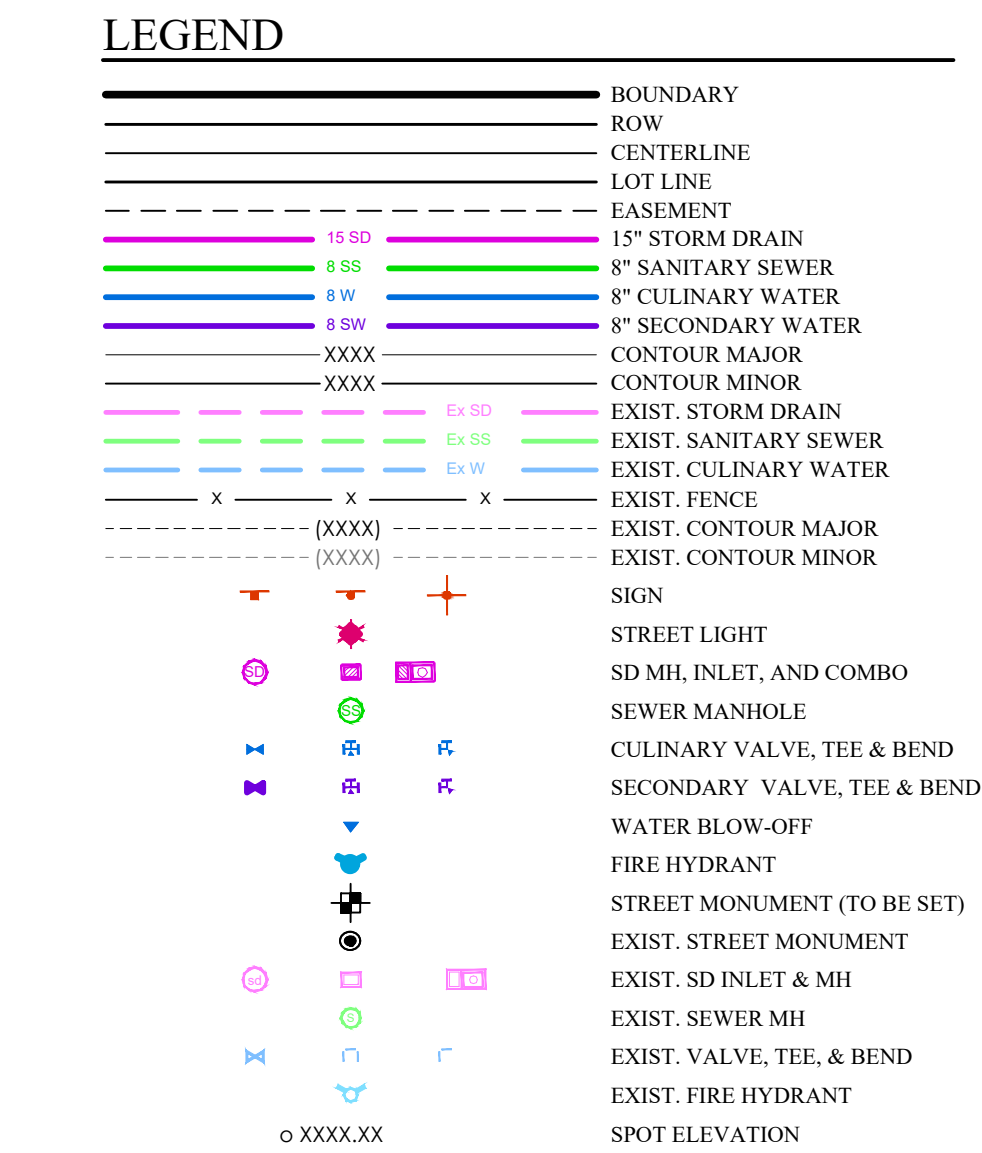
EX. 5

IRON CANYON PHASE 2

PARK CITY, UT

SLOPE MAP





IRON CANYON PHASE 2

PARK CITY, UT

CONSTRUCTION MITIGATION PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	10-1-2010	
2	10-1-2010	
3	10-1-2010	
4	10-1-2010	
5	10-1-2010	
6	10-1-2010	

CONSTRUCTION MITIGATION PLAN

Scale: 1"=30'	Drawn: MEC
Date: 09/18/24	Job #: 20-0230

EX. 6



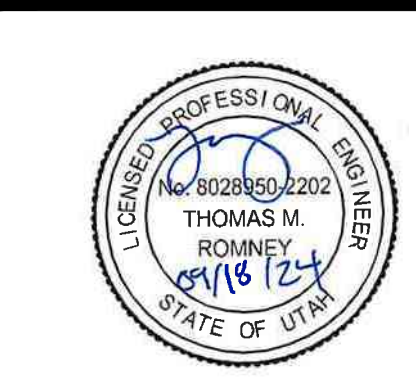
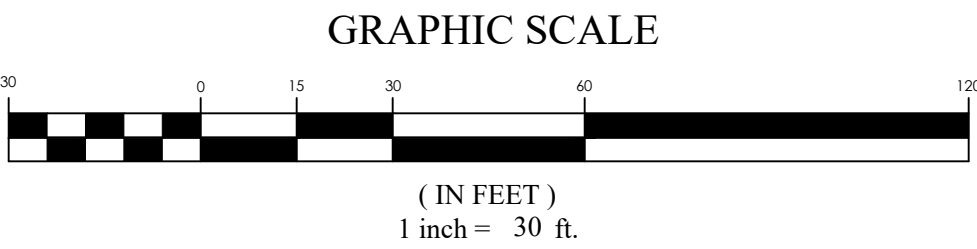
LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

VEGETATIVE COVER:
THERE ARE TWO STANDS OF EXISTING DECIDUOUS ASPEN TREES AS LABELED ON THIS SHEET. THE REST OF THE SITE IS SAGE, GRASSLAND. THE TWO STANDS OF ASPEN TREES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

RIDGE LINE AREAS:
THERE ARE NO RIDGE LINE OR HILL AREAS WITHIN THIS SUBDIVISION.

WETLANDS:
NO WETLANDS HAVE BEEN FOUND WITHIN THIS SUBDIVISION BOUNDARY.

WILDLIFE HABITAT AREAS:
WITH THE SIZE AND LOCATION OF THIS SUBDIVISION BEING SURROUNDED BY A ROAD AND RESIDENTIAL HOMES WE BELIEVE THE NEED FOR A WILDLIFE HABITAT REPORT TO BE NEGLIGIBLE. THE IMPACT WILL BE IDENTICAL TO THE NEIGHBORING PROPERTIES.



IRON CANYON PHASE 2
PARK CITY, UT
SENSITIVE LANDS EXHIBIT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SENSITIVE LANDS EXHIBIT	
Scale: 1"=30'	Drawn: MEC
Date: 09/18/24	Job #: 20-0230
Sheet:	EX. 7



VANTAGE POINT FROM HWY 224 AND McPOLION NATURE TRAIL
PARKING TURN OFF LOOKING EAST TOWARD THE PROJECT.
40°40'17.93" N 111°31'03.78"W



VANTAGE POINT FROM THE PROJECT LOCATED ON IRON
CANYON ROAD LOOKING WEST TOWARD HWY 224.
40°40'12.22" N 111°31'21.13"W

IRON CANYON PHASE 2

PARK CITY, UT

VISUAL ASSESSMENT

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

VISUAL ASSESSMENT

Scale: 1"=20'

Drawn: MEC

Date: 09/18/24

Job #: 20-0230

Sheet:

EX. 8



6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Development Timetable

It is expected that lot improvement and utility access for the single lot in the proposed Iron Canyon annexation will be completed in 2024. It is also expected that construction of the homes will begin in 2024.

Iron Canyon Annexation School Impact Study

Executive Summary: FOCUS Engineering & Surveying has conducted a school impact study for the proposed Iron Canyon single-lot residential subdivision located along Iron Canyon Drive in Park City, Utah. We have concluded that this development will have a negligible impact on neighboring schools.

Findings & Assumptions:

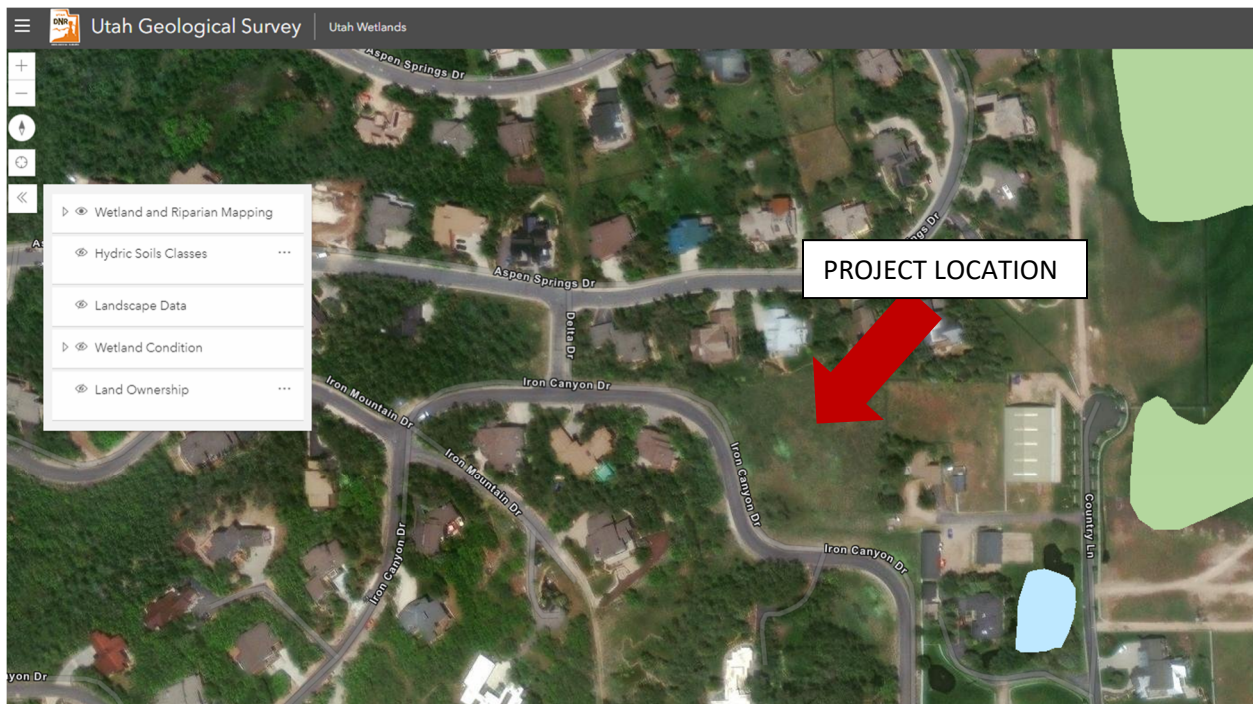
1. The U.S. Census estimates the average person-per-household from 2017 to 2021 in Park City to be 2.92. We will round this up to an average of three persons-per-household.
2. Based on this average, we estimate this development will yield an additional one student.
3. We also estimate the neighboring schools could see an increase of one total student based on this information.

Conclusion: Based on the above findings, the Iron Canyon single-lot subdivision will have a negligible impact on the neighboring schools.

Iron Canyon Annexation Natural Features Omission

FOCUS Engineering & Surveying has performed an analysis of the proposed Iron Canyon development and has determined that none of the following that will be impacted as part of this development: wetlands, natural drainages, vegetation, wildlife habitat, view corridors, or significant geological features. None of these features were found on the site during in-person site visit and inspections performed by FOCUS.

Focus Engineering has also reviewed the Utah Division of Natural Resources Wetlands Map and has confirmed that there are no existing delineated wetlands on the property. See image below:



In addition to this map, FOCUS found no evidence of a wetland existing on the property. There were no existing bodies of water, drainages, or vegetation typical to a wetland area.

A slope map, included in this packet of information, shows the slope of the Iron Canyon annexation area and illustrates natural drainages, berms, etc. None of these will be impacted by the proposed development.



6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Open Space Omission

The proposed Iron Canyon annexation will add one single-family residential lot to the existing Iron Canyon subdivision, which is part of the larger Thaynes neighborhood. The Thaynes neighborhood features a variety of public and private open space areas, including McPolin Farm, Frank Richards Farm, Aspen Springs Open Space, Rotary Park, McPolin Farm Trail, Thaynes Canyon Trail, a connection to McLeod Creek Trail, and the Park City Golf Course.

Because the proposed Iron Canyon annexation will include only one single-family residential home, FOCUS Engineering & Surveying has determined that there is not a need to provide additional open space, recreational areas or trails.

Iron Canyon Annexation Historical & Cultural Resources Omission

Research done by FOCUS Engineering & Surveying has determined that there are no historical and/or cultural resources located on the property associated with the area of the proposed Iron Canyon annexation. As a result, this item is not applicable for consideration as part of the proposed annexation.

FOCUS conducted a site investigation of the property. During this site investigation there were no historical artifacts or materials found on site. There are no existing structures on the site and therefore no historical buildings.

This property is also surrounded by development. There are homes surrounding this property. As such, the adjacent properties were not on registered historical or cultural land. Because of the lack of evidence for any historical or cultural resources on this site we believe it is appropriate to omit the full historical and cultural study.



6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Consistency with Park City General Plan

FOCUS Engineering & Surveying has determined that the development associated with the proposed Iron Canyon annexation is consistent with the Park City General Plan. The following outlines our reasoning for this determination.

The proposed development aligns with the community's core values of Small Town, Natural Setting, Sense of Community, and Historic Character. It is also consistent with the current Neighborhood Portfolio.

The proposed development is located within the Thaynes neighborhood in the Iron Canyon subdivision. Assuming the annexation is approved, it will be incorporated into a neighborhood with existing infrastructure and resources, including recreation areas, schools, businesses, etc. The proposed development will consist of single-family residential lots, which are consistent in size with the rest of the neighborhood. All Single-Family District requirements will be met, including the protection and/or remediation of any existing vegetation and view corridors, and no wildlife corridors should be affected by this development.

Iron Canyon Annexation Affordable Housing Plan Omission

FOCUS Engineering & Surveying has determined that there is not a need for an Affordable Housing Plan for the development associated with the proposed Iron Canyon annexation.

Per the information taken from the Thaynes Neighborhood General Plan below, there is no requirement for any affordable housing within the neighborhood. As a result, not including an Affordable Housing Plan for the proposed development will be consistent with the Thaynes Neighborhood General Plan.

Total Area (sq. miles)	0.97 square miles
Total Area (acres)	620 acres
Total Units	250
Unbuilt Units	99
% of Total Park City Units	2.7%
Average Density	3.16 units per acre
Range of Density	0.1 - 7.7 units per acre
Population	418
Total Businesses	17
% of Total Park City Businesses	2%
Housing Type	Single Family and Agriculture
Historic Sites	McPolin Barn
Affordable Housing	None
Occupancy	65% Primary residence 59% Owner-occupied 6% Renter-occupied
Neighborhood Icons	McPolin Farm, Rotary Park, Hiking Trails, Streams, Park City Golf Course
Parks	Rotary Park
Amenities	McPolin Farm, Frank Richards Farm, Aspen Springs Open Space
Trails	McPolin Farm Trail and Thaynes Canyon Trail, Connection to McCleod Creek Trail
Walkability	Internal streets and trails; few amenities within 1/4 mile that would decrease Vehicle Miles Traveled
Sub-Neighborhoods	Aspen Springs, Iron Canyon, Thaynes Canyon, Thaynes Creek Ranch



6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Existing Water Analysis

FOCUS Engineering & Surveying has performed an analysis of the proposed Iron Canyon development and has determined that the property being annexed into Park City does not have any water shares owned or being used at this time. The proposed subdivision will be joining the city's public utilities and purchasing water for the single lot.

Economic Analysis- Iron Canyon

1. Property Details:

Location: Park City, Utah

Lot Sizes: Lot 1 (0.5 acres), Lot 2 (0.67 acres), Lot 3 (0.56 acres)

Zoning: Residential

2. Market Analysis:

The Park City real estate market has exhibited a strong and consistent demand for residential properties, making it an attractive location for potential real estate development and investment. According to recent data from Redfin, the average sales price for residential properties in Park City stands at approximately \$1.79 million. This substantial average sales price reflects the desirability of the location, the quality of life it offers, and the potential for high-end living.

Further analysis reveals that the average price per square foot (sf) in Park City is estimated to be around \$721. This metric provides insight into the value that buyers place on the available living space, taking into account the unique features and amenities that Park City has to offer. The relatively high average price per square foot underscores the premium nature of the properties in the area, likely fueled by its scenic landscapes, recreational opportunities, and upscale lifestyle.

3. Operating Costs:

Property Taxes: Utah's state sales tax is 4.85%, and Park City's property tax is 1.130% for a secondary residence and .55% for a primary residence

Maintenance Costs: Maintenance will cost about 1% of the property value per year

4. Conclusion and Recommendations:

In light of the comprehensive economic analysis conducted for the residential lots located in the desirable area of Park City, Utah, it is evident that this investment opportunity holds substantial potential. The analysis considered various factors, from property details and market analysis to development and operating costs. Based on the results, these residential lots are a promising venture in Park City.



City Council Staff Report

Subject: Main Street Area Plan
Author: Chris Eggleton and Matt Lee
Department: Economic Development
Date: December 19, 2024

Summary - MSAP Committee Plan

At the September 2023 Park City Municipal Corporation City Council's Strategic Planning Retreat, the Council discussed long-term strategic planning and investment in Park City's Historic Main Street area. On January 4, 2024 ([see report on p. 222](#) and [minutes on pages 6-9](#)), we received direction from the Council to initiate the strategic planning process.

To facilitate this, the Main Street Area Plan Committee (referred to as the "MSAP Committee") was established, with support from project professionals and City staff. The attached Main Street Area Plan ("Plan") reflects the outcomes of a comprehensive process that included six committee meetings, a City Council Work Session on November 7, and two community engagement sessions held on November 12.

This Plan proposes investments in Park City's historic core to strengthen economic prosperity and quality of life, including.

- Invest in Main Street to create a pedestrian-friendly experience to give more reasons for people to visit the street, and to stay on the street longer.
- Execute public improvement concepts for the Brew Pub Lot, Miner's Park, and 9th Street Park to attract more people to Main Street and keep them there longer.
- Establish a central town square in Historic Park City at the current United States Post Office site, enhancing connectivity between Main Street and Swede Alley.
- Develop Swede Alley parking assets for higher value uses that provide positive economic impacts to Historic Park City, with the goal of strengthening the district's regional competitive position.
- Maintain the amount of parking in the district while minimizing costs to taxpayers associated with parking. Improve access to structured parking with a valet service.
- Improve workforce access to Main Street with better transit and appropriate housing.

Additionally, the MSAP Committee recommends that the City support fast, convenient transportation options to enable people to reach Main Street easily, including a gondola to Deer Valley and transit solutions along the S.R. 224 and S.R. 248.

Why Now?

Main Street is facing several economic challenges, including:

- The pedestrian experience for residents and visitors could be improved.
- Visitor numbers have declined in recent years, down 14% since 2021, while business costs have risen due to inflation.
- Main Street's market share is slipping. The pace of revenue growth on Main Street has been positive, but the pace of growth in the Deer Valley area and in online sales has been faster.
- Attracting employees is difficult due to traffic and a lack of affordable housing.

MSAP Committee Investment Goals & Recommendations

The Plan identifies a set of strategic investments to strengthen residents' quality of life, allow Park City's Main Street to continue to prosper, and enhance its historic heritage, including new buildings, street designs, and public spaces.

1. INVESTMENT OPPORTUNITY New Buildings	
Goal. Guide development on Swede Alley so that these projects support the needs of residents and businesses	
1.1 Recommendations	
a.	Issue RFPs for interested developers to design and build these projects.
b.	Establish design guidelines to ensure high-quality architecture and to match community character.
Goal. The new buildings on Swede Alley will fill gaps in the area's economy without taking customers away from existing businesses.	
1.2 Recommendations	
a.	Identify private assets (hotels, a grocery store, retail, housing, etc.) in the RFPs for developers to build.
b.	Identify <i>public</i> assets (transit and shuttle station, visitor center, underground parking, community childcare, workforce housing, etc.) in the RFPs for developers to build.
Goal. Workforce housing will provide both employees and local customers for businesses, helping them stay open all day, year-round.	
1.3 Recommendation	
a.	Build workforce housing on the Sandridge parking lots.

2. INVESTMENT OPPORTUNITY

Street Design

Goal. Main Street will have wide sidewalks, greenery, art, seating, and a single, flat surface so it will be a better space for events.

2.1 Recommendations

a.	Redesign Main Street as a one-way, single-surface street with wider sidewalks and a lane for electric trolleys.
b.	Reduce parking spaces on Main Street to create space for the new design but maintain the same total number of spots in the study area by building underground parking within Swede Alley developments.
c.	Use valet parking and digital signs to make underground parking convenient.

Goal. Transform Swede Alley into a beautiful street with consistent sidewalks along its full length.

2.2 Recommendations

a.	Redesign Swede Alley to provide a better pedestrian experience.
b.	Encourage existing building owners to invest in improving the side of their buildings that face Swede Alley.

Goal. Multimodal Transportation in the Main Street area will be convenient, orderly, and intuitive.

2.3 Recommendation

a.	Create a circulation plan for the Main Street area that accommodates pedestrians, cars, delivery vehicles, buses, and shuttles.
----	---

Goal. Geothermal energy will melt snow and reduce energy costs for buildings.

2.4 Recommendations

a.	Investigate the potential of building an ambient temperature loop in Main Street and Swede Alley to heat sidewalks and help heat and cool buildings.
----	--

3. INVESTMENT OPPORTUNITY Public Spaces

Goal. 9th Street Park will preserve greenspace, create a relaxing gathering space for the community, and provide an improved entry point to Main Street.

3.1 Recommendations

- | | |
|----|--|
| a. | Maintain the western conservation easement. |
| b. | Eliminate the trolley turn-around to create more public space, which will require revoking the easement on that portion of the site. |
| c. | Provide improvements to the physical infrastructure of Ninth Street Park. |

Goal. The Central Square will honor Old Town history and serve as a major gathering space for Park City celebrations

3.2 Recommendations

- | | |
|----|--|
| a. | Create a new post office in the new Swede Alley buildings and use the original post office building as an amenity space. |
| b. | Restore the post office building to its original 1921 structure and use the remaining space for a new Central Square. |

Goal. A new plaza in front of City Hall will transform the building into a visually striking symbol of the community.

3.3 Recommendation

- | | |
|----|---|
| a. | Invest in a new plaza in front of City Hall, between the two new development sites. |
|----|---|

Goal. Miner's Park will offer improved restrooms, a playground that evokes heritage, and a better, more colorful place to gather.

3.4 Recommendation

- | | |
|----|--|
| a. | Build on the 2017 design for Miner's Park to create a lively public space that emphasizes heritage and offers fun activities for both children and adults. |
|----|--|

Goal. The New Brew Pub Plaza will draw visitors to the top of Main Street with activities, art, and potentially a gondola.

3.5 Recommendations

- | | |
|----|---|
| a. | Design the Brew Pub Plaza to draw people to the top of the street. |
| b. | Explore the potential of building a gondola from the Brew Pub Plaza to Deer Valley. |

The Committee acknowledges that for the Plan to succeed, residents, visitors, and employees must easily access Main Street. While detailed transportation recommendations are not within this project's scope, the following high-level guidance is offered.

4. REGIONAL TRANSPORTATION Guidance	
Goal. Parking and mass transit solutions will make it easy and convenient for people to reach Main Street even during the busiest times of the year.	
4.1 Recommendation	
a.	Investigate the potential to build regional park-and-ride and mass transit solutions.
Goal. Park City will invest in adequate transportation solutions so that traveling to Main Street remains convenient and efficient.	
4.2 Recommendation	
a.	Ensure transportation solutions address the scale of projected need.
Goal. Park City businesses will have easy access to the employees they need to invest in growth.	
4.3 Recommendation	
a.	Provide workforce housing within the Park City municipality with excellent transit access to Main Street.

MSAP Committee Feedback

- 1) Investments at other destinations in the Wasatch Back will draw visitors away from Park City if the municipality does not make its own investments to compete.
- 2) Business owners on the MSAP Committee reported that they are struggling to compete with other nearby destinations to attract employees. They expressed concern that the lack of employees is already slowing the growth of Main Street businesses.
- 3) The MSAP Committee emphasized that if Park City does not make major investments, it will continue to lose visitors, market share, and employees to other destinations. “Doing nothing is doing something,” an Advisory Committee member stated, emphasizing that the choice not to act is itself an action — and one with major economic consequences.
- 4) “Deer Valley-level hotel or greater” is desired on Main Street, signaling the need for a high-quality experience and more beds within the town center.
- 5) Develop underused land to provide hotels, retail, a grocery store, and additional restaurant space to keep visitors on Main Street longer.
- 6) MSAP Committee members unanimously felt that parking lots are not an effective use of this land. They proposed that parking should be replaced with new assets — such as hotels, homes, and retail — and that parking should be moved underground.
- 7) New buildings should create a better, more striking gateway into the Main Street Area. The project should aim to create a stronger sense of arrival, and to entice visitors to enter.
- 8) Eight out of 10 Advisory Committee members supported the new design for Main Street, while two preferred to maintain the status quo plus incremental improvements. Those who supported the change felt the investment was important to:
 - Allow the street to continue to attract more visitors by providing more space for them on the sidewalk.
 - Offer lots of activities and places to visit so that people stay on the street longer.
- 9) The Post Office is not the “highest and best use” of the land. The MSAP Committee recommends demolishing only the 1965-75 addition to create space for a new public square while retaining and restoring the original building.
- 10) The new City Hall Plaza should emphasize natural features, with abundant evergreen trees and plants. They also requested a water feature to symbolize Poison Creek, which runs underground through this location. (It likely will not be possible to bring Poison Creek itself to the surface as its water flow depends on the season and because parking structures will create physical limitations.)
- 11) If City Hall one day moves, the building should remain a public asset and continue to serve a civic function.
- 12) The MSAP Committee felt that Miner’s Park was underutilized. One emphasized that “it is one of the only public spaces we have.” They want it to offer residents and visitors a better experience.

- 13) It is essential to identify and implement large-scale transit and park n' ride solutions to meet this visitor demand, because the success of the proposed improvements for Main Street and Swede Alley depends on it.
- 14) Create a regional hub for workforce housing, with a high-quality transit connection to Main Street. The MSAP Committee further recommended that this hub be combined with a regional park-and-ride so that visitors and employees could benefit from the same transit connections to Main Street.

Public Feedback

Public response to the Main Street redevelopment plan was overwhelmingly positive, particularly for features emphasizing public spaces and pedestrian-friendly design. Respondents lauded the designs for Miner's Park, 9th Street, and City Hall Plaza, appreciating elements like gathering spaces for residents and visitors, clean facilities, play areas for children, and historical highlights. The car-lite design of Main Street, wider sidewalks, and potential pedestrian-only zones were widely supported for enhancing walkability, vibrancy, and hosting events. Respondents also endorsed transportation solutions, especially a gondola connection to Deer Valley, improved access to transportation and shuttle services, and dedicated rideshare zones.

With mixed-use structures and increased vibrancy, the Swede Alley redevelopment received praise for its thoughtful density and potential economic benefits. Public sentiment encouraged integrating historical architecture into new designs, focusing on maintaining Park City's charm and character. Overall, residents valued the balanced approach to preserving history while enhancing functionality, contributing to a forward-thinking, livable, and vibrant Main Street.

Public criticism of the Main Street redevelopment plan focused on parking reductions, with concerns about impacts on businesses and construction disruptions. Building heights and view obstructions raised worries about aesthetics, while some questioned the necessity of new hotels and financial viability. Residents stressed prioritizing locals' needs and preserving Park City's historic charm.

Economic Impacts of these Strategic Investments

The development of new buildings on Swede Alley is expected to bring significant economic and fiscal benefits.

- The new buildings are expected to generate \$184 million in direct annual spending, with a margin of error of \$20 million.
- The development will also increase spending at existing businesses on Main Street by \$100 million, with a margin of error of \$12 million.
- Total estimated new spending: \$283 million annually, with a margin of error of \$34 million.

There are considerable fiscal Impacts for local governments as well:

- If new development in this area can match nearby land values, these properties could add between \$647 and \$828 million of additional assessed value for the Main Street area.
- Main Street upgrades and the proposed new buildings will generate \$18.5 million per year in revenue for all local government entities, including from property taxes, sales taxes, and other sources.
- Park City's fiscal impact is estimated to be \$10.4 million per year
- Summit County's Transient Room Tax could generate \$1.1 million to \$1.9 million.

Funding from New Revenue

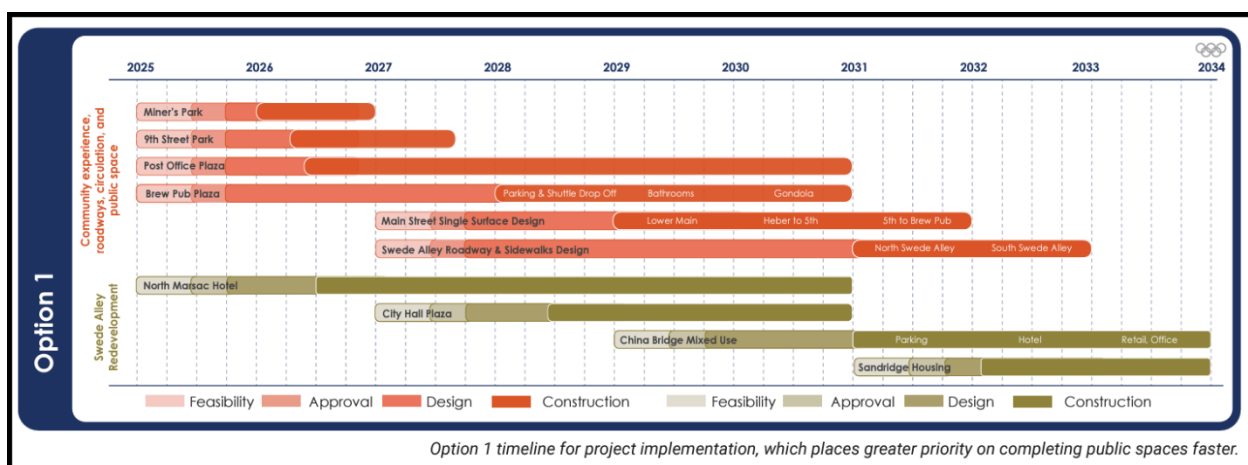
Developers will bear the costs of erecting new buildings, not residents. The Plan aims to use the tax revenue from new buildings to cover the costs of public space improvements and Main Street and Swede Alley.

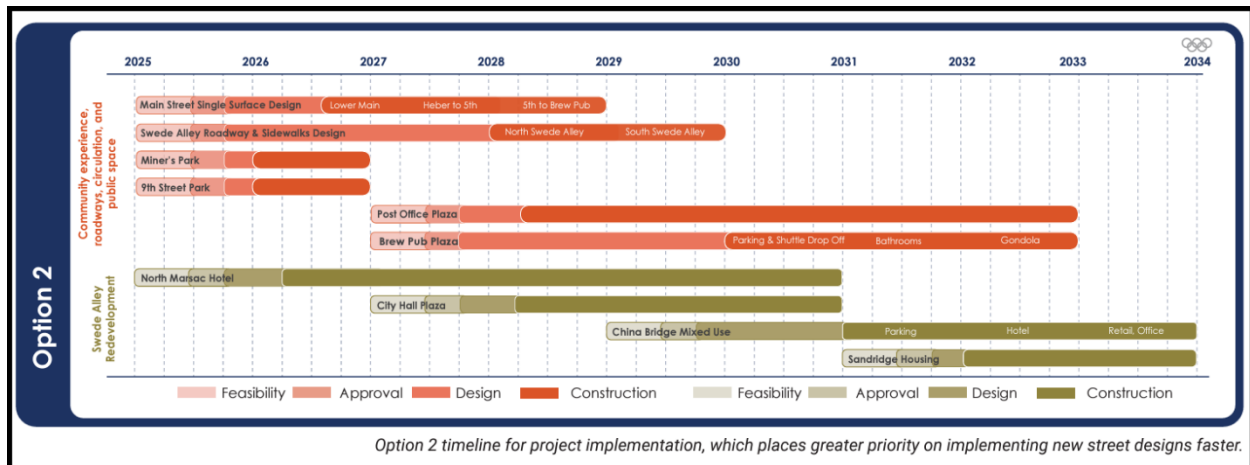
Plan Implementation

The MSAP Committee recommends implementing the Plan as a cohesive and integrated vision, as its elements are interconnected. Funding for public spaces and other amenities designed to attract new visitors to the street relies partly on creating additional underground parking and constructing new hotels. Additionally, the value of these new buildings depends on improved designs for the surrounding streets and public spaces.

The Committee developed a timeline for each element of the plan that considers Park City's regulatory processes, which actions depend on others, and high-level construction sequencing, including some construction mitigation solutions. The timeline illustrates the actions the city will need to take to complete the plan, but the list is not exhaustive. Depending on logistics and the City's priorities, the timeline can be reconfigured as needed.

Below are the two proposed implementation timelines:





Public Hearing & Council Discussion/Questions

The item is scheduled for a Public Hearing. The project professionals and staff are ready to answer the Council's questions.

Council Direction

The project professionals and staff are ready to take questions from the Council.

Do you generally support the cohesive and integrated revitalization vision outlined in the Plan, as recommended by the MSAP Committee?

- 1) If so, please provide direction for us to continue to pursue the Plan and return to Council with:
 - a. zoning and land management code analysis;
 - b. project-specific feasibility analysis;
 - c. RFP issuance for private developer partners;
 - d. specific site designs, including project budgets;
 - e. construction phasing and sequencing plans; and/or
 - f. anything else.
- 2) If not, please provide direction on
 - a. what part of the plan needs to change and why;
 - b. what feedback can we deliver to the MSAP Committee; and/or
 - c. anything else.

Exhibits

- A Main Street Area Plan Committee Recommendation to City Council
- B Main Street Area Plan Final Report
- C Main Street Area Plan Final Presentation

Main Street Area Plan Committee

20 Nov 24

Subject: MSAP Committee Recommendation to City Council

Dear Members of the City Council,

On behalf of the Main Street Area Plan Committee, we are writing to share our unified position and to urge the Council to **vote affirmatively**, signaling a decisive step forward. This is a pivotal moment that calls for bold action, and we believe it is both timely and essential to accelerate the implementation of the proposed concepts to address current and anticipated challenges effectively.

The committee represents a diverse mix of community members, representing a wide array of priorities, histories, and perspectives. Over many hours of analysis, discussion, and collaboration, we have diligently worked to develop a position that reflects best-in-class practices and is rooted in both data and lived experiences. This alignment was driven by our commitment to ten core priorities, which we believe are integral to the plan's success:

1. **Health & Safety**

Goal: Ensure safe and welcoming spaces for residents and visitors alike.

Recommended Implementations:

- Single-surface streets for improved pedestrian safety.
- Enhanced restroom facilities at Miner's Park, 9th Street, and the Brew Pub.

2. **Community Programming**

Goal: Foster accessible gathering spaces for social connection.

Recommended Implementations:

- Develop a Town Square at the Post Office Plaza.
- Increase public seating and upgrade parks at key locations.
- Brew Pub Lot enhancements – public access

3. **Economic Vibrancy**

Goal: Create infrastructure that sustains economic growth amidst regional competition.

Recommended Implementations:

- Expand hotel developments to enhance bed base.
- Introduce visitor-oriented assets and diverse commercial opportunities.

4. **Sustainability**

Goal: Align with state and local sustainability initiatives.

Recommended Implementations:

- Explore a district heat loop/MainStreet concept.
- Continue commitments to solar energy projects in partnership with Rocky Mountain Power.

5. **Innovation**

Goal: Set a visionary standard for other mountain towns to follow.

Recommended Implementations:

- Introduce "Instagrammable" features such as a gondola, artistic installations, light displays, and a trolley circulator.

6. **Civic Engagement & Representation**

Goal: Ensure community voices remain integral throughout implementation.

Recommended Implementations:

- Conduct regular community sessions.
- Facilitate online and in-person meetings for feedback.

7. Housing & Livability

Goal: Enhance quality of life and reduce commuting burdens.

Recommended Implementations:

- Develop Sandridge Housing and explore housing opportunities at the Regional Park and Ride.
- Partner with High Valley Transit to improve accessibility.
- Include deed-restricted provisions to ensure affordability.

8. Transportation & Mobility

Goal: Optimize transportation systems to meet current and future needs.

Recommended Implementations:

- Support High Valley Transit's 224 BRT initiative.
- Strengthen public-private partnerships with Deer Valley.

9. Historical & Cultural Preservation

Goal: Prioritize people-centric spaces while respecting cultural heritage.

Recommended Implementations:

- Repurpose City Hall Plaza and the Post Office Plaza adaptively.
- Enhance Brew Pub lot experience and integrate new meeting spaces in hotels.

10. Fiscal Responsibility

Goal: Maintain fiscal prudence and avoid conflicts with other community initiatives.

Recommended Implementations:

- Leverage private-public partnerships to maximize resources and minimize risks.

Conclusion:

As representatives of the Main Street Area Plan Committee, we urge the City Council to consider these perspectives as you deliberate. We strongly support the proposed Main Street Area Plan, as it embodies a positive, actionable vision that aligns with our goals, and reflects the ten core values that have guided our rigorous deliberations.

This plan represents not just a roadmap but an opportunity to advance the vitality, sustainability, and livability of our beloved Main Street district. Now is the time to act decisively and with ambition.

Sincerely,

The Main Street Area Plan Committee



Main Street Area Plan

December 2024



Letter to City Council

From: Main Street Area Plan Committee

December 19, 2024

Subject: Committee Recommendation to City Council

Dear members of the City Council,

On behalf of the Main Street Area Plan Committee, we are writing to share our unified position and to urge the Council to vote affirmatively, signaling a decisive step forward. This is a pivotal moment that calls for bold action. We believe it is both timely and essential to accelerate the implementation of the proposed concepts to address current and anticipated challenges effectively.

The committee represents a diverse mix of community members, representing a wide array of priorities, histories, and perspectives. Over many hours of analysis, discussion, and collaboration, we have diligently worked to develop a position that reflects best-in-class practices and is rooted in both data and lived experiences. This alignment was driven by our commitment to 10 core priorities, which we believe are integral to the plan’s success:

1. Health and safety

Goal: Ensure safe and welcoming spaces for residents and visitors alike.

Recommended implementations:

- Single-surface streets for improved pedestrian safety.
- Enhanced restroom facilities at Miner’s Park, Ninth Street, and the Brew Pub.

2. Community programming

Goal: Foster accessible gathering spaces for social connection.

Recommended implementations:

- Develop a Town Square at the Post Office Plaza.
- Increase public seating and upgrade parks at key locations.
- Brew Pub Lot enhancements — public access.

3. Economic vibrancy

Goal: Create infrastructure that sustains economic growth amidst regional competition.

Recommended implementations:

- Expand hotel developments to enhance bed base.
- Introduce visitor-oriented assets and diverse commercial opportunities.

4. Sustainability

Goal: Align with state and local sustainability initiatives.

Recommended implementations:

- Explore a district heat loop/Main Street concept.
- Continue commitments to solar energy projects in partnership with Rocky Mountain Power.

5. Innovation

Goal: Set a visionary standard for other mountain towns to follow.

Recommended implementations:

- Introduce “Instagrammable” features, such as a gondola, artistic installations, light displays, and a trolley circulator.

6. Civic engagement and representation

Goal: Ensure community voices remain integral throughout implementation.

Recommended implementations:

- Conduct regular community sessions.
- Facilitate online and in-person meetings for feedback.

7. Housing and livability

Goal: Enhance quality of life and reduce commuting burdens.

Recommended implementations:

- Develop Sandridge Housing and explore housing opportunities at the Regional Park and Ride.
- Partner with High Valley Transit to improve accessibility.
- Include deed-restricted provisions to ensure affordability.

8. Transportation and mobility

Goal: Optimize transportation systems to meet current and future needs.

Recommended implementations:

- Support High Valley Transit’s 224 BRT initiative.
- Strengthen public-private partnerships with Deer Valley.

9. Historical and cultural preservation

Goal: Prioritize people-centric spaces while respecting cultural heritage.

Recommended implementations:

- Repurpose City Hall Plaza and the Post Office Plaza adaptively.
- Enhance Brew Pub lot experience and integrate new meeting spaces in hotels.

10. Fiscal responsibility

Goal: Maintain fiscal prudence and avoid conflicts with other community initiatives.

Recommended implementations:

- Leverage private-public partnerships to maximize resources and minimize risks.

Conclusion

As representatives of the Main Street Area Plan Committee, we urge the City Council to consider these perspectives as you deliberate. We strongly support the proposed Main Street Area Plan, as it embodies a positive, actionable vision that aligns with our goals, and reflects the 10 core values that have guided our rigorous deliberations.

This plan represents not just a roadmap but an opportunity to advance the vitality, sustainability, and livability of our beloved Main Street district. Now is the time to act decisively and with ambition.

Sincerely,

The Main Street Area Plan Committee

Table of contents

0.0	Executive summary	6
1.0	Part 1. Introduction	24
1.1	A brief history of Main Street planning	26
1.2	Advisory committee	28
1.3	Process	29
1.4	Committee recommendations	30
2.0	Part 2. Why now?	32
2.1	Economic trends	34
2.2	Local competition	35
2.3	National competition	37
2.4	Visitor travel behavior	39
2.5	Opportunities and strengths	44
3.0	Part 3. Recommendations	46
3.1	New buildings	48
3.2	Street design	56
3.3	Public spaces	65
3.4	Regional transportation	80



4.0	Part 4. Public feedback	84
4.1	Key feedback	86
5.0	Part 5. Economic, fiscal, and parking impacts	88
5.1	Economic impact	81
5.2	Government revenue	91
5.3	Viability of new development	94
5.4	Parking	95
6.0	Part 6: Implementation plan	98
6.1	Phasing	99
6.2	Construction mitigation	101
6.3	Conclusion	101
7.0	Part 7: Appendices	102
7.1	Appendix A: Main Street investments	104
7.2	Appendix B: Additional charts and figures	106
7.3	Appendix C: Deer Valley and Main Street intersection	110
7.4	Appendix D: Engagement session feedback	112

Consultant team

Zions Public Finance Inc. Economic analysis and project management.

Happy Cities Studio Inc.
Communications, consultation, planning & public space design.

Voda Landscape Design.
Architectural renderings & public space design.

Kimley-Horn: Engineering Planning and Design Consultants.
Transportation analysis and streetscape renderings.



Executive summary

This plan identifies a set of strategic investments to allow Park City's Main Street to continue to prosper, strengthen quality of life for residents, and enhance its historic heritage for the next generation.

Development concept. Looking south, with Deer Valley Drive on the left, and Swede Alley on the right. New buildings are for illustration purposes only.



Vision

Main Street and Swede Alley bustle with life year round. Residents and visitors come for the rich historic character and iconic setting. Seamless transportation options make reaching Old Town a breeze. New hotels and housing bring customers and employees to local businesses, helping them thrive. Visitors feel joyful walking and strolling along Main Street, enjoying numerous activities, and staying for hours. The Main Street experience is unmatched.



Why now?

Main Street faces a number of economic challenges

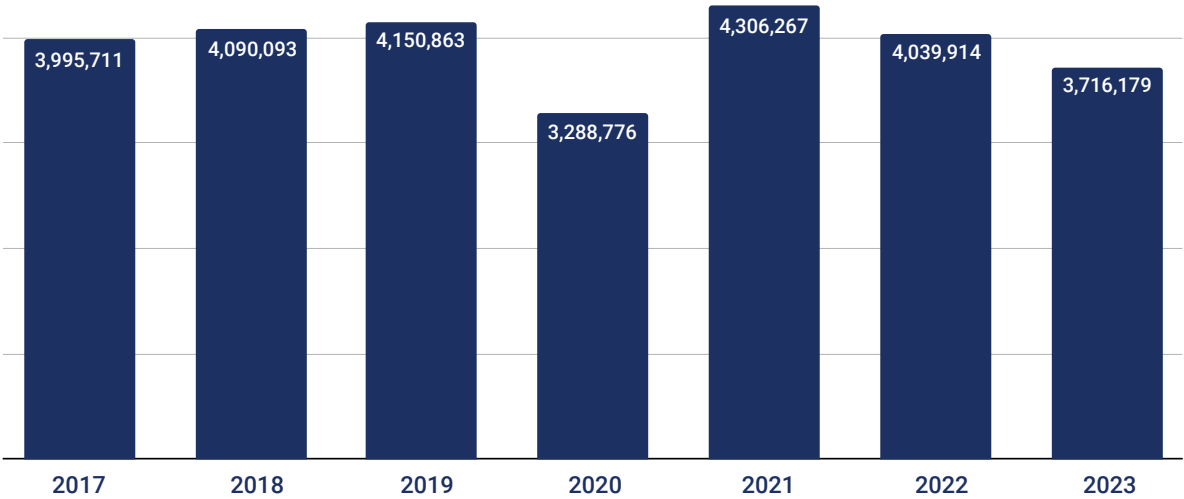
- **Economic trends:** Visitor numbers have declined by 14% since 2021. Main Street revenue has not risen in recent years, but inflation has increased costs for businesses.
- **Competition:** Main Street’s market share in the municipality has dropped to third place, behind Deer Valley and online transactions. Meanwhile, Deer Valley and other destinations are making major investments that could exacerbate this trend.
- **Workforce:** It is difficult to attract employees to Main Street due to traffic and a lack of workforce housing.
- **Design:** Main Street’s sidewalks are narrow and do not offer space to create a premium experience for residents and visitors.
- **Vibrancy:** Businesses struggle to stay open year round and throughout the day, due to a lack of consistent street life.

Right: Visitor numbers are in decline, after a pandemic-related peak in 2021. (Source: Placer.ai, as of December 2023)



- Private investment in development
- Public investment in streets and parks

Main Street visitors by calendar year



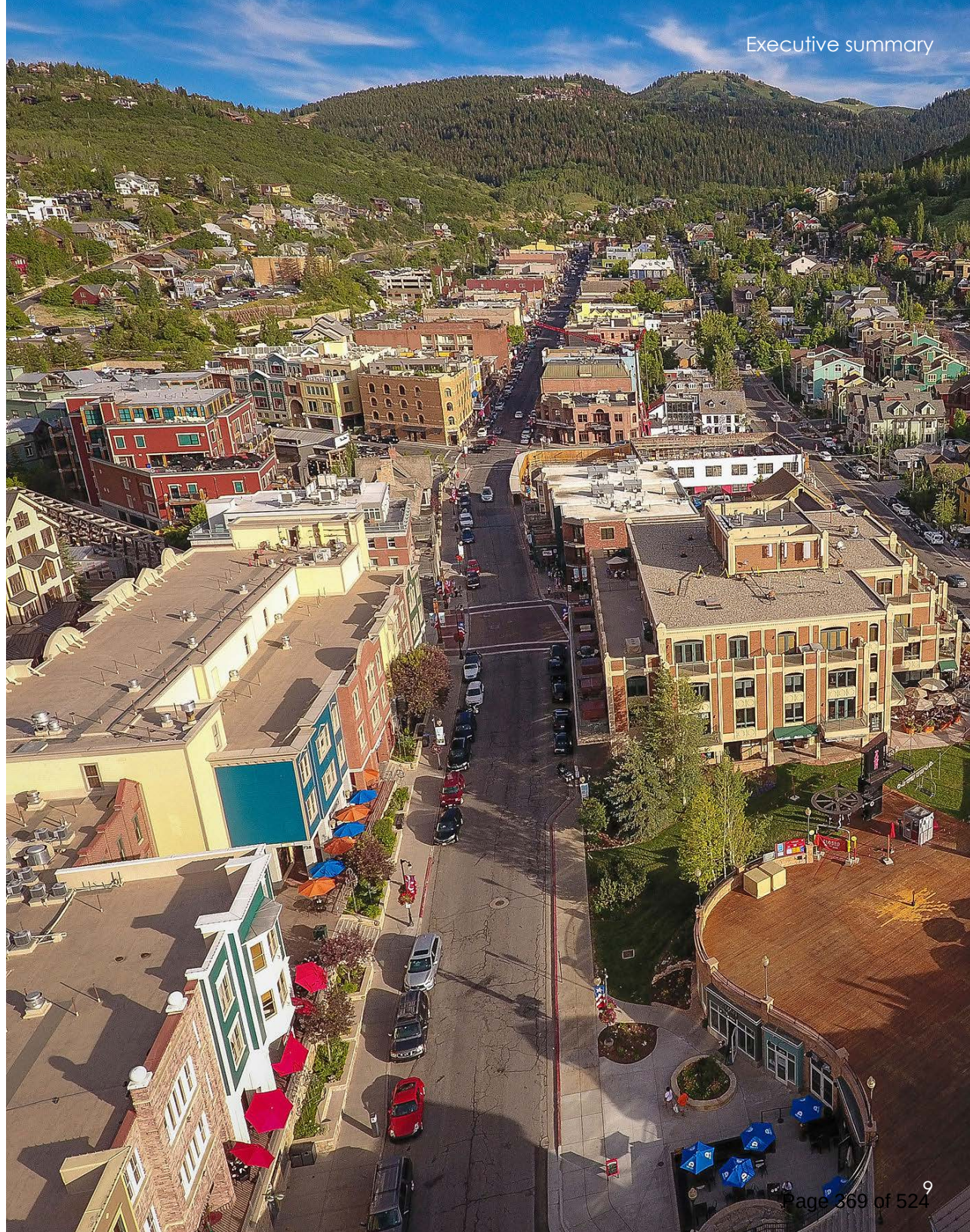
Difficulty attracting locals

Main Street also struggles to attract local residents, in part due to a lack of destinations on the street that would appeal to them. Activities for kids and teens are especially lacking. The street will struggle to fulfill its potential as the center of community identity and pride if few residents go there.

Opportunity

Main Street has enviable strengths. It has heritage architecture – some 120 years old – that no new resort can replicate. The upcoming 2034 Olympic Games offer an opportunity to make generational investments in the community's future.

Right: Park City Main Street in Summer. Photo by Park City Municipal Corporation.

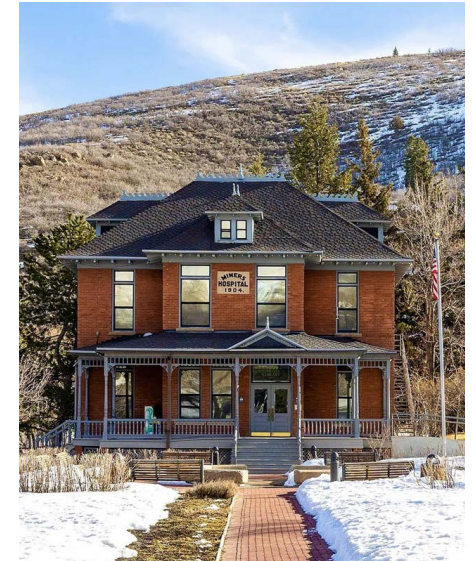


How

In 2023, Park City Council directed staff to assemble an Advisory Committee of local residents and business representatives to guide the development of a new plan. Staff also assembled a team of consultants to work on the plan, including planners, engineers, landscape architects, and public finance experts. The Advisory Committee met with staff and consultants six times in 2024 to provide feedback on direction. An engagement session was held in November 2024 to receive public guidance on the draft plan. The plan was refined based on public feedback, with the input of the Advisory Committee.

Council set the following goals for the Advisory Committee:

- **Preserve** the character of one of Park City's and Utah's unique **cultural and economic assets**.
- **Develop** additional infrastructure to improve and contemplate the future of **transportation access** to Main Street.
- **Improve** the **quality of life** for residents by mitigating tourism impacts.
- **Stabilize** access and accessibility for a **workforce** that enables business activity and success in Park City.
- **Enhance economic vibrancy and competitiveness** within Park City's historic commercial core to counterbalance regional changes and challenges.



The public open house (top and bottom left) was held at Miner's Hospital Park City (bottom right). Photos by Park City Municipal Corporation.

What

This plan proposes the following strategic investments in Park City's historic core to strengthen economic prosperity and quality of life.

Car-lite Main Street design

Main Street will have wide sidewalks, offering more space for garden boxes, art, dining decks, and seating. There will be no physical separation between sidewalk and the street so that it is easy to close the street to cars — and open it for people — during festivals and busy times of year. It will become a one-way street to create room for wide sidewalks. Four to five small, electric circulator trolleys will take people up and down the street, with one coming every few minutes.



Right: Concept design for a car-lite Main Street.



Swede Alley design

Swede Alley will become a beautiful street in its own right, with uninterrupted sidewalks and attractive new buildings along its length. Its upgrades will include transit center improvements and a centralized waste and deliveries center, providing a place to discard waste and to store deliveries, and reducing this burden on local businesses.



Above right: Swede Alley today. Photo by Park City Municipal Corporation.

Bottom right: Concept design for Swede Alley looking south. New buildings are for illustration purposes only

Below: Example of a small, electric circulator. Photo by Muhammad Aizzat Zakaria.



New buildings on Swede Alley

Swede Alley's parking lots will be reimagined with two new hotels, a grocery store, a larger liquor store, community space, childcare, retail, upmarket housing, and an office for KPCW Radio. The next steps will be to establish design guidelines to ensure new buildings fit Main Street's scale and character, and to create a beautiful visual welcome when people arrive at Swede Alley.



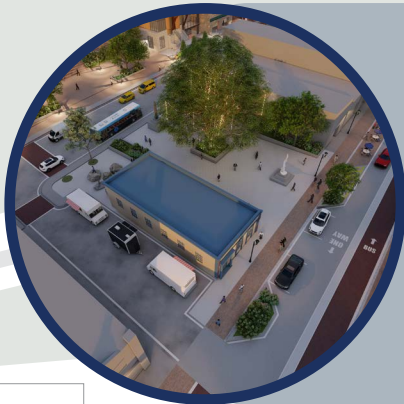
Above right: Swede Alley today. Photo by Park City Municipal Corporation.

Bottom right: Development concept, looking south, with Deer Valley Drive on the left, and Swede Alley on the right. New buildings are for illustration purposes only.



Public space investments

This plan proposes multiple new public space designs, including:



The Post Office will be restored to its original size, creating space for a new Central Square.

Deer Valley Dr

Ninth Street Park

Main Street

Park Ave

Woodside Ave



Ninth Street Park will receive a restroom facility and play structures. It will be programmed in winter with ice sculptures and other cold-weather activities.



City Hall Plaza



City Hall will receive a new plaza with water features, and greenery. The plaza will connect with the new Central Square, so that City Hall and Swede Alley are visible from Main Street. Together, the two public spaces will create a central gathering space for the community.

Central Square

Miner's Park

Main Street

Park Ave

Brew Pub Plaza



Miner's Park will receive a new restroom, a play structure for kids, and new, interactive, historic panels.



The Brew Pub Lot will become a plaza for ice skating and events. An amenity building will provide skates, restrooms, and warm drinks. A gondola could potentially connect to Deer Valley from the plaza.

Concept image of new Public Square and City Hall Plaza, looking from Main Street towards Swede Alley. The restored Post Office is on the bottom left. City Hall is center top.

New buildings are for illustration purposes only. The exact designs will be crafted by developers and through negotiations with Park City Municipal Corporation.





What we heard

A public open house was held on November 12, 2024, with 147 residents in attendance. They expressed enthusiastic support for the public space investments, and there was broad support for the new buildings on Swede Alley (with some caveats). Most also supported the Main Street single-surface redesign, though some expressed concern about removing parking. Participants underlined the need to provide effective transportation solutions for visitors, residents, and employees.

The Advisory Committee expressed unanimous support for nearly all aspects of the plan. The Main Street redesign received the support of eight out of 10 members. Two Advisory Committee members preferred to maintain the status quo on Main Street — with smaller improvements — to maintain parking spots.



Implementation plan

Work on implementing this plan will start immediately, pending Council approval. The goal is to complete all identified recommendations before the 2034 Olympics.

This plan includes two options for implementation, both of which will be presented to Council. Both options begin with investments in Miner's Park and Ninth Street Park, and the design and construction of a new hotel north of City Hall. Redeveloping China Bridge Parking Garage will also begin after 2028 in both options.

The differences between the two scenarios can be summarized as follows:

Option 1 will prioritize implementing new designs for the Post Office and Brew Pub Plazas first. Work on the new Main Street and Swede Alley designs will start later, after 2027.

Option 2 will prioritize implementing the new designs for Main Street and Swede Alley improvements first. Work on the Post Office and Brew Pub Plazas will start later, after 2027.

Left: The public open house session in November 2024. Photo by Park City Municipal Corporation.



“Doing nothing is not an option. If we fail to make changes, it could lead to [Main Street’s] decline.”

— Advisory Committee member

List of recommendations

New buildings

- 1.1**
Strategy for shaping new buildings
Goal: Park City will guide development so that these projects support the needs of residents and businesses.

1.1a. Issue RFPs for interested developers to design and build these projects.

1.1b. Establish design guidelines to ensure high-quality architecture and to match community character.
- 1.2**
Proposed new assets
Goal: The new buildings will fill gaps in the area's economy without taking customers away from existing businesses.

1.2a. Identify private assets in the RFPs for developers to build.

1.2b. Identify public assets in the RFPs for developers to build.
- 1.3**
Proposed new assets
Goal: Workforce housing will provide both employees and local customers for businesses, helping them stay open all day, year round.

1.3a. Build workforce housing on the Sandridge parking lots.

Street design

- 2.1**
Main Street redesign
Goal: Main Street will have wide sidewalks, greenery, art, seating, and a single, flat surface so it will be a better space for events.

2.1a. Reduce parking spots on Main Street to create space for the new design, but maintain the same total number of spots in the study area by building new underground parking in Swede Alley developments.

2.1b. Use valet parking and digital signs to make underground parking convenient.

2.1c. Redesign Main Street as a one-way, single-surface street with wider, safer sidewalks and a lane for electric trolleys.
- 2.2**
Swede Alley redesign
Goal: Transform Swede Alley into a beautiful street with consistent sidewalks along its full length.

2.2a. Redesign Swede Alley to provide a better pedestrian experience.

2.2b. Encourage existing building owners to invest in improving the side of their buildings that face Swede Alley.
- 2.3**
Circulation
Goal: Transportation in the Main Street area will be convenient, orderly, and intuitive.

2.3a. Create a circulation plan for the Main Street area that accommodates pedestrians, cars, ride share, delivery vehicles, buses, and shuttles.
- 2.4**
Heated sidewalks and geothermal
Goal: Geothermal energy will melt snow and reduce energy costs for buildings, while improving safety and accessibility.

2.4a. Investigate the potential to build an ambient temperature loop in Main Street and Swede Alley to heat sidewalks and to help heat and cool buildings.

Public space

3.1**Improvements to Ninth Street Park**

Goal: Ninth Street Park will preserve greenspace, create a relaxing gathering space for the community, and provide an improved entry point to Main Street.

3.1a. Maintain the western conservation easement.

3.1b. Eliminate the trolley turn-around to create more public space, which will require revoking the easement on that portion of the site, and create restroom facilities.

3.2**Creation of the Central Square**

Goal: The Central Square will honor Old Town history and serve as a major gathering space for Park City celebrations

3.2a. Create a new post office in the new Swede Alley buildings and use the original post office building as an amenity space with restrooms.

3.2b. Restore the post office building to its original form and use the remaining space for a new Central Square.

3.3**Creation of City Hall Plaza**

Goal: A new plaza in front of City Hall will transform the building into a visually striking symbol of the community.

3.3a. Invest in a new plaza in front of City Hall, between the two new development sites.

3.4**Improvements to Miner's Park**

Goal: Miner's Park will offer improved restrooms, a playground that evokes heritage, and a better, more colorful place to gather.

3.4a. Build on the 2017 design for Miner's Park to enhance restroom facilities, offer fun activities for both children and adults, and create a lively public space that emphasizes heritage.

3.5**Creation of Brew Pub Plaza**

Goal: The New Brew Pub Plaza will draw visitors to the top of Main Street with activities, art, and potentially a gondola.

3.5a. Design the Brew Pub Plaza to draw people to the top of the street and provide restroom facilities.

3.5b. Explore the potential to build a gondola from the Brew Pub Plaza to Deer Valley.

Regional transportation

4.1**Regional parking and mass transit**

Goal: Parking and mass transit solutions will make it easy and convenient for people to reach Main Street, even during the busiest times of the year.

4.1a. Investigate the potential to build regional park and rides and mass transit solutions.

4.2**Preparing for transportation needs**

Goal: Park City will invest in adequate transportation solutions so that traveling to Main Street remains convenient and efficient.

4.2a. Ensure transportation solutions address the scale of projected need.

4.3**Regional workforce housing hub**

Goal: Park City businesses will have easy access to the employees they need to invest in growth.

4.3a. Provide workforce housing within the Park City municipality with excellent transit access to Main Street — such as a gondola or bus lanes — that will not face traffic delays.

Conclusion

Imagine Park City's iconic Main Street, its familiar blend of shops and dining, and rich heritage among a scenic mountain setting. Now, re-imagine Main Street once the plan is implemented – as a vibrant hub where every visit feels welcoming and enjoyable for residents and visitors alike, and a place where people will want to linger longer.

Key enhancements:

- Inviting, pedestrian-friendly sidewalks, where there is minimal imposition from parked and traveling vehicles.
- From the bottom to the top of the street, new public spaces will encourage exploration and family play, culminating in the Brew Pub Plaza, where a unique piece of art will serve as a focal point, drawing visitors to enjoy skating, gondola connectivity to Deer Valley Resorts, concerts, and more. Locals and visitors will be drawn to Main Street for its endless experiences and gathering places – with thoughtfully placed outdoor seating, landscaping, and curated art.
- Swede Alley will be transformed from a functional alleyway into a destination with connected sidewalks, inviting residences for the workforce to call home, boutique hotels, and expanded retail offerings.
- In the heart of Old Town, the new City Hall Plaza and Central Square will offer a sense of importance and place, giving the historic Marsac building and restored post office a renewed vitality and sense of connection to Main Street.
- Getting to Main Street will be seamless and stress-free. Significant investments in transit systems, gondolas, and regional parking solutions will ensure ease and convenience. Hotel shuttles will deliver guests directly to the new transit center. At the same time, valet parking and dedicated rideshare drop-off points make arriving by car effortless.



*Main Street Heritage Buildings.
Photo by Park City Municipal
Corporation.*





1 Introduction

1. Introduction

In December 2023, Park City Council voted to form an Advisory Committee of local stakeholders to provide guidance on the future of Main Street, and to hire a team of consultants to work with the Committee to develop a plan. This plan is the result of that work, offering proposals on development, street designs, and public space improvements that will ensure Park City can continue to grow, prosper, and offer a high quality of life for many decades to come.

"So classy. What a beautiful design."

— Community participant



- Private investment in development
- Public investment in streets and parks



1.1 A brief history of Main Street investments

Historic Main Street and Old Town Park City are fundamental to Park City's history, character, culture, and economic potential. Given its prominence, multiple studies and capital investment plans have focused on Main Street and Historic Park City since at least the 1980s. Local leaders have committed considerable effort in improving Main Street over the last four decades, with investments in public space, streetscaping, parking, utilities, and much more. However, some recent projects have not materialized due a lack of consensus, alternative priorities, and rising costs, such as a new park at the Brew Pub Parking Lot. Meanwhile, Park City faces growing challenges, such as difficult traffic choke points, and increased competition from neighboring destinations. In September 2023, Park City Council held a retreat, and identified the need for an updated plan for Main Street — one that could offer a comprehensive set of big-picture solutions for the street.

City Council identified the following list of goals for the plan:

- **Preserve** the character of one of Park City's and Utah's unique **cultural and economic assets**.
- **Develop** additional infrastructure to improve and contemplate the future of **transportation access** to Main Street.
- **Improve** the **quality of life** for residents by mitigating tourism impacts.
- **Stabilize** access and accessibility for a **workforce** that enables business activity and success in Park City.
- **Enhance economic vibrancy and competitiveness** within Park City's historic commercial core to counterbalance regional changes and challenges.

This plan outlines a roadmap for Park City to achieve these goals. It proposes a cohesive set of investments and actions in street design, public spaces, transportation, and development. The recommendations will enable Main Street to continue to provide a high quality of life for residents, and ensure that local businesses can continue to compete with other destinations and prosper for the next 50 years.





*Park City Main Street Photo
by Park City Municipal
Corporation.*

Timeline of investments in Main Street

- 1981** — Main Street Redevelopment Agency established
- 1998** — Downtown Action Plan
- 2002** — Old Town Improvement Study
- 2007** — Downtown Business Improvement District formed
- 2011** — Historic Park City Improvement Plan
 - OTIS Updates and Re-Evaluation study
- 2012** — Park City Events Calendar created
 - Historic Park City Enhancement Plan
- 2016** — Comprehensive Downtown Parking Study Implementation Plan
 - Wasatch Brew Pub Lot Plan created, but not implemented
- 2020** — Main Street capital and service investments
- 2021** — Main Street Redevelopment Authority (RDA) dissolved; remaining funds (\$261k) directed to the Old Town Stairs Project
- 2023** — HPCA Service Agreement for communication and waste management
- 2024** — Waterline replacement project
 - **Main Street Area Plan**

See Appendix A for more details.

1.2 Advisory committee

Park City Council directed staff to assemble an Advisory Committee of local stakeholders to guide the Main Street Area Plan. Its members are:

- Casey Crawford, Main Street business owner, prospect, and Old Town resident
- Emerson Oliveira, Main Street business owner, Bridge Café
- Heleena Sideris, Park City Lodging Association and Old Town resident
- Jennifer Wesselhoff, President and CEO of the Park City Chamber and Visitors Bureau
- Kathy Pederson, Main Street property owner, business owner, and Old Town resident
- Maren Mullin, Main Street business owner, Gallery Mar
- Mayor Nann Worel, City Council Liaison
- Randy Scott, President, Park City Museum Board of Trustees, and Old Town resident
- Rob Sergent, Main Street business owner, Alpine Distilling
- Ronnie Wedig, Manager, DBR Restaurant Group, HPCA Liaison
- Councilman Ryan Dickey, City Council Liaison

*Right: Advisory Committee
on a guided tour of Main
Street. Photo by Erik Daenitz.*



1.3 Process

From February to May 2024, Park City staff and the consultant team assembled background analysis and initial ideas for potential investment. They presented these results to the Advisory Committee in May, and asked the Committee to identify their top concerns, their primary goals for action, and the things they most want to protect on Main Street.

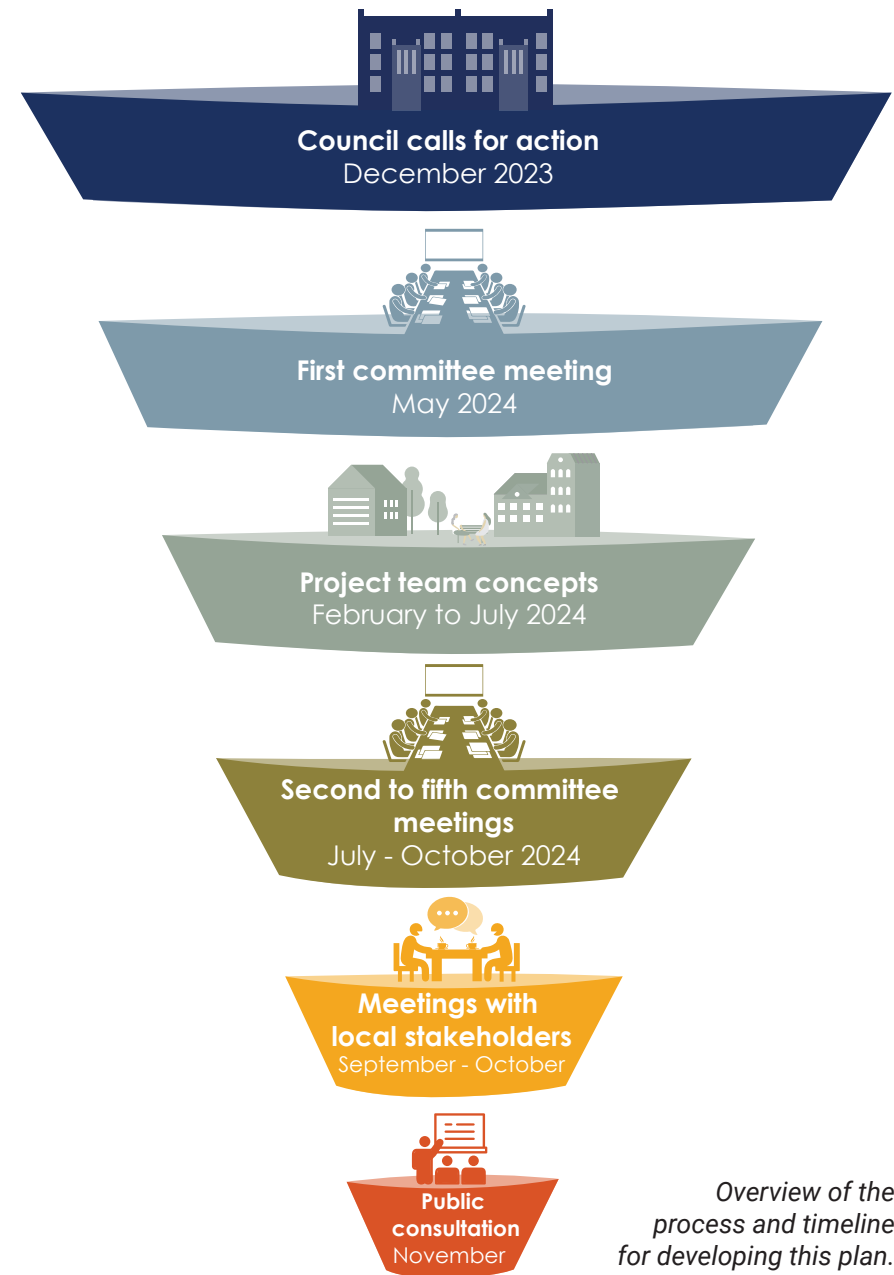
The consultant team then compiled a set of proposed actions to tackle these goals, including a Main Street redesign, public space concepts, transportation solutions, and new hotels, homes, and other land uses on Swede Alley. In the next four meetings, committee members provided feedback on these proposals and the consultant team refined and adjusted them accordingly.

Committee unanimous on all issues but one

By the fifth meeting, Advisory Committee members gave unanimous support for all topics except one. Eight out of 10 committee members supported the new car-lite street design for Main Street, but two preferred to maintain the status quo with smaller, incremental improvements, such as sidewalk curb extensions.

Transparency a major goal

All proposals, presentation slides, and meeting minutes from all five meetings were made public on the Park City website as soon as they were available. The committee continuously published its deliberations while still in a conceptual stage, so that the project team could better hear feedback.



Overview of the process and timeline for developing this plan.

1.4 Committee recommendations

The Committee's final recommendations were to:



1. Invest in Main Street to create a stronger, pedestrian-friendly experience to give more reasons for people to visit the street, and to stay on the street longer.



2. Execute public improvement concepts for the Brew Pub Lot, Miner's Park, and Ninth Street Park to attract more people to Main Street, and keep them there longer.



3. 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.



4. Develop Swede Alley parking assets for higher-value uses that provide positive economic impacts to Historic Park City, with the goal of strengthening the district's regional competitive position.



5. Maintain the amount of parking in the district, while minimizing costs to taxpayers associated with parking. Improve access to structured parking with a valet service.



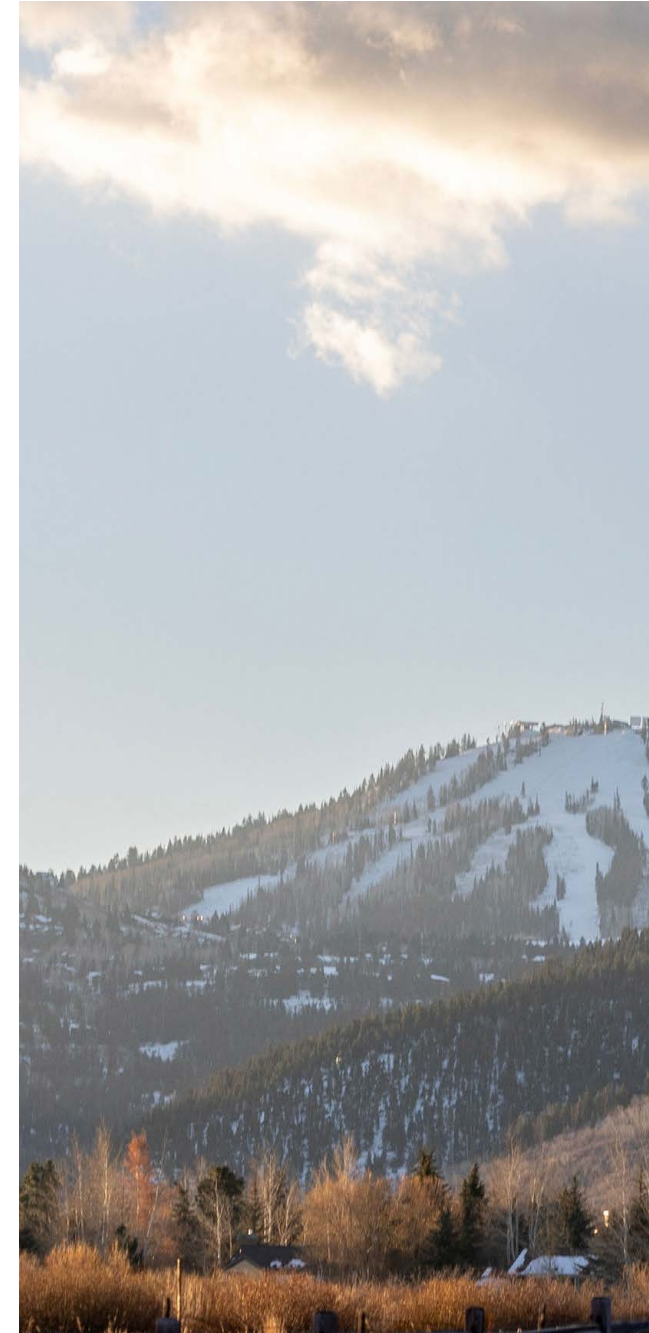
6. Improve workforce access to Main Street with better transit and appropriate housing.



7. Provide fast, convenient transportation options to enable people to reach Main Street easily, including, potentially, a gondola to Deer Valley, and transit solutions along the S.R. 224 and S.R. 248.



8. Build regional housing and transit facilities on the S.R. 248 and S.R. 224 corridors and allow future developers in the Main Street Area Plan project area to fulfill affordable housing obligations in the S.R. 248 and U.S. 40 area.



*Park City in Winter,
Photo by Park City Municipal
Corporation.*



2 why now?

2. Why now?

Residents and business owners love Park City, and some asked why change is needed. This section explains the four core reasons for renewed investment in Main Street.

The Advisory Committee expressed that urgent action is needed due to the following reasons:

- Visitor numbers are declining.
- Main Street is losing market share to other competitors, while those destinations are making major investments that could make this problem worse.
- It is difficult to attract employees due to traffic and a lack of housing.
- Main Street has underused land with major potential to improve the economic productivity and quality of life.

“Doing nothing is not an option. If we fail to make changes, it could lead to [Main Street’s] decline.”

— Advisory Committee member

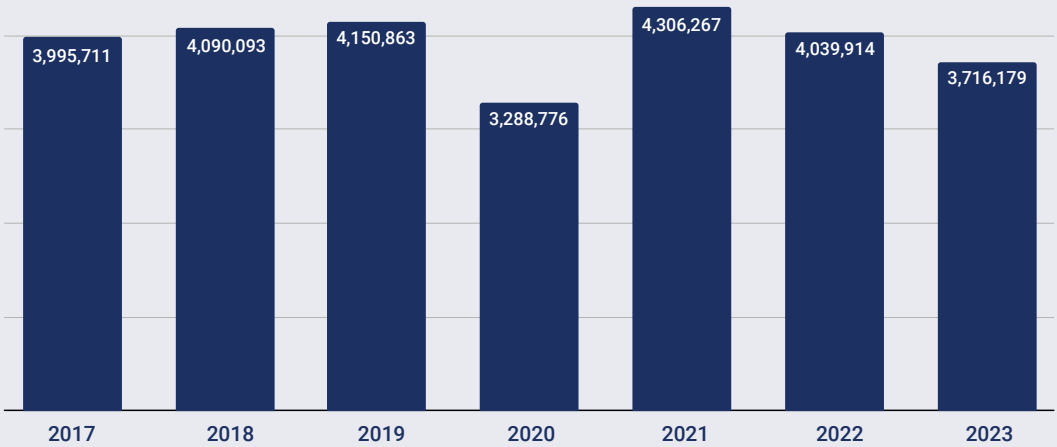


2.1 Economic trends

Visitor numbers have declined in recent years.

While Main Street enjoyed record visitor numbers in 2021 – thanks, in part, to Utah staying open during the pandemic – numbers have decreased since the second quarter of 2022. In 2023, visitorship dropped below 2017 levels.

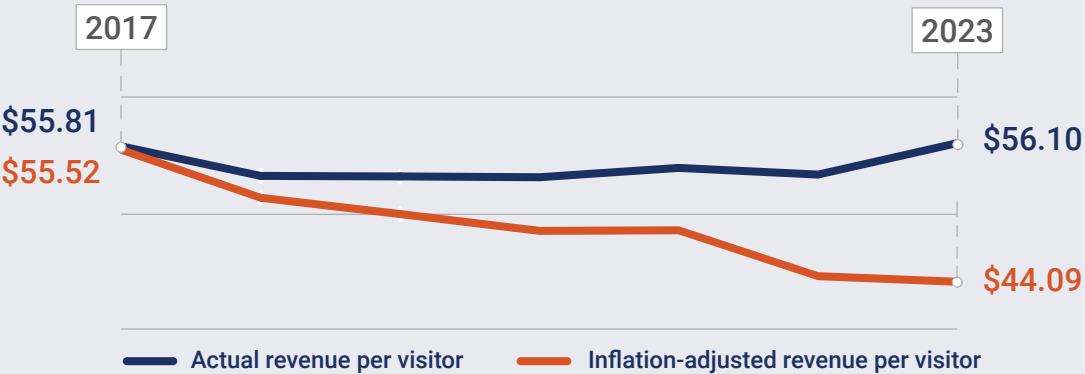
Main Street visitors by calendar year



Visitor numbers are in decline, after a pandemic-related peak in 2021. Source: Placer.ai, December 2023

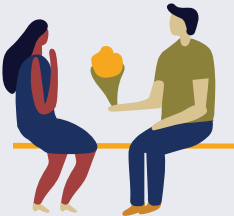
Inflation-adjusted revenue per visitor is dropping.

The value of each visitor to Main Street has been dropping steadily since 2017, when adjusting spending for inflation. The costs of business supplies and labor are increasing due to inflation, but the amount that customers are spending has not increased. This, combined with the drop in visitor numbers, has created a challenging time for businesses.



↓ \$11.43

The average revenue per visitor decreased by \$11.43 from January 2017 to January 2023, when adjusting for inflation.



2.2 Local competition

Competing destinations are investing in improvements

Park City faces competition with other destinations on the Wasatch Back, many of which are making major investments. Deer Valley East, in particular, will create new ski terrain and offer new hotels and shopping options — all accessible from the highway — thereby bypassing chokepoints on S.R. 248 and 224. A January 2024 headline in the *Storm Skiing Journal* underlined the implications for Main Street: “Deer Valley [...] hopes to Lure Cars Out of Cluttered Park City.”

Advisory Committee guidance: Members expressed concern that competitor investments will draw visitors away from Park City if the municipality does not make its own investments to compete. They also expressed concern that Deer Valley East will draw employees away from Main Street because it is easier to reach.

Main Street's market share is slipping

In 2009, Main Street generated revenues on par with that of the Deer Valley area. However, at the end of fiscal year 2022, Main Street ranked third, behind Deer Valley and indirect point-of-sale transactions (mostly online retail). The pace of revenue growth on Main Street has been positive, but the pace of growth in the Deer Valley area and in online sales has been faster. This loss of market share may undermine the ability of local Main Street businesses to reinvest in expanding their offerings.



Selection of headlines about large-scale regional developments and redevelopments, as of August 2024.

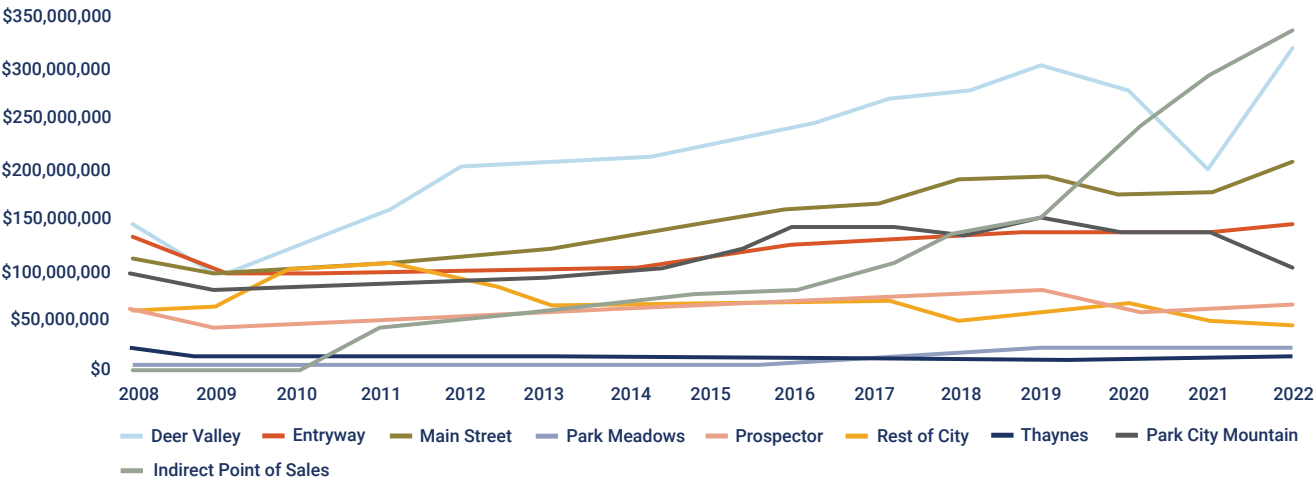
Visitors are essential to Main Street’s economy

Park City residents made up only 10% of visits to Historic Main Street from September 2022 to September 2023, according to Placer.ai cell phone data. Main Street’s economy therefore depends primarily on national and international visitors, as well as visitors from other areas of the Wasatch Front. A major focus of this plan is how to better attract and retain those long-distance visitors. Equally, this plan aims to increase local visitor numbers by providing residents a greater variety of reasons to visit, particularly during the shoulder seasons (October/November and April/May).

Businesses struggle to attract employees

There is little workforce housing in Park City and many employees need to travel long distances to reach Main Street, often through heavy traffic. Many therefore choose to work at other destinations that are easier to get to.

Annual revenue by PCMC fiscal year and geographic region of the city



Above: Park City is growing, but it is losing market share to Deer Valley and online sales. Data from Park City Municipal Corporation.

Advisory Committee guidance: Business owners reported that they are also struggling to compete with other nearby destinations to attract employees. They expressed concern that already, the lack of employees is slowing the growth of Main Street businesses.

The Committee emphasized that if Park City does not make major investments, it will continue to lose visitors, market share, and employees to other destinations. “Doing nothing is doing something,” an Advisory Committee member stated, emphasizing that the choice not to take action is itself an action – and one with major economic consequences.

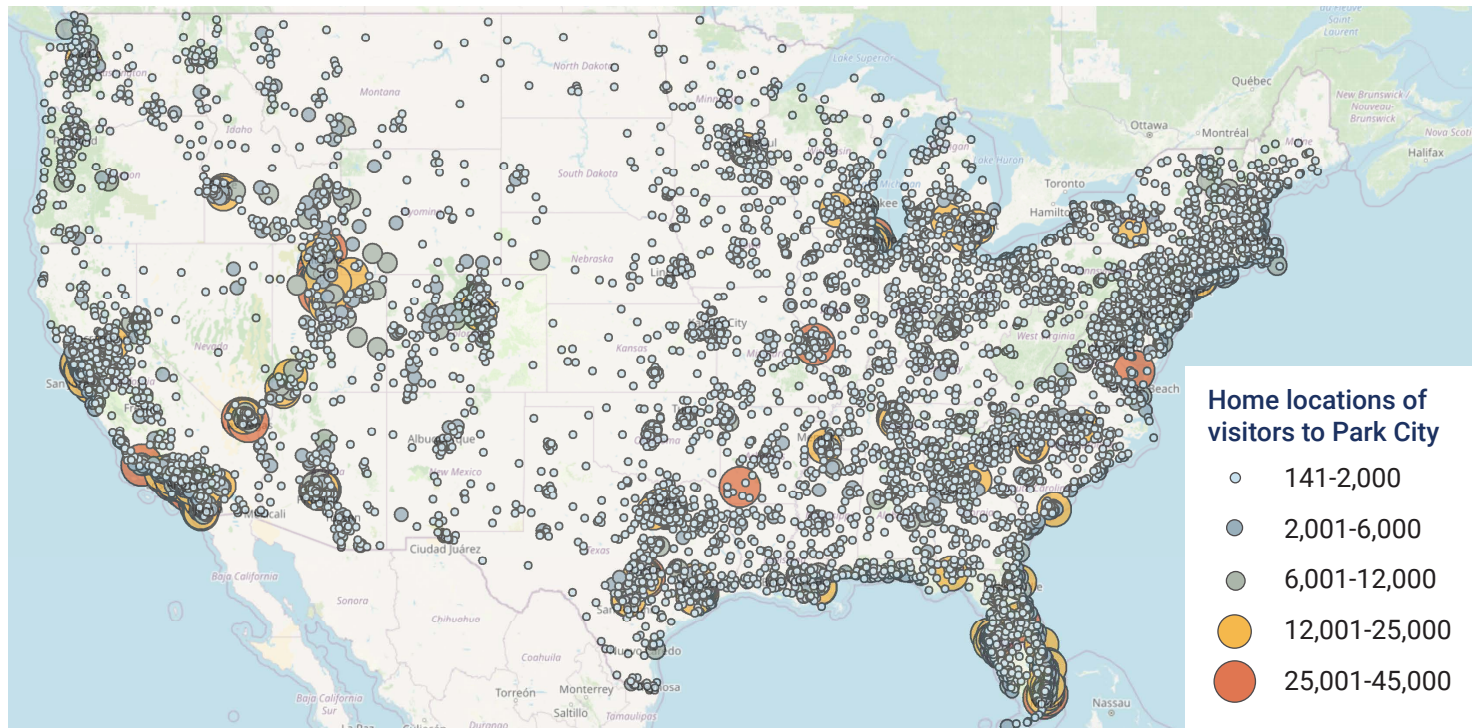
2.3 National competition

Park City's success depends on being a major national destination

Park City competes with ski resort towns and warm-weather destinations. Cell phone data from Placer.ai was used to identify the kinds of national destinations that Park City competes with. Our analysis established a profile of Park City visitors and where they tend to travel to, and analyzed how well this profile correlates with that of visitors to a selection of other major destinations. A correlation of 1 means visitor behavior is exactly the same for

Advisory Committee guidance: Members emphasized that, to continue to attract visitors from such distant places, Park City needs a large-scale, strategic, visionary investment strategy capable of maintaining Main Street's profile as a national destination.

two different destinations, while a correlation metric of -1 means visitor behavior is exactly opposite. Values closer to 1, showing more similar visitor behavior, are colored in green, and indicate greater competition for Park City visitors.



	Main Street, Park City, UT
Church Street, Burlington, VT	0.29
Main Street, Stowe, VT	0.49
Assembly Square, Somerville, MA	0.26
Newbury Street, Boston, MA	0.28
Downtown, Aspen, CO	0.75
Downtown, Telluride, CO	0.66
Main Street, Breckenridge, CO	0.83
Downtown, Crested Butte, CO	0.71
16th Street Mall, Denver, CO	0.31
Old Town, Los Gatos, CA	0.36
Downtown, Santa Monica, CA	0.45
Rodeo Drive, Beverly Hills, CA	0.28
Historic Downtown, Truckee, CA	0.56
Downtown, Gatlinburg, TN	0.53
Downtown, Jackson, WY	0.34
Las Vegas Strip, Las Vegas, NV	0.50
Lincoln Road, Miami, FL	0.66
Lake Placid, NY	0.57

Above: Visitors to Park City come from across the United States, as shown in the map above. Origin of all visitors to Main Street, 2017 – 2024. Source: Zions Public Finance, Inc. (ZPFI), placer.ai, Park City Municipal Corporation (PCMC), May 2024.

Park City competes with other ski destinations, such as Breckenridge and Aspen, Colorado. Park City also competes with warm destinations, including Miami, Florida and Las Vegas, Nevada.

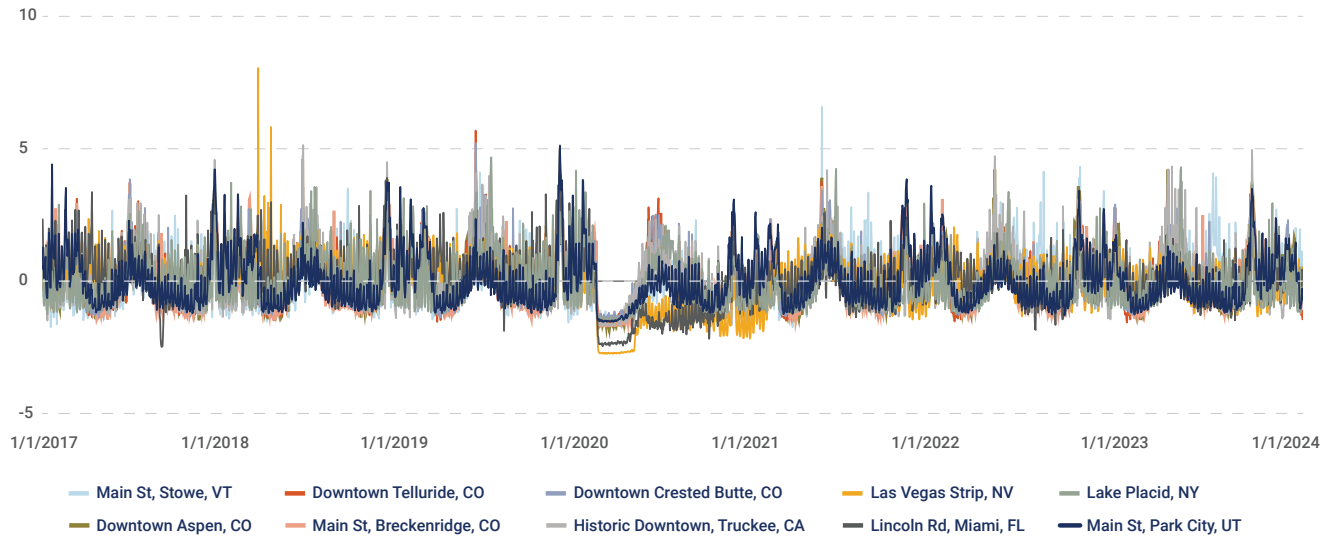
The chart on this page shows how visitor numbers for Park City’s main competitor destinations vary by time of year (normalized to a similar scale to enable comparison). The chart suggests that visitor numbers tend to rise for most of these destinations during Park City’s peak winter travel periods.

This analysis suggests that Park City’s potential visitors choose to either embrace the winter season by visiting ski towns, or to escape it by traveling to warm destinations. It is therefore important that Park City offers a visitor experience that can compete both with other ski destinations and with warm vacation options.



Park City competes with warm and cold winter destinations, such as Miami Beach, Florida (left, Wikipedia Commons), and Aspen, Colorado (right, Photo by Mitchell Bath on Unsplash).

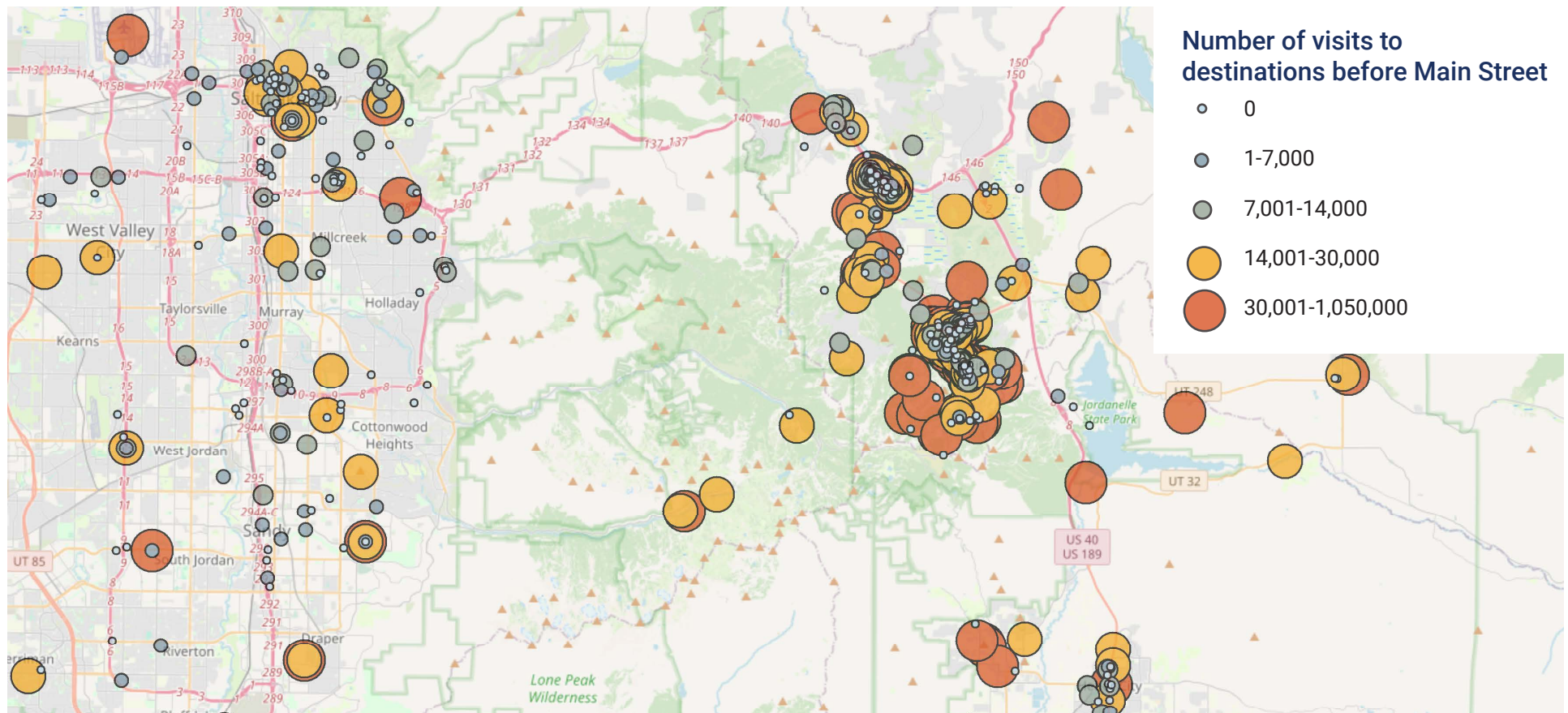
Visitation patterns for Park City and competing destinations



Source: ZPFI, placer.ai, PCMC, May 2024.

2.4 Visitor travel behavior

Cellphone data was used to identify where people were before they traveled to Main Street, and where they traveled to after leaving Main Street. The first set of data — visitor origins — offers insights on transportation investments to make these trips easier, while the second set — the destinations visitors travel to after leaving Main Street — offers guidance on what businesses Park City needs to stay competitive.



Major locations visitors pass through prior to entering Main Street, from January 2017 to April 2024. Source: ZPFI, placer.ai, PCMC, May 2024.

2.4.1 Visitor origins and transportation challenges

Deer Valley Resort area is the largest source of visitors to Park City's Main Street.

More than twice as many visitors travel from Deer Valley to Park City than any other place of origin. It is therefore important to offer easy, convenient transportation options from Deer Valley to Park City to grow and maintain this crucial customer base.

Most visitors reach the city through traffic choke points.

The next largest place of origin (outside areas of Park City itself) is the international airport, which underlines the importance of national and international visitors. Otherwise, Park City draws visitors from a wide variety of destinations in the Wasatch Front, including Salt Lake City and Midway. Most international and Wasatch Front visitors reach Main Street via S.R. 224 and 248, which suffer heavy traffic during busy periods. To attract more visitors, it will be critical to provide improved transportation through these choke points, such as with a park and ride facility and transit lanes.

Top five locations visitors pass through before entering Main Street

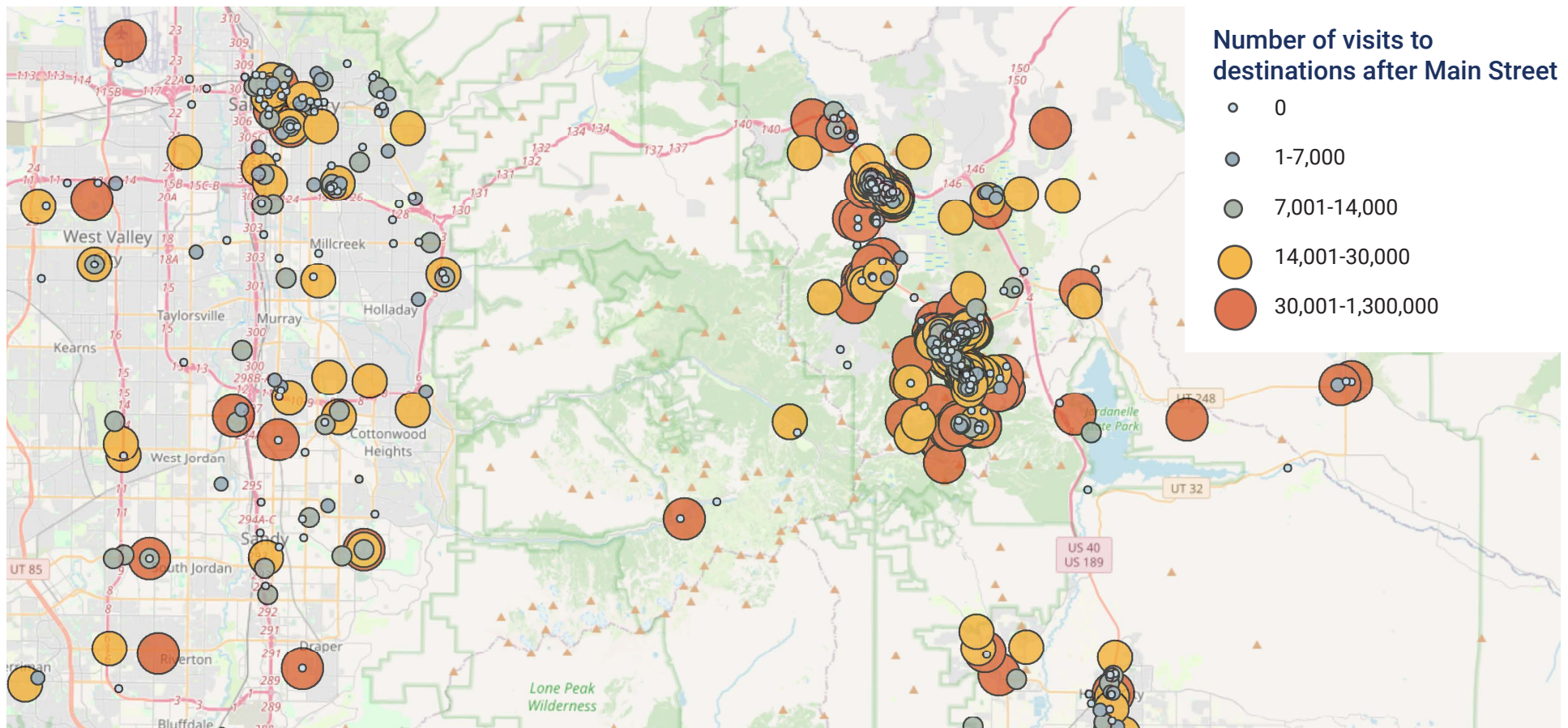


See Appendix B for full chart.



2.4.2 Visitor destinations and competitive gaps

People visit grocery stores, hotels, and restaurants after leaving Main Street. Cell phone data was also used to identify where Park City visitors travel immediately after leaving Main Street. This data provides insights on what Main Street needs to offer to keep customers in the district longer. Common destinations include: hotels, restaurants, and retail (especially grocery stores).



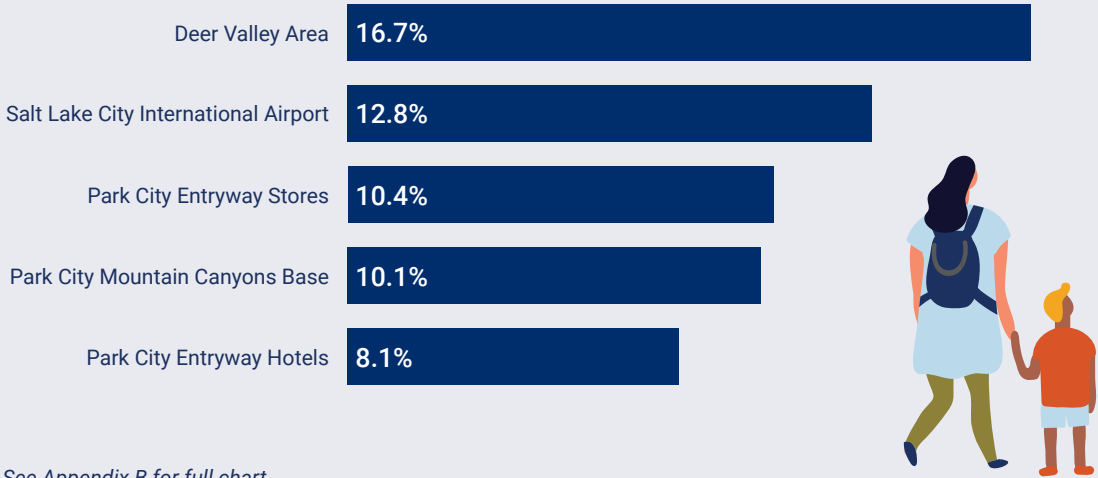
Major locations visitors travel to after leaving Main Street, from January 2017 to April 2024. Source: ZPFI, placer.ai, PCMC, May 2024.

Deer Valley area visitors recirculate back to Main Street in a virtuous cycle.

The Deer Valley area is the primary destination for people leaving Main Street, and people traveling there are less likely to leave the region compared to those who travel to other destinations. Deer Valley is also the most common origin and return point for Main Street visitors. This suggests a virtuous cycle exists between Deer Valley and Main Street, in which the success of either can help bring visitors to the other. Better transportation connections would help reinforce this virtuous cycle.

Advisory Committee guidance: Members requested a “Deer Valley-level hotel or greater” on Main Street, signaling the need for a high-quality experience and more beds within the town center. They also supported the idea of developing underused land to provide hotels, retail, a grocery store, and additional restaurant space to keep visitors on Main Street longer.

Top five locations visitors pass through after leaving Main Street



See Appendix B for full chart.

The Main Street business ecosystem has gaps.

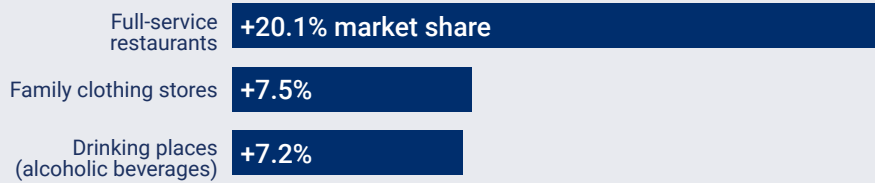
Sales data were analyzed to understand the economic sectors in which Main Street underperforms compared to the Park City municipality as a whole, and the sectors in which it outperforms the rest of the city. This analysis identified gaps in Main Street’s business ecosystem, and aimed to identify what categories can be added to Main Street – in new developments – to attract more visitors and keep them longer, without taking customers away from existing businesses.

The analysis reveals that Main Street underperforms in hotels, grocery stores, electronics, and recreation (such as ski and mountain bike rentals), suggesting promising areas of investment for the street. The street outperforms other areas of the city in restaurants, bars, and clothing retail. It is therefore proposed that Park City adds hotel, grocery, and select retail space in new developments on Swede Alley.

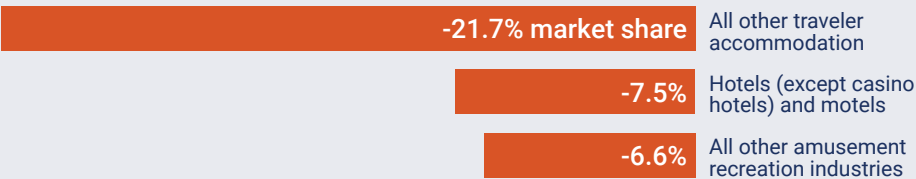


Economic sectors: How Main Street’s market share compares to Park City as a whole

Main street outperforms Park City in:



Main street underperforms compared to Park City in:



An analysis of how Main Street revenues in various sectors compare to other parts of Park City. Source: ZPFI, July 2024.

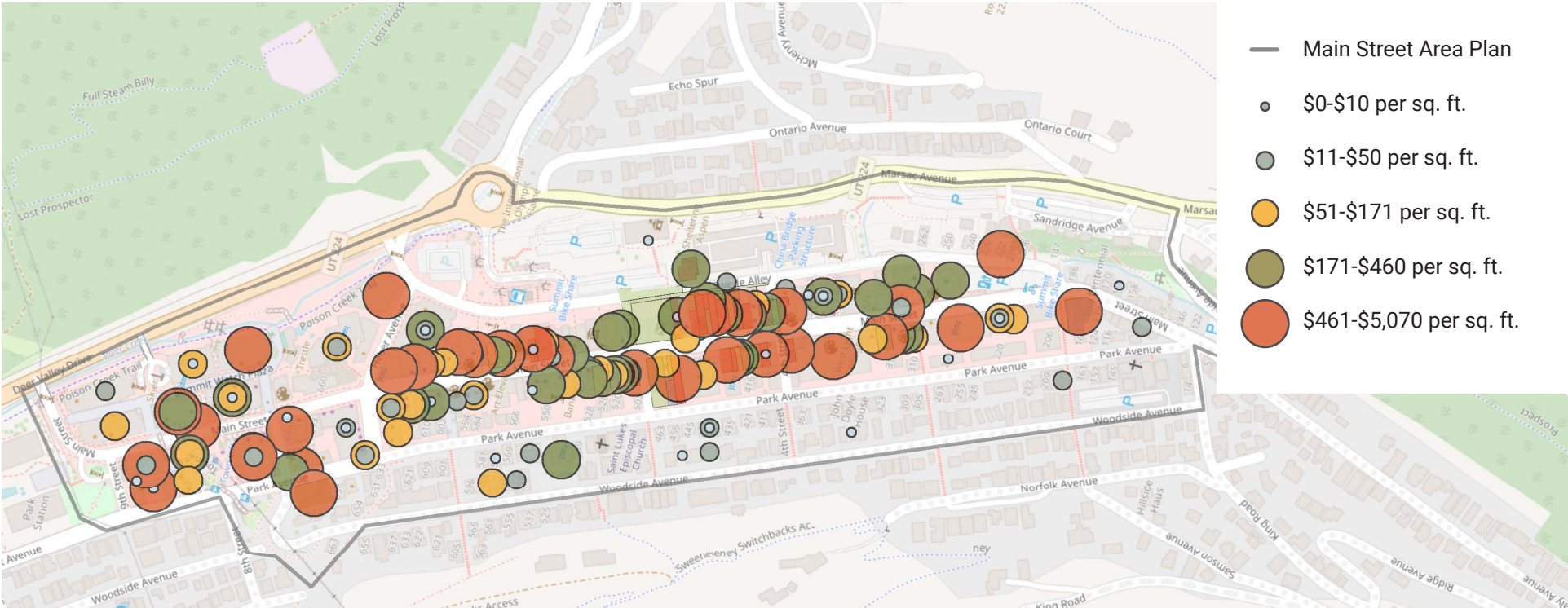
See Appendix B for full chart.

2.5 Opportunities and strengths

Competing destinations cannot offer the experience of walking up an authentic Main Street built by miners and industrial workers over a hundred years ago. “Main Street’s heritage can’t be replicated,” an Advisory Committee member stated. Heritage positions Main Street to compete with any other destination, if Park City can adequately invest to strengthen the visitor experience.

Main Street has highly productive businesses.

We reviewed sales tax data to identify the financial productivity of businesses on Main Street. The map below shows revenue per square foot for business clusters (meaning groups of businesses with similar attributes, clustered for anonymity). Main Street has businesses that generate some of the highest dollar per square foot revenues in the State of Utah.



A map of the revenue generated per square foot for various business clusters, meaning groups of businesses with similar attributes. Source: ZPFI, July 2024.

The section of Main Street between Fourth to Fifth streets has the greatest concentration of businesses with exceptionally high revenue, with many generating between \$1,000 to \$5,000 per square foot annually, based on a three-year trailing average. However, several other businesses also perform highly in other locations along Main Street's full length. In general, Main Street businesses benefit from proximity to a concentration of high-revenue businesses that help bring customers to the street.

There are opportunity sites near Main Street for investment.

A large proportion of land near Main Street is devoted to surface parking or transit infrastructure. There is an opportunity to better utilize this land by erecting new buildings on this land and integrating parking and transit infrastructure into or under potential future developments.

The Olympics provide an opportunity for large-scale action.

Park City will play a key role in the 2034 Winter Olympic Games, hosting multiple events in the Wasatch Back Zone. The Olympics provide an opportunity for visionary investments in Main Street, such as public space improvements, and a street redesign. Transportation investments — such as gondolas, park and rides, and transit lanes — will also be essential to ensure the games do not lead to excessive traffic and bottlenecks. These improvements will continue to benefit Park City decades after the Games.

"Main Street's heritage can't be replicated."

— Advisory Committee member



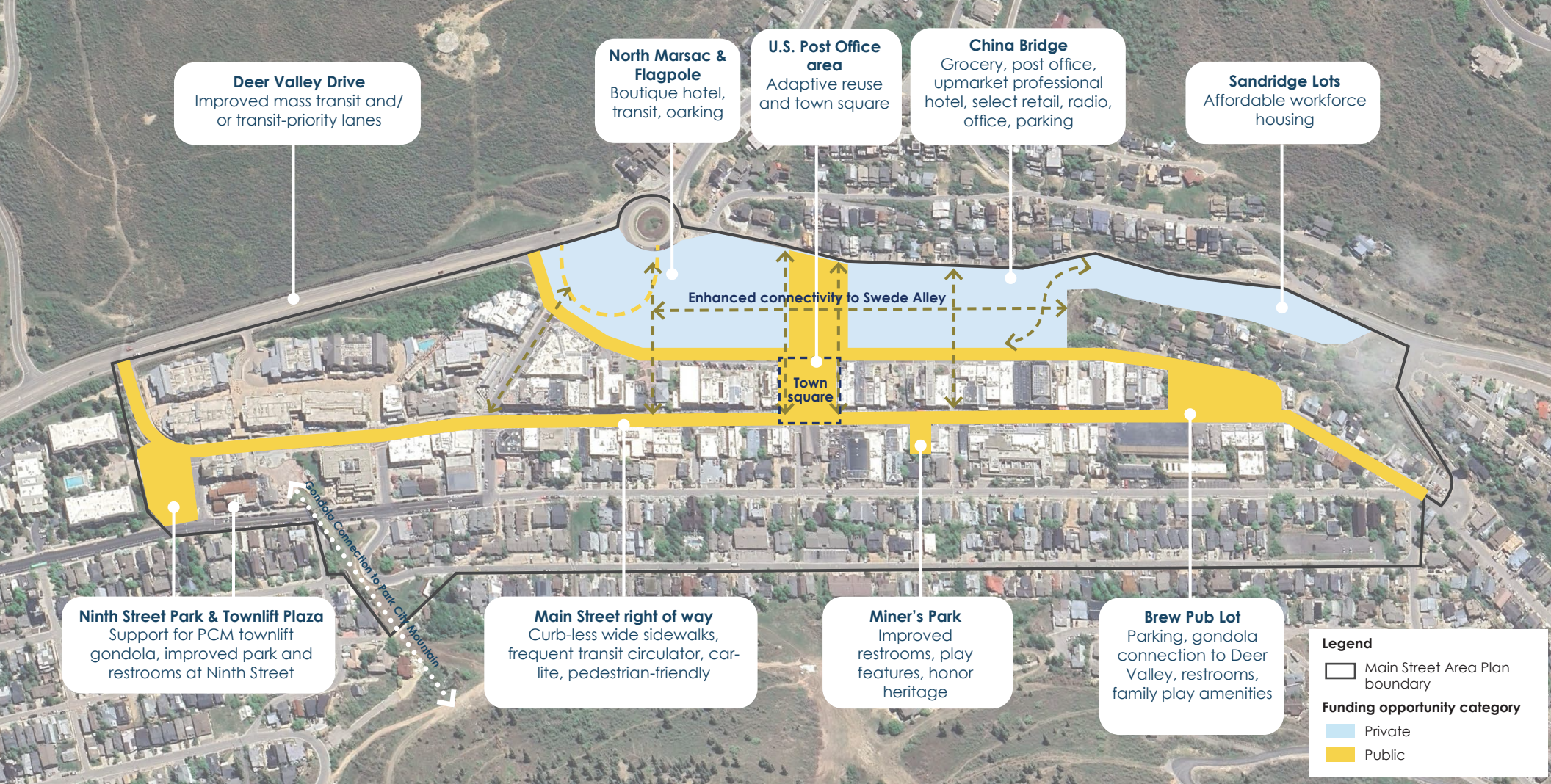
Swede Alley looking North. Photo from Park City Municipal Corporation.



Main Street looking South. Photo from Park City Municipal Corporation.



3 Recommendations



3. Recommendations

This plan proposes a set of generational investments in the Main Street area — including new buildings, street redesigns, new public spaces, and improvements for existing parks — to help Park City prosper and to create a stronger quality of life for residents.

3.1. New buildings

3.2. Street design

3.3. Public spaces

3.4. Regional transportation

3.1 New mixed-use buildings

Historic Park City needs new buildings — hotels, housing, a grocery store, community space, a KPCW radio office, a major plaza, and more — to support a vibrant Main Street area. We propose new buildings on Swede Alley to meet these needs.

A large proportion of land along Swede Alley is devoted to parking. There is an opportunity to work with developers to build new buildings here that can fill in gaps in Main Street's economy, attract more visitors, and offer new, useful destinations for locals.

Advisory Committee guidance: Members unanimously felt that parking lots are not an effective use of this land. They proposed that parking should be replaced with new assets — such as hotels, homes, and retail — and that parking should be moved underground.



Swede Alley, looking South. Photo by Park City Municipal Corporation.

3.1.1 Strategy for shaping new buildings

Goal: Park City will guide new developments that support the needs of residents and businesses.

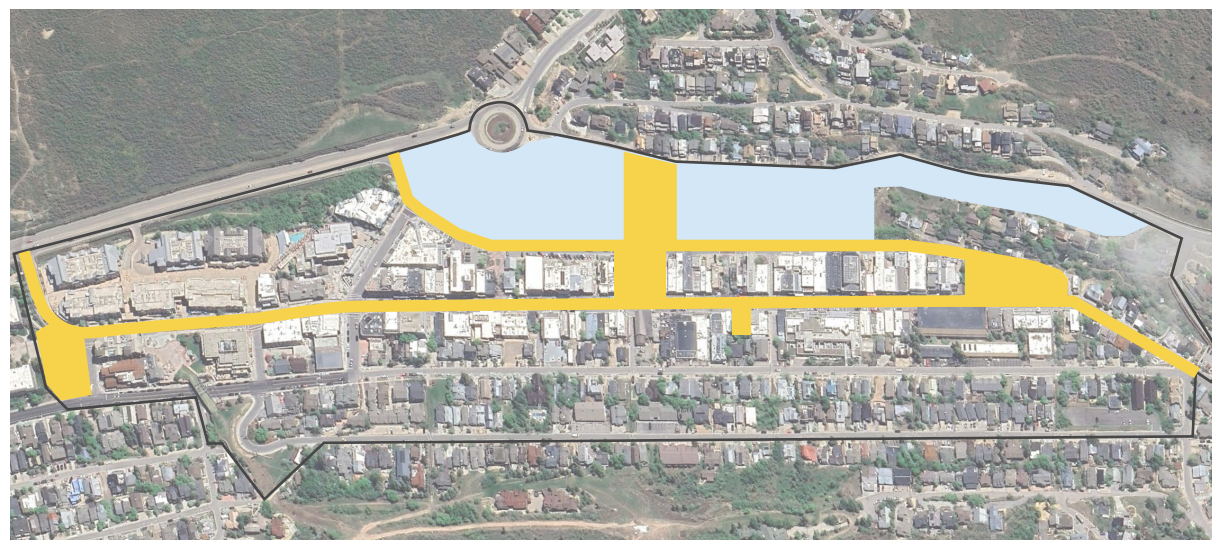
Recommendation 1.1a. Issue RFPs for interested developers to design and build priority projects.

Park City will likely issue two separate RFPs for the two areas marked in blue in the map. Developers will compete to make a proposal that best matches the City's requirements. Once a developer is selected, Park City will enter into negotiations to establish a project design that best matches Park City's goals. The City would then consider potential ground leases with the developer and undertake a development agreement that commits them to building the agreed-upon priorities.

Recommendation 1.1b. Establish design guidelines to ensure high-quality architecture and to match community character.

Park City will write design guidelines for the new buildings to ensure they reinforce the scale and heritage of the Main Street area. No high-rise buildings will be allowed.

- Private investment in development
- Public investment in streets and parks



Advisory Committee guidance: The Advisory Committee asked that the new buildings create a better, more striking gateway into the Main Street Area. The project should aim to create a stronger sense of arrival, and to entice visitors to enter.

Vision for new buildings

The following images illustrate the anticipated size and style of the proposed new buildings. The goal is to develop Swede Alley with beautiful new hotels, homes, shops, restaurants, and other businesses so that it becomes a destination in its own right. The new buildings will help bring life and vibrancy to the Main Street area all day, year round, so that businesses can stay open longer. Design guidelines will help ensure that new development reinforces Main Street's historical character.

Right: Concept image for new buildings at the corner of Deer Valley Drive (left) and Swede Alley (right), looking south.

Note: Images are for illustration purposes only. The exact designs will be crafted by developers and through negotiations with Park City Municipal and approved by City Council and Planning Commission.



North Marsac Hotel buildings (see following page for concept)

A major goal of the North Marsac Hotel design will be to create a visual gateway into Main Street from Deer Valley Drive. When people exit the new transit station and visitor center, they will find shops and restaurants lining the street.

China Bridge buildings (see following page for concept)

The China Bridge buildings will be somewhat smaller in scale to match with nearby housing and businesses. They will offer useful services for residents, including a grocery store, an expanded liquor store, events space, and the new City Hall Plaza. The project will also include high-end housing, which will help provide local customers for Main Street.



Before: Flagpole and North Marsac parking lots



Before: China Bridge Parking Garage



After: Flagpole and North Marsac sites (concept image only)



After: China Bridge site (concept image only)

3.1.2 Proposed new assets

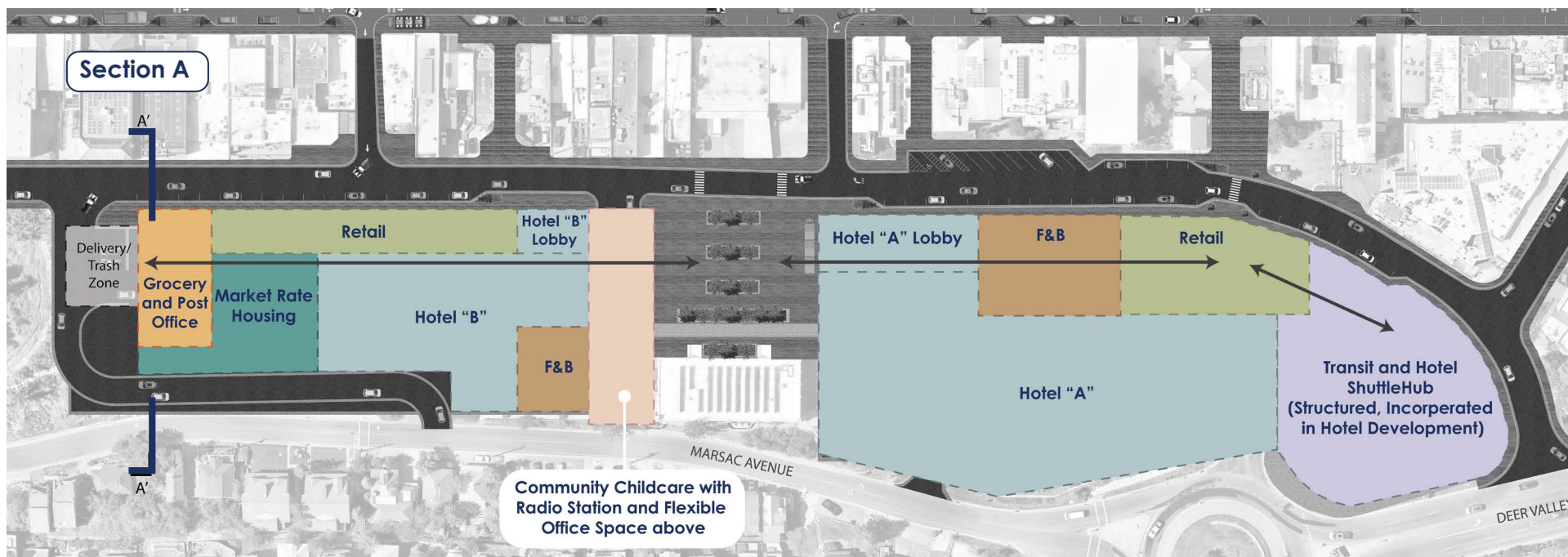
Goal: The new buildings will fill gaps in the area's economy without taking customers away from existing businesses.

Recommendation 1.2a. Identify private assets in the RFPs for developers to build.

Park City will seek developers willing to build the following assets. Our analysis suggests that these are the biggest gaps in Main Street's economy (see section 2.4.2), and that building them will bring additional visitors to existing businesses:

- Two upmarket hotels, with 200-250 beds total.
- A liquor store expansion and improvement
- A community grocer, including a new location for the post office
- A phone and computer retailer
- Additional restaurant space
- An additional bar
- Space for clothing and makeup retail
- Luxury housing

The housing and hotel beds will provide more local customers for Main Street, helping its businesses stay open all day and year round. Our analysis indicates that the grocery store and liquor store are especially important for keeping people in the Main Street area longer. The map below provides a conceptual layout of where these assets will be located.

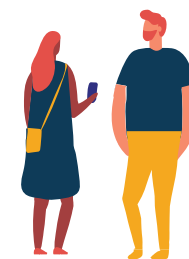


Concept map of proposed land uses to guide the RFP process with potential developers.

Recommendation 1.2b. Identify public assets in the RFPs for developers to build.

Developers will gain considerable value by being allowed to build on these parcels in the heart of Main Street. Park City will leverage this value to negotiate with developers to provide the following public assets:

- **A transit and hotel shuttle station:** This station will be built into the parking structure of the north Marsac hotel. The entrance and exit for vehicles will be on Marsac, reducing traffic on Swede Alley.
- **A visitor center:** People exiting transit will walk into a visitor welcome center, which will then lead them to Swede Alley. It will include restrooms, lockers for ski equipment, information on what to visit in Park City, and other amenities.
- **Parking:** Abundant underground parking will be provided with the goal of maintaining the current total number of parking spots in the Main Street study area.
- **City Hall Plaza:** A new public space will be built in front of City Hall. See page 73 for more.
- **Radio station:** An upgraded space will be provided for the local KPCW radio station.
- **Community event space:** This space will be located next to the new City Hall Plaza, so that events can make use of the public space. The event space will be integrated into the same building as the radio station, so that KPCW can use it for their events. The space will also be available for conferences, weddings, and other paid events.
- **Community childcare facilities:** Providing childcare will help address barriers to attracting workers by making it easier for parents to work on the street.
- **Waste and deliveries center:** A centralized waste and deliveries center will provide a place to discard waste and to store deliveries, reducing this burden on local businesses. Park City staff or contractors will then pick up waste and deliver goods as necessary throughout the day.
- **Workforce housing:** See the following page for more detail.



3.1.3 Sandridge workforce housing

Goal: Workforce housing will provide both employees and local customers for Main Street businesses, helping businesses stay open all day, year round.

Recommendation 1.3a. *Build workforce housing on the Sandridge parking lots.*

A line of low-rise, workforce homes are proposed on the Sandridge Lots, designed to match the scale and character of nearby homes. These homes will help meet the need for Main Street employees to find a place to live near work, and will provide a larger local customer base to help businesses stay open all day, year round. The houses will have parking garages that are accessible from a back lane.

Developers will build this workforce housing as part of their obligations to provide affordable housing under Park City's land management code.

Above right: Proposed workforce housing on Sandridge Lots.

Below right: Sandridge Lots today.





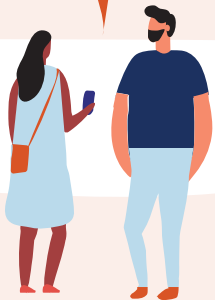
Proposed workforce housing on Sandridge Lots. Image for illustration only. Actual designs will be developed in partnership with developers.

3.2 Street design

The plan proposes major improvements for Main Street and Swede Alley. These will help the Main Street area remain a preeminent international destination for visitors and improve its appeal to local residents.

“Main Street is a declining asset. If we fail to make changes, it could lead to decline.”

— Business representative



Main Street sidewalks lack space on busy days. Photo by Happy Cities.

3.2.1 Main Street redesign

Goal: Main Street will have wide sidewalks, greenery, art, seating, and a single, flat surface so it will be a better space for events.

Main Street's sidewalks are narrow and often overcrowded. They do not meet accessibility standards, and provide little space for artwork or other investments. The sidewalks do not currently provide the kind of experience that travelers expect of an international destination.

Recommendation 2.1a. Reduce parking spots on Main Street to create space for the new design, but maintain the same total number of spots in the study area by building new underground parking.

The proposed street design reduces on-street parking from 160 to 80 spots. The goal is to provide the same total number of parking spaces in the area as a whole by providing more parking underground, and by adding on-street parking to Swede Alley. The approximate changes in parking numbers are:

- ↓ Main Street: 160 → 80 spots
- ↓ Brew Pub Lot: 48 → 30 spots
- ↑ Swede Alley: 33 → 45 spots
- ↑ North Marsac hotel buildings: 158 → 200 spots
- ↑ China Bridge buildings: 590 → 634 or more spots

Recommendation 2.1b. Use valet parking and digital signs to make underground parking convenient.

Currently, structured parking is underutilized in the Main Street area. In China Bridge, there are fewer parking transactions per day than there are parking spots for 91% of the days of the year (332 days).

Design highlights

Valet parking: Park City will work with developers to provide a valet parking service to ensure parking is as easy and convenient as dropping off one's car.

Digital signs: Signs will indicate how many spaces are available at the entrance of parking lots. Digital signs can also be posted at Highways 40 and 80 to help people decide whether they want to use a park and ride facility or drive to Main Street.

Recommendation 2.1c. Redesign Main Street as a flat one-way, single-surface, curbless street with wider sidewalks and a lane for electric trolleys.

The proposed Main Street design will create an experience as beautiful and enjoyable as any destination in the world.

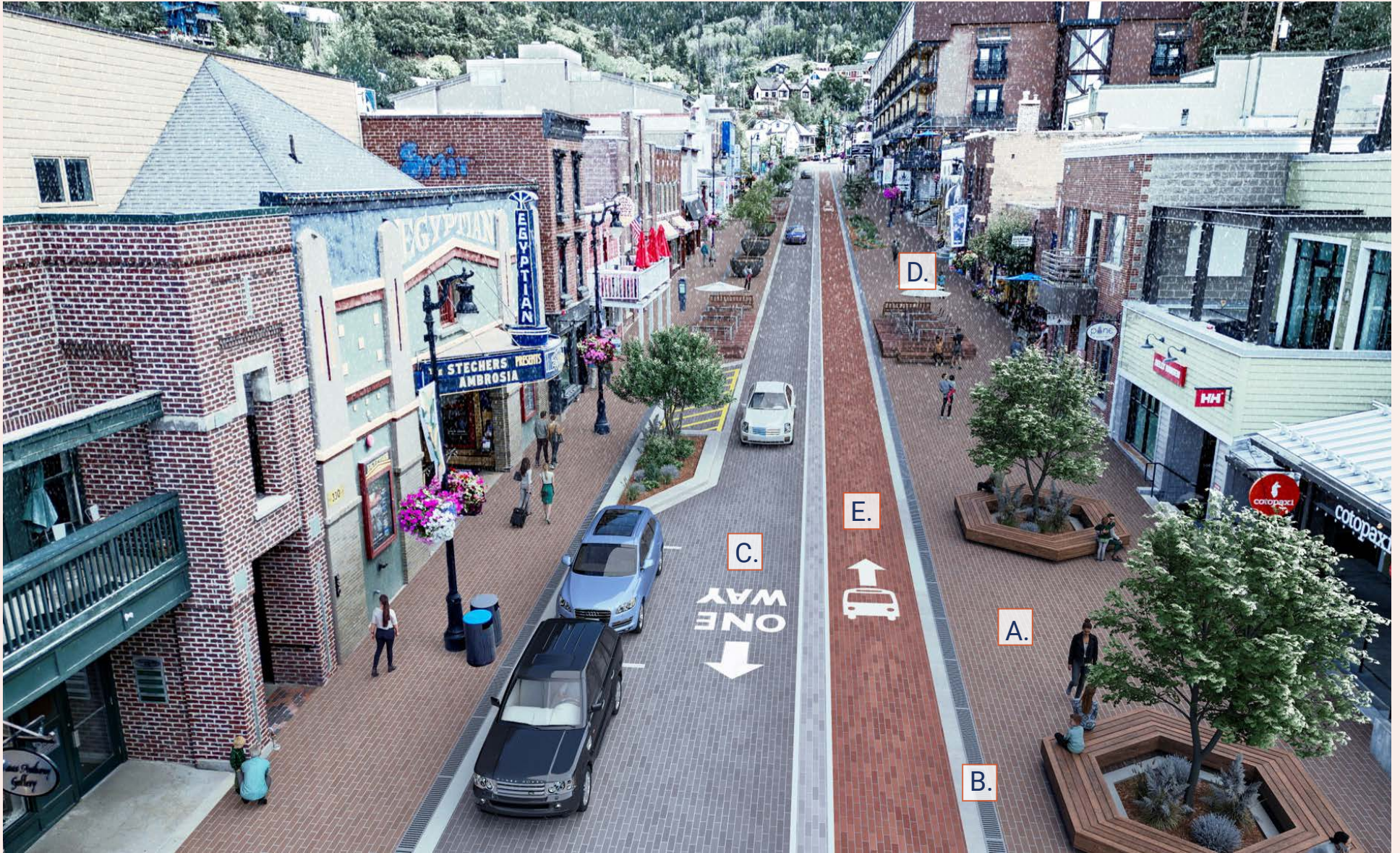
Advisory Committee guidance: Eight out of 10 Advisory Committee members supported this new design for the street, while two preferred to maintain the status quo plus incremental improvements. Those who supported the change felt the investment was important to:

- *Allow the street to continue to attract more visitors by providing more space for them on the sidewalk.*
- *Offer lots of activities and places to visit so that people stay on the street longer.*



Design highlights

- A. Wider sidewalks:** The new, broad sidewalks create space for more seating, art, garden boxes, and greenery.
- B. Curbless street:** The street and sidewalk will be a single, flat surface. This will provide a better experience for festivals and other street closures during busy times of year.
- C. One-way traffic:** To create space for these wider sidewalks, vehicle traffic will only flow in one direction.
- D. Dining deck:** Restaurant and bar owners will continue to have the option to create dining decks.
- E. Trolley lane:** A smaller lane will run up the hill to allow small, electric trolley vehicles to bring people up-and-down the hill.
- F. Continuous improvement:** Park City will invest incrementally, over time, in adding more art and other improvements to the street on a yearly basis.



Proposed Main Street design. The street design will be updated and refined in the detailed design stage.

3.2.2 Swede Alley redesign

Goal: Transform Swede Alley into a beautiful street with consistent sidewalks along its full length.

Swede Alley lacks a sidewalk in many places and is lined with parking lots, garbage pickup, and other logistics facilities. Some businesses — including the liquor store — struggle to attract customers because much of the street is a hostile environment that discourages pedestrian traffic.

Recommendation 2.2a. Redesign Swede Alley to provide a better pedestrian experience.

Consistent sidewalks and safer crossings will help clearly communicate and improve the overall pedestrian experience along Swede Alley.

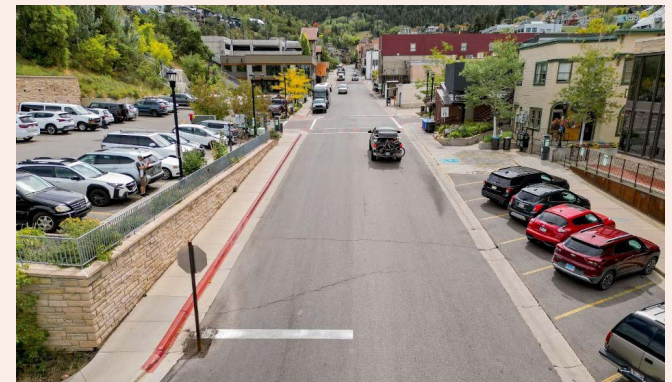
Recommendation 2.2b. Encourage existing building owners to invest in improving the side of their buildings that face Swede Alley.

Today, many buildings on Swede Alley treat the street as an laneway, with loading doors, garbage storage, or blank walls. To fully activate Swede Alley, it will be important to encourage existing landowners to upgrade their buildings along the street, and to treat the street as a new front door. A number of strategies will be examined to achieve this, including:

- Reduce constraints on building volumes.
- Encourage higher-quality materials.
- Implement density bonuses, which will enable additions that include affordable housing.

Design highlights

- A. Consistent sidewalks:** Swede Alley will have sidewalks along its entire length.
- B. Safer crossings:** Large, colored crosswalks will help communicate pedestrian priority.
- C. Beautiful buildings:** The new buildings will help create an attractive, pedestrian-friendly street edge. Their businesses will give people reasons to spend time there.
- D. Two-way traffic:** Swede Alley will remain a two-way street so that people can easily drive in and out of parking.



Swede Alley looking South, with Bob Wells Plaza and China Bridge on the left. Photo by Park City Municipal Corporation.



Proposed street design for Swede Alley, looking South. The proposed North Marsac hotel development is on the left. Building designs will be developed in partnership with developers. The street design will be updated and refined in the detailed design stage.

3.2.3 Circulation

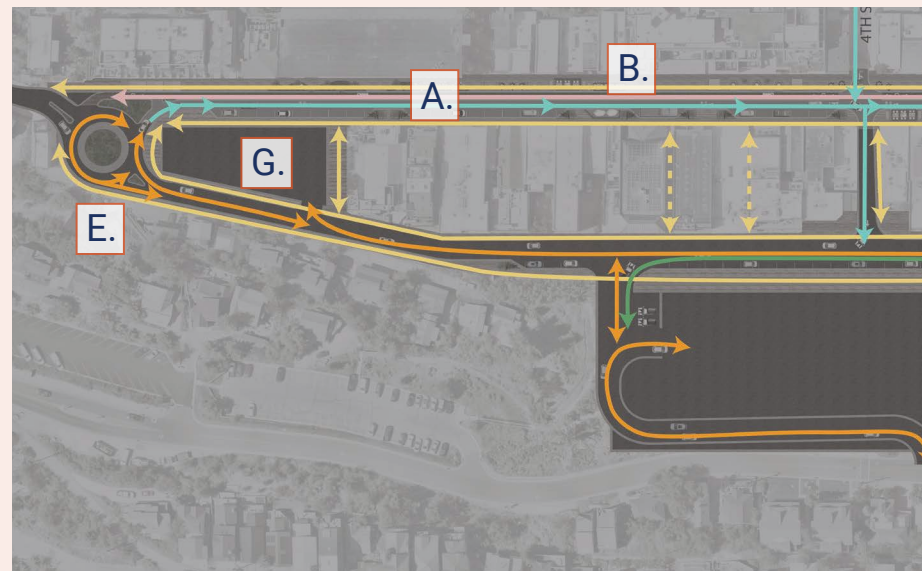
Goal: Transportation in the Main Street area will be convenient, orderly, and intuitive.

Recommendation 2.3a. *Create a circulation plan for the Main Street area that accommodates pedestrians, cars, delivery vehicles, buses, and shuttles.*



Design highlights

- A. One-direction, shared Main Street:** As noted, Main Street will be a one-way, curbless shared street (meaning the pedestrian area and travel lanes will be on a single, uniform surface). The design aims to slow traffic and reduce car volumes to prioritize pedestrian comfort. Main Street will have on-street parking.
- B. Trolley circulator lane:** A narrow dedicated lane will allow a modern transit circulator to travel up and down Main Street. The transit circulator is ultimately envisioned to be autonomous. Pullouts will be incorporated into the final design to allow bi-directional travel in the transit lane.



- C. Comfortable biking:** Bike parking will be provided in multiple locations along Main Street. Cyclists are encouraged to use Swede Alley or Park Avenue and then park on Main Street.

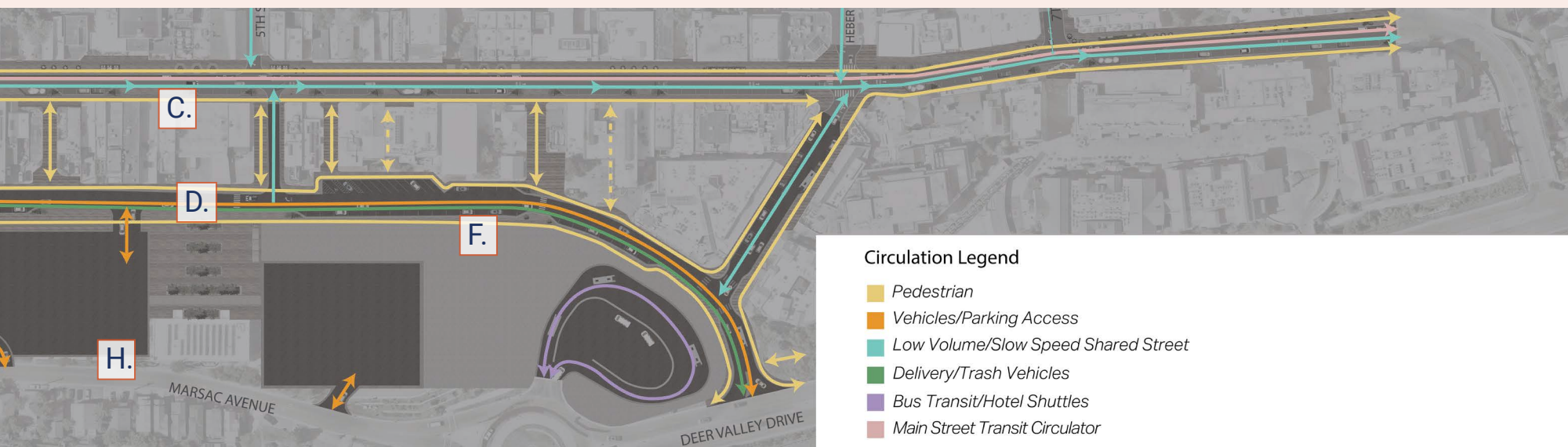
- D. Bidirectional Swede Alley:** Traffic will run in two directions on Swede Alley so that drivers can enter and exit parking lots. Swede Alley will also have improved sidewalks and on-street parking.

- E. Roundabout at Swede Alley and Main Street intersection:** This roundabout will enable people traveling up Swede Alley to turn around at the end and drive back down again. The two-way travel and ability to turn around easily will be useful for when there are events on Main Street, like the Arts Festival.

- F. No buses on Swede Alley:** The new transit and hotel shuttle station will allow buses to enter and leave at the roundabout on Marsac. This will reduce the number of heavy vehicles on Swede Alley.

- G. Waste and deliveries center:** This facility will serve as a central collection point for waste from Main Street area businesses to remove garbage trucks from Main Street and Swede Alley. It may also collect deliveries to distribute to the street to help reduce truck traffic. Park City staff or contractors will pick up waste and deliver goods in right-sized vehicles throughout the day. Waste and deliveries will be allowed during off-peak hours.

- H. New street connection to Marsac:** The new street will enable Hillside Avenue to become a resident-only street, reducing cut-through traffic in the nearby neighborhoods.



3.2.4 Heated sidewalks and geothermal

Goal: Geothermal energy will melt snow and reduce energy costs for buildings.

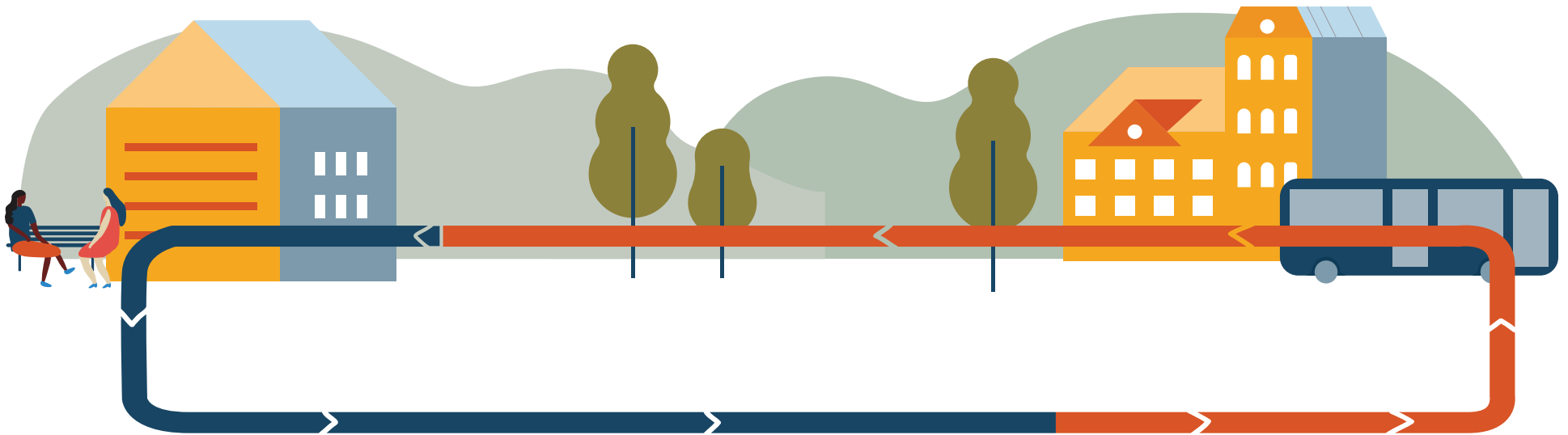
Many international ski destinations have heated sidewalks, which reduce risk of injury and cut maintenance costs, while also creating a comfortable, pedestrian-friendly experience. However, it is expensive and not sustainable to heat sidewalks by burning fossil fuels.

Some communities — including Rochester, Minnesota and Carbondale, Colorado — are pursuing a new technique called “ambient temperature loops,” a type of geothermal technology that uses heat from the earth to melt sidewalks, while also cutting energy costs for buildings.

An ambient temperature loop is a set of pipes that run deep underground to collect the steady temperature from the earth. These then heat buildings in the winter and cool them in the summer, using a heat exchanger.

This technology could help cut energy costs for Park City buildings, melt snow on sidewalks, and help the city reach its goal of becoming a net-zero carbon emitter by 2030. The system could make the Main Street area safer, more accessible, and more sustainable.

Recommendation 2.4a. Investigate the potential to build an ambient temperature loop in Main Street and Swede Alley to heat sidewalks and to help heat and cool buildings.



3.3 Public spaces

Public space plays a central role in achieving this project's goals by improving quality of life for residents, attracting new visitors, keeping visitors longer, and enhancing the community's heritage. Concept designs are proposed for improving existing parks and creating new ones.

The proposed designs aim to complement each other so that, together, they will create a coherent network of public spaces for Main Street.



Main Street in winter. Photo by Park City Municipal Corporation.

More restrooms

New park designs offer an opportunity to address the need for more restrooms on Main Street. There is a restroom in Miner's Park today and one in the transit center. However, residents and visitors often complain that the gaps between restrooms are too large, and the Miner's Park restroom is out of date. New restrooms are proposed for Ninth Street Park, the new Central Square, Miner's Park, and the Brew Pub Lot.



Ninth Street Park will receive a restroom facility and play structures. It will be programmed in winter with ice sculptures and other cold-weather activities.



The Post Office will be restored to its original size, creating space for a new **Central Square**.

City Hall Plaza

Central Square

Miner's Park

Main Street

Park Ave

Woodside Ave

City Hall will receive a new plaza, with water features and greenery. The plaza will connect with the new Central Square, so that City Hall and Swede Alley are visible from Main Street. Together, the two public spaces will create a central gathering space for the community.

Brew Pub Plaza

Miner's Park will receive a new restroom, a play structure for kids, and new, interactive, historic panels.

The **Brew Pub Lot** will become a plaza for skating and events. An amenity building will provide skates, restrooms, and warm drinks. A gondola will potentially connect to Deer Valley Resort.

3.3.1 Ninth Street Park

Goal: Ninth Street Park will preserve green space, create a relaxing gathering space for the community, and provide an improved entry point to Main Street.

Ninth Street Park is long established. Its green space can be combined with new features to meet community needs, including public restrooms, a new playground, and an expanded plaza. It is composed of two lots. Each lot has a conservation easement that restricts options for how it can be designed:

- The conservation easement for the western lot restricts it to uses that enhance “natural, scenic, recreational, and visual open space values.” Only limited structures can be built there, and hardscaping likely would not be allowed.
- The eastern lot preserves land for the trolley turn-around.

Recommendation 3.1a. Maintain the western conservation easement.

The easement has a long history, dating back to 1953. The green space also offers an opportunity for repose, away from the busy Main Street.

Recommendation 3.1b. Eliminate the trolley turn-around to create more public space, which will require revoking the easement on that portion of the site.

The need for the turn-around will be eliminated because Park City will acquire bidirectional trolleys that can change direction without needing to turn. Removing the turn-around offers the opportunity to provide an improved entry point for Main Street and a plaza space for events, such as the Silly Market.

Recommendation 3.1c. Provide improvements to the physical infrastructure of Ninth Street Park.

Design highlights

- A. Maintain natural ambiance:** The plan aims to conserve the park’s quiet, natural atmosphere. A central goal of the concept is to preserve the park’s many mature trees.
- B. Community playground:** A playground will offer families something new to do on Main Street, for locals and visitors alike. The playground will have a rustic design, aimed at reinforcing the park’s natural heritage and Park City’s mining history.
- C. Winter activation:** The park will feature ice sculptures, lighting, and evergreen plants to transform it into a magical place in the winter time.
- D. Plaza space:** The Eastern corner of the park will offer a small gathering space. It will offer some overflow space for events, such as the Silly Market.
- E. Restrooms:** The park will have a new set of much-needed public restrooms, improving access on the northern edge of Main Street.



Concept design for potential park redesign. The park proposal will be updated and refined in the detailed design stage.

3.3.2 The Central Square

Goal: The Central Square will honor Old Town history and serve as a major gathering space for Park City celebrations.

This plan proposes a major new public square on Main Street. This can be accomplished by moving local post office operations into a new development and by restoring the post office building to its original form (which was about one third the size of the current building). Through these efforts, Park City can create a marquee public space that serves as a central community gathering place and showcases the community's rich history.

Recommendation 3.2a. *Create a new post office in the new Swede Alley buildings and use the original post office building as an amenity space with restrooms.*

A new, smaller post office will be built into the proposed new grocery store on Swede Alley. The original post office building will include public restrooms and other amenities, including, potentially, small businesses to help activate the public space.

Recommendation 3.2b. *Restore the post office building to its original form and use the remaining space for a new Central Square.*

The Central Square will create a strong visual connection between Main Street and Swede Alley, and will provide a central gathering space on Main Street for hosting events and enticing visitors to stay longer.



"The post office currently feels like a dead zone."

— Engagement session participant

Design highlights

- A.** **Restored mural:** There is an old mural on the wall of the Frank Andrew building (home of the Shabu restaurant), south of the post office, which is not currently visible. Removing the 1970s post office addition will offer the opportunity to restore this mural and to make it visible once again.
- B.** **Iconic central element:** The Central Square will include a highly visible, emblematic piece of public art to act as a visual symbol of Main Street. The aim is to create a recognizable piece of art that people will photograph themselves with to communicate that they visited Park City, similar to The Bean in Chicago. This art has not yet been designed, and offers an opportunity for public input.
- C.** **Events space:** The Central Square will be one of the largest public spaces on Main Street, and will be positioned prominently at its center. It is therefore an ideal location for festivals, music shows, and other events, and will be equipped with appropriate power outlets and infrastructure.



Concept design for the restored Post Office building and the future Post Office Plaza. The plaza proposal will be updated and refined in the detailed design stage.

Post office history

The post office, constructed circa 1921, is a Significant Historic Site on Park City's Historic Sites Inventory. In the 1960s and 1970s, the post office was expanded. Consideration to restore this Significant Historic Site to its 1921 form could be proposed with review by the Historic Preservation Board.

Today, the Post Office acts as a letter-sorting facility, a semi-industrial land use that brings truck traffic onto Main Street. Park City has previously investigated the potential to demolish the post office to create a public square, while retaining a smaller post office without the letter-sorting function. During these previous investigations, the City found that the United States Postal Service does not consider this facility essential.



Above right: Original Post Office building, before the 1965-1975 renovation and addition. Photo from Park City Historical Society Museum, Pop Jenks Collection.

Bottom right: The section of the Post Office in blue is the original historic building. The section identified in red is the 1965-1975 addition.



3.3.3 City Hall Plaza

Goal: A new plaza in front of City Hall will transform the building into a visually striking symbol of the community.

City Hall is an attractive heritage building, but it currently faces a parking lot that fails to give the building the visual prominence it deserves.

Recommendation 3.3a. *Invest in a new plaza in front of City Hall, between the two new development sites.*

The new plaza will help position City Hall as a visually striking icon and a symbol of the community. It will be located directly across from the new Central Square, so that the two public spaces will fit together to create an iconic, central gathering place.

Advisory Committee guidance: Members recommended that this plaza emphasize natural features, with abundant evergreen trees and plants. They also requested a water feature to symbolize Poison Creek, which runs underground through this location. (It likely will not be possible to bring Poison Creek itself to the surface as its water flow depends on the season and because parking structures will create physical limitations.) Finally, the Committee recommended that if City Hall one day moves, the building should remain a public asset and continue to serve a civic function.



Bob Wells Plaza. Photo from Google Streetview.



City Hall Stairway. Photo by Park City Municipal Corporation.

Design highlights

- A. Heritage stairway:** The new design will establish pride and a greater sense of place around the existing art deco staircase — which also has heritage status — by positioning it at the center of the new public space.
- B. Greenery:** City Hall Plaza will have ample greenery — and especially evergreens — to bring more natural elements to the Main Street area.
- C. Water feature:** The plaza will have a water feature — such as a pond, fountain, or artificial stream — to represent Poison Creek.
- D. Preservation of historic wall.**



Concept design for future City Hall Plaza. The park proposal will be updated and refined in the detailed design stage. Building designs for illustration only.



Concept design for future Central Square (foreground) and City Hall Plaza (background). The plaza proposal will be updated and refined in the detailed design stage. Building designs for illustration only.

3.3.4 Miner's Park

Goal: Miner's Park will offer improved restrooms, a playground that evokes heritage, and a better, more colorful place to gather.

Miner's Park is well-positioned at the center of Main Street. However, its restrooms are reaching the end of their lifespan, and the park is underutilized. Park City developed a design for the park in 2017, which was not implemented.

Recommendation 3.4a. *Build on the 2017 design for Miner's Park to enhance restroom facilities, offer fun activities for both children and adults, and create a lively public space that emphasizes heritage.*



Advisory Committee feedback: *The Committee expressed that Miner's Park is underutilized. One member stated, "it is one of the only public spaces we have." Members want it to offer residents and visitors a better experience.*

Design highlights

- A. Updated restrooms:** The proposed concept includes a new restroom building. The facility is largely the same as in the previous 2017 design, except that it is moved to hug the southern wall. The building will include a waterfall cascading down its front wall and an activated rooftop public space.
- B. Play area:** The plan includes a mining-themed play area to offer children a destination on the street. The goal is to ensure kids can play here year-round.
- C. Stage:** A small stage will offer a space for buskers and other events.
- D. Multimedia technology:** Programmable, interactive lights will create a magical feel to the park at night. A projector and screen will show ski races and other major events. Otherwise, the projector will light up the wall with art.
- E. Heritage panels:** Interactive panels will use technology to offer stories on the history of Park City.



Concept design for future Miners Park. The park proposal will be updated and refined in the detailed design stage.

3.3.5 Brew Pub Plaza

Goal: The new Brew Pub Plaza will draw visitors to the top of Main Street with activities, art, and potentially a gondola.

The Brew Pub parking lot is situated in the prime location at the southern end of Main Street. However, despite its strategic location, it does not offer visitors a compelling destination at the top of Main Street. Park City previously explored a major redesign of the parking lot into a public space, and the Advisory Committee requested that this idea be re-opened. This plan proposes a concept design that draws on a number of ideas from the redesign, including a plaza, a band stand, and restrooms.

Recommendation 3.5a. Design the Brew Pub Plaza to draw people to the top of the street and provide restroom facilities.

The proposed design will create a plaza full of activities to attract people up Main Street.

Recommendation 3.5b. Explore the potential to build a gondola from the Brew Pub Plaza to Deer Valley Resort.

Twenty-three percent of Main Street visitors come from Deer Valley. A gondola between Deer Valley Resort and the Brew Pub Plaza would enable more of these high-value customers to easily reach the street without creating traffic or requiring parking. A scenario will also be developed for designing the public space without the gondola, in case this aspect of the project does not go forward.



Design highlights

- A. Skating area:** A skating area will draw people to the plaza during the winter season and provide a family-friendly activity on Main Street. During summer, the plaza will act as a multi-use gathering space. A building will include new restrooms, a small kiosk for warm drinks, and other amenities. Skates and sleds will be available to rent.
- B. Mining tower:** The proposed design includes a timber frame mining tower in Brew Pub Plaza, potentially with a viewing platform. The structure will be visible down Main Street, reinforcing the street's mining heritage and providing an attraction to draw people up the street. The structure may also be integrated into the gondola station.
- C. Parking:** Roughly 30 parking spots are proposed under the plaza. Some of this space will be utilized for ride-share pick-up and drop-off locations and hotel shuttle drop-off. A trash compactor may also be included in the parking area to help Main Street businesses manage waste.
- D. Gondola.**



Concept design for the future Brew Pub Plaza. The plaza proposal will be updated and refined in the detailed design stage. Building designs are for illustration only.

3.4 Regional transportation

This plan can only succeed if visitors, residents, and employees can all reach Main Street easily in large numbers. It is beyond the scope of this project to offer detailed transportation recommendations. However, the following recommendations provide high-level guidance for Park City on these topics.



Historic Main Street with trolley. Photo by the Chamber Bureau.

3.4.1 Regional parking and mass transit

Goal: Parking and mass transit solutions will make it easy and convenient for people to reach Main Street, even during the busiest times of the year.

Recommendation 4.1a. *Investigate the potential to build regional park and ride and mass transit solutions.*

The primary routes entering Park City — S.R. 248, S.R. 224 — suffer heavy traffic on busy days, posing a major barrier for attracting new visitors and employees to Park City. Travel times from the Wasatch Front are frequently longer than one hour during busy winter periods. There is little space to provide more lanes for cars in these key traffic choke points. Therefore, other solutions are needed to ensure large numbers of people can easily access Main Street.

Efforts are already underway to identify potential locations for park and rides near highways, and to provide fast transit from these facilities to Main Street. The details of these solutions are out of scope for this project.

3.4.2 Preparing for transportation needs

Goal: Park City will invest in adequate transportation solutions so that traveling to Main Street remains convenient and efficient.

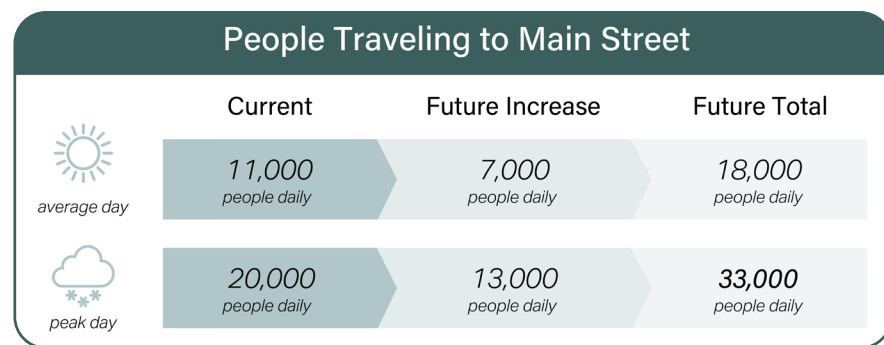
Recommendation 4.2a. *Ensure transportation solutions address the scale of projected need.*

The purpose of the proposed Main Street design and new buildings on Swede Alley is, in part, to attract new visitors to Main Street. To achieve this, it will be essential to provide transportation options with sufficient capacity for these new visitors. While it is beyond the scope of this project to design those solutions, we offer the following projections of visitor numbers to help guide those projects.

Advisory Committee guidance: *It is essential to identify and implement large-scale transit and park and ride solutions to meet this visitor demand, because the success of the proposed improvements for Main Street and Swede Alley depend on it.*

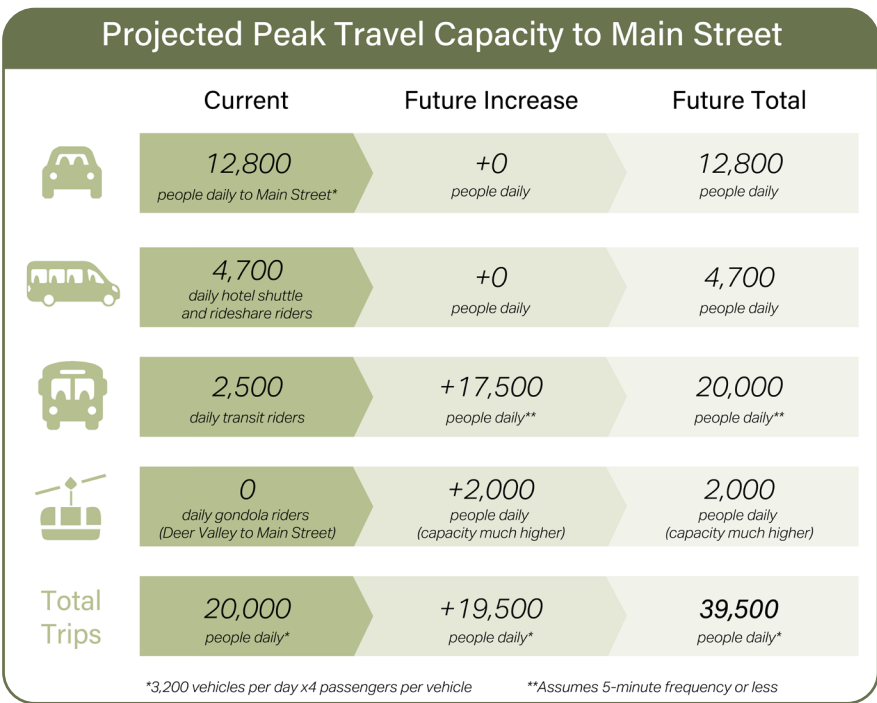
Estimated transportation needs

The following table offers an estimate of Main Street’s daily visitors on average days and peak days, and a statistical projection of how visitor numbers will increase if the proposed improvements to the Main Street area are implemented. On busy days, the transportation system may need to accommodate 13,000 more visitors.



Estimated number of daily visitors to Main Street on average days and peak snow days. Source: Placer.ai cell phone data and statistical extrapolations.

The following offers an estimate of how many people reach Main Street by various modes. It also provides a projection of future capacity requirements that various transportation modes should deliver in order to meet future demand implied by the proposed projects.



Estimated number of daily visitors to Main Street and how many take each travel mode. Source: Placer.ai cell phone data, Park City transit data, and statistical extrapolations.

3.4.3 Regional workforce housing hub

Goal: Park City businesses will have easy access to the employees they need to invest in growth.

Recommendation 4.3a. *Provide workforce housing within the Park City municipality with excellent transit access to Main Street – such as a gondola or bus lanes – that will not face traffic delays.*

Park City needs workforce housing to meet Main Street's demand for employees, but there is insufficient room in the study area to provide the necessary level of housing. Swede Alley developers will be required to provide workforce housing somewhere in Park City to meet their affordable housing obligations, which offers an opportunity to build much-needed housing.

Advisory Committee guidance: The Committee recommended creating a regional hub for workforce housing, with a high-quality transit connection to Main Street. They further recommended that this hub be combined with a regional park and ride facility, so that visitors and employees could benefit from the same transit connections to Main Street.



Historic Park City homes. Photo by the Chamber Bureau.



4 Public feedback

4. Public feedback

Two engagement sessions were held at Miners Hospital Community Center on November 12, 2024, in the morning and afternoon, in which the project team presented the major elements of the plan at separate stations. The public was free to visit each station at their own pace, and to ask questions and provide feedback directly to the project team. Participants were then invited to provide feedback on paper sheets or through an online form. In total, 147 residents attended the two engagement sessions.



Miner's Hospital Community Center hosted the engagement sessions. Photo by Park City Municipal Corporation.

4.1 Key feedback

The full summary of the public engagement sessions feedback is available in Appendix D.

The following represents a brief summary of the key takeaways:

- Community participants largely expressed support for the plan.
- There was particularly strong support for the public space designs and proposed Swede Alley developments. However, residents emphasized the need to ensure that the design of the new developments matched the scale and historical character of Main Street.
- Most participants also expressed support for the Main Street redesign. However, parking was a common area of concern. Some business owners were anxious about the potential impact of losing on-street parking spots. Residents and business owners alike emphasized that it will remain important to reach Main Street by car. Some residents asked whether it would be better to pedestrianize the street permanently. Few opposed the proposed flexible option.
- Participants requested major investments in regional parking and transit solutions to ensure people can continue to reach Main Street efficiently.



The November 12, 2024, Engagement session, discussing circulation. Photo by Park City Municipal Corporation.

Public feedback led to a number of specific updates to the plan:

- A roundabout has been added to the intersection of Swede Alley and Main Street.
- Safer intersection designs were incorporated into Main Street, specifically at Heber Avenue.
- A map was created to clarify the gondola route from the Brew Pub Lot to Deer Valley Resort.
- The idea to demolish the post office completely was removed from the plan. Only the 1965-1975 addition will be demolished under the current proposal.
- Renderings for City Hall were updated to preserve its historic staircase.
- Other public feedback will be used to refine the plan as it enters more detailed stages of design.



The November 12, 2024, Engagement session, discussing Swede Alley. Photo by Happy Cities.

Main Street Area Plan Engagement Session

Tuesday, November 12, 2024

9:00-11:00 a.m. and 4:30-6:30 p.m. (drop in format)

Miners Hospital
1354 Park Ave, Park City, UT 84060



www.parkcity.org





5 Economic, fiscal, and parking impacts

5.1 Economic impacts

New buildings on Swede Alley will help attract new spending to Main Street. To assess this impact, we first identified roughly how many square feet should be devoted to various types of businesses. We studied sales data for similar businesses in the region to calculate how much spending will likely occur per square foot. The precise square feet and sales numbers will vary, but these figures allow us to make estimates for total future spending at these businesses.

\$180 million in new direct spending

The chart to the right lists the estimated spending that we estimate each asset will attract. We project that the new assets will attract \$184 million in new spending per year, plus or minus \$20 million.

Asset	Sector	Sq. Ft.	Direct Sales per Sq. Ft.	Market Value	Economic Impact Direct Sales per Year	Estimated Annual Visits Increase	Economic Impact Indirect Sales per Year
High-End Boutique Hotel North	Hotels (except Casino Hotels) and Motels	250,000	\$243	\$357,611,737	\$60,815,543	91,250	\$15,486,038
Trendy Upmarket Hotel	Hotels (except Casino Hotels) and Motels	100,000	\$225	\$143,519,678	\$22,454,970	82,125	\$13,937,434
High End Community Grocer	Supermarkets and Other Grocery Retailers (except Convenience Retailers)	13,500	\$569	\$43,110,000	\$7,681,500	148,500	\$1,260,097
Restaurant Space	Food Service Contractors	30,000	\$412	\$51,547,623	\$12,365,179	138,700	\$1,961,565
High-End Bar	Drinking Places (Alcoholic Beverages)	15,000	\$374	\$28,406,816	\$5,611,022	165,000	\$2,333,513
Clothing & Makeup Retail	Family Clothing Stores	15,000	\$502	\$7,500,000	\$7,532,070	172,500	\$2,927,498
Recreational Goods and Rental Retail	Recreational Goods Rental Computer and Computer	2,000	\$1,965	\$1,000,000	\$3,930,000	24,000	\$407,304
High-End Phone and Computer Retail	Peripheral Equipment and Software Merchant	10,000	\$2,700	\$17,400,000	\$27,000,000	123,800	\$2,311,111
Liquor Store Expansion & Improvement	Beer, Wine, and Liquor Stores	15,000	\$721	\$7,500,000	\$10,815,000	168,000	\$1,900,752
Office/Professional Radio/Incubator Commercial	Radio, Television, and Other Broadcasting	20,000	\$150	\$0	\$3,000,000	90,000	\$3,818,475
Office/Professional Software	Software Publishers	15,000	\$390	\$7,500,000	\$5,850,584	80	\$4,526
Performance/Event Space Public	All Other Amusement and Recreation Industries	13,425	\$126	\$6,712,500	\$1,697,919	147,675	\$4,176,987
Performance/Event Space Private	All Other Amusement and Recreation Industries	13,425	\$379	\$6,712,500	\$5,093,758	147,675	\$4,176,987
Market Rate Housing & Nightly Rentals	All Other Traveler Accommodation	41,500	\$223	\$51,688,528	\$9,273,057	138	\$7,778
Workforce Housing	Housing	15,200	\$0	\$7,600,000	\$0	40	\$2,263
Post Office	Postal and Shipping	7,200	\$0	\$0	\$0	11,314	\$640,033
Civic Institutional	Governmental	13,400	\$0	\$0	\$0	67,000	\$3,790,190
Main Street Pedestrianization	Infrastructure	Right of Way	\$0	\$0	\$0	562,910	\$31,843,826
Central Pedestrian Space Swede Alley	N/A	65,000	\$0	\$0	\$0	162,500	\$9,192,625
			Projected Total	\$737,809,382	\$183,120,603	2,303,207	\$100,179,000
			Downside Scenario	\$647,715,529	\$160,759,759	2,021,962	\$87,946,149
			Upside Scenario	\$827,903,235	\$205,481,448	2,584,451	\$112,411,851

Right: Economic impact per year of new developments and Main Street buildings. Source: ZPFI, July 2024.

\$100 million in new spending at existing businesses

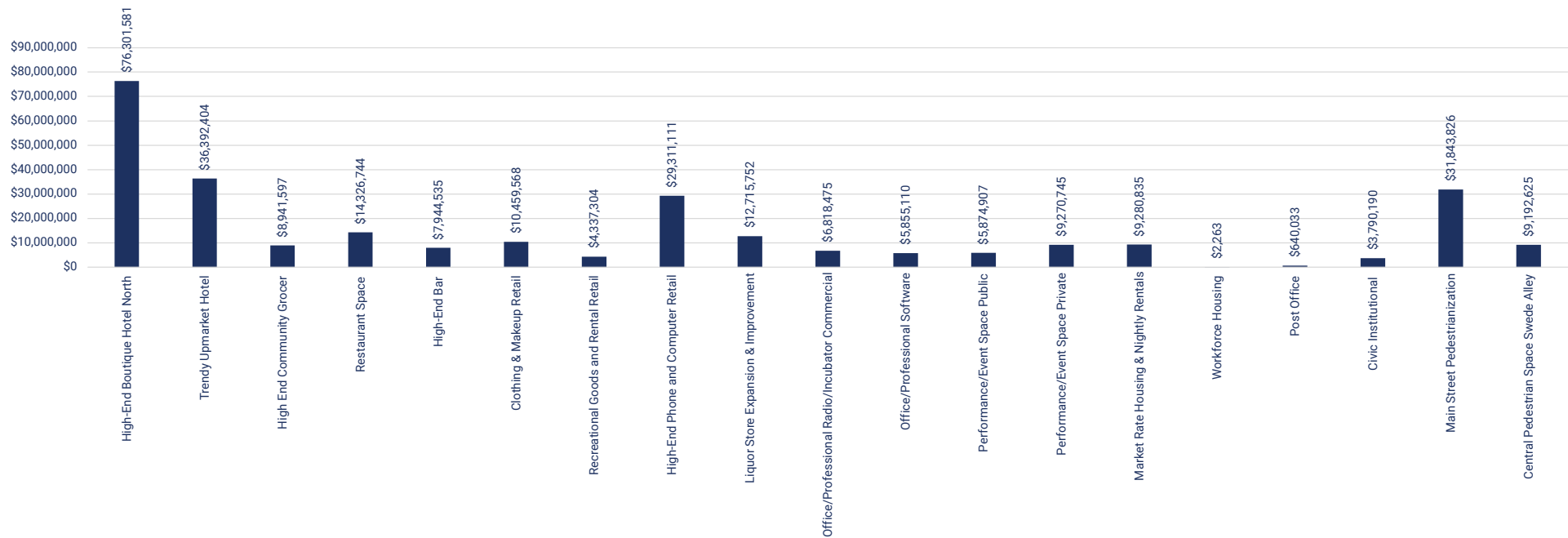
The new buildings will also help attract visitors to existing businesses. To estimate these impacts, we assessed visitor numbers for similar projects elsewhere, and estimated how much new customers are likely to spend at existing businesses. We project \$68 million in new revenue for these businesses, plus or minus \$12 million.

We also expect the new Main Street design to attract roughly \$31 million in new spending (drawing on a [2022 study](#) on the economic impacts of street pedestrianization in Spanish cities). In total, we project \$100 million per year in new revenue for existing businesses, plus or minus \$12 million.

\$283 million in total new spending

The chart below combines the total estimated new revenue for both new and existing businesses, categorized by sector. In total, we project that the new buildings and Main Street improvements will attract \$283 million in new spending, plus or minus \$34 million.

Land use drivers by absolute \$ of revenue



Projected new spending at existing and new businesses combined, by sector. Source: ZPFI, July 2024.

5.2 Government revenue

New buildings will provide positive fiscal impacts for regional governments.

The Main Street area generates among the highest assessed market values per acre in the Park City region, and contains many of its most valuable properties. The parking lots, in contrast, have negligible land value per acre and bring in little revenue.

If new development in this area can match nearby land values, these properties can become some of the most financially productive in the city.

To estimate the market value of the new buildings on Swede Alley, we calculated the square foot value of similar assets. In total, the developments are expected to add between \$647 and \$828 million of additional assessed value for the Main Street area.



Left: Low value per acre assets in the Historic Main Street core. Source: State of Utah SGID, PCMC, September 2023.



Main Street Trolley Signage. Photo by Park City Municipal Corporation.

\$18.5 million in estimated new yearly government revenue

We estimate that Main Street upgrades and the proposed new buildings will generate \$18.5 million per year in revenue for all local government entities, including from property taxes, sales taxes, and other sources. The table on the following page lists how much revenue each asset will generate for Park City Municipal's key tax categories. Fiscal impacts to Park City Municipality specifically will be approximately \$10.4 million per year. Additionally, Summit County's Transient Room Tax will generate an estimated \$1.1 to \$1.9 million for the Park City Chamber.

Costs to be covered by developers

The costs of erecting new buildings will be borne by developers, and Park City will seek additional public benefits in exchange for access to this valuable land. Public benefits may include, but are not limited to, space for childcare, a KPCW radio station, public event spaces, and a transit center facility and amenities. These details will be negotiated with developers, and Park City Council will have an opportunity to vote on any proposed deal.

Costs to be covered by new revenue

This plan aims to use the tax revenue from new buildings to cover the costs of public space improvements and the Main Street and Swede Alley upgrades. Transportation upgrades — such as gondolas, bus lanes, park and rides, and intersection redesigns — may be paid for through a combination of new local tax revenues and state and federal grants.



Right: Tax impacts of proposed projects for Park City Municipal Corporation. Additional tax revenue will be generated for Summit County, the Park City Chamber, the School District, and more.

Asset	PCMC - Local Option	PCMC - Resort Tax	PCMC - Additional Resort Sales Tax	PCMC - Transient Room Tax	PCMC - Mass Transit	PCMC - Additional Mass Transit	PCMC - Transportation Infrastructure	PCMC - Municipal Energy Tax	PCMC - Property Tax
High-End Boutique Hotel North	383,101	\$839,317	\$381,508	\$608,155	228,905	\$190,754	190754	125000	193,826
Trendy Upmarket Hotel	187,426	\$400,316	\$181,962	\$224,550	109,177	\$90,981	90981	50000	77,788
High End Community Grocer	81,866	\$98,358	\$44,708	\$0	26,825	\$22,354	22354	6750	23,366
Restaurant Space	107,038	\$157,594	\$71,634	\$0	42,980	\$35,817	35817	15000	27,939
High-End Bar	74,197	\$87,390	\$39,723	\$0	23,834	\$19,861	19861	7500	15,396
Clothing & Makeup Retail	85,287	\$115,055	\$52,298	\$0	31,379	\$26,149	26149	7500	4,065
Recreational Goods and Rental Retail	60,976	\$47,710	\$21,687	\$0	13,012	\$10,843	10843	1000	542
High-End Phone and Computer Retail	181,086	\$322,422	\$146,556	\$0	87,933	\$73,278	73278	5000	9,431
Liquor Store Expansion & Improvement	99,135	\$139,873	\$63,579	\$0	38,147	\$31,789	31789	7500	4,065
Office/Professional Radio/Incubator Commercial	64,854	\$75,003	\$34,092	\$0	20,455	\$17,046	17046	10000	0
Office/Professional Software	69,572	\$64,406	\$29,276	\$0	17565	\$14,638	14638	7500	4,065
Performance/Event Space Public	59,240	\$64,624	\$29,375	\$0	17,625	\$14,687	14687	6713	3,638
Performance/Event Space Private	76,219	\$101,978	\$46,354	\$0	27,812	\$23,177	23177	6713	3,638
Market Rate Housing & Nightly Rentals	86,693	\$102,089	\$46,404	\$92,731	27843	\$23,202	23202	20750	28,015
Workforce Housing	40,314	\$25	\$11	\$0	7	\$6	6	7600	4,119
Post Office	41,908	\$7,040	\$3,200	\$0	1,920	\$1,600	1600	0	0
Civic Institutional	49,784	\$41,692	\$18,951	\$0	11,371	\$9,475	9475	0	0
Main Street Pedestrianization	119918	\$350,282	\$159,219	\$0	95,531	\$79,610	79610	0	0
Central Pedestrian Space Swede Alley	63,290	\$101,119	\$45,963	\$0	27,578	\$22,982	22982	0	0
Projected Total	\$1,931,904	\$3,116,296	\$1,416,498	\$925,436	\$849,899	\$708,249	\$708,249	\$284,525	\$399,893
Downside Scenario	\$1,695,999	\$2,735,765	\$1,243,530	\$812,431	\$746,118	\$621,765	\$621,765	\$249,782	\$351,062
Upside Scenario	\$2,167,808	\$3,496,826	\$1,589,466	\$1,038,441	\$953,680	\$794,733	\$794,733	\$319,268	\$448,724

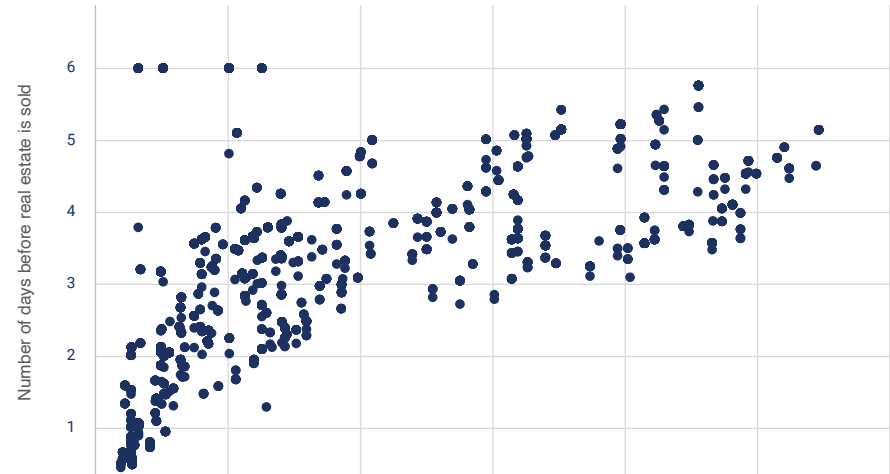
5.3 Viability of new development

The speed of real estate sales implies major capacity for growth.

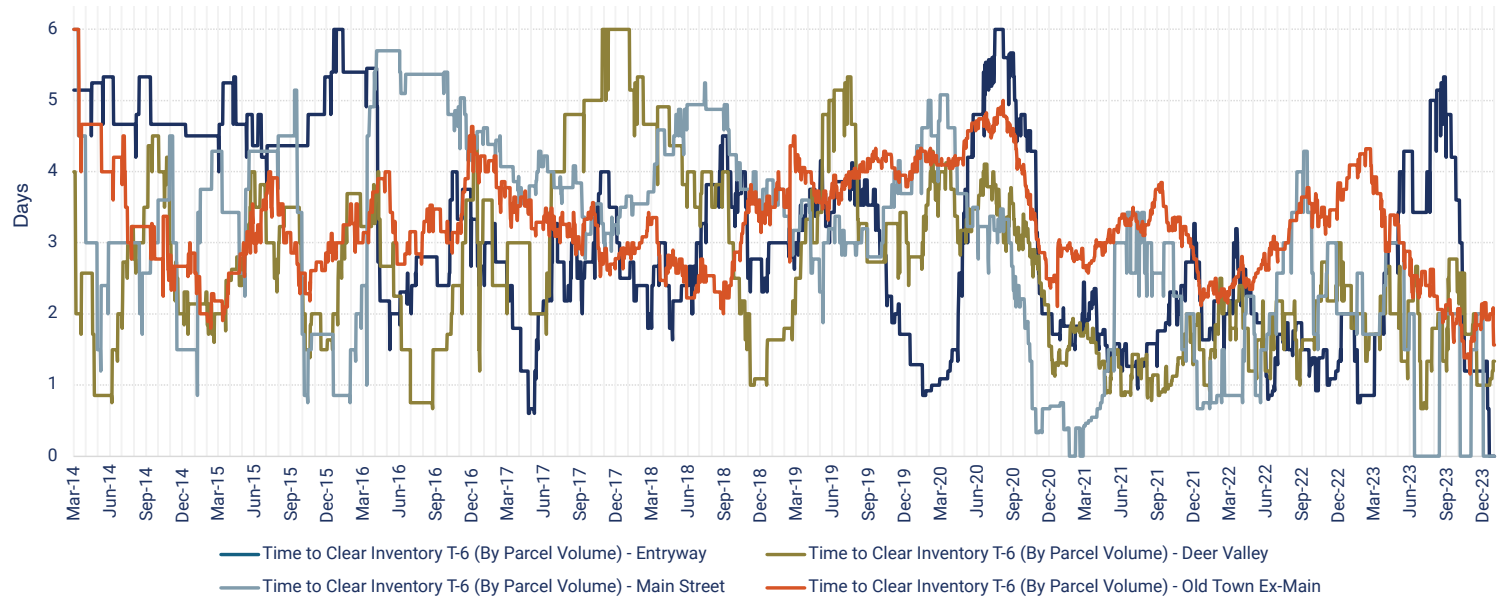
To assess the feasibility of the proposed new developments, it is important to assess whether the local real estate market has sufficient demand to absorb the proposed quantity of growth. We analyzed Utah MLS data to identify how quickly new real estate sales are made in the Park City region, which provides a proxy for the current demand for growth.

The analysis reveals that real estate sales occur almost instantaneously, in six days or less from when they are listed as seen in the chart below. Even large buildings — measuring 20,000 to 50,000 square feet — sell within three to six days. This suggests there is ample demand for the large projects proposed in this plan.

Sales have been consistently fast since March 2014, and have become somewhat faster since 2020, especially on Main Street. These findings suggest there is ample capacity in the local real estate market to absorb the proposed construction projects.



Above: Clearance time for new real estate sales on Main Street, based on Park City MLS data. The chart shows that while it takes somewhat longer to sell larger properties in Park City, all properties are sold within six days.

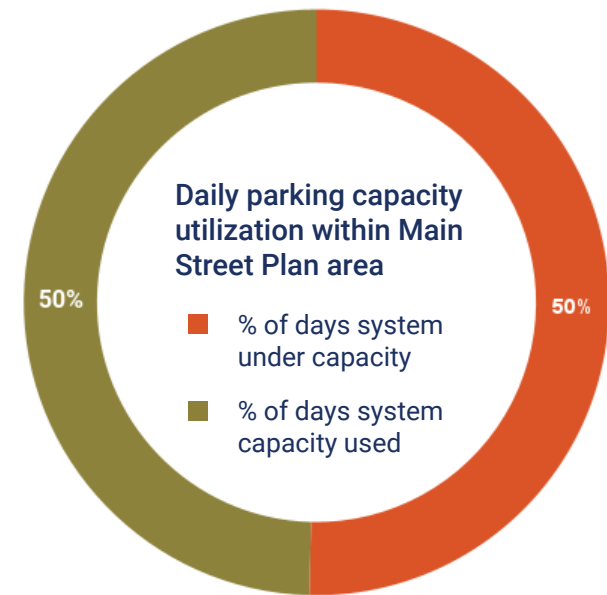


Left: The average number of days it takes to sell all available real estate in four Park City areas, by month. Source: ZPFI, July 2024.

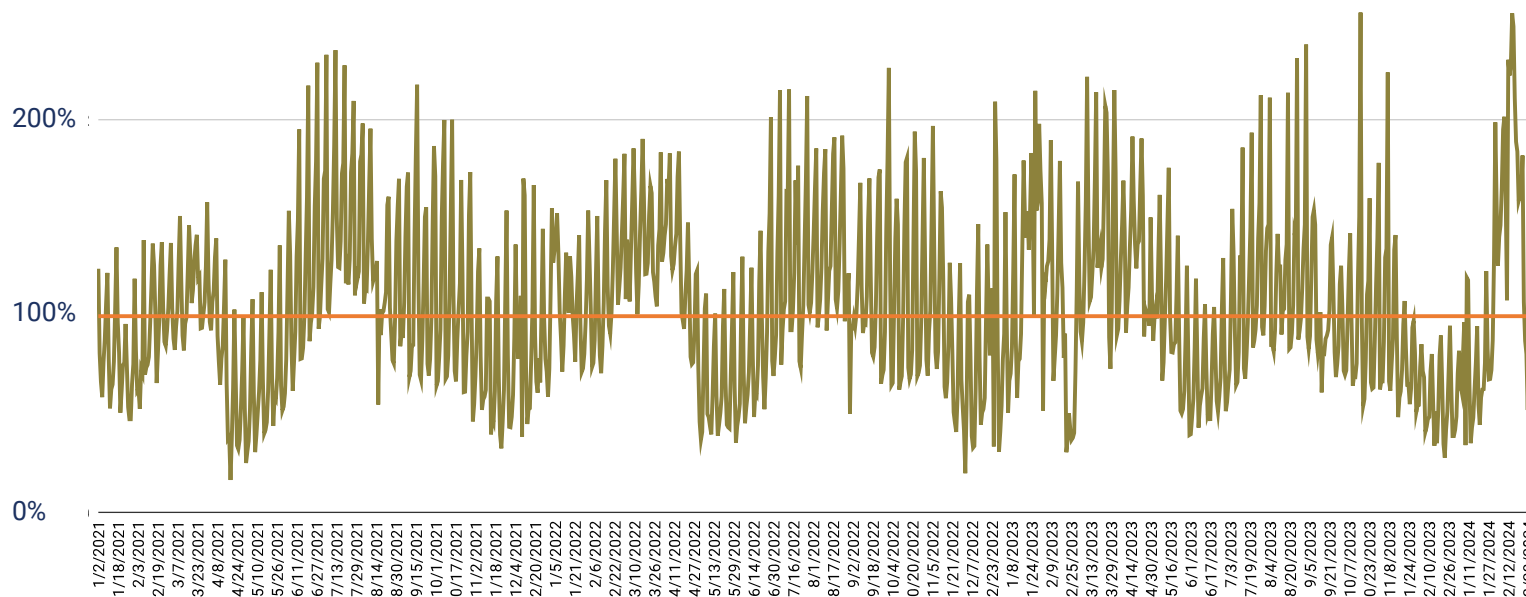
5.4 Parking

Parking is one topic for which the Advisory Committee did not reach consensus. Some members and local business owners have expressed concerns about removing 80 parking spots from Main Street. Many are also concerned about building new developments without adding new parking. However, the plan aims to maintain Main Street's total number of parking spots — 1,022 — primarily by building underground parking.

We therefore sought to understand the demand for parking on Main Street, and its impact on business revenue. We find that on approximately half of the days of the year, there are fewer parking transactions per day than total parking spots available in the Main Street area. Parking demand is high during the winter periods and after 4 p.m., Friday through Sunday.



300% :
Daily parking turnover in Main Street Plan area



The number of parking transactions per day as a percentage of total parking spots. The orange line, 100%, indicates 1,022 parking transactions, equal to the number of parking spots, on a given day. This could mean either that each spot was used once, or that, for example, a quarter of spots were used four times. Source: Park City Municipal Corporation, ZPFI, July 2024.

There is a weak correlation between parking and high-revenue days.

There is a mild positive relationship between parking transactions and daily revenue for the Main Street district, but only for the shoulder season and low-revenue days. The correlation is much weaker during winter, and there is no correlation between parking transactions and the highest-revenue days. Revenue peaks at roughly 1,000 parking transactions per day, whereas the majority of the busiest parking days — with over 2,000 transactions per day — are in the summer, when daily revenue is roughly half its peak.

One interpretation of these findings is that customers are more likely to drive to Main Street during quieter times of year when

traffic is calmer and they expect parking to be easier. The data suggests that in winter, the most valuable customers arrive by other means — such as a hotel shuttle from Deer Valley — or are parking once for a long period of time.

To test whether high-value customers park longer, we compared:

- Main Street’s daily revenue per parking transaction.
- The area’s daily parking turnover, meaning its parking transactions divided by parking spots.

We find that each parking transaction has the greatest impact on revenue on days when parking turnover is lowest, especially in winter. This suggests that visitors tend to spend more when they park for longer.



Main Street daily revenue by the number of parking transactions per day.
Source: Park City Municipal Corporation and ZPFI, July 2024.

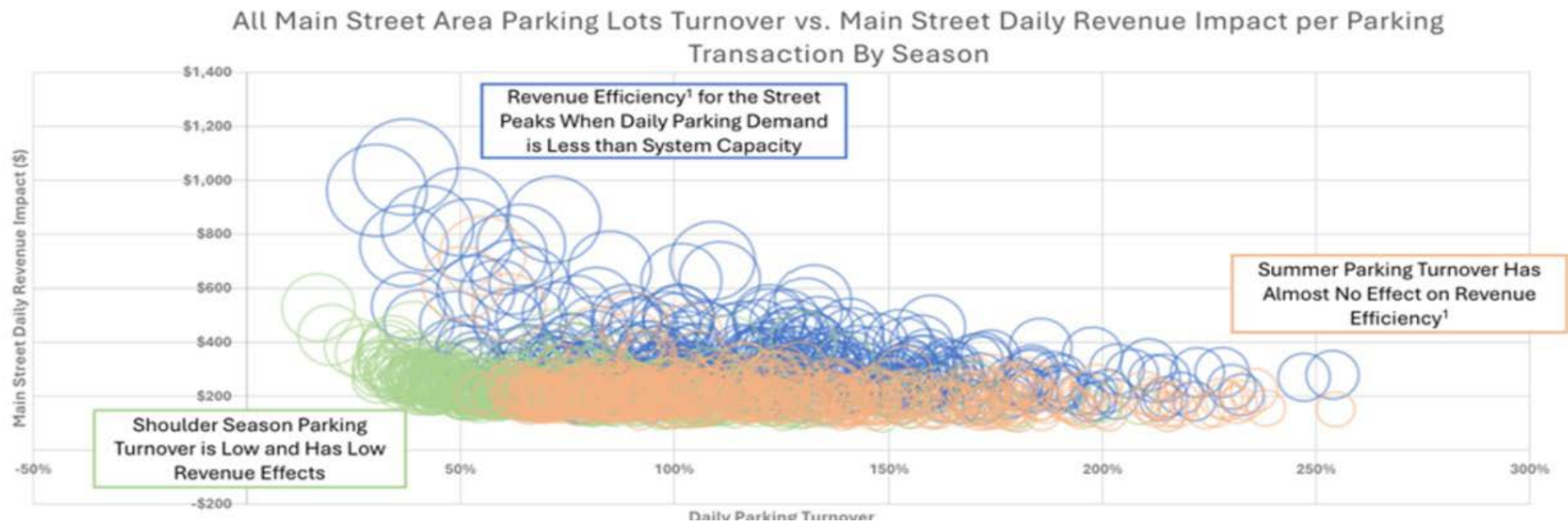
Parking is less central in the peak season's economy than the summer economy.

This analysis suggests that short-term parking — such as when a customer parks and visits an individual business before leaving — is relatively unimportant to Main Street revenues during the winter season, but plays a larger role in the summer and shoulder season. In the winter, the most valuable customers park once and spend a long time in the area, or they arrive by other means, such as a hotel shuttle or rideshare.

This analysis suggests that to maximize revenue during the

peak season, Park City should reinvest in making shuttles and mass transit as convenient as possible, while providing long-term parking options underground or in places such as regional park and rides. This analysis suggests it is also appropriate to close Main Street to traffic and parking on its busiest winter days, because short-term parking transactions generate little revenue for the street in this period, and high parking volumes are not correlated with high-revenue days.

In the shoulder season and summer, however, the daily volume of parking transactions is correlated with revenue generation. During these times, it is appropriate to provide convenient parking on or near Main Street to help attract residents and casual visitors.



Main Street revenue per parking transaction compared to parking turnover (parking transactions divided by parking spots). Lower parking turnover is associated with higher revenue per parking transaction, especially in the winter. Each circle refers to one day. Source: Park City Municipal Corporation and ZPFI, July 2024.



6 Implementation plan

6. Implementation plan

We recommend implementing the plan as a single, holistic vision because its elements are interdependent. The success of the car-lite street depends, in part, on creating additional underground parking, and on building new hotels, public spaces, and other amenities to help attract new visitors to the street. The value of the new buildings, meanwhile, depends on improved designs of nearby streets and public spaces.

We developed a timeline for each element of the plan that takes into account Park City's regulatory processes, which actions are dependent on others, and high-level construction sequencing. The timeline is illustrative of the actions the city will need to take to complete the plan, but the list is not exhaustive. The timeline can be reconfigured as needed, depending on logistics and city's priorities.



6.1 Phasing

If this plan is approved, work on implementation will start in January 2025. The goal is to complete all recommendations listed in this plan before the 2034 Olympics.

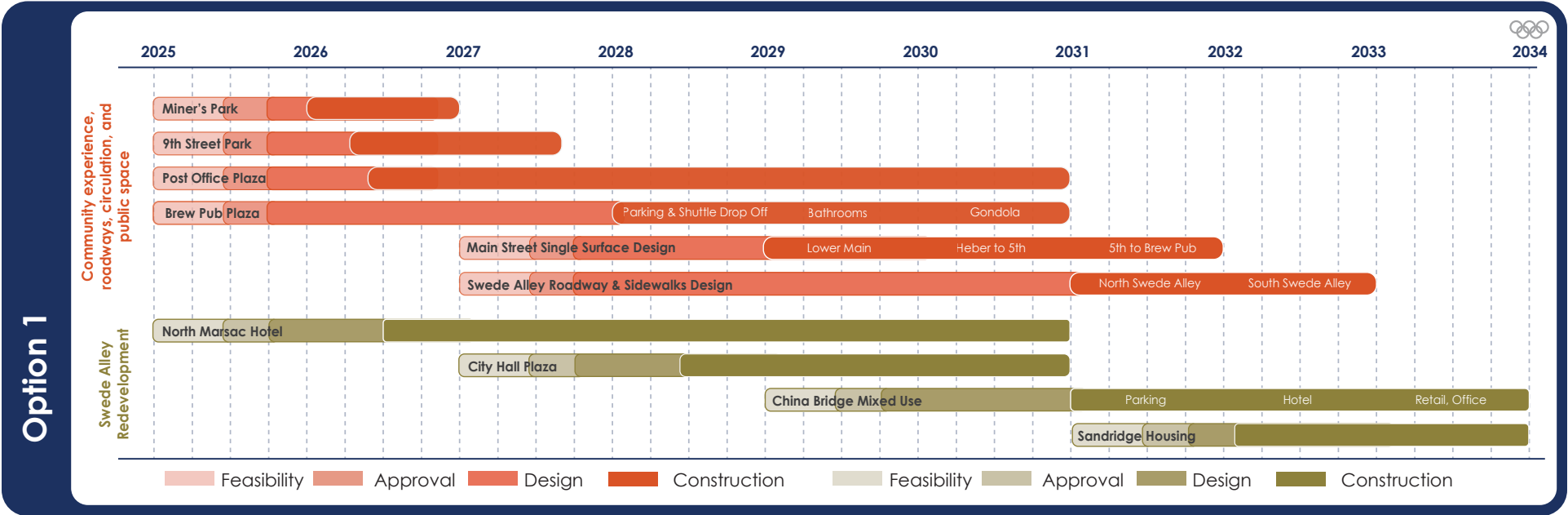
Two proposed timelines are presented to Park City Council for their direction. Both options will begin with:

- Investments in Miner's and Ninth Street Park to achieve quick wins for the community and establish momentum for the plan's recommendations as a whole.
- The design and construction of the North Marsac hotel project, north of City Hall, because the hotel is a critical gap in Park City's economy, and will help make other elements of the plan successful.
- The China Bridge development, south of City Hall, will begin last in both scenarios because it will require the demolition of the existing parking structure, and will involve complex design elements, including a new road between Marsac and Swede Alley.

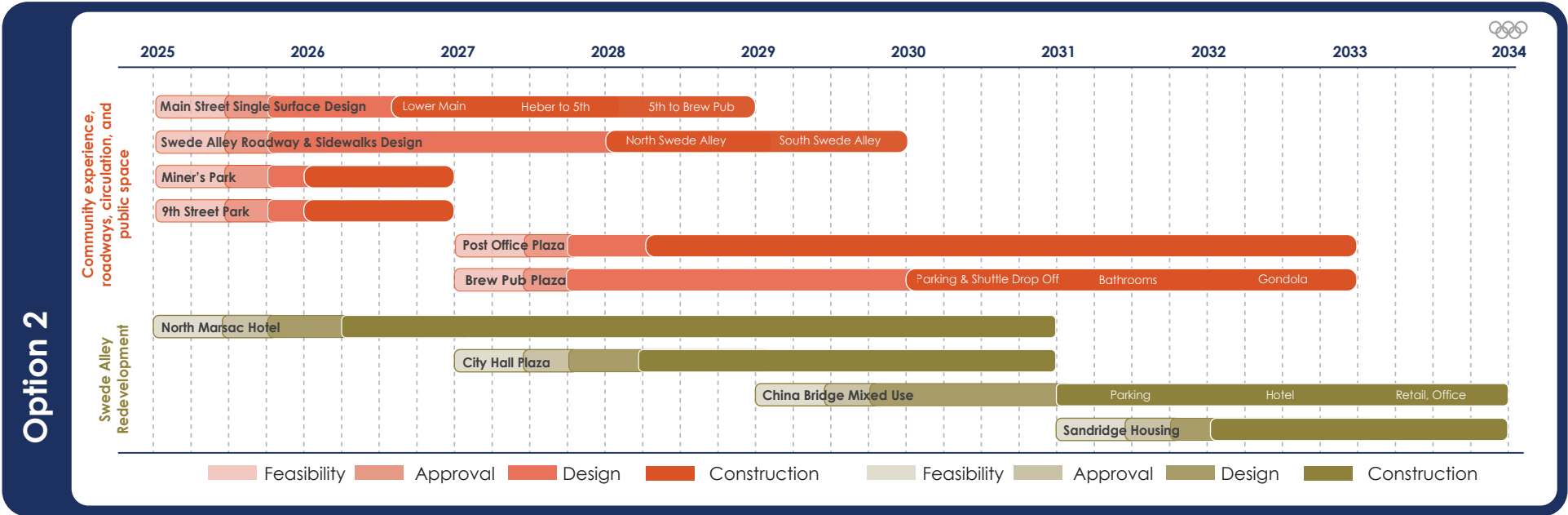
The differences between the two scenarios can be summarized as follows:

- Option 1 will prioritize design and planning for the Post Office and Brew Pub Plazas first. Work on the new Main Street and Swede Alley improvements will start later, after 2027.
- Option 2 will prioritize design and planning for Main Street and Swede Alley improvements first. Work on the Post Office and Brew Pub Plazas will start later, after 2027.

In short, Option 1 aims to provide public space improvements as fast as possible, while Option 2 aims to provide improved streets as fast as possible. Both options are viable.



Option 1 timeline for project implementation, which places greater priority on completing public spaces faster.



Option 2 timeline for project implementation, which places greater priority on implementing new street designs faster.

6.2 Construction mitigation

During consultation, a number of business owners expressed concern about the impacts of street reconstruction on nearby businesses. Park City staff will develop a detailed construction mitigation plan. Potential solutions being explored include the following:

- To maintain pedestrian access to business throughout the construction process, using ramps and other tools to route people around construction.
- To print maps and wayfinding signs to enable visitors to find businesses as easily as possible.
- To provide a pedestrian-management plan to businesses that will clarify closures and pedestrian routes in advance.
- To communicate regularly with businesses to answer questions and address problems swiftly.
- To provide timely information on any service disruptions or unexpected closures.
- Park City staff will consult with businesses to decide on a final set of construction mitigation measures.

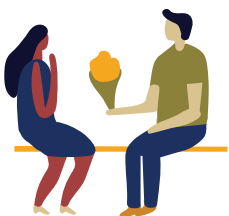
6.3 Conclusion

Park City has rare strengths, with a historic Main Street at the heart of an international skiing destination. Action is needed, however, to tackle the combined threats of congestion, competition, and the difficulty attracting a workforce. Careful investment in development, transportation, and public space will strengthen Main Street's heritage and help attract people from around the world — while also giving residents a vibrant place to enjoy. The 2034 Olympics offer an opportunity to take large-scale action to ensure Main Street will prosper for the next 10 years and beyond.

"As representatives of the Main Street Area Plan Committee, we urge the City Council to consider these perspectives as you deliberate. We strongly support the proposed Main Street Area Plan, as it embodies a positive, actionable vision that aligns with our goals, and reflects the 10 core values that have guided our rigorous deliberations."

This plan represents not just a roadmap but an opportunity to advance the vitality, sustainability, and livability of our beloved Main Street district. Now is the time to act decisively and with ambition."

— The Main Street Area Plan Committee



A wide-angle photograph of a ski resort during winter. In the foreground, a snowy slope with ski tracks leads towards a ski lift. The lift has several chairs suspended from cables. To the right, a large, multi-story brick building with many windows and balconies is visible. In the background, a snow-covered hillside rises, dotted with small houses. A yellow safety fence runs across the middle ground. A large white number '7' is overlaid on the left side of the image.

7 Appendices

Appendices

Appendix A: Main Street investments	102
Appendix B: Additional charts and figures	104
Appendix C: Deer Valley and Main Street intersection	110
Appendix D: Engagement session feedback	112



Appendix A. Main Street Investments

Timeline of investments in Main Street

1981. The Main Street Redevelopment Agency. Park City established this organization to reduce blight and redevelop underused land.

1998. The Downtown Action Plan. This plan sought to expand parking supply and to create centers of activity along Main Street.

2002. Old Town Improvement Study. This plan detailed opportunities for more than \$20 million in street reconstruction, water line replacement, utility replacement, pedestrian improvements, and more.

2007. Downtown Business Improvement District. Summit County eliminated commercial waste hauling services in 2007. In response, local business representatives and the Historic Park City Alliance (HPCA) formed a Downtown Business Improvement District (“BID”) that could provide trash collection services. The BID is no longer authorized under Utah Law. A full history of the BID is provided here.

2011. Historic Park City Improvement Plan. Park City wrote this plan in partnership with the HPCA, and it proposed a list of capital improvement projects for Main Street. It also identified a list of priority issues to tackle, including housing challenges, snow removal, underutilized properties, the potential to pedestrianize Main Street, and the need to better compete with other regional destinations.

2011. OTIS Updates and Re-Evaluation study. This study re-evaluated OTIS I projects, verified which projects were completed, proposed new improvement projects, and ranked the updated

projects according to need.

2012. Park City Events Calendar. This calendar was created to help attract visitors year round.

2012. Historic Park City Enhancement Plan. The City and the HPCA collaborated on this plan, which sought to “enhance the pedestrian experience and encourage residents and visitors to linger, circulate and explore throughout the Historic Park City District.” The Plan resulted in new investments in streetscapes, pedestrian connectivity, public plazas, and walkways on Main Street.

2016. Comprehensive Downtown Parking Study Implementation Plan. This plan — also a collaboration with HPCA — recommended adjusting parking prices in response to demand to encourage faster turnover, and to promote transit and carpooling. Most of the plan was implemented, including greater enforcement, improved parking meter technology, new wayfinding apps, and enhanced employee parking permits.

2016. Wasatch Brew Pub Lot Plan. The City began a rigorous design and planning process to redevelop the parking lot adjacent to Wasatch Brew Pub. Concepts included underground parking, dining decks, a splash pad, a public plaza, an event space, and more. The plans were ultimately not implemented due to competing priorities, lack of consensus, and escalating project costs.

2020. Main Street capital and service investments. Park City identified Drop-and-Load Zones to manage the impact of trucks on the street, and invested in street sweeping, enhanced trash pickup, more painted crosswalks, and enhanced wayfinding for public parking and other destinations.

2021. Main Street RDA dissolved. Most of the RDA’s remaining funds (\$261k) were directed to the Old Town Stairs Project.

2023. HPCA Service Agreement. Park City Council authorized a service provider agreement with HPCA for communication and waste management.

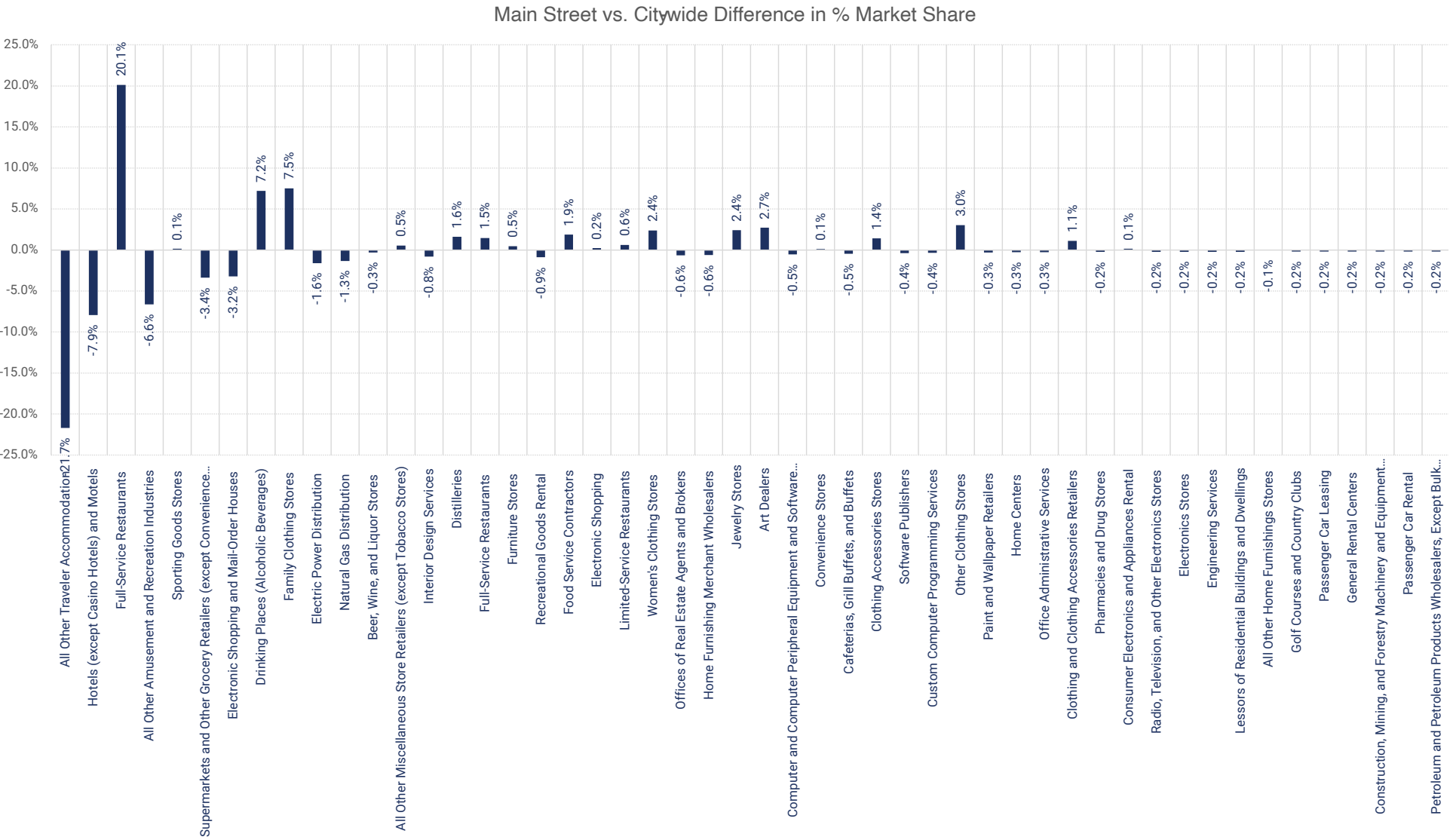
2024. Waterline Replacement Project. The Public Utilities Department initiated this \$6M project to replace the water main, fire lines, and water services in Main Street to prevent potential system failures. The project was initially timed to avoid Main Street's busy season, but businesses have since provided feedback that Public Utility Works should work year round to accelerate the project.



Main Street at night. Photo by Park City Municipal Corporation.

Appendix B. Additional charts and figures

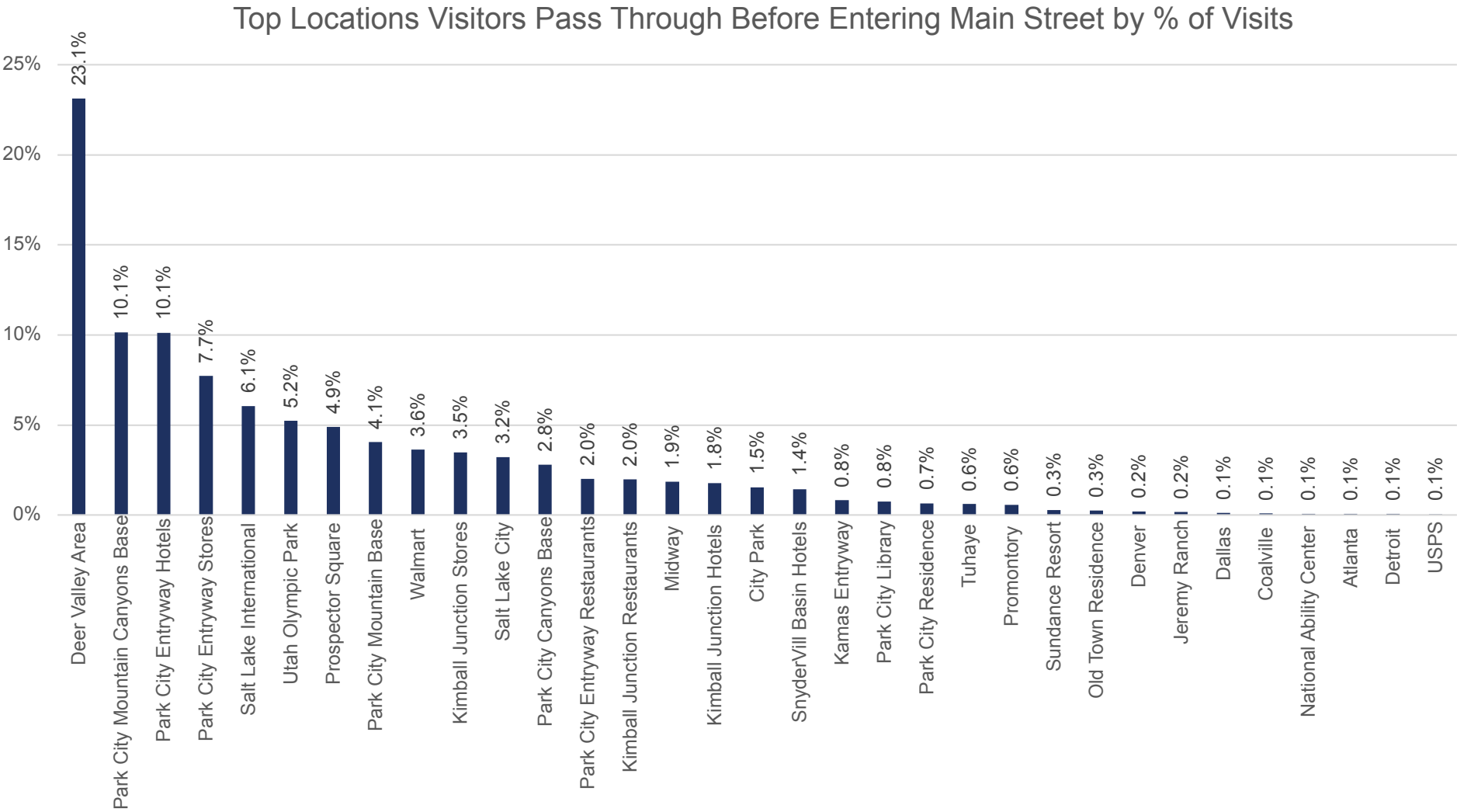
Economic sectors: How Main Street's market share compares to Park City as a whole



National competition

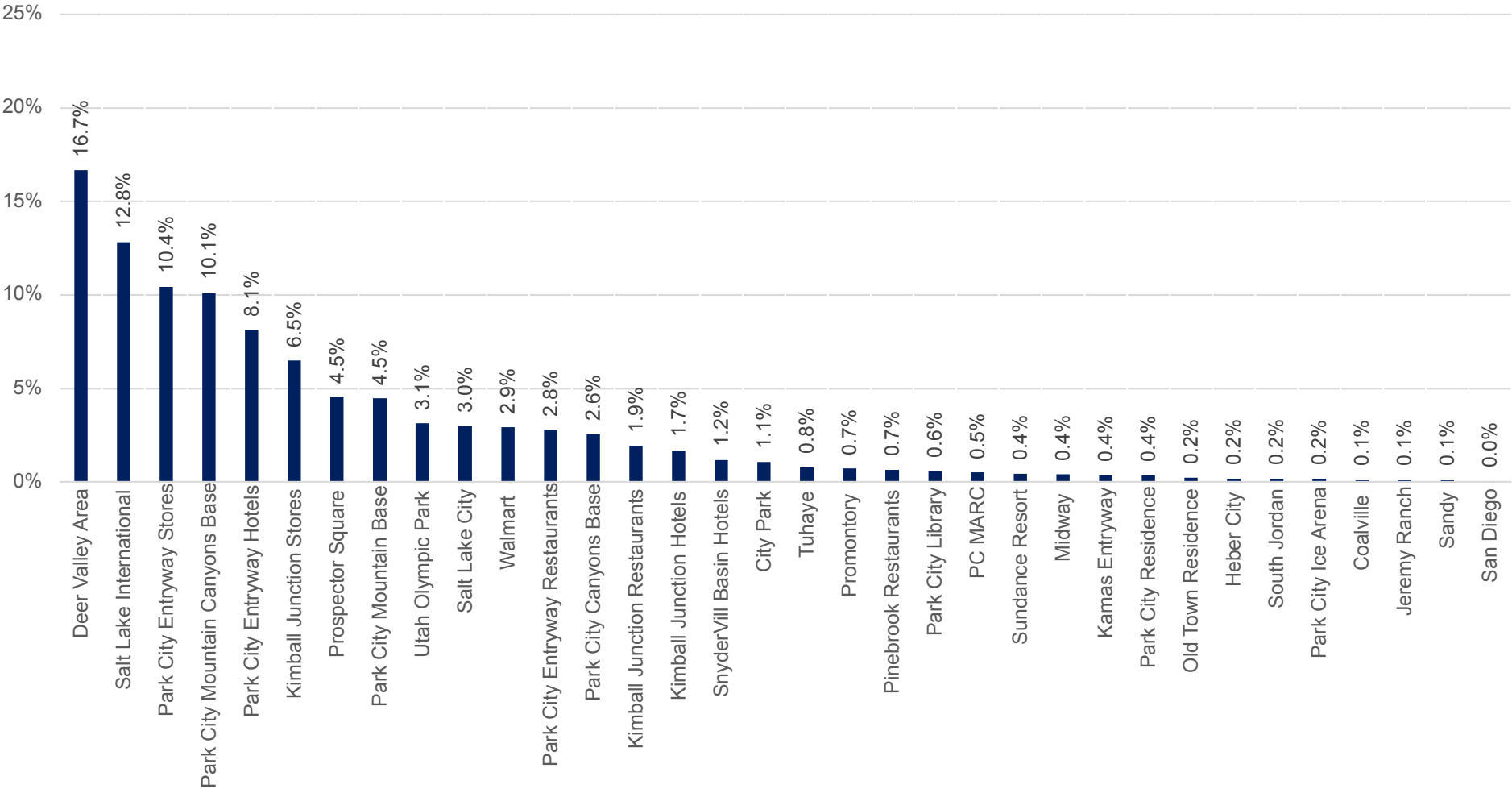
	Main Street, Park City, UT	Church Street, Burlington, VT	Main Street, Stowe, VT	Assembly Square, Somerville, MA	Newbury Street, Boston, MA	Downtown, Aspen, CO	Downtown, Telluride, CO	Main Street, Breckenridge, CO	Downtown, Crested Butte, CO	16th Street Mall, Denver, CO	Old Town, Los Gatos, CA	Downtown, Santa Monica, CA	Rodeo Drive, Beverly Hills, CA	Historic Downtown, Truckee, CA	Downtown, Gatlinburg, TN	Downtown, Jackson, WY	Las Vegas Strip, Las Vegas, NV	Lincoln Road, Miami, FL	Lake Placid, NY
Main Street, Park City, UT	1.00	0.29	0.49	0.26	0.28	0.75	0.66	0.83	0.71	0.31	0.36	0.45	0.28	0.56	0.53	0.34	0.50	0.66	0.57
Church Street, Burlington, VT	0.29	1.00	0.62	0.70	0.81	0.32	0.31	0.38	0.37	0.60	0.69	0.73	0.50	0.56	0.55	0.41	0.64	0.53	0.57
Main Street, Stowe, VT	0.49	0.62	1.00	0.52	0.56	0.58	0.55	0.56	0.55	0.33	0.50	0.53	0.38	0.63	0.59	0.50	0.51	0.47	0.63
Assembly Square, Somerville, MA	0.26	0.70	0.52	1.00	0.74	0.23	0.20	0.33	0.25	0.45	0.68	0.67	0.44	0.46	0.49	0.28	0.60	0.52	0.44
Newbury Street, Boston, MA	0.28	0.81	0.56	0.74	1.00	0.26	0.24	0.34	0.29	0.58	0.77	0.77	0.58	0.51	0.48	0.28	0.69	0.58	0.51
Downtown, Aspen, CO	0.75	0.32	0.58	0.23	0.26	1.00	0.87	0.86	0.86	0.29	0.29	0.41	0.36	0.70	0.58	0.69	0.41	0.47	0.58
Downtown, Telluride, CO	0.66	0.31	0.55	0.20	0.24	0.87	1.00	0.81	0.89	0.36	0.27	0.41	0.35	0.66	0.50	0.74	0.38	0.40	0.56
Main Street, Breckenridge, CO	0.83	0.38	0.56	0.33	0.34	0.86	0.81	1.00	0.85	0.38	0.39	0.51	0.34	0.70	0.66	0.56	0.53	0.61	0.61
Downtown, Crested Butte, CO	0.71	0.37	0.55	0.25	0.29	0.86	0.89	0.85	1.00	0.34	0.30	0.44	0.30	0.69	0.55	0.72	0.41	0.45	0.60
16th Street Mall, Denver, CO	0.31	0.60	0.33	0.45	0.58	0.29	0.36	0.38	0.34	1.00	0.59	0.73	0.59	0.40	0.32	0.31	0.68	0.60	0.43
Old Town, Los Gatos, CA	0.36	0.69	0.50	0.68	0.77	0.29	0.27	0.39	0.30	0.59	1.00	0.79	0.68	0.52	0.47	0.27	0.72	0.65	0.48
Downtown, Santa Monica, CA	0.45	0.73	0.53	0.67	0.77	0.41	0.41	0.51	0.44	0.73	0.79	1.00	0.64	0.64	0.51	0.41	0.87	0.77	0.57
Rodeo Drive, Beverly Hills, CA	0.28	0.50	0.38	0.44	0.58	0.36	0.35	0.34	0.30	0.59	0.68	0.64	1.00	0.39	0.28	0.34	0.59	0.52	0.33
Historic Downtown, Truckee, CA	0.56	0.56	0.63	0.46	0.51	0.70	0.66	0.70	0.69	0.40	0.52	0.64	0.39	1.00	0.68	0.66	0.58	0.55	0.64
Downtown, Gatlinburg, TN	0.53	0.55	0.59	0.49	0.48	0.58	0.50	0.66	0.55	0.32	0.47	0.51	0.28	0.68	1.00	0.50	0.54	0.53	0.54
Downtown, Jackson, WY	0.34	0.41	0.50	0.28	0.28	0.69	0.74	0.56	0.72	0.31	0.27	0.41	0.34	0.66	0.50	1.00	0.32	0.22	0.50
Las Vegas Strip, Las Vegas, NV	0.50	0.64	0.51	0.60	0.69	0.41	0.38	0.53	0.41	0.68	0.72	0.87	0.59	0.58	0.54	0.32	1.00	0.80	0.55
Lincoln Road, Miami, FL	0.66	0.53	0.47	0.52	0.58	0.47	0.40	0.61	0.45	0.60	0.65	0.77	0.52	0.55	0.53	0.22	0.80	1.00	0.52
Lake Placid, NY	0.57	0.57	0.63	0.44	0.51	0.58	0.56	0.61	0.60	0.43	0.48	0.57	0.33	0.64	0.54	0.50	0.55	0.52	1.00

Visitor origins and transportation challenges



Visitor destinations and competitive gaps

Top Locations Visitors Pass Through After Leaving Main Street by % of Visits



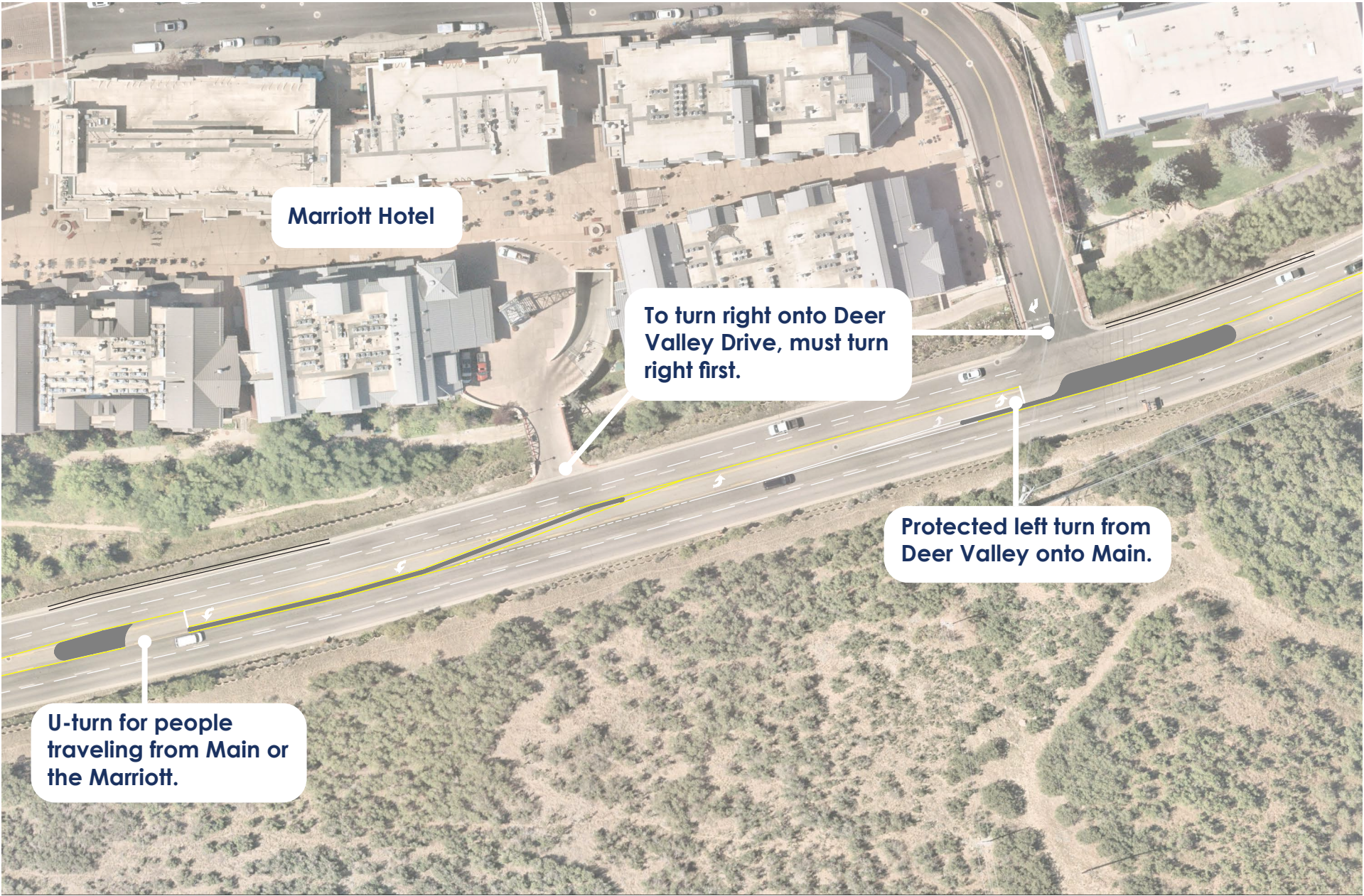
Appendix C. **Deer Valley and Main Street Intersection**

The intersection of Deer Valley Drive and Main Street is currently very dangerous, requiring motorists to cross multiple lanes of traffic to make left turns. This is especially difficult during heavy traffic periods.

Solution

The proposed intersection design will provide people traveling from Deer Valley onto Main Street with a safe, protected place to wait before they turn left.

Drivers who want to turn left from the Marriott or Main Street onto Deer Valley Drive will first turn right onto Deer Valley and then take a safe u-turn in a protected location. In this way, they will only need to monitor one direction of traffic for each turn.



Appendix D. Engagement session feedback

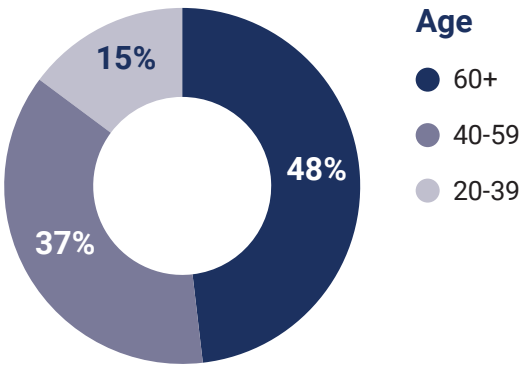
A engagement session was held at Miner’s Hospital Community Center in the morning of November 12, 2024, and another was held in the afternoon. The public was free to visit multiple stations where consultants and City staff presented various elements of the plan. The public could ask questions and provide feedback directly to the project team, and they were invited to provide feedback on paper sheets or on an online form. Combined, 147 residents attended the two engagement sessions.



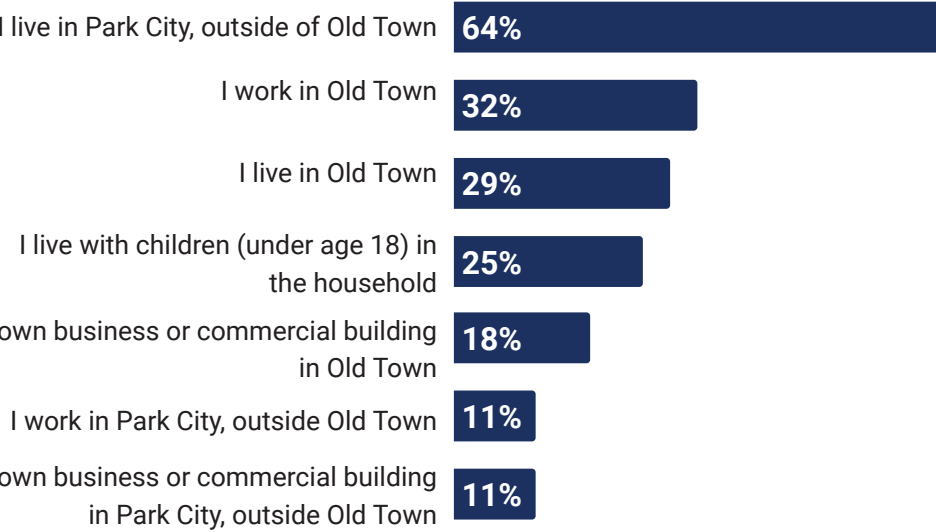
The November 12, 2024, Engagement session, discussing circulation. Photo by Park City Municipal Corporation.

1. Who we heard from

The largest group of participants (48%) who responded to the online form were aged 60 and older. All community participants were over 20.



Two thirds of community participants (64%) are residents of Park City, and 29% live in Old Town. One third (32%) work in Old Town, and 18% own a business or commercial building there. (Community participants could choose more than one answer.) A quarter of community participants have children.



2. What we heard

Transportation

Some participants requested more details on the Deer Valley gondola route and how it will be paid for, with some expressing confusion about the precise route. Others expressed skepticism towards the idea, writing that there is already frequent bus service to Deer Valley. One wrote: “Gondolas??? Really necessary?” One suggested that Deer Valley should help pay for the gondola. Another asked that the station be integrated with the proposed Transit and Hotel Shuttle Station.

Fewer participants expressed support for a gondola from Main Street to Park City Mountain. One argued that this connection may not be needed, because the base of Park City Mountain is relatively close to Main Street.

Community participants offered constructive feedback on the valet parking proposal for Swede Alley. Two participants said that valet parking should be provided on Main Street itself to maximize convenience. Three expressed that there should be multiple valet parking drop-off locations, or that the service should be available at individual businesses.

Some participants expressed strong support for bus lanes. “A bus only lane is REQUIRED... If you have buses sitting in the same traffic as cars, no one will ride a bus.” Others, however, expressed skepticism that residents, visitors, and workers will use a park and ride. One argued that it is important not to encourage transit ridership by “punishing” drivers with choke points and traffic.

One community participant requested that the Main Street shuttle connect directly to the Transit and Hotel Shuttle Station, so that it is more accessible for older adults.

Main street access

Many community participants expressed support for the new Main Street design, writing that they “love it” or “support it.” One wrote: “So classy. What a beautiful design.”

Car-lite design

The wide sidewalks in the proposal were especially popular.

“When I go to Main Street and get stuck behind slow people on the sidewalks it’s really frustrating. Walking down Main Street in Park City – an internationally recognized city – should not feel like I’m walking down a six-foot wide sidewalk in my neighborhood.”

Multiple community participants expressed support for closing Main Street for large gatherings. One wrote: “Closing Main Street during the last Olympics worked very well.” Another wrote: “Our household would love to see a carless Main Street [with] increased outdoor eating options.” Another shared that it would be better to permanently pedestrianize the street.

Main Street parking

Parking was a contentious issue.

“Eliminating 1/2 or more of the on-street parking on main street and replacing it with a dedicated shuttle lane is absolutely insane... I want to park as close to the restaurant or shop as possible.”

Others emphasized the importance of parking for businesses. One made the point concisely: “More Parking = Better for Business.” A number of community participants emphasized that parking will continue to play a crucial role in the street’s economy because it is impractical for many residents, visitors, and

employees to use transit. One went so far as to suggest replacing all parks with parking lots.

However, another community participant asked if so much parking is needed, given that Main Street is “the most walkable area” in the Park City region.

Roundabout at Main Street and Swede Alley

Multiple engagement participants suggested adding a roundabout at Main Street and Swede Alley. This would allow drivers to more easily return northbound on Swede Alley. In doing so, the roundabout also serves to reduce the number of cars driving on Main Street.

One-way traffic

Residents offered mixed reactions to making Main Street one-way for traffic. One community participant supported the idea, but wanted assurance it will not cause traffic and other issues for surrounding streets. Some expressed worries that if people park illegally in the lane (which they say happens often), it will cause more severe congestion, due to the lack of another lane for passing. Another engagement participant expressed concern that making Main Street one-way for northbound traffic would force more cars coming off the Deer Valley Drive and Main Street roundabout to turn onto Ninth Street, and then onto Park Avenue, creating further congestion in this area. Others expressed concern about whether people with accessibility needs would be able to reach and park on the street.

Construction mitigation

A commenter wrote: “I am very concerned about access to upper Old Town during construction.” This theme was also raised during engagement sessions discussions by a number of business owners. Some who otherwise supported the design worried whether businesses would be able to survive multiple

years of construction, and they would like to see solutions to help businesses survive.

Main Street identity

Two people expressed concern that the new design would prioritize visitors rather than residents:

“I would like Main Street to remain my town first and a town for tourists second.”

“Everything proposed is to benefit the tourist. What benefit is present in this plan for the neighborhood, the residents?”

Another expressed overall support for the proposal, but asked the City to “keep our history and charm and remember the locals.”

Other concerns

One business owner requested greater investments to attract visitors to the top of Main Street.

“Years of investment in lower Main have helped, but actually to the detriment of upper Main. People are not willing to walk that far up.”

Another expressed concern about the cost of rebuilding sidewalks after they were recently upgraded.

One community participant expressed that the Main Street design should include bike lanes and bike parking. Another was concerned that adding trees to the street could block views: “Keep Main Street Tree Free.” One engagement session participant requested a safer intersection at Main Street and Heber Avenue.

Buildings and development

The majority of community participants supported the new developments on Swede Alley. Community participants wrote:

"The design is lovely."

"The density and height is appropriate and most likely makes the projects pencil."

"Excited about activating retail on Swede Alley."

"I love the idea."

"Do it."

One participant emphasized the impacts on Park City's revenues:

"Currently the empty lots don't pay property tax... These buildings will bring in higher tax revenues that can be used for further improving Park City."

Others expressed cautious support: "I am not opposed to development [but] how we do it is critical."

A few community participants expressed the need to address traffic and parking challenges before moving forward with these developments. One said the developments would exacerbate traffic "bottlenecks" if transportation solutions are not first provided: "It needs to be addressed first and foremost." Another asked for a plan on how the project would access sufficient water.

Building heights and view impacts

A number of residents emphasized the importance of not allowing the buildings to become excessively tall. One wrote: "Please impose and enforce a height restriction." Another expressed concern that tall buildings could "ruin views of the mountains."

Skepticism towards hotels

Others questioned whether Park City's economy needs the developments, and whether there would be sufficient visitors to fill the proposed hotels. One shared that the project would not benefit locals: "Residents do not need a boutique hotel." Another wrote: "The only development needed is more parking garages."

Costs

Two participants expressed concerns about whether the project would be financially viable, with one citing the need to remediate the former Marsac Mill site's contaminated soil. Some asked whether the project would impose costs on Park City.

Design feedback

A resident requested that the final architectural designs should better "represent Main Street and Old Town instead of Deer Valley." Another expressed support so long as the design "retains historical architecture inspiration."

Centralized garbage

One resident commented that the centralized garbage facility is a "great idea." At the engagement session, another resident expressed concern that the proposed location for the facility is next to a green space. She suggested moving it elsewhere in the building to create the opportunity to improve that green space.

Sandridge workforce housing

A resident expressed concern about losing parking in the Sandridge lots, and suggested instead building workforce housing elsewhere in Park City. At the engagement session, a participant noted that many residents use the Sandridge Lots for parking during winter on-street parking bans. She noted that if those parking lots are removed, another solution will be needed for winter parking bans.

Public spaces: Post Office Plaza

We showed residents two options for the Post Office Plaza design, and asked them to select which they preferred. One option would retain the original heritage building, while the other would demolish the building to create a larger public square. Community participants were roughly evenly split in which they preferred.

Community participants offered a number of comments on the importance of preserving heritage:

"Keep historic buildings intact, always."

"Keep something for us old-time locals as we can't afford to lose all our history."

Others argued, however, that it is "not a hugely significant building." Two suggested moving the facade to a new location. In follow up discussion regarding the post office, the Advisory Committee recommended restoring the original building.

Need for change

Many commenters expressed a need to make better use of the post office site:

"The post office currently feels like a dead zone."

"I don't believe a post office is the highest and best use for the location."

One expressed concern that the post office attracts traffic to Swede Alley. However, multiple commenters supported moving the post office into the new developments.

Public spaces: City Hall Plaza

A number of community participants expressed strong support for the new design:

"It's gorgeous!!!! I love it!! It really helps connect City Hall with the rest of Main Street instead of making it feel like some sort of floating building with which I have no connection."

"I like the idea of the grand staircase but keeping vegetation and making it inviting rather than imposing. Maybe add areas to gather and sit and enjoy the day in the staircase."

"It's great and creates a connection from the Marsac School Building [City hall] to the Post Office Plaza."

"This is the highlight."

"Keep it."

"I like it."

Two commenters requested more ideas on how the space would be programmed. One suggested that the KPCW radio station office — which will be located next to the plaza in the current proposal — "should have street level access so that it can host events [and] concerts."

One commenter suggested that the City Hall building should be "used for the public, instead of for the City employees." However, another wrote: "Please do not get rid of City Hall."

Public spaces: Miner's Park

Community participants expressed broad support for the Miner's Park Design:

"The concept works well."

"Yes! Clean bathrooms, rooftop public eating space, kids playground, and stage inviting visitors to stay a while."

"I love the Miner's Park concept. Currently it feels like a space that is forgotten and underutilized"

"Looks good."

"In favor."

"Yes, I like this."

One expressed that the design is "an easier, more attainable project," compared to other elements of the plan. Another emphasized the need to continue highlighting heritage in the park: "I love mining history!"

One appreciated the water feature as a "sound-quieting element" to help mask the noise of traffic. Another suggested using the space for "a restaurant and shopping" instead.

Public spaces: Ninth Street

Reactions to the Ninth Street Design were largely positive:

"I love the idea of having multiple spaces for public gathering."

"This looks like a good solution to an underutilized open space adjacent to Main Street."

"That park is really only useful for storing bikes right now... I feel like creating a spot to keep people in the Main Street area is a fantastic idea."

"Coffee shop and food options would be great."

"Looks good."

"In favor"

"I like this."

Some specifically mentioned offering play structures for children:

"With so many kids on Main Street, catering to them seems wise."

"Good idea, more space for kids."

"Grateful for the kid's organic climbing structure and retention of green space while waiting for the trolley."

However, one person wrote, "I don't think the playground makes sense."

Concerns

One person expressed skepticism about whether the park would be well used: "Locals don't come to the street to support small businesses so why would you need a park that won't get used." Another expressed concern that the investment will be "at the expense of upper Main," and asks: "Why not put this at the Brew Pub lot??"

Public spaces: Brew Pub Plaza

Feedback on the Brew Pub Plaza design concept was mixed. Some expressed support:

"There should definitely be a central space there"

"Makes sense as part of a transit plaza if the gondola moves forward."

"This should happen."

"In favor as designed."

Some supportive comments emphasized that action is needed to draw people up Main Street:

"It currently feels like there could be tumbleweeds rolling across the street up there so anything that encourages more people up to the top would really help businesses there."

"Upper Main Street often gets forgotten. [This proposal] would bring a positive vibe to that area."

"There is nothing to attract people UP the street and LOTS to attract people DOWN the street (including gravity)."

Others were more skeptical. One community participant wrote that, "This is the least interesting to me." Two others suggested keeping the Brew Pub lot as parking. Two suggested that the site would be better used for new buildings. One suggested using it for a new Kimball Arts Center, which would create a better "anchor at the top of the street." Another suggested making the site "half indoor."

Responses to the ice skating idea were also mixed. One wrote: "Yes to ice skating!" However, another wrote: "I'm not sure the ice rink works in this location. I believe the ice at City Park could be better developed and be a better location for locals to use."



The November 12, 2024, Engagement session, discussing Main Street design. Photo by Park City Municipal Corporation.

Next steps on feedback

Public feedback led to a number of specific updates to the plan:

- A roundabout has been added to the intersection of Swede Alley and Main Street.
- Safer intersection designs were incorporated into Main Street, specifically at Heber Avenue.
- A map was created to clarify the gondola route from the Brew Pub Lot to Deer Valley.
- The idea to demolish the post office completely was removed from the plan. (Only the 1965-1975 addition will be demolished under the current proposal).
- Renderings for City Hall were updated to preserve its historic staircase.
- Other public feedback will be used to refine the plan as it enters more detailed stages of design.

Public feedback was overall positive, with some notes of caution. The Advisory Committee therefore recommends presenting the plan to Park City Council for their vote on initiating next steps.



Main Street Area Plan

December 2024



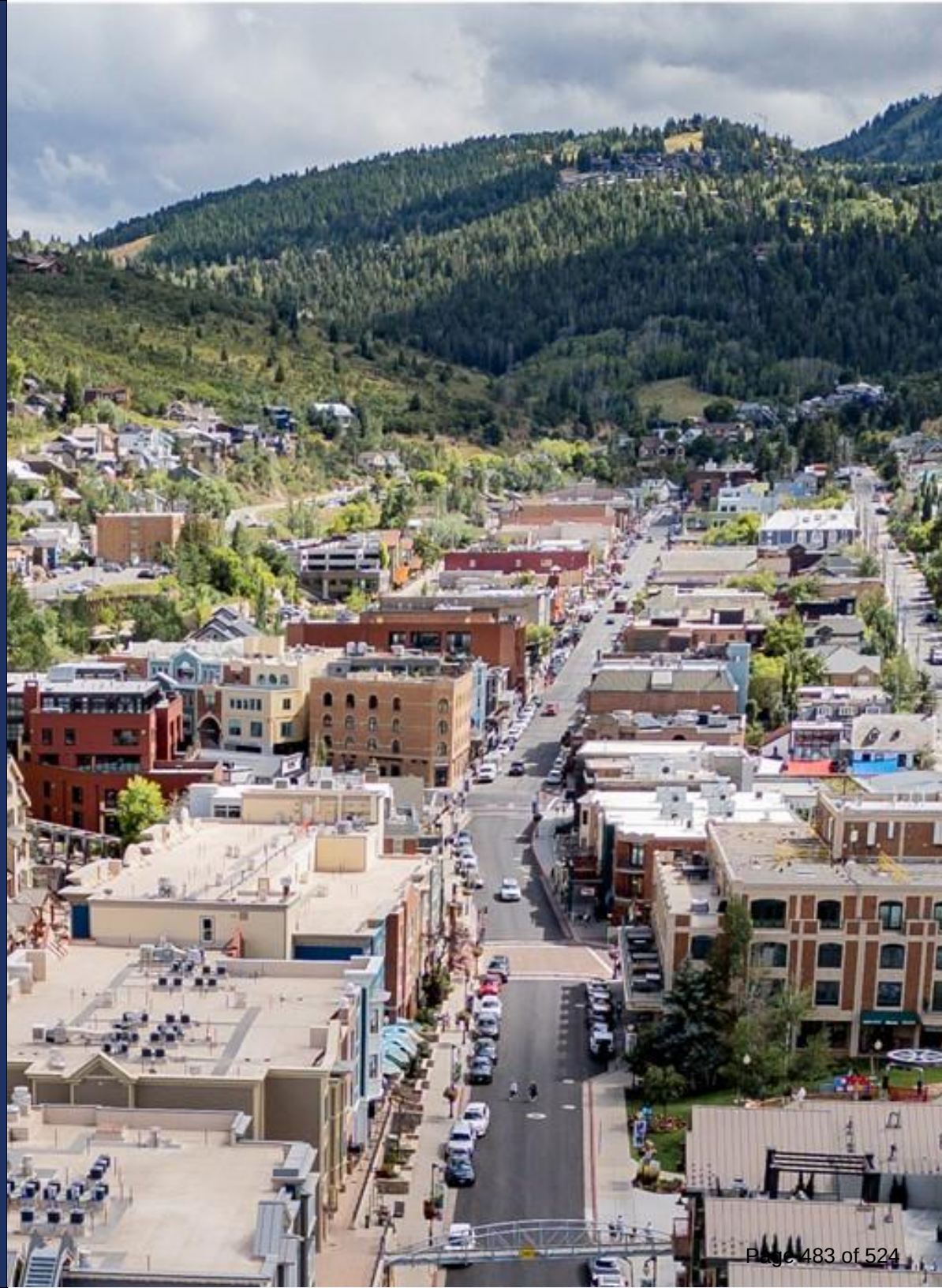
Purpose of Dec. 19 Meeting

- **Update Council** on the key feedback received in the public engagement session on November 12.
- **Provide Information** on the Committee's proposed updates after reflecting on public feedback.
- **Address** any additional Council questions.
- **Adopt** plan if Council deems fit.



Project goals

- **Preserve** the character of one of Park City's and Utah's unique **cultural and economic assets**.
- **Develop** additional infrastructure to improve and contemplate the future of **transportation access to Main Street**.
- **Improve the quality of life for residents** by mitigating tourism impacts.
- **Stabilize** access and accessibility for a **workforce** that enables business activity and success in Park City.
- **Enhance economic vibrancy and competitiveness** within Park City's historic commercial core to counterbalance regional changes and challenges.



What We Heard



Main Street Design



Note: Images for illustration only. The final designs will be crafted with City stakeholders.

Car-Lite Design

“So classy. What a beautiful design.”

- Community Member

“I love the idea of pedestrian only. In other cities and towns it has increased patronage.”

- Community Member

“This plan is amazing.”

- Community Member



Car-Lite Design

“Eliminating 1/2 or more of the on-street parking on main street and replacing it with a dedicated shuttle lane is absolutely insane.”

- Business owner

“Take away parking and the street and you’ll take away small businesses.”

- Employee



Car-Lite Design

Support

- Wide sidewalks.
- Large gatherings.
- Frequent street openings.

Concerns

- Construction mitigation.
- Parking for business & employees.

Pedestrianization

- A number of residents preferred pedestrian-only over car-lite.
- Business owners generally preferred car-lite. Some preferred status quo.



One-Way Traffic

Support

- Enables new street design.

Concerns

- Potential congestion.
- Illegal parking blocking traffic.
- Increased pressure on nearby streets.
- Accessibility challenges.

Suggestions

- Roundabout at Main Street & Swede Alley.



Swede Alley Design



Note: Images for illustration only. The final designs will be crafted with City stakeholders .

Swede Alley Design

Broad support

- “Excited about activating retail on Swede Alley.”
- “Do it.”

Employee Parking

- “Parking on Swede Alley should be predominantly for employees to further encourage a viable workforce on Main.”
- Others asked questions about employee parking.

Bicycles

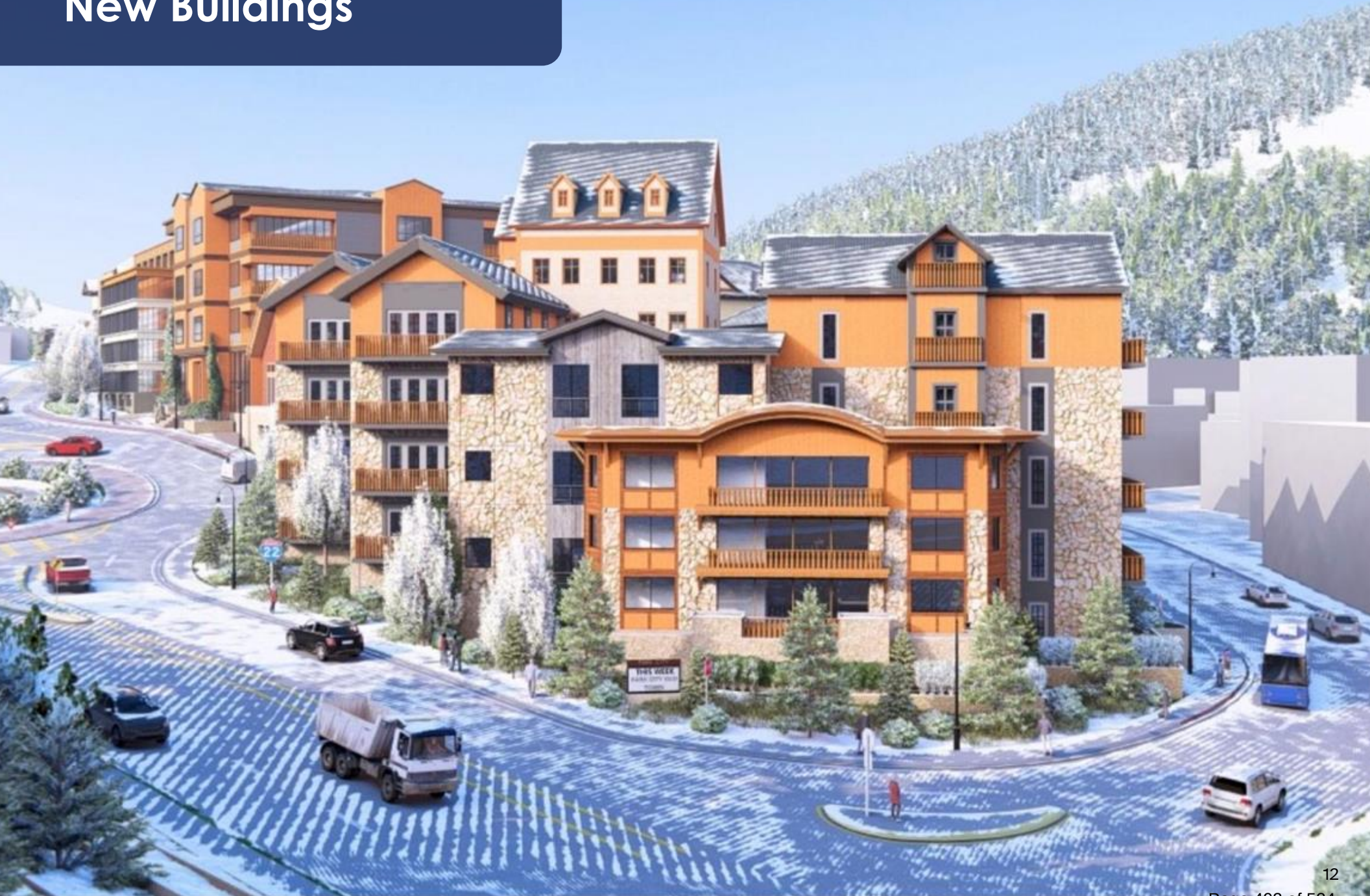
- “Need bicycle lanes and bicycle parking.”

“I love the idea.”

- Community member



New Buildings



Note: Images for illustration only. The final designs will be crafted with City stakeholders .

New Buildings

Support

- “The design is lovely.”
- “The density and height are appropriated and most likely makes the projects pencil.”
- “Empty lots don't pay property tax.”

Building heights

- “Please impose and enforce a height restriction.”
- “Don't ruin views of the mountains with tall buildings”

Costs

- Some participants want assurance it is financially viable, and won't cost taxpayers.
- “How we do [development] is critical.”

Highlight heritage

- “Retain historical architecture inspiration.”



New Buildings

This seems like a great welcome to Main Street, which currently feels like "I guess I'm here?"

- Community Member

"Businesses only do well when there are people to go to them."

- Community Member

"The only development needed is more parking garages."

- Area employee



New Buildings

Concerns

- Ensure new businesses are complementary — not competing with — existing businesses.
- Parking: “Any residentials or hotels MUST provide their own parking.”



Miner's Park



Miner's Park

Broad Support

- “I love the Miner's Park concept. Currently it feels like a space that is forgotten and underutilized.”
- “[It's] an easier, more attainable project,” compared to “other elements of the plan.”

Highlight heritage

- “I love mining history!”

“Yes! Clean bathrooms, rooftop public eating space, kids’ playground, and stage inviting visitors to stay a while.”

- Community member



9th Street Park



Note: Images for illustration only. The final designs will be crafted with City stakeholders .

9th Street Park

Positive responses:

- “I love the idea of having multiple spaces for public gathering.”
- “This looks like a good solution to an underutilized open space adjacent to Main Street.”
- “That park is only useful for storing bikes right now... I feel like creating a spot to keep people in the Main Street area is a fantastic idea.”

Support for play structure:

- “With so many kids on Main Street, catering to them seems wise.”
- “Good idea, more space for kids.”

“Grateful for the kid’s organic climbing structure and retention of green space while waiting for the trolley.”

- Community member



Central Square



Central Square

An aerial perspective rendering of a city square development. The central feature is a large, mature tree with dense green foliage, illuminated with warm, golden lights. To the left of the tree is a large, rectangular building with a blue roof and yellow walls, featuring several windows. To the right of the tree is a paved plaza area with a few people walking. Further right is a street with a white car, a black car, and a red car. A bus lane is marked with a red arrow and the word 'BUS'. A 'ONE WAY' street sign is visible on the road. In the background, there are more buildings and a yellow van. The overall scene is set during dusk or dawn, with soft lighting.

Mixed support for keeping the building

- Some preferred demolishing the building for a larger public square.
- Most supported keeping the building & adding amenities.
- Residents want to retain post office somewhere in Old Town.

Broad support for Central Square

- Almost no one requested keeping the addition.
- “Love the idea of moving the Post Office to another location.”

“Make it happen.”

- Community member

City Hall Plaza



Note: Images for illustration only. The final designs will be crafted with City stakeholders .

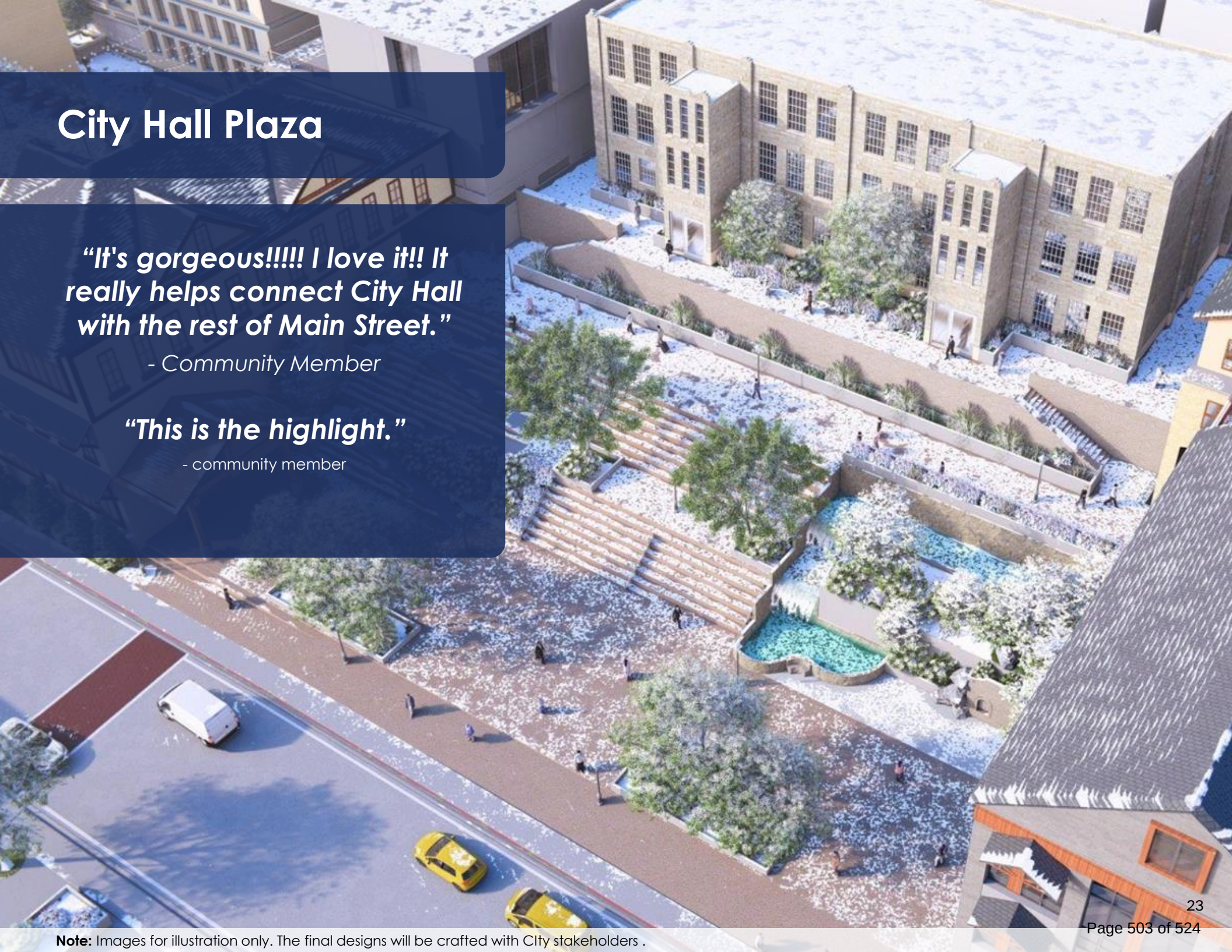
City Hall Plaza

“It's gorgeous!!!! I love it!! It really helps connect City Hall with the rest of Main Street.”

- Community Member

“This is the highlight.”

- community member



City Hall Plaza

Programming ideas

- One suggested that the KPCW radio station office “should have street level access so that it can host events [and] concerts.”
- Another suggested that the City Hall building should be “used for the public, instead of for the City employees.”

Other ideas:

- “I like the idea of the grand staircase [with] vegetation. Maybe add areas to gather and sit and enjoy the day in the staircase.”

Proposed
KPCW Office

Brew Pub Plaza



Note: Images for illustration only. The final designs will be crafted with City stakeholders .

Brew Pub Plaza

“It currently feels like there could be tumbleweeds rolling across the street. Anything that encourages more people would really help businesses there.”

- Community Member

“Upper Main Street often gets forgotten. [This project] would bring a positive vibe to that area.”

- Community Member



Brew Pub Plaza

Support

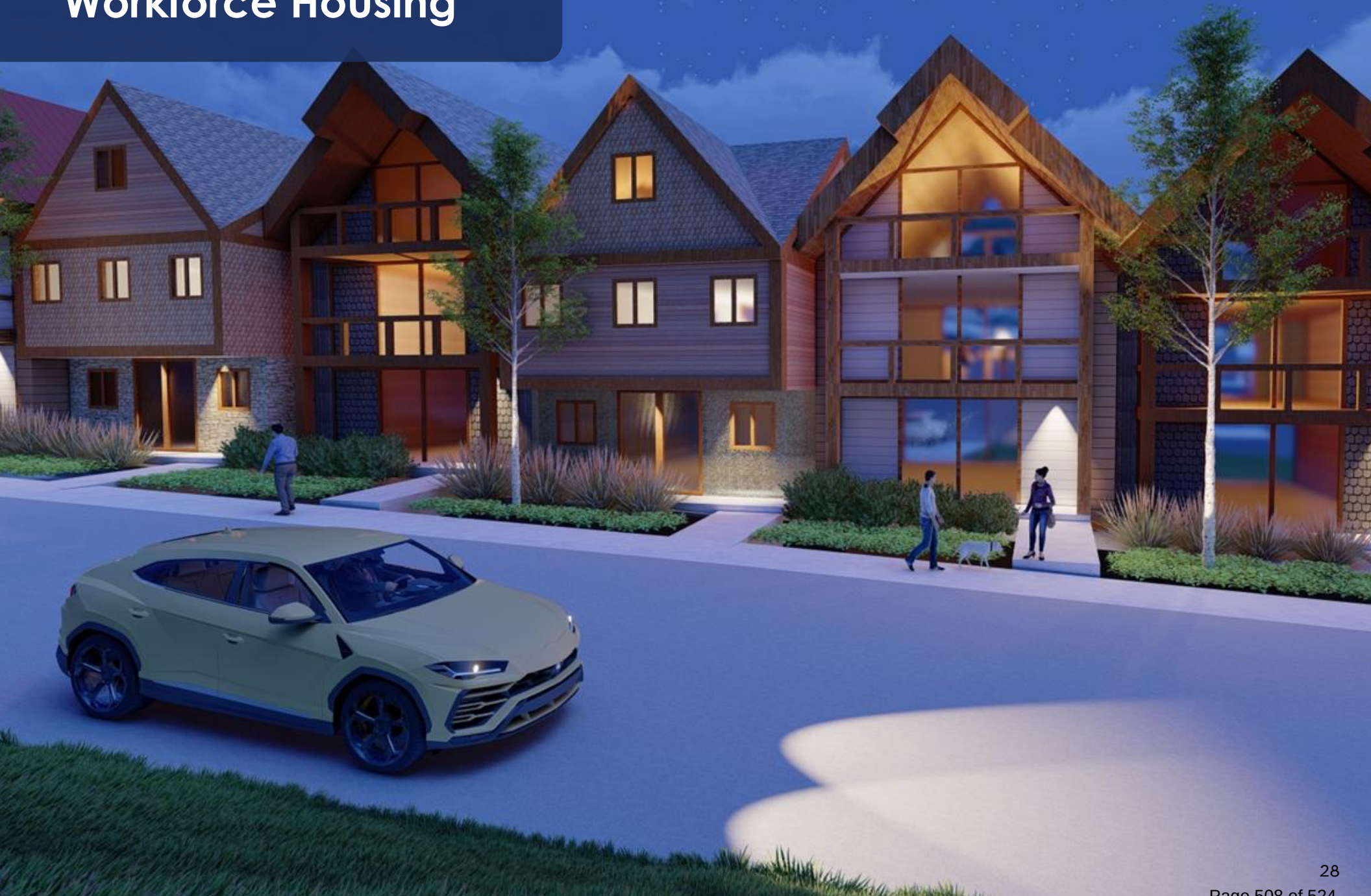
- “There should definitely be a central space there.”
- “Makes sense as part of a transit plaza if the gondola moves forward.”
- “This should happen.”
- “In favor as designed.”

Mixed feedback:

- “This is the least interesting to me.”
- Some suggested it should be retained as parking.
- Others suggested new structures, such as a new Kimball Arts Center.
- Some supported the ice skating rink, while others questioned whether it was necessary.



Workforce Housing



Workforce Housing

Concerns:

- Will homes will have their own parking?
- Will housing add more value than a parking lot?



Transportation

Mixed Comments on Gondola

- Some highly supportive.
- Some question whether it is needed, given existing transit is high-frequency.
- Some participant want assurance Deer Valley will help pay for it.

Solutions needed

- Participants requested regional solutions for traffic, timed with any major investment in the core.
- Regional solutions for parking also needed.

What We Did



Swede & Main Roundabout





Swede & Main Roundabout

Traffic Mitigation for Neighborhoods

Allowing southbound traffic on Swede to turnaround at Main Street will mitigate visitor traffic impacts to Old Town neighborhoods.

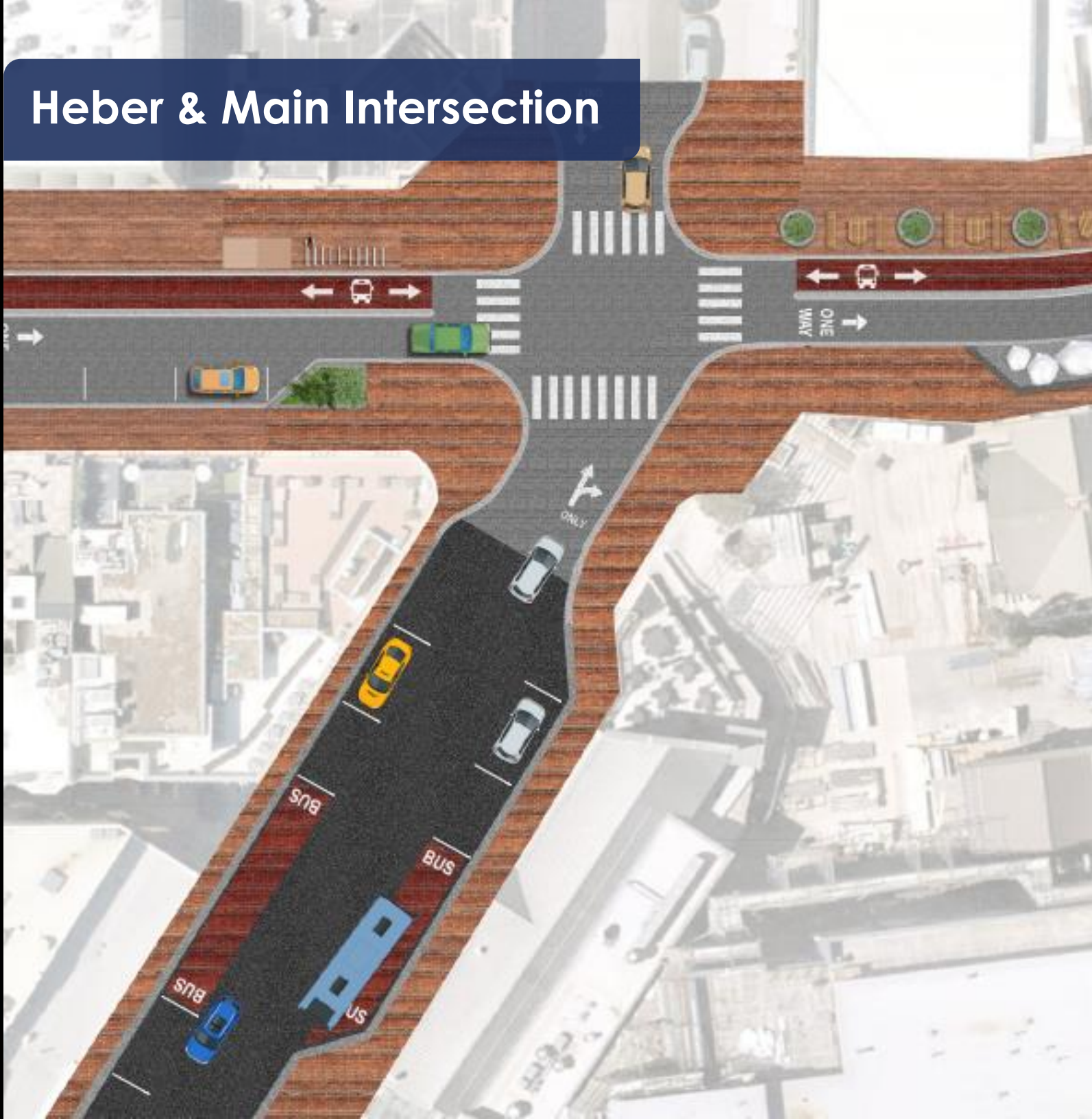
Enhanced Event Management

A new roundabout will allow southbound vehicle traffic to recirculate back onto Swede Alley in the case that Main Street is hosting special events.

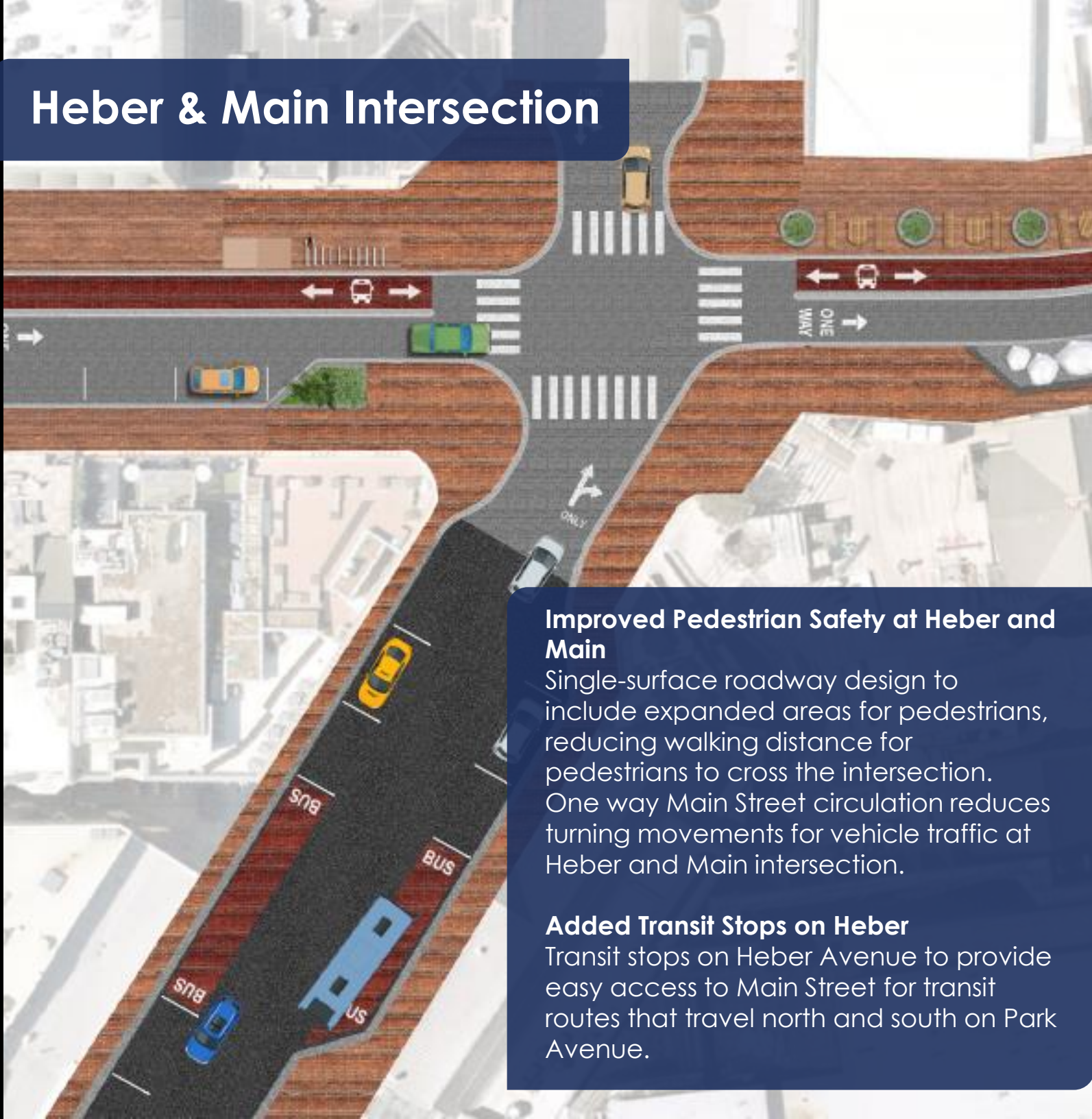
Option for Circulator Turnaround

The bi-directional Main Street transit circulator will be configured to not solely require a turnaround, but it will have the option to use the roundabout if/when necessary.

Heber & Main Intersection



Heber & Main Intersection



Improved Pedestrian Safety at Heber and Main

Single-surface roadway design to include expanded areas for pedestrians, reducing walking distance for pedestrians to cross the intersection. One way Main Street circulation reduces turning movements for vehicle traffic at Heber and Main intersection.

Added Transit Stops on Heber

Transit stops on Heber Avenue to provide easy access to Main Street for transit routes that travel north and south on Park Avenue.

Post Office Plaza



Post Office Plaza

Preserve and Reuse Historic 1920s Structure

Pending appropriate historic preservation studies and negotiations with USPS, seek to preserve and restore 1920s structure. Offer restroom amenities along with other potential uses such as small-scale markets, speakeasy, etc.

Construct Community Town Square

Create a town square gathering place with exceptional connectivity from Main Street through to the City Hall Plaza.



City Hall Plaza



City Hall Plaza

Preserve and Integrate City Hall Staircase

The City Hall staircase has historical significance, along with the historic wall to the south of the staircase. The new proposal integrates the City Hall staircase into the Plaza experience while recognizing its historical significance.

Funding Strategy

Funding strategy will not raise property tax rates or new sales tax rate levies.

Private Assets

Funded By

Private Capital

Public Assets

Funded By

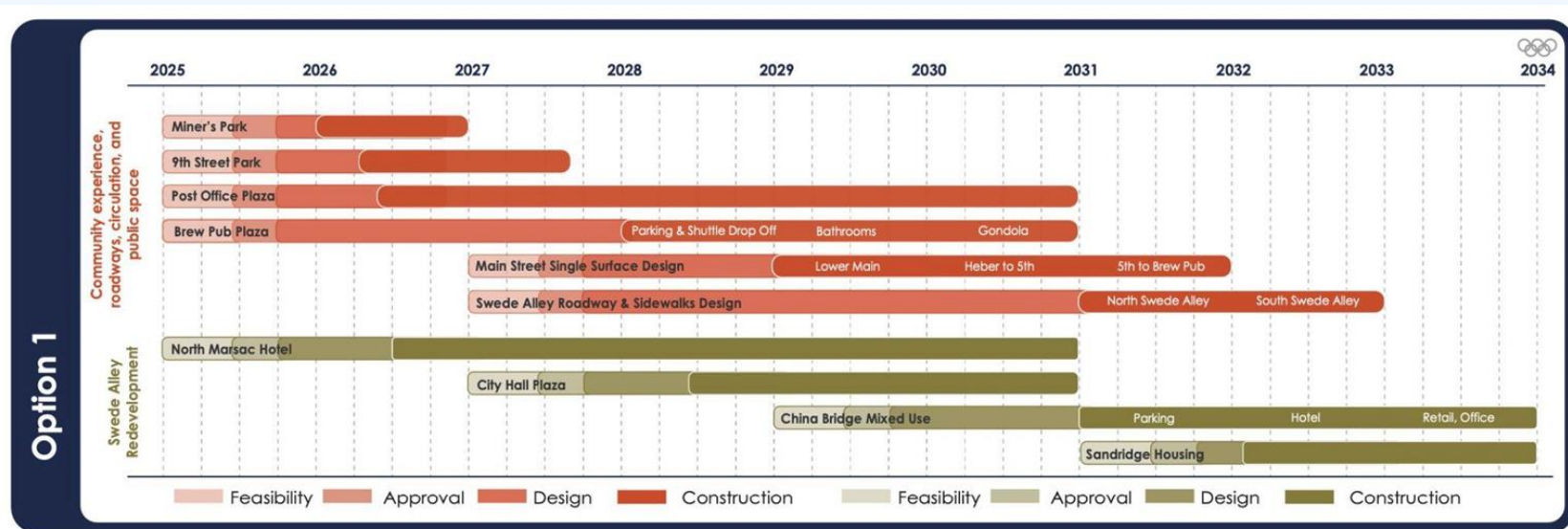
**Sales Tax Revenues
New Property taxes**



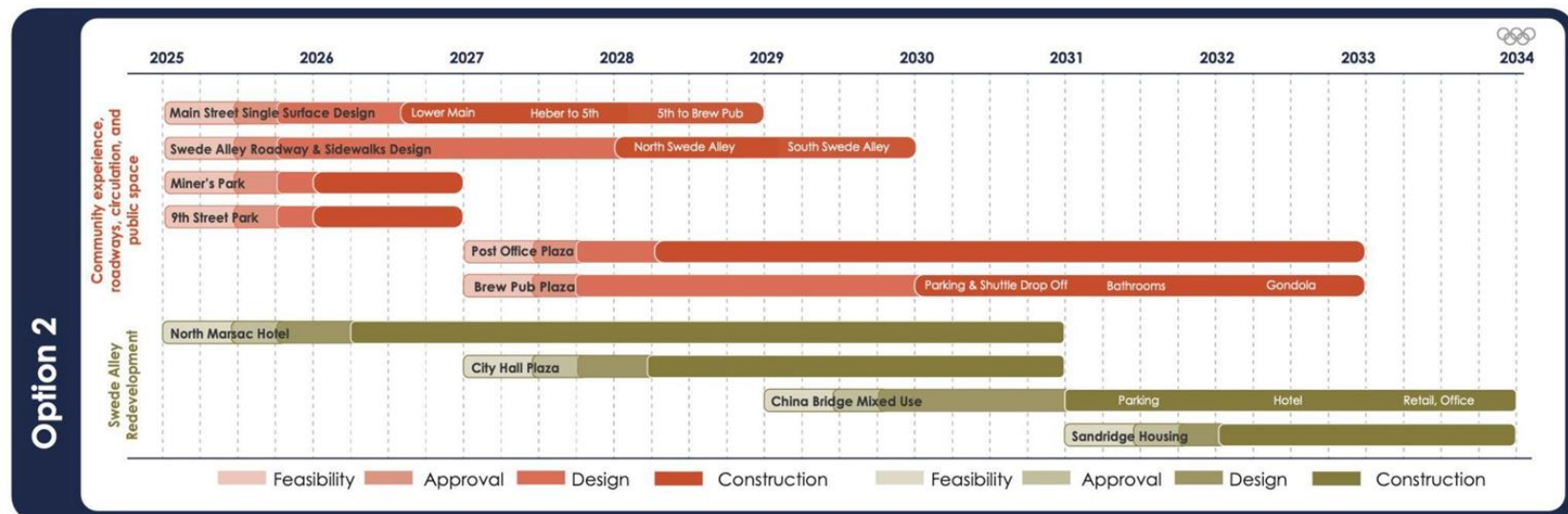
Sequencing Options Flexible

Plan Sequencing Options do Not Constrain the Council

- Option 1 envisions roadway and circulation improvements later in the plan, Option 2 elevates community experience assets, roadway infrastructure, and circulation to the near term.



Option 1 timeline for project implementation, which places greater priority on completing public spaces faster.



Option 2 timeline for project implementation, which places greater priority on implementing new street designs faster.

Purpose of Dec. 19 Meeting

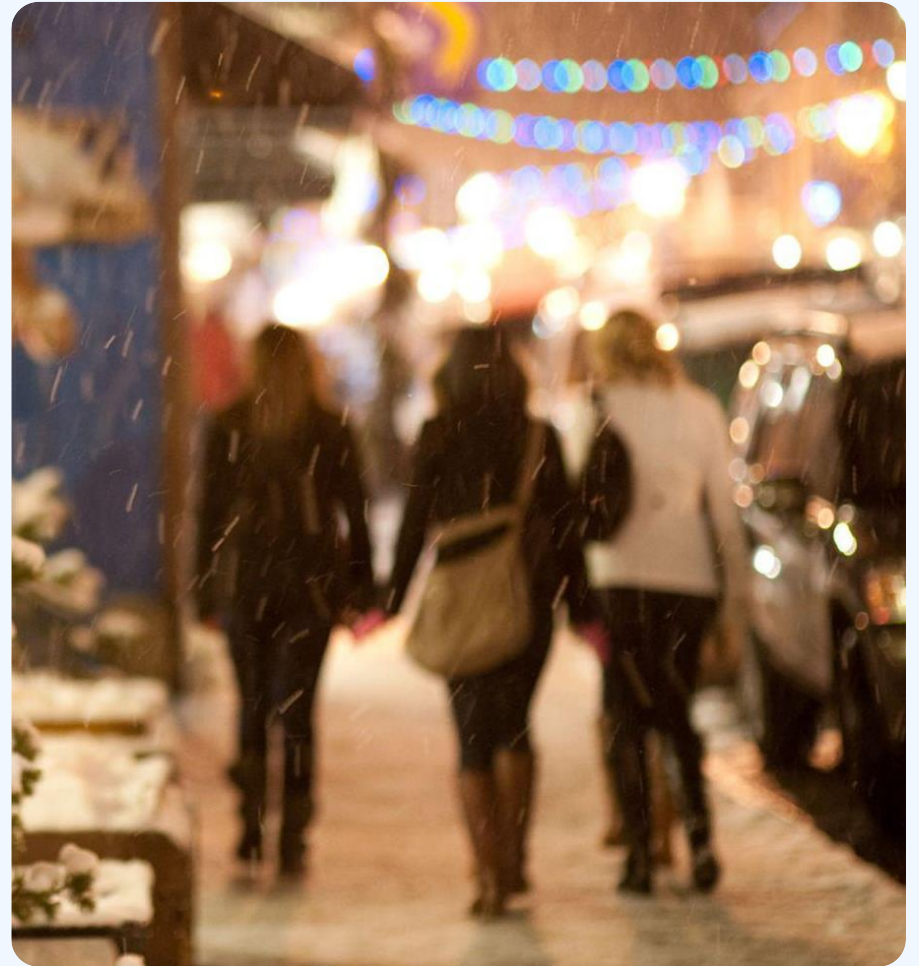
- **Update Council** on the key feedback received in the public engagement session on November 12.
- **Provide Information** on the Committee's proposed updates after reflecting on public feedback.
- **Address** any additional Council questions.
- **Adopt** plan if Council deems fit.



Thank You

Consultant Team

- **Zions Public Finance Inc.** Economic analysis and project management.
- **Voda Landscape Design.** Architectural renderings & public space design.
- **Kimley-Horn: Engineering Planning and Design Consultants.** Transportation analysis and streetscape renderings.
- **Happy Cities Studio Inc.** Communications, consultation, planning & public space design.



Thank You

