



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
June 5, 2025**

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/88425830283>

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.

WORK SESSION

3:55 p.m. - Final FY26 Budget Preview

4:10 p.m. - Park and Rides Discussion

4:40 p.m. - SR-224 Bus Rapid Transit Update (staff report to follow)

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. March Sales Tax Report
2. 2025 Grant Funding Update
3. National Community Survey Report

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 28, 2025, and May 1 and 14, 2025

V. CONSENT AGENDA

1. Request to Approve Resolution No. 10-2025, a Resolution Proclaiming June 6, 2025 as National Naloxone Awareness Day

VI. OLD BUSINESS

1. Consideration to Approve Ordinance No. 2025-10, an Ordinance Amending Sections 13-1-1 and 13-1-2 of the Municipal Code of Park City to Allow for Changes to Water Base Rate Billing
(A) Public Input (B) Action
2. Community Center Project Budget Discussion
(A) Public Input

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-11 Amending the Land Management Code to Address Radon Mitigation Retrofits, Childcare Facility Updates, Steep Slope Conditional Use Permit Updates, Materials and Opacity for New Residential Structures in Historic Districts, Residential Driveway Widths in Non-Historic Districts, and Changes to Comply with State Code
(A) Public Hearing (B) Action
2. Public Hearing to Consider Ordinance No. 2025 -13, and Ordinance Establishing Compensation for the Elected and Statutory Officers for FY26
(A) Public Hearing
3. Public Hearing to Consider Executive Municipal Officer Compensation
(A) Public Hearing

VIII. ADJOURNMENT

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

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



City Council Staff Report

Subject: Final FY26 Budget Preview
Author: Budget Team
Department: Budget, Debt, & Grants
Date: June 5, 2025

Recommendation

Review final adjustments to the FY26 City Manager's Recommended Budget in preparation for adopting the Final FY26 Budget on June 12, 2025. In addition, as we near the end of FY25, consider final adjustments to help close out FY25. Finally, hold separate public hearings on the Executive Municipal Officer Compensation and the Elected and Statutory Office Compensation Ordinance.

Executive Summary

The FY26 City Manager's Recommended Budget was adopted by the City Council on May 1, 2025, after weeks of City Council deliberation and discussion. This week, we plan to review final adjustments based on Council input and provide additional information on specific items requested by the Council.

To recap and prepare for the Final Budget adoption, the City's budget process for FY26 included:

- **March 27, 2025:** Overview of Enterprise Funds and Cost Recovery departments;
- **April 10, 2025:** Operating Budget preview;
- **April 24, 2025:** Capital Budget preview;
- **May 1, 2025:** Answered Council questions for operating and capital FY25 Budget and adoption of the FY26 Tentative Budget;
- **May 15, 2025:** FY26 Fee schedule preview and FY26 Budget follow-up, main topics: COLA, Golf Fees, and Water Fees;
- **June 5, 2025:** Hold a public hearing for the Executive Municipal Officer Compensation, review FY26 Budget changes, FY25 budget adjustments, and address remaining miscellaneous or outstanding budget items; and
- **June 12, 2025:** City Council will take public input, hold a public hearing, and adopt a Final FY26 Budget, Budget Policy, Fee Changes, Elected and Statutory Officer Compensation, and Executive Municipal Officer Compensation.

Analysis

Proposed changes to the FY26 Tentative Operating Budget, adopted on May 1, 2025:

Revenue

Revenue budget projections change based on more precise tax collections throughout the current fiscal year:

- **Special Event** – Decreased projected rental, public safety, and public works revenues to better align with actual special events planned for FY26;
- **Capital Fund Garage** – Each year, special event parking revenue generated from the China Bridge parking garage is set aside for upkeep and maintenance of the structure.

We've increased the existing budget by \$321,000 to better align with recent revenue trends;

- **Transportation** – Added \$460,000 to reflect additional projected parking revenue from the Bonanza Flats parking management program to offset the operational costs associated with the new Transit to Trails service;
- **Other Contributions** – Increased revenue from Flagstaff Transfer Fees based on recent collection trends: \$43,443 was added to the Capital Fund and \$182,683 to the Transportation Fund;
- **Interest Earnings** – Aligned interest earnings more closely with projected FY25 levels based on the Finance Department's estimates and an improved understanding of current market conditions;
- **Franchise Tax** – Decreased Cable TV tax by \$20,000 and Phone tax by \$40,000 to better align with expected FY26 actuals. Franchise Taxes are projected as one total and then allocated to individual revenues based on historical percentages, but this approach has consistently overestimated revenue for these two items. The adjustment reflects more realistic expectations based on recent performance; and
- **Water Fund** – Decreased Water Service Fees by \$1,888,624 following the rate adjustments for single-family and irrigation customers. Additionally, reduced the Water Sales projection to the Weber Basin budget by \$1,327,000 to correct a previous calculation error that used calendar year data (January–December) instead of the correct fiscal year (July–June).

Expenses

- **Redus Property Exchange** – Added \$25,000 to cover the anticipated costs of title insurance and fees;
- **Elections** – Added \$20,000 to hold a primary election;
- **FY26 Cost of Living Adjustment (COLA)** based on Council direction on [May 15, 2025](#):

Fund	2.50%
General Fund	\$ 923,393
Water	\$ 125,394
Stormwater	\$ 18,611
Golf	\$ 115,118
Transportation	\$ 307,289
Parking	\$ 45,035
Fleet	\$ 37,832

- **Transportation Electricity** – Increased the bus barn electricity by \$10,000 due to the upcoming installation of additional electric chargers.

Proposed changes to the FY26 Tentative Capital Budget, adopted on May 1, 2025:

- **CP03836 Recreation Building in City Park** – Increased project funding based on the contractor's response to the construction RFP, as noted in the Community Center Staff Report on the [June 5th](#) Council Meeting agenda. A final adjust will be made based upon Council direction from this discussion;
- **CP0092 Open Space Improvements** – Increased the project's overall budget by \$190,000, including \$150,000 to align with updated Flagstaff Transfer Fee projections

and \$40,000 to fund additional noxious weed mitigation if the Redus property exchange occurs;

- **CP0009 Transit Rolling Stock** – Moved miscellaneous matching funds of \$300,000 from FY26 to FY25 to better align with the actual funding disbursement timing;
- **CP0724 Transit to Trails Vehicles** – Removed \$305,000 because we could not agree to the contractual terms for leasing the vehicles for Transit to Trails. These funds will remain a part of the Flagstaff Transfer Fee balance;
- **CP0316 Transit Facility Capital Renewal Account** – The original request was moved to FY25 and increased by \$800,000 to reflect the most recent cost estimate for repairing the High School tunnel snow melt system, per Council direction obtained on [June 22, 2025](#);
- **CP0411 SR248/US 40 Park & Ride Program** – Removed the \$10 million recommendation pursuant to Council direction, which included \$5 million from the General Fund and \$5 million from the Transportation Fund. As discussed, these funds will remain as part of the respective fund balance for the time being; and
- **CP0025 Bus Stop Replacement** – Altered the year of an administrative adjustment for 3rd Quarter County Tax from FY26 to FY25, as the adjustment aligns the budget with updated project funding information provided by the County.

FY25 Budget Adjustments

End-of-year budget adjustments are often necessary as we approach the end of the fiscal year to align budgets with actual spending. These adjustments can address new revenue recognition for a specific event or program, acceptance of grants and donations, modified spending schedules, or unexpected cost increases. We recommend the following changes to amend the FY25 Budget, which will be re-adopted on June 12, 2024:

FY25 Operating Budget Revenue

Revenue budgets will typically change based on more precise projections as we get more data in the current fiscal year:

- **Impact Fees** – Increased revenue for open space by \$827,669, public safety by \$128,565, and streets by \$162,484 based on YTD funds received;
- **Transportation** – Removed \$25,904 from FY25 and \$15,908 from FY26 in fare revenue and \$50,087 from FY25 and \$40,201 from FY26 in advertising revenue, as these streams are no longer being realized. We reduced the Other Miscellaneous revenue budget by \$1,134,000—one-time grant-matching funds from partners such as Rocky Mountain Power and UTA. This is an administrative reclassification only; the dollars have already been received and recorded, so the adjustment does not reduce actual revenue;
- **Parking** – The parking revenue budget was reduced by \$726,000 to reflect updated projections. Approximately \$650,000 of this reduction is due to the temporary suspension of paid parking during the Main Street water-line replacement project. An additional \$76,877 reflects the absence of special-event parking agreements, such as with Acura, Lyft, and DoorDash, for this year's Sundance Film Festival. These adjustments align the budget with current conditions, including temporary free-parking policies implemented during construction; and
- **Water Fund** – Increased Water Service Fee revenue by \$1,484,092 due to higher water usage driven by below-average precipitation and warmer conditions in FY25; increased Impact Fee revenue by \$1,114,951 to better align with year-to-date actuals and year-end projections.

Expenses

- **Transportation Utilities** – Zeroed out the existing electricity budget for the Old Town Transit Center bus charging, removing \$60,687 because that charger was decommissioned due to the 10 White Express being operated by High Valley Transit. We also reduced the electricity budget for the High School tunnel by \$7,900 to align with recent actuals;
- **Redus Property Exchange** – Added \$35,000 for land surveys, legal descriptions, and \$7,500 for phase 1 environmental site assessments;
- **Police Department – Elevated Public Safety Needs (\$200,000):** This allocation supports increased public safety efforts and expenses in several areas:
 - **Sundance Film Festival:** Enhanced safety during the festival;
 - **Year-Round Activities:** Coverage for various events and operations, including Ski Patrol protests, Election Day, Bonanza Flat traffic enforcement, and supplemental support for large special events like the World Cup Freestyle event and Deer Valley concerts. Event coverage needs are calculated from attendance/ticket sales and finalized close to the event date, often necessitating end-of-year budget adjustments. A portion of this coverage is offset by revenue generated from special event fees. A request for \$60,000 for event officer coverage was submitted for the original FY25 budget, but only \$20,000 was approved;
 - **Holiday Wages:** Additional costs to align the Holiday Pay budget, resulting from the City's inclusion of Juneteenth and Veterans Day as officially observed holidays.
 - Ongoing, we will budget public safety personnel expenses more aggressively and have more accurate cost recovery targets;
- **Transit** – \$89,264 increased frequency, routes, and vehicles during Sundance Film Festival;
- **Special Events** – \$38,953 to enhance safety and flow during the Sundance Film Festival, these funds secured additional assistance for pedestrians, traffic, and parking, crosswalks, residential zones, and Main Street. This expenditure also covers peak-day traffic mitigation support;
- **Recreation: Utilities, Personnel, Merchant Fees \$140,000** - Additional funding to cover various operational increases. This includes \$25,000 for unforeseen wastewater/sewer expenses, driven by higher rates, increased visitation, and the need for multiple pool drainage and refilling cycles following pipe breakages and repairs. \$25,000 for additional personnel expenses to accommodate facility demands (e.g., additional racquet sport lessons), and \$90,000 to align credit card fee expenses that exceeded budget due to higher volumes and processing costs. A portion of the increase is offset by additional revenue collections;
- **Sister City Special Service Contract** – \$13,000 in one-time expenses were incurred in FY25 to host the Courchevel delegation last summer in Park City over the July 4th holiday week;
- **Insurance Premiums** – \$136,394 increase is necessary due to the timing of insurance renewals occurring after budget adoption to align budget with actuals and reflect the annual increase in premiums and coverage; and
- **Vacancy Factor (Budget Neutral)** – Vacancy factor reduces departmental personnel budgets to account for anticipated savings from vacancies and fluctuations in employee benefits. While each employee's budget allocation accounts for maximum health insurance and retirement plan costs, actual benefit expenses vary among staff

members. This is a budget neutral adjustment - a lump sum is budgeted each year, then allocated to the various department budgets as part of the year-end process.

FY25 Capital Projects

- **CP0203 China Bridge Event Parking** – The budget was increased by \$416,000 to reflect the special event revenue from the China Bridge parking garage. Each year, these special event revenues are directed to a capital project and are designated for the upkeep and maintenance of the garage;
- **CP0009 Transit Rolling Stock** – Added \$310,000 in additional funding to replace two cutaway vehicles with 4x4 capability, supporting expanded service delivery, including the new Transit to Trails route;
- **CP0092 Open Space Improvements** – Added \$588,986 of Flagstaff Transfer Fee open space revenue to the project budget; and
- **CP0615 Police Equipment Replacement Fund** – \$8,000 was added for the unexpected replacement of the printer/copier.

FY25 Grants and Rollover Funds

Departments apply for various grants throughout the year to help offset costs and the tax burden on PC residents and businesses. If awarded, an adjustment is needed to increase the related expense and revenue accounts to maintain auditing standards. These include:

- **Trails & Open Space** – \$75,000 for construction of two bicycle/pedestrian bridges along the McLeod Creek Pathway and \$20,000 for transit to trails custom bike racks through the Summit County Restaurant Tax Grant; and
- **Historic Preservation** – \$200,000 through the Summit County Restaurant Tax Grant for the restoration of Thaynes Mine.

Public Hearing and Ordinance Requirements for FY26 Officer Compensation

In accordance with Utah Code [§10-3-818](#), the City is required to adopt compensation for, Elected Officials, Statutory Officers and Executive Municipal Officers. During the 2024 Legislative Session, Senate Bill 91 amended state law to require municipalities to provide public notice and hold hearings when proposing compensation increases for certain officers.

The City Council is scheduled to hold a public hearing today, June 5, 2025, in compliance with §10-3-818(2)(b), as the Final FY 2026 Budget includes compensation increases for Executive Municipal Officers. These increases are outlined in Exhibit A.

Additionally, Utah Code §10-3-818(1) requires that any changes to compensation for the Mayor, City Council, and Statutory Officers be adopted by ordinance after a public hearing. This public hearing is separate from the one being held for Executive Municipal Officer compensation. The proposed ordinance is included in Exhibit B and sets salary levels for FY 2026 and repeals all previous compensation ordinances for these roles. A public hearing will be held today, June 5, 2025, and the ordinance is scheduled for action on June 12, 2025.

Exhibits

Exhibit A – Executive Municipal Officer Compensation

Exhibit B – Elected and Statutory Office Compensation Ordinance

City Council Staff Report

Subject: Executive Municipal Officer Compensation

Department: Budget and Human Resources

Date: June 5, 2025



Recommendation

Hold the legally required public hearing before adopting a final budget that includes compensation increases for Executive Municipal Officers included in the Final FY26 Budget.

Background

During the 2024 Session, the Utah State Legislature passed Senate Bill 91, requiring a municipal governing body proposing a compensation increase for specified officers to notify and hold a public hearing on the proposed increases.

The bill amends [Utah Code section 10-3-818](#), Salaries in Municipalities. Under section 10-3-818(1), the City is required to set compensation for elective and statutory officers by ordinance after holding a public hearing. That is a separate item on tonight's agenda.

Section 10-3-818(2)(b) requires the City Council to hold a separate public hearing before adopting a final budget if the final budget includes a compensation increase for an executive municipal officer.

Analysis

"Executive Municipal Officer" means city manager, deputy city manager, city attorney, department or division heads or chiefs, and deputy or chief assistants to department or division heads. "Compensation increase" means budgeted salary, bonus or incentive pay, vehicle allowance, and deferred salary.

Because the final proposed budget includes a compensation increase for Executive Municipal Officers, the City Council must hold a public hearing on these proposed increases before adopting the final budget.

In 2024, Park City worked with NFP to conduct an independent compensation study comparing City wages to similar positions in other mountain towns and Utah municipalities. The study led to creating 14 new salary bands based on job functions, designed to support career progression over approximately eight years with strong performance.

The proposed FY26 compensation adjustments for Executive Municipal Officers align with this citywide compensation plan. As part of the broader FY26 budget, we evaluated the feasibility of a cost-of-living adjustment (COLA) in light of rising local costs and regional labor market trends. Other jurisdictions reported COLAs ranging from 2.5% to

7%, with Park City's 2.5% proposal falling at the lower end of that range while remaining competitive.

Initially, a COLA was not recommended due to conservative revenue projections made early in the budget process before key winter sales tax data was available. However, actual sales tax distributions for December through February came in 3.5% (\$626,533) ahead of last year, and March indicators remain strong. As a result, the sales tax growth projection was revised from 3% to 4%, generating approximately \$200,000 in additional General Fund revenue. Combined with cost efficiencies and lower-than-anticipated health insurance premiums, this increase supports the inclusion of a 2.5% COLA in the FY26 budget.

Exhibit A reflects updated salary ranges for Executive Municipal Officers. Unlike last year, where adjustments varied based on performance and experience, all positions received a uniform 2.5% increase in alignment with the approved citywide COLA.

Exhibit A: FY26 Executive Municipal Officer Maximum Potential Base Salary Percent Increase by Position

Title	Maximum Potential Base Salary Increase (%)
Assistant Budget Director	2.5%
Assistant Planning Director (Vacant)	0%
Assistant Recreation Director	2.5%
Assistant Transportation Planning Manager	2.5%
Budget & Strategic Planning Director	2.5%
Building Maintenance Supervisor	2.5%
Chief Building Official	2.5%
Chief of Police	2.5%
City Attorney	2.5%
City Engineer	2.5%
City Manager	2.5%
Communications Manager	2.5%
Community Engagement Manager	2.5%
Deputy Chief Building Official	2.5%
Deputy City Attorney	2.5%
Deputy City Manager	2.5%
Deputy City Manager	2.5%
Director of Economic Development & Analytics	2.5%
Emergency Manager	2.5%
Environmental Sustainability Manager	2.5%
Finance Manager	2.5%
Fleet Manager	2.5%
Golf Course Manager	2.5%

Housing Director (Vacant)	0%
Human Resources Director	2.5%
Ice Rink General Manager	2.5%
IT & Customer Service Director	2.5%
Library Director	2.5%
Assistant Library Director	2.5%
Parking and TDM Manager	2.5%
Parks Superintendent	2.5%
Planning Director	2.5%
Police Captain	2.5%
Police Captain	2.5%
Trails & Open Space Manager	2.5%
Public Utilities Director	2.5%
Public Works Director	2.5%
Recreation Director	2.5%
Special Events Manager	2.5%
Transit Manager	2.5%
Transportation Director	2.5%
Transportation Planning Department Manager	2.5%

Ordinance No. 2025-13

**ORDINANCE ESTABLISHING COMPENSATION FOR THE MAYOR, CITY COUNCIL,
AND STATUTORY OFFICERS FOR FISCAL YEAR 2025 – 2026
IN PARK CITY, UTAH**

WHEREAS, the City Council has the power to establish compensation schedules pursuant to Utah Code Section 10-3-818; and

WHEREAS, the number of duties for the Mayor, City Council, and Statutory Officers are significant and each elected officer is required to devote considerable time and expense to public service and community affairs; and

WHEREAS, public hearings was duly advertised and held on June 5;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park City, Utah that:

SECTION 1. REPEALED: All previous compensation ordinances regarding elected and statutory officers hereby are repealed.

SECTION 2. COMPENSATION FOR MAYOR, CITY COUNCIL, AND STATUTORY OFFICERS ADOPTED: The following salary levels are hereby adopted:

	<u>FY 2025-2026</u>
Mayor	
Wages	\$55,208.67 per year
Health Benefits (or cash in lieu)	\$27,276.00 per year
Car Allowance	\$ 3,000.00 per year
Total	\$85,484.67 per year
City Council	
Wages	\$28,519.57 per year
Health Benefits (or cash in lieu)	\$27,260.00 per year
Total	\$57,779.57 per year
City Manager	\$183,098–\$291,347 per year
City Attorney	\$183,098–\$291,347 per year
City Treasurer	\$117,219–\$175,829 per year
City Engineer	\$151,909–\$227,864 per year
City Recorder	\$103,920–\$155,879 per year

SECTION 3. BENEFITS: The Mayor and each member of the City Council shall receive family medical insurance. This benefit may be received as cash in lieu of the insurance coverage in the amount of \$27,276. The Mayor shall also receive \$250 per

month in car allowance. In addition, the Mayor and Mayor Pro-Tem. shall receive \$100 per wedding performed. Statutory officers are eligible for all benefits available to regular Full-Time Equivalents unless otherwise determined by the Mayor and City Council.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective July 12, 2025.

PASSED AND ADOPTED this 12th day of June, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

City Council Old Business

Subject: Quinns Junction Area Park and Ride
Author: Conor Campobasso, Alex Roy, Julia Collins
Department: Transportation Planning
Date: 6/5/2025



Executive Summary

Selecting a park and ride site to receive the next wave of investment will allow staff to pursue federal grants, align other major transportation projects (Re-create 248), provide additional off-site parking to alleviate traffic and congestion, and provide a more viable alternative to driving a car into town and parking.

On [April 10, 2025](#), Transportation presented general park and ride concepts for the Quinns Junction area. City Council had several questions related to the viability of developing an expanded facility at either the existing Richardson Flat park and ride and/or the Gordo property. An interim staff communication was presented on [May 22, 2025](#).

A transit specialist was utilized to conduct the remaining technical analysis requested by the Council.

Council Questions and Responses

Council Question	Initial Response
Is there data to determine who is parking at Richardson Flat?	Using cell phone data, the majority (64%) are from Salt Lake County. Aside from Salt Lake County, the next largest visitation is from Heber at 17%, followed closely by Kamas at 8%. <i>(Source: 2024 PlacerAi. Note Park City trips were removed due to impacts of return visits to Richardson Flat Park and Ride)</i>
Can the Gordo property be split to have some parking and other uses	Yes. The Gordo property can be divided to accommodate more than one use. A site plan would be necessary after a use determination. Since Gordo is also part of the RD Zoning, a park and ride would be considered a conditional use and would not require a rezoning. Other non-residential uses that have been discussed recently are conditional in this zone as well.

<p>How fast would it take people to get either location</p>	<ul style="list-style-type: none"> • From the US40 / SR248 off ramp, the distance and travel time to Richardson Flat is 2.1 miles and 5 minutes. • From the US40 / SR248 off ramp, the distance and travel time to Gordo is 0.7 miles and 2 minutes. <p>(Source: Google Maps at 6:45 on May 8, 2025)</p>
<p>What is the transit travel time to both locations</p>	<p>On a non-peak Spring day, the transit travel time between the Old Town Transit Center (OTTC) and Richardson Flat is approximately 15 minutes one way, or 30 minutes round trip. Richardson Flat is located about 3 to 4 minutes beyond the Gordo site. Since Gordo is along the existing route with no additional stops. Estimated transit travel time between OTTC and Gordo would be around 11 to 12 minutes one way, or 22 to 24 minutes round trip.</p>
<p>What environmental analysis would it take to expand Richardson Flat</p>	<p>At a high level, the following would be required and the responsibility of the entity requesting expansion:</p> <ul style="list-style-type: none"> • EPA Comfort Letter <ul style="list-style-type: none"> ○ \$5-10k in attorney fees ○ Estimate 6 months • Richardson Flat Park and Ride Material management plan <ul style="list-style-type: none"> ○ \$50-70k ○ 3+ months to develop ○ Outlines what we would do with soils as we build out the lot ○ Require coordination with EPA • Geotech Study and report <ul style="list-style-type: none"> ○ \$50k ○ 3 months • Additional costs to implement the materials management plan <ul style="list-style-type: none"> ○ Offsite soil disposal costs \$40-\$50/ton • Will require landowners' consent

<p>What is the access off Highway 40 for both locations?</p>	<p>Current travel times to and from US40 are 3 and 6 minutes to Gordo and Richardson Flat, respectively. However, there are a variety of ways to improve access to the Richardson Flat Park and Ride.</p> <p>The Team looked at a direct connection to 248, enhanced access off Richardson Flat Road, and a full interchange at the Richardson Flat Road and US40 Bridge. Additionally, the team examined the benefits/impacts of widening certain areas of Richardson Flat Road to reduce queuing at the Richardson Flat Road and SR248 intersection.</p> <p>Access to Gordo can also be improved by adding a separate turning and travel lane.</p> <p>*Any modifications to the State Highway System (SR248 or US40) will need to be coordinated with UDOT</p>
<p>How difficult is connecting utilities at Richardson Flat</p>	<p>Below is a high-level estimated cost to bring utility services to Richardson Flat:</p> <p>Domestic Water Service: 5,340lf of 10-inch - \$5.2 million*</p> <p>WasteWater service: Installation of a septic tank – up to \$30,000*</p> <p>*SBRWD – In conversations, given the lack of grade to provide gravity flow and the distance from the closest main line, they prefer we explore other options. If a septic tank is used, there will be ongoing maintenance costs.</p> <p>Electrical is already existing but may need to be evaluated based on improvements included (i.e. Pentagraph Bus Charger)</p> <p>Note: Connecting to Gordo would cost up to \$1M since utilities already run through/next to the site.</p>
<p>What amenities could be added to each site and at what cost.</p>	<p>These could include the following:</p> <p>Pentagraph Bus Charger: \$780,000*</p>

	<p>*Based on 2024 costs for the Shoreline charger, using a UTA contract that expires in 2026</p> <p>Restroom & Driver Facilities: \$560,000* *Assumes 700 sf total for the structures</p> <p>RMP Electrical Improvements: \$35,000</p> <p>Security cameras (wireless communication): \$20,000</p> <p>Bike Charging Station: \$80,000</p> <p>Other amenities also discussed, such as a ride-share/school drop-off area, but the costs are highly dependent on the design/capacity.</p>
What infrastructure would be needed to move/prioritize buses	<p>The cost of bus priority infrastructure can vary significantly depending on existing conditions and the type of infrastructure desired. A few planning high-level cost estimates have been generated for various conceptual bus priority enhancements at the intersection of SR248 & Richardson Flat Road and along RF Road for access to the existing Park and Ride lot.</p> <p>High level costs include:</p> <ul style="list-style-type: none"> - \$2M to add bus turn lane at the RF Rd intersection (per turn lane) - Transit Signal Priority expected to be free/low cost since busses are already equipped with required hardware
Solutions to connect Gordo and Richardson Flat for Scenario B	<p>Four alternatives could include:</p> <p>1) Send all buses to RF first, then Gordo, to avoid left turns on SR248.</p> <p>2) Assign Gordo to local routes and RF to express resort routes, requiring clear signage and rider communication.</p> <p>3) Prioritize Gordo, using RF only during peak times as major/event overflow, with messaging to clarify service schedules.</p>

	4) Introduce a circulator route during overflow periods, connecting Gordo, RF, the hospital, and nearby housing, with accommodations for winter sports equipment.
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Scenarios

Two scenarios for conceptual consideration: A) using the Richardson Flat lot and improving and expanding it to maximize its potential, and B) Gordo as the primary lot and Richardson Flat as additional capacity.

<p>Scenario A Requires Richardson Flat Only</p> <p>Primary PnR site and Bus EOL</p> <ul style="list-style-type: none"> • Additional parking • Additional infrastructure • New roadway access • Existing roadway improvements • Existing parking lot improvements • Transit priority elements • Permanent amenity structures • UDOT collaboration • Private property owner collaboration <p>No Gordo Improvements</p>	<table> <tr> <th>Pros</th><th>Cons</th></tr> <tr> <td> <ul style="list-style-type: none"> • Existing location, so no learning curve with public messaging • Expansion is possible if permitted by the owner • RF Road and SR 248 intersection improvement will enhance transit operations • Permanent amenities are possible if approved • A single P&R simplifies transit operations • Lease terms exist and could be renegotiated if desired with the landowner • Opportunity to integrate with Hideout 2.0 </td><td> <ul style="list-style-type: none"> • Sub-optimal location leading to longer travel times for transit vehicles and the public • Leased, not owned, may limit future development flexibility • Considerable environmental concerns are likely to complicate new infrastructure options and escalate costs • May be difficult to satisfy DVR P3 goals/elements </td></tr> </table>	Pros	Cons	<ul style="list-style-type: none"> • Existing location, so no learning curve with public messaging • Expansion is possible if permitted by the owner • RF Road and SR 248 intersection improvement will enhance transit operations • Permanent amenities are possible if approved • A single P&R simplifies transit operations • Lease terms exist and could be renegotiated if desired with the landowner • Opportunity to integrate with Hideout 2.0 	<ul style="list-style-type: none"> • Sub-optimal location leading to longer travel times for transit vehicles and the public • Leased, not owned, may limit future development flexibility • Considerable environmental concerns are likely to complicate new infrastructure options and escalate costs • May be difficult to satisfy DVR P3 goals/elements
Pros	Cons				
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<p>Scenario B Requires Gordo + Richardson Flat</p> <p>Gordo as primary (200-300 stalls)</p> <ul style="list-style-type: none"> • New roadway access • New infrastructure • Intersection improvements • Transit priority elements • Permanent structures • Development phases <p>RF existing footprint</p> <ul style="list-style-type: none"> • Overflow/special event parking • Digital messaging and wayfinding • Minor/temp enhancements • Bus operational changes • Private property owner collaboration 	<table> <tr> <th>Pros</th><th>Cons</th></tr> <tr> <td> <ul style="list-style-type: none"> • Direct access from SR 248 • Faster travel times for transit and public users • Richard Flat Road and SR 248 intersection improvement can enhance the transit operations • Adjacent to existing utilities • Property owned by PCMC • Support permanent amenities, including restrooms and breakrooms • Easier to satisfy DVR P3 goals/elements </td><td> <ul style="list-style-type: none"> • New location • Two P&Rs could create public confusion • Transit operations with two locations could be more complicated • Costs – two locations • Could limit alternative public uses for the Gordo site previously contemplated (PW, Transit, etc.) </td></tr> </table>	Pros	Cons	<ul style="list-style-type: none"> • Direct access from SR 248 • Faster travel times for transit and public users • Richard Flat Road and SR 248 intersection improvement can enhance the transit operations • Adjacent to existing utilities • Property owned by PCMC • Support permanent amenities, including restrooms and breakrooms • Easier to satisfy DVR P3 goals/elements 	<ul style="list-style-type: none"> • New location • Two P&Rs could create public confusion • Transit operations with two locations could be more complicated • Costs – two locations • Could limit alternative public uses for the Gordo site previously contemplated (PW, Transit, etc.)
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City Council Staff Report

Subject: March Sales Tax Report
Author: Budget Team
Department: Budget
Date: June 05, 2025

Sales Tax Distribution

The following bullets summarize the citywide March sales tax distribution, excluding Transient Room Tax:

Monthly:

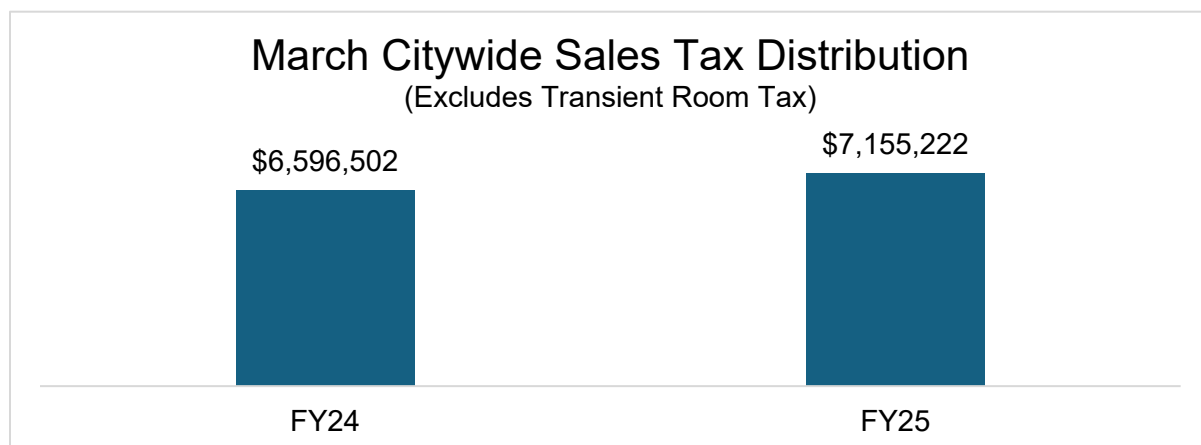
- \$558,720 (+8.5%) increase from last March's distribution;
- \$469,651 (+7%) above the March budget;

Quarterly:

- \$656,007 (+3.4%) increase over the same quarter last year;
- \$817,748 (+4.2%) above the last quarter budget;

Year-to-Date:

- YTD revenues are \$870,940 (+2.3%) above last year; and
- YTD revenue is \$968,852 (+2.6%) above the budgeted amount.



Transient Room Tax distribution summary:

Monthly:

- \$12,242 (+1.5%) increase from last March;
- \$1,945 (-0.2%) below the March budget;

Quarterly:

- The last quarter saw a \$97,289 (+3.2%) increase from last year;
- The last quarter outpaced the budgeted amount by \$47,058 (+1.5%);

Year-to-Date:

- YTD Transient Room Tax has decreased \$27,534 (-0.7%) compared with last year; and

- YTD revenue is tracking \$74,474 (-1.8%) below the budget.

Sales Tax Analysis

Excluding Transient Room Tax revenue, the March distribution was the highest on record, surpassing last February's previous peak by \$9,128 (+0.1%). Despite last year's record-setting revenue and ongoing economic uncertainty, winter sales tax distributions (December through March) still outperformed the prior winter by 4.8% (+\$1,185,253). It's worth noting that approximately \$800,000 of this increase is attributed to distribution timing—last year, a significant portion of December revenue was distributed in November. In contrast, this year's timing more accurately aligned with the reporting month. December through March are critical revenue months for the city, accounting for more than half of our annual sales tax revenues (56.4% on average). Even modest year-over-year growth in these months materially strengthens the year-end outlook.

Looking ahead, we expect April and May sales tax distributions to remain generally in line with projected revenue. These months typically reflect a seasonal dip in activity, falling between the peak winter season and the start of summer tourism. Early indicators point to steady consumer spending, and no significant deviations from historical trends are expected. Although these spring months account for a smaller share of annual revenue, April and May account for ~9% of total sales tax revenue; they help set the stage for the summer season, which begins to ramp up in June. We remain cautiously optimistic and will continue closely monitoring sales tax collections, providing updates to Council as conditions evolve.

We continue collaborating with the Park City Chamber of Commerce to regularly assess a range of global, national, and local economic indicators, including consumer spending patterns and tourism activity. This ongoing analysis will help ensure that our fiscal year 2025 budget and revenue forecasts align with current economic trends and that any proactive adjustments can be made accordingly.

March State Compliance Monthly Budget Reporting

The attachments to this report show monthly revenue and expenditure reports detailed by fund and major object type. In some cases, there may be discrepancies in year-to-date (YTD) actuals vs. estimated budgets due to program seasonality, the timing of payments, capital projects, and bond transactions.

Revenues

- Planning, Building, and Engineering fees in all funds continue to track above budget due to a large multi-unit, multi-level project.
- Miscellaneous Revenue is tracking below the estimated monthly budget in various funds due to the timing of booking interest earnings, rental revenue, and miscellaneous income. We expect this to true-up by the end of the year as some of these entries are done annually.
- Federal Revenue in the Transportation Fund represents multiple reimbursement grants. This will be aligned more closely with spending at

year-end.

- Parking revenues continue to track below budget and FY24 due to free parking during the water improvement projects. Overall, the Parking Fund is in good health, and there are no concerns about the current underage.

Expenditures

- Expenditures for seasonal personnel within departments such as Golf and Stormwater are tracking below allocated budgets. These expenses are projected to align with the budget as seasonal operations for Spring and Summer are fully underway.
- Variances in capital expenditures in various funds due to seasonality, project timelines, invoicing, completion dates, and carry-forward amounts.
- Utility and Interfund Transfer budgets will true up after year-end entries

Exhibits

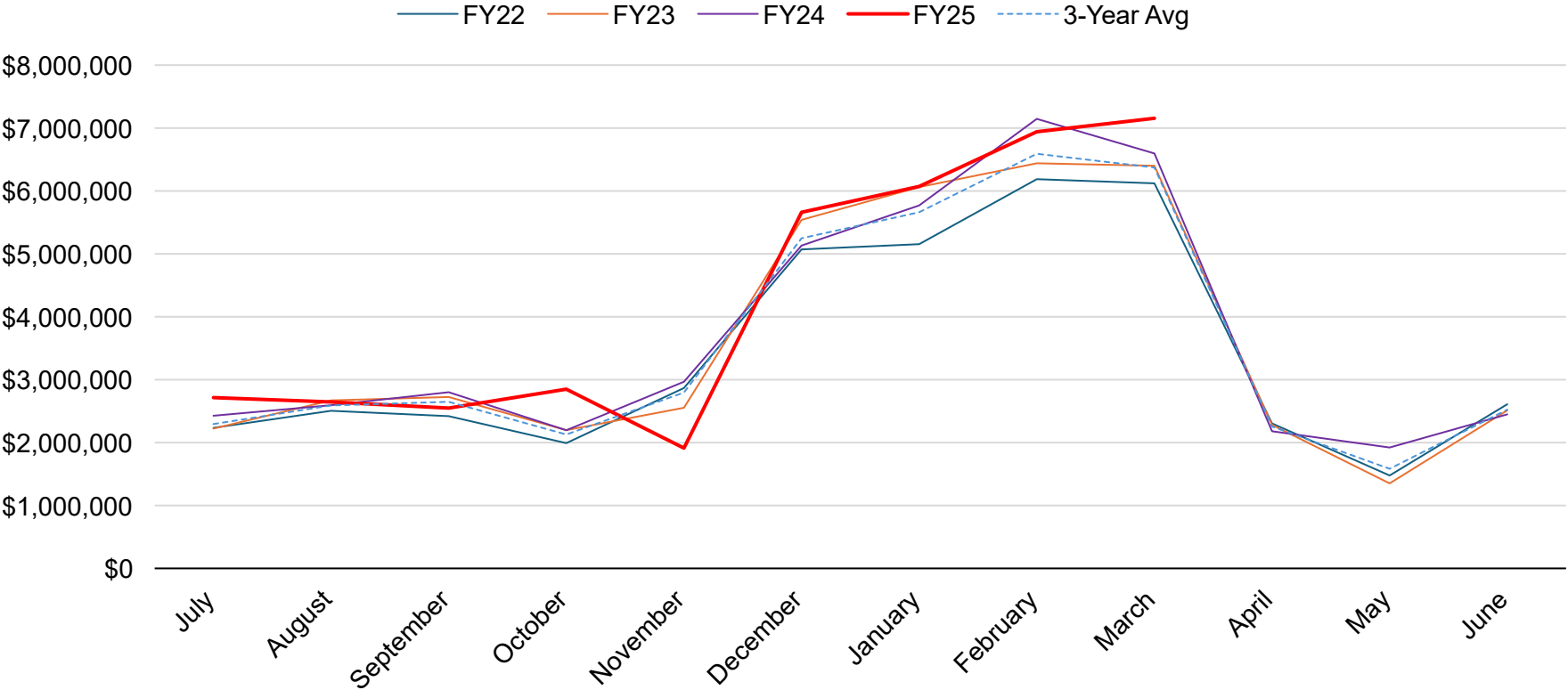
- A FY25 February Sales Tax Distribution*
- B FY25 February Sales Tax Revenue by Filing Month*
- C Revenue Summary by Object and Type*
- D Expense Summary by Object and Type*

March Sales Tax Distribution Appendix I



Sales Tax Distributions

Annual Distribution Sales Tax Revenue Over Time by Month



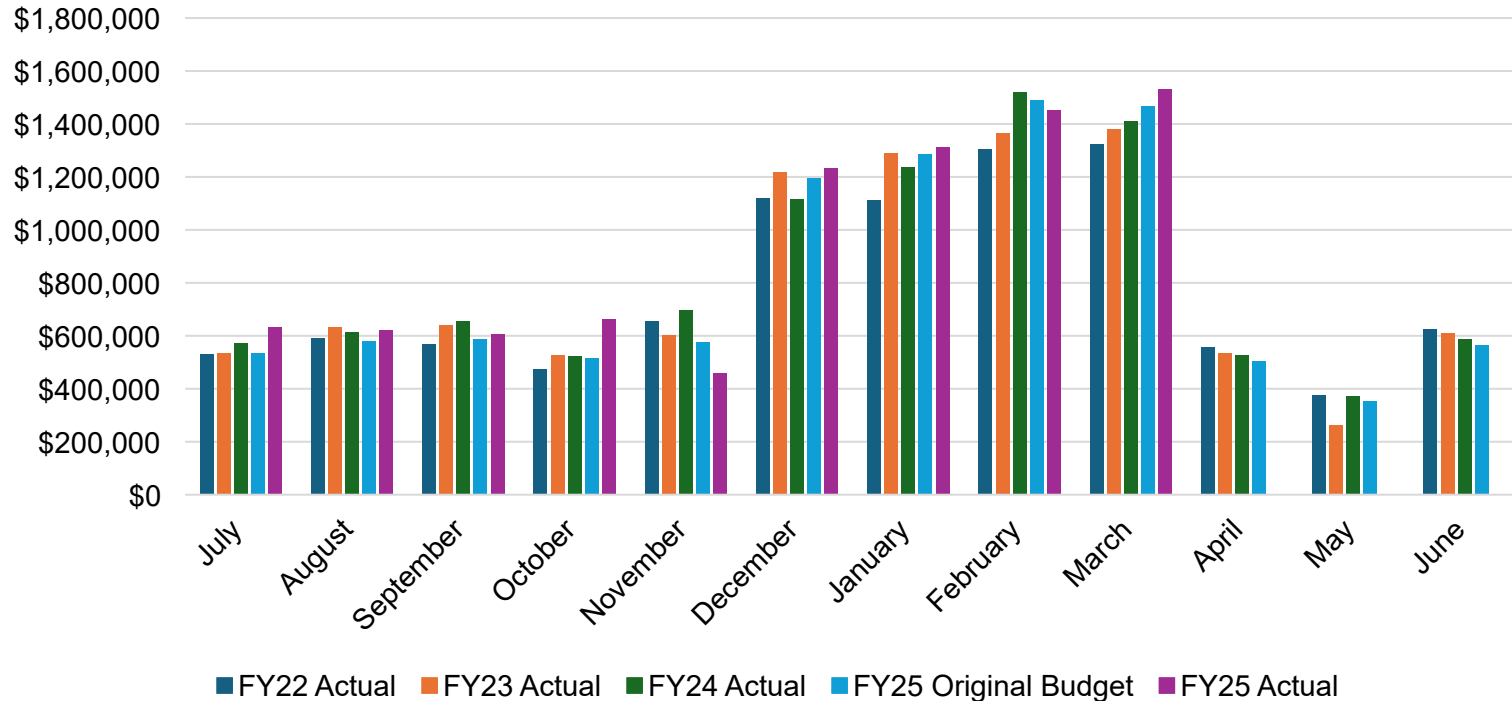
Local Option Sales Tax Distribution

Local Option Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$535,789	\$634,037	11.08%	18.34%
August	\$589,690	\$631,245	\$612,827	\$581,402	\$623,012	1.66%	7.16%
September	\$569,012	\$641,829	\$655,342	\$585,787	\$604,981	-7.68%	3.28%
October	\$473,070	\$526,872	\$521,364	\$515,482	\$661,089	26.80%	28.25%
November	\$655,496	\$603,371	\$695,129	\$574,968	\$460,257	-33.79%	-19.95%
December	\$1,119,655	\$1,216,593	\$1,116,760	\$1,194,802	\$1,233,701	10.47%	3.26%
January	\$1,110,233	\$1,288,403	\$1,236,790	\$1,287,064	\$1,312,696	6.14%	1.99%
February	\$1,305,827	\$1,366,459	\$1,518,413	\$1,491,190	\$1,453,765	-4.26%	-2.51%
March	\$1,323,165	\$1,380,769	\$1,408,614	\$1,466,583	\$1,530,462	8.65%	4.36%
April	\$556,420	\$534,284	\$525,152	\$503,610	\$0	-100.00%	-100.00%
May	\$375,382	\$264,260	\$370,168	\$353,536	\$0	-100.00%	-100.00%
June	\$626,591	\$611,246	\$586,773	\$563,430	\$0	-100.00%	-100.00%
Total	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$8,513,999	-13.28%	-11.81%

Local Option Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$535,789	\$634,037	11.08%	18.34%
August	\$1,119,361	\$1,164,051	\$1,183,618	\$1,117,190	\$1,257,049	6.20%	12.52%
September	\$1,688,373	\$1,805,880	\$1,838,960	\$1,702,978	\$1,862,030	1.25%	9.34%
October	\$2,161,443	\$2,332,752	\$2,360,324	\$2,218,460	\$2,523,119	6.90%	13.73%
November	\$2,816,939	\$2,936,124	\$3,055,453	\$2,793,428	\$2,983,376	-2.36%	6.80%
December	\$3,936,593	\$4,152,716	\$4,172,213	\$3,988,230	\$4,217,077	1.08%	5.74%
January	\$5,046,826	\$5,441,119	\$5,409,003	\$5,275,295	\$5,529,773	2.23%	4.82%
February	\$6,352,653	\$6,807,579	\$6,927,416	\$6,766,484	\$6,983,537	0.81%	3.21%
March	\$7,675,818	\$8,188,348	\$8,336,030	\$8,233,067	\$8,513,999	2.13%	3.41%
April	\$8,232,238	\$8,722,631	\$8,861,182	\$8,736,677	\$0	-100.00%	-100.00%
May	\$8,607,619	\$8,986,891	\$9,231,350	\$9,090,213	\$0	-100.00%	-100.00%
June	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$0	-100.00%	-100.00%

Local Option Sales Tax Distribution

Local Option Sales Tax Historical Sales Tax Revenues Over Time by Month



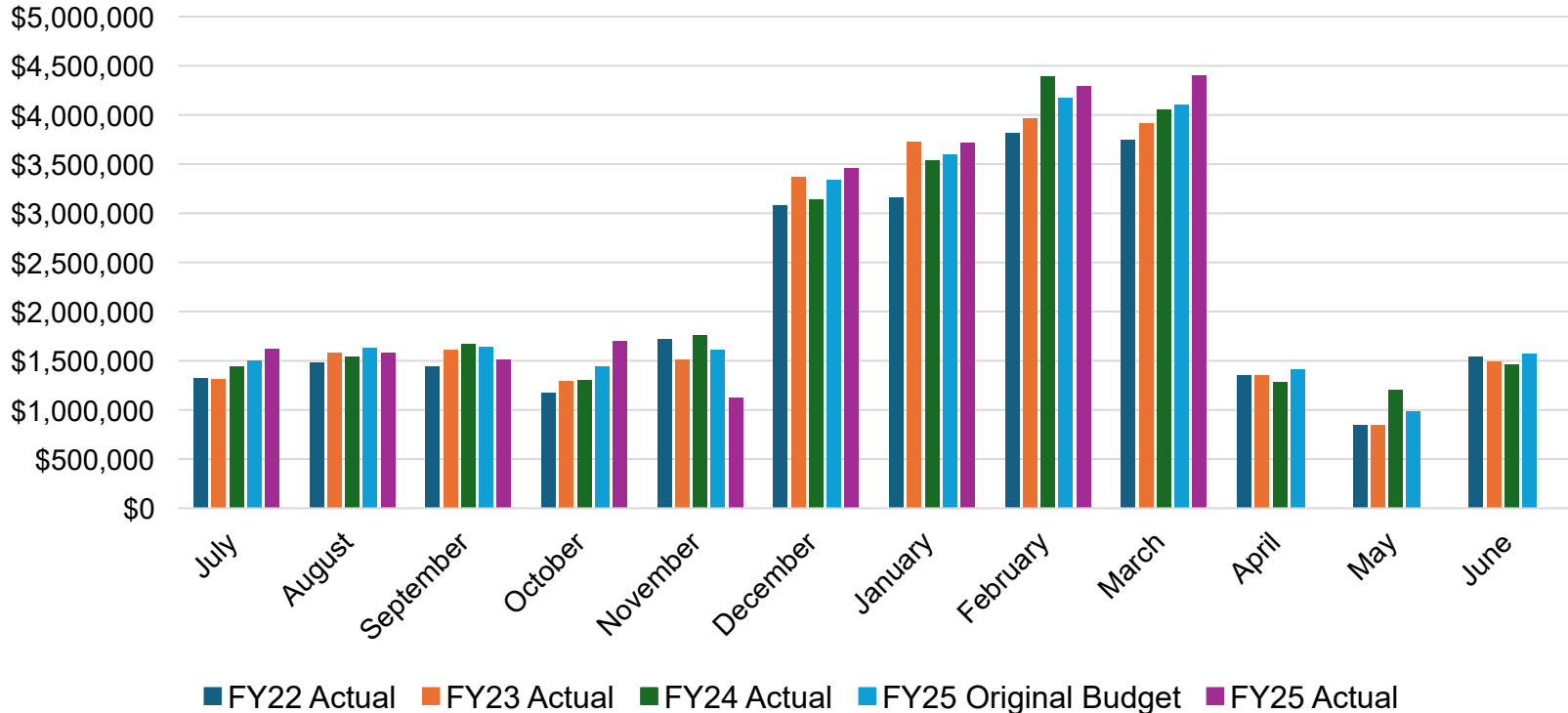
Resort Sales Tax Distribution

Resort Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,499,219	\$1,618,474	12.2%	7.95%
August	\$1,486,151	\$1,586,065	\$1,541,605	\$1,626,850	\$1,580,122	2.50%	-2.87%
September	\$1,439,786	\$1,615,491	\$1,668,124	\$1,639,122	\$1,508,595	-9.56%	-7.96%
October	\$1,177,422	\$1,296,056	\$1,299,701	\$1,442,398	\$1,700,690	30.85%	17.91%
November	\$1,717,615	\$1,512,524	\$1,764,089	\$1,608,847	\$1,125,600	-36.19%	-30.04%
December	\$3,082,526	\$3,368,390	\$3,140,247	\$3,343,239	\$3,458,333	10.13%	3.44%
January	\$3,157,600	\$3,729,527	\$3,538,256	\$3,601,402	\$3,722,264	5.20%	3.36%
February	\$3,812,931	\$3,965,502	\$4,397,749	\$4,172,576	\$4,295,595	-2.32%	2.95%
March	\$3,746,856	\$3,920,247	\$4,053,790	\$4,103,721	\$4,399,342	8.52%	7.20%
April	\$1,354,702	\$1,356,848	\$1,283,854	\$1,409,177	\$0	-100.00%	-100.00%
May	\$849,574	\$844,454	\$1,202,996	\$989,248	\$0	-100.00%	-100.00%
June	\$1,538,289	\$1,491,338	\$1,462,232	\$1,576,563	\$0	-100.00%	-100.00%
Total	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$23,409,016	-12.64%	-13.34%

Resort Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,499,219	\$1,618,474	12.16%	7.95%
August	\$2,810,341	\$2,898,396	\$2,984,553	\$3,126,069	\$3,198,596	7.17%	2.32%
September	\$4,250,127	\$4,513,887	\$4,652,677	\$4,765,191	\$4,707,191	1.17%	-1.22%
October	\$5,427,549	\$5,809,943	\$5,952,378	\$6,207,589	\$6,407,882	7.65%	3.23%
November	\$7,145,164	\$7,322,467	\$7,716,467	\$7,816,436	\$7,533,482	-2.37%	-3.62%
December	\$10,227,690	\$10,690,858	\$10,856,714	\$11,159,676	\$10,991,815	1.24%	-1.50%
January	\$13,385,290	\$14,420,385	\$14,394,970	\$14,761,078	\$14,714,079	2.22%	-0.32%
February	\$17,198,221	\$18,385,887	\$18,792,719	\$18,933,654	\$19,009,674	1.15%	0.40%
March	\$20,945,078	\$22,306,135	\$22,846,508	\$23,037,376	\$23,409,016	2.46%	1.61%
April	\$22,299,780	\$23,662,982	\$24,130,362	\$24,446,553	\$0	-100.00%	-100.00%
May	\$23,149,354	\$24,507,436	\$25,333,358	\$25,435,801	\$0	-100.00%	-100.00%
June	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$0	-100.00%	-100.00%

Resort Sales Tax Distribution

Resort Sales Tax Historical Sales Tax Revenues Over Time by Month



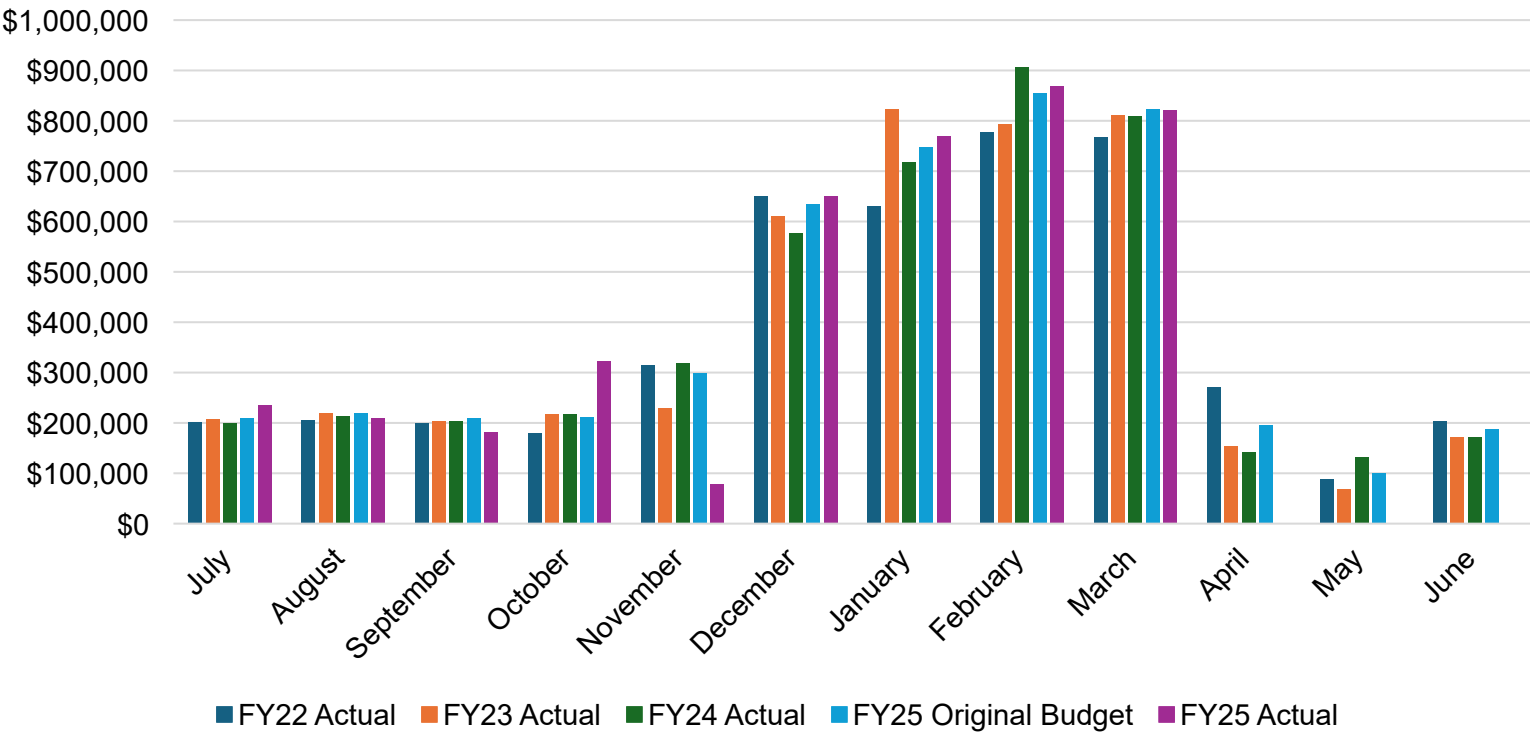
Transient Room Tax Distribution

Transient Room Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$206,192	\$219,874	\$212,683	\$220,274	\$209,093	-1.69%	-5.08%
September	\$200,321	\$203,178	\$203,721	\$209,401	\$181,611	-10.85%	-13.27%
October	\$179,897	\$217,406	\$217,701	\$212,085	\$322,638	48.20%	52.13%
November	\$315,172	\$229,493	\$319,441	\$297,988	\$78,992	-75.27%	-73.49%
December	\$650,240	\$611,583	\$577,710	\$634,366	\$649,471	12.42%	2.38%
January	\$630,062	\$823,076	\$717,139	\$748,424	\$768,614	7.18%	2.70%
February	\$778,153	\$793,379	\$906,424	\$854,527	\$868,234	-4.21%	1.60%
March	\$767,199	\$811,367	\$809,258	\$823,445	\$821,500	1.51%	-0.24%
April	\$270,230	\$154,497	\$141,257	\$195,180	\$0	-100.00%	-100.00%
May	\$87,896	\$69,124	\$132,111	\$99,707	\$0	-100.00%	-100.00%
June	\$203,021	\$172,713	\$171,123	\$188,585	\$0	-100.00%	-100.00%
Total	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$4,136,167	-10.24%	-11.89%

Transient Room Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$210,132	\$236,013	18.23%	12.32%
August	\$407,972	\$427,810	\$412,307	\$430,405	\$445,106	7.96%	3.42%
September	\$608,293	\$630,988	\$616,027	\$639,806	\$626,717	1.74%	-2.05%
October	\$788,190	\$848,393	\$833,728	\$851,891	\$949,356	13.87%	11.44%
November	\$1,103,363	\$1,077,886	\$1,153,169	\$1,149,880	\$1,028,347	-10.82%	-10.57%
December	\$1,753,602	\$1,689,469	\$1,730,880	\$1,784,246	\$1,677,819	-3.07%	-5.96%
January	\$2,383,664	\$2,512,545	\$2,448,018	\$2,532,669	\$2,446,433	-0.06%	-3.40%
February	\$3,161,817	\$3,305,925	\$3,354,443	\$3,387,196	\$3,314,667	-1.19%	-2.14%
March	\$3,929,016	\$4,117,292	\$4,163,701	\$4,210,642	\$4,136,167	-0.66%	-1.77%
April	\$4,199,246	\$4,271,788	\$4,304,958	\$4,405,822	\$0	-100.00%	-100.00%
May	\$4,287,142	\$4,340,912	\$4,437,069	\$4,505,529	\$0	-100.00%	-100.00%
June	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$0	-100.00%	-100.00%

Transient Room Tax Distribution

Transient Room Sales Tax
Historical Sales Tax Revenues Over Time by Month



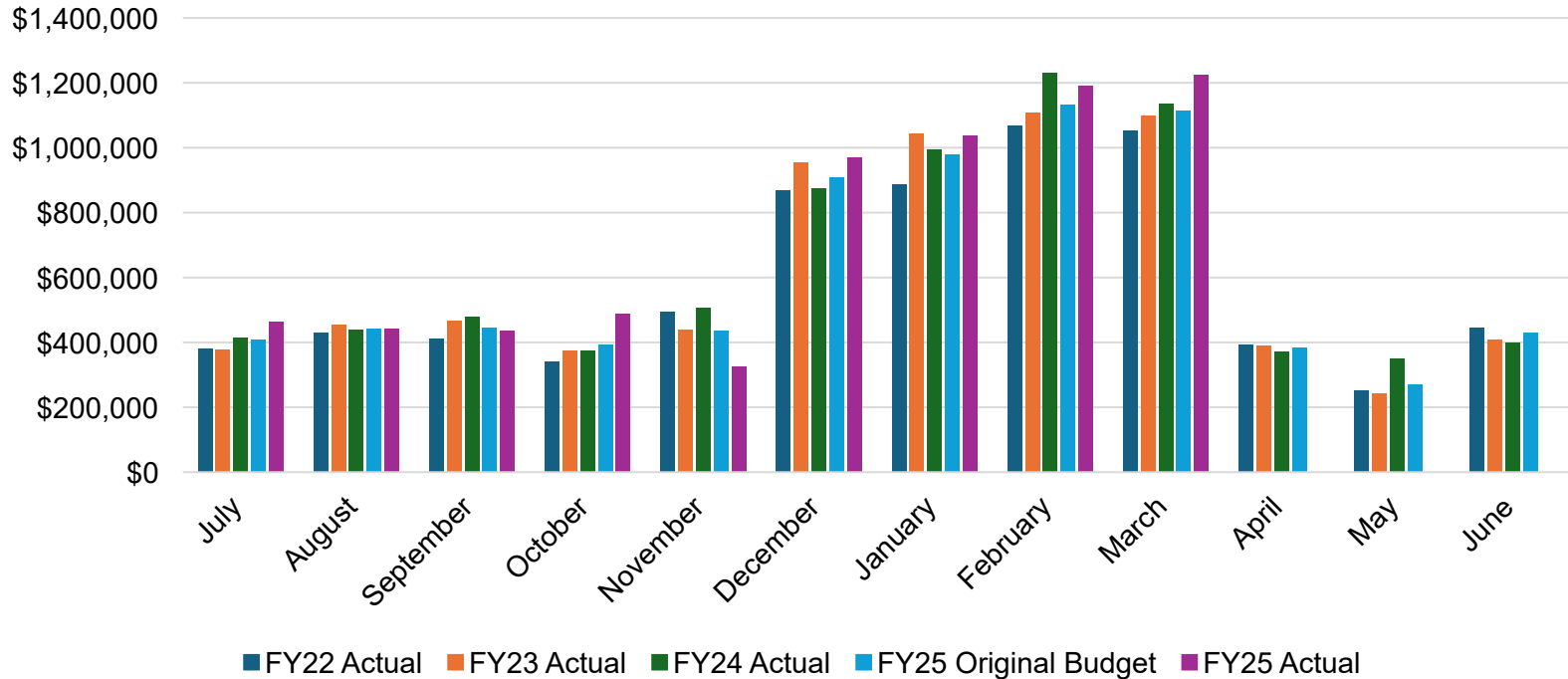
Transportation Sales Taxes Distributions

Transportation Sales Taxes - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$407,442	\$462,510	11.93%	13.52%
August	\$429,532	\$453,180	\$439,674	\$442,129	\$442,599	0.67%	0.11%
September	\$411,403	\$467,427	\$477,474	\$445,464	\$434,807	-8.94%	-2.39%
October	\$341,061	\$375,061	\$375,137	\$392,000	\$487,245	29.88%	24.30%
November	\$494,289	\$437,648	\$507,667	\$437,236	\$326,755	-35.64%	-25.27%
December	\$868,834	\$955,716	\$874,845	\$908,591	\$969,064	10.77%	6.66%
January	\$886,424	\$1,043,825	\$994,634	\$978,752	\$1,036,865	4.25%	5.94%
February	\$1,068,449	\$1,107,890	\$1,229,933	\$1,133,980	\$1,191,877	-3.09%	5.11%
March	\$1,051,270	\$1,099,522	\$1,134,098	\$1,115,267	\$1,225,418	8.05%	9.88%
April	\$393,681	\$390,607	\$371,011	\$382,972	\$0	-100.00%	-100.00%
May	\$252,065	\$242,686	\$348,567	\$268,848	\$0	-100.00%	-100.00%
June	\$444,710	\$409,441	\$399,687	\$428,462	\$0	-100.00%	-100.00%
Total	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$6,577,141	-13.07%	-10.41%

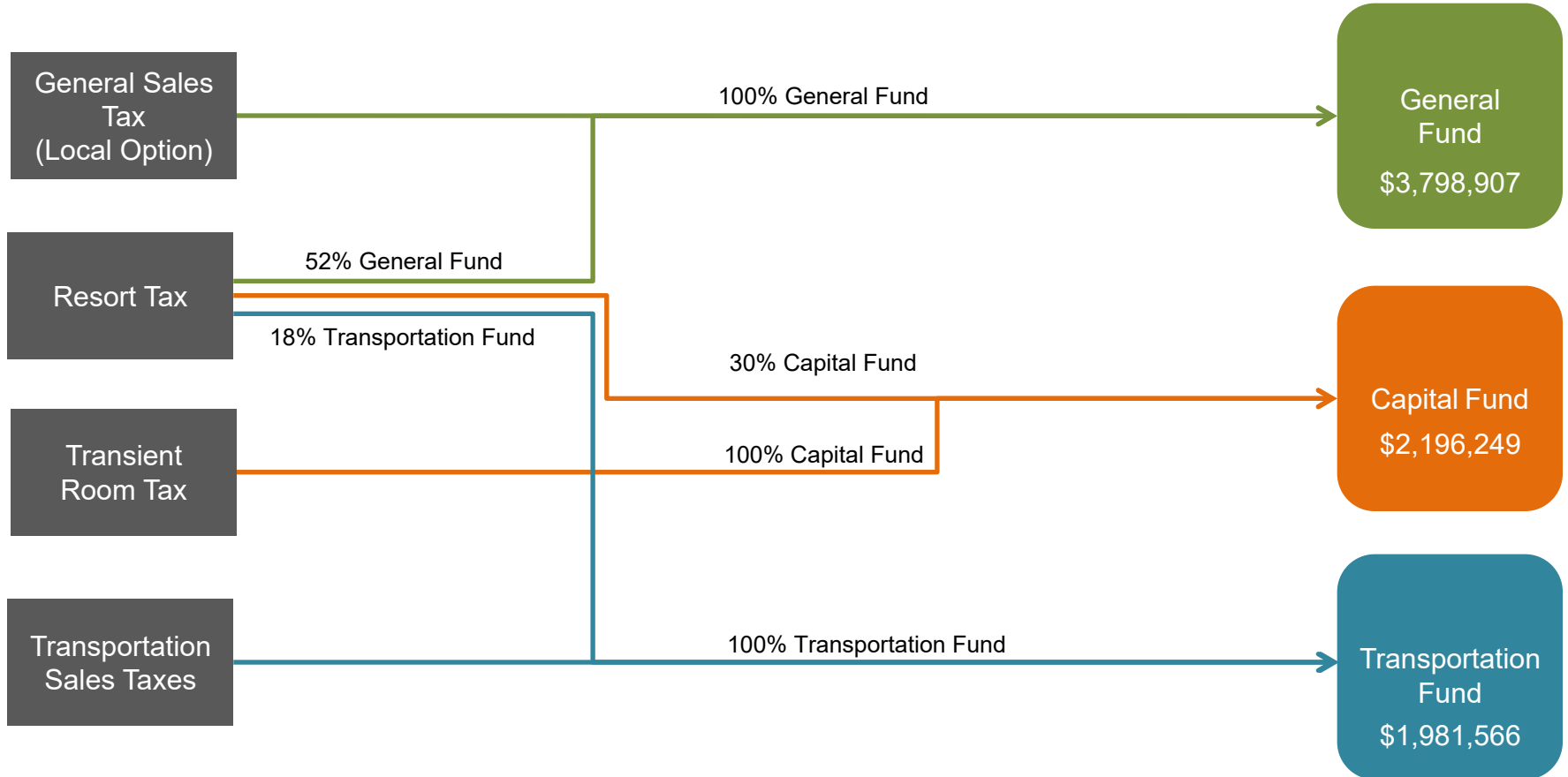
Transportation Sales Taxes - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$407,442	\$462,510	11.93%	13.52%
August	\$809,998	\$830,296	\$852,890	\$849,571	\$905,110	6.12%	6.54%
September	\$1,221,401	\$1,297,723	\$1,330,364	\$1,295,035	\$1,339,916	0.72%	3.47%
October	\$1,562,462	\$1,672,784	\$1,705,501	\$1,687,035	\$1,827,162	7.13%	8.31%
November	\$2,056,751	\$2,110,432	\$2,213,168	\$2,124,271	\$2,153,917	-2.68%	1.40%
December	\$2,925,585	\$3,066,148	\$3,088,013	\$3,032,863	\$3,122,981	1.13%	2.97%
January	\$3,812,009	\$4,109,973	\$4,082,647	\$4,011,615	\$4,159,846	1.89%	3.70%
February	\$4,880,458	\$5,217,863	\$5,312,580	\$5,145,595	\$5,351,723	0.74%	4.01%
March	\$5,931,728	\$6,317,384	\$6,446,678	\$6,260,862	\$6,577,141	2.02%	5.05%
April	\$6,325,409	\$6,707,992	\$6,817,689	\$6,643,834	\$0	-100.00%	-100.00%
May	\$6,577,475	\$6,950,678	\$7,166,256	\$6,912,682	\$0	-100.00%	-100.00%
June	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$0	-100.00%	-100.00%

Transportation Sales Tax Distributions

Transportation Sales Taxes
Historical Sales Tax Revenues Over Time by Month
(Excludes Additional Mass Transit Tax 2nd Quarter)



March Sales Tax Revenue by Fund

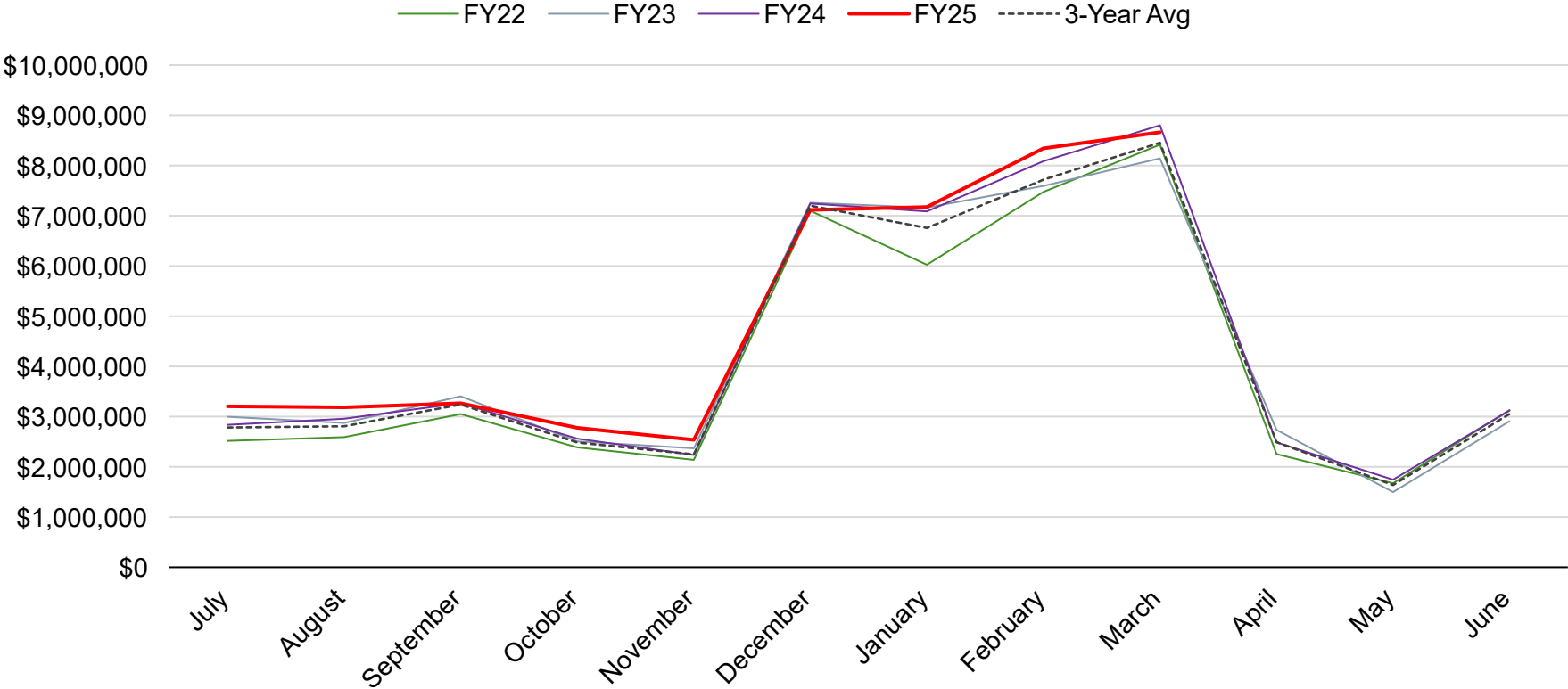


March Sales Tax Filings Revenue Appendix II



Sales Tax Revenue

Annual Actual Sales Tax Revenue Over Time by Month



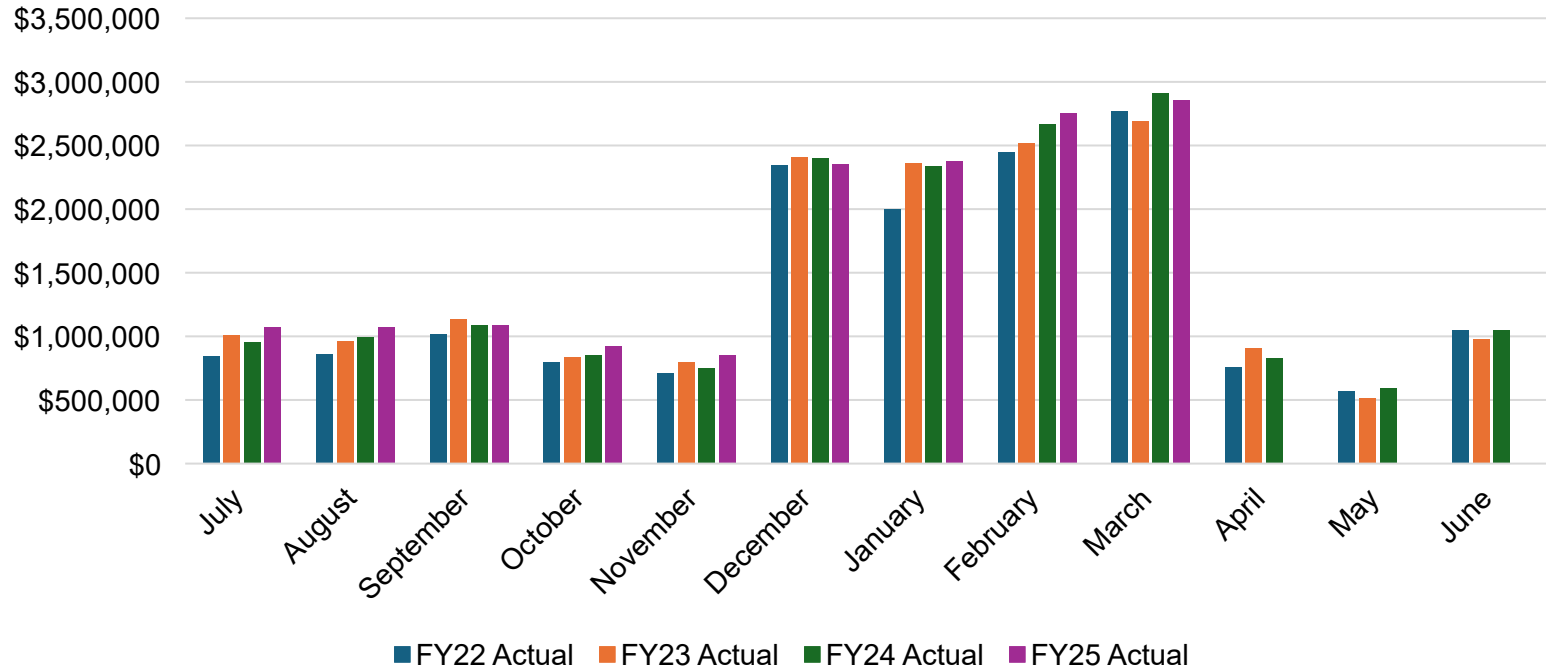
Local Option Sales Tax

Local Option Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$847,859	\$1,011,896	\$952,577	\$1,076,250	12.98%
August	\$857,988	\$966,504	\$993,987	\$1,071,858	7.83%
September	\$1,020,252	\$1,132,367	\$1,088,081	\$1,086,976	-0.10%
October	\$801,286	\$838,395	\$852,944	\$924,703	8.41%
November	\$712,206	\$793,974	\$746,876	\$850,057	13.81%
December	\$2,345,388	\$2,409,643	\$2,403,033	\$2,352,369	-2.11%
January	\$2,002,372	\$2,363,459	\$2,338,892	\$2,378,567	1.70%
February	\$2,451,609	\$2,519,980	\$2,664,533	\$2,755,661	3.42%
March	\$2,772,301	\$2,687,921	\$2,911,794	\$2,858,737	-1.82%
April	\$755,906	\$910,595	\$830,085	\$0	-100.00%
May	\$566,444	\$513,305	\$592,013	\$0	-100.00%
June	\$1,049,026	\$976,540	\$1,045,486	\$0	-100.00%
Total	\$16,182,637	\$17,124,579	\$17,420,302	\$15,355,177	-11.85%

Local Option Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$847,859	\$1,011,896	\$952,577	\$1,076,250	12.98%
August	\$1,705,847	\$1,978,400	\$1,946,564	\$2,148,108	10.35%
September	\$2,726,100	\$3,110,767	\$3,034,645	\$3,235,084	6.61%
October	\$3,527,385	\$3,949,161	\$3,887,589	\$4,159,787	7.00%
November	\$4,239,591	\$4,743,135	\$4,634,465	\$5,009,844	8.10%
December	\$6,584,979	\$7,152,778	\$7,037,498	\$7,362,213	4.61%
January	\$8,587,351	\$9,516,237	\$9,376,390	\$9,740,780	3.89%
February	\$11,038,960	\$12,036,217	\$12,040,923	\$12,496,441	3.78%
March	\$13,811,261	\$14,724,139	\$14,952,716	\$15,355,177	2.69%
April	\$14,567,166	\$15,634,734	\$15,782,802	\$0	-100.00%
May	\$15,133,611	\$16,148,039	\$16,374,815	\$0	-100.00%
June	\$16,182,637	\$17,124,579	\$17,420,302	\$0	-100.00%

Local Option Sales Tax

Local Option Sales Tax
Historical Sales Tax Revenues Over Time by Month



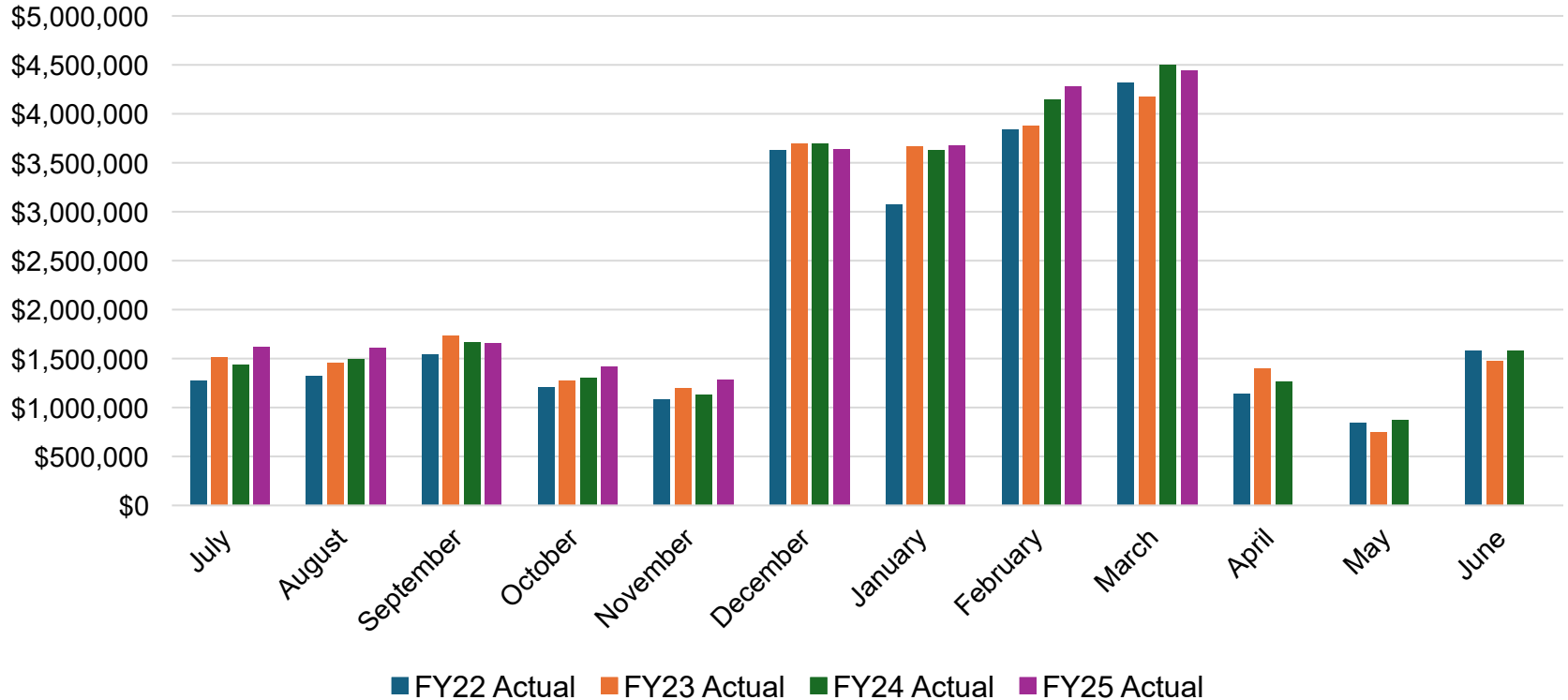
Resort Sales Tax

Resort Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$1,278,165	\$1,511,668	\$1,438,710	\$1,623,842	12.9%
August	\$1,326,453	\$1,455,310	\$1,499,796	\$1,611,609	7.46%
September	\$1,546,430	\$1,733,538	\$1,663,612	\$1,662,766	-0.05%
October	\$1,206,744	\$1,271,637	\$1,302,666	\$1,414,802	8.61%
November	\$1,087,514	\$1,195,718	\$1,134,384	\$1,282,998	13.10%
December	\$3,631,877	\$3,700,428	\$3,701,177	\$3,642,690	-1.58%
January	\$3,072,425	\$3,666,913	\$3,632,562	\$3,674,877	1.16%
February	\$3,838,942	\$3,874,189	\$4,151,064	\$4,278,624	3.07%
March	\$4,317,316	\$4,174,254	\$4,501,927	\$4,440,611	-1.36%
April	\$1,142,621	\$1,396,458	\$1,262,903	\$0	-100.00%
May	\$841,528	\$748,429	\$877,320	\$0	-100.00%
June	\$1,586,271	\$1,472,908	\$1,583,944	\$0	-100.00%
Total	\$24,876,286	\$26,201,450	\$26,750,066	\$23,632,818	-11.65%

Resort Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$1,278,165	\$1,511,668	\$1,438,710	\$1,623,842	12.87%
August	\$2,604,619	\$2,966,978	\$2,938,506	\$3,235,451	10.11%
September	\$4,151,049	\$4,700,516	\$4,602,118	\$4,898,217	6.43%
October	\$5,357,793	\$5,972,153	\$5,904,784	\$6,313,019	6.91%
November	\$6,445,306	\$7,167,871	\$7,039,168	\$7,596,016	7.91%
December	\$10,077,184	\$10,868,299	\$10,740,345	\$11,238,706	4.64%
January	\$13,149,609	\$14,535,212	\$14,372,907	\$14,913,583	3.76%
February	\$16,988,551	\$18,409,401	\$18,523,972	\$19,192,207	3.61%
March	\$21,305,866	\$22,583,655	\$23,025,898	\$23,632,818	2.64%
April	\$22,448,487	\$23,980,113	\$24,288,802	\$0	-100.00%
May	\$23,290,015	\$24,728,543	\$25,166,122	\$0	-100.00%
June	\$24,876,286	\$26,201,450	\$26,750,066	\$0	-100.00%

Resort Sales Tax

Resort Sales Tax Historical Sales Tax Revenues Over Time by Month



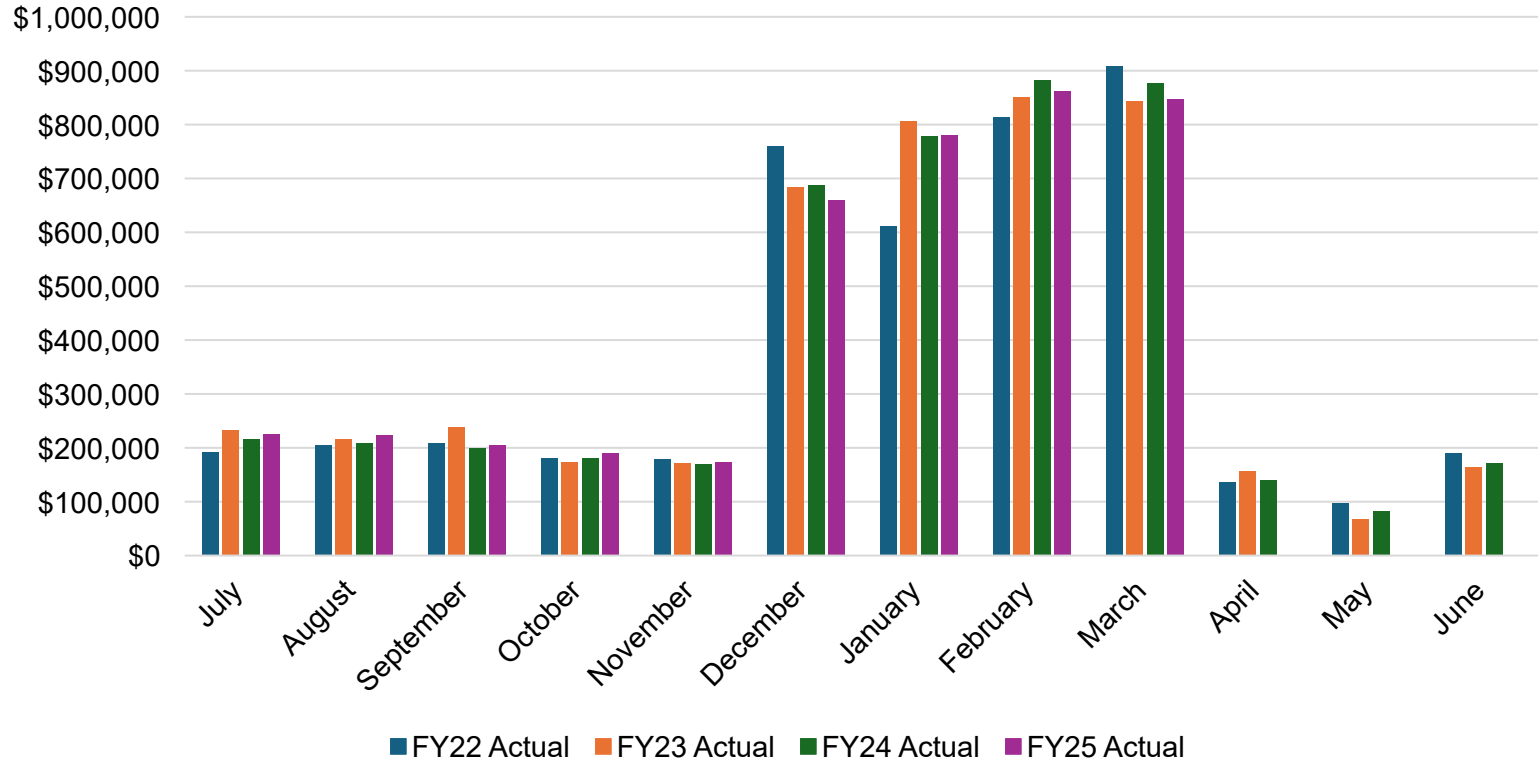
Transient Room Tax

Transient Room Sales Tax - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$192,873	\$232,611	\$216,818	\$225,900	4.19%
August	\$205,990	\$215,889	\$209,397	\$223,423	6.70%
September	\$208,310	\$239,365	\$199,374	\$205,050	2.85%
October	\$180,412	\$174,220	\$180,961	\$191,188	5.65%
November	\$178,568	\$171,062	\$169,907	\$173,110	1.89%
December	\$760,154	\$683,571	\$687,474	\$659,674	-4.04%
January	\$612,523	\$806,674	\$778,616	\$779,985	0.18%
February	\$813,161	\$851,654	\$883,396	\$862,256	-2.39%
March	\$908,326	\$843,928	\$877,999	\$846,850	-3.55%
April	\$135,990	\$157,703	\$140,945	\$0	-100.00%
May	\$97,843	\$68,221	\$82,512	\$0	-100.00%
June	\$190,768	\$163,767	\$171,933	\$0	-100.00%
Total	\$4,484,918	\$4,608,665	\$4,599,333	\$4,167,436	-9.39%

Transient Room Sales Tax - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$192,873	\$232,611	\$216,818	\$225,900	4.19%
August	\$398,863	\$448,500	\$426,215	\$449,323	5.42%
September	\$607,173	\$687,865	\$625,589	\$654,373	4.60%
October	\$787,585	\$862,085	\$806,550	\$845,561	4.84%
November	\$966,153	\$1,033,147	\$976,457	\$1,018,671	4.32%
December	\$1,726,307	\$1,716,718	\$1,663,931	\$1,678,344	0.87%
January	\$2,338,830	\$2,523,392	\$2,442,547	\$2,458,330	0.65%
February	\$3,151,991	\$3,375,045	\$3,325,944	\$3,320,586	-0.16%
March	\$4,060,317	\$4,218,974	\$4,203,942	\$4,167,436	-0.87%
April	\$4,196,307	\$4,376,677	\$4,344,887	\$0	-100.00%
May	\$4,294,150	\$4,444,898	\$4,427,399	\$0	-100.00%
June	\$4,484,918	\$4,608,665	\$4,599,333	\$0	-100.00%

Transient Room Tax

Transient Room Sales Tax Historical Sales Tax Revenues Over Time by Month



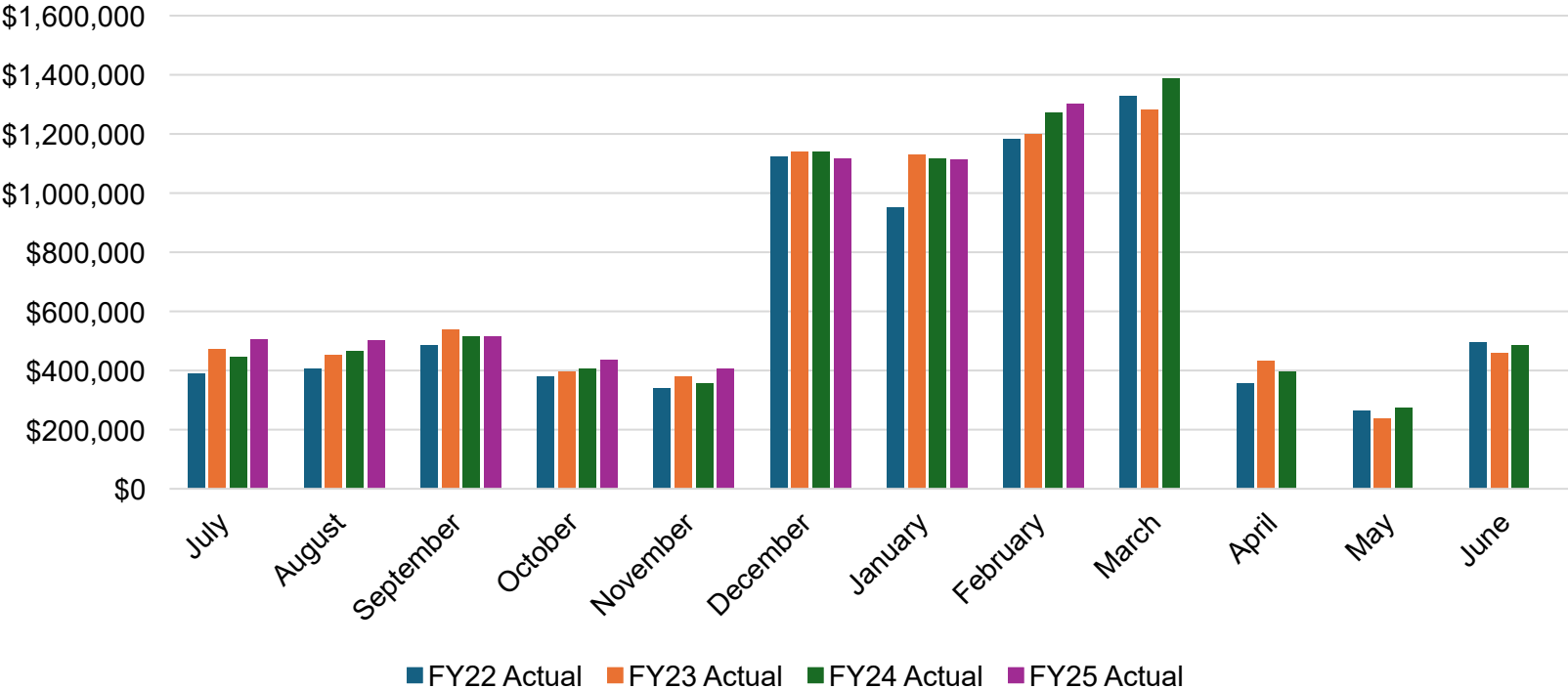
Transportation Sales Taxes

Transportation Sales Taxes - Monthly					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$390,672	\$473,233	\$445,214	\$504,379	13.29%
August	\$407,156	\$451,676	\$464,119	\$501,266	8.00%
September	\$483,722	\$538,851	\$515,944	\$515,593	-0.07%
October	\$379,156	\$396,141	\$405,231	\$437,216	7.89%
November	\$338,960	\$378,840	\$355,287	\$404,244	13.78%
December	\$1,121,425	\$1,141,152	\$1,139,934	\$1,121,148	-1.65%
January	\$949,802	\$1,130,562	\$1,115,108	\$1,121,022	0.53%
February	\$1,184,078	\$1,199,723	\$1,270,984	\$1,308,228	2.93%
March	\$1,326,767	\$1,280,599	\$1,387,536	\$1,363,521	-1.73%
April	\$355,690	\$432,256	\$393,771	\$0	-100.00%
May	\$264,388	\$236,848	\$275,230	\$0	-100.00%
June	\$496,475	\$459,990	\$490,815	\$0	-100.00%
Total	\$7,698,290	\$8,119,871	\$8,259,174	\$7,276,617	-11.90%

Transportation Sales Taxes - Culmulative					
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY25 v FY24, % Variance
July	\$390,672	\$473,233	\$445,214	\$504,379	13.29%
August	\$797,829	\$924,909	\$909,333	\$1,005,644	10.59%
September	\$1,281,550	\$1,463,760	\$1,425,277	\$1,521,237	6.73%
October	\$1,660,706	\$1,859,901	\$1,830,509	\$1,958,454	6.99%
November	\$1,999,666	\$2,238,741	\$2,185,796	\$2,362,697	8.09%
December	\$3,121,091	\$3,379,894	\$3,325,730	\$3,483,845	4.75%
January	\$4,070,893	\$4,510,455	\$4,440,838	\$4,604,868	3.69%
February	\$5,254,971	\$5,710,178	\$5,711,822	\$5,913,096	3.52%
March	\$6,581,738	\$6,990,777	\$7,099,357	\$7,276,617	2.50%
April	\$6,937,427	\$7,423,033	\$7,493,128	\$0	-100.00%
May	\$7,201,815	\$7,659,880	\$7,768,359	\$0	-100.00%
June	\$7,698,290	\$8,119,871	\$8,259,174	\$0	-100.00%

Transportation Sales Taxes

Transportation Sales Taxes
Historical Sales Tax Revenues Over Time by Month
(Excludes Additional Mass Transit Tax 2nd Quarter)



YTD Revenue - Mar 2025	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
- 011 GENERAL FUND							
Property Taxes	11,952,657	12,347,896	12,434,904	13,558,535	-1,123,631	-8%	14,141,021
Sales Tax	12,876,618	12,831,374	13,116,719	13,653,994	-537,275	-4%	20,439,133
Franchise Tax	2,463,103	2,556,520	2,302,182	3,003,025	-700,843	-23%	4,782,816
Licenses	400,228	403,834	370,589	437,480	-66,891	-15%	464,017
Planning Building & Engineering Fees	3,355,035	3,935,598	5,695,148	5,009,590	685,558	14%	6,449,807
Special Event Fees	110,915	114,277	123,980	100,653	23,327	23%	151,623
Federal Revenue	55,145	24,490	17,865	44,489	-26,624	-60%	44,489
State Revenue	69,633	78,727	78,633	64,957	13,676	21%	64,957
County/SP District Revenue	15,000			7,811	-7,811	-100%	10,415
Cemetery Charges for Services	17,828	28,192	15,904	47,380	-31,476	-66%	61,817
Recreation	1,980,919	1,963,420	2,279,859	2,040,813	239,047	12%	2,856,490
Other Service Revenue	46,350	51,468	53,989	62,472	-8,483	-14%	95,595
Library Fees	10,733	13,856	14,508	16,553	-2,046	-12%	22,552
Misc. Revenues	263,978	108,137	193,608	1,176,112	-982,504	-84%	1,638,768
Interfund Transactions (Admin)	1,995,003	2,219,706	2,219,706	2,219,706	0	0%	4,197,778
Special Revenues & Resources	574,215	202,551	71,791	55,631	16,160	29%	70,661
Total 011 GENERAL FUND	36,187,361	36,880,046	38,989,384	41,499,201	-2,509,817	-6%	55,491,939
- 012 QUINNS RECREATION COMPLEX							
County/SP District Revenue			27,092	2,884	24,208	839%	3,845
Recreation	7,240	2,279	9,525	5,572	3,953	71%	6,944
Ice	715,532	781,714	877,604	951,971	-74,368	-8%	1,276,867
Total 012 QUINNS RECREATION COMPLEX	722,745	784,000	914,221	960,427	-46,206	-5%	1,289,042
- 022 DRUG CONFISCATIONS							
State Revenue	750	11,035	30,714	10,186	20,528	202%	11,035
Total 022 DRUG CONFISCATIONS	750	11,035	30,714	10,186	20,528	202%	11,035
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
Property Taxes	4,343,018	5,356,681	5,230,962	5,066,222	164,740	3%	5,168,834
Misc. Revenues				100,500	-100,500	-100%	134,000
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	4,343,018	5,356,681	5,230,962	5,166,722	64,240	1%	5,302,834
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
Property Taxes	4,593	2,842	1,894	11,319	-9,425	-83%	11,319
Misc. Revenues				33,000	-33,000	-100%	44,000
- 031 CAPITAL IMPROVEMENT FUND							
Sales Tax	7,018,932	6,946,494	7,044,585	9,395,160	-2,350,575	-25%	16,184,158
Planning Building & Engineering Fees	435,005	308,625	1,424,189	333,649	1,090,540	327%	405,471
Federal Revenue				2,081	-2,081	-100%	2,774
State Revenue	315,913	379,282	512,685	341,808	170,877	50%	542,060
County/SP District Revenue	139,126	698,228	203,914	991,292	-787,378	-79%	1,001,879
Misc. Revenues	395,681	271,652	305,702	451,850	-146,148	-32%	4,890,066
Special Revenues & Resources	445,406	314,750	978,939	312,073	666,866	214%	414,185

YTD Revenue - Mar 2025	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
Total 031 CAPITAL IMPROVEMENT FUND	8,750,063	8,919,031	10,470,015	11,827,913	-1,357,898	-11%	23,440,593
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
Misc. Revenues				102,750	-102,750	-100%	137,000
Interfund Transactions (CIP/Debt)	2,319,399	2,319,399	2,319,399	2,319,390	9	0%	3,092,532
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	2,319,399	2,319,399	2,319,399	2,422,140	-102,741	-4%	3,229,532
- 034 REDEVELOPMENT AGENCY-MAIN ST							
Misc. Revenues				70,500	-70,500	-100%	94,000
Total 034 REDEVELOPMENT AGENCY-MAIN ST	524,997			70,500	-70,500	-100%	94,000
- 035 BUILDING AUTHORITY							
Misc. Revenues				266,250	-266,250	-100%	355,000
Total 035 BUILDING AUTHORITY				266,250	-266,250	-100%	355,000
- 038 EQUIPMENT REPLACEMENT CIP							
Misc. Revenues	8,360	112,383	150,393	93,893	56,499	60%	150,000
Interfund Transactions (CIP/Debt)	1,189,197	1,414,197	1,414,197	1,414,194	3	0%	1,885,600
Total 038 EQUIPMENT REPLACEMENT CIP	1,197,557	1,526,580	1,564,590	1,508,088	56,502	4%	2,035,600
- 051 WATER FUND							
Planning Building & Engineering Fees	637,010	776,558	1,823,100	680,933	1,142,167	168%	885,049
Water Charges for Services	14,697,103	16,465,460	19,404,567	18,343,678	1,060,889	6%	25,486,658
Misc. Revenues	598,176	537,660	422,410	575,749	-153,339	-27%	763,435
Special Revenues & Resources				750,000	-750,000	-100%	1,000,000
Bond Proceeds				4,537,985	-4,537,985	-100%	6,050,647
Total 051 WATER FUND	15,932,289	17,779,678	21,650,077	24,888,345	-3,238,268	-13%	34,185,789
- 052 STORM WATER FUND							
Water Charges for Services	1,190,588	1,250,248	1,296,103	1,580,655	-284,552	-18%	2,176,658
Misc. Revenues				111,000	-111,000	-100%	148,000
Total 052 STORM WATER FUND	1,190,588	1,250,248	1,296,103	1,691,655	-395,552	-23%	2,324,658
- 055 GOLF COURSE FUND							
Recreation	1,350,980	1,478,105	1,615,566	1,347,770	267,796	20%	2,084,495
Misc. Revenues	18,117	13,274	15,084	97,480	-82,396	-85%	156,124
Interfund Transactions (CIP/Debt)	18,747	18,747	18,747	18,747	0	0%	25,000
Total 055 GOLF COURSE FUND	1,556,207	1,510,125	1,649,397	1,463,997	185,400	13%	2,265,619
- 057 TRANSPORTATION							
Sales Tax	8,597,370	8,203,269	8,365,100	8,190,715	174,384	2%	16,249,330
Licenses	959,828	1,041,781	1,066,313	1,020,119	46,194	5%	1,027,821
Federal Revenue	6,712,061	1,451,177	1,375,320	3,900,648	-2,525,329	-65%	19,333,494
County/SP District Revenue	59,671	2,958,535	1,020,830	716,526	304,304	42%	730,000
Transit Charges for Services	20,200	85,692	300,000	65,258	234,742	360%	75,991
Fines & Forfeitures				225,000	-225,000	-100%	300,000
Misc. Revenues	558,269	75,970	122,507	2,384,017	-2,261,510	-95%	3,092,519
Special Revenues & Resources	307,060	252,576	250,566	184,132	66,434	36%	259,531
Total 057 TRANSPORTATION	17,214,460	14,069,000	12,500,635	16,686,415	-4,185,780	-25%	41,068,686

YTD Revenue - Mar 2025	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
- 058 PARKING FUND							
Special Event Fees	53,901	37,216	4,108	57,208	-53,100	-93%	80,985
Fines & Forfeitures	2,625,210	3,041,740	2,799,497	3,440,162	-640,665	-19%	3,440,162
Misc. Revenues	-3	150			0		
Total 058 PARKING FUND	2,679,108	3,079,106	2,803,604	3,497,370	-693,765	-20%	3,521,147
- 062 FLEET SERVICES FUND							
Interfund Transactions (Admin)	2,059,065	2,515,509	2,385,603	2,515,509	-129,906	-5%	3,180,800
Total 062 FLEET SERVICES FUND	2,059,065	2,515,509	2,385,603	2,515,509	-129,906	-5%	3,180,800
- 064 SELF INSURANCE FUND							
Misc. Revenues	263,562	337,500	412,497	337,501	74,996	22%	550,000
Interfund Transactions (Admin)	1,270,485	1,385,586	1,358,415	1,421,063	-62,648	-4%	1,894,743
Total 064 SELF INSURANCE FUND	1,534,047	1,723,086	1,770,912	1,758,564	12,348	1%	2,444,743
- 070 SALES TAX REV BOND - DEBT SVS FUND							
Misc. Revenues	608,439	1,119,413	912,271	940,829	-28,558	-3%	1,284,410
Interfund Transactions (CIP/Debt)	5,226,597	5,223,987	5,219,451	5,219,428	23	0%	6,959,265
Total 070 SALES TAX REV BOND - DEBT SVS FUND	5,835,036	6,343,400	6,131,722	6,160,257	-28,535	0%	8,243,675
- 071 DEBT SERVICE FUND							
Property Taxes	9,509,688	9,478,438	11,638,656	8,430,525	3,208,131	38%	8,430,525
Misc. Revenues	15,005	17,574	18,481	20,548	-2,067	-10%	28,648
Total 071 DEBT SERVICE FUND	9,524,693	9,496,012	11,657,137	8,451,073	3,206,064	38%	8,459,173
- Grand Total							
TOTAL	111,575,976	113,565,778	121,364,476	130,507,862	-9,143,385	-7%	196,999,185

YTD Expenses - Mar 2025	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
- 011 GENERAL FUND							
PERSONNEL SERVICES	22,081,066	24,039,512	26,413,953	28,363,115	-1,949,162	-7%	36,971,577
MATERIALS, SUPPLIES AND SERVICES	1,114,821	1,068,131	1,024,638	1,146,714	-122,076	-11%	1,679,660
UTILITIES	627,828	667,284	621,814	622,993	-1,179	0%	1,990,336
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	3,288,294	3,472,211	3,213,194	4,189,118	-975,924	-23%	6,043,430
PARTS/MAINTENANCE SUPPLIES	1,434,032	1,328,082	1,271,280	1,596,733	-325,453	-20%	1,960,550
SPECIAL SERV CONTRACT/MISC CHARGES	555,250	1,006,239	808,750	1,333,030	-524,280	-39%	1,854,500
CAPITAL OUTLAY	424,566	478,764	118,478	321,409	-202,932	-63%	468,117
INTERFUND TRANSFER	2,579,841	3,138,138	3,097,152	2,974,747	122,405	4%	4,175,849
Total 011 GENERAL FUND	32,105,698	35,198,360	36,569,258	40,547,859	-3,978,601	-10%	55,144,019
- 012 QUINNS RECREATION COMPLEX							
PERSONNEL SERVICES	784,520	832,822	833,400	1,019,841	-186,441	-18%	1,329,372
MATERIALS, SUPPLIES AND SERVICES	47,448	37,923	35,027	54,054	-19,027	-35%	70,665
UTILITIES	107,333	108,710	109,433	99,467	9,966	10%	151,538
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	62,990	79,799	76,939	90,499	-13,559	-15%	125,410
PARTS/MAINTENANCE SUPPLIES	34,439	31,659	34,537	50,651	-16,114	-32%	62,020
SPECIAL SERV CONTRACT/MISC CHARGES	19,657	20,981	24,338	17,653	6,685	38%	23,000
CAPITAL OUTLAY				750	-750	-100%	1,000
Total 012 QUINNS RECREATION COMPLEX	1,056,386	1,111,893	1,113,674	1,332,915	-219,241	-16%	1,763,005
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
MATERIALS, SUPPLIES AND SERVICES				10,000	-10,000	-100%	10,000
UTILITIES	2,293	4,251	1,725	9,490	-7,766	-82%	7,823
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	11,400	38,600		24,276	-24,276	-100%	70,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		700,000
INTERFUND TRANSFER	2,319,399	2,319,399	2,319,399	2,101,459	217,940	10%	3,092,532
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	2,333,092	2,362,250	2,321,124	2,145,226	175,898	8%	3,880,355
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	6,830		7,300	4,335	2,965	68%	50,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		
INTERFUND TRANSFER	524,997				0		
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	531,827		7,300	4,335	2,965	68%	50,000
- 031 CAPITAL IMPROVEMENT FUND							
PERSONNEL SERVICES	15,329	1,873			0		
CAPITAL OUTLAY	6,430,443	8,304,286	17,840,623	81,957,657	-64,117,034	-78%	114,416,852
INTERFUND TRANSFER	3,132,810	3,130,857	3,131,001	3,438,907	-307,906	-9%	4,174,675
Total 031 CAPITAL IMPROVEMENT FUND	9,578,582	11,437,017	20,971,624	85,396,564	-64,424,939	-75%	118,591,527
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
CAPITAL OUTLAY	24,978	1,371,710	16,936	774,746	-757,810	-98%	4,375,676
INTERFUND TRANSFER	2,093,787	2,093,130	2,088,450	1,779,142	309,308	17%	2,784,590
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	2,118,765	3,464,840	2,105,386	2,553,888	-448,501	-18%	7,160,266
- 034 REDEVELOPMENT AGENCY-MAIN ST							

YTD Expenses - Mar 2025	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
CAPITAL OUTLAY	19,940	233,561	463,537	481,245	-17,709	-4%	639,537
Total 034 REDEVELOPMENT AGENCY-MAIN ST	19,940	233,561	463,537	481,245	-17,709	-4%	639,537
- 035 BUILDING AUTHORITY							
CAPITAL OUTLAY			499,965	375,000	124,965	33%	500,000
Total 035 BUILDING AUTHORITY			499,965	375,000	124,965	33%	500,000
- 038 EQUIPMENT REPLACEMENT CIP							
CAPITAL OUTLAY	1,569,590	2,196,534	1,062,405	2,440,013	-1,377,608	-56%	3,072,540
Total 038 EQUIPMENT REPLACEMENT CIP	1,569,590	2,196,534	1,062,405	2,440,013	-1,377,608	-56%	3,072,540
- 051 WATER FUND							
PERSONNEL SERVICES	3,087,077	3,826,922	3,908,929	4,128,350	-219,421	-5%	5,381,342
MATERIALS, SUPPLIES AND SERVICES	514,771	459,899	326,679	434,229	-107,550	-25%	630,434
UTILITIES	550,555	599,738	541,519	911,760	-370,242	-41%	1,393,533
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	1,241,833	1,467,183	1,331,396	1,482,269	-150,873	-10%	2,153,944
PARTS/MAINTENANCE SUPPLIES	1,077,954	1,405,023	1,508,171	1,168,281	339,889	29%	1,525,775
SPECIAL SERV CONTRACT/MISC CHARGES	162,874	246,164	377,328	133,969	243,360	182%	191,700
CAPITAL OUTLAY	13,797,141	1,207,130	224,086	12,908,425	-12,684,340	-98%	23,509,744
DEBT SERVICE	6,910,528	7,117,667	4,785,467	9,715,223	-4,929,756	-51%	9,400,688
INTERFUND TRANSFER	1,006,686	1,152,630	1,152,405	1,190,730	-38,325	-3%	2,646,483
Total 051 WATER FUND	28,349,419	17,482,356	14,155,980	32,073,238	-17,917,258	-56%	46,833,642
- 052 STORM WATER FUND							
PERSONNEL SERVICES	697,665	434,804	466,103	656,164	-190,061	-29%	855,316
MATERIALS, SUPPLIES AND SERVICES	15,206	18,182	22,056	37,847	-15,791	-42%	63,000
UTILITIES	20,476	26,556	17,572	28,117	-10,545	-38%	45,299
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	22,756	67,103	88,221	95,560	-7,340	-8%	150,125
PARTS/MAINTENANCE SUPPLIES	7,315	11,302	15,291	31,819	-16,528	-52%	41,406
CAPITAL OUTLAY	-98,573	394,322	32,842	1,240,899	-1,208,057	-97%	3,296,253
INTERFUND TRANSFER	118,035	130,428	130,239	129,284	955	1%	180,768
Total 052 STORM WATER FUND	782,879	1,082,697	772,324	2,219,691	-1,447,368	-65%	4,632,167
- 055 GOLF COURSE FUND							
PERSONNEL SERVICES	591,761	681,919	769,617	1,024,830	-255,214	-25%	1,335,875
MATERIALS, SUPPLIES AND SERVICES	34,186	39,541	51,282	59,295	-8,013	-14%	86,200
UTILITIES	61,034	31,893	40,225	65,181	-24,956	-38%	58,400
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	53,105	59,642	68,338	78,171	-9,833	-13%	109,825
PARTS/MAINTENANCE SUPPLIES	180,102	173,653	132,982	190,698	-57,715	-30%	382,800
SPECIAL SERV CONTRACT/MISC CHARGES	34,246	33,409	43,952	37,368	6,584	18%	43,500
CAPITAL OUTLAY	3,155	10,569	175,566	368,210	-192,644	-52%	1,056,663
INTERFUND TRANSFER	126,072	134,964	140,688	159,331	-18,643	-12%	209,623
Total 055 GOLF COURSE FUND	1,083,662	1,165,590	1,422,650	1,983,084	-560,433	-28%	3,282,886
- 057 TRANSPORTATION & PARKING FUND							
PERSONNEL SERVICES	7,303,685	8,869,406	10,393,992	9,651,728	742,264	8%	12,581,115
MATERIALS, SUPPLIES AND SERVICES	198,027	278,158	570,570	295,556	275,014	93%	412,422

YTD Expenses - Mar 2025	YTD FY23	YTD FY24	YTD FY25 Actuals	YTD Monthly Budget Estm	YTD Variance \$	YTD Variance %	Adjusted Budget
UTILITIES	229,224	264,389	185,681	236,302	-50,621	-21%	352,828
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	485,432	848,088	736,448	1,252,632	-516,184	-41%	2,857,360
PARTS/MAINTENANCE SUPPLIES	45,862	23,320	6,679	40,087	-33,408	-83%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	37,111	22,881	33,191	15,668	17,523	112%	16,500
CAPITAL OUTLAY	1,628,791	7,336,501	4,167,604	36,275,355	-32,107,751	-89%	55,432,445
INTERFUND TRANSFER	2,694,555	2,904,615	2,777,220	2,845,620	-68,400	-2%	3,784,665
Total 057 TRANSPORTATION & PARKING FUND	12,622,687	20,547,359	18,871,387	50,612,948	-31,741,561	-63%	75,494,335
- 058 PARKING FUND							
PERSONNEL SERVICES	787,654	940,266	1,113,238	1,115,421	-2,184	0%	1,453,962
MATERIALS, SUPPLIES AND SERVICES	243,973	290,197	295,422	391,947	-96,525	-25%	472,500
UTILITIES	5,268	5,713	23,928	4,606	19,322	419%	11,000
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	32,192	8,674	22,440	67,486	-45,046	-67%	148,300
PARTS/MAINTENANCE SUPPLIES	10,743	17,050	3,509	34,934	-31,425	-90%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	77,092	94,172	60,294	51,252	9,042	18%	65,000
CAPITAL OUTLAY	65,987		93,309	225,000	-131,691	-59%	718,805
INTERFUND TRANSFER	7,308	92,970	98,964	98,877	87	0%	186,533
Total 058 PARKING FUND	1,230,216	1,449,042	1,711,104	1,989,524	-278,420	-14%	3,113,100
- 062 FLEET SERVICES FUND							
PERSONNEL SERVICES	880,132	940,797	1,071,431	1,237,585	-166,154	-13%	1,613,204
MATERIALS, SUPPLIES AND SERVICES	65,430	24,576	45,773	48,656	-2,883	-6%	63,950
UTILITIES	901,624	695,561	605,782	837,563	-231,781	-28%	1,077,900
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	6,657	5,397	17,210	5,079	12,131	239%	8,000
PARTS/MAINTENANCE SUPPLIES	590,917	611,287	600,663	895,350	-294,687	-33%	1,249,600
CAPITAL OUTLAY	4,695			6,205	-6,205	-100%	6,205
Total 062 FLEET SERVICES FUND	2,449,454	2,277,619	2,340,858	3,030,437	-689,579	-23%	4,018,859
- 064 SELF INSURANCE FUND							
MATERIALS, SUPPLIES AND SERVICES	27,819	44,201	36,225	40,867	-4,642	-11%	50,500
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	537,752	457,692	747,703	691,245	56,459	8%	1,207,452
SPECIAL SERV CONTRACT/MISC CHARGES	1,030,560	983,964	1,268,512	1,193,275	75,237	6%	1,300,000
Total 064 SELF INSURANCE FUND	1,596,131	1,485,858	2,052,440	1,925,386	127,054	7%	2,557,952
- 070 SALES TAX REV BOND - DEBT SVS FUND							
DEBT SERVICE	2,613,418	2,580,117	2,518,316	2,528,886	-10,569	0%	6,969,266
Total 070 SALES TAX REV BOND - DEBT SVS FUND	2,613,418	2,580,117	2,518,316	2,528,886	-10,569	0%	6,969,266
- 071 DEBT SERVICE FUND							
DEBT SERVICE	7,288,008	7,236,582	7,168,300	7,173,126	-4,825	0%	8,430,526
Total 071 DEBT SERVICE FUND	7,288,008	7,236,582	7,168,300	7,173,126	-4,825	0%	8,430,526
- Grand Total							
TOTAL	107,330,502	111,322,710	118,233,020	241,367,251	-123,134,231	-51%	346,133,982
Total without Bond, Debt Service and Capital Transactions	66,647,837	72,854,967	79,065,585	84,575,102	-5,509,517	-7%	



City Council Staff Communications Report

Subject: 2025 Grant Funding Update
Author: Logan Jones & Billy Kurek
Department: Trails & Open Space
Date: 6-5-25

Summary

This past winter, the Trails & Open Space Team submitted a record number of grant applications. We worked with external partners, such as Utah Open Lands, and coordinated with other City departments to pursue a range of grants supporting capital and maintenance projects, thereby reducing the impact on Park City taxpayers.

To date, we have secured over **\$390,000 in grant funding** to be used in Fiscal Year 2026 for the following projects:

McLeod Creek Pathway Bridge Replacements:

This project will replace two aging pathway bridges along the McLeod Creek pathway to enhance embankment stabilization and improve stream health, widen and reinforce bridge surfaces to improve access and winter snow removal opportunities, and realign entry/exit points to improve user comfort and safety at current steep and sharp pathway sections.

- **Utah Office of Outdoor Recreation Grant**
McLeod Creek Pathway Bridge Replacements – \$250,000
- **Summit County Restaurant Tax Grant**
McLeod Creek Pathway Bridge Replacements – \$75,000

Bonanza Flat Maintenance Improvements & Purple Transit Infrastructure:

These projects include resurfacing the Empire Pass Connector trail to improve surface quality and enable low snow winter grooming operations, custom bike rack fabrication for the cutaway buses, and implementation of critical year-round wayfinding and trailhead signage in the Bonanza Flat trail system.

- **Utah Office of Outdoor Recreation Grant**
Bonanza Flat Winter Recreation Improvements – \$38,162.50
- **Summit County Restaurant Tax Grant**
Transit to Trails Bike Racks – \$20,353
- **Utah Office of Outdoor Recreation Grant (UOL submitted, City partnered)**
Bonanza Flat Summer Signage – \$8,000

The Trails and Open Space team, in coordination with key stakeholders, will continue to pursue grant opportunities for city projects. We will work with Budget on each awarded grant to ensure compliance, reporting requirements, and identify future opportunities.

Exhibits

N/A

City Council

Staff Communications Report



Subject: 2025 National Community Survey Final Report
Authors: Linda Jager and Clayton Scrivner
Department: Community Engagement
Date: June 5, 2025

Executive Summary

The National Community Survey (NCS) measures resident satisfaction in Park City across ten key areas, including safety, economy, mobility, and environment. Since 2011, Park City has used the survey to assess service performance and gather community feedback.

The 2025 report is based on a statistically valid sample of 295 responses from randomly selected households in the 84060 ZIP code, collected between November 27, 2024, and January 8, 2025. An additional 404 responses were gathered through a concurrent, opt-in online survey, providing further community insights.

The full report can be found in Exhibit A and available in [Tableau](#).

Key Findings

Park City's 2025 National Community Survey results reflect a community that deeply values safety, the natural environment, and cultural amenities, with high marks for parks, recreation, and overall livability. At the same time, residents voiced growing concerns about transportation, affordability, and governance.

Strengths:

- **Public Safety:** High marks for EMS, crime prevention, and overall safety, surpassing national benchmarks.
- **Parks, Trails & Recreation:** Strong satisfaction with walking paths, fitness opportunities, and recreation facilities.
- **Arts & Culture:** 8% increase in satisfaction, reflecting successful cultural investments.
- **Environmental Protection:** Open space preservation and environmental quality rated well above national standards.
- **Quality of Life:** 86% of residents rate livability as good/excellent, and 92% would recommend Park City.

Challenges:

- **Mobility & Road Maintenance:** Declining scores for traffic flow, signal timing, and street repairs, reinforcing the need for planned infrastructure investments.
- **Community Design:** While 86% of residents value strong community design, only 66% believe Park City meets expectations, highlighting opportunities for improvement.
- **Economic Well-being:** 11% decline in perceived economic health, as affordability and employment remain concerns.
- **Governance:** Civic engagement ratings exceeded the national average, yet trust, transparency, fairness, and responsiveness ratings declined. This shift appears to mirror a broader national trend.

Exhibits:

Exhibit A: Park City 2025 NCS Report

Park City, UT

The National Community Survey

Report of Results
2025

Report by:



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National Research Center at Polco is a charter member of the AAPOR Transparency Initiative, providing clear disclosure of our sound and ethical survey research practices.

About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of Park City. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement



POWERED BY POLCO



The report provides the opinions of a representative sample of 295 residents of the City of Park City collected from November 27th, 2024 to January 8th, 2025. The margin of error around any reported percentage is 6% for all respondents and the response rate for the 2024 survey was 9%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Park City.



How the results are reported

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 500 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Park City's results are noted as being "higher" than the benchmark, "lower" than the benchmark, or "similar" to the benchmark, meaning that the average rating given by Park City residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as "higher" or "lower" than the benchmark means that Park City's average rating for a particular item was more than 10 points different than the benchmark. If a rating was "much higher" or "much lower," then Park City's average rating was more than 20 points different when compared to the benchmark.

In addition to these national benchmarks, comparisons were also made to a smaller cohort of communities that aligned more closely to the demographics in Park City. This cohort included other resort communities within the U.S. Comparisons to these communities can be found throughout the report and in a separate table in the Custom Benchmarks tab.

Trends over time

Trend data for Park City represent important comparison data and should be examined for improvements or declines.¹ Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than 6 percentage points between the 2022 and 2024 surveys, the change is statistically significant.

1. In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

Methods



Selecting survey recipients

All households within the City of Park City were eligible to participate in the survey. A list of all households within the zip codes serving Park City was purchased from Polco's mailing vendor, Go-Dog Direct, based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of Park City households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of Park City boundaries were removed from the list of potential households to survey. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was randomly selected using the "birthday method". The birthday method selects a person within the household by asking the "person who most recently had a birthday" to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 3,500 randomly selected households received mailings beginning on November 27th, 2024 and data collection for the survey remained open for 6 weeks. The first mailing was a postcard inviting the household to participate in the survey. The final mailing was a reminder postcard inviting the household one final time to participate in the survey. All mailings included a web link to give residents the opportunity to respond to the survey online, as well as QR codes to further encourage participation. All follow-up mailings asked those who had not completed the survey to do so, and those who had already done so to refrain from completing the survey again.

The survey was available in English and Spanish. All mailings contained paragraphs in both languages instructing participants on how to complete the survey in their preferred language.

About 9% of the 3,500 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 3,188 households that received the invitations to participate, 295 completed the survey, providing an overall response rate of 9%. Of the 295 responses, 294 were completed in English and 1 was completed in Spanish. The response rate was calculated using AAPOR's response rate #2 for mailed surveys of unnamed persons.²

It is customary to describe the precision of estimates made from surveys by a "level of confidence" and accompanying "confidence interval" (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents' opinions are relied on to estimate all residents' opinions. The margin of error for Park City survey is no greater than plus or minus 6 percentage points around any given percent reported for all respondents (295 completed surveys).

In addition to the randomly selected "probability sample" of households, a link to an online open-participation survey was publicized by the City of Park City. The open-participation survey was identical to the random sample survey, with two small updates; it asked a question to confirm the respondent was a resident of Park City and also a question about where they heard about the survey. The open-participation survey was open to all city residents and became available on December 15th. The survey remained open for 3 weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open-participation respondents.

Weighting Explained

When we conduct surveys, not every group in the community is equally represented. For example, some age groups, races, or housing types might respond more than others. To ensure that the survey results reflect the views of the entire community, we adjust the responses to match the community's actual makeup. This process is called "weighting." We use important factors like age, sex, race, and housing type to adjust the responses so that the survey results better reflect the larger population. This helps us make sure that the opinions of underrepresented groups, like younger residents or renters, are properly reflected. Essentially, weighting allows us to make the survey data more accurate by giving more importance to certain responses to balance out any gaps.

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a "key and verify" method, where all

responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2020 Census and 2022 American Community Survey estimates for adults in Park City. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, and housing tenure. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.³ The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target ⁴
Age	18-34	4%	19%	25%
	35-54	21%	30%	29%
	55+	75%	51%	46%
Hispanic origin	No, not of Hispanic, Latino/a/x, or Spanish origin	97%	89%	86%
	Yes, I consider myself to be of Hispanic, Latino/a/x, or Spanish origin	3%	11%	14%
Housing tenure	Own	90%	73%	73%
	Rent	10%	27%	27%
Housing type	Attached	29%	43%	43%
	Detached	71%	57%	57%
Race & Hispanic origin	Not white alone	11%	19%	20%
	White alone, not Hispanic or Latino	89%	81%	80%
Sex	Man	53%	48%	50%
	Woman	47%	52%	50%
Sex/age	Man 18-34	1%	7%	13%
	Man 35-54	11%	15%	15%
	Man 55+	41%	25%	23%
	Woman 18-34	2%	11%	12%

Woman 35-54	12%	16%	15%
Woman 55+	33%	25%	23%

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

Park City funded this research. Please contact Linda Jager of Park City at linda.jager@parkcity.org if you have any questions about the survey.

Study Limitations

All public opinion research is subject to unmeasured error. While the methodologies employed for this survey were designed to minimize this error as much as possible, these other sources of potential error should be acknowledged. **Non-response error** arises when those who were selected to participate in the survey did not do so, and may have different opinions or experiences than those who did respond. **Coverage error** refers to the possibility that some respondents that should have been included in the surveyed population were not (e.g., for a general resident survey, USPS mailing lists may exclude certain types of housing units, such as multi-family buildings where mail is delivered to a common area rather than to a specific unit (though this is rare), or where mail is received at a PO box instead of the at household's physical location. Finally, **recall bias** occurs when respondents may not perfectly remember their experiences in the past year (such as participation in social or civic events), and **social desirability bias** may cause respondents to answer in ways they think cast their responses in a more favorable light.

Survey Validity

See the Polco Knowledge Base article on survey validity at <https://info.polco.us/knowledge/statistical-vali>

2. See AAPOR's Standard Definitions for more information at <https://aapor.org/standards-and-ethics/standard-definitions/>.

Key Findings

Highest-performing areas:

- Safety and related services received strong marks from residents, contributing to a positive quality of life. The following items scored above custom and national benchmark comparisons: ambulance/emergency medical services, crime prevention, feeling safe from violent crime, and overall feeling of safety.
- Ratings for parks and recreation consistently outperformed national benchmarks and comparison communities, with the availability of paths and walking trails, fitness opportunities, and recreational facilities ranking notably higher.
- Educational, cultural, and arts opportunities are highly valued, with approximately 8 in 10 residents offering positive ratings for opportunities to attend cultural/arts/music activities and community support for the arts. These metrics showed a positive upward trend from previous surveys.
- The natural environment continues to be a community strength, with many aspects receiving above-average scores in comparison to national and custom benchmarks, including:
 - Overall quality of the natural environment
 - Cleanliness
 - Preservation of natural areas
 - Park City's open space

Focus areas:

- Mobility and related services have seen a decline since the previous survey, particularly in traffic signal timing, street repairs, traffic flow on major streets, and ease of car travel. The latter two areas scored below both national and custom benchmarks.
- While residents rated the overall design and layout of residential and commercial areas as highly important (86%), the quality of these areas received relatively low ratings (66%), indicating a potential opportunity for improvement in community design.
- Although participation governance-related items performed above the national average, there was a statistically significant decline in several items where residents rate government performance since the 2022 survey, including:
 - The value of services relative to taxes paid to Park City
 - The job Park City government does at welcoming resident involvement
 - Generally acting in the best interest of the community
 - Being honest
 - Informing residents about issues facing the community
- The economic performance in Park City shows signs of decline in certain areas. Notably, there was a decrease in the overall economic health of the city, with an 11% drop in the rating compared to the previous year. This aligns with broader national trends seen across many communities, where local economic factors are facing challenges. While the impact of the economy on family income in the next 6 months has increased (+21%), employment opportunities and the city as a place to work show room for improvement.

Disclaimer: It's important to note that recent political polarization, particularly in the wake of the 2024 election, may have influenced residents' perceptions of local government. Negative sentiment at the federal level often carries over to local government assessments, even if these two are not directly connected. As a result, government-related performance ratings may reflect broader national trends and not solely local governance factors.

Areas of greatest change since 2022:

Of the 122 evaluative questions included on both the 2022 and current survey iterations, 97 were statistically similar to previous results. Upward trends were seen in 6 items, while 19 ratings decreased since 2022. Changes are considered statistically significant if the 2024 rating was +/- 7% from the previous survey effort. The most significant of those trends are listed below.

Increases

- Expected positive impact of the economy on residents' family income (+21%)
- Variety of business and service establishments in Park City (+13%)
- Recommend living in Park City to someone who asks (+10%)
- Ambulance or emergency medical services (+9%)
- Opportunities to attend cultural/arts/music activities (+8%)

Decreases

- Ease of travel by car in Park City (-13%)
- Traffic signal timing (-12%)
- Street repair (-12%)

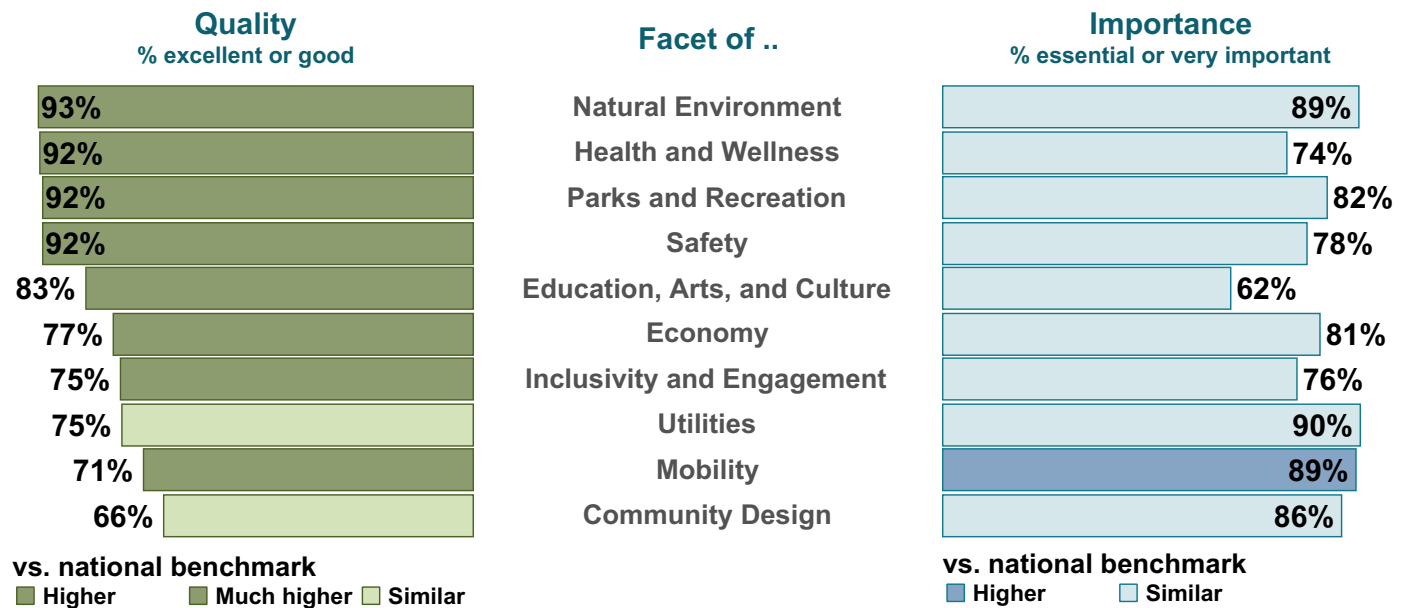
- Treating all residents fairly (-12%)
- Overall economic health of Park City (-11%)

Facets of livability

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

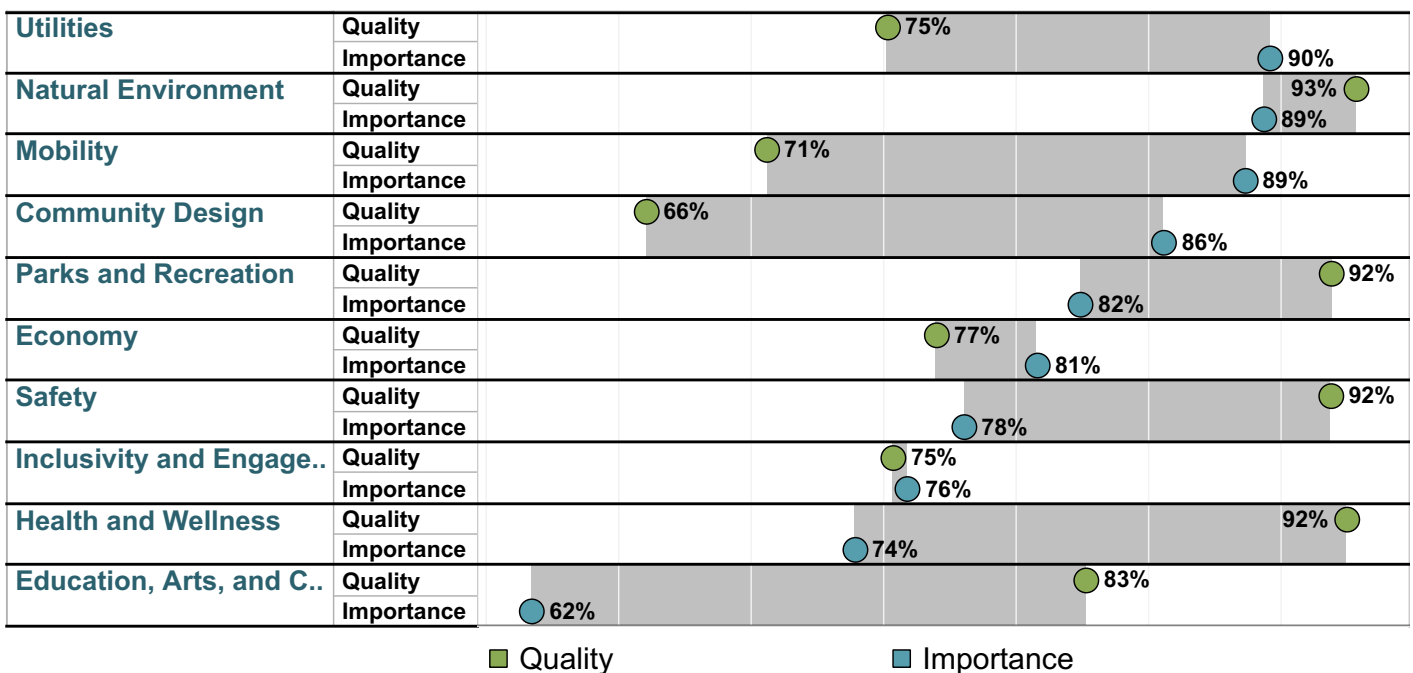
Quality and Importance by the Numbers

The table below shows the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local quality ratings were lower, similar, or higher t..



Quality/Importance Gap Analysis

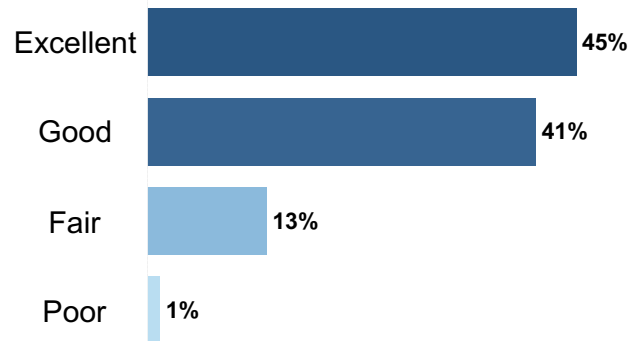
The gap analysis chart below shows the same data as above; however, this chart more clearly illustrates the comparative differences in quality and importance ratings for each facet, as well as the absolute ratings for each.



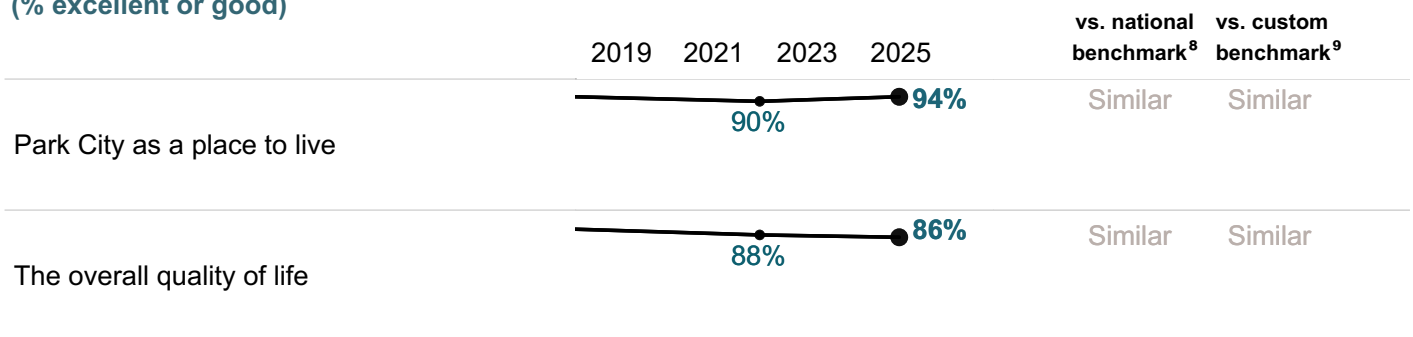
Quality of Life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

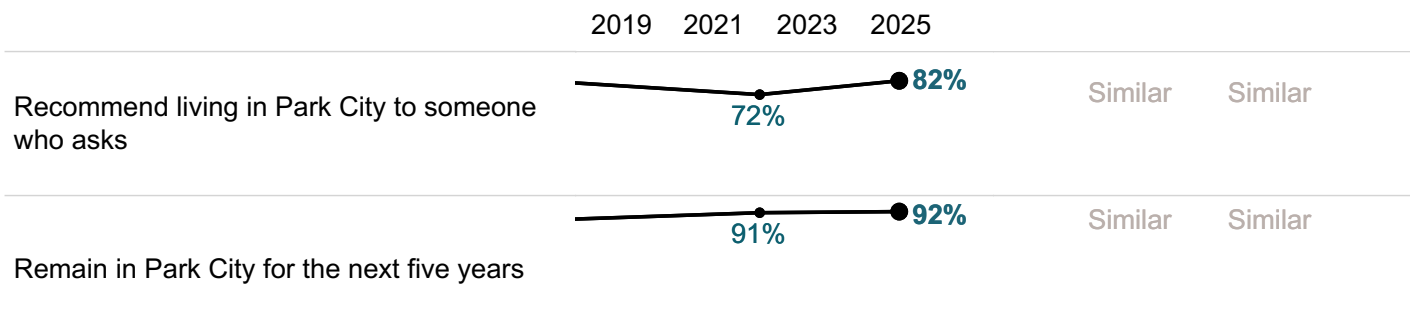
The overall quality of life in Park City, 2025



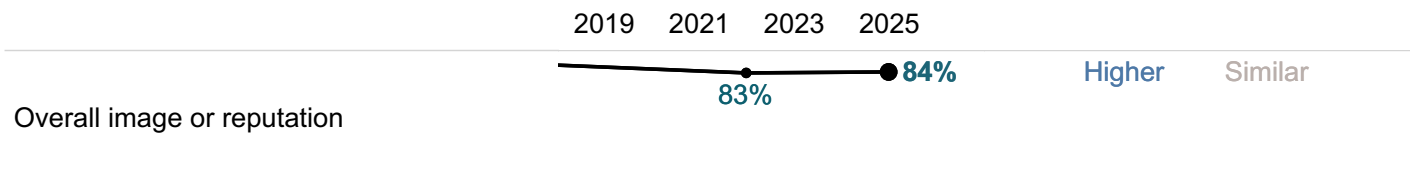
Please rate each of the following aspects of quality of life in Park City. (% excellent or good)



Please indicate how likely or unlikely you are to do each of the following. (% very or somewhat likely)



Please rate each of the following in the Park City community. (% excellent or good)



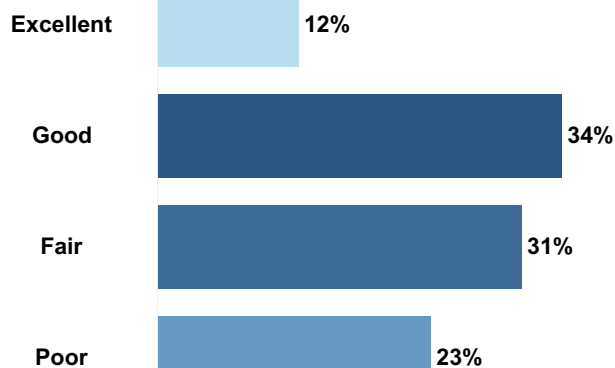
8. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

9. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

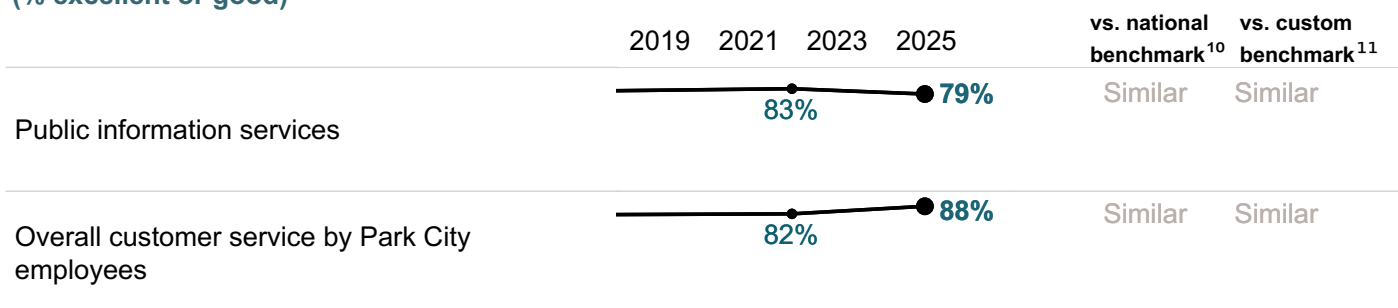
Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

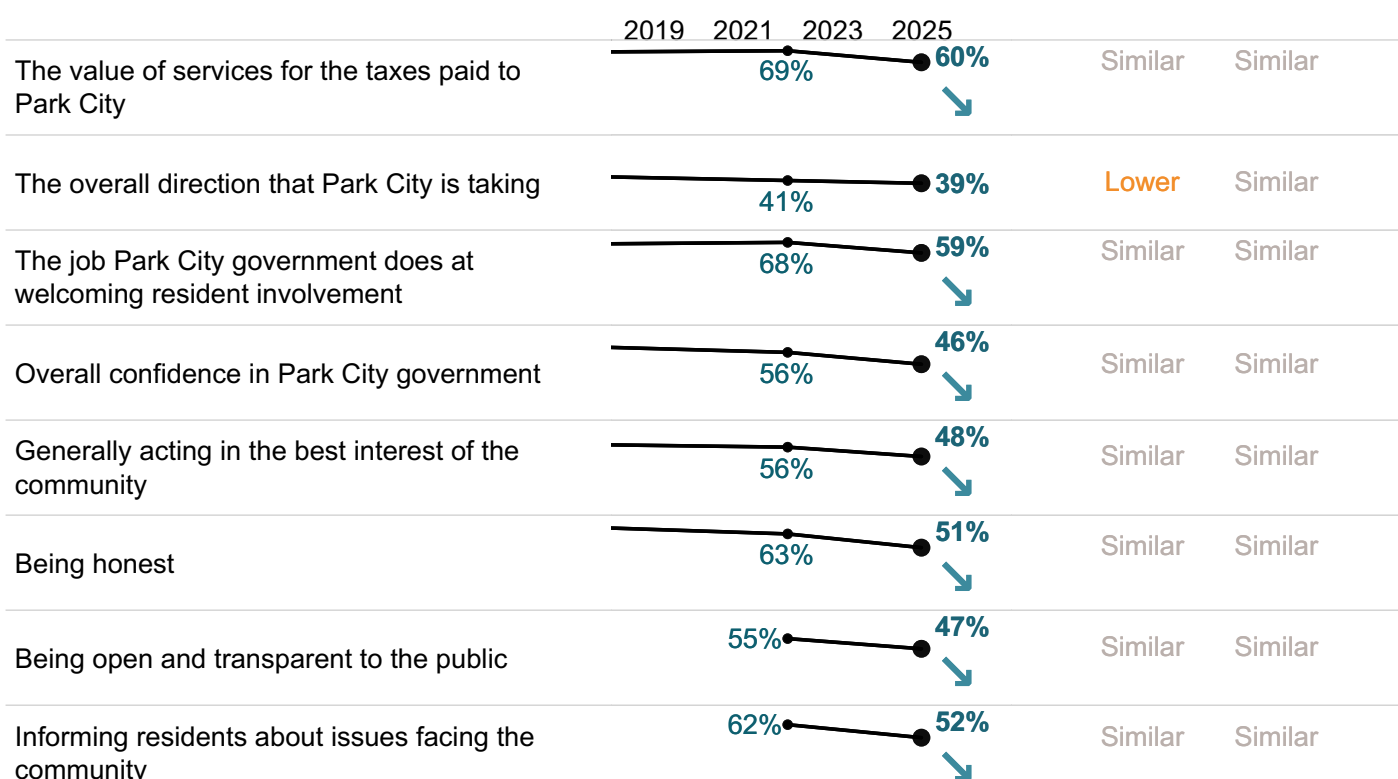
Overall confidence in Park City government, 2025

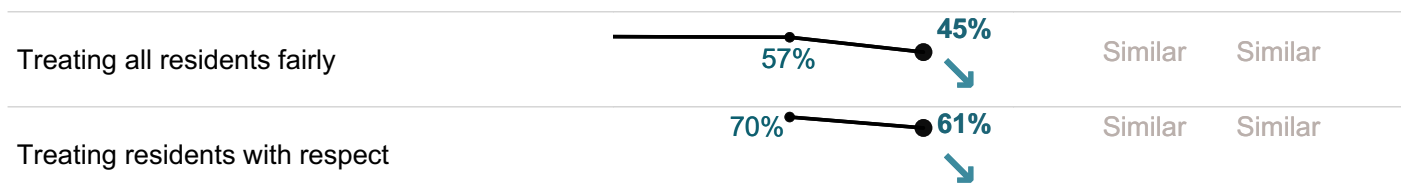


Please rate the quality of each of the following services in Park City.
(% excellent or good)

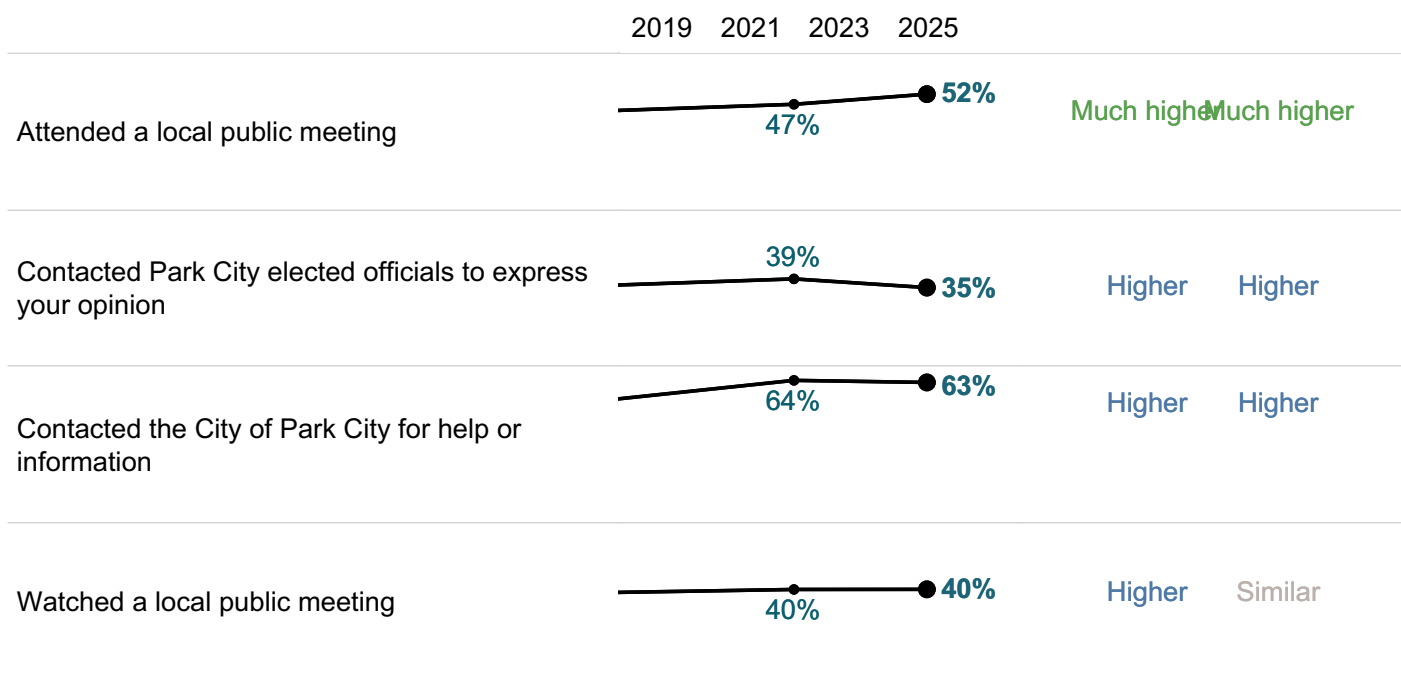


Please rate the following categories of Park City government performance.
(% excellent or good)

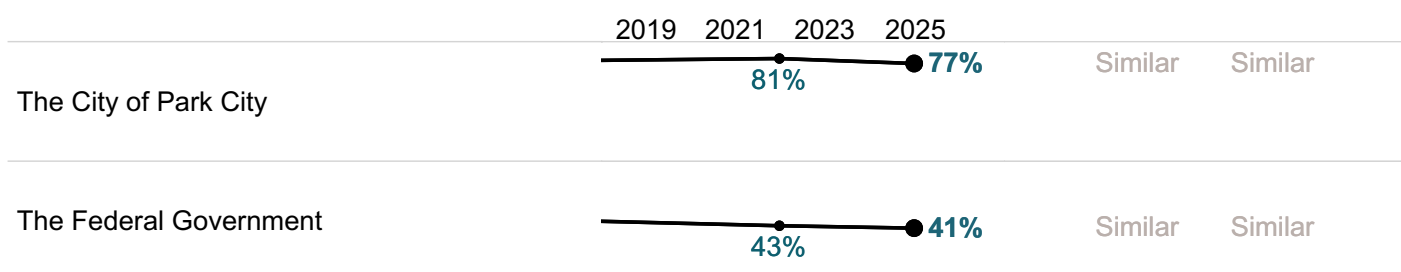




Please indicate whether or not you have done each of the following in the last 12 months.
 (% excellent or good)



Overall, how would you rate the quality of the services provided by each of the following?
 (% excellent or good)



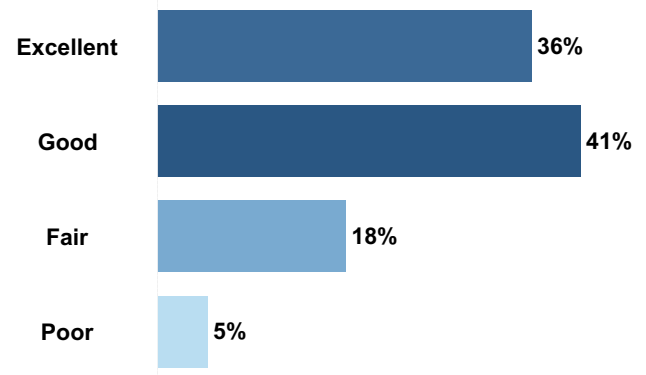
10. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

11. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

Economy

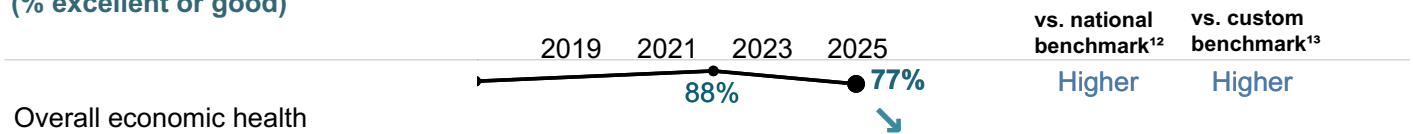
Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

Overall economic health of Park City, 2025



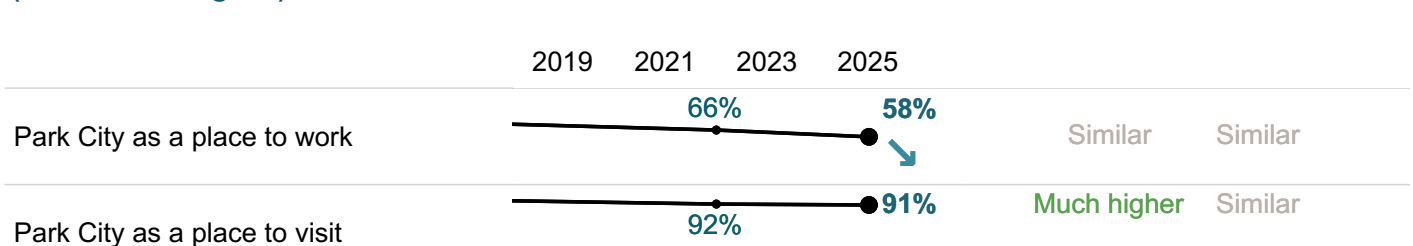
Please rate each of the following characteristics as they relate to Park City as a whole.

(% excellent or good)



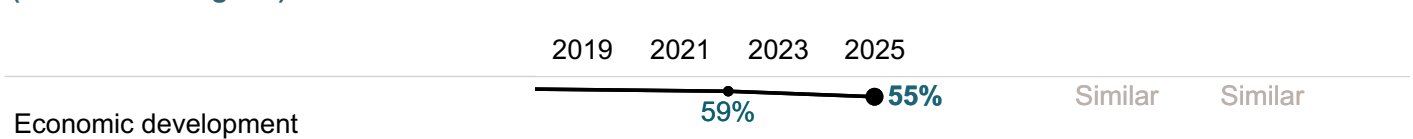
Please rate each of the following aspects of quality of life in Park City.

(% excellent or good)



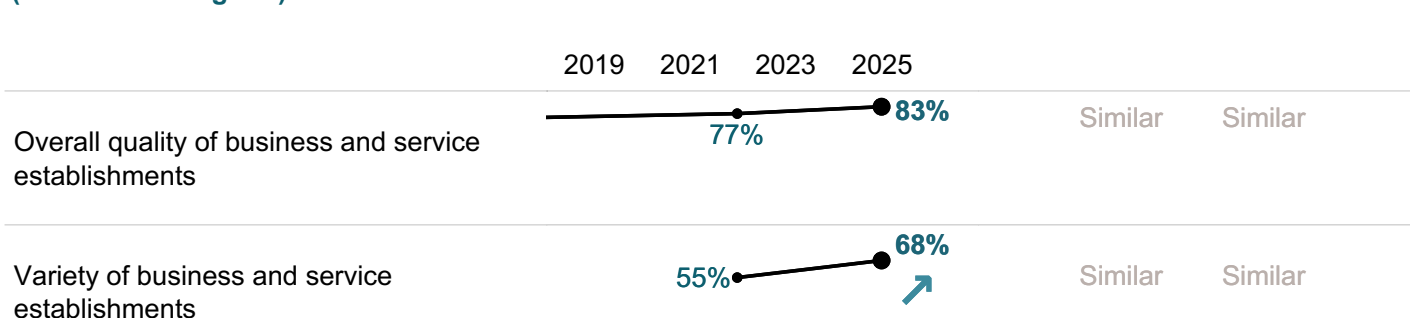
Please rate the quality of each of the following services in Park City.

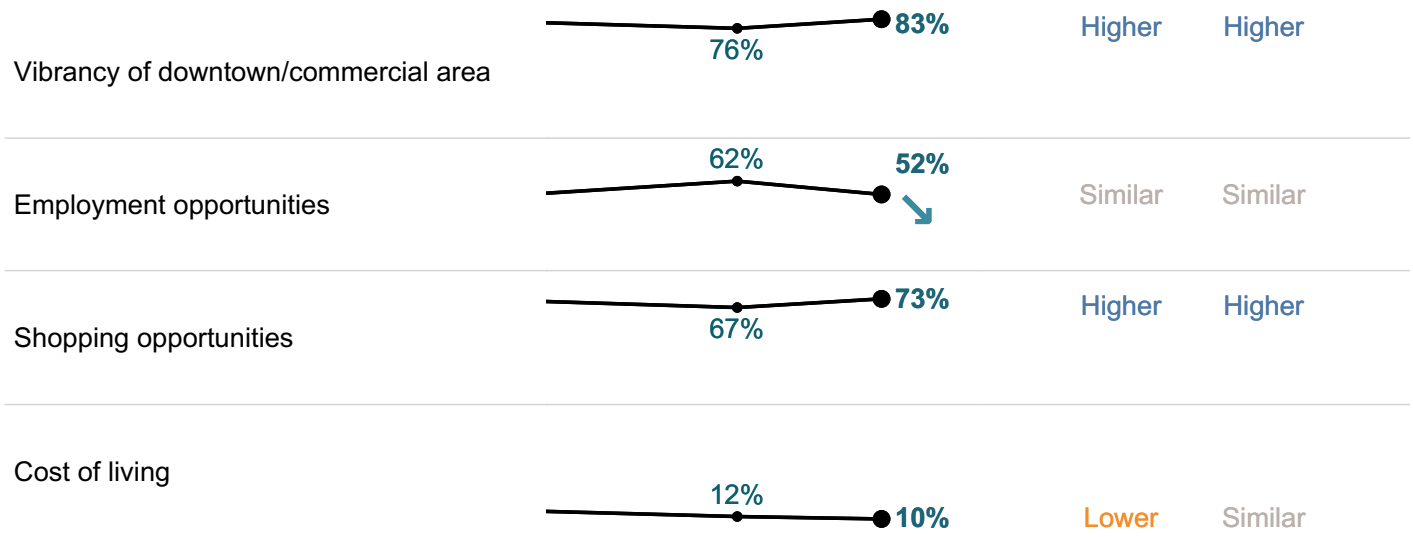
(% excellent or good)



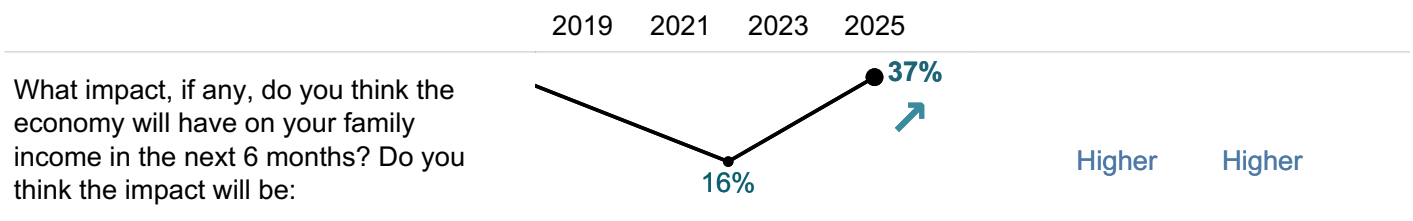
Please rate each of the following in the Park City community.

(% excellent or good)





What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
 (% very or somewhat positive)



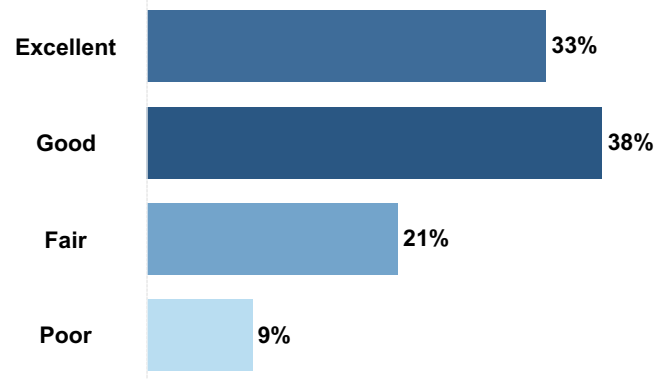
12. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

13. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

Mobility

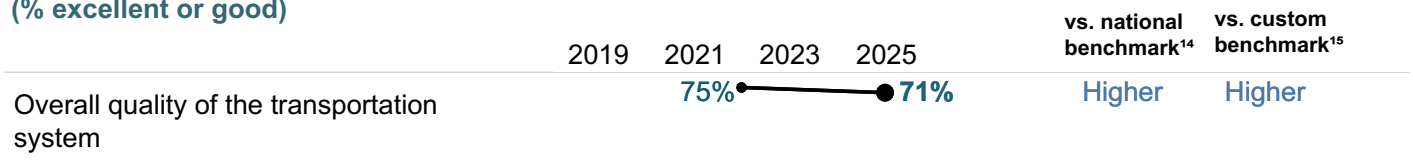
The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

Overall quality of the transportation system in Park City, 2025



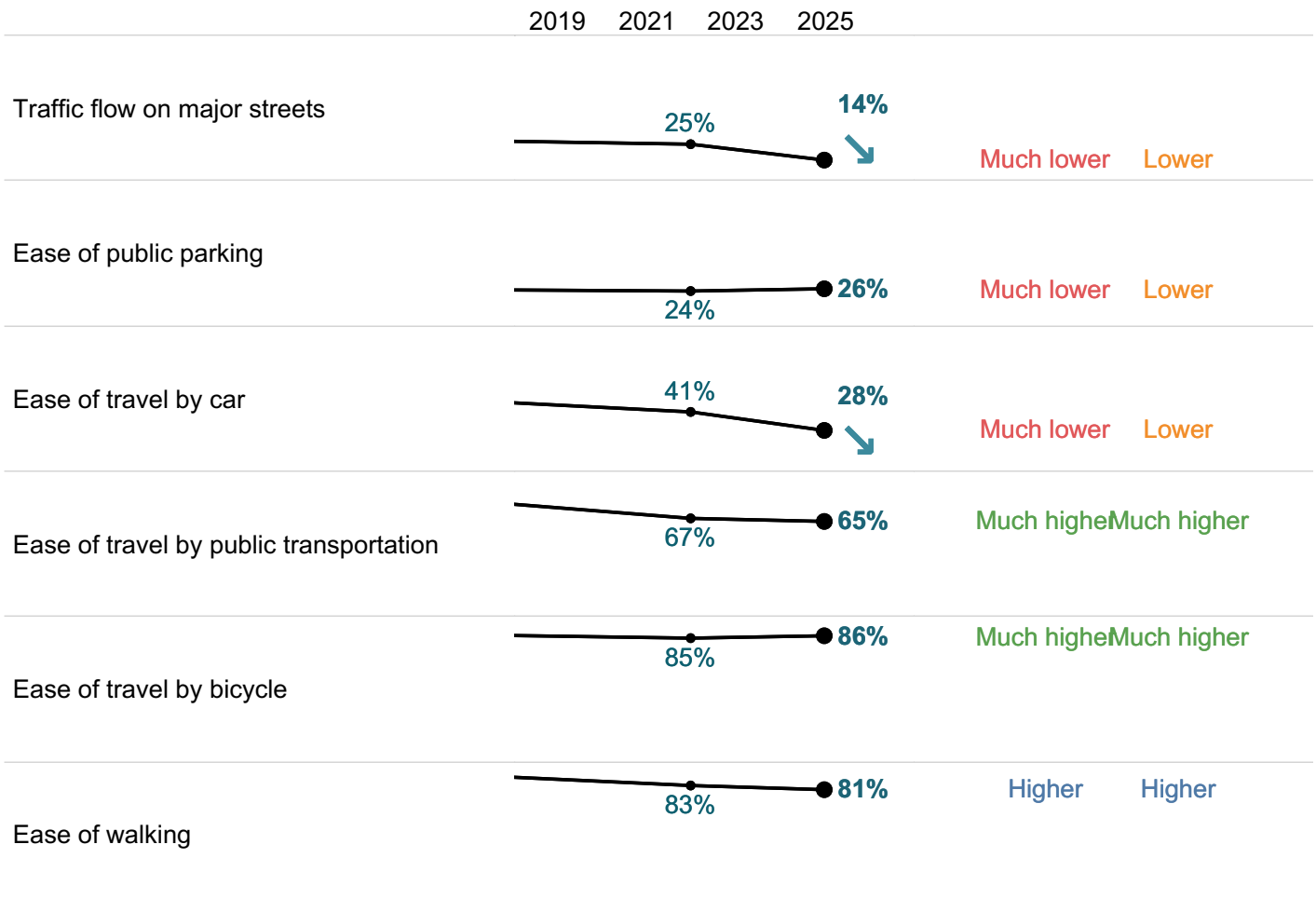
Please rate each of the following characteristics as they relate to Park City as a whole.

(% excellent or good)



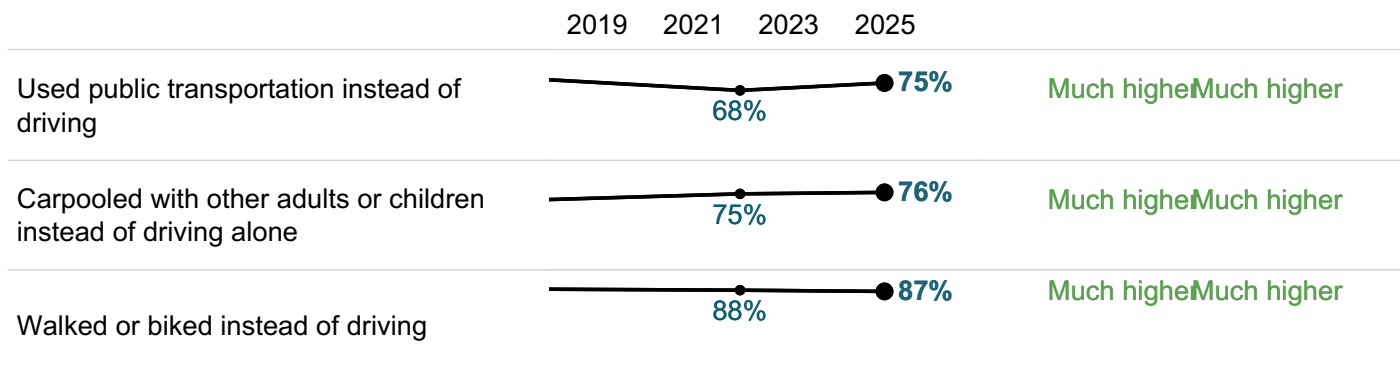
Please also rate each of the following in the Park City community.

(% excellent or good)



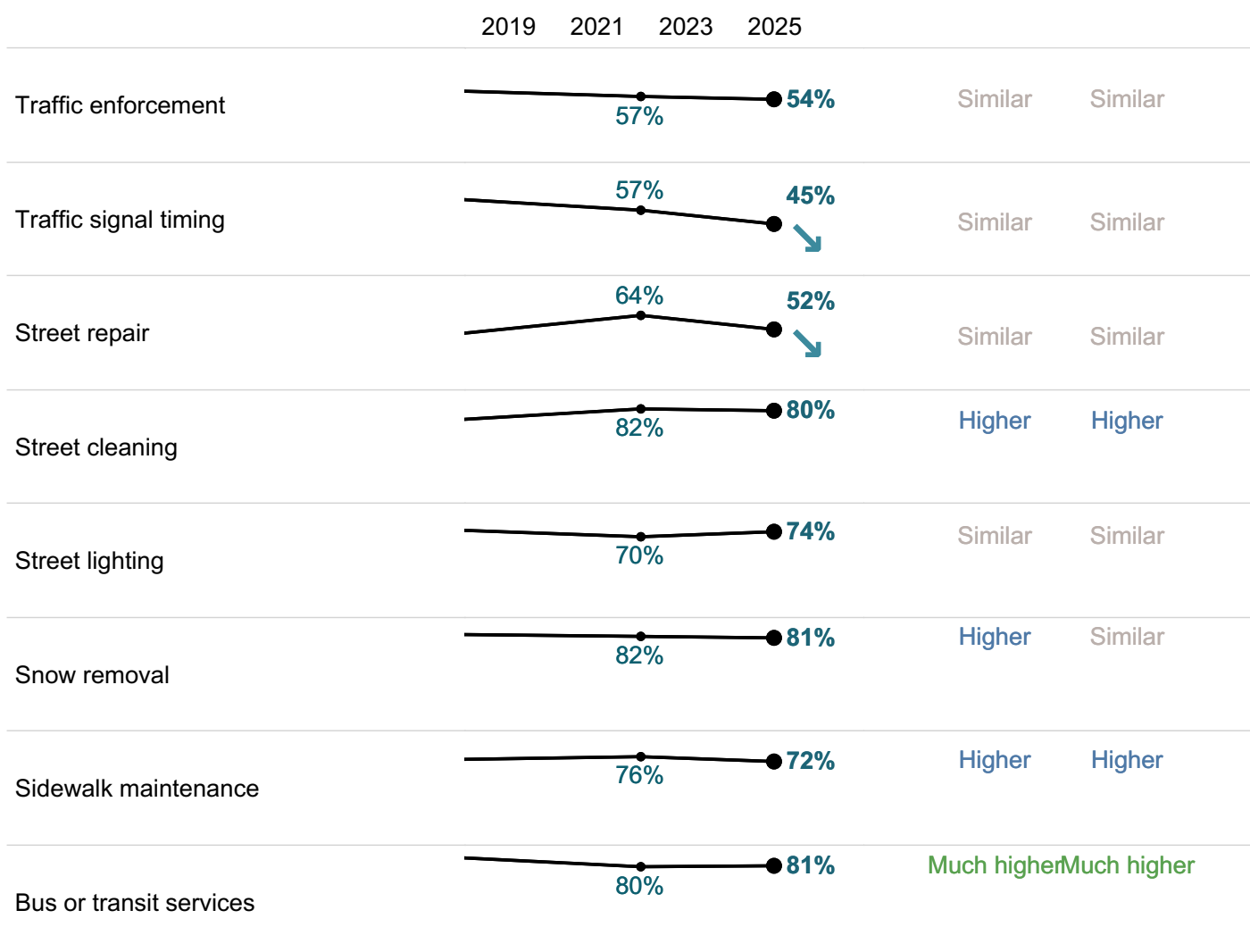
Please indicate whether or not you have done each of the following in the last 12 months.

(% yes)



Please rate the quality of each of the following services in Park City.

(% excellent or good)



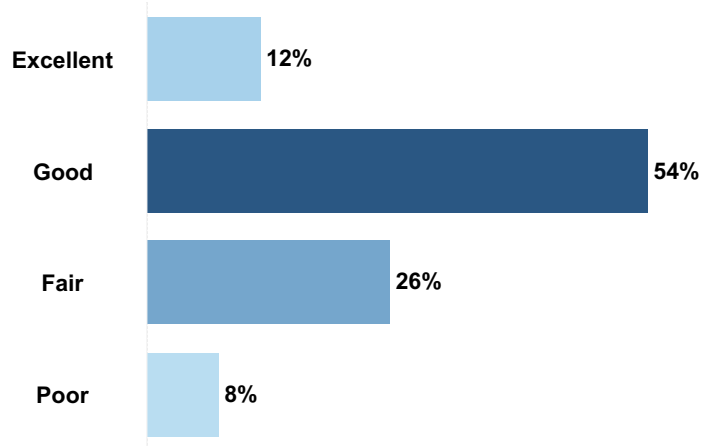
14. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

15. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

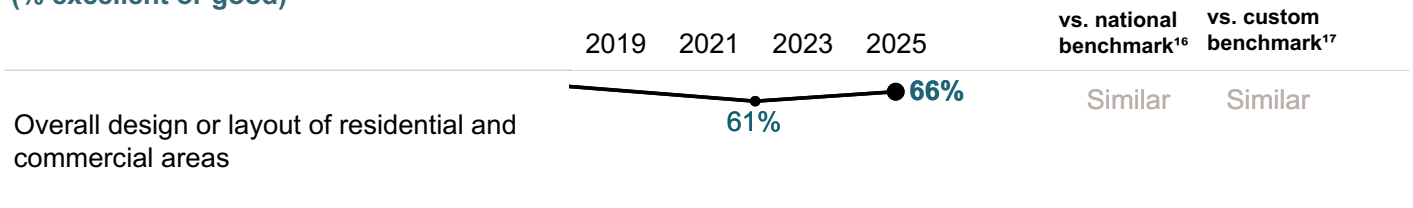
Community Design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

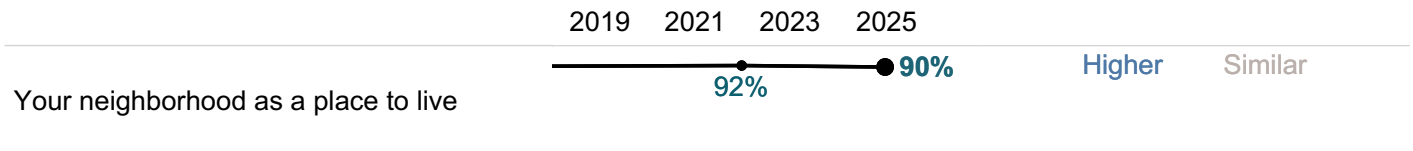
Overall design or layout of Park City's residential and commercial areas, 2025



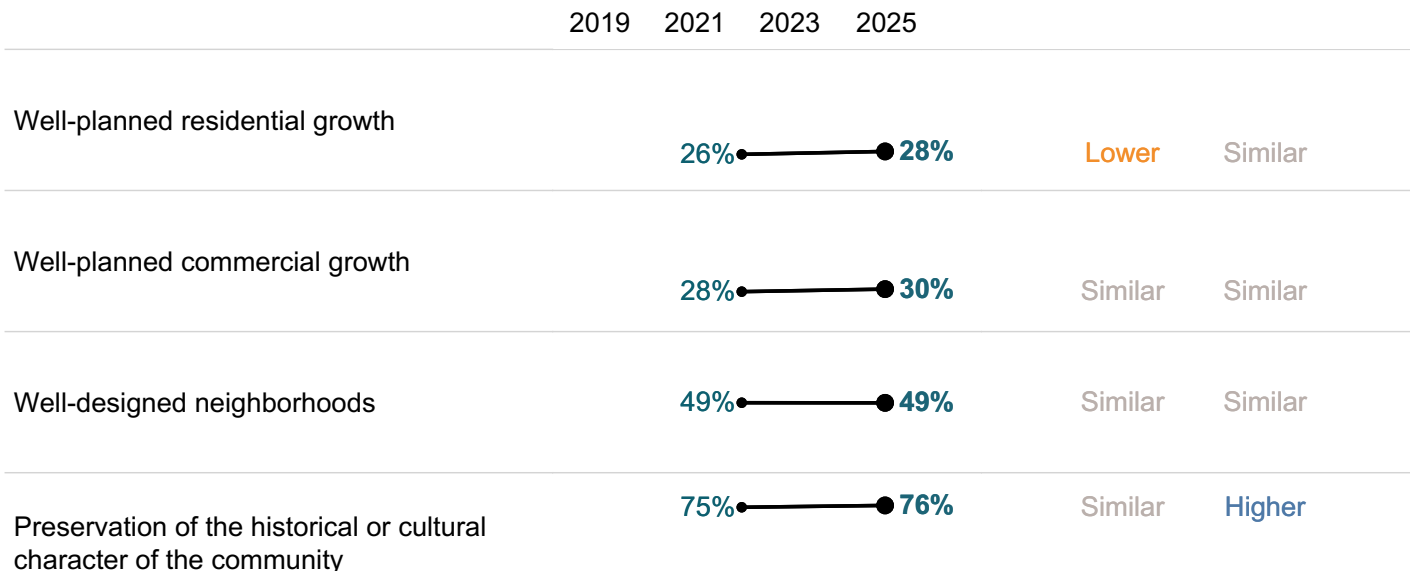
Please rate each of the following characteristics as they relate to Park City as a whole.
(% excellent or good)

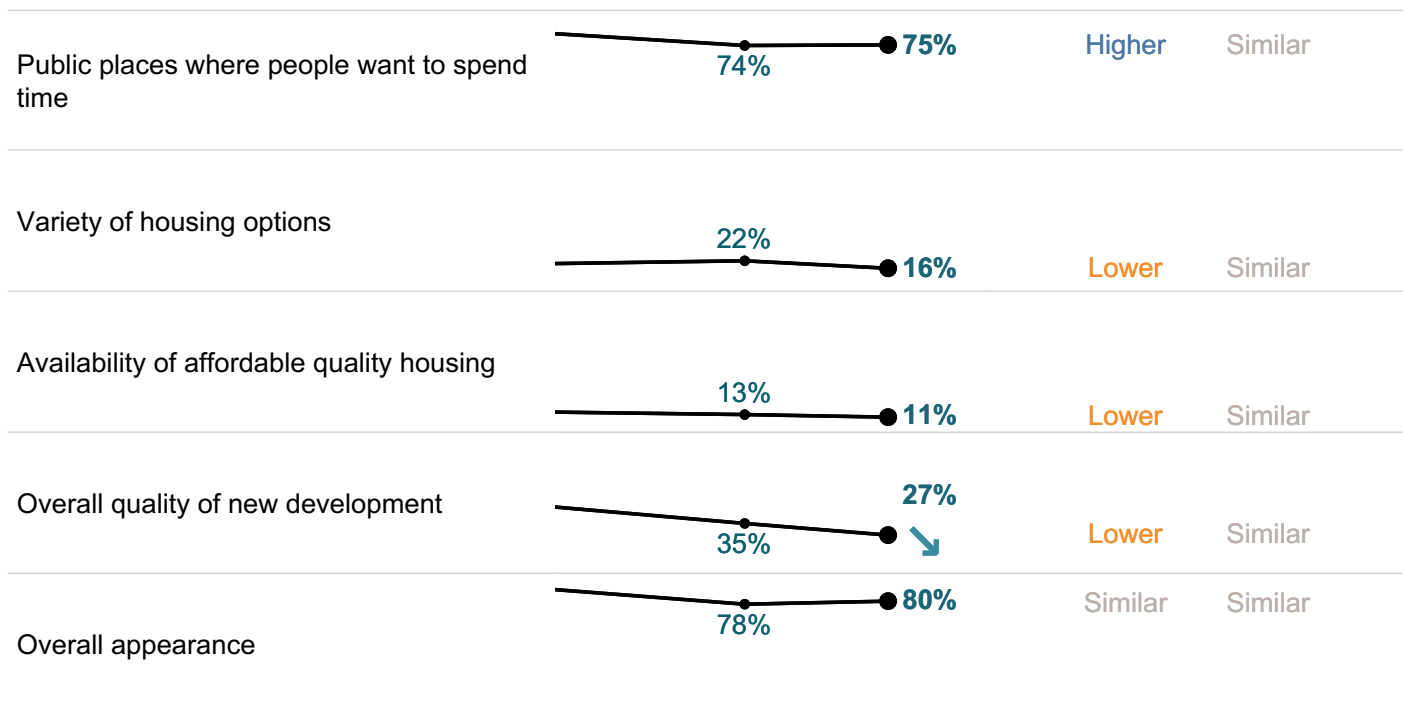


Please rate each of the following aspects of quality of life in Park City.
(% excellent or good)

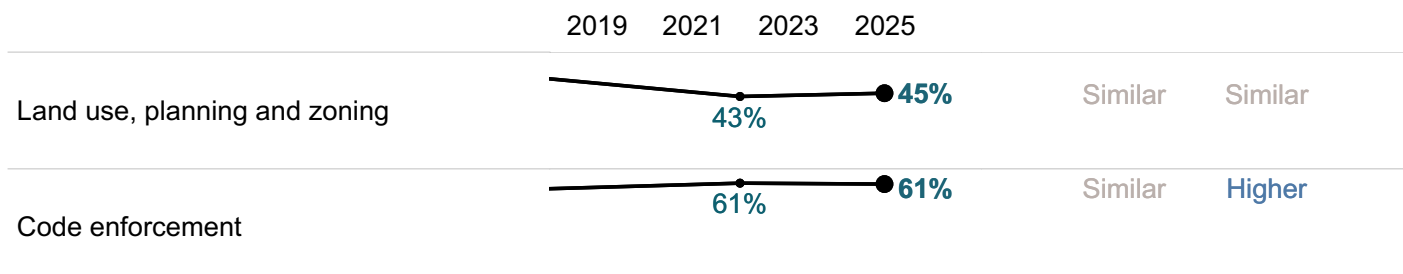


Please also rate each of the following in the Park City community.
(% excellent or good)





Please rate the quality of each of the following services in Park City.
 (% excellent or good)



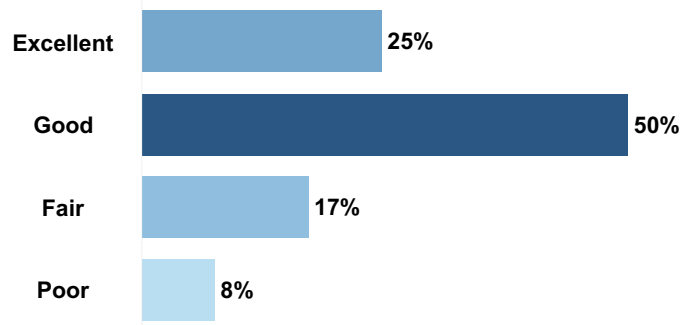
16. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

17. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

Utilities

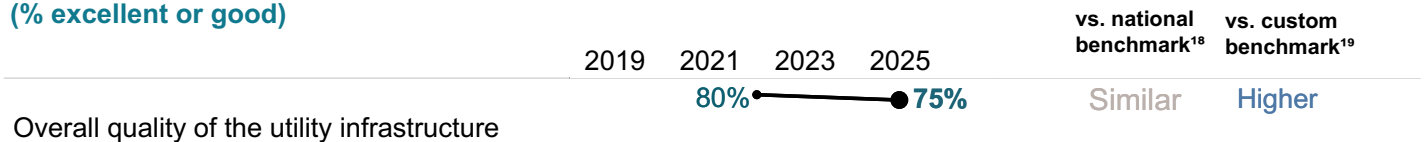
Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

Overall quality of the utility infrastructure in Park City, 2025



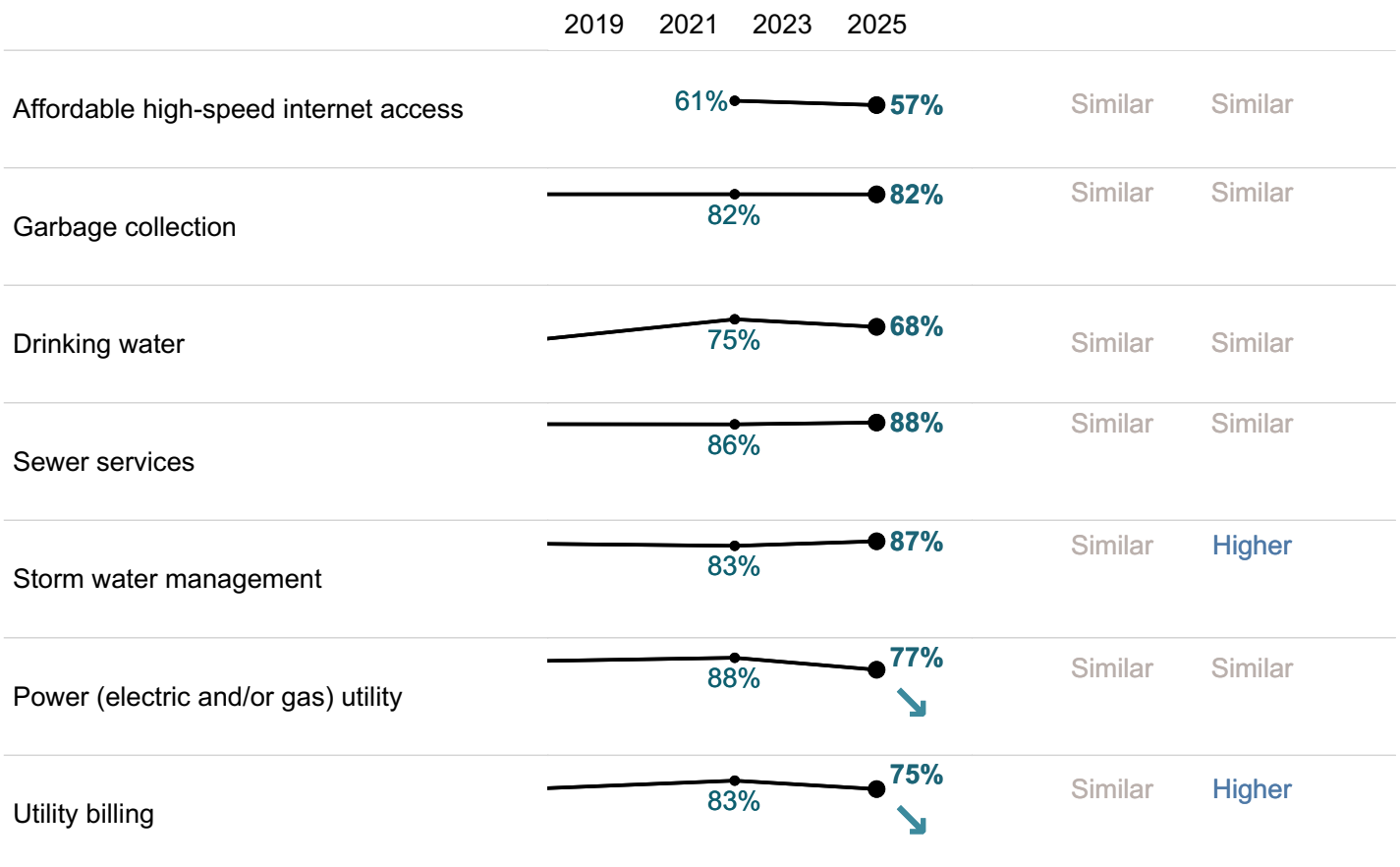
Please rate each of the following characteristics as they relate to Park City as a whole.

(% excellent or good)



Please rate the quality of each of the following services in Park City.

(% excellent or good)



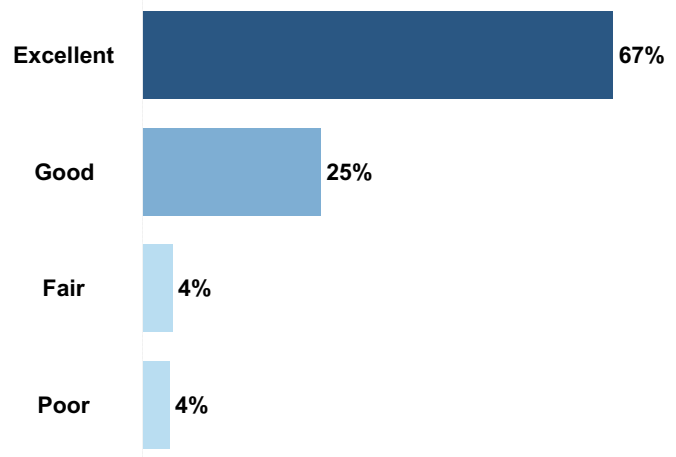
¹⁸. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

¹⁹. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

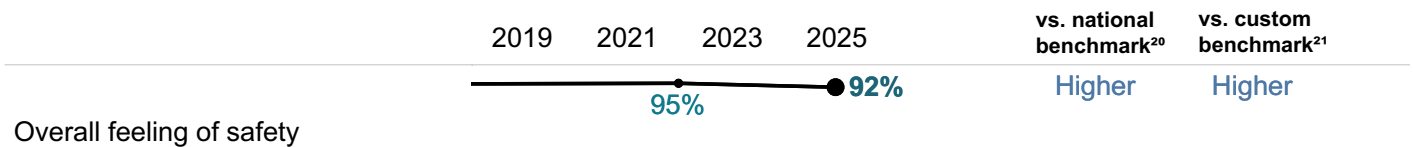
Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

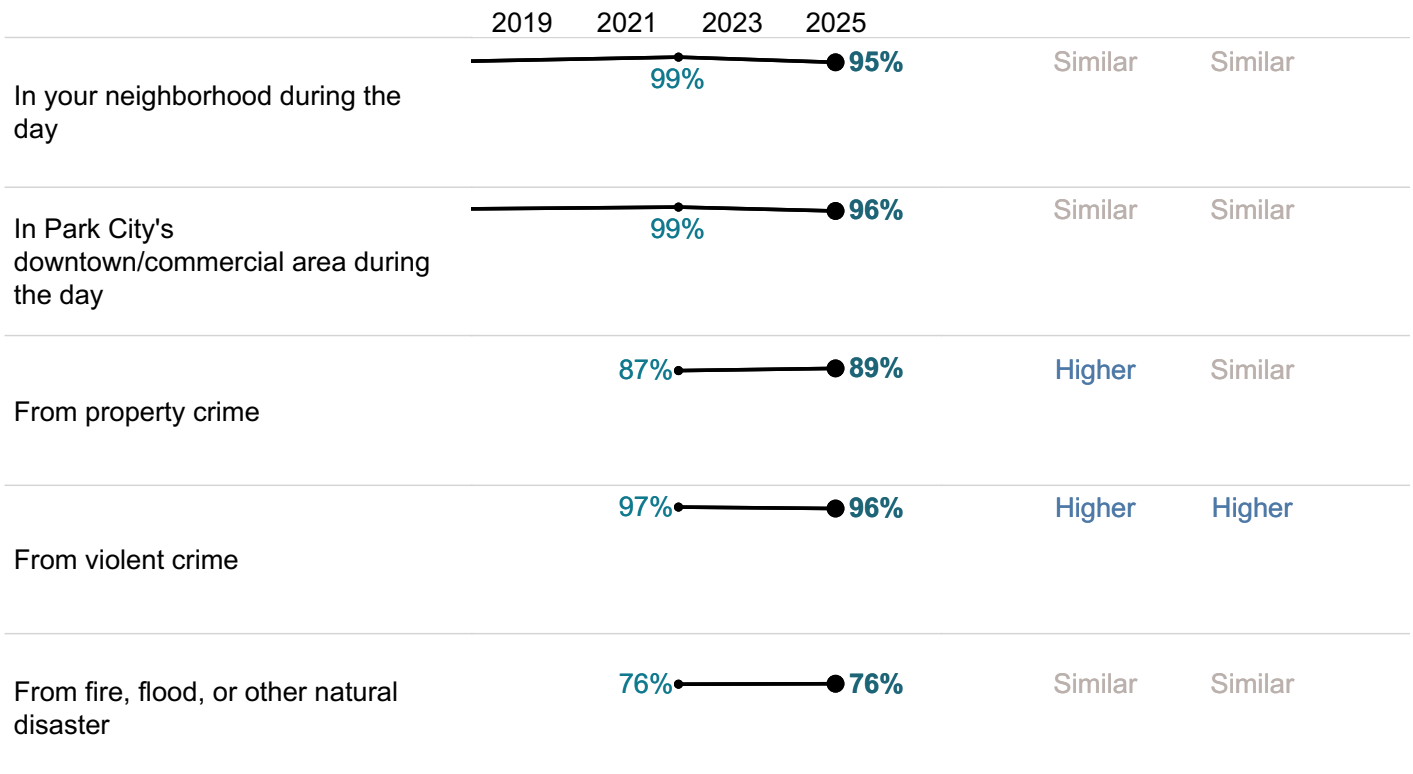
Overall feeling of safety in Park City, 2025



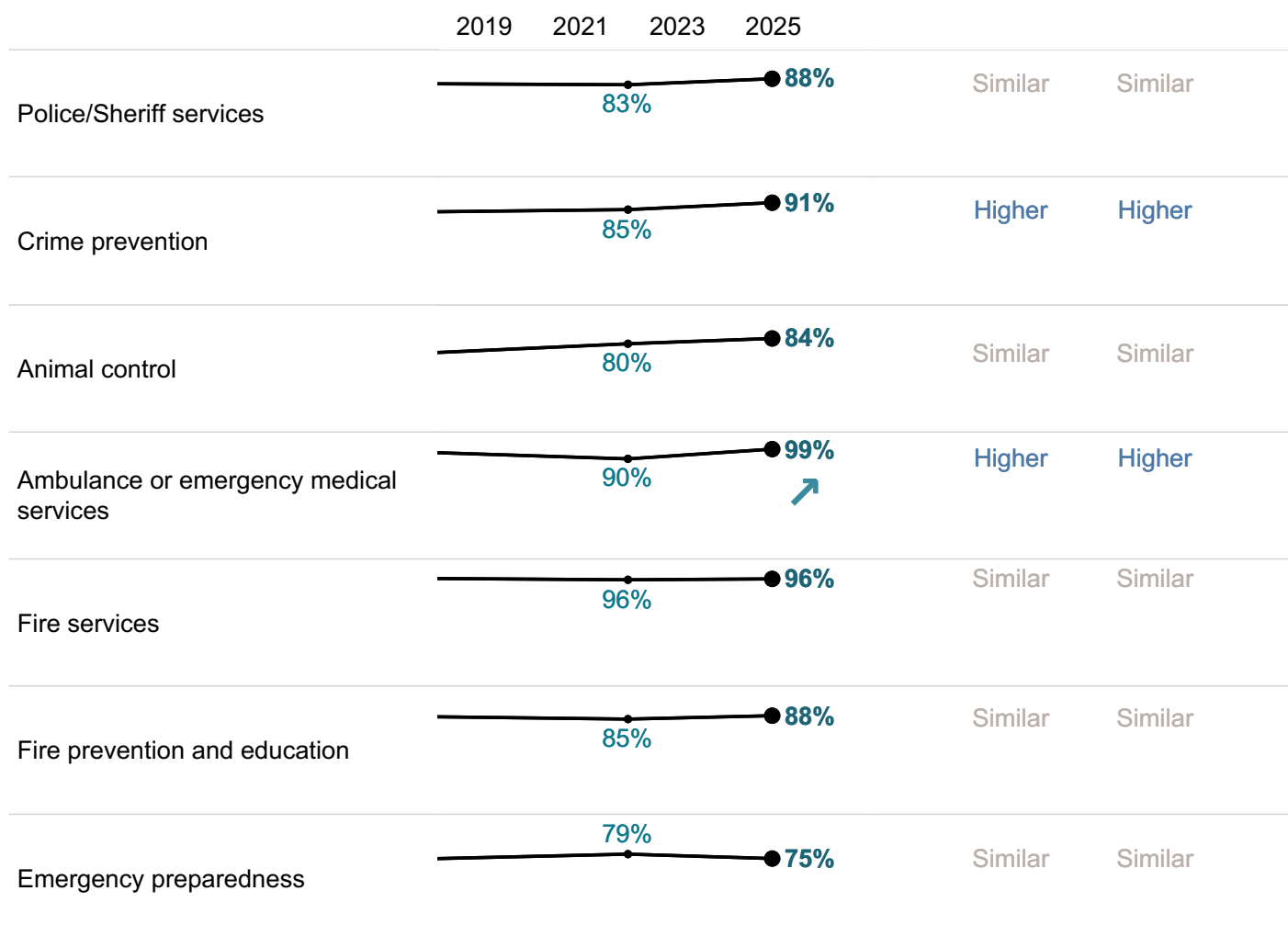
Please rate each of the following characteristics as they relate to Park City as a whole.
(% excellent or good)



Please rate how safe or unsafe you feel:
(% very or somewhat safe)



Please rate the quality of each of the following services in Park City.
(% excellent or good)



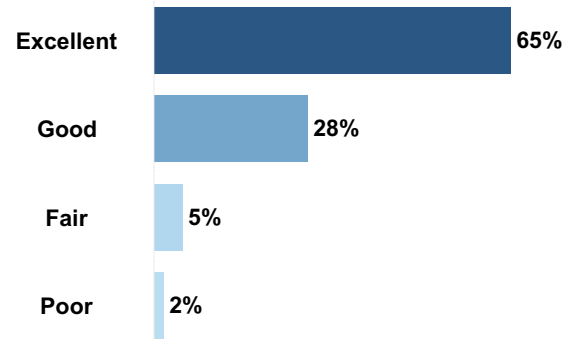
20. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

21. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

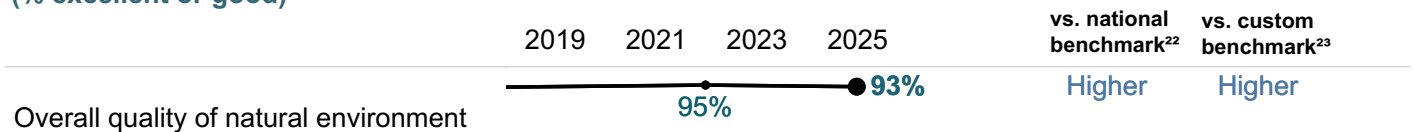
Overall quality of natural environment in Park City, 2025

Natural Environment

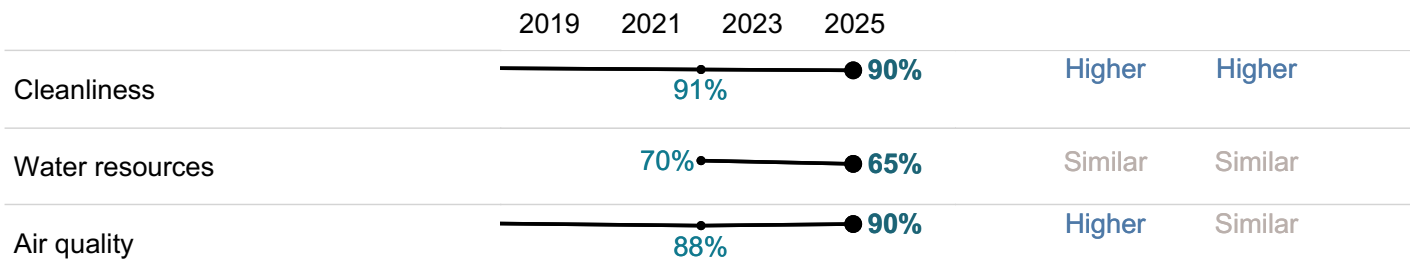
The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.



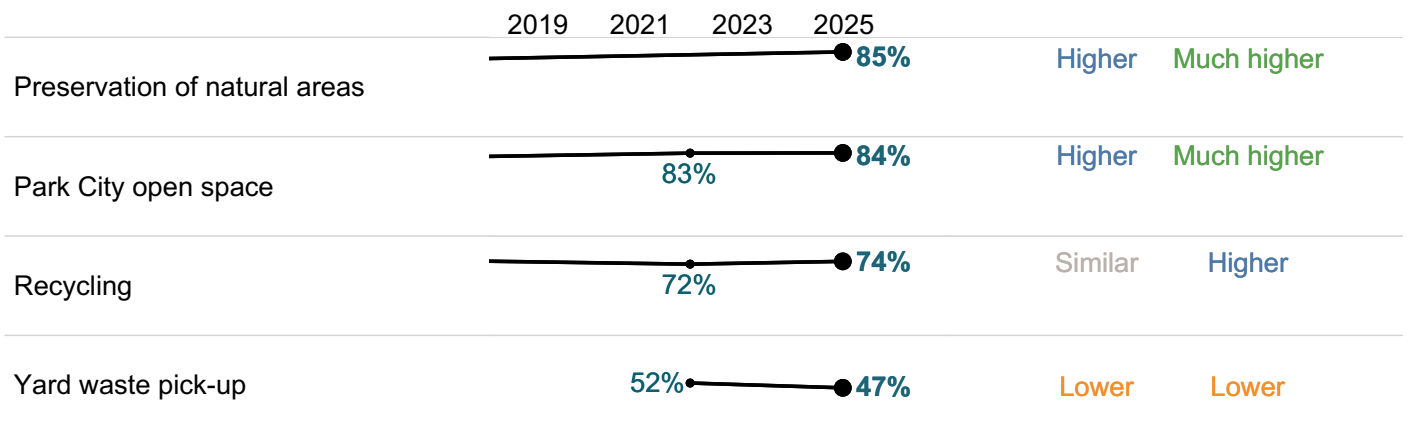
Please rate each of the following characteristics as they relate to Park City as a whole.
(% excellent or good)



Please also rate each of the following in the Park City community.
(% excellent or good)



Please rate the quality of each of the following services in Park City.
(% excellent or good)



²². Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

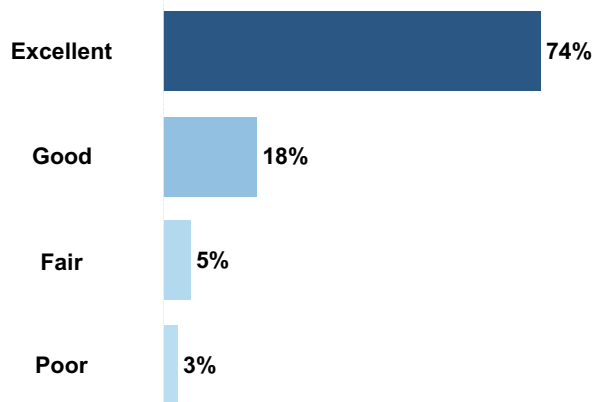
²³. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

Parks and Recreation

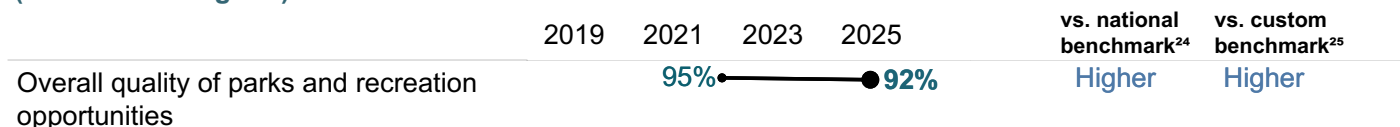
"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."

- National Recreation and Park Association

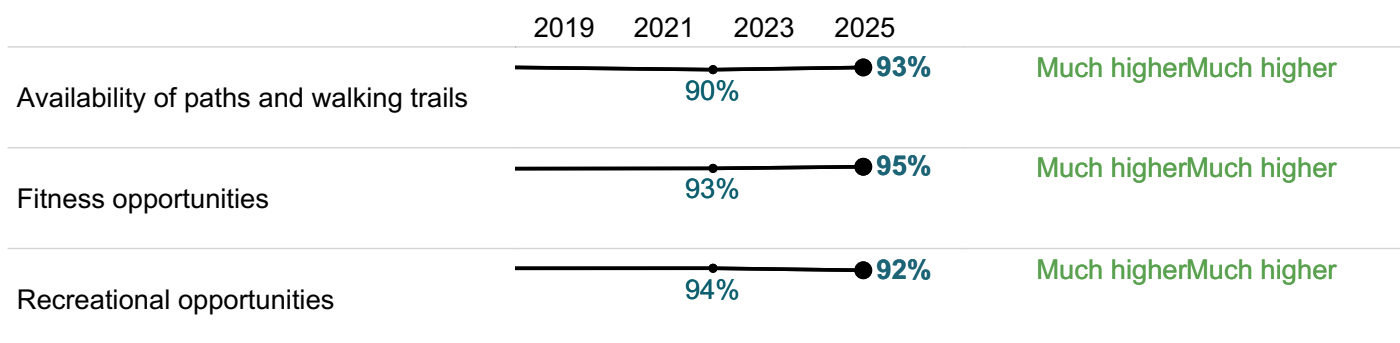
Overall quality of parks and recreation opportunities, 2025



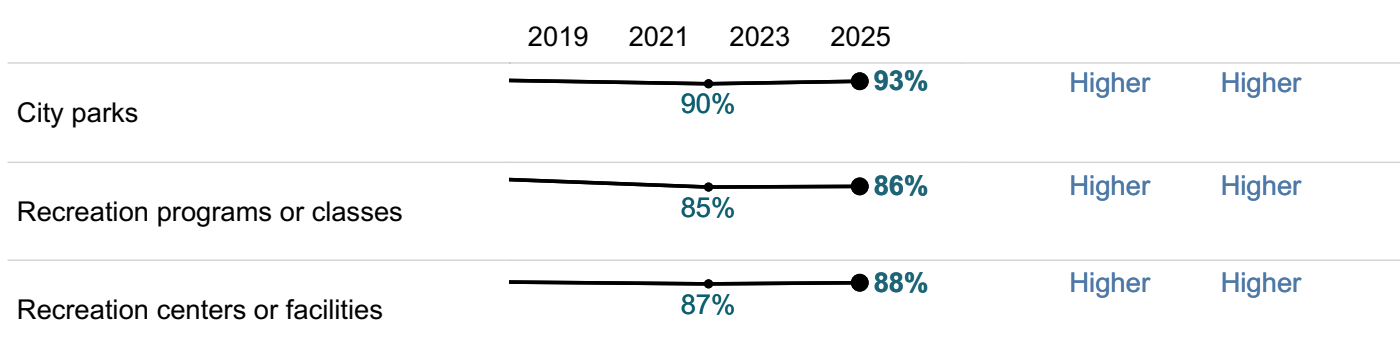
Please rate each of the following characteristics as they relate to Park City as a whole.
(% excellent or good)



Please also rate each of the following in the Park City community.
(% excellent or good)



Please rate the quality of each of the following services in Park City.
(% excellent or good)



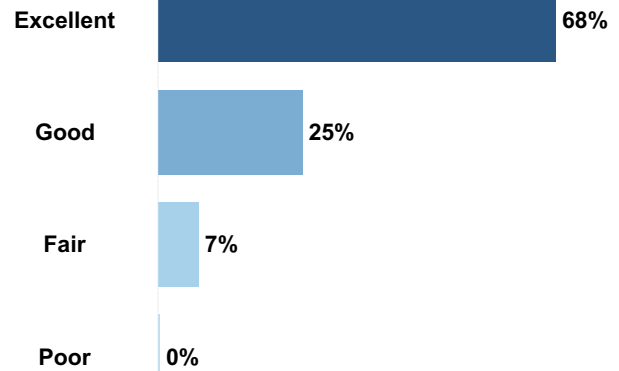
²⁴. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

²⁵. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If..

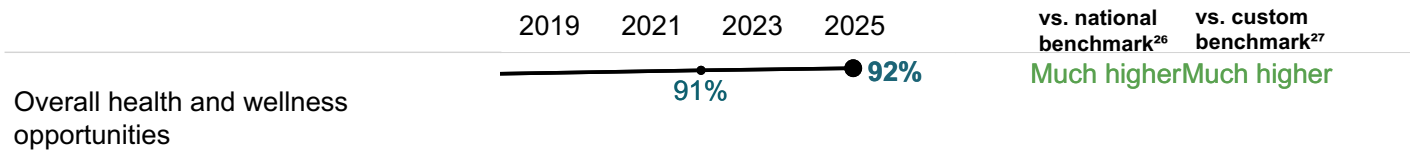
Overall health and wellness opportunities in Park City, 2025

Health and Wellness

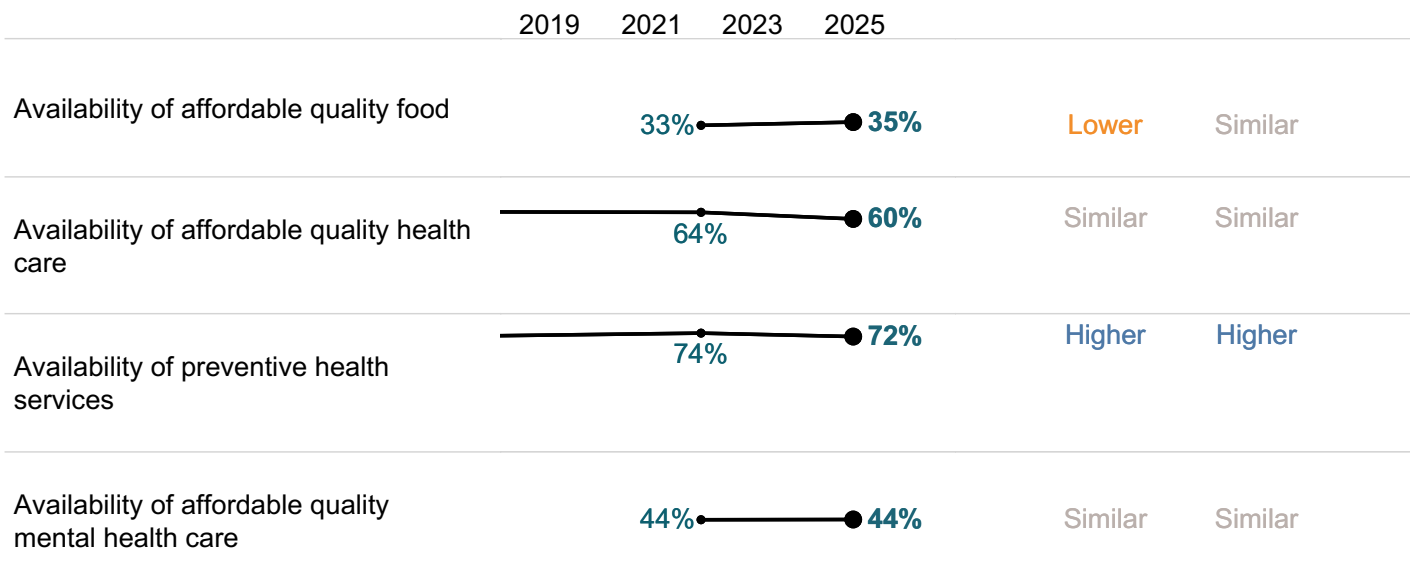
The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.



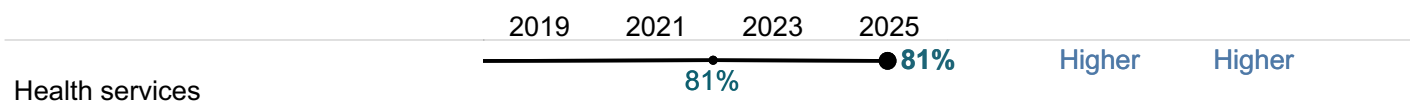
Please rate each of the following characteristics as they relate to Park City as a whole.
(% excellent or good)



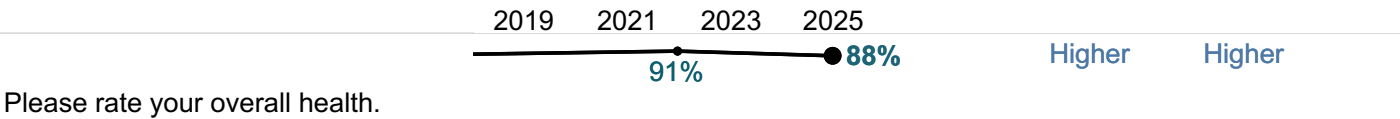
Please also rate each of the following in the Park City community.
(% excellent or good)



Please rate the quality of each of the following services in Park City.
(% excellent or good)



Please rate your overall health.
(% excellent or very good)

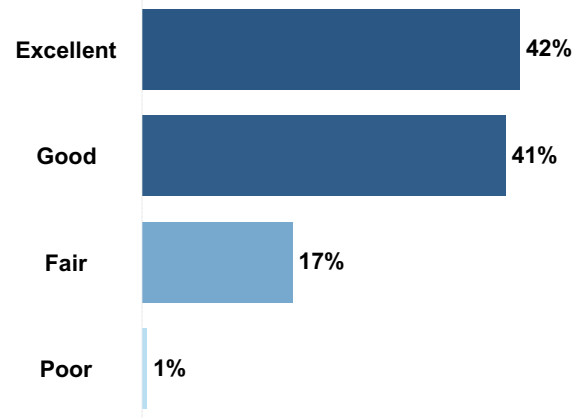


26. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.
27. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

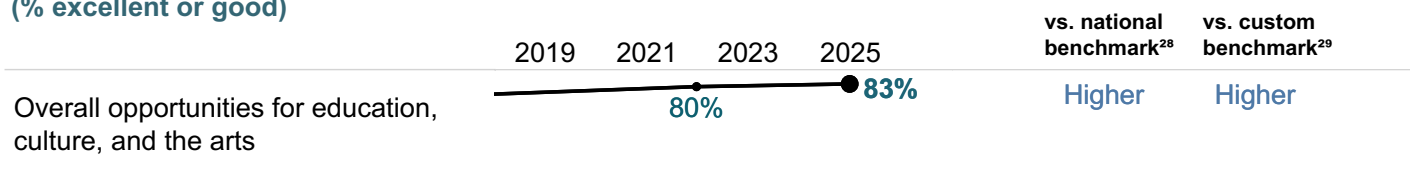
Education, Arts, and Culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

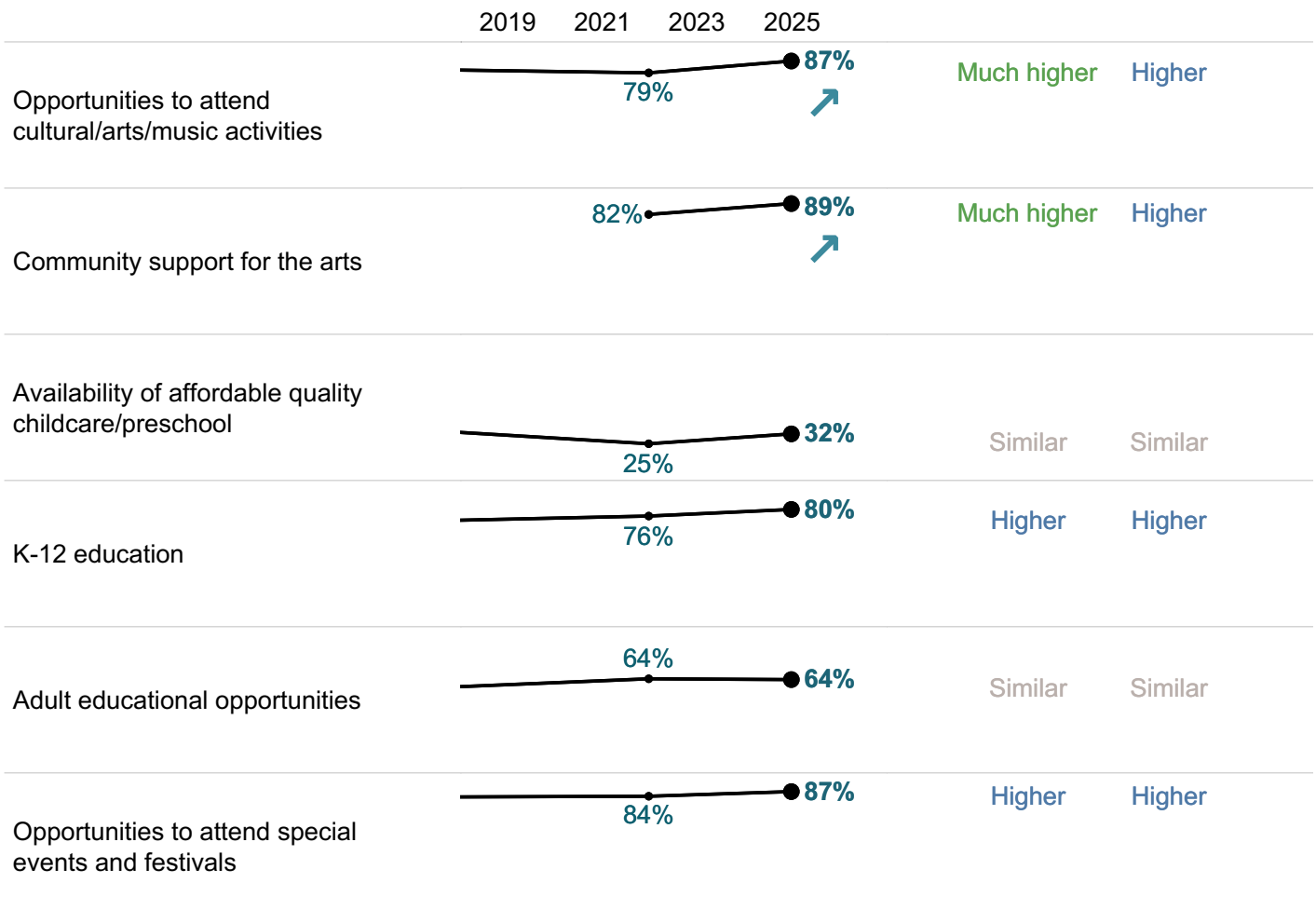
Overall opportunities for education, culture and the arts, 2025



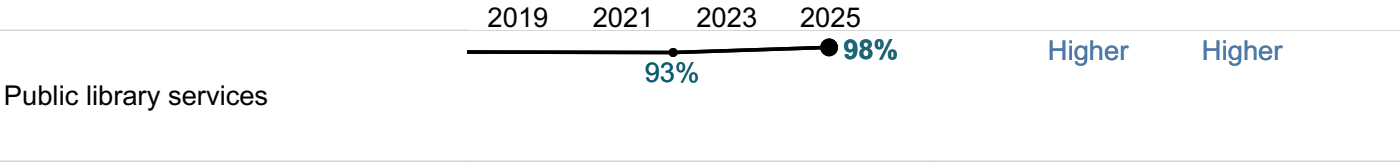
Please rate each of the following characteristics as they relate to Park City as a whole.
(% excellent or good)



Please also rate each of the following in the Park City community.
(% excellent or good)



Please rate the quality of each of the following services in Park City.
(% excellent or good)

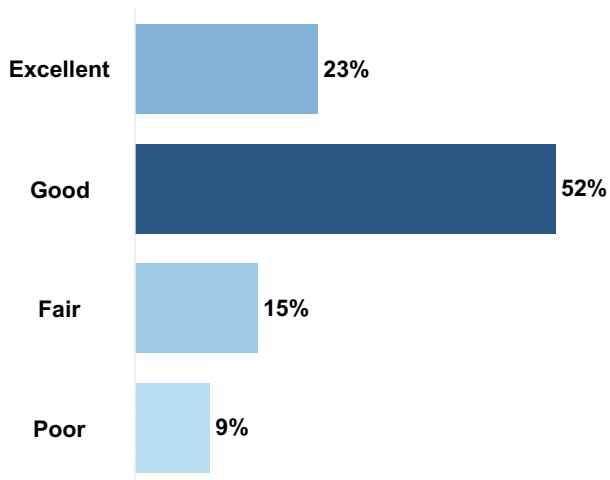


28. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.
29. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

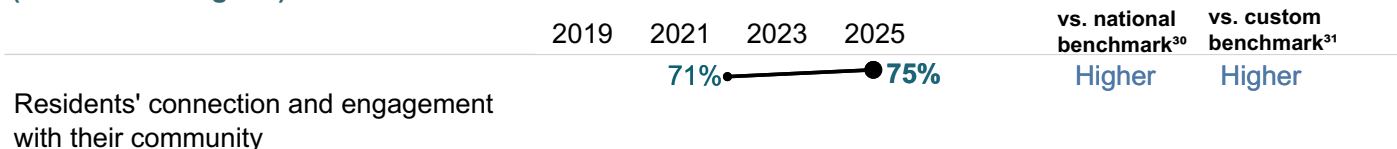
Inclusivity and Engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

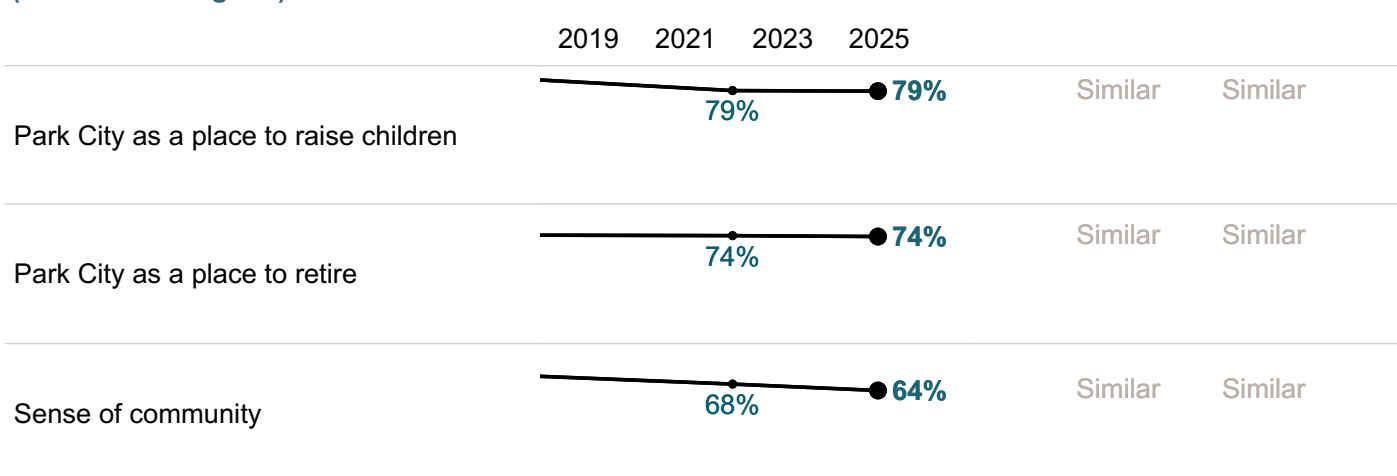
Residents' connection and engagement with their community, 2025



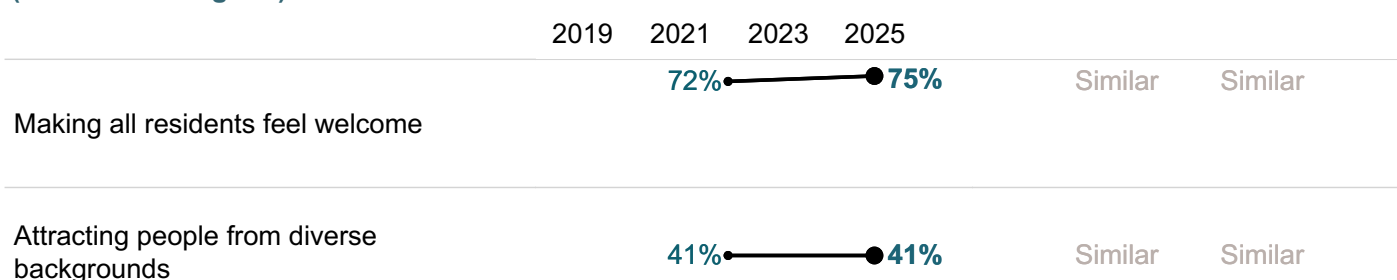
Please rate each of the following characteristics as they relate to Park City as a whole.
(% excellent or good)



Please rate each of the following aspects of quality of life in Park City.
(% excellent or good)



Please rate the job you feel the Park City community does at each of the following.
(% excellent or good)



The Park City 2024 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Park City.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Park City as a place to live.....	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Park City as a place to raise children.....	1	2	3	4	5
Park City as a place to work	1	2	3	4	5
Park City as a place to visit	1	2	3	4	5
Park City as a place to retire	1	2	3	4	5
The overall quality of life in Park City.....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Park City as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of Park City	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Park City	1	2	3	4	5
Overall design or layout of Park City's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Park City (water, sewer, storm water, electric/gas, broadband).....	1	2	3	4	5
Overall feeling of safety in Park City.....	1	2	3	4	5
Overall quality of natural environment in Park City	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in Park City.....	1	2	3	4	5
Overall opportunities for education, culture, and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in Park City to someone who asks	1	2	3	4	5
Remain in Park City for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In Park City's downtown/commercial area during the day	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Park City community does at each of the following.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

6. Please rate each of the following in the Park City community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in Park City	1	2	3	4	5
Variety of business and service establishments in Park City	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Park City.....	1	2	3	4	5
Overall image or reputation of Park City	1	2	3	4	5

7. Please also rate each of the following in the Park City community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in Park City.....	1	2	3	4	5
Ease of travel by public transportation in Park City.....	1	2	3	4	5
Ease of travel by bicycle in Park City.....	1	2	3	4	5
Ease of walking in Park City.....	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods.....	1	2	3	4	5
Preservation of the historical or cultural character of the community.....	1	2	3	4	5
Public places where people want to spend time.....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in Park City.....	1	2	3	4	5
Overall appearance of Park City.....	1	2	3	4	5
Cleanliness of Park City.....	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.).....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)... 1	2	3	4	5	
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food.....	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services.....	1	2	3	4	5
Availability of affordable quality mental health care.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities.....	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities.....	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in Park City.....	1	2	3	4	5
Opportunities to participate in social events and activities.....	1	2	3	4	5
Opportunities to attend special events and festivals.....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters.....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	<u>No</u>	<u>Yes</u>
Contacted Park City (in-person, phone, email, or web) for help or information.....	1	2
Contacted Park City elected officials (in-person, phone, email, or web) to express your opinion.....	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.).....	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in Park City.....	1	2
Campaigned or advocated for a local issue, cause, or candidate.....	1	2
Voted in your most recent local election.....	1	2
Used bus, rail, subway, or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone.....	1	2
Walked or biked instead of driving.....	1	2

The Park City 2024 Community Survey

9. Please rate the quality of each of the following services in Park City.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair.....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing	1	2	3	4	5
Police/Sheriff services.....	1	2	3	4	5
Crime prevention.....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts)	1	2	3	4	5
Park City open space	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by Park City employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of Park City government performance.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to Park City.....	1	2	3	4	5
The overall direction that Park City is taking.....	1	2	3	4	5
The job Park City government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in Park City government.....	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect.....	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Park City.....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

12. Please rate how important, if at all, you think it is for the Park City community to focus on each of the following in the coming two years.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of Park City	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Park City	1	2	3	4
Overall design or layout of Park City's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Park City (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in Park City	1	2	3	4
Overall quality of natural environment in Park City	1	2	3	4
Overall quality of parks and recreation opportunities	1	2	3	4
Overall health and wellness opportunities in Park City	1	2	3	4
Overall opportunities for education, culture, and the arts	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

The Park City 2024 Community Survey

Our last questions are about you and your household.

Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone	1	2	3	4	5	6
Visit social media sites such as Facebook, X (formerly Twitter), Nextdoor, etc.	1	2	3	4	5	6
Use or check email	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online	1	2	3	4	5	6

D2. Please rate your overall health.

☐ Excellent ☐ Very good ☐ Good ☐ Fair ☐ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?

Do you think the impact will be:

☐ Very positive ☐ Somewhat positive ☐ Neutral ☐ Somewhat negative ☐ Very negative

D4. How many years have you lived in Park City?

- ☐ Less than 2 years
- ☐ 2-5 years
- ☐ 6-10 years
- ☐ 11-20 years
- ☐ More than 20 years

D5. Which best describes the building you live in?

- ☐ Single-family detached home
- ☐ Townhouse or duplex (may share walls but no units above or below you)
- ☐ Condominium or apartment (have units above or below you)
- ☐ Mobile home
- ☐ Other

D6. Do you rent or own your home?

- ☐ Rent
- ☐ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

- ☐ Less than \$300
- ☐ \$300 to \$599
- ☐ \$600 to \$999
- ☐ \$1,000 to \$1,499
- ☐ \$1,500 to \$2,499
- ☐ \$2,500 to \$3,999
- ☐ \$4,000 to \$6,999
- ☐ \$7,000 to \$9,999
- ☐ \$10,000 or more

D8. Do any children 17 or under live in your household?

- ☐ No
- ☐ Yes

D9. Are you or any other members of your household aged 65 or older?

- ☐ No
- ☐ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

- ☐ Less than \$25,000
- ☐ \$25,000 to \$49,999
- ☐ \$50,000 to \$74,999
- ☐ \$75,000 to \$99,999
- ☐ \$100,000 to \$149,999
- ☐ \$150,000 to \$199,999
- ☐ \$200,000 to \$299,999
- ☐ \$300,000 or more

D11. Are you of Hispanic, Latino/a/x, or Spanish origin?

- ☐ No
- ☐ Yes

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

- ☐ American Indian or Alaskan Native
- ☐ Asian
- ☐ Black or African American
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ White
- ☐ A race not listed

D13. In which category is your age?

- ☐ 18-24 years
- ☐ 25-34 years
- ☐ 35-44 years
- ☐ 45-54 years
- ☐ 55-64 years
- ☐ 65-74 years
- ☐ 75 years or older

D14. What is your gender?

- ☐ Woman
- ☐ Man
- ☐ Identify in another way → go to D14a

D14a. If you identify in another way, how would you describe your gender?

- ☐ Agender/I don't identify with any gender
- ☐ Genderqueer/gender fluid
- ☐ Non-binary
- ☐ Transgender man
- ☐ Transgender woman
- ☐ Two-spirit
- ☐ Identify in another way

Thank you!

Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502



PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

April 28, 2025

The Council of Park City, Summit County, Utah, met in open meeting on April 28, 2025, at 4:00 p.m. in the Council Chambers.

SPECIAL MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian (arrived at 4:02 p.m.) Council Member Jeremy Rubell (via Zoom at 4:17 p.m.) Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. OLD BUSINESS

1. Reconsider the Participation of Park City in the Utah Municipal Alternate Voting Method Pilot Project, also known as Ranked Choice Voting (RCV) for the 2025 Municipal Election:

Michelle Kellogg, City Recorder/Election Official, reviewed that at the last Council meeting the majority of Council supported revisiting the RCV participation in this year's election. She gave the new filing period for candidates if the Council returned to the traditional voting method and noted if the resolution to rescind RCV was approved tonight, she would need to send that to the Lt. Governor's Office by April 30.

Mayor Worel apologized to the residents and stated transparency had been important to her. She felt ambushed by Council Member Ciraco at the last meeting and noted he did not provide information regarding his concerns about RCV even when the City Recorder

1 requested it of him. The majority of Council opted not to bring in additional expertise as
2 well. She thought the public deserved a process that was open and public.

3
4 Mayor Worel opened the meeting for public input.

5
6 Glenn Wright stated RCV made sense to run an election and one reason was reducing
7 election costs. The Council gave people notice that they wouldn't have to decide on
8 running for office until August and now that would change. He felt that was unfair. He
9 asserted listening to the Utah County Clerk was a mistake because he was disavowed
10 by the Lt. Governor and all of the other County Clerks in the state.

11
12 Peter Wright 84060 liked the notion of RCV for two reasons: time and money. The
13 traditional voting method consumed more time and money. RCV had a shorter election
14 cycle and it saved time and money. He also thought it would give voters more choices.

15
16 Alex Butwinski 84060 agreed with the mayor's comments and stated the staff report
17 was very short so it didn't give the public what the concerns were. He felt RCV
18 eliminated voter fatigue. He wondered what new data had arisen to change the
19 decision. Studies that were referenced stated voters liked it. The Summit County Clerk
20 was satisfied with RCTab software and how it worked.

21
22 Danny Glasser 84060 stated the method didn't concern him as much as changing the
23 method that was chosen five weeks ago. It looked like the incumbents wanted to have
24 the election method that would be more favorable to them.

25
26 Joe Davis 84060 didn't think the costs of participating in elections was the issue. His
27 issue was exhausted votes - votes that weren't moved forward in the RCV round
28 because of the way he filled out the form. He didn't think some votes should be worth
29 more than others.

30
31 Aaron Davidson 84042 stated he was the Utah County Clerk and agreed with those
32 people who spoke to this issue already. He didn't intend to cause this issue but he sent
33 information to the Council that wasn't known beforehand. There was an anomaly in
34 RCTab and there was a possibility that ballots could be counted that weren't supposed
35 to be counted and that would make a difference in a close race. He noted RCTab was
36 the only software approved to be used outside of Salt Lake County, and Salt Lake
37 County used Dominion, which was proved to be accurate.

38
39 Courtney Morrison 84060 supported RCV as originally voted.

40
41 Mary Wright read the public eComment from her daughter, Katie Wright.

42
43 Steven Parks 84060 believed the City Council making a decision and then calling a
44 special meeting to go against that was not okay. He favored RCV and thought the City
45 should try it.

1 Rory Murphy 84060 stated the optics on this issue were not good. He hadn't seen this
2 much bad feeling between the Council before. There was enough chaos at the national
3 level. He hoped the Council would listen to their conscience and do the right thing.
4

5 Jimmy May 84060 stated free, fair, and transparent elections were very important. RCV
6 had a lot of failures. The promise of simplicity and choice failed around the country. One
7 of the biggest problems was that RCV could generate different outcomes than
8 traditional elections. He indicated RCV was tried and rejected all over the state of Utah
9 and across the United States. He read a summary from the Wall Street Journal that
10 voters rejected RCV in several states. He applauded the Council for discussing this
11 topic again and requested they reject RCV.
12

13 Shari Noteware 84098 cheered for the best interests of Park City. She stated experts
14 had touted the merits of RCV and read an article that said as much. She also noted the
15 Summit County Clerk expressed confidence in RCTab. She thought Park City could
16 lead by example. She supported the Council upholding RCV.
17

18 Diego Zegarra 84060 supported RCV and was honored and proud to be in the presence
19 of the other commenters in support. He thought RCV supported moderates and
20 promoted cost savings in elections.
21

22 Rosemary Blizzard 28504 stated she was an election administrator and she rejected the
23 fact that RCTab was not reliable. She indicated RCTab was used across the country
24 and it was analyzed after elections to make sure it was accurate.
25

26 John Kenworthy 84060 stated many people didn't understand RCV. Many of the Council
27 referred to Heber using RCV, but 80% of Heber voters rejected RCV after using it twice.
28 He also stated the national government was turned upside down due to not having a
29 primary in one of the primaries.
30

31 Max Doilney 84060 stated he made a number of decisions where he wished he had a
32 re-do. This was not an emergency and he didn't think the Council should have a re-do
33 anytime they wanted. He didn't want to bring the MAGA brand of politics to the City. He
34 stated he advocated for Council Member Parigian to be elected. He thought this was
35 disgraceful to be here at an emergency meeting because this was not an emergency.
36 He thought this would only help Council Member Rubell if he ran again.
37

38 Katie Wright 84060 supported RCV and she was disturbed the City Council called an
39 emergency session to recall their vote. She hoped the Council could make decisions
40 based on good discussions. She thought the discussion was that RCV was good for
41 voters and they should think about the precedent they were setting by undoing a vote
42 without a reason.
43

1 Megan McKenna 84060 supported RCV at a previous meeting and she agreed the
2 decision to uphold RCV should be upheld. She was disappointed this decision became
3 a partisan issue and that expert opinions were not allowed tonight.

4
5 Becca Gerber 84060 stated she was on the Council for eight years and she never saw a
6 Council call a topic back for a revote so quickly. One thing she heard from the
7 community was they wanted consistency and this was instability which led to distrust.
8 This was not Utah County or Heber and she wanted Park City to continue making good
9 decisions.

10
11 Jocelyn Scudder 84060 supported RCV and the alignment with the original vote. It was
12 concerning to see this chaos when it wasn't an emergency.

13
14 Sarah Hall 84060 agreed with other community members that there was no reason to
15 have this emergency meeting. There was no reason to have a revote after they had
16 meaningful public process. She urged the Council not to rescind the prior vote.

17
18 Josh Daniels 84045 former Utah County Clerk and the first clerk who administered RCV
19 in elections. He used RCTab and it worked fine. The current Utah County Clerk pointed
20 out flaws in other states, but the RCV developers indicated the mistake was based on
21 the rules applied specifically to Alaska. This tool was available in Summit County, and
22 he thought there wouldn't be any problems. He referred to surveys after the 2019
23 election and stated that over 70% of RCV voters liked the voting method. He hoped the
24 Council would consider the positive experiences people had.

25
26 Angela Moschetta 84060 stated she worked on many campaigns and supported RCV in
27 large cities but not for Park City. She thought RCV would create confusion and could
28 cause ballot errors. She felt this was an area where voter confidence was already low.
29 She stated Council Member Dickey said rejecting RCV was an attempt to manipulate
30 the election. Council Member Toly said there were two sides to every story. Moschetta
31 indicated a nonprofit was going to have a slate of candidates this election as well. They
32 were also supportive of RCV. People contemplating running for office were already
33 preparing. She thought RCV would rig the selection at the mayoral and council levels.
34 She thanked Council Member Parigian for standing against RCV and for Council
35 Member Ciraco for correcting the course for a truly transparent process. Revisitation of
36 issues was allowed, and this special meeting was democracy in action.

37
38 Jason Seegert 84060 stated he heard nothing to justify this meeting and encouraged
39 the Council not to recall the RCV vote.

40
41 Gerry Hall 84060 indicated RCV resulted in better campaigns and candidates, and more
42 representative results. He thought discussions on machine errors was with the MAGA
43 group. He didn't think it was proper form to revisit the decision and felt this was the
44 appearance of helping a political ally. Changing this decision would undermine the
45 confidence in elections.

1 Maggie AbuHaidar 84060 supported RCV for the same reason as other commenters.
2 As an attorney, she was concerned with the rising lack of trust in the government and
3 the attacks on due process. The public engaged in a process that resulted in the
4 approval of RCV. Now there was a special meeting held during the day when many
5 couldn't attend to rescind the decision. She expected more from Park City.

6
7 Virginia Solomon 84098 echoed the comments in support of RCV and the concerns for
8 calling this special meeting.

9
10 Katie Madsen eComment: "I am in support of Council's initial decision to use Ranked
11 Choice Voting for the Council and Mayoral election. I think Ranked Choice Voting is the
12 best system for selecting candidates that represent voters."

13
14 Peter Wright eComment: "I have been a Park City resident since 2006. I am in favor of
15 Rank Choice Voting (RCV) as I believe it will accomplish 2 important things: making it
16 easier for individuals to run for office by making running for office less expensive and
17 less time consuming. And this easing of entry will encourage better candidates who
18 cannot afford the cost and time burdens of running for office. This is a win, win for Park
19 City. Clearly there is a lot of negative noise being created by opponents who may have
20 an interest in the old voting process. They are suggesting faults with little if any
21 evidence to support the criticisms. Change always comes with naysayers who are afraid
22 of trying different approaches. Please don't let these overpower the potentially great
23 benefits of reducing both the costs and the time involved in running for office. Better
24 candidates equals better government!"

25
26 VJ Petitt eComment: "My Husband and I have lived in Park City for 32 years. We
27 heartily support Ranked Choice Voting."

28
29 Mayor Worel closed the public input.

30
31 Council Member Dickey thanked those who showed up today with minimal notice. He
32 didn't think this was about RCV but it was about elections. He reviewed all the Council
33 meetings regarding this issue, and noted there was supposedly new information which
34 warranted a special meeting. He thought that was irresponsible and instilled doubt in the
35 City processes and in elections. He didn't know what the new information was and
36 hoped to hear about it. He stated the Utah County Clerk was an election denier and he
37 didn't want to follow Utah County or Heber. He thought this process was disrespectful to
38 the City's voters.

39
40 Council Member Toly stated she had previously announced she was running for Council
41 this year. She was shocked last week when the idea of overturning RCV was brought
42 up and a special meeting was called with limited notice to the public. She supported
43 using RCV six weeks ago and didn't want to overturn it today. She thought promises
44 should be kept. She supported RCV because it didn't make everything an issue and she

1 wanted to continue the projects progressing in the City. Fairness mattered and she
2 wanted to keep the commitment made to the community.

3
4 Council Member Rubell corrected the record. On March 13th he voiced that he was open
5 to RCV. It was also stated the vote was unanimous and he pointed out that one Council
6 member voted no on it every time it came up. He stated there was a defined process for
7 special meetings. There was an impending deadline for this notification, and an elected
8 official raised a concern. The Council was open to discussing anything that a Council
9 member wanted to discuss. This issue was important, but the Council wasn't following
10 an out of the ordinary process. The deadline to notify the Lt. Governor was in two days,
11 and that was the time sensitivity of the matter. He stated RCV was inconclusive
12 according to the studies. They didn't need experts to come today, because they had
13 already heard from the experts. He referred to RCV studies from Utah Valley University
14 and indicated there were varying opinions. The Council didn't get new information, but
15 the state was not extending the RCV pilot program so this would be a one-time change
16 in the vote method. Council Member Rubell referred to the proportional RCV voting
17 method and indicated he supported that for our multi-seat election, but it was not an
18 option in this state. He added that this meeting was fully transparent, and stated he
19 didn't feel comfortable moving forward with RCV just because it was different. He also
20 noted that the RCV presenter last September indicated that RCV favored the incumbent
21 since there was less campaign time.

22
23 Council Member Parigian stated there was no right or wrong way to hold an election,
24 but he was concerned about elections for Park City. He was against RCV, but not
25 because of how it worked. He felt the City had civil elections and he thought the
26 argument for making campaigning easier was wrong. He thought candidates needed to
27 work hard to meet the residents and put in the effort needed, as that time spent would
28 reflect on the time needed once a candidate was elected to office. If the candidate did
29 not have the time to put into a campaign, then it wasn't the right time for them to run for
30 office.

31
32 Council Member Ciraco indicated he had been thinking about RCV ever since the
33 resolution was passed last month. He stated this special meeting was called with short
34 notice because of the May 1st deadline to rescind the RCV decision. He asserted this
35 was not partisan politics, but he was there tonight because he felt he had made a
36 mistake. He noted this was not an issue with computer tabulation, but rather he felt
37 there was not an overwhelming reason to change the voting method, especially since
38 this was the last year of the RCV pilot program. Municipal elections were nonpartisan.
39 He noted the UVU study of RCV was a study of public opinion, not on the merits of
40 RCV. It was especially difficult for the senior population. He did not support using RCV
41 for this election.

42
43 Council Member Dickey thought the reason for this meeting was because new
44 information was received, but he didn't hear any new information. He was disappointed
45 in the process.

Council Member Ciraco moved to approve Resolution 07-2025, a resolution rescinding a request for inclusion of Park City, Utah in the Municipal Alternate Voting Methods Pilot Project, also known as Ranked Choice Voting (RCV) for the 2025 Municipal Election. Council Member Rubell seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Parigian, and Rubell

NAYS: Council Members Dickey and Toly

2. Discuss the Irrigation Water Rate Structure Alternative:

Clint McAfee and Jason Christensen, Public Utilities Department, presented this item. McAfee reviewed the last time this item was discussed the Council chose Alternative One for single-family residential water rates. They were here to discuss irrigation water rates and asserted the irrigation usage had been trending down over the past few years. The Water Department calculated 180 irrigation accounts: 133 with multifamily, 40 commercial, and 7 single family. He noted 84 properties had a single account and 31 properties had multiple accounts.

McAfee reviewed the calculation for the irrigation allocation based on the City code's limits on grass for new developments. Council Member Rubell thanked McAfee for being so thorough in this research. McAfee displayed two alternatives. Alternative One: base rate was \$100/acre, Tier 2 would start at 75% allocated volume, Tier 3 would start at 100% allocated volume, and that would result in a \$300,000 revenue reduction. Alternative Two: Base rate \$150/acre, Tier 2 would start at 100% allocated volume, Tier 3 would start at 110% allocated volume, and that would result in a \$300,000 revenue reduction. McAfee gave examples of how these alternatives would affect customers. He noted the Water Department had already reduced its budget by \$650,000 to accommodate both the residential water adjustments and irrigation water adjustments.

Council Member Rubell favored Alternative Two since it was less severe on users. He noted the City had programs for customers to turn their grass to other things. Council Member Ciraco supported Alternative Two as well. He indicated the better the community did at conservation, the lower the revenue would be. Alternative Two would give the City more flexibility if there was a year of extreme drought. Council Member Parigian asked if a property with multiple meters would be combined for calculating purposes, to which McAfee affirmed. Council Member Parigian had no preference between the alternatives.

Council Member Dickey supported Alternative Two and stated it was a smart approach. Council Member Toly supported Alternative Two and asked if this would be implemented for FY26. Christensen stated there was a lag between the meter read and the bill, so this would go out with the July bill. He stated there would be code changes for implementation as well so he would bring those amendments back to the Council. Mayor Worel summarized majority of the Council favored Alternative Two. McAfee stated this would be part of the FY26 fee schedule.

Council Member Toly moved to close the meeting to discuss litigation at 6:00 p.m.
Council Member Dickey seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 6:25 p.m. Council
Member Ciraco seconded the motion.

RESULT: APPROVED

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

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

May 1, 2025

The Council of Park City, Summit County, Utah, met in open meeting on May 1, 2025, at 2:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 2:02 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

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

RESULT: APPROVED

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

WORK SESSION

4:10 p.m. - FY 26 Tentative Budget:

Jessica Morgan, Senior Financial Planning Analyst, presented this item along with Jed Briggs, Budget Operations and Strategic Planning Manager; Robbie Smoot, Data Analyst; and Penny Frates, Senior Budget Analyst. Morgan stated they will return to Council in subsequent weeks, leading up to the final budget adoption on June 12th, by state law. Revenues are expected to be flat for FY26, so staff decided not to focus on new projects, but rather on ongoing projects that align with Council goals. Smoot explained the difference between sales tax distribution and actual sales tax filings, and asked Council their reporting preference moving forward. Council Member Ciraco asked if the tax filings could be used as an economic performance metric vs. dollars received to inform budget discussions. Smoot agreed and said it would be included in the budget monitoring report. Council Member Parigian had no concerns with how the budget is currently being reported. Council Member Rubell agreed with Council Member Ciraco. Council Member Dickey stated that it's a good distinction of economic performance and agreed with Council Member Ciraco. Briggs presented the General Fund FY26 Budget, which he clarified does not include capital or enterprise funds. He furthered that sales

1 and property taxes fund most of the revenues, whereas personnel take up the majority
2 of expenses. Briggs compared that to the Operating FY26 Budget, which includes the
3 General Fund plus the Enterprise Funds, but not the Capital Projects Fund; one is
4 looking at the budget by fund, and the other is looking at it by object. He briefly
5 described the Transportation Fund FY26 Budget, where federal grants and sales tax
6 make up a large percentage of revenues vs. transit ops, and future capital, which make
7 up the majority of expenses. Lastly, the FY26 Water Fund Budget has water charges for
8 services comprising the bulk of the revenues, whereas capital and service debt make up
9 most of the expenses. Council Member Parigian sought clarification on the terms of the
10 beginning and end of the balance sheet. Briggs stated that budget reports follow state
11 code, which means you need to have a beginning and ending balance sheet, and it
12 illustrates how much cash the City has at any given point.

13
14 Frates revisited the Detective Sgt., \$240,000 (recurring), and K9 Unit \$204,000
15 (recurring) budget requests. Chief Carpenter stated that the volume and sophistication
16 of criminal cases continue to rise, and staff are finding that a Detective Sergeant is
17 needed on staff to oversee investigations and ensure collaboration with victim
18 advocates, multidisciplinary teams, and prosecutors on key cases. Council Member
19 Parigian asked if the Detective Sergeant, depending on volume, would be able to
20 complete other tasks on the force. Chief Carpenter said that the workload for that
21 position has plenty of assignments. Chief Carpenter added that the second request for
22 public safety would be for the K9 Unit for pre-event security at special events, for
23 dignitaries, and ensuring safety in large crowds and public areas. He cited that in 2024,
24 the City had 9 special events and in 2023, there were 13 events. He stressed that this
25 resource would provide an opportunity to use the K9 for search and rescue, missing
26 persons, and the canine can be multi-trained. This past year, the Police Department
27 contracted most of the K9 sweeps with private entities and required a certified Peace
28 Officer to be present with the contractor, which doubled the cost. Mayor Worel asked if
29 the City would be liable if a K9 were to bite an individual. Chief Carpenter responded
30 that the type of dog they are requesting would not be aggressive or attack trained.
31 Instead, it would be search and rescue and Emergency Operations Center (EOC)
32 trained. Council Member Parigian asked about the annual rental cost of a K9. Frates
33 stated that, year to date, the cost of renting is around \$35,000 for two events. Council
34 Member Rubell stated that this request is a public safety matter and felt it should be
35 included in the budget. Council Members Dickey, Toly, Parigian, and Ciraco all agreed.

36
37 Frates presented Sundance 2026 estimated increases to match 2025 service levels,
38 totaling \$314,567, as a one-time expense. Council Member Rubell asked what the
39 minimum service level required for a good experience. Chief Carpenter stated that past
40 increases were primarily security related. Council Member Rubell stated that he would
41 like to see these numbers scrutinized a bit more since Sundance has already left.
42 Council Member Toly asked what the cost would be if Main Street wasn't closed. Frates
43 stated that she would come back with that estimate. Council Member Dickey stated that
44 he understands the impulse to shave costs, but regarding safety, the money is well
45 spent. Council Member Parigian sided with safety and approves of the request even if

1 the numbers can't be further sharpened. Council Member Ciraco asked what the overall
2 Sundance budget was for last year. Frates stated that she could return to Council with
3 that number, since there isn't one Sundance budget; it hits every department
4 separately. Council Member Ciraco asked how many days Main Street was closed for
5 Sundance in 2025 and if that amount could be reduced. Chief Carpenter stated that it
6 was closed for around 5 days, which was based on the projected number of venues in
7 town and large concerts that were in place. Council Member Toly inquired if Council
8 Member Dickey and Mayor Worel had an HPCA debrief on Sundance yet. Mayor Worel
9 stated that they have discussed it and that having people in the street with the Main
10 Street closure kept people out of the businesses, which was difficult for some of them.
11 Council Member Dickey added that businesses close to the top of Main were not as well
12 visited despite efforts to promote. Council Member Toly would like to have a full
13 Sundance debrief to see if there are ways that the City could mitigate impacts to
14 businesses that felt most affected. City Manager Matt Dias stated that the annual
15 Sundance debrief is on the Council calendar for June 5th. Frates clarified that Council
16 direction is to leave it in the budget as is, and as Sundance approaches, staff will work
17 to refine the \$314,567 request. Chris Eggleton, Economic Development Director, said
18 that in some of the preliminary Sundance discussions, the organization showed interest
19 in making the final event something memorable, which recognizes the history of the
20 event.

21
22 Frates stated that bids came back favorably for the Sunny Slopes Trail (Meadows Drive
23 to Round Valley Segment) and that this segment will be included in the FY26 as a
24 repaving project at no additional cost. It is scheduled for Council discussion and
25 contract award consideration on May 15th. Frates also mentioned that Finance and
26 Utility Billing transitioned to a new payment processing provider as a key upgrade within
27 the new Enterprise Resource Planning (ERP) system. The MARC and Golf facilities are
28 also moving to a new payment provider to improve integration with their existing point-
29 of-sale systems to lower their monthly service rates. The current 2% credit card
30 processing fee for transactions over \$5,000 is being evaluated as part of the FY26 fee
31 schedule. Council Member Rubell wanted staff to see about reducing credit card
32 payments to further minimize processing fees. City Manager Dias clarified that staff
33 would be looking at payment methods that have lower administrative thresholds or
34 costs, like Zelle, or other alternatives. Council Member Rubell agreed and named
35 Automated Clearing House (ACH), internet payment methods, and checks. Frates
36 stated that the City offers some of those methods already, but that it would be a matter
37 of pushing customers to use those methods over credit cards.

38
39 Scott Robertson, IT Director, stated that proposed technology investments are about
40 unlocking capacity, reducing some institutional risk, and positioning the City to lead with
41 foresight. He furthered that most of the work that IT does is projects, whether it be
42 migrating or integrating data, upgrading systems, or managing the landscape of
43 compliance.

Briggs summarized the General Capital Fund FY26, revenues vs. expenses. He reiterated that in the regular meeting, Council will have the option to adopt the tentative budget before the final budget is presented to them for adoption on June 12th, per state code.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Marissa Marleau, Deputy City Recorder	Present
None	Excused

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco will be buying cups of coffee at Lucky Ones on May 2nd from 9-11 am for anyone who would like to discuss City issues. Council Member Parigian thanked everyone for attending the Treasure Hill Ribbon Cutting last night. Council Member Rubell implored Council to hold citizens targeting specific Council Members accountable for positive or negative comments in Chambers accountable and would prefer if the Council were addressed as a whole. Council Member Toly stated that May is Mental Health Awareness Month and mentioned that there are a number of activities going on in Park City. Council Member Dickey thanked the community for coming out for Monday's Council Meeting and was happy with the turnout, whichever side they fell on the topic. Mayor Worel stated that Park City has been awarded Tree City USA status, a testament to the community's commitment to the unwavering care and celebration of trees. She added that next Tuesday from 5:30-6:30 pm in Chambers and online, there will be a running for office orientation for the municipal election, and due to a legislation change, the candidate filing period has been updated to June 2-6. Council Member Rubell stated that his prior comment was instead a question to Council and is curious if the majority of Council would be receptive to having the public address Council as a whole, rather than individually. Council Member Parigian stated that it was uncalled for and would appreciate being addressed a group. Council Member Ciraco stated that he has no problem taking constructive criticism but supports the proposal to address the Council as a whole. Council Member Toly stated that multiple individuals

1 did that at Monday's meeting and agrees it would be better to address the Council as a
2 whole. Council Member Dickey stated that he would be open to policy discussion on the
3 matter.

4 **Staff Communications Reports:**

5
6 **1. February Sales Tax:**

7
8 **III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON**
9 **THE AGENDA)**

10
11 Mayor Worel opened the meeting for any who wished to speak or submit comments on
12 items not on the agenda. No comments were given. Mayor Worel closed the public input
13 portion of the meeting.

14
15 **IV. CONSIDERATION OF MINUTES**

16
17 **1. Consideration to Approve the City Council Meeting Minutes from March 26, 27,**
18 **and April 10, 2025:**

19
20 Council Member Ciraco moved to approve the City Council meeting minutes from March
21 26, 27, and April 10, 2025. Council Member Dickey seconded the motion.

22 **RESULT: APPROVED**

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

24
25 **V. CONSENT AGENDA**

26
27 **1. Request to Authorize the City Manager to Execute a Construction Agreement**
28 **with Big Horn Contractors LLC, as Approved by the City Attorney's Office, to**
29 **Replace the Collapsed "Aspen Deck" on the Bonanza Flat Property Not to Exceed**
30 **\$101,906:**

31
32 **2. Request to Authorize the City Manager to Execute Four Professional Services**
33 **Agreements as Follows: Ecology Bridge LLC - \$70,000; Optimo Landscaping and**
34 **Snow Removal LLC - \$50,000; Utah State University Utah Conservation Corps -**
35 **\$50,000; Greenleaf Enterprises - \$30,000; for a Total Not to Exceed \$200,000, for**
36 **Invasive Species Mitigation in a Form Approved by the City Attorney's Office:**

37
38 Council Member Parigian moved to approve the Consent Agenda. Council Member
39 Dickey seconded the motion.

40 **RESULT: APPROVED**

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

42 **NAY:** Council Member Rubell

VI. OLD BUSINESS

1. Consideration to Approve Recommendations of the Nonprofit Services

Advisory Committee:

Hans Jasperson, Budget Analyst, introduced the Nonprofit Services Advisory Board Committee Members, Dan Glasser, Board Chair, and Molly Miller. Jasperson reviewed Council recommendations from the May 13th, 20th, and 26th meetings. Miller stated that a little less than half of PC Tots revenue comes from parent tuition, whereas fundraising and grants comprise the remainder. She furthered that the \$50,000 request would offset a major fundraising lift from PC Tots recent capacity expansion, which also coincided with a loss of approximately \$600,000 in federal grants. She stated that Park City Municipal already provides significant investments to PC Tots, but this request is not duplicative of received funds. Glasser proposed the Emergent Community Needs Grant Program: Increase funding to \$100,000, which would strengthen the City's ability to respond quickly to urgent community needs in a time of growing uncertainty for nonprofits. Jasperson presented three options for Council: Option A: PC Tots Funding \$27,250 (FY25), \$50,000 (FY26), \$50,000 (FY27) with \$100,000 commitment to Emergent Needs in FY26 and FY27; Option B: PC Tots Funding same as Option A with Emergent Needs at \$86,000 in FY26 and FY27; Option C: \$27,250 (FY25), \$25,000 (FY26), \$25,000 (FY27) with Emergent Needs same as Option B. Jasperson explained that FY25 has an available budget of \$27,250, FY26 has an available budget of \$136,000, and FY27 has an available budget of \$186,000, which was larger due to the Senior Center funding ending in FY26. He furthered that Option A would lead to a budget deficit and would need to be funded from other departments if selected.

Mayor Worel opened public input.

Joel Zarrow, 84098, urged Council to consider funding PC Tots. He stated that funding this project would be a step in the right direction for continuing the work that Council has already put forth in regard to the Childcare program. He furthered that the prior scholarship is distributed to more than 27 Pre-K centers around the City, not just PC Tots.

Abby Eddy, 84060, brought her two sons with her to show support for PC Tots. She stated that PC Tots provides a high-quality preschool education and is opting to stay there instead of transitioning to public school. She appreciates the diversity that PC Tots classrooms have, and highlighted the impact of a year-round facility for working parents.

Sue Banerjee, 84098, Executive Director of PC Tots, thanked the Council for the work they had already done, especially with regard to the Upwards Program. She clarified that PC Tots is not the recipient of \$1,000,000, the amount of money that was allocated under it; it is getting a far smaller portion.

Mayor Worel closed public input.

1 Council Member Ciraco thanked Glasser and Miller for their work leading the
2 committee. He stated that tweaking the Upwards formula to apply for scholarships may
3 gain traction, which would allow the Council to fund the monetary gap. Therefore, he is
4 proposing \$15,000 funding to PC Tots in FY25 and removing funding for FY26 and
5 FY27, with the intent to make up the remainder of the funds with adjustments to the
6 Upwards Scholarship Program. Council Member Parigian agrees with Council Member
7 Ciraco's recommendation. Council Member Rubell also agrees with Council Member
8 Ciraco and stated that receiving funds through a nationally recognized program is a
9 better pathway. He furthered that the leftover funds should be shifted to the Emergent
10 Needs Program. Council Member Toly asked if additional funds will need to be added to
11 the budget tonight, to then later have a conversation about this topic at the end of
12 summer or the beginning of fall. Council Member Ciraco stated that there is no need for
13 additional funds. He furthered that a large portion PC Tots requests from 84060 are
14 under 80% AMI, so if Council were to adjust the funding levels in Upwards to target that
15 specific demographic through the program, it would eliminate the need for immediate
16 budgetary funding. Council Member Toly stated that Council would have to unanimously
17 approve of that change in the future, so it jeopardizes funding if for some reason it was
18 not approved. Council Member Ciraco stated that Council has publicly supported
19 Childcare requests, and that this request should be no different. Council Member Toly
20 asked if Michelle Downard, Resident Advocate, would be prepared to come back to
21 Council in the fall. Downard affirmed that sometime in September would be the
22 appropriate timeframe and confirmed that adjustments to support childcare providers
23 can be made at that time. She stated that Park City provided \$40,000 of \$350,000, or
24 around 11% of total funds, to providers allocated during the first fiscal year. Glasser
25 asked if funds could be used to impact the quality of the program and the classroom.
26 Council Member Ciraco stated that those funds would be able to be used elsewhere.
27 Council Member Dickey approves of the change to Upwards. He would fund Option A,
28 so that PC Tots has fund certainty, and if the changes to Upwards are made, then
29 reallocate money based on what funds have already been provided. Mayor Worel
30 commended the Committee for following Council direction regarding fund duplication,
31 and did not understand why that direction would be disregarded. Council Member
32 Rubell stated that the new information helped improve the program. Council Member
33 Ciraco added that it's a more sustainable revenue stream for all childcare providers.
34 Council Member Toly would like to fund \$25,000 for FY25 to cover the six-month gap
35 relative to the change in Upwards programing. She added that if Council does not move
36 forward with the new plan in the fall, the emergent funds will be used to fill the gap for
37 FY26 and FY27.

38
39 Council Member Ciraco moved to fund PC Tots at \$27,250 for FY25 and for FY26 and
40 FY27, allocate the proposed PC Tots funding to Emergent Needs, and return to Council
41 in September to discuss the Upwards Scholarship program to increase the levers of
42 funding to ensure PC Tots is viable. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

2. Discuss the Senior Center Mawhinney Lot Feasibility Report:

Chris Eggleton, Economic Development Director, gave a brief history of the Mawhinney Lot and then introduced Matt Lee, Project Manager, and Liz Novack, Park City Seniors President; and Trason Dixon, Park City Seniors Executive Director. Lee stated that all four parcels of the Mawhinney Lot are zoned Historic-Residential Medium Density Zone (HRM), and the intended use of the Senior Center is classified as Public, or Quasi-Public Institution, Church, and School, which would require a conditional use permit and a Historic District Design Review. Lee added that current setbacks are listed as 15 feet front and rear, 10 feet on each side, and the maximum building square footage is approximately 7,000-10,000 square feet, to include up to a two-level building. Lee stated that the feasibility study focused on keeping the Mawhinney parking lot intact. Lee indicated that the Land Management Code dictates one space per 1,000 square feet, or one space per 5 seats. Park City Seniors would like to have a 100-seat capacity, which totals 20 stalls for maximum occupancy, but is subject to Planning Commission approval. Lee added that the old Senior Center on Woodside has a total of 42 stalls. At 90% parking capacity, utilization was 20 out of 47 stalls, leaving 27 extra open stalls; thus, based on the current peak utilization of 42 stalls, a 15-stall deficit would be present. Lee stated that Environmental testing found groundwater contamination at a 9-foot depth, which would hinder below-grade construction. He added that soils testing showed contamination, but it is within the Soil Ordinance Boundary. Geotechnical findings reported that any below-ground construction would require dewatering and a shoring method for the excavation, which would add cost to the project. Council Member Toly asked if the dirt parking lot is owned by the City and inquired how many cars could be parked there. Eggleton confirmed it to be City-owned. Lee stated that parking in that location would total 8-10 stalls.

Council Member Parigian asked if other locations besides Mawhinney were analyzed as prospective sites. Eggleton stated that the Mawhinney lot was identified as a prospective site because it is a City-owned parcel that could support parking and various site plans. Council Member Parigian asked if an underground parking structure would be possible to add additional spaces. Lee stated that it is possible, but would add to building costs, and the de-watering layer may affect the structure itself. Council Member Ciraco asked if the soil samples were something that staff were concerned about. Lee stated that soils are not concerning. Council Member Dickey asked how staff plans to scale parking for a larger Senior Center with higher demand. Eggleton stated that staff is looking for direction on that specifically to scale the feasibility study accurately. Council Member Dickey inquired about the underground parking constraints to the existing Woodside Senior Center. Lee stated that geotechnical study was completed at Woodside. He furthered that the soil was much cleaner than Mawhinney, and that is not within the soil ordinance. Council Member Rubell asked if the budget took into account who would be paying for it. Lee confirmed that it did not. Council

1 Member Rubell asked if staff need direction on the budget number. Eggleton
2 commented that specific budget direction is not required, rather, staff is seeking
3 direction on lot and parking preferences. Lee furthered that \$100,000 per stall below
4 grade, and \$50,000 a stall above grade would be a good structured parking cost
5 benchmark. Council Member Rubell asked how many stalls would be needed. Lee
6 furthered that particular number would stem from Council direction on the desired
7 utilization goals. Eggleton stated that the not-to-exceed 9,999 SF was added as a
8 benchmark to help identify future needs and narrow parking specifications.

9
10 Mayor Worel opened public input.

11
12 Liz Novack, of 84098, and President of the Park City Senior Center, thanked the staff
13 and the Council for their hard work. Liz stated that the City and the Seniors are on the
14 precipice of compromise. Park City Seniors will discuss the location more at their next
15 Board Meeting, May 12th. She furthered that the Mawhinney lot would allow them to stay
16 in the current Senior Center on Woodside until the new build is completed. She added
17 that the Park Ave location would speak volumes to the importance of Seniors in the
18 community.

19
20 Deb Stafsholt, 84060, stated that she is appreciative that Council is considering
21 additional parking and furthered that in 2024 the library had 252,000 library visitors. She
22 added that in addition to visitors, staff also use the Mawhinney Lot. She furthered that
23 there are also about 560 members of the Park City Senior Center, and that they are
24 trying to expand opening to 5 days a week. She expressed concerns about parking
25 accommodations for so many groups of people, especially with the Clark Ranch, Deer
26 Valley, and Park City Resort units, which will be coming online.

27
28 Lisa Plane, 84060, is the HOA president representing Alpine Retreat Residents who are
29 directly adjacent to the proposed project. She would like it noted that the vacant land
30 that staff describe is used as a park and is valued green space for wildlife and citizens
31 alike. She stated that residents endorse the project wherever construction is decided
32 and if it is at Mawhinney they would like to be good neighbors. However, they are
33 opposed to the removal of green space in Old Town. She furthered that Parkities have
34 spent millions of dollars to preserve green space, and urges Council to consider
35 underground parking to preserve open space, especially in Old Town.

36
37 Vincent Novak, 84098, stated that the current facility is woefully inadequate.

38
39 Francie McNalley, 84060, stated that the seniors are a vulnerable population who need
40 a Center in a time of uncertainty. She urges Council to decide on location before
41 building costs increase even more than they have.

42
43 Craig Weakley, 84060, a Board Member of the Park City Seniors, would like to thank
44 Council for the hard work that has gone into the project. He is looking forward to a
45 facility that will serve future generations. He appreciates the Mawhinney lot due to the

1 importance of location in Old Town, and proximity to transit, the library, and City Park,
2 all of which are used by seniors. He stated that the location would give the seniors the
3 ability to stay in their current location until the project is completed.

4
5 Daniel McNeal stated that he is appreciative of Council's acknowledgment of parking
6 concerns. He stated that there are benefits to the current location: below-grade parking
7 with no soil or water contamination and a 99-year lease. He stated that the 60-64
8 demographic is the fastest growing population in Park City and urges Council to prepare
9 for the Senior Center to be busier than before.

10
11 Linda McReynolds, 84060, of the Park City Seniors Board, stated that a 15,000 SF
12 footprint would be a better starting point as compared to the 7,000-10,000 SF that they
13 negotiated down to.

14
15 Mayor Worel closed public input.

16
17 Council Member Parigian would like to know why the Geo Technical study assumed the
18 build would be a two- to three-story condo with underground parking. Lee said that it is
19 an error. He furthered that staff told them it was a two-level structure with the potential
20 for below-grade parking. Council Member Parigian would like to see more than the LMC
21 minimum required parking to allow for growth at the Senior Center. He inquired as to
22 why Engineering does not support 12th Street access on the Mawhinney lot. John
23 Robertson, City Engineer, stated that he will need to come back to Council with that.
24 Lee stated that it wasn't recommended because it wasn't needed. Council Member
25 Parigian added that he would like to see the Senior Center in the middle of the lot with
26 green space around it, and below-grade parking underneath. Council Member Ciraco
27 stated that underground parking is an investment in open space. He stated that
28 Mawhinney is a marquee location and that the site plan will be key to shaping the
29 design.

30
31 Council Member Rubell clarified why the Senior Center project has taken longer than
32 expected. He furthered that he would like to see the project done right and agreed with
33 Council Member Ciraco to focus on below-grade parking to invest in open space.
34 Council Member Rubell would like to see the County contribute more than furnishings
35 and equipment to the project. Council Member Dickey likes the Woodside Lot because
36 the lease is preexisting, there are no soil issues, parking could be abundant, the MPD
37 does not have to be reopened, green space would not be lost, and it's a block from
38 transit. He stated that if the majority of Council prefers Mawhinney, he would be ok with
39 that as well. He furthered that the 9,999 SF allows the City to get the maximum square
40 footage with the existing code. He agreed with other Council Members to invest in
41 underground parking for green space and winter weather.

42
43 Council Member Toly would like to prioritize square footage over parking. Mayor Worel
44 stated that Council consensus points to the Mawhinney Lot, with direction to move
45 forward with a best-site location conceptual plan. City Manager Dias asked Council for

more direction in regard to square footage. Council Member Ciraco would like staff to use the footprint to determine the square footage needed. Novack stated that the seniors were asking for a 7,000 SF footprint so that Seniors could build up for a second story. She furthered that the first floor would be larger so that more amenities could be located at the ground level for Seniors. The Council confirmed consensus for 7,000 SF.

3. Update on City Council Discussions with UDOT on SR224 Bus Rapid Transit (BRT):

Council Member Rubell clarified that all Council members are in support of the BRT project and have never made efforts to derail it. He furthered that there have been questions surrounding road widening, a component of the BRT project since 2022, a year after the project began. He furthered that UDOT was enthusiastic about the opportunity to be more involved and work together on the project, and would like to make the project context sensitive to Park City's rural environment. Council Member Rubell stated that UDOT heard Council concerns and acknowledged them as valid and stated that they will be addressed as the project moves forward. Council Member Ciraco stated that he was impressed that the Executive Director and that the Chief Lieutenant of UDOT took time to meet with the Mayor and Council Members to listen to their concerns. Council Member Dickey asked what the path forward with UDOT might look like. Council Member Rubell stated that the first step was the update tonight, and making sure that Council is comfortable UDOT increasing its involvement. He furthered that if Council agrees, working with a UDOT project manager would be the next step. City Manager Dias stated that he and the Mayor would immediately reach out to the Executive Director to convey that the Park City Council is interested in UDOT taking more of a leadership role in the project. Council Member Dickey asked if Park City potentially changing the project would endanger federal funds. Council Member Rubell said that it would not impact federal funds. Mayor Worel added that the Executive Director indicated that he is not interested in going to FTA to ask for a change in project scope, which would jeopardize funding.

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-06, an Ordinance Adopting a Tentative Budget for Fiscal Year 2026 for Park City Municipal Corporation and Its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on June 12, 2025, at a Regular City Council Meeting:

Jessica Morgan, Senior Financial Planning Analyst, joined by Penny Frates, Senior Budget Analyst, introduced the ordinance to adopt the tentative budget for FY 2026. Morgan stated that setting the tentative budget sets a framework for refinement, and staff will continue to improve it based on Council comments and suggestions. Council Member Toly asked why a cost-of-living (COLA) request wasn't made for FY26, and what those numbers would look like if they were to be brought to Council. Sarah Mangano, HR Director, stated that with the budget for FY26, being revenue flat, staff decided not to include a COLA request. She furthered that COLA adjustments for Social

Security and Consumer Price Index (CPI) for Mountain West are both running at 2.5% for March. Mangano stated that Salt Lake City is asking for a 4% increase, and Colorado Mountain Towns and Counties are asking between 4%-7%. She added that staff would recommend a 2%-2.5% increase, around \$740K- \$920K from the General Fund, to keep up with COLA. She furthered that those numbers are fully burdened and include URS contributions and taxes. Council Member Rubell asked if the City still has the pay for performance model to include merit increases. Mangano stated that there are no employee budget increases for FY26. City Manager Matt Dias stated that budget projections were conservative, and staff have more financial information now if Council would like to revisit COLA.

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

Council Member Toly moved to approve Ordinance No. 2025-06, an ordinance adopting a tentative budget for Fiscal Year 2026 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate, and set public hearings to consider adoption of the final budget on June 12, 2025, at a regular City Council meeting. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance 2025-07, an Ordinance Approving a Vacation of Right-of-Way for a 21,775-Square Foot Portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-Square Foot Portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision:

Virgil Lund, Planner I, stated that on April 2, 2025, the Planning Commission approved the Subdivision of City Park to create three lots and forwarded a positive recommendation for the Right-of-Way-Vacation (ROW). He furthered that the proposal is to vacate an unused portion of ROW, called Eastern Avenue, and a portion of Calhoun/13th Street. Lund stated that ROW complies with Utah code, and Park City will maintain ownership. Council Member Parigian asked the location of the right-of-way in regard to Calhoun. Lund stated that it connects to Solden Road.

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

Council Member Parigian moved to approve Ordinance 2025-07, an ordinance approving a vacation of right-of-way for a 21,775-square foot portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-square foot portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

3. Consideration to Approve a Three-Year Lease Renewal for PC Tots with an Amendment for the Exclusive Use of the Childcare Courtyard without Annual Check-Ins unless Requested by the City Council:

Becca Lael, Community Engagement Librarian, joined by Sue Banerjee, Executive Director of PC Tots, is proud of the program and is seeking a lease renewal. Banerjee thanked Council for supporting PC Tots in the Library space. Lael stated that PC Tots lease expires on June 30th, and with renewal, it would go through June 30th, 2028. She furthered that the Library deems check-ins non-essential as they are confident in their tenant. Lael added that while PC Tots currently has 3 hours of Courtyard time, the Library would like to provide exclusive Courtyard access to PC Tots. Council Member Parigian asked who typically uses the Courtyard when PC Tots occupy the space. Lael stated that nobody uses it. Banerjee added that the sole use of the Courtyard would allow for increased safety, security, and would be a place where they can leave their shed, garden, and outdoor classroom unobstructed by individuals who may wander in.

Council Member Bill Ciraco would like to change the lease agreement from 3 to 5 years if other members agree. Lael stated that the current lease is set for 3 years now, but in 2028, upon renewal, it will come back to Council for a 5-year term, and defers to City Attorney, Margaret Plane, for counsel. Plane stated that Council could ask staff to amend the term provision of the lease to flip the terms. Council Member Toly would like to flip the terms but would like an update every three years. Council Member Rubell asked what the burden of the annual update might be. Lael stated that in non-lease years, the Library has written a staff report including a general update, demographics, and grants that may have enhanced the space. Banerjee stated that data is tracked year-round regardless of updates, so an annual update would be easy to accommodate.

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

Council Member Parigian asked if the annual renewal could be set to a three-year term, not three and five years consecutively.

Council Member Ciraco moved to approve a five-year lease renewal, followed by a three-year renewal for PC Tots with an amendment for the exclusive use of the childcare courtyard and a yearly staff report. Council Member Toly seconded the motion.

RESULT: APPROVED

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

NEYS: Council Member Parigian

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Marissa Marleau, Deputy City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT

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

May 14, 2025

The Council of Park City, Summit County, Utah, met in open meeting on May 14, 2025, at 2:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss procurement at 2:01 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Rubell

CLOSED SESSION

Council Member Rubell arrived at 2:03 p.m.

Council Member Ciraco moved to adjourn from Closed Meeting at 2:40 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

SPECIAL MEETING

I. ROLL CALL

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

None	Excused
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II. BONANZA PARK 5-ACRE REDEVELOPMENT RFP INTERVIEWS

1. Interviews with the Top Two Respondents for the Bonanza Park 5-Acre Site Request for Proposals:

Mayor Worel and the City Council interviewed the first RFP responder, with companies including Brinshore, GTS Development, and Method Studio. The interview was one hour and ten minutes in length, with presentation time and question/answer periods. The second RFP responder included Pinnacle, Woodbury, FFKR Architects, Alliance Engineers, EV Studio, and Shaw Construction. The same time period was given to them for presentation and questions.

Council Member Dickey moved to close the meeting to discuss procurement at 5:40 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 6:10 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

City Council Staff Report

Subject: National Naloxone Awareness Day

Author: Michelle Kellogg

Department: Executive

Date: June 5, 2025



Recommendation

Pursuant to a request by Victoria's Voice Foundation and the consent from three or more City Council members, consider approving a resolution proclaiming June 6, 2025 as National Naloxone Awareness Day to heighten public awareness of drug overdoses and the availability of life-saving opioid overdose reversal medications.

Executive Summary

Naloxone Awareness Day was launched in 2023 by Victoria's Voice Foundation with support from a bipartisan congressional resolution recognizing the awareness day annually. Naloxone, also known as Narcan, is used by public safety first responders to rapidly reverse the effects of life-threatening opioid emergencies. Park City Police Department has found great success with our officers being trained in the administration of Narcan/Naloxone. The health, safety, and welfare of our citizenry and guests is our top priority.

Exhibits

A: Naloxone Awareness Day Resolution

A RESOLUTION PROCLAIMING JUNE 6, 2025 AS NATIONAL NALOXONE AWARENESS DAY

WHEREAS, according to the data from the Centers of Disease Control and Prevention, fentanyl-related poisonings are currently the leading cause of death for individuals in the United States between 19 and 49 years of age. and

WHEREAS, naloxone is a safe and effective medication that can reverse opioid overdoses and save lives when administered promptly by rapidly reversing the effects of opioids; and

WHEREAS, the Center for Disease Control and Prevention has declared naloxone to be a key tool in preventing opioid overdose deaths; and

WHEREAS, it is imperative to educate local individuals, families, healthcare professionals, and first responders about the benefits of naloxone, including the potential naloxone has to reduce opioid-related fatalities, and how to administer naloxone; and

WHEREAS, increasing access to Naloxone in Summit County can ensure that the individuals struggling with opioid use disorder have a chance at recovery and a future free from the grip of substance use disorder; and

WHEREAS, recognizing National Naloxone Awareness Day will contribute to the ongoing efforts to educate the public, reduce the stigma associated with substance use disorder, and promote access to lifesaving Naloxone.

NOW, THEREFORE, the Park City Mayor and Council do hereby proclaim June 6, 2025, as

NATIONAL NALOXONE AWARENESS DAY.

PASSED and adopted this 5th day of June, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to Form:

Margaret Plane, City Attorney



City Council Staff Report

Subject: Water Code Update
Author: Jason Christensen, Water Resource Manager
Department: Public Utilities
Date: June 5, 2025

Recommendation

To enable previously directed changes to water billing of single-family residential and irrigation water accounts, consider an ordinance to amend Park City Municipal Code Sections 13-1-1 and 13-1-2.

Analysis

Park City is changing how water is billed for Single-Family Residential and Irrigation water accounts starting in Fiscal Year 2026. As proposed, we are moving from a base rate set by meter size to a base rate set by lot size or irrigated area. For Single Family Residential accounts, this means placing all accounts into either a small, medium, or large base-rate and water use tiers determined by lot size. See [March 27th, 2025](#) staff report for additional details. For Irrigation accounts, this means identifying the irrigated acreage served and assigning a base rate and water use tiers determined by that acreage. See [April 28th 2025](#) presentation for additional details.

Code changes are needed to Park City Municipal Code Sections 13-1-1 and 13-1-2 to support these changes. Specifically, to move away from billing based on meter size, and toward lot size or irrigated area.

Exhibits

Exhibit A: Draft Ordinance 2025-10
Exhibit B: Code Redline

Ordinance No. 2025-10

AN ORDINANCE AMENDING SECTION 13-1-1, METERED SERVICE; AND SECTION 13-1-2, WATER CONSERVATION RATES, OF THE MUNICIPAL CODE OF PARK CITY

WHEREAS, allowing water base rates to be set by lot size or irrigated acreage better meets the community's needs.

WHEREAS, the City Council has directed that the water rates for single-family residential accounts be determined by lot size.

WHEREAS, the City Council has directed that water rates for irrigation accounts be set by irrigated acreage.

WHEREAS, the proposed fee schedule for Fiscal Year 2026 proposes these changes.

WHEREAS, changes are needed to Sections 13-1-1 and 12-1-2 to effectuate these changes.

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

Sections 13-1-1 and 13-1-2 of the Municipal Code of Park City are amended and adopted to read as outlined in Exhibit B. This Ordinance shall be published and become effective on July 1, 2025.

PASSED AND ADOPTED this 5th day of June 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder
Approved as to form:

City Attorney's Office

Exhibit B Code Redline

13-1-1 Metered Service

A base rate will be charged to for all water connections ~~set by the size of the meter in use.~~ For accounts other than single family residential, irrigation and construction, the base rate may be changed to a different meter size base rate, and associated water consumption rates, upon request, subject to a limit of one request per 12 months. For single family residential accounts, a base rate ~~may be adjusted downward if an oversized meter is required for fire sprinklers. In these cases, the base rate will be set at the meter size that would have been necessary to meet culinary and irrigation demands.~~ The base rate for all meter sizes shall be established by resolutions shall be set by the size of the residential lot. For irrigation accounts, a the base rate will be determined by the area irrigated from one or more metered connections.

All water used from the City water system shall be metered, and water paid according to the quantity used.

All water delivered through each meter will be charged at a rate as established by resolution. Unoccupied structures will be billed the base rate charge unless a service disconnect request has been received by the Water Department. A service disconnect request will be charged a reconnect fee, established by resolution, to reestablish water service.

13-1-2 Water Conservation Rates

All water ~~billed between June 1 and October 30 of each year for water~~ delivered through each meter ~~serving individually metered residential, single family, condo, townhouse, and through each meter serving multi-family residential and landscape irrigation customers~~ shall be billed at the rate established by resolution.

The water conservation rates established by said resolution are based on the City's cost of providing water service, which costs may change. The City Manager may provide administrative relief up to a twenty percent (20%) reduction in any water billing following application to and recommendation by the ~~Water Manager~~ Public Utilities Director in cases of hardship or unusual circumstances.



City Council Staff Report

Subject: Community Center Project
Author: Ken Fisher, Recreation Director
Department: Recreation
Date: June 5, 2025

Recommendation

Review and consider options to secure additional funding to construct the Park City Community Center as planned in August 2025, and as part of the FY 26 adopted budget. Given the recent cost estimates obtained from Oakland Construction's response to our RSOQ, there is insufficient budget to fund the Community Center as originally planned in FY24.

Therefore, we recommend the City Council consider several options, including closing the funding gap and moving forward with Construction planned in August 2025. The options include:

- Directing staff to work with the architect and Oakland Construction to value engineer, redesign, and eliminate project elements to bridge the capital funding shortfall;
- Discontinue the project; or
- Bridging the funding shortfall of \$4,086,704.

Given the condition of the older facility and the potential implications for summer camp displacement and/or losing another construction season, we recommend bridging the FY24 budget estimate.

Background

July 2023: The City Council directed the Recreation Team to design a new community center to replace the existing City Park Recreation Building. At the request of staff, the Council approved \$15 million in estimated funding.

October 2023: The City Council approved a design services contract with Sparano + Mooney Architects for schematic design in the amount of \$96,525.

February 2024: The Council received an update on the conceptual/schematic designs for the Community Center project. [Staff Report](#) and [Minutes](#)

May 2024: Sparano + Mooney Architects prepared and delivered an estimated project cost based on the schematic design in the amount of \$15,145,020. (Exhibit A.) The estimate did not include a 3% owner contingency.

June 2024: The Council approved an amendment to the design services contract with Sparano + Mooney Architects, not to exceed \$954,562 (total contract \$1,051,087), to develop construction-level documents to replace the City Park Recreation Building.

November 2024: On November 7, 2024, the Council received an update on the final schematic design documents prepared by Sparano + Mooney Architects for the new Community Center. [Staff Report](#) and [Minutes](#)

December 2024: The new Community Center received a Conditional Use Permit and a Master Plan Development Permit from the Planning Commission on December 11, 2024.

February 2025: The Community Center received Historic District Design Review approval.

February/March 2025: An RSOQ for a Construction Manager at Risk (CMAR) was issued and awarded to Okland Construction to provide detailed cost estimates at 50% construction document (CD) review and again at 95% CD review.

April 2025: The Planning Commission approved a three-lot subdivision in City Park. This was an MPD Condition of Approval by the Planning Commission before a building permit could be issued.

May 2025: Okland completed its 50% CD review with a total construction cost estimate of \$16,770,780 (See Exhibit B). This is after several reviews, as outlined in the Analysis Section.

Analysis

Aside from the project estimate budget shortfall, the Community Center project is on schedule, with several milestones planned for the coming months.

- **July 11:** City Council construction contract review and approval
- **August 18:** Okland Construction begins mobilization immediately after the City's summer camp concludes its 2025 season.
- **December 2026:** Schedule Project Completion

Okland Construction completed a detailed cost estimate (See Exhibit B – 5/27) as part of its contract and plan reviews. Okland's updated estimate (5/27) reveals notable increases from the original schematic design estimate in May 2024. The 5/27 submittal shows significant reductions since Okland's original submittal on April 30, as the project team worked to value engineer and discuss cost-saving options.

Table 1: Comparison between estimates

	Schematic Design (May 2024)	Original 50% CD Estimate (4/30)	Current CD Estimate (5/27)
Total Direct Costs	\$11,161,805	\$14,202,823	\$12,540,396
Total Indirect Costs	\$2,567,215	\$4,519,279	\$4,230,384
Total Building Cost	\$13,729,020	\$18,722,102	\$16,770,780
Total Soft Costs	\$1,416,000	Not Included	\$2,234,234
Total Project Cost	\$15,145,020		\$19,005,014

The most significant discrepancies between the Schematic Design and Current Estimate are related to excavation, utilities, concrete, and electrical costs, which are approximately \$2.5M over the original budget. This is partially due to additional trenching, water line additions, changes, and updates to the sewer line trench path, as well as a more detailed review of the cut and fill required.

The other significant increase is in indirect costs, which include higher costs for staffing and contractor-related fees, as well as insurance, and a 3% contractor contingency.

According to Okland, these increases are also due to ongoing market instability and volatility. Subcontractors are concerned about bidding due to fluctuations in labor and material markets. Okland Construction indicated that subcontractors are participating in the project but are conservative with their estimates due to market uncertainty. There is significant apprehension in the market, which is driving up prices.

On the bright side, costs tend to decrease as the project transitions from estimating to actual bidding. In a recent project designed by Sparano + Mooney, costs decreased by approximately 12% from the initial 50% construction drawings to the final drawings. Okland also anticipates a 5-10% reduction when final bids are submitted.

As a result of increased project estimates, the project team proactively reviewed potential cost savings and identified over \$450,000 in reductions since receiving the April 30 50% CD review (see Exhibit C). These include items such as removing brick pavers from the entry and patio and replacing them with stamped concrete (\$71k in savings) and removing wood paneling from the interior of the lobby and replacing with drywall (\$82k in savings). These adjustments are not expected to affect project quality or functionality.

Additional savings related to the playground were also identified, including the use of a different equipment manufacturer and removing the playground from Okland's scope. The original 50% CD estimate included over \$1.1 million in playground expenses (equipment, installation, shade, and surfacing). The recommendation is to exclude this from the project's scope, resulting in additional savings of \$500,000. Removing this from the scope also leads to further savings on the contractor fee, as it would be managed as a separate project by the Recreation Team to assist with cost savings and rely on our past experience managing several other recreation and playground projects.

Through further analysis, we believe a budget of \$775,000 for equipment, installation, surfacing, and shade is more reasonable than \$1.1 million. This is itemized under soft costs.

Recommended Total Project Budget Based on 50% CD Review & Reductions

Building Cost	\$11,950,342
Site Cost	\$4,820,438
Soft Costs	\$2,234,234
Total Budget	\$19,005,014
Remaining Budget	\$14,918,310
Shortfall	(\$4,086,704)

The budget above includes a construction contingency of 3% and an owner's contingency of 4%, totaling \$914,123.

Okland Construction received the 95% construction documents for review in early June. Final cost figures are expected at the end of June, or in time for our effort to have the contract approved on July 11 to allow for construction to begin at the end of this summer.

City Council Options for Consideration

To address the current funding gap and maintain the aggressive project schedule, the following option is proposed:

1. Scale Back Project Scope:
 - Reduce scope to align with available funding, which may impact amenities or features originally included in the design. If the building design were to change in size, the CUP and MPD would need to return to the Planning Commission. Per planning, the MPD and CUP design is an obligation, and changes cannot be made without approval from the Planning Commission.
 - This would likely result in a smaller building footprint, which would reduce the number of participants in our Summer Day Camp.
2. Discontinue the project
3. Identify Additional Capital Funding:
 - Increase the project budget to fully fund the project as designed with the proposed value engineering (Exhibit C)
 - In FY24, the Council approved \$15 million in the Capital Budget, of which \$14.9M remains. The funding source is the 2019 sales tax revenue (STR) bond, which is tied directly to the City's Lower Park RDA. The RDA was

created to capture tax increment in the Lower Park Avenue geographic area from all the various taxing entities.

- As a result of the City's decision to deprioritize the Park Avenue Reconstruction project due to a lack of support, sufficient bond proceeds remain and could be repurposed to cover the funding gap of \$4,086,704.
- This amount includes a 3% contingency fund for the project.
- Currently, the 2019 STR bond has \$21.4M in bond proceeds. The Community Center project is 100% funded through the bond, if the requested budget increase is approved there would be \$2.4M remaining.
- In addition, we have retained \$1M from this funding source to pay for needed, but smaller improvements and maintenance on Park Avenue. Bringing the balance to \$1.4M in bond proceeds. These improvements include restriping, ADA ramp improvements, and beautification.

Exhibits

Exhibit A: May 2024 Schematic Cost Estimate

Exhibit B: PC Community Center 50% CD Deliverable May 27, 2025

Exhibit C: Value Engineering Savings

Exhibit A: May 2024 Schematic Cost Estimate

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/3/2024
PROJECT NAME.....PARK CITY COMMUNITY CENTER		TOTALS		
LOCATION.....PARK CITY, UT				
ARCHITECT.....SPARANO + MOONEY				
STAGE OF DESIGN.....SCHEMATIC				
CSI #	DESCRIPTION	BUILDING	SITE	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS	\$ -	\$ 158,236	\$ 158,236
03	CONCRETE	\$ 349,504	\$ -	\$ 349,504
04	MASONRY	\$ 997,285	\$ -	\$ 997,285
05	METALS	\$ 809,503	\$ -	\$ 809,503
06	WOODS & PLASTICS	\$ 238,844	\$ -	\$ 238,844
07	THERMAL & MOISTURE PROTECTION	\$ 1,445,167	\$ -	\$ 1,445,167
08	DOORS & WINDOWS	\$ 537,531	\$ -	\$ 537,531
09	FINISHES	\$ 920,910	\$ -	\$ 920,910
10	SPECIALTIES	\$ 79,942	\$ -	\$ 79,942
11	EQUIPMENT	\$ -	\$ -	\$ -
12	FURNISHINGS	\$ 46,590	\$ -	\$ 46,590
13	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -
14	CONVEYING SYSTEMS	\$ -	\$ -	\$ -
21	FIRE SUPPRESSION	\$ 91,713	\$ -	\$ 91,713
22	PLUMBING	\$ 256,417	\$ -	\$ 256,417
23	HVAC	\$ 1,232,500	\$ -	\$ 1,232,500
26	ELECTRICAL	\$ 937,825	\$ 251,615	\$ 1,189,440
27	COMMUNICATION	\$ 195,931	\$ -	\$ 195,931
28	ELECTRONIC SAFETY & SECURITY	\$ 141,738	\$ -	\$ 141,738
31	EARTHWORK	\$ 328,312	\$ 106,872	\$ 435,184
32	EXTERIOR IMPROVEMENTS	\$ -	\$ 1,805,196	\$ 1,805,196
33	UTILITIES	\$ -	\$ 230,174	\$ 230,174
SUBTOTAL		\$ 8,609,711	\$ 2,552,093	\$ 11,161,805
GENERAL CONDITIONS 7%		\$ 602,680	\$ 178,647	\$ 781,326
BONDS & INSURANCE 2%		\$ 172,194	\$ 51,042	\$ 223,236
OVERHEAD & PROFIT 4%		\$ 344,388	\$ 102,084	\$ 446,472
DESIGN CONTINGENCY 10%		\$ 860,971	\$ 255,209	\$ 1,116,180
TOTAL CONSTRUCTION COST		\$ 10,589,945	\$ 3,139,075	\$ 13,729,020
ESCALATION - AUGUST 2025				TBD
TOTAL ESCALATED CONSTRUCTION COST			\$	13,729,020
Property ALTA Survey/Title Report			\$	10,000
Geotech				Completed
Asbestos Report			\$	1,000
Asbestos Abatement				TBD
Architectural and Engineering Fees			\$	960,000
(MEPF + Acoustical, Food Service, Net Zero Energy Modeling, Building Envelope)				
Water and Sewer Impact Fees			\$	20,000
RMP Electrical Service Design/Impact Fees			\$	60,000
Public Safety/Fire Impact Fees			\$	-
Parks, Trails, and Open Space Impact Fees			\$	-
Construction Testing and Special Inspections			\$	50,000
Net Zero Related Envelope/Energy Commissioning			\$	65,000
Fixtures, Furniture, and Equipment (FF&E)			\$	90,000
Rental/Moving Expense			\$	10,000
Public Art			\$	150,000
TOTAL PROJECT COST			\$	15,145,020

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024
PROJECT NAME.....PARK CITY COMMUNITY CENTER					
LOCATION.....PARK CITY, UT					
ARCHITECT.....SPARANO + MOONEY				14,500	SF
STAGE OF DESIGN.....SCHEMATIC					
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BUILDING COST SUMMARY					
02	EXISTING CONDITIONS			\$ -	\$ -
03	CONCRETE			\$ 24.10	\$ 349,504
04	MASONRY			\$ 68.78	\$ 997,285
05	METALS			\$ 55.83	\$ 809,503
06	WOODS & PLASTICS			\$ 16.47	\$ 238,844
07	THERMAL & MOISTURE PROTECTION			\$ 99.67	\$ 1,445,167
08	DOORS & WINDOWS			\$ 37.07	\$ 537,531
09	FINISHES			\$ 63.51	\$ 920,910
10	SPECIALTIES			\$ 5.51	\$ 79,942
11	EQUIPMENT			\$ -	\$ -
12	FURNISHINGS			\$ 3.21	\$ 46,590
13	SPECIAL CONSTRUCTION			\$ -	\$ -
14	CONVEYING SYSTEMS			\$ -	\$ -
21	FIRE SUPPRESSION			\$ 6.33	\$ 91,713
22	PLUMBING			\$ 17.68	\$ 256,417
23	HVAC			\$ 85.00	\$ 1,232,500
26	ELECTRICAL			\$ 64.68	\$ 937,825
27	COMMUNICATION			\$ 13.51	\$ 195,931
28	ELECTRONIC SAFETY & SECURITY			\$ 9.78	\$ 141,738
31	EARTHWORK			\$ 22.64	\$ 328,312
32	EXTERIOR IMPROVEMENTS			\$ -	\$ -
33	UTILITIES			\$ -	\$ -
SUBTOTAL				\$ 593.77	\$ 8,609,711
GENERAL CONDITIONS		7%		\$ 41.56	\$ 602,680
BONDS & INSURANCE		2%		\$ 11.88	\$ 172,194
OVERHEAD & PROFIT		4%		\$ 23.75	\$ 344,388
DESIGN CONTINGENCY		10%		\$ 59.38	\$ 860,971
TOTAL CONSTRUCTION COST				\$ 730.34	\$ 10,589,945

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024
PROJECT NAME.....PARK CITY COMMUNITY CENTER					
LOCATION.....PARK CITY, UT					
ARCHITECT.....SPARANO + MOONEY				14,500	SF
STAGE OF DESIGN.....SCHEMATIC					
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	<u>EXISTING CONDITIONS</u>				In Site
	TOTAL EXISTING CONDITIONS			\$	-
03	<u>CONCRETE</u>				
	Continuous Footing	73	CY	\$ 684.25	\$ 49,646
	Spot Footing	73	CY	\$ 695.75	\$ 50,481
	Foundation Wall	1,633	SF	\$ 69.00	\$ 112,643
	Slab on Grade	14,500	SF	\$ 9.20	\$ 133,400
	Vapor Barrier	14,500	SF	\$ 0.23	\$ 3,335
	TOTAL CONCRETE			\$	349,504
04	<u>MASONRY</u>				
	Exterior CMU Wall - 8"	4,980	SF	\$ 43.70	\$ 217,626
	Exterior CMU Wall - 12"	6,245	SF	\$ 46.00	\$ 287,270
	Interior CMU Wall	1,988	SF	\$ 43.70	\$ 86,876
	Brick Veneer	7,836	SF	\$ 51.75	\$ 405,513
	TOTAL MASONRY			\$	997,285
05	<u>METALS</u>				
	Roof Structural Steel (10 LBS/SF)	171,530	LB	\$ 3.80	\$ 650,956
	Metal Roof Deck	17,153	SF	\$ 9.14	\$ 156,821
	Roof Ladder	1	EA	\$ 1,725.00	\$ 1,725
	TOTAL METALS			\$	809,503
06	<u>WOOD & PLASTICS</u>				
	Carpentry				
	Wood Plates & Blocking	14,500	SF	\$ 0.29	\$ 4,169
	Subtotal for Carpentry			\$	4,169
	Millwork				
	Base Cabinet	102	LF	\$ 569.25	\$ 58,064
	Upper Cabinet	76	LF	\$ 419.75	\$ 31,901
	Full Height Cabinet	57	LF	\$ 747.50	\$ 42,608
	Vanity	33	LF	\$ 569.25	\$ 18,785
	Reception Desk	26	LF	\$ 805.00	\$ 20,930
	Storage Shelving	86	LF	\$ 143.75	\$ 12,363
	Misc. Millwork	14,500	SF	\$ 3.45	\$ 50,025
	Subtotal Millwork			\$	234,675
	TOTAL WOOD & PLASTICS			\$	238,844
07	<u>THERMAL & MOISTURE PROTECTION</u>				
	Roof Membrane - 80 Mil	17,153	SF	\$ 7.48	\$ 128,219
	Rigid Roof Insulation	17,153	SF	\$ 10.93	\$ 187,397
	Roof Protection Board	17,153	SF	\$ 3.45	\$ 59,178
	Roof Vapor Barrier	17,153	SF	\$ 3.97	\$ 68,055
	Rigid Wall Insulation	14,539	SF	\$ 5.75	\$ 83,599
	Wall Batt Insulation	8,294	SF	\$ 1.90	\$ 15,738
	Weather Barrier	14,539	SF	\$ 3.97	\$ 57,683
	Rigid Foundation Insulation	1,633	SF	\$ 3.39	\$ 5,538
	Foundation Drain	157	LF	\$ 57.50	\$ 9,028
	Sound Batt	10,306	SF	\$ 1.44	\$ 14,815
	Metal Panel	6,703	SF	\$ 69.00	\$ 462,507
	Exterior Wood Slat	648	SF	\$ 51.75	\$ 33,534
	Roof Screen Wall	1,000	SF	\$ 143.75	\$ 143,750
	Soffit	2,653	SF	\$ 51.75	\$ 137,293

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024	
PROJECT NAME.....PARK CITY COMMUNITY CENTER						
LOCATION.....PARK CITY, UT						
ARCHITECT.....SPARANO + MOONEY				14,500	SF	
STAGE OF DESIGN.....SCHEMATIC						
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	
08	Metal Roof Cap	653	LF	\$ 22.94	\$ 14,981	
	Flashing & Sheet Metal	1,306	SF	\$ 8.05	\$ 10,513	
	Fireproofing				N/A	
	Fire Stopping & Sealing	14,500	SF	\$ 0.52	\$ 7,504	
	Caulking & Sealing	14,500	SF	\$ 0.40	\$ 5,836	
	TOTAL THERMAL & MOISTURE PROTECTION				\$ 1,445,167	
	DOORS & WINDOWS					
	Double Vestibule Door	7	EA	\$ 4,904.75	\$ 34,333	
	Single Exterior Door	5	EA	\$ 1,667.50	\$ 8,338	
	Single Vestibule Door	3	EA	\$ 2,604.75	\$ 7,814	
	Single Interior Door	9	EA	\$ 1,552.50	\$ 13,973	
	Double Interior Aluminum Door	3	EA	\$ 4,542.50	\$ 13,628	
	Double Interior Door	1	EA	\$ 3,047.50	\$ 3,048	
	Chase Door	2	EA	\$ 1,322.50	\$ 2,645	
	Sliding Door	2	EA	\$ 5,347.50	\$ 10,695	
	Counter Door	1	EA	\$ 3,047.50	\$ 3,048	
	Exterior Sliding Door - 12'	1	EA	\$ 28,750.00	\$ 28,750	
	Maintenance Overhead Door - 6'	1	EA	\$ 6,325.00	\$ 6,325	
	Overhead Door - 12'	1	EA	\$ 10,925.00	\$ 10,925	
Interior Nanawall	34	LF	\$ 2,070.00	\$ 70,380		
Curtainwall Glazing	2,794	SF	\$ 86.25	\$ 240,983		
Interior Glazing	1,356	SF	\$ 60.95	\$ 82,648		
TOTAL DOORS & WINDOWS				\$ 537,531		
09	FINISHES					
	Exterior Wall Framing	3,314	SF	\$ 9.20	\$ 30,489	
	Exterior Wall Furring	4,980	SF	\$ 8.05	\$ 40,089	
	Interior Partition Framing	10,306	SF	\$ 8.05	\$ 82,963	
	Gyp. Wallboard	28,906	SF	\$ 2.74	\$ 79,116	
	Restroom Ceilings	861	SF	\$ 9.78	\$ 8,416	
	Catering Kitchen Ceiling	433	SF	\$ 8.63	\$ 3,735	
	Storage/Jan/Maintenance Ceiling	1,655	SF	\$ 4.03	\$ 6,661	
	Entry Ceiling	1,626	SF	\$ 17.25	\$ 28,049	
	Multipurpose Ceiling	7,385	SF	\$ 17.25	\$ 127,391	
	Multipurpose Storage Ceiling	597	SF	\$ 8.05	\$ 4,806	
	Vestibule Ceiling	194	SF	\$ 9.78	\$ 1,896	
	Office/Staff Ceiling	585	SF	\$ 8.05	\$ 4,709	
	Restroom Floor	861	SF	\$ 25.30	\$ 21,783	
	Catering Kitchen Floor	433	SF	\$ 23.00	\$ 9,959	
	Storage/Jan/Maintenance Floor	1,655	SF	\$ 1.09	\$ 1,808	
	Entry Floor	1,626	SF	\$ 34.50	\$ 56,097	
	Multipurpose Floor	7,385	SF	\$ 13.80	\$ 101,913	
	Multipurpose Storage Floor	597	SF	\$ 5.75	\$ 3,433	
	Vestibule Floor	194	SF	\$ 33.35	\$ 6,470	
	Office/Staff Floor	585	SF	\$ 5.75	\$ 3,364	
	Base	1,606	LF	\$ 8.05	\$ 12,927	
	Paint Gyp. Wallboard	28,906	SF	\$ 1.55	\$ 44,877	
	Wood Slat Wall Finish	1,561	SF	\$ 46.00	\$ 71,818	
	Restroom Wall Tile	2,673	SF	\$ 23.00	\$ 61,479	
	Misc. Wall Finishes	30,917	SF	\$ 3.45	\$ 106,663	
	TOTAL FINISHES				\$ 920,910	
	10	SPECIALTIES				
		ADA Partition	4	EA	\$ 1,322.50	\$ 5,290

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024
PROJECT NAME.....PARK CITY COMMUNITY CENTER					
LOCATION.....PARK CITY, UT					
ARCHITECT.....SPARANO + MOONEY				14,500	SF
STAGE OF DESIGN.....SCHEMATIC					
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	Toilet Partition	6	EA	\$ 1,207.50	\$ 7,245
	Urinal Screen	2	EA	\$ 747.50	\$ 1,495
	Bathroom Accessories	12	EA	\$ 212.75	\$ 2,553
	Grab Bars	6	Sets	\$ 258.75	\$ 1,553
	Mirrors	12	EA	\$ 517.50	\$ 6,210
	Lockers	11	LF	\$ 454.25	\$ 4,997
	Code Signage & Wayfinding	1	Allow	\$ 5,750.00	\$ 5,750
	Exterior Building Sign	1	Allow	\$ 11,500.00	\$ 11,500
	Misc. Building Specialties	14,500	SF	\$ 2.30	\$ 33,350
	TOTAL SPECIALTIES				\$ 79,942
11	EQUIPMENT				
	Catering Kitchen Equipment				F F E
	Residential Breakroom Appliances				F F E
	TOTAL EQUIPMENT				\$ -
12	FURNISHINGS				
	Window Coverings	2,794	SF	\$ 16.68	\$ 46,590
	Loose Furniture				F F E
	TOTAL FURNISHINGS				\$ 46,590
13	SPECIAL CONSTRUCTION				
	TOTAL SPECIAL CONSTRUCTION				\$ -
14	CONVEYING SYSTEMS				
	TOTAL CONVEYING SYSTEMS				\$ -
21	FIRE SUPPRESSION				
	Fire Suppression System	14,500	SF	\$ 6.33	\$ 91,713
	TOTAL FIRE SUPPRESSION				\$ 91,713
22	PLUMBING				
	Water Closet	12	EA	\$ 1,322.50	\$ 15,870
	Counter Lav	10	EA	\$ 1,092.50	\$ 10,925
	Wall Lav	2	EA	\$ 1,207.50	\$ 2,415
	Urinal	4	EA	\$ 1,207.50	\$ 4,830
	Mop Sink	2	EA	\$ 977.50	\$ 1,955
	Single Sink	4	EA	\$ 1,092.50	\$ 4,370
	Triple Sink	1	EA	\$ 2,875.00	\$ 2,875
	Drinking Fountain	1	EA	\$ 3,277.50	\$ 3,278
	Outdoor Drinking Fountain	1	EA	\$ 4,197.50	\$ 4,198
	Floor Drain	6	EA	\$ 281.75	\$ 1,691
	Basement Sump/Pump	1	EA	\$ 5,750.00	\$ 5,750
	Water Heating & Circulation	1	Allow	\$ 9,775.00	\$ 9,775
	Supply Piping	1,320	LF	\$ 49.45	\$ 65,274
	Drain, Vent Piping	884	LF	\$ 56.35	\$ 49,836
	Clean & Flush Lines	1	LS	\$ 575.00	\$ 575
	Roof Drainage	17,153	SF	\$ 2.30	\$ 39,452
	Misc. Plumbing	14,500	SF	\$ 2.30	\$ 33,350
	TOTAL PLUMBING				\$ 256,417
23	HVAC				
	Building HVAC	14,500	SF	\$ 85.00	\$ 1,232,500
	TOTAL HVAC				\$ 1,232,500

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024
PROJECT NAME.....PARK CITY COMMUNITY CENTER					
LOCATION.....PARK CITY, UT					
ARCHITECT.....SPARANO + MOONEY				14,500	SF
STAGE OF DESIGN.....SCHEMATIC					
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
26	<u>ELECTRICAL</u>				
	Service & Distribution	14,500	SF	\$ 9.20	\$ 133,400
	Power	14,500	SF	\$ 6.90	\$ 100,050
	PV Array	100	KW	\$ 4,542.50	\$ 454,250
	Building Lighting	14,500	SF	\$ 17.25	\$ 250,125
	Site Lighting, Electrical, & EV Charging				In Site
	TOTAL ELECTRICAL				\$ 937,825
27	<u>COMMUNICATIONS</u>				
	Telecommunications	14,500	SF	\$ 4.31	\$ 62,531
	A/V	14,500	SF	\$ 9.20	\$ 133,400
	TOTAL COMMUNICATIONS				\$ 195,931
28	<u>ELECTRONIC SAFETY & SECURITY</u>				
	Fire/Smoke System	14,500	SF	\$ 4.03	\$ 58,363
	Security, Surveillance System	14,500	SF	\$ 5.75	\$ 83,375
	TOTAL ELECTRONIC SAFETY & SECURITY				\$ 141,738
31	<u>EARTHWORK</u>				
	Building Excavation/Overexcavation	1,611	CY	\$ 17.25	\$ 27,792
	Contaminated Soils Mitigation/Haul Off	1,611	CY	\$ 143.75	\$ 231,597
	Backfill & Compaction w/ Imported Fill	322	CY	\$ 86.25	\$ 27,792
	Building Grading	14,500	SF	\$ 1.15	\$ 16,675
	Gravel Under Slab	284	Ton	\$ 86.25	\$ 24,457
	Site Grading				In Site
	SWPPP				In Site
	TOTAL EARTHWORK				\$ 328,312
32	<u>SITE IMPROVEMENTS</u>				
					In Site
	TOTAL SITE IMPROVEMENTS				\$ -
33	<u>UTILITIES</u>				
					In Site
	TOTAL UTILITIES				\$ -

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024
PROJECT NAME.....PARK CITY COMMUNITY CENTER					
LOCATION.....PARK CITY, UT					
ARCHITECT.....SPARANO + MOONEY				87,432	SITE SF
STAGE OF DESIGN.....SCHEMATIC					
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BUILDING COST SUMMARY					
02	EXISTING CONDITIONS			\$ 1.81	\$ 158,236
03	CONCRETE			\$ -	\$ -
04	MASONRY			\$ -	\$ -
05	METALS			\$ -	\$ -
06	WOODS & PLASTICS			\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION			\$ -	\$ -
08	DOORS & WINDOWS			\$ -	\$ -
09	FINISHES			\$ -	\$ -
10	SPECIALTIES			\$ -	\$ -
11	EQUIPMENT			\$ -	\$ -
12	FURNISHINGS			\$ -	\$ -
13	SPECIAL CONSTRUCTION			\$ -	\$ -
14	CONVEYING SYSTEMS			\$ -	\$ -
21	FIRE SUPPRESSION			\$ -	\$ -
22	PLUMBING			\$ -	\$ -
23	HVAC			\$ -	\$ -
26	ELECTRICAL			\$ 2.88	\$ 251,615
27	COMMUNICATION			\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY			\$ -	\$ -
31	EARTHWORK			\$ 1.22	\$ 106,872
32	EXTERIOR IMPROVEMENTS			\$ 20.65	\$ 1,805,196
33	UTILITIES			\$ 2.63	\$ 230,174
SUBTOTAL				\$ 29.19	\$ 2,552,093
GENERAL CONDITIONS		7%		\$ 2.04	\$ 178,647
BONDS & INSURANCE		2%		\$ 0.58	\$ 51,042
OVERHEAD & PROFIT		4%		\$ 1.17	\$ 102,084
DESIGN CONTINGENCY		10%		\$ 2.92	\$ 255,209
TOTAL CONSTRUCTION COST				\$ 35.90	\$ 3,139,075

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024	
PROJECT NAME.....PARK CITY COMMUNITY CENTER						
LOCATION.....PARK CITY, UT						
ARCHITECT.....SPARANO + MOONEY				87,432	SITE SF	
STAGE OF DESIGN.....SCHEMATIC						
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	
02	EXISTING CONDITIONS					
	Demolish Existing Building	85,500	CF	\$ 0.68	\$	58,012
	Hazardous Material Abatement					NIC
	Remove Asphalt	22,925	SF	\$ 1.44	\$	32,955
	Remove Sidewalk	3,395	SF	\$ 1.73	\$	5,856
	Remove Fence	514	LF	\$ 4.03	\$	2,069
	Remove Existing Asphalt Trail	3,443	SF	\$ 1.44	\$	4,949
	Demolish Existing Basketball Court	3,490	SF	\$ 1.73	\$	6,020
	Remove Sand Volleyball Court	6,204	SF	\$ 0.33	\$	2,069
	Remove Playground Equipment	1	LS	\$ 5,750.00	\$	5,750
	Demolish Concrete Stairs	75	SF	\$ 5.75	\$	431
	Demolish Concrete Wall	286	SF	\$ 17.25	\$	4,934
	Misc. Site Demolition	87,432	SF	\$ 0.12	\$	10,055
	Site Clearing	87,432	SF	\$ 0.29	\$	25,137
		TOTAL EXISTING CONDITIONS				\$
26	ELECTRICAL					
	Site Lighting, Electrical, & EV Charging	72,932	SF	\$ 3.45	\$	251,615
	TOTAL ELECTRICAL				\$	251,615
31	EARTHWORK					
	Site Grading	72,932	SF	\$ 1.15	\$	83,872
	SWPPP	1	LS	\$ 23,000.00	\$	23,000
	TOTAL EARTHWORK				\$	106,872
32	SITE IMPROVEMENTS					
	Asphalt	29,441	SF	\$ 3.39	\$	99,879
	Curb & Gutter	883	LF	\$ 37.58	\$	33,185
	Sidewalk	11,362	SF	\$ 9.78	\$	111,064
	Plaza Pavers	1,526	SF	\$ 69.00	\$	105,294
	Concrete Stairs	20	SF	\$ 40.25	\$	805
	Concrete Cheek /Retaining Wall	78	SF	\$ 69.00	\$	5,382
	Concrete Seat Wall	123	LF	\$ 575.00	\$	70,725
	Basketball Court Paving	4,315	SF	\$ 17.25	\$	74,434
	Sand Volleyball Courts	7,719	SF	\$ 3.45	\$	26,631
	Childrens Play Area Surface - Poured In Place Rubber	1	Allow	\$ 100,000.00	\$	100,000
	Plaza Shade Structure	1,526	SF	\$ 109.25	\$	166,716
	Outdoor Seating Canopy	922	SF	\$ 86.25	\$	79,523
	Dumpster Enclosure Wall	296	SF	\$ 51.75	\$	15,318
	Enclosure Wall Footing	3	CY	\$ 684.25	\$	1,875
	Enclosure Gate	2	EA	\$ 4,600.00	\$	9,200
	Enclosure Concrete Paving	291	SF	\$ 10.35	\$	3,012
	Bollard	4	EA	\$ 649.75	\$	2,599
	Decorative Removable Bollard	4	EA	\$ 2,144.75	\$	8,579
	Fence - 4' w/ 8" Curb Wall	307	LF	\$ 86.25	\$	26,479
	Fence - 10'	260	LF	\$ 109.25	\$	28,405
	Single Gate	3	EA	\$ 1,437.50	\$	4,313
	Double Gate	1	EA	\$ 4,197.50	\$	4,198
	Basketball Goal - Fixed	2	EA	\$ 5,175.00	\$	10,350
	Volleyball Net	2	EA	\$ 1,437.50	\$	2,875
	Bike Rack	8	EA	\$ 1,725.00	\$	13,800
	Relocate Rugby Goal	1	LS	\$ 5,750.00	\$	5,750
	Rock Retaining Wall - 3'	90	LF	\$ 276.00	\$	24,840
	Landscaping & Irrigation	18,257	SF	\$ 8.05	\$	146,969
	Site Specialties	1	Allow	\$ 11,500.00	\$	11,500
	Playground Equipment	1	Allow	\$ 600,000.00	\$	600,000

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION			5/3/2024	
PROJECT NAME.....PARK CITY COMMUNITY CENTER						
LOCATION.....PARK CITY, UT						
ARCHITECT.....SPARANO + MOONEY					87,432	SITE SF
STAGE OF DESIGN.....SCHEMATIC						
CSI #	DESCRIPTION		QTY	UNIT	UNIT COST	TOTAL
33	Misc. Site Patching at Utilities		1	Allow	\$ 11,500.00	\$ 11,500
	TOTAL SITE IMPROVEMENTS					\$ 1,805,196
	UTILITIES					
	Sewer Line - 6"		52	LF	\$ 51.75	\$ 2,691
	Sewer Line - 8"		454	LF	\$ 57.50	\$ 26,105
	Manhole		3	EA	\$ 4,904.75	\$ 14,714
	Water Line - 2"		44	LF	\$ 48.30	\$ 2,125
	Water Line - 8"		431	LF	\$ 55.20	\$ 23,791
	Fire Hydrant		1	EA	\$ 4,542.50	\$ 4,543
	Connect to Existing Utility		3	EA	\$ 1,725.00	\$ 5,175
	Curb Inlet		4	EA	\$ 4,542.50	\$ 18,170
	Storm Drain Line - 15"		238	LF	\$ 69.00	\$ 16,422
	Gas Utility					N/A
	Electric Service - 4"		650	LF	\$ 143.75	\$ 93,438
	Communications Utility		1	Allow	\$ 23,000.00	\$ 23,000
	TOTAL UTILITIES					\$ 230,174



PC COMMUNITY CENTER

50% CD DELIVERABLE



COST SUMMARY

DESCRIPTION	BUILDING			SITE			TOTAL		
	15,000 sf			103,273 sf			15,000 sf		
	COST	/sf		COST	/sf		COST	/sf	
02 00 00 EXISTING CONDITIONS	\$ 65,950	\$ 4.40		\$ 91,000	\$ 0.88		\$ 156,950	\$ 10.46	
03 00 00 CONCRETE	\$ 703,945	\$ 46.93		\$ -	\$ -		\$ 703,945	\$ 46.93	
04 00 00 MASONRY	\$ 823,199	\$ 54.88		\$ -	\$ -		\$ 823,199	\$ 54.88	
05 00 00 METALS	\$ 694,323	\$ 46.29		\$ 75,782	\$ 0.73		\$ 770,105	\$ 51.34	
06 00 00 WOOD, PLASTICS, AND COMPOSITES	\$ 191,257	\$ 12.75		\$ -	\$ -		\$ 191,257	\$ 12.75	
07 00 00 THERMAL AND MOISTURE PROTECTION	\$ 1,163,722	\$ 77.58		\$ 5,164	\$ 0.05		\$ 1,168,886	\$ 77.93	
08 00 00 OPENINGS	\$ 850,891	\$ 56.73		\$ -	\$ -		\$ 850,891	\$ 56.73	
09 00 00 FINISHES	\$ 836,209	\$ 55.75		\$ 4,131	\$ 0.04		\$ 840,340	\$ 56.02	
10 00 00 SPECIALTIES	\$ 54,735	\$ 3.65		\$ -	\$ -		\$ 54,735	\$ 3.65	
11 00 00 EQUIPMENT	\$ 21,000	\$ 1.40		\$ -	\$ -		\$ 21,000	\$ 1.40	
12 00 00 FURNISHINGS	\$ 13,670	\$ 0.91		\$ -	\$ -		\$ 13,670	\$ 0.91	
21 00 00 FIRE SUPPRESSION	\$ 139,950	\$ 9.33		\$ -	\$ -		\$ 139,950	\$ 9.33	
22 00 00 PLUMBING	\$ 503,550	\$ 33.57		\$ -	\$ -		\$ 503,550	\$ 33.57	
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	\$ 949,540	\$ 63.30		\$ -	\$ -		\$ 949,540	\$ 63.30	
26 00 00 ELECTRICAL	\$ 1,532,100	\$ 102.14		\$ -	\$ -		\$ 1,532,100	\$ 102.14	
27 00 00 COMMUNICATIONS	\$ 294,730	\$ 19.65		\$ -	\$ -		\$ 294,730	\$ 19.65	
28 00 00 ELECTRONIC SAFETY AND SECURITY	\$ 69,500	\$ 4.63		\$ -	\$ -		\$ 69,500	\$ 4.63	
31 00 00 EARTHWORK	\$ 27,630	\$ 1.84		\$ 2,243,226	\$ 21.72		\$ 2,270,856	\$ 151.39	
32 00 00 EXTERIOR IMPROVEMENTS	\$ -	\$ -		\$ 1,185,193	\$ 11.48		\$ 1,185,193	\$ 79.01	
TOTAL DIRECT COST	\$ 8,935,901	\$ 595.73		\$ 3,604,496	\$ 34.90		\$ 12,540,396	\$ 836.03	
INDIRECT COSTS									
Weather Conditions Allowance	LSUM		\$ 106,885	\$ 7.13	\$ 43,115	\$ 0.42	\$ 150,000	\$ 10.00	
General Conditions	LSUM		\$ 986,324	\$ 65.75	\$ 397,856	\$ 3.85	\$ 1,384,180	\$ 92.28	
General Requirements	LSUM		\$ 742,928	\$ 49.53	\$ 299,677	\$ 2.90	\$ 1,042,605	\$ 69.51	
Builder's Risk Insurance	0.30%		\$ 35,851	\$ 2.39	\$ 14,461	\$ 0.14	\$ 50,312	\$ 3.35	
General Liability Insurance	0.94%		\$ 112,333	\$ 7.49	\$ 45,312	\$ 0.44	\$ 157,645	\$ 10.51	
Subcontractor Default Insurance	1.10%		\$ 131,454	\$ 8.76	\$ 53,025	\$ 0.51	\$ 184,479	\$ 12.30	
Payment and Performance Bond	0.52%		\$ 62,142	\$ 4.14	\$ 25,066	\$ 0.24	\$ 87,208	\$ 5.81	
Construction Contingency	3.00%		\$ 358,510	\$ 23.90	\$ 144,613	\$ 1.40	\$ 503,123	\$ 33.54	
Contractor Fee	4.00%		\$ 478,014	\$ 31.87	\$ 192,818	\$ 1.87	\$ 670,831	\$ 44.72	
TOTAL COST			\$ 11,950,342	\$ 796.69	\$ 4,820,438	\$ 46.68	\$ 16,770,780	\$1,118.05	

*Extended 1 Month Due to Site Activities

SOFT COSTS		
Preconstruction Services (Oakland)	\$	75,000
Property ALTA Survey/Title Report	\$	10,000
Asbestos Report	\$	1,000
A/E Design Fees (SMA & Team)	\$	495,015
Water & Sewer Impact Fees (SBWRD)	\$	30,919
RMP Electrical Service Design/Impact Fees	\$	66,000
Public Safety/Fire Impact Fees	\$	-
Parks, Trails, & Open Space Impact Fees	\$	-
Construction Testing & Special Inspections	\$	50,000
Net Zero Related Envelope/Energy Commissioning	\$	65,000
Rental/Moving Expense	\$	10,000
Security/Cameras (By Owner)	\$	88,000
Access Control (By Owner)	\$	52,000
Owner Construction Contingency (3%)	\$	411,000
Fixtures, Furniture, and Equipment (FF&E)		
Staff Refrigerator & Microwave	\$	1,800
Office Furniture - (3 to 4) Systems Work Stations	\$	25,000
Lobby Reception - (1) Systems Work Station	\$	9,000
Lobby Reception - (4) Lounge Chairs/(1) Sofa/Coffee Table	\$	22,000
Playground Equipment & Shade Structure	\$	600,000
PIP Surfacing	\$	175,000
Community Event		
(10) 72" Round Tables, (5) 30"x96" Rec. Tables	\$	10,500
(120) Chairs	\$	30,000
Carts	\$	3,500
Storage Room Shelving	\$	3,500
TOTAL SOFT COSTS	\$	2,234,234

DETAILED ESTIMATE

DESCRIPTION		QUANTITY	UNIT	TOTAL
Building		15,000 sf	\$595.73	\$8,935,901
Site		103,273 sf	\$34.90	\$3,604,496
Estimate Totals		15,000 sf	\$836.03	\$12,540,396
	Weather Conditions Allowance			\$150,000
	General Conditions			\$1,384,180
	General Requirements			\$1,042,605
0.30%	Builder's Risk Insurance			\$50,312
0.94%	General Liability Insurance			\$157,645
1.10%	Subcontractor Default Insurance			\$184,479
0.52%	Payment and Performance Bond			\$87,208
3.00%	Construction Contingency			\$503,123
4.00%	Contractor Fee			\$670,831
Total		15,000 sf	\$1,118.05	\$16,770,779

DESCRIPTION	QUANTITY	UNIT	TOTAL
Building	15,000 sf	\$595.73	\$8,935,901
02 00 00 EXISTING CONDITIONS	15,000 sf	\$4.40	\$65,950
02 40 00 Demolition and Structure Moving	15,000 sf	\$4.40	\$65,950
02 41 00 Demolition	15,000 sf	\$4.40	\$65,950
Building Demolition	15,000 sf	\$3.00	\$45,000
Demo Permit	15,000 sf	\$0.20	\$3,000
Pavilion Relocation	1 ls	\$3,450.00	\$3,450
Protect Existing	15,000 ls	\$0.50	\$7,500
Remobilization	1 ls	\$2,500.00	\$2,500
Temp Safety Barriers	15,000 sf	\$0.30	\$4,500
03 00 00 CONCRETE	15,000 sf	\$46.93	\$703,945
03 30 00 Cast-in-Place Concrete	15,000 sf	\$46.93	\$703,945
03 31 00 Structural Concrete	15,000 sf	\$46.93	\$703,945
Backfill Foundations	15,000 sf	\$0.40	\$6,000
Concrete Walls	4,125 sf	\$68.17	\$281,201
Concrete Walls - (16'x17.5')	443 sf	\$68.54	\$30,363
Continuous Footings	137 cy	\$900.99	\$123,436
Misc - Concrete	15,000 sf	\$0.70	\$10,500
Misc - Curbs	15,000 sf	\$0.20	\$3,000
Misc - Rebar	15,000 sf	\$0.10	\$1,500
Slab on Grade	15,121 sf	\$12.91	\$195,212
Slab on Metal Deck (Equipment)	117 sf	\$58.16	\$6,805
Spoil Hauloff	15,000 sf	\$0.50	\$7,500
Spread Footings	35 cy	\$1,097.94	\$38,428
04 00 00 MASONRY	15,000 sf	\$54.88	\$823,199
04 20 00 Unit Masonry	15,000 sf	\$54.88	\$823,199
04 21 00 Clay Unit Masonry	15,000 sf	\$54.88	\$823,199
CMU Walls - Rebar	1 ls	\$33,397.00	\$33,397
Expansion Joint Treatment	15,000 sf	\$0.09	\$1,350
Masonry - Shop Drawings	1 ls	\$5,000.00	\$5,000
Masonry - Structural (Includes Trash Enclosure & Precast Cap) (Per Plan)	11,500 sf	\$38.85	\$446,775
Power Wasing	15,000 sf	\$0.20	\$3,000
Remobilization	15,000 sf	\$0.20	\$3,000
Scaffolding	1 ls	\$24,108.00	\$24,108
Washout Bins	1 ls	\$600.00	\$600
Brick Veneer (Endicott Per Plan)	7,100 sf	\$42.39	\$300,969
Brick Veneer Mockup	1 ls	\$5,000.00	\$5,000
05 00 00 METALS	15,000 sf	\$46.29	\$694,323
05 10 00 Structural Metal Framing	15,000 sf	\$43.07	\$646,023
05 12 00 Structural Steel Framing	15,000 sf	\$43.07	\$646,023
Building Control	1 ls	\$10,000.00	\$10,000
Erection	15,000 sf	\$17.00	\$255,000
Joist & Deck	15,000 sf	\$7.00	\$105,000

DESCRIPTION	QUANTITY	UNIT	TOTAL
Mechanical Screen Wall Support Steel	1 ls	\$11,443.00	\$11,443
Misc. Embeds	15,000 sf	\$0.23	\$3,495
Safety Cables at Perimeter	15,000 sf	\$0.44	\$6,555
Structural Steel & Misc. Metals- Building (Includes Ladders, Stainless Railings & Trash Enclosure Gate, Roof Screen Wall)	15,000 sf	\$16.88	\$253,200
Supports for Ext. Signage	1 ls	\$2,500.00	\$2,500
VE - Switch G90 Deck to G60 Deck - Approved VE 5-8-25	1 ls	(\$1,170.00)	(\$1,170)
05 50 00 Metal Fabrications	15,000 sf	\$3.22	\$48,300
05 58 00 Formed Metal Fabrications	15,000 sf	\$3.22	\$48,300
BB - Blackened Steel Base	104 lf	\$150.00	\$15,600
Blackened Steel Bench W/Open Storage	1 ls	\$20,000.00	\$20,000
Blackened Steel Panel over 5/8" Plywood Sheathing	1 ls	\$10,000.00	\$10,000
SB - Stainless Steel Base	18 lf	\$150.00	\$2,700
06 00 00 WOOD, PLASTICS, AND COMPOSITES	15,000 sf	\$12.75	\$191,257
06 10 00 Rough Carpentry	15,000 sf	\$5.33	\$79,920
06 10 10 Miscellaneous Rough Carpentry	15,000 sf	\$5.33	\$79,920
Rough Carpentry - Electrical Room Sheathing	640 sf	\$3.00	\$1,920
Rough Carpentry - Parapet Nailer	1,200 lf	\$45.00	\$54,000
Rough Carpentry - Superstructure	15,000 sf	\$0.75	\$11,250
Rough Carpentry - Accessories Blocking	15,000 sf	\$0.10	\$1,500
Rough Carpentry - Millwork	15,000 sf	\$0.15	\$2,250
Rough Carpentry - Misc.	15,000 sf	\$0.50	\$7,500
Rough Carpentry - Wood Blocking - Curbs	15,000 sf	\$0.10	\$1,500
06 40 00 Architectural Woodwork	15,000 sf	\$7.35	\$110,185
06 41 00 Architectural Wood Casework	15,000 sf	\$5.31	\$79,705
Base, Upper & Tall Cabinets	55,755 \$	\$1.00	\$55,755
Countertops - Quartz	1 ls	\$23,950.00	\$23,950
06 42 00 Wood Paneling	15,000 sf	\$2.03	\$30,480
Acoustical Panel Allowance - 1" Fabric Wrapped Acoustical Panels - Community Event 103	360 sf	\$28.00	\$10,080
Acoustical Panel Allowance - High Impact Panels - Multipurpose Recreation 115	600 sf	\$34.00	\$20,400
06 80 00 Composite Fabrications	15,000 sf	\$0.08	\$1,152
06 83 00 Composite Paneling	15,000 sf	\$0.08	\$1,152
FRP	144 sf	\$8.00	\$1,152
07 00 00 THERMAL AND MOISTURE PROTECTION	15,000 sf	\$77.58	\$1,163,722
03 30 00 Cast-in-Place Concrete	15,000 sf	(\$0.30)	(\$4,480)
03 31 00 Structural Concrete	15,000 sf	(\$0.30)	(\$4,480)
VE - 15 Mil Vapor Barrier to 10 Mil Vapor Barrier 5-8-25	1 ls	(\$4,480.00)	(\$4,480)
07 10 00 Dampproofing and Waterproofing	15,000 sf	\$1.17	\$17,616
07 11 00 Dampproofing	15,000 sf	\$1.17	\$17,616
Bituminous Dampproofing - Foundation Walls	3,670 sf	\$3.00	\$11,010

DESCRIPTION	QUANTITY	UNIT	TOTAL
Bituminous Dampproofing -Drainage/Protection Board	3,670 sf	\$1.80	\$6,606
07 20 00 Thermal Protection	15,000 sf	\$10.62	\$159,351
07 21 00 Thermal Insulation	15,000 sf	\$6.21	\$93,222
Insulation - Foundation	1 ls	\$4,090.00	\$4,090
Insulation - Sound Walls	1 ls	\$11,500.00	\$11,500
Closed Cell Spray Foam Insulation - At Window Sills/Headers	1 ls	\$2,500.00	\$2,500
Insulation in Expansion Joints	1 ls	\$1,000.00	\$1,000
K-13 Spray Applied Acoustical Finish	1 ls	\$13,500.00	\$13,500
Insulation - Rigid Behind Standing Seam Panels, ACM, Brick	10,400 sf	\$5.83	\$60,632
07 27 00 Air Barriers	15,000 sf	\$4.41	\$66,129
Air Barrier - Behind Brick Veneer	6,054 sf	\$7.00	\$42,378
Air Barrier - Behind Siding	90 sf	\$7.00	\$630
Air Barrier - Sheathing Backup Behind Brick Veneer	1,213 sf	\$7.00	\$8,491
Air Barrier - Sheathing Backup Behind Metal Panel	2,090 sf	\$7.00	\$14,630
07 40 00 Roofing and Siding Panels	15,000 sf	\$24.87	\$373,075
07 42 00 Wall Panels	15,000 sf	\$7.85	\$117,775
ACM Panels - Arconic Per Spec	1,970 sf	\$57.50	\$113,275
ACM Panels - Misc. Flashing	1 ls	\$4,500.00	\$4,500
07 46 00 Siding	15,000 sf	\$17.02	\$255,300
Wood Cladding - Louvers (Resawn per Plan)	1,310 lf	\$30.00	\$39,300
Wood Cladding - Soffits (Resawn per Plan)	4,800 sf	\$45.00	\$216,000
07 50 00 Membrane Roofing	15,000 sf	\$29.35	\$440,286
07 54 00 Thermoplastic Membrane Roofing	15,000 sf	\$29.35	\$440,286
Add for 80 Mil (Specs Call for 60 Mil)	1 ls	\$8,835.00	\$8,835
Pipe Penetrations	20 ea	\$275.00	\$5,500
PVC Roofing	16,900 sf	\$27.82	\$470,088
Switch White to Dark Color for a Low SRI 5-8-25	1 ls	\$3,498.00	\$3,498
VE - Removing Leak Detection Primer Called on Specs 5-8-25	1 ls	(\$34,180.00)	(\$34,180)
VE - Switch Fully Adhered Membrane to Induction Weld 5-8-25	1 ls	(\$20,280.00)	(\$20,280)
Walk Pads	195 lf	\$35.00	\$6,825
07 60 00 Flashing and Sheet Metal	15,000 sf	\$10.22	\$153,374
07 61 00 Sheet Metal Roofing	15,000 sf	\$6.42	\$96,374
Mechanical Penetrations	15,000 sf	\$0.10	\$1,440
Misc. Gutters & Downspouts	15,000 sf	\$0.09	\$1,350
Mobilizations	15,000 sf	\$0.05	\$750
Patch/Repair Roof at Penetrations	15,000 sf	\$0.13	\$1,950
Roof Protection	15,000 sf	\$0.10	\$1,500
Rooftop Perforated Screen Wall Paneling	600 sf	\$27.64	\$16,584
Standing Seam Metal Panels - Arconic Zinc Patina (Uneeke Bending the Panels)	1,400 sf	\$52.00	\$72,800
07 62 00 Sheet Metal Flashing and Trim	15,000 sf	\$3.80	\$57,000
Anodized .032 Flashings	15,000 sf	\$0.80	\$12,000
Ext. Wall Flashing	15,000 sf	\$2.00	\$30,000

DESCRIPTION	QUANTITY	UNIT	TOTAL
Roof Flashing & Trim	15,000 sf	\$1.00	\$15,000
07 70 00 Roof and Wall Specialties and Accessories	15,000 sf	\$0.43	\$6,500
07 72 00 Roof Accessories	15,000 sf	\$0.43	\$6,500
Roof Hatch - Deleted 1 per 4-28-25 Review	1 ea	\$6,500.00	\$6,500
07 80 00 Fire and Smoke Protection	15,000 sf	\$0.20	\$3,000
07 84 00 Firestopping	15,000 sf	\$0.20	\$3,000
Firestopping - Penetrations	15,000 sf	\$0.20	\$3,000
07 90 00 Joint Protection	15,000 sf	\$1.00	\$15,000
07 92 00 Joint Sealants	15,000 sf	\$1.00	\$15,000
Joint Sealants - Ext.	15,000 sf	\$0.50	\$7,500
Joint Sealants - Int.	15,000 sf	\$0.05	\$750
Joint Sealants - Slab	15,000 sf	\$0.30	\$4,500
Sealants - Dissimilar Material	15,000 sf	\$0.15	\$2,250
08 00 00 OPENINGS	15,000 sf	\$56.73	\$850,891
08 10 00 Doors and Frames	15,000 sf	\$4.53	\$67,930
08 11 00 Metal Doors and Frames	15,000 sf	\$4.53	\$67,930
Construction Cores in the Door Hardware	15 ea	\$500.00	\$7,500
Door & Hardware Install	26 leaf	\$250.00	\$6,500
Door Sorting/Protection	26 leaf	\$250.00	\$6,500
Final Door Hardware Coordination	15,000 sf	\$0.07	\$1,080
HM Door	20 leaf	\$1,500.00	\$30,000
Set HM Frames	15,000 sf	\$0.09	\$1,350
Wood Door (Includes 1 Barn Door)	6 leaf	\$2,500.00	\$15,000
08 30 00 Specialty Doors and Frames	15,000 sf	\$1.96	\$29,400
08 31 00 Access Doors and Panels	15,000 sf	\$0.17	\$2,500
Access Doors	1 ls	\$2,500.00	\$2,500
08 33 00 Coiling Doors and Grilles	15,000 sf	\$1.79	\$26,900
Coiling Service Door - 105D	1 ea	\$12,700.00	\$12,700
Low Voltage Coordinate	15,000 sf	\$0.05	\$750
Misc. Embeds	15,000 sf	\$0.05	\$750
Rollup Service Counter Door - 103A	1 ea	\$12,700.00	\$12,700
08 40 00 Entrances, Storefronts, and Curtain Walls	15,000 sf	\$50.24	\$753,561
08 41 00 Entrances and Storefronts	15,000 sf	\$50.24	\$753,561
Exterior Aluminum Doors & Hardware	17 leaf	\$11,041.18	\$187,700
Exterior Glazing Systems	2,786 sf	\$124.65	\$347,213
Exterior Sliding Doors	202 sf	\$204.59	\$41,350
Interior Aluminum Doors & Hardware	9 leaf	\$7,816.67	\$70,350
Interior Glazing Systems	780 sf	\$70.07	\$54,647
Interior Nanawall Door	326 sf	\$315.66	\$102,851
Sill Flashings at Base of Glazing	15,000 sf	\$0.10	\$1,500
Sort/Protect	15,000 sf	\$0.10	\$1,500
VE - Deduct 1 of 3 Perimeter Caulk Joints 5-8-25	1 ls	(\$10,600.00)	(\$10,600)

DESCRIPTION	QUANTITY	UNIT	TOTAL
VE - Switch Triple Glazing to Double Glazing 5-8-25	1 ls	(\$42,950.00)	(\$42,950)
09 00 00 FINISHES	15,000 sf	\$55.75	\$836,209
01 70 00 Execution and Closeout Requirements	15,000 sf	\$0.50	\$7,500
01 74 00 Cleaning and Waste Management	15,000 sf	\$0.50	\$7,500
Final Clean	15,000 sf	\$0.50	\$7,500
09 00 00 Finishes	15,000 sf	\$0.25	\$3,750
09 23 00 Gypsum Plastering	15,000 sf	\$0.25	\$3,750
TOW Firestopping	15,000 sf	\$0.25	\$3,750
09 20 00 Plaster and Gypsum Board	15,000 sf	\$17.68	\$265,230
09 29 00 Gypsum Board	15,000 sf	\$17.68	\$265,230
Drywall Layout	150 hr	\$138.00	\$20,700
Drywall/Framing	1 ls	\$228,000.00	\$228,000
Misc. Ceiling Framing	15,000 sf	\$0.20	\$3,000
Misc. Drywall Patching	15,000 sf	\$0.70	\$10,500
Misc. Sound/Fire Caulking	15,000 sf	\$0.04	\$600
Patch & Repair	15,000 sf	\$0.16	\$2,430
09 30 00 Tiling	15,000 sf	\$2.81	\$42,079
09 30 00 Tiling	15,000 sf	\$2.81	\$42,079
Added Mobilization	15,000 sf	\$0.06	\$900
Floor Leveling	15,000 sf	\$0.14	\$2,085
Tile - CT1	426 sf	\$16.33	\$6,957
Tile - CT2	1,162 sf	\$16.33	\$18,975
Tile - CT3	599 sf	\$16.33	\$9,782
Tile - CT4	207 sf	\$16.33	\$3,380
09 50 00 Ceilings	15,000 sf	\$19.61	\$294,135
09 54 00 Specialty Ceilings	15,000 sf	\$19.61	\$294,135
Ceilings - ACT	500 sf	\$10.10	\$5,050
Ceilings - Layout	15,000 sf	\$0.06	\$900
Ceilings - Misc. Acoustical Sealants	15,000 sf	\$0.21	\$3,195
Ceilings - SFP (Suspended Felt Panel) PET Baffles - Autex	1,500 sf	\$65.50	\$98,250
Ceilings - SWG Slat Wood Grills	2,500 sf	\$73.25	\$183,125
Open to Structure Premium	15,000 sf	\$0.24	\$3,615
09 60 00 Flooring	15,000 sf	\$8.54	\$128,085
09 61 00 Flooring Treatment	15,000 sf	\$1.69	\$25,412
Polished Concrete	5,906 sf	\$3.75	\$22,148
Sealed Concrete	2,839 sf	\$1.15	\$3,265
09 65 00 Resilient Flooring	15,000 sf	\$3.52	\$52,744
Athletic Flooring - Rubber	3,381 sf	\$15.60	\$52,744
09 68 00 Carpeting	15,000 sf	\$3.33	\$49,929
Base - Carpet	360 lf	\$4.50	\$1,620
Carpet - CP1-CP3	3,024 sf	\$5.10	\$15,422

DESCRIPTION	QUANTITY	UNIT	TOTAL
Floor Patching & Protection	15,000 sf	\$0.80	\$12,000
Entrance Mat	1 ea	\$20,887.00	\$20,887
09 90 00 Painting and Coating	15,000 sf	\$6.36	\$95,430
09 91 00 Painting	15,000 sf	\$6.36	\$95,430
Paint - All (Includes Int. Coat Graffiti Guard in Restrooms & Painting Exposed Deck)	1 ls	\$75,430.00	\$75,430
Paint Touchup	1 ls	\$20,000.00	\$20,000
10 00 00 SPECIALTIES	15,000 sf	\$3.65	\$54,735
10 10 00 Information Specialties	15,000 sf	\$0.85	\$12,784
10 14 00 Signage	15,000 sf	\$0.85	\$12,784
Code & Building Signage	1 ls	\$11,284.00	\$11,284
Room Signage	1 ls	\$1,500.00	\$1,500
10 20 00 Interior Specialties	15,000 sf	\$2.57	\$38,501
10 28 00 Toilet, Bath, and Laundry Accessories	15,000 sf	\$2.57	\$38,501
Toilet Seat Cover Dispenser	8 ea	\$50.00	\$400
ADA Grab Bars	8 ea	\$500.00	\$4,000
Sanitary Napkin Disposal	5 ea	\$600.00	\$3,000
Restroom Mirrors	134 sf	\$51.50	\$6,901
Soap Dispenser - (Install Only)	8 ea	\$50.00	\$400
Paper Towel Dispenser - (Install Only)	8 ea	\$50.00	\$400
Baby Changing Station	2 ea	\$1,000.00	\$2,000
Bathroom Partitions	2 ea	\$3,000.00	\$6,000
Hand Dryers	6 ea	\$2,500.00	\$15,000
Toilet Tissue Holder - (Install Only)	8 ea	\$50.00	\$400
10 40 00 Safety Specialties	15,000 sf	\$0.20	\$2,950
10 41 00 Emergency Access and Information Cabinets	15,000 sf	\$0.07	\$1,000
Emergency Key Cabinet, Knox	1 ea	\$1,000.00	\$1,000
10 44 00 Fire Protection Specialties	15,000 sf	\$0.13	\$1,950
Fire Extinguisher & Cabinet (ea)	6 ea	\$325.00	\$1,950
10 50 00 Storage Specialties	15,000 sf	\$0.03	\$500
10 56 00 Storage Assemblies	15,000 sf	\$0.03	\$500
Wall Mounted Bike Storage - Staff Break 109 - Reduced to Standard Bike Hooks per 5-23-25	1 ls	\$500.00	\$500
11 00 00 EQUIPMENT	15,000 sf	\$1.40	\$21,000
11 30 00 Residential Equipment	15,000 sf	\$1.40	\$21,000
11 30 00 Residential Equipment	15,000 sf	\$1.40	\$21,000
Dishwasher Catering Kitchen103A	1 ea	\$6,800.00	\$6,800
Refrigerator - Catering Kitchen 103A	1 ea	\$7,200.00	\$7,200
SS Work Table	1 ea	\$3,000.00	\$3,000
UC Freezer - Catering Kitchen103A	1 ea	\$4,000.00	\$4,000
12 00 00 FURNISHINGS	15,000 sf	\$0.91	\$13,670

DESCRIPTION	QUANTITY	UNIT	TOTAL
12 20 00 Window Treatments	15,000 sf	\$0.91	\$13,670
12 24 00 Window Shades	15,000 sf	\$0.91	\$13,670
Roller Shades - Manual	1 ls	\$8,463.00	\$8,463
Roller Shades - Motorized	1 ls	\$5,207.00	\$5,207
21 00 00 FIRE SUPPRESSION	15,000 sf	\$9.33	\$139,950
21 10 00 Water-Based Fire-Suppression Systems	15,000 sf	\$9.33	\$139,950
21 13 00 Fire-Suppression Sprinkler Systems	15,000 sf	\$9.33	\$139,950
Fire Suppression - Wet Sprinkler System	15,000 sf	\$9.00	\$135,000
Make Safe	15,000 sf	\$0.33	\$4,950
22 00 00 PLUMBING	15,000 sf	\$33.57	\$503,550
22 40 00 Plumbing Fixtures	15,000 sf	\$33.57	\$503,550
22 42 00 Commercial Plumbing Fixtures	15,000 sf	\$33.57	\$503,550
Make Safe	15,000 sf	\$0.33	\$4,950
Misc. Cutting for Horizontal/Vertical Penetrations	15,000 sf	\$0.09	\$1,350
Plumbing	15,000 sf	\$33.00	\$495,000
Scope Sewer Line Prior to Turnover	15,000 sf	\$0.15	\$2,250
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	15,000 sf	\$63.30	\$949,540
23 30 00 HVAC Air Distribution	15,000 sf	\$63.30	\$949,540
23 31 00 HVAC Ducts and Casings	15,000 sf	\$63.30	\$949,540
HVAC (Equipment Increase 5-22-25)	15,000 sf	\$62.27	\$934,050
Mechanical Coordination	15,000 sf	\$0.87	\$12,990
Misc. Cutting for Horizontal Penetrations	1 ls	\$2,500.00	\$2,500
26 00 00 ELECTRICAL	15,000 sf	\$102.14	\$1,532,100
26 00 00 Common Electrical Work	15,000 sf	\$61.33	\$919,950
26 09 00 Instrumentation and Control for Electrical Systems	15,000 sf	\$61.33	\$919,950
Electrical (Misc. Materials, Tax, Labor & Markups)	15,000 sf	\$60.00	\$900,000
Make Safe	15,000 sf	\$0.33	\$4,950
Temp Power & Lighting	15,000 sf	\$1.00	\$15,000
26 20 00 Low-Voltage Electrical Distribution	15,000 sf	\$8.50	\$127,500
26 23 00 Low-Voltage Switchgear	15,000 sf	\$8.50	\$127,500
Electrical Switchgear	15,000 sf	\$8.50	\$127,500
26 50 00 Lighting	15,000 sf	\$32.31	\$484,650
26 05 00 Common Work Results For Electrical	15,000 sf	\$2.32	\$34,800
Emergency Inverter/Transfer Switch (Provides Backup Power to Emergency Lighting Systems During Power Outage)	15,000 sf	\$2.32	\$34,800
26 51 00 Interior Lighting	15,000 sf	\$29.99	\$449,850
Lighting	15,000 sf	\$16.99	\$254,850
Misc. Materials	15,000 sf	\$13.00	\$195,000
27 00 00 COMMUNICATIONS	15,000 sf	\$19.65	\$294,730
27 10 00 Structured Cabling	15,000 sf	\$7.21	\$108,130

DESCRIPTION	QUANTITY	UNIT	TOTAL
27 15 00 Communications Horizontal Cabling	15,000 sf	\$7.21	\$108,130
Fiber Optic per ES101	1 ls	\$61,930.00	\$61,930
Structured Cabling/Tele-Data	15,000 sf	\$3.08	\$46,200
27 40 00 Audio-Video Communications	15,000 sf	\$12.44	\$186,600
27 41 00 Audio-Video Systems	15,000 sf	\$12.44	\$186,600
Audio/ Video	15,000 sf	\$12.44	\$186,600
28 00 00 ELECTRONIC SAFETY AND SECURITY	15,000 sf	\$4.63	\$69,500
28 10 00 Access Control	15,000 sf	\$2.53	\$38,000
28 11 00 Access Control Global Applications	15,000 sf	\$2.53	\$38,000
Access Control/CCTV - Updated per 4-28-25 Review (Rough-In & Coordination Only)	20 ea	\$1,800.00	\$36,000
Additional Camera not Shown on the Building Security Drawing - Rough-In & Coordination Only	1 ls	\$2,000.00	\$2,000
28 40 00 Life Safety	15,000 sf	\$2.10	\$31,500
28 46 00 Fire Detection and Alarm	15,000 sf	\$2.10	\$31,500
Fire Alarm System (sf)	15,000 sf	\$2.10	\$31,500
31 00 00 EARTHWORK	15,000 sf	\$1.84	\$27,630
31 10 00 Site Clearing	15,000 sf	\$1.84	\$27,630
31 11 00 Clearing and Grubbing	15,000 sf	\$1.84	\$27,630
SWPPP	1 ls	\$27,630.00	\$27,630

DESCRIPTION	QUANTITY	UNIT	TOTAL
Site	103,273 sf	\$34.90	\$3,604,496
02 00 00 EXISTING CONDITIONS	103,273 sf	\$0.88	\$91,000
02 40 00 Demolition and Structure Moving	103,273 sf	\$0.88	\$91,000
02 41 00 Demolition	103,273 sf	\$0.88	\$91,000
Site Demolition (sf)	1 ls	\$91,000.00	\$91,000
05 00 00 METALS	103,273 sf	\$0.73	\$75,782
05 50 00 Metal Fabrications	103,273 sf	\$0.73	\$75,782
05 58 00 Formed Metal Fabrications	103,273 sf	\$0.73	\$75,782
Basketball Fence & Gate	19,547 \$	\$1.00	\$19,547
Playground Fence & Gate	36,977 \$	\$1.00	\$36,977
Volleyball Fence & Gate	19,258 \$	\$1.00	\$19,258
07 00 00 THERMAL AND MOISTURE PROTECTION	103,273 sf	\$0.05	\$5,164
07 90 00 Joint Protection	103,273 sf	\$0.05	\$5,164
07 92 00 Joint Sealants	103,273 sf	\$0.05	\$5,164
Joint Sealants - Site	103,273 sf	\$0.05	\$5,164
09 00 00 FINISHES	103,273 sf	\$0.04	\$4,131
09 90 00 Painting and Coating	103,273 sf	\$0.04	\$4,131
09 91 00 Painting	103,273 sf	\$0.04	\$4,131
Misc. Site/Steel Painting	103,273 ls	\$0.04	\$4,131
31 00 00 EARTHWORK	103,273 sf	\$21.72	\$2,243,226
31 10 00 Site Clearing	103,273 sf	\$21.57	\$2,227,426
31 11 00 Clearing and Grubbing	103,273 sf	\$21.57	\$2,227,426
As-Builts	103,273 sf	\$0.04	\$4,337
Dust Control	1 ls	\$1,000.00	\$1,000
Earthwork - Building - Fill Building to Subgrade W/Suitable Imported Fill, Structural Excavation, Structural Backfill W/Native, Grade & Gravel Building Pad - 4"	1 ls	\$288,982.05	\$288,982
Earthwork - Site - Cut & Fill Site to Subgrade w/Native, Fill Site to Subgrade with Trench Spoils, Fill Site to Subgrade W/Suitable Imported Fill	1 ls	\$201,151.50	\$201,152
Earthwork & Utilities - Mobilization & Administration (Includes Potholing to Locate Utilities)	1 ls	\$41,238.99	\$41,239
Earthwork & Utilities - Removals	1 ls	\$219,758.78	\$219,759
Earthwork & Utilities - SWPPP (Earthwork/Utilities Scope Only, Includes Construction Entrance)	1 ls	\$49,798.00	\$49,798
Electrical Trenching (Roadcut, Electrical Trenching & Backfill, Communications Trenching & Backfill, Excavate for Handholes & Vaults)	1 ls	\$74,090.66	\$74,091
Fireline (6" Fireline & 5' Bury, Tee, 6" Gate Valve, 6" Waterline Bend, 6" Fire Riser, Fire Hydrant Assembly & 6' Bury, Testing)	1 ls	\$43,464.35	\$43,464
Foundation Drain	103,273 sf	\$0.04	\$3,821
Full Time Flagger (Reduced to 2 Flaggers for 4 Months)	79,800 \$	\$1.00	\$79,800
Hand Dig Over Live Utilities	103,273 sf	\$0.03	\$2,892
Misc. Fill	103,273 sf	\$0.02	\$1,549
Misc. Hauloff	103,273 sf	\$0.19	\$19,828

DESCRIPTION	QUANTITY	UNIT	TOTAL
Misc. Layout	1 ls	\$5,000.00	\$5,000
Misc. Site Sawcut/Demo	103,273 sf	\$0.03	\$2,582
Misc. Survey	103,273 sf	\$0.01	\$826
Misc. Utility Hauloff	103,273 sf	\$0.08	\$8,159
Pot Holing	103,273 sf	\$0.20	\$20,655
Remobilization	1 ls	\$5,000.00	\$5,000
SDP	1 ls	\$7,500.00	\$7,500
Sewer (Trench Shoring & Plating, Dispose of Sewer Manhole, Dispose of Sewer Main, 15" Sewer Line, 6" Sewer Line, 48" Polymer Sewer Manhole, 6" PVC Sewer Cleanout, Jet & Test 15" Sewer Line, Camera Line)	1 ls	\$303,144.33	\$303,144
Sewer Bypass Pumping Budget (Need to Develop a Sewer Bypass Plan W/Snyderville Basin Water Reclamation District)	1 ls	\$75,000.00	\$75,000
Site Grading (Sidewalks, Curb & Gutter, Playground, Volleyball Court, Basketball Court, Trail, Parking Lot, Landscape, Dumpster Pad)	1 ls	\$160,665.88	\$160,666
Soil Disturbance Mapping/As-Builts	1 ls	\$15,000.00	\$15,000
Staking	1 ls	\$22,380.00	\$22,380
Storm Drain - (Remove Existing, 15", 12", 10", 8" & 6" Storm Drain, Catch Basin, Stormtech System, Trench Drain, Slot Drain)	1 ls	\$286,999.19	\$286,999
SWPPP - Street Sweeping/Dust Control	1 ls	\$30,000.00	\$30,000
Temp Site Utilities	103,273 sf	\$0.03	\$2,892
Traffic Control Budget (Permanent Signage)	1 ls	\$5,000.00	\$5,000
Trenching for Communication	103,273 sf	\$0.09	\$9,604
Utility Adjustments	103,273 sf	\$0.03	\$2,892
Utility Layout	1 ls	\$12,500.00	\$12,500
Waterline (Roadcut, Connecting to Existing 8" & 6" Line, New 8" Water Line, 4" Waterline, Meter Box & Assembly, Testing)	1 ls	\$219,915.42	\$219,915
31 20 00 Earth Moving	103,273 sf	\$0.15	\$15,801
31 22 00 Grading	103,273 sf	\$0.15	\$15,801
Topsoil	103,273 sf	\$0.15	\$15,801
32 00 00 EXTERIOR IMPROVEMENTS	103,273 sf	\$11.48	\$1,185,193
32 10 00 Bases, Ballasts, and Paving	103,273 sf	\$7.66	\$790,791
32 12 00 Asphalt Paving	103,273 sf	\$1.21	\$124,702
Asphalt Paving	1 ls	\$119,538.00	\$119,538
Patch Asphalt at Utilities	103,273 ls	\$0.05	\$5,164
32 13 00 Concrete Paving	103,273 sf	\$6.45	\$666,089
Bollards	6 ea	\$229.38	\$1,376
Cast-In-Place Concrete Curb & Gutter	792 lf	\$42.96	\$34,024
Concrete Site Benches	134 lf	\$706.13	\$94,621
Concrete Stair on Grade	10 lf	\$162.20	\$1,622
Concrete Walls - Basketball Wall - 8" x 11'5"	633 sf	\$79.26	\$50,172
Concrete Walls - Site Wall - 8" x 5'	1,721 sf	\$66.15	\$113,844
Continuous Footings - Site FC Playgrounds/Basketball	66 cy	\$924.17	\$60,995
Housekeeping Pads - Site HKP - 6"	81 sf	\$41.19	\$3,336
Sidewalks	8,833 sf	\$15.76	\$139,208
Slab on Grade - Site SOG - Courts & Patios 6" (4,000 PSI) (Increased per Revised Civil 5-23-25)	11,448 sf	\$13.70	\$156,838

DESCRIPTION	QUANTITY	UNIT	TOTAL
Spread Footings - FS Pavillion Column Footings	3 cy	\$3,350.70	\$10,052
32 30 00 Site Improvements	103,273 sf	\$1.27	\$131,410
32 18 00 Athletic and Recreational Surfacing	103,273 sf	\$0.31	\$32,360
Basketball Backstop (Front Fold)	2 ea	\$12,200.00	\$24,400
Install of Basketball Hoops	2 ea	\$980.00	\$1,960
SQ Post - Basketball Hoops	2 ea	\$3,000.00	\$6,000
32 33 00 Site Furnishings	103,273 sf	\$0.96	\$99,050
Shade Structures	1 ls	\$80,000.00	\$80,000
Single Loop Bike Rack (2 Bike Capacity)	16 ea	\$300.00	\$4,800
Benches	5 ea	\$2,400.00	\$12,000
Benches - Install	5 ea	\$450.00	\$2,250
32 90 00 Planting	103,273 sf	\$2.55	\$262,992
32 93 00 Plants	103,273 sf	\$2.55	\$262,992
Irrigation Stubouts	103,273 sf	\$0.01	\$1,446
Landscaping & Irrigation	103,273 sf	\$2.00	\$206,546
Remobilization	1 ls	\$5,000.00	\$5,000
Landscape Repair	1 ls	\$50,000.00	\$50,000

Exhibit C: Value Engineering

Park City Community Center

Value Engineering – Completed Since 50% CD's (Estimated Savings)

Removed Brick Pavers at Community Event/Entry Plaza	-\$71,000
Removed DAS Cell System	-\$16,200
Removed Leak Detection from Roof System	-\$34,180
Switched from Fully Adhered to Mechanically Attached Roofing	-\$20,000
Switch Roof Vapor Barrier from 15 Mil to 10 Mil	-\$4,480
Switched Steel Deck Type from G90 to G60	-\$1,170
Removed Wood Paneling at Interior of Lobby	-\$81,620
Changed Electrical Feeders from Copper to Aluminum \$20,000	-
Changed Triple Glazing System to Double Glazing (1' IGU):	-\$42,900
Delete Systems Mock-Ups (Masonry, ACM, Wood Soffit, etc)	-\$28,000
Removed Second Roof Access Hatch	-\$6,500
Removed Glazing Testing by Contractor	-\$50,750
Access Control/CCTC (Rough-in Only, By Owner)	-\$50,880
Miscellaneous Revisions (Reduce Tile Height in Restrooms, Remove Light Fixtures, Reduce Cabinets, etc...)	-\$26,000
Total:	-\$453,680

City Council Staff Report



Applications: Radon Mitigation (PL-24-06011)
Steep Slope Conditional Use Permits (PL-23-05673)
Residential Materials in the Historic District (PL-25-06407)
Residential Driveway Widths in Non-Historic Districts (PL-25-06407)
Child Care Land Use Regulations (PL-24-06006)
Changes to Reflect Updates to State Code (PL-24-06005, PL-25-06476)

Author: Planning Department

Date: June 5, 2025

Type of Item: Land Management Code Amendments

Recommendation

(I) Review the proposed Ordinance to amend the Land Management Code, (II) conduct a public hearing, and (III) consider approving Ordinance No. 2025-11 (Exhibit A).

Description

Applicant: Planning Department

Sections Amended: Please see Attachment 1.

Reason for Review: The Planning Commission conducts a public hearing and forwards a recommendation to the City Council for Land Management Code amendments. The City Council conducts a public hearing and takes Final Action.¹

AMPD	Affordable Master Planned Development
ACUP	Administrative Conditional Use Permit
CUP	Conditional Use Permit
HRL	Historic Residential Low – Density
HR-1	Historic Residential – 1
HR-2	Historic Residential – 2
LMC	Land Management Code
MPD	Master Planned Development
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

¹ LMC [§ 15-1-7](#)

Analysis

(I) The City's Radon Task Force and Planning Commission unanimously recommend amending the Land Management Code to align with state changes to building code and to require accommodation for future radon mitigation equipment in residences.

The City initiated a Radon Task Force to recommend detection and mitigation for City-owned properties and beyond ([February 1, 2024 City Council Staff Communication](#)). The Task Force recommended amendments to the LMC to ensure future residential development accommodates potential radon mitigation equipment if needed.

Additionally, in 2024, the Utah Legislature enacted [H.B. 518 State Construction Code Modifications](#) and adopted [the International Residential Code Appendix F – Radon Control Methods](#), requiring accommodation of potential radon mitigation systems in residential construction.

As a result, the recommended LMC amendments:

- Required a condition of approval for CUPs (lines 252-256), MPDs (lines 3317-3321), and AMPDs (lines 3317-3321) to provide applicants for residential projects with notice of what will be required at the building permit stage.
- For existing residential structures in Historic Districts, require accommodations for potential future radon mitigation equipment through Historic District Design Reviews (lines 3941-3946).²

(II) The Planning Commission unanimously recommends updates to the Steep Slope Conditional Use Permit criteria in Historic Residential Districts to support visual analysis of new development, to incorporate engineering standards for retaining walls, and for consistency in internal height.

Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the Historic Districts. Community Planning Strategy 15.9 is to update criteria for development on Steep Slopes to prevent incompatible mass and scale within the Historic Districts based on findings of periodic reviews of ongoing projects.

One of the challenges with Planning Commission review of Steep Slope Conditional Use Permits is that Applicants design their home without a geotechnical report, which is completed at the building permit phase. As a result of the geotechnical report, modifications to project design and retaining walls are often required and substantial modifications require a second Planning Commission review. Additionally, Applicant's visual analysis submittals vary. For efficiency and consistency of review, the LMC amendments:

² On May 8, 2024, the Planning Commission conducted a work session on the proposed amendments ([Packet](#), Item 6.B; [Minutes](#), p. 27). On April 23, 2025, the Planning Commission held a public hearing and unanimously forwarded a positive recommendation for City Council consideration ([Packet](#), Item 6.D; [Minutes](#), p. 16).

- Establish geotechnical criteria reviewed by the Building and Engineering Departments prior to Planning Commission review to better reflect what is proposed to be constructed (lines 384, 675, and 999).
- Clarify that changes to the approved Steep Slope Conditional Use Permit approvals require a modification application and Planning Commission review and approval (lines 447, 738, and 1062).
- Clarify that patios, hot tubs, pools, landscaping/grading that change elevation greater than four feet with a cut into a Steep Slope require a Steep Slope Conditional Use Permit (lines 377, 668, and 992).
- Outline submittal requirements to include visual assessment and a slope/topographic map for consistent application material submittals (lines 415, 706, and 1030).
- Create consistency for interior height regulation in the HRL, HR-1, and HR-2 Zoning Districts (lines 579, 893, and 924) and define “Lowest Floor Plane” (line 4060).³

Additionally, to create consistency for retaining wall reviews, the Engineering Department recommends updating LMC [§ 15-4-2\(D\) Fences and Retaining Walls](#) as follows:

- A. **PERMIT.** A Building Permit is required for construction of any Fence greater than six feet (6') in height. Within any of the Historic zoning districts construction of any Fence greater than four feet (4') in height requires a Building Permit. **A Building Permit, including drawings stamped by a registered engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height. A combination retaining wall is defined as any series of retaining walls in which the horizontal separation between subsequent walls is closer than 1.5:1 compared to the height of the individual walls.**

The proposed LMC amendments also create consistency for interior height measurements within the HRL, HR-1, and HR-2 Zoning Districts. In 2017, the interior height definition included consistent language and outlined the “lowest floor plane” as the point of measuring interior height. In 2018, the HRL, HR-1, and HR-2 LMC was updated, and the word “finish” was included in the HR-1 and HR-2 interior height definitions to establish the “lowest **finish** floor plane” as the point of measuring interior height. Staff was not able to find an intentional distinction for this change between the 2017 [Ordinance No. 2017-59](#) and the 2018 [Ordinance No. 2018-27](#) and was unable to determine why the word “finish” was added to two of the Zoning Districts and not to all three. The existing LMC is outlined in the table below:

³ On June 21, 2023 ([Packet](#), Work Session; [Minutes](#), p. 2) and April 24, 2024 ([Packet](#), Item 5.B; [Minutes](#), p. 11), the Planning Commission conducted work sessions regarding the proposed Steep Slope Conditional Use Permit amendments. On April 23, 2025, the Planning Commission unanimously forwarded a positive recommendation for City Council consideration ([Packet](#), Item 5.B; [Minutes](#), p. 11).

Zoning District	Height Regulation
HRL	A Structure shall have a maximum height of thirty-five feet (35') <u>measured from the lowest floor plane</u> to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ⁴
HR-1	A Structure shall have a maximum height of thirty-five feet (35') <u>measured from the lowest finish floor plane</u> to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ⁵
HR-2	A Structure shall have a maximum height of thirty-five feet (35') <u>measured from the lowest finish floor plane</u> to the point of the highest wall top plate that supports the ceiling joists or roof rafters. ⁶

To be consistent, the draft LMC modifies the language in HR-1 and HR-2 to remove the word “finish” to match the language of HRL, wherein “[a] Structure shall have a maximum height of thirty-five feet (35’) measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.”

For consistent application of interior height, staff recommends defining “lowest floor plane”:

LOWEST FLOOR PLANE. The bottom level of a structure, regardless of material (dirt, concrete, etc.) or the lowest point of excavation (excluding footings).

These modifications create consistency among the Historic Residential Districts.

(III) The Historic Preservation Board and Planning Commission unanimously recommend updates to materials and finishes for residential infill in Historic Districts.

One of the challenges with review of materials and finishes for residential projects in the Historic Districts is that the LMC establishes staff discretion to review and approve materials based on sustainability criteria. Due to positive developments in new types of building materials, Applicants often bring in new materials that have not yet been evaluated, requiring research and evaluation with each new submittal.

The proposed amendments establish updates to the criteria by which materials are evaluated and authorizes the Historic Preservation Board to form an Advisory Committee to develop and make publicly available a list of acceptable materials that are compatible in the Historic Districts and are well suited to the City’s climate and forward progress in building materials.

⁴ LMC [§ 15-2.1-5](#)

⁵ LMC [§ 15-2.2-5](#)

⁶ LMC [§ 15-2.3-5](#)

Materials for residential construction in the Historic Districts are regulated by LMC [§ 15-13-2 Regulations for Historic Residential Sites](#) and LMC [§ 15-13-8 Regulations for New Residential Infill Construction in Historic Districts](#). Prior to a major overhaul of these regulations in 2019, materials for new residential buildings were encouraged to reflect materials used on Historic Structures, including the treatment of materials, such as painting wood siding opaque. However, it was not until the 2019 amendments to the Historic District Regulations that new residential buildings were required to be painted opaque.

When the 2019 Historic District Regulations shifted from ‘encouraging’ to ‘required’ they also reinforced the allowance of synthetic or non-historic building materials by establishing a process by which an Applicant could provide a sample of alternative materials to the Planning Department for approval. The Historic Preservation Board and Planning Commission recommend amending the LMC to better reflect advances in the types of materials now available that are compatible in the Historic Districts.⁷

The Historic Preservation Board supports more flexibility in opacity and the use of non-historic materials for non-historic Structures and additions to Historic Structures because:

- Certain non-historic materials and various wood finishes can be compatible and complementary to the Historic District and Historic Structures by providing differentiation to distinguish old from new.
- The Historic District Regulations for new residential infill, which require buildings to be compatible with Historic Structures through massing, roof form, building height and volume ensure the overall character of the Historic Districts is preserved.
- Flexibility in materials and opacity for new residential infill allows for creativity and innovation in design, which provides interest and a sense of uniqueness, whereas overly restrictive standards can result in a monotonous, unimaginative and characterless pattern of development.
- New materials offer innovation in sustainability, durability, and fire resistance.

The General Plan describes Historic District compatibility as the relationship between new additions, infill, and existing Historic Structures including texture, material, and architectural style. “While new construction and additions should complement existing [Historic Structures], they must also be seen as a product of their own time. Compatibility does not mean that new infill or additions must duplicate existing structures.” The Historic District Regulations are effective at ensuring compatibility with form, resulting in new residential infill that shares fundamental similarities with Historic buildings; therefore, flexibility in the use of certain approved non-historic materials and finishes used on non-historic Structures will not diminish compatibility but rather, complement Historic Structures and provide differentiation between new and old.

⁷ The Historic Preservation Board discussed the proposed amendments: June 7, 2023 ([Packet](#), Item 6.B; [Minutes](#), p. 13); December 6, 2023 ([Packet](#), Item 6.C; [Minutes](#), p. 10); April 3, 2024 ([Packet](#), Item 7.A; [Minutes](#), p. 7); February 5, 2025 ([Packet](#), Item 8.A; [Minutes](#), p. 15); and March 5, 2025 [Packet](#), Item 6.D; [Minutes](#), p. 23). On January 24, 2025, the Planning Department conducted a Focus Group with design professionals who work in the Historic Districts to discuss potential materials that may be compatible in the Historic Districts and the requirement for opacity on new residential construction.

As a result, the recommended LMC amendments:

- Remove the requirement for new residential buildings in the Historic District to be painted opaque (lines 3898-3990).
- Create a process for establishing a list of materials that may be used on non-historic Structures and additions to Historic Structures that is reviewed and approved by the Historic Preservation Board (lines 3828-3831).

Process for Vetting New Materials:

While existing Historic District Regulations for additions and new residential infill are effective in terms of ensuring overall form is emulated throughout the Historic Districts, they do not provide specificity on which non-historic materials may be used for new construction and require staff-level review and approval.

The new process proposed establishes an Advisory Committee with:

- Two Historic Preservation Board members.
- Three design professionals who apply to serve on the review committee and are selected by the two Historic Preservation Board members serving on the review committee.
- The Planning Department Historic Preservation team.
- The City's Historic Preservation consultant.

The Advisory Committee would create a list of approved Non-Historic Materials and finishes that are compatible with the Historic Districts to be reviewed and approved by the Historic Preservation Board. The new materials would be evaluated based on the following characteristics:

- Longevity (50-year lifespan)
- Energy performance
- Durable in this climate
- Fire Resistance
- Environmental benefit and impact (high recycled content, locally sourced, life cycle impact, or cradle to grave impact)
- Compatibility with the character of the Historic District (lines 3893 and 3954).

(IV) The Planning Commission unanimously recommends updating driveway widths for Single-Family Dwellings and Duplexes in non-historic districts to reflect the built environment and allow for ingress/egress to approved garages on a limited basis.

Prior to an LMC update in March of 1991, the driveway standard for Single-Family Dwellings and Duplexes in non-Historic Districts established a maximum curb cut of 15 feet. The 1991 update removed the curb cut language and increased the maximum width for Single-Family and Duplex driveways to 27 feet. However, there are many

existing driveways that were approved to be constructed after 1991 that exceed 27 feet in width to accommodate safe ingress and egress for unique site constraints and to access multi-car garages.

Staff conducted research on Single-Family Dwellings and Duplexes approved since the 1991 code changes and found that the interpretation has been that the required maximum 27-foot-wide curb cut is strictly adhered to with an allowance for a ‘flare’ or increase in width once outside of the Front and Side Setback. When property owners with existing driveways that were approved to exceed the 27-foot width propose updates to their driveway, the current code conflicts with previous approvals and does not address site-specific constraints.

The proposed amendments to LMC [§ 15-3-3](#) *General Parking Area and Driveway Standards* require residential driveways in non-Historic Districts to maintain the 27-foot maximum width for the curb cut and length of the driveway through the Front or Side Setback and allow for a ‘flare’ or increase in width within the immediate area in front of the garage for safe ingress and egress to the garage.

At the April 23, 2025 Planning Commission public hearing, Commissioners expressed concern that the proposed changes in the LMC should provide more specificity regarding the allowance of additional paved turnout areas. Staff worked with the Engineering Department to revise the language such that the current proposed amendment prohibits additional paved turnout areas unless the Applicant can demonstrate site specific conditions that warrant the additional paved area for safe egress to the public right-of-way, and the Engineering Department provides their approval (lines 2554-2576).⁸

(V) The Planning Commission unanimously recommends enacting revisions to Child Care land use regulations to remove regulatory barriers for prospective Child Care providers, reflect best land use planning practices, align with state codes, and eliminate redundant and obsolete regulations.

The City Council requested the Planning team review LMC regulations related to Child Care to determine if the regulations presented obstacles to potential Child Care providers. Throughout 2024, staff evaluated the current LMC regulations, researched best practices for Child Care land use, conducted a focus group with local Child Care providers for input, and discussed proposed amendments with the Planning Commission.

Staff’s research and outreach, as well as Planning Commission feedback across multiple work sessions, informed the proposed amendments, including revisions to LMC [§ 15-3-6](#) *Parking Ratio Requirements For Specific Land Use Categories*, LMC [§ 15-4-9](#) *Child Care And Child Care Facilities*, LMC [Chapter 15-6](#) *Master Planned Developments*, LMC [Chapter 15-6.1](#) *Affordable Master Planned Developments*, LMC [§ 15-15-1](#)

⁸ The Planning Commission conducted a public hearing on the proposed amendments and forwarded a positive recommendation on April 23, 2025 ([Packet](#), Item 6.D; [Minutes](#), p. 16).

Definitions, and various LMC Chapters regulating individual Zoning Districts.⁹

The draft ordinance:

- Eliminates the Family Child Care definition outlined in LMC [§ 15-15-1](#) (line 4022) and expands the definition of In-Home Babysitting to include the provision of Child Care for up to eight children to align the LMC with state regulations (line 4019).
- Changes the level of review for Child Care facilities that currently require a Conditional Use Permit (CUP) reviewed by the Planning Commission to Administrative Conditional Use Permit (ACUP) review before the Planning Department (lines 2762-2770 and lines 2879-2886).
- Revises the review criteria for Family Group Child Care and Child Care Centers to eliminate redundancies, reflect best land use planning practices, and remove potential regulatory barriers for prospective Child Care providers (lines 2959-3050).
- Amends the LMC to align with state regulations, including a provision that allows Child Care providers to operate a facility in one additional location outside of their primary residence (lines 4025-4028).
- Provides more flexibility for alternative parking arrangements for Child Care facilities (line 2590 and lines 2963-2996).
- Requires applicants seeking approval for a Child Care facility to provide notice to property owners within a 300-foot radius of the proposed facility (lines 3034-3037).
- Removes provisions that allow the Planning Commission to require Applicants for Master Planned Developments (MPDs) and Affordable Master Planned Developments (AMPDs) to designate and plan a site for a Child Care Center if the Commission determines that the project will create additional demands for Child Care (lines 3273-3278 and lines 3343-3345).

(VI) The Planning Commission unanimously recommends enacting Mobile Business regulations and updating Business License reviews and Subdivision regulations to reflect changes to Utah Code.

Mobile Businesses

On May 3, 2023, the Utah Legislature enacted [H.B. 408 Mobile Business Licensing Amendments](#) to address Mobile Businesses and establish municipal review and regulation of them, defined by the state as “a business that maintains ongoing mobility and of which the receipt of goods or services offered and point of sales occurs within an enclosed vehicle, an enclosed trailer, or an enclosed mobile structure.” The state

⁹ The Planning Commission discussed the proposed Child Care LMC amendments on March 27, 2024 ([Packet](#), Item 5.A; [Minutes](#), p. 2); Staff provided an update on August 28, 2024 ([Packet](#), Item 2A); and the Planning Commission conducted a work session on January 8, 2025 ([Packet](#), Item 6.A; [Minutes](#), p. 2). On March 26, 2025, the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation for City Council consideration ([Packet](#); Item 5.A; [Minutes](#), p. 2).

specifies Mobile Businesses to include barbers, beauty/cosmetics, cycling, cell phone, computer, footwear, media archive and transfer, pet grooming, sewing/tailoring, small engine, and “tool.” Utah Code now addresses Food Trucks and Mobile Businesses through similar regulations in [Chapter 11-56](#), and like Food Trucks, now requires municipalities to allow Mobile Businesses in Zoning Districts where restaurants are allowed.

The proposed amendments update regulations for Food Trucks and Mobile Businesses:

- Shift *Regulation of Food Trucks* from Title 4 *Licensing* ([§ 4-5-6](#)) to Title 15 *Land Management Code* to outline land use regulations for Enclosed Mobile Businesses, Food Trucks, Food Carts, and Ice Cream Trucks (§ 15-4-24 *Mobile Businesses*, lines 3186-3265).
- Remove restaurant uses from the HR-2 Zoning District to also prohibit Food Trucks and Mobile Businesses to meet the purposes of the Zoning District, which include minimizing impacts of commercial uses on surrounding residences (lines 832-833).
- Clarify that Mobile Businesses are not “Outdoor Events” (line 3128).

Unlisted Use Reviews

In 2025, the Utah Legislature enacted [S.B. 179 Local Regulation of Business Entities Amendments](#) to create a process for reviewing uses that are new and not defined in the LMC. The proposed amendments:

- Establish a process for proposed business clarification requests and new or unlisted business uses.
- Business classification requests require Planning to evaluate a submitted use for compliance with defined terms in the LMC and determine whether it is aligned with a defined term, generates more new vehicle trips and parking, and increases noise, vibration, odors, steam, or other mechanical factors that might affect people and property offsite. Applicants disagreeing with the categorization may appeal to the Board of Adjustment.
- New or Unlisted Business Use requests must be evaluated by Planning within 45 days and brought to the Planning Commission for review and recommendation to the City Council, including whether the new or unlisted business use should be allowed, conditional, or prohibited in Zoning Districts.
- Within 45 days after receiving a recommendation from the Planning Commission, the City Council must consider and determine whether to approve or deny the new or unlisted business use and designate appropriate Zoning Districts if approved. Applicants who disagree with the Council decision may appeal to the Board of Adjustment (lines 161-200).

Subdivision Regulations

The Utah Legislature made substantial modifications to municipal review of Single-

Family, Duplex, and Townhome subdivisions in the past few years. On February 1, 2024, the City Council adopted [Ordinance No. 2024-03](#) to enact a new Chapter 15-7.5 *Administrative Subdivision Procedures* to reflect [S.B. 174 Local Land Use and Development Revisions](#). The updates:

- Limit the Planning Commission to one public hearing for preliminary subdivision reviews.
- Prohibit Planning Commission or City Council approval of final subdivision reviews and shifts final action to staff.
- Outline timelines for review and final action.

Further changes by the Utah Legislature to subdivision reviews in 2024 and 2025 require additional amendments. In 2024, the Utah Legislature refined subdivision regulations and adopted [H.B. 476 Municipal Land Use Regulation Modifications](#). The proposed amendments:

- Outline preliminary subdivision applications (line 3,703).
- Outline final subdivision applications (line 3734).
- Establish additional review allowances when an applicant makes a material change to a plan set (line 3767).
- Update the appeal process for subdivision reviews (line 3790).

In 2025, the Utah Legislature enacted [S.B. 104 Boundary Line Amendments](#). Utah Code used to define and establish a process for lot line adjustments, meaning the relocation of a lot line boundary between adjoining lots. LMC [§ 15-7.1-6\(F\)](#) outlined a process wherein the Planning Director could approve a lot line adjustment if:

- No new developable lot or unit results.
- All contiguous property owners consent.
- No remnant land is created.
- The resulting adjustment is compatible with existing lot sizes in the immediate neighborhood.
- No zoning violations occur.
- No previous lot line has been adjusted for the lots.
- Written notice is provided.
- The City Engineer and Planning Director authorize the execution and recordation of a deed and plat to reflect the lot line adjustment.

The Utah Legislature struck the definition of lot line adjustment and created a new definition for a “boundary adjustment” – an agreement between property owners to relocate a common boundary. The Utah Legislature then created two new types of boundary adjustments: a “full boundary adjustment” and a “simple boundary adjustment.”

A “simple boundary adjustment” does not affect a public right-of-way, municipal utility easement, or other public property; affect an existing easement, onsite wastewater system, or internal lot restriction; or result in a lot or parcel out of conformity with land

use regulations. A “full boundary adjustment” is not a “simple boundary adjustment” and requires a plat amendment.

As a result, staff recommends amending LMC [§ 15-15-1](#) to strike the definition of “lot line adjustment” and add a definition of “boundary adjustment,” “simple boundary adjustment,” and “full boundary adjustment” that references Utah Code definitions. Additionally, staff recommends modifying the LMC [§ 15-1-8](#) *Review Procedure Under the Code* and [§ 15-1-21](#) *Notice Matrix* (lines 137 and 265), Subdivision regulations in [§ 15-7-2](#) *Purpose*, [§ 15-7.1-6\(F\)](#) *Final Subdivision Plat*, [§ 15-7-4](#) *Authority*, [§ 15-7-10](#) *Enforcement*, [§ 15-7.1-1](#) *Jurisdiction*, [§ 15-7.1-3](#) *Classification of Subdivision*, and [§ 15-7.1-6](#) *Final Subdivision Plat* to replace the term “lot line adjustment” with “boundary adjustment” (lines 3380). Any “full boundary adjustment” will require a plat amendment in accordance with LMC [§ 15-7.1-3\(B\)](#).

Department Review

The Planning and Executive Departments and City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website on April 7, 2025 for the April 23, 2025 Planning Commission meeting, and May 21, 2025 for the June 5, 2025 City Council meeting. Staff mailed courtesy notice to property owners on April 9, 2025. The *Park Record* published courtesy notice on April 9, 2025, and June 4, 2025.¹⁰

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

The City Council may:

- Approve Ordinance No. 2025-11
- Approve Ordinance No. 2025-11 with revisions
- Deny Ordinance No. 2025-11
- Request additional information and continue to a date certain.

Exhibit

A: Draft Ordinance No. 2025-11

¹⁰ LMC [§ 15-1-21](#)

Attachment 1

Radon Mitigation in Residential Development

Section 15-1-10(E) *Conditional Use Review Process*, Section 15-6-5 *Master Planned Development Requirements*, Section 15-6.1-11 *Affordable Master Planned Development Site Planning*, Chapter 15-13 *Regulations for Historic Districts and Historic Sites*

Steep Slope Conditional Use Permits in the Historic Residential Districts

Chapter 15-2.1 *Historic Residential - Low Density (HRL) District*, Chapter 15-2.2 *Historic Residential - 1 (HR-1) District*, Chapter 15-2.3 *Historic Residential - 2 (HR-2) District*, and Chapter 15-15 *Defined Terms*

Materials for Residential Infill in Historic Districts

Section 15-11-6 *Additional Duties*, Section 15-13-2 *Regulations for Historic Residential Sites*, Section 15-13-8 *Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*

Driveway Width for Non-Historic Residential Districts

Section 15-3-3 *General Parking Area And Driveway Standards*

Child Care Land Use Regulations

Land Management Code Section 15-2.1-2 *Uses*, Section 15-2.2-2 *Uses*, Section 15-2.3-2 *Uses*, Section 15-2.4-2 *Uses*, Section 15-2.5-2 *Uses*, Section 15-2.6-2 *Uses*, Section 15-2.7-2 *Uses*, Section 15-2.9-2 *Uses*, Section 15-2.10-2 *Uses*, Section 15-2.11-2 *Uses*, Section 15-2.12-2 *Uses*, Section 15-2.13-2 *Uses*, Section 15-2.13-2 *Uses*, Section 15-2.14-2 *Uses*, Section 15-2.15-2 *Uses*, Section 15-2.16-2 *Uses*, Section 15-2.17-2 *Uses*, Section 15-2.18-2 *Uses*, Section 15-2.19-2 *Uses*, Section 15-2.23-2 *Uses*, Section 15-3-6 *Parking Ratio Requirements For Specific Land Use Categories*, Section 15-4-9 *Child Care And Child Care Facilities*, Chapter 15-6 *Master Planned Developments*, Chapter 15-6.1 *Affordable Master Planned Developments*, Section 15-15-1 *Definitions*

Changes Required to Comply with Utah Code

Mobile Business and Food Truck Regulations

Municipal Code of Park City Section 4-1-1 *Definitions*, Section 4-5-6 *Regulation of Food Trucks*, Chapter 4-9 *Mobile Vendors*

Land Management Code Section 15-2.5-2 *Historic Recreation Commercial (HRC) District Uses*, Section 15-2.6-2 *Historic Commercial Business (HCB) District Uses*, Section 15-2.13-2 *Residential Development (RD) District Uses*, Section 15-2.14-2 *Residential Development-Medium Density (RDM) District Uses*, Section 15-2.16-2 *Recreation Commercial (RC) District Uses*, Section 15-2.17-2 *Regional Commercial Overlay (RCO) District Uses*, Section 15-2.18-2 *General Commercial (GC) District Uses*, Section 15-2.19-2 *Light Industrial (LI) District Uses*, Section 15-2.22-2 *Public Use Transition (PUT) District Uses*, Chapter 15-15 *Defined Terms*

Enacting Section 15-4-24 *Mobile Businesses*

Business License Review of New Uses

Section 15-1-8 *Review Procedure Under the Code*

Subdivision Updates

Lot Line Adjustments

Land Management Code Section 15-1-8 *Review Procedure Under the Code*, Section 15-1-21 *Notice Matrix*, Section 15-7-2 *Purpose*, Section 15-7-3 *Policy*, Section 15-7-4 *Authority*, Section 15-7-10 *Enforcement*, Section 15-7.1-1 *Jurisdiction*, Section 15-7.1-3 *Classification of Subdivision*, Section 15-7.1-6 *Final Subdivision Plat*, Chapter 15-15 *Defined Terms*

Subdivisions for Single-Family, Duplex, and Townhomes

Chapter 15-7.5 *Administrative Subdivision Procedure*

Ordinance No. 2025-11

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF PARK CITY TITLES 4
LICENSING AND 15 LAND MANAGEMENT CODE TO COMPLY WITH CHANGES
TO STATE CODE REGARDING MOBILE BUSINESSES, RADON MITIGATION
SYSTEMS, AND SUBDIVISIONS, AND TO TITLE 15 LAND MANAGEMENT CODE
TO CREATE A PROCESS FOR NEW OR UNLISTED USE REVIEWS AND TO
UPDATE STEEP SLOPE CONDITIONAL USE PERMIT REGULATIONS FOR
HISTORIC RESIDENTIAL DISTRICTS, MATERIALS FOR INFILL IN RESIDENTIAL
HISTORIC DISTRICTS, DRIVEWAY STANDARDS FOR NON-HISTORIC
RESIDENTIAL DISTRICTS, AND CHILD CARE LAND USE REGULATIONS**

WHEREAS, changes to Utah Code enacted by the Utah Legislature require updates to the Municipal Code of Park City;

WHEREAS, the Utah Legislature enacted municipal regulations for mobile businesses requiring amendments to the Municipal Code and Land Management Code;

WHEREAS, the Utah Legislature enacted regulations that require new residential structures to be built to facilitate potential future installation of radon mitigation equipment requiring amendments to the Land Management Code;

WHEREAS, the Utah Legislature enacted regulations related to municipal review of subdivisions for single-family, duplex, and townhomes, and to lot line adjustments, requiring amendments to the Land Management Code;

WHEREAS, the Utah Legislature enacted requirements for municipal review of proposed uses not addressed in the Land Management Code, requiring the City to establish a review process;

WHEREAS, the Land Management Code implements the goals and policies of the Park City General Plan;

WHEREAS, Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the Historic Districts and Community Planning Strategy 15.4 is to annually review the regulations for Historic Districts and Historic Sites for regulatory consistency;

WHEREAS, General Plan Community Planning Strategy 15.9 is to update criteria for development on Steep Slopes for compatible mass and scale within the Historic Districts;

WHEREAS, the proposed amendments to Steep Slope Conditional Use Permit regulations in the Historic Residential – 1, Historic Residential – 2, and Historic Residential Low Zoning Districts establish consistency and address engineering standards for retaining walls;

WHEREAS, on March 5, 2025, the Historic Preservation Board held a public hearing and unanimously recommended updates for new infill materials and finishes in the Historic Residential Districts and the establishment of an advisory committee to compile and periodically update a list of materials and finishes that are historically compatible for consistency and to streamline the review process;

WHEREAS, the proposed amendments update driveway width for non-Historic residences and clarify curb cut width maximums to reflect built conditions and to streamline building permit reviews;

WHEREAS, General Plan Goal 12 is to foster diversity of jobs to provide greater economic stability and new opportunities for employment and City Implementation Strategy 12.13 recommends exploring opportunities for support services for the workforce;

WHEREAS, the City Council directed Planning staff to evaluate and update child care facility land use regulations to remove obstacles and reflect best practices;

WHEREAS, the proposed amendments shift child care facility review from the Planning Commission to staff, allow flexible parking arrangements, establish consistent and updated criteria for child care facility reviews, and update provisions to align with recent changes to Utah Code;

WHEREAS, on March 26, 2025 and April 23, 2025, the Planning Commission held a duly noticed public hearing to receive input on the proposed Municipal Code and Land Management Code amendments, and forwarded a positive recommendation to City Council;

WHEREAS, on June 5, 2025, the City Council held a duly noticed public hearing;

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Municipal Code of Park City and Land Management Code to be consistent with the values and goals of the Park City General Plan and Utah Code; to protect health and safety and maintain the quality of life for its residents and visitors; to ensure compatible development; and to preserve the community's unique character; and

WHEREAS, the proposed Municipal and Land Management Code amendments are consistent with the following purposes of the Utah Municipal Land Use, Development, and Management Act Section 10-9a-102, Purposes – General land use authority:

1. The purposes of this chapter are to:
 - a. provide for the health, safety, and welfare;
 - b. promote the prosperity;
 - c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
 - d. protect the tax base;
 - e. secure economy in government expenditures;
 - f. foster the state's agricultural and other industries;
 - g. protect both urban and nonurban development;
 - h. protect and ensure access to sunlight for solar energy devices;
 - i. provide fundamental fairness in land use regulation;
 - j. facilitate orderly growth and allow growth in a variety of housing types; and
 - k. protect property values.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. FINDINGS. The analysis section of the staff reports of the March 26, 2025, and April 23, 2025 Planning Commission, and June 5, 2025 City Council meetings, are incorporated herein. The recitals above are incorporated herein as findings of fact.

SECTION 2. AMEND MUNICIPAL CODE OF PARK CITY TITLE 4 LICENSING
SECTION 4-1-1 DEFINITIONS, SECTION 4-5-6 REGULATION OF FOOD TRUCKS,
CHAPTER 4-9 MOBILE VENDORS, AND TITLE 15 LAND MANAGEMENT CODE
SECTION 15-1-8 REVIEW PROCEDURE UNDER THE CODE, 15-1-10 CONDITIONAL
USE REVIEW PROCESS, 15-1-21 NOTICE MATRIX, SECTION 15-2.1-2 USES, 15-
2.1-6 DEVELOPMENT ON STEEP SLOPES, SECTION 15-2.2-2 USES, SECTION 15-
2.2-5 BUILDING HEIGHT, SECTION 15-2.2-6 DEVELOPMENT ON STEEP SLOPES,
SECTION 15-2.3-2 USES, SECTION 15-2.3-5 BUILDING HEIGHT, SECTION 15-2.3-6
DEVELOPMENT ON STEEP SLOPES, SECTION 15-2.4-2 USES, SECTION 15-2.5-2
USES, SECTION 15-2.6-2 USES, SECTION 15-2.7-2 USES, SECTION 15-2.9-2

USES, SECTION 15-2.10-2 USES, SECTION 15-2.11-2 USES, SECTION 15-2.12-2 USES, SECTION 15-2.13-2 USES, SECTION 15-2.14-2 USES, SECTION 15-2.15-2 USES, SECTION 15-2.16-2 USES, SECTION 15-2.17-2 USES, SECTION 15-2.18-2 USES, SECTION 15-2.19-2 USES, SECTION 15-2.22-2 USES, SECTION 15-2.23-2 USES, SECTION 15-3-3 GENERAL PARKING AREA AND DRIVEWAY STANDARDS, SECTION 15-3-6 PARKING RATIO REQUIREMENTS FOR SPECIFIC LAND USE CATEGORIES, SECTION 15-4-9 CHILD CARE AND CHILD CARE FACILITIES, SECTION 15-4-21 GOODS AND USES TO BE WITHIN ENCLOSED BUILDING, SECTION 15-4-24 MOBILE BUSINESSES, SECTION 15-6-5 MASTER PLANNED DEVELOPMENT REQUIREMENTS, SECTION 15-6.1-11 SITE PLANNING, SECTION 15-7-2 PURPOSE, SECTION 15-7-4 AUTHORITY, SECTION 15-7-10 ENFORCEMENT, SECTION 15-7.1-1 JURISDICTION, SECTION 15-7.1-3 CLASSIFICATION OF SUBDIVISION, SECTION 15-7.1-6 FINAL SUBDIVISION PLAT, SECTION 15-7.5-3 DEFINITIONS, SECTION 15-7.5-4 PRELIMINARY SUBDIVISION REVIEW, SECTION 15-7.5-5 FINAL SUBDIVISION REVIEW, 15-7.5-6 REVIEW CYCLES, SECTION 15-7.5-8 APPEAL, SECTION 15-11-16 ADDITIONAL DUTIES, SECTION 15-13-2 REGULATIONS FOR HISTORIC RESIDENTIAL SITES, SECTION 15-13-7 ADDITIONAL REGULATIONS, SECTION 15-13-8 REGULATIONS FOR NEW RESIDENTIAL INFILL CONSTRUCTION (AND NON-HISTORIC RESIDENTIAL SITES) IN HISTORIC DISTRICTS, SECTION 15-1-1 DEFINITIONS, AND SECTION 15-15-2 LIST OF DEFINED TERMS.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 5th DAY OF JUNE 2025.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, Mayor

Attest:

City Recorder

Approved as to form:

City Attorney's Office

4-1-1 Definitions

MOBILE VENDOR. One who sells non-food goods such as flowers, agricultural products, or merchandise from push carts, mobile wagons, or motor vehicles. Mobile Vendors do not include ~~[Food Truck Operators]~~ Mobile Businesses.

MOBILE BUSINESS. As defined in Chapter 15-15.

RESTAURANT. A Business location at which a variety of foods are prepared and at which complete meals are served to the general public in indoor or outdoor dining accommodations. This does not include ~~[Mobile Vendors or] [Food Trucks]~~ Mobile Businesses.

....

....

~~[4-5-6 Regulation Of Food Trucks]~~

~~A. Location and Site Requirements. Food Trucks must be properly licensed and may only operate at approved Food Truck Locations.~~

~~1. Size and location of the Site shall be located within a zone designated as allowing Food Truck Locations;~~

~~2. Food Truck(s) must not be located within ten feet (10') of the extension of any building entranceway, doorway, or emergency egress;~~

~~3. Food Truck(s) shall not operate within the right-of-way unless a franchise agreement has been granted;~~

21 ~~4. On lots less than one-half (1/2) acre, no more than one (1) Food Truck is~~
22 ~~allowed to operate.~~

23 ~~5. Food Truck(s) and/or patrons must not impede safe movement of~~
24 ~~vehicular and pedestrian traffic, snow removal, parking lot circulation or~~
25 ~~access to any public alley, access easement, or sidewalks and pathways;~~

26 ~~6. Food Truck(s) shall be sited on an approved hard surfaced area;~~

27 ~~7. Food Truck(s) shall not have a drive through;~~

28 ~~8. Shall provide trash and recycling pickup areas and shall identify the~~
29 ~~location of restroom facilities; and~~

30 ~~9. Food Truck Locations may not occupy code required parking areas for~~
31 ~~previously approved Development Activity, except for public parking areas~~
32 ~~approved by a concession contract by City Council in the Historic~~
33 ~~Commercial Business District.~~

34 **~~B. Sales Within the Public Right-of-Way and Franchise Agreements.~~**

35 ~~1. In order to control vending within any public right-of-way in Park City, only~~
36 ~~those Food Trucks who have obtained the grant of a franchise from the~~
37 ~~City or under a permitted Special Event may operate within the public~~
38 ~~right-of-way. Absent all proper permitting, vending within any public right-~~
39 ~~of-way is strictly prohibited.~~

40 ~~2. The City, in its sole discretion, may determine the number of franchises to~~
41 ~~award based upon public necessity, demand of service, pedestrian and~~

vehicular traffic compatibility, competition, and public safety. Any violation of the franchise agreement is grounds for voiding the franchise agreement, in addition to any other remedy at law.

C. Operation Requirements. Unless a franchise agreement or permit specifies operation requirements for a specific Food Truck different from the requirements in this section, Food Truck(s) must be operated in a manner consistent with the following:

1. Food Truck(s) may not park in one location for more than twelve (12) hours during any twenty-four (24) hour period;
2. Food Truck(s) in Commercial Zoning Districts shall operate no later than 2:00 a.m.;
3. Food Truck(s) in Residential Zoning Districts shall operate no later than 10:00 p.m.;
4. Amplified music or noise is not permitted;
5. If proposed, there shall be a designated plan for the control of delivery and service vehicles, delivery of supplies, loading and unloading zones;
6. Food Truck(s) shall be occupied by the owner or operator at all times;
7. Food Truck Locations within 500 feet of a Level Four and/or Level Five Special Event area may have Conditions of Approval restricting operation during a Special Event period;

62 ~~8. Signs and lighting shall be affixed to the Food Truck(s). Signs shall comply~~
63 ~~with Title 12 Sign Code and lighting shall comply and LMC 15-5-5(J)~~
64 ~~Lighting; and~~

65 ~~9. Food Trucks may only operate on property that has been issued a Food~~
66 ~~Truck Conditional Use Permit under Title 15, Land Management Code.~~
67 ~~Food Trucks may only operate on private property with the express prior~~
68 ~~written permission of a person with authority to act on behalf of the~~
69 ~~property owner. The written permission shall include any restrictions such~~
70 ~~as specific location on the property, hours of operation, limitations on~~
71 ~~employee and/or public sales, etc. Food Trucks are prohibited on City~~
72 ~~property except as authorized in writing by the City on City-owned~~
73 ~~property for which a Food Truck Conditional Use Permit under Title 15,~~
74 ~~Land Management Code, has been issued. The Food Truck, while~~
75 ~~operating, shall produce the written permission upon request of an~~
76 ~~authorized City official.~~

77 **~~D. Homemade Food Producer~~**

78 ~~1. Those producing homemade food or homemade food products pursuant~~
79 ~~to the Home Consumption and Homemade Food Act are required to~~
80 ~~obtain a Business license pursuant to this Title but may be exempt from~~
81 ~~health department approval required in Subsection A so long as the~~
82 ~~producer meets the requirements outlined in Utah Code Ann. 4-5a-101 et~~
83 ~~seq., as amended.]~~

84

85 **4-9 Mobile Vendors and Mobile Businesses**

86 **4-9-1 General**

87 ~~[(It shall be unlawful to sell non-food goods such as flowers, agricultural products, or~~
88 ~~merchandise from push carts, mobile wagons, or motor vehicles)] Mobile Vendors and~~
89 ~~Mobile Businesses may only operate on private ~~for~~ and public property ~~[except]~~ as~~
90 authorized and licensed under this Title and Title 15, Land Management Code, or as
91 permitted for Special Events.

92 ~~[(It shall be unlawful for Mobile Businesses to operate on private or public property~~
93 ~~except as authorized and licensed under this Title and Title 15, Land Management~~
94 ~~Code, or except as permitted for Special Events.)]~~

95 **4-9-2 Sales Within Public Right-of-Way**

96 In order to control vending within any public right-of-way in Park City, only those Mobile
97 Vendors and Mobile Businesses who have obtained the grant of a franchise from the
98 City or under a permitted Special Event may operate within the public right-of-way.
99 Absent all proper permitting, vending within any public right-of-way is strictly prohibited.

100 **4-9-3 Terms and Conditions**

101 Licensed Mobile Vendors and Mobile Businesses shall be subject to the following terms
102 and conditions:

103 **A. Limitations on Locations.**

1. If a franchise has been obtained from the City, Mobile Vendors and Mobile Businesses vending from motor vehicles, which shall include any motorized means of conveyance that is required to be licensed by the State Division of Motor Vehicles shall be restricted in the Single Family Zone, the RD-MPD Zones within Park Meadows, all Historic Residential Zones (HR-1, HR-2, HRC, HRM), and Sullivan Lane, as designated on the Official Zoning Map of Park City.
2. Mobile Vendors and Mobile Businesses are prohibited from vending in locations included in any special event boundary, unless permitted for a Special Event.
3. Mobile Vendors and Mobile Businesses vending on City rights-of-way during construction or other situations creating a public health or safety concern may be prohibited by the City Engineer or Chief of Police. The City will inform any franchise holder of these limitations and the duration of their effect.
4. It shall be unlawful for any Mobile Vendors or Mobile Businesses to obstruct pedestrian or vehicular traffic on streets or sidewalks.
5. It shall be unlawful for any Mobile Vendors or Mobile Businesses Engaging in Business in a location that impairs reasonable pedestrian or vehicular access to any adjoining building, alley, yard, or other property.

B. ~~Vendors Required To Move Location.~~ Mobile Vendors or Mobile Businesses Required to Move Location. ~~[It shall be unlawful for any Mobile Vendor to~~

~~obstruct pedestrian or vehicular traffic on streets or sidewalks.]~~ It shall also be unlawful for any Mobile Vendors or Mobile Businesses to remain in a fixed location for more than one day at a time. Mobile Vendors and Mobile Businesses shall move a distance of at least 50 feet from their prior location every hour during which they are Conducting Business.

C. Franchise Agreement. The City, in its sole discretion, may determine the number of franchises to award based upon public necessity, demand of service, pedestrian and vehicular traffic compatibility, competition, and public safety. Any violation of the franchise agreement is grounds for voiding the franchise agreement, in addition to any other remedy at law.

. . . .

15-1-8 Review Procedure Under The Code

- A. No Building Permit shall be valid for any Building project unless the plans for the proposed Structure have been submitted to and have been approved by the Planning, Engineering and Building Departments.
- B. No new Use shall be valid on any Property within the City unless the Use is allowed.
- C. No Subdivision shall be valid without approval of the Planning Commission with all conditions of approval completed.
- D. Proposals submitted to the Planning Department must be reviewed according to the type of Application filed. Unless otherwise provided for in this LMC, only one (1) Application per type, per Property, will be accepted and processed at a time.

- 148 E. The Planning, Engineering and Building Departments review all Allowed Uses,
149 Administrative Simple Boundary Adjustments [~~Lot Line Adjustments~~],
150 Administrative Permits, and Administrative Conditional Use permits.
- 151 F. Projects in the Historic Districts and Historic Sites outside the Historic Districts
152 are subject to design review under the [~~Design Guidelines for Historic Districts~~
153 ~~and Historic Sites~~] Regulations for Historic Districts and Historic Sites.
- 154 G. Conditional Uses and Master Planned Developments are initially reviewed by
155 staff and submitted to the Planning Commission for review, final permitting and
156 Final Action.
- 157 H. Subdivisions and Plat Amendments are initially reviewed by staff and submitted
158 to the Planning Commission for Final Action.
- 159 I. Variances, Special Exceptions, Non-Conforming Uses and Non-Complying
160 Structures are reviewed by the Board of Adjustment.
- 161 J. Proposed Business Classification Request. Applicants may submit a written
162 classification to the Planning Department that outlines a proposed business use.
- 163 1. If the proposed use aligns with an existing use defined in Section 15-15-1
164 and meets the criteria below, the Planning Department will inform the
165 Applicant that they may submit a business license application subject to
166 the regulations of the existing use in appropriate Zoning Districts.
- 167 1. The proposed use will not generate more new vehicle trips than the
168 existing use with which it aligns.

2. The proposed use does not generate increased demand for delivery and service vehicles, loading and unloading zones, and trash and recycling than the existing use with which it aligns.
3. The amount of off-Street parking for the proposed use is comparable to the existing use.
4. The proposed use does not generate noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site.
5. If the proposed use does not align with an existing use, it will be determined to be a New or Unlisted Business Use and the Planning Department will inform the Applicant that they may proceed under the New or Unlisted Business Use Section.
6. If the Applicant disagrees with the classification, the Applicant may appeal to the Board of Adjustment.

2. New or Unlisted Business Uses. If a proposed business use is determined to be a New or Unlisted Business Use, Applicants may submit a written application for the approval of the New or Unlisted Business Use to the Planning Department. The Planning Department shall:

1. Within 45 days of the written request, provide a recommendation for the New or Unlisted Business Use as Allowed, Conditional, or prohibited in all Zoning Districts for review by the Planning Commission and recommendation to the City Council.

- 191 2. Within 45 days after receiving a recommendation from the Planning
- 192 Commission, the City Council shall consider and determine whether
- 193 to approve or deny the New or Unlisted Business Use.
- 194 3. If the City Council approves a New or Unlisted Business Use, the
- 195 City Council shall designate all appropriate Zoning Districts for the
- 196 use.
- 197 4. If the City Council denies the New or Unlisted Business Use, the
- 198 City Council shall notify the applicant in writing of each reason for
- 199 the denial or classification. The Applicant may appeal a New or
- 200 Unlisted Business Use determination to the Board of Adjustment.
- 201 K. No review may occur until all applicable fees have been paid. Final approval is
- 202 not effective until all other fees including engineering fees have been paid, and
- 203 following applicable staff review.

RECOMMENDATION (y) FINAL ACTION (X) and APPEAL (z)						
	Planning	HPB	Board of Adjustment	Planning Commission	City Council	[Appeal Panel] Administrative Hearing Officer
Allowed Use	X					
Historic District Design Review	X		z			
Administrative Permits	X			z		
Conditional Use				X		z
Conditional Use Admin.	X			z		
Determination of Significance		X	z			

MPD				X		z
Determination of Non-Conforming Use and Non-Complying Structures	X		z			
Change of Non-Conforming Use			X			
Historic Preservation Board Review for Material Deconstruction		X	z			
Plat Amendment				X		z
Variance			X			
Subdivision and Condominium Plats				X		z
Annexation and Zoning				y Recommendation to CC	X	
Zoning Appeal			X			
LMC Amendments				y Recommendation to CC	X	

204

205 *All Applications shall be filed with the Planning Department. Planning
206 Department staff makes a recommendation to the appropriate decision making
207 body (X).

208 HISTORY

209 *Adopted by Ord. 00-25 on 3/30/2000*

210 *Amended by Ord. 06-22 on 4/27/2006*

211 *Amended by Ord. 09-10 on 3/5/2009*

212 *Amended by Ord. 09-23 on 7/9/2009*

213 Amended by Ord. 11-05 on 1/27/2011
214 Amended by Ord. 12-37 on 12/20/2012
215 Amended by Ord. 15-35 on 10/12/2015
216 Amended by Ord. 15-53 on 12/17/2015
217 Amended by Ord. 2016-44 on 9/15/2016
218 Amended by Ord. 2023-36 on 7/13/2023
219 Amended by Ord. 2023-49 on 10/26/2023

220

221 **15-1-10 Conditional Use Review Process**

222

223 E. **REVIEW**. The Planning Department and/or Planning Commission must review each
224 of the following items when considering whether or not the proposed Conditional Use
225 mitigates impacts of and addresses the following items:

- 226 1. size and location of the Site;
- 227 2. traffic considerations including capacity of the existing Streets in the Area;
- 228 3. utility capacity, including Storm Water run-off;
- 229 4. emergency vehicle Access;
- 230 5. location and amount of off-Street parking;
- 231 6. internal vehicular and pedestrian circulation system;
- 232 7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses;

- 233 8. Building mass, bulk, and orientation, and the location of Buildings on the Site;
234 including orientation to Buildings on adjoining Lots;
- 235 9. usable Open Space;
- 236 10. signs and lighting;
- 237 11. physical design and Compatibility with surrounding Structures in mass, scale,
238 style, design, and architectural detailing;
- 239 12. noise, vibration, odors, steam, or other mechanical factors that might affect
240 people and Property Off-Site;
- 241 13. control of delivery and service vehicles, loading and unloading zones, and
242 Screening of trash and recycling pickup Areas;
- 243 14. expected Ownership and management of the project as primary residences,
244 Condominiums, time interval Ownership, Nightly Rental, or commercial
245 tenancies, how the form of Ownership affects taxing entities;
- 246 15. within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine
247 Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and
248 appropriateness of the proposed Structure to the existing topography of the Site;
249 and
- 250 16. reviewed for consistency with the goals and objectives of the Park City General
251 Plan; however such review for consistency shall not alone be binding.

252 17. radon mitigation; the Planning Director or Planning Commission shall require
253 residential Conditional Uses to include the installation of a basic radon
254 remediation system that allows for the installation of a radon remediation air
255 handler if or when radon mitigation is required for the space in accordance with
256 residential building codes.

257

258 HISTORY

259 *Adopted by Ord. 00-25 on 3/30/2000*
260 *Amended by Ord. 06-22 on 4/27/2006*
261 *Amended by Ord. 11-05 on 1/27/2011*
262 *Amended by Ord. 12-37 on 12/20/2012*
263 *Amended by Ord. 2016-44 on 9/15/2016*

264

265 **15-1-21 Notice Matrix**

NOTICE MATRIX (See Section 15-1-12 for specific notice requirements)			
ACTION:	POSTED IN A PUBLIC LOCATION WITHIN THE CITY:	MAILING:	PUBLISHED ON THE CITY WEBSITE AND ON THE UTAH PUBLIC NOTICE WEBSITE):

Zoning and Rezoning	10 days prior to the first hearing before Planning Commission and City Council in the area to be zoned or rezoned. Any subsequent hearings shall be posted at least 24 hours prior to hearing.	Required mailing 10 days prior to the first hearing to each resident in the area to be zoned or rezoned, Affected Entity, and to each Property Owner whose property is at least partially within the area to be zoned or rezoned.	10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be so published at least 24 hours prior to hearing.
LMC Amendments	10 days prior to the first hearing before the Planning Commission and	Required mailing 10 days prior to the first hearing to each Affected Entity	10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be so published at least 24 hours prior to hearing.

	City Council in a place reasonably likely to be seen by residents. Any subsequent hearings shall be posted at least 24 hours prior to hearing.	and to each resident and Property Owner in the area directly affected by the amendments.	
General Plan Amendments	10 days prior to the first hearing before the Planning Commission and City Council in a place reasonably likely to be seen by residents. Any subsequent hearings shall be posted at least 24	Required mailing 10 days prior to the first hearing to each Affected Entity.	10 days prior to the first hearing. Any subsequent hearings shall be so published at least 24 hours prior to hearing.

	hours prior to hearing.		
Master Planned Developments (MPD)	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing, to Property Owners within 300 ft.	14 days prior to the first hearing.
Appeals of Planning Director, Historic Preservation Board, or Planning Commission decisions or City Council Call-Up and Reconsideration	14 days prior to the date set for the appeal, reconsideration, or call-up hearing (See Section 15-1-18).	Courtesy mailing 14 days prior to the appeal, reconsideration, or call-up hearing, to all parties who received mailed notice for the action being appealed (See	14 days prior to the date set for the appeal, reconsideration, or call-up hearing (See Section 15-1-18).

		Section 15-1-18).	
Conditional Use Permit	14 days prior to the first hearing before the Planning Commission.	Courtesy mailing 14 days prior to the first hearing before the Planning Commission, to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Administrative Conditional Use Permit	10 days prior to Final Action.	Courtesy mailing 10 days prior to Final Action, to adjacent Property Owners.	No published notice required.
Administrative Permit	10 days prior to Final Action.	Courtesy mailing 10 days prior to Final	No published notice required.

		Action, to adjacent affected Property Owners.	
Variance Requests, Non-conforming Use Modifications and Appeals to Board of Adjustment	14 days prior to the first hearing before the Board of Adjustment.	Courtesy mailing 14 days prior to the first hearing before the Board of Adjustment, to owners within 300 ft.	14 days prior to the first hearing before the Board of Adjustment.
Certificate of Appropriateness for Demolition (CAD)	45 days on the Property upon refusal of the City to issue a CAD; 14 days prior to the first hearing before the CAD Hearing Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board, to Property	14 days prior to the first hearing before the Historic Preservation Board.

		Owners within 300 ft.	
Determination of Significance	14 days prior to the first hearing before the Historic Preservation Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board to property owners within 100 feet.	14 days prior to the first hearing before the Historic Preservation Board.
Historic Preservation Board Review for Material Deconstruction	14 days prior to the first hearing before the Historic Preservation Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board to property owners within 100 feet.	14 days prior to the first hearing before the Historic Preservation Board.

<p>Historic District or Historic Site Design Review</p>	<p>First Posting: The Property shall be posted for a 14 day period once a Complete Application has been received. The date of the public hearing shall be indicated in the first posting. Other posted legal notice not required.</p> <p>Second Posting: For a 30 day period once the Planning Department has determined the proposed plans</p>	<p>First Courtesy Mailing: To Property Owners within 100 feet once a Complete Application has been received, establishing a 14 day period in which written public comment on the Application may be taken. The date of the public hearing shall be indicated.</p> <p>Second Courtesy Mailing: To</p>	<p>If appealed, then once 14 days before the date set for the appeal.</p>
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	<p>comply or does not comply with the Design Guidelines for Historic Districts and Historic Sites. Other posted legal notice not required.</p>	<p>Property Owners within 100 feet and individuals who provided written comment on the Application during the 14 day initial public comment period. The second mailing occurs once the Planning Department determines whether the proposed plans comply or do not comply with the Design Guidelines for Historic Districts</p>	
--	--	--	--

		and Historic Sites and no later than 45 days after the end of the initial public comment period. This establishes a 30 day period after which the Planning Department's decision may be appealed.	
Annexations	Varies, depending on number of Owners and current State law. Consult with the Legal Department.		
Termination of Project Applications	-----	Required mailing to Owner/Applicant and certified Agent by certified mail 14	-----

		days prior to the Planning Director's termination and closure of files.	
<u>Simple Boundary Adjustments [Lot Line Adjustments]:</u> Between 2 Lots without a plat amendment	10 days prior to Final Action on the Property. Other posted legal notice not required.	Courtesy mailing to Property Owners within 300 ft. at time of initial Application for Lot line adjustment. Need consent letters, as described on the Planning Department Application form, from all	No published notice required.

		adjacent Owners.	
Preliminary and Final Subdivision Plat Applications	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Condominium Plats	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Condominium Plat Amendments	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing, to Property	14 days prior to the first hearing before the Planning Commission.

		Owners within 300 ft.	
Subdivision Plat Amendments	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing, to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Implementing an Amendment to Adopted Specifications for Public Improvements that Apply to a Subdivision or Development		The City shall give a thirty (30) day mailed notice and an opportunity to comment to anyone who has requested the notice in writing.	
Vacating or Changing a Public	10 days prior to each hearing	Required mailing to each	10 days prior to the hearing before the City Council.

Street, Right-of-Way, or Easement	before the City Council on or adjacent to the Street, Right-of-Way, or easement or in a public location that is reasonably likely to be seen by persons who are likely to be impacted.	Property Owner of record of each Parcel or Lot that is accessed by the Public Street, Right-of-Way or easement and each Affected Entity at least 10 days prior to the hearing before the City Council.	
Extension of Approvals	Posted notice shall be the same as required for the original application.	Mailed notice shall be the same as required for the original application.	Published notice shall be the same as required for the original application.

- 1) For all Applications, notice will be given to the Applicant of date, time, and place of the public hearing and public meeting to consider the Application and of any Final Action on a pending Application.
- 2) All notices, unless otherwise specified in this Code or by State law, must state the general nature of the proposed action; describe the land affected; and state the time, place and date of the hearing. Once opened, the hearing may be continued, if necessary, without re-publication of notice until the hearing is closed.
- 3) A copy of each Staff report regarding the Applicant, or the pending Application, shall be provided to the Applicant at least three (3) business days before the public hearing or public meeting.
- 4) If notice provided per this Section is not challenged within 30 days after the meeting or action for which notice is given, the notice is considered adequate and proper.
- 5) All days listed are the minimum number of days required.

Appendix A – Official Zoning Map (Refer to the Planning Department)

266 HISTORY

267 *Adopted by Ord. 00-25 on 3/30/2000*

268 *Amended by Ord. 06-22 on 4/27/2006*

269 *Amended by Ord. 09-10 on 3/5/2009*

270 *Amended by Ord. 09-23 on 7/9/2009*

271 *Amended by Ord. 11-05 on 1/27/2011*

272 *Amended by Ord. 12-37 on 12/20/2012*

273 *Amended by Ord. 15-35 on 10/12/2015*

274 Amended by Ord. 15-53 on 12/17/2015
275 Amended by Ord. 2016-44 on 9/15/2016
276 Amended by Ord. 2018-46 on 8/2/2018
277 Amended by Ord. 2023-49 on 10/26/2023

278

279 **15-2.1-2 Uses**

280 Uses in the HRL District are limited to the following:

281 A. **ALLOWED USES.**

- 282 1. Single Family Dwelling
- 283 2. Home Occupation
- 284 3. Child Care, In-Home Babysitting
- 285 ~~4. [Child Care, Family¹]~~
- 286 4. Child Care, Family Group¹
- 287 5. Accessory Building and Use
- 288 6. Conservation Activity
- 289 7. Agriculture
- 290 8. Residential Parking Area or Structure with four (4) or fewer spaces
- 291 9. Internal Accessory Dwelling Unit⁹
- 292 10. Accessory Apartment³

B. **CONDITIONAL USES.**

1. Nightly Rentals²
2. Lockout Unit
3. Child Care Center¹
4. Essential Municipal and Public Utility Use, Facility, Service and Structure
5. Telecommunication Antenna⁴
6. Satellite dish greater than thirty-nine inches (39") in diameter⁵
7. Residential Parking Area or Structure five (5) or more spaces
8. Temporary Improvement⁶
9. Passenger Tramway Station and Ski Base Facility⁷
10. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶
11. Recreation Facility, Private¹⁰
12. Fences greater than six feet (6') in height from Final Grade^{5,8}
13. Temporary Structures, excluding yurts.¹¹

C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care Center Uses require an Administrative Conditional Use permit.](#)

²The HRL Zoning District is divided into three sub-neighborhoods: the western sub-neighborhood along Sampson Avenue, Ridge Avenue, and King Road; the McHenry Avenue Sub-neighborhood; and the

Lower Rossi Hill sub-neighborhood along Deer Valley Loop and Rossi Hill Drive. No more than twelve (12) Conditional Use Permits shall be allowed in the western sub-neighborhood. Nightly Rentals are prohibited in the McHenry Avenue sub-neighborhood. Nightly Rentals in the Lower Rossi Hill sub-neighborhood require a Conditional Use Permit. For Nightly Rentals in the western sub-neighborhood, in addition to the Conditional Use Permit criteria in LMC § 15-1-10(E), the Planning Commission shall consider whether or not the proposed Nightly Rental mitigates the impacts of and addresses the following items: (a) all rental agreements for Nightly Rental shall include language that limits the vehicles allowed to the number of on-site Parking Spaces; (b) all rental agreements shall include language indicating that all-wheel drive vehicles are required during the winter season; (c) all rental agreements shall provide Nightly Renters with information regarding walkable access to skiing, to Park City's Historic Main Street, to Old Town, and to Park City's free transit service; and (d) property management contact information shall be displayed in a prominent location inside the Nightly Rental. For Nightly Rentals in the Lower Rossi Hill sub-neighborhood, in addition to the Conditional Use Permit criteria in LMC § 15-1-10(E), the Planning Commission shall consider whether or not the proposed Nightly Rental mitigates the impacts of and addresses the following items: (a) all rental agreements for Nightly Rental shall include language that limits the vehicles allowed to the number of on-site parking spaces; and (b) property management contact information shall be displayed in a prominent location inside the Nightly Rental.

³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

⁴See Section 15-4-14, Telecommunications Facilities.

⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

⁶Subject to Administrative or Administrative Conditional Use permit, see LMC Chapter 15-4.

⁷See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

⁸See Section 15-4-2, Fences and Retaining Walls.

⁹See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative Conditional Use Permit.

¹⁰See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

340 ¹¹Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in
341 Historic Districts.

342 HISTORY

343 *Adopted by Ord. 00-15 on 3/2/2000*

344 *Amended by Ord. 06-56 on 7/27/2006*

345 *Amended by Ord. 09-10 on 3/5/2009*

346 *Amended by Ord. 15-35 on 10/12/2015*

347 *Amended by Ord. 15-44 on 11/5/2015*

348 *Amended by Ord. 2020-37 on 7/30/2020*

349 *Amended by Ord. 2020-42 on 9/17/2020*

350 *Amended by Ord. 2021-06 on 2/4/2021*

351 *Amended by Ord. 2021-38 on 9/23/2021*

352 *Amended by Ord. 2021-51 on 12/16/2021*

353 *Amended by Ord. 2022-08 on 4/28/2022*

354 *Amended by Ord. 2024-11 on 5/23/2024*

355

356 **15-2.1-6 Development On Steep Slopes**

357 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
358 carefully planned to mitigate adverse effects on neighboring land and Improvements,
359 and consistent with the Design [\[Guidelines\]](#) [Regulations](#) for Historic Districts and
360 Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.

361 For the purpose of measuring Slope, the measurement shall include a minimum
362 horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on

the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. Steep Slope Determination.

1. A Steep Slope Conditional Use permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit is required for any Access driveway located on or projecting over an existing Slope of (30%) or greater.
4. Any disturbance that creates a change from Existing Grade or elevation greater than four feet, cuts into the Steep Slope, or requires retaining walls to construct the Structure (including patio, hot tub, pool, landscaping/grading).

B. Steep Slope Review.

To fully evaluate the Criteria below, the Applicant shall provide the following information:

1. **GEOTECHNICAL ANALYSIS.** For Structures that create a change from Existing Grade or elevation greater than four feet, cut into the Steep

Slope, or require retaining walls to construct the Structure, a geotechnical report is required. The Applicant shall provide the Planning Department with a geotechnical report prepared by a licensed geotechnical engineer, engineering geologist, or other qualified professional. The report must include information such as soils characteristics and preliminary structural recommendations intended to inform the design and mitigation of soils conditions, slope limitations, and/or ground water. The Engineering or Building Department may request additional information in the form of a geotechnical survey if additional information is deemed necessary.

2. **SLOPE/TOPOGRAPHIC MAP.** Certified boundary survey depicting contours at an interval of two feet (2') or less that identifies Very Steep Slopes (40% or greater) within fifty feet (50') of the Property boundary and highlights areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least twenty-five feet (25') vertically and a run of at least fifty feet (50') horizontally in the following categories:

- a. Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow)
- b. Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange)
- c. Very Steep Slopes, greater than forty percent (40%) (shown in red)

409 C. **Conditional Use Permit Criteria.**

410 The Planning Commission may review Steep Slope Conditional Use permit
411 Applications as Consent Calendar items. Steep Slope Conditional Use permit
412 Applications shall be subject to the following criteria:

413 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
414 to reduce visual and environmental impacts of the Structure.

415 2. **VISUAL ANALYSIS.** ~~[The Applicant must provide the Planning~~
416 ~~Department with a visual analysis of the project from key Vantage Points:~~

417 ~~a. To determine potential impacts of the proposed Access, and~~
418 ~~Building mass and design; and~~

419 ~~b. To identify the potential for Screening, Slope stabilization, erosion~~
420 ~~mitigation, vegetation protection, and other design opportunities].~~

421 To determine potential impacts of the proposed Access, and Building
422 mass and design and to identify the potential for Screening, Slope
423 stabilization, erosion mitigation, vegetation protection, and other design
424 opportunities, a visual analysis of the project from key Vantage Points is
425 required. The Applicant must provide the Planning Department with:

426 a. Four panoramic views of existing property showing the site from the
427 perimeter of the property from 90-degree compass intervals
428 (camera facing toward site). Four panoramic views showing the
429 neighborhood taken from the perimeter of the property at 90-degree
430 compass intervals (camera facing away from site). One aerial
431 photograph placing the subject in a neighborhood context.

- b. Streetscape elevation – including 100 feet on either side of the property along the project side of the street to indicate accurate height, width, and building or all proposed work in relation to existing surrounding and adjacent buildings, drawn at minimum 1/8 inch scale. If access to properties is limited, a photographic streetscape is allowed.
- c. A 3D massing model illustrating the proposed project from designated Vantage Points (see Planning Staff to review and establish Vantage Points for the Application).
- d. A rendering that superimposes the proposed project on a photo of the site and streetscape.

3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.

4. **TERRACING.** ~~[The project may include terraced retaining Structures if necessary to regain Natural Grade.]~~ The proposed plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. The Applicant shall terrace retaining walls to return to Natural Grade. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height. A combination retaining wall is defined as any

series of retaining walls in which the horizontal separation between subsequent walls is closer than 1.5:1 compared to the height of the individual walls. If the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, the Applicant shall file a modification application with the Planning Department and return to the Planning Commission for review and Final Action. Additionally, modifications of pervious material to impervious material or changes to excavation depths require a modification application and Planning Commission review and Final Action.

5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent Properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.
6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped back with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.

7. **SETBACKS.** The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a “wall effect” along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.1-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

501 *Amended by Ord. 15-35 on 10/12/2015*
502 *Amended by Ord. 2016-44 on 9/15/2016*
503 *Amended by Ord. 2019-07 on 1/29/2019*
504 *Amended by Ord. 2020-42 on 9/17/2020*
505 *Amended by Ord. 2023-49 on 10/26/2023*
506

507 **15-2.2-2 Uses**

508 Uses in the HR-1 District are limited to the following:

509 A. **ALLOWED USES.**

- 510 1. Single Family Dwelling
- 511 2. Lockout Unit¹
- 512 3. Nightly Rental¹
- 513 4. Home Occupation
- 514 5. Child Care, In-Home Babysitting²
- 515 ~~6. [Child Care, Family²]~~
- 516 6. Child Care, Family Group²
- 517 7. Accessory Building and Use
- 518 8. Conservation Activity
- 519 9. Agriculture
- 520 10. Residential Parking Area or Structure, with four (4) or fewer spaces

521 11. Internal Accessory Dwelling Unit¹⁰

522 12. Accessory Apartment³

523 B. **CONDITIONAL USES.**

524 1. Duplex Dwelling

525 2. Guest House on Lots one (1) acre or greater

526 3. Secondary Living Quarters

527 4. Group Care Facility

528 5. Child Care Center⁻

529 6. Public and Quasi-Public Institution, church and school

530 7. Essential Municipal and Public Utility Use, Facility, Service, and Structure

531 8. Telecommunication Antenna⁴

532 9. Satellite Dish, greater than thirty-nine inches (39") diameter⁵

533 10. Bed and Breakfast Inn⁶

534 11. Boarding House, hostel⁶

535 12. Hotel, Minor, (fewer than sixteen (16) rooms)⁶

536 13. Residential Parking Area or Structure with five (5) or more spaces.

537 14. Temporary Improvement⁷

538 15. Passenger Tramway Station and Ski Base Facility⁸

539 16. Ski Tow, Ski Lift, Ski Run, and Ski Bridge⁸

540 17. Recreation Facility, Private¹¹

541 18. Fences greater than six feet (6') in height from Final Grade^{7,9}

542 19. Temporary Structures, excluding yurts.¹²

543 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
544 is a prohibited Use.

545 ¹Nightly Rental of a Lockout Unit requires a Conditional Use permit.

546 ²See Section 15-4-9, Child Care and Childcare Facilities. [Family Group Child Care and Child Care Center](#)
547 [Uses require an Administrative Conditional Use permit.](#)

548 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

549 ⁴See Section 15-4-14, Telecommunication Facilities.

550 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

551 ⁶In Historic Buildings and/or Structures only. Parking requirements of Chapter 15-3 shall apply.

552 ⁷Subject to Administrative or Administrative Conditional Use permit.

553 ⁸See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

554 ⁹See Section 15-4-2, Fences and Retaining Walls.

555 ¹⁰See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
556 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
557 Conditional Use Permit.

558 ¹¹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

559 ¹²Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in Historic
560 Districts.

561 HISTORY

562 *Adopted by Ord. 00-15 on 3/2/2000*

563 Amended by Ord. 06-56 on 7/27/2006
564 Amended by Ord. 07-25 on 4/19/2007
565 Amended by Ord. 09-10 on 3/5/2009
566 Amended by Ord. 15-35 on 10/12/2015
567 Amended by Ord. 2020-42 on 9/17/2020
568 Amended by Ord. 2021-38 on 9/23/2021
569 Amended by Ord. 2021-51 on 12/16/2021
570 Amended by Ord. 2022-08 on 4/28/2022
571 Amended by Ord. 2024-11 on 5/23/2024

572

573 **15-2.2-5 Building Height**

574 No Structure shall be erected to a height greater than twenty-seven feet (27') from
575 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4')
576 of Existing Grade, except for the placement of approved window wells, emergency
577 egress, and a garage entrance. The following height requirements must be met:

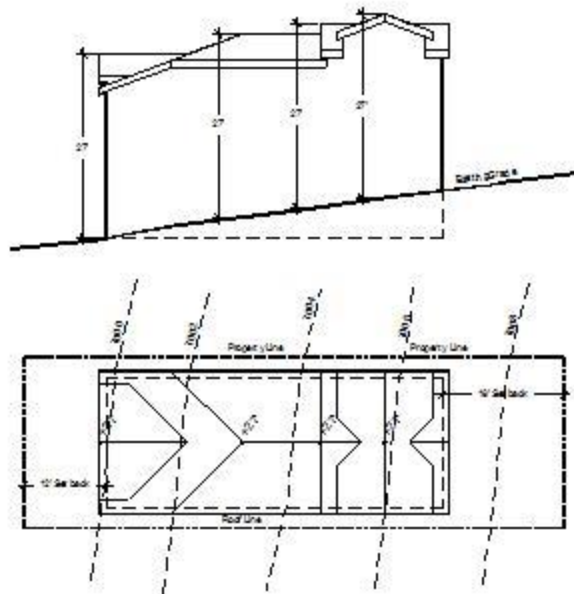
578 A. A Structure shall have a maximum height of thirty five feet (35') measured from the
579 ~~[lowest finish floor plane]~~ Lowest Floor Plane to the point of the highest wall top plate
580 that supports the ceiling joists or roof rafters.

581 B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the
582 First Story is located completely under the finish Grade on all sides of the Structure. The
583 horizontal step shall take place at a maximum height of twenty three feet (23') from
584 where the Building Footprint meets the lowest point of existing Grade. Architectural
585 features, that provide articulation to the upper story façade setback, may encroach into
586 the minimum ten foot (10') setback but shall be limited to no more than twenty five
587 percent (25%) of the width of the building encroaching no more than four feet (4') into

the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

- C. **ROOF PITCH.** The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).
1. Secondary Roof Forms may be Rooftop Decks so long as they are not more than 23 feet in height above Finished Grade. This height includes any railings, parapets, stairs, and similar constructions on the Roof Deck.
 2. The height of railings, parapets, stairs, and similar constructions on a Green Roof or Flat Roof are included in the calculation of Building Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not permitted on Green Roofs. Green Roofs must be vegetated.
 3. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above. Any required railings for a Green Roof

608 shall comply with Building Height.



609
610 4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

611 D. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

612 1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five
613 feet (5') above the highest point of the Building to comply with International
614 Building Code (IBC) requirements.

615 2. Water towers, mechanical equipment, and Solar Energy Systems, when
616 enclosed or Screened, may extend up to five feet (5') above the height of the
617 Building. See Section 15-5-5.

618 3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to
619 allow for an elevator compliant with American Disability Act (ADA) standards.

620 The Applicant must verify the following:

- 621 1. The proposed .height exception is only for the Area of the elevator. No
622 increase in square footage is being achieved.
- 623 2. The proposed option is the only feasible option for the elevator on the
624 Site.

3. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 09-40 on 11/5/2009

Amended by Ord. 13-48 on 11/21/2013

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2017-59 on 11/9/2017

Amended by Ord. 2018-27 on 5/31/2018

Amended by Ord. 2020-42 on 9/17/2020

15-2.2-6 Development On Steep Slopes

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the [Design Guidelines] Regulations for Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. Steep Slope Determination.

1. A Steep Slope Conditional Use permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit is required for any Access driveway located on or projecting over an existing Slope of (30%) or greater.
4. Any disturbance that creates a change from Existing Grade or elevation greater than four feet, cuts into the Steep Slope, or requires retaining walls

to construct the Structure (including patio, hot tub, pool,
landscaping/grading).

B. Steep Slope Review.

To fully evaluate the Criteria below, the Applicant shall provide the following information:

1. **GEOTECHNICAL ANALYSIS.** For Structures that create a change from Existing Grade or elevation greater than four feet, cut into the Steep Slope, or require retaining walls to construct the Structure, a geotechnical report is required. The Applicant shall provide the Planning Department with a geotechnical report prepared by a licensed geotechnical engineer, engineering geologist, or other qualified professional. The report must include information such as soils characteristics and preliminary structural recommendations intended to inform the design and mitigation of soils conditions, slope limitations, and/or ground water. The Engineering or Building Department may request additional information in the form of a geotechnical survey if additional information is deemed necessary.
2. **SLOPE/TOPOGRAPHIC MAP.** Certified boundary survey depicting contours at an interval of two feet (2') or less that identifies Very Steep Slopes (40% or greater) within fifty feet (50') of the Property boundary and highlights areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least twenty-five feet (25') vertically and a run of at least fifty feet (50') horizontally in the following

categories:

- a. Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow)
- b. Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange)
- c. Very Steep Slopes, greater than forty percent (40%) (shown in red)

C. Conditional Use Permit Criteria.

The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.

2. **VISUAL ANALYSIS.** ~~[The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:~~

- ~~a. To determine potential impacts of the proposed Access, and Building mass and design; and~~

- ~~b. To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities].~~

To determine potential impacts of the proposed Access, and Building mass and design and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design

opportunities, a visual analysis of the project from key Vantage Points is required. The Applicant must provide the Planning Department with:

- e. Four panoramic views of existing property showing the site from the perimeter of the property from 90-degree compass intervals (camera facing toward site). Four panoramic views showing the neighborhood taken from the perimeter of the property at 90-degree compass intervals (camera facing away from site). One aerial photograph placing the subject in a neighborhood context.
- f. Streetscape elevation – including 100 feet on either side of the property along the project side of the street to indicate accurate height, width, and building or all proposed work in relation to existing surrounding and adjacent buildings, drawn at minimum 1/8 inch scale. If access to properties is limited, a photographic streetscape is allowed.
- g. A 3D massing model illustrating the proposed project from designated Vantage Points (see Planning Staff to review and establish Vantage Points for the Application).
- h. A rendering that superimposes the proposed project on a photo of the site and streetscape.

3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.

738 4. **TERRACING.** ~~[The project may include terraced retaining Structures if~~
739 ~~necessary to regain Natural Grade.]~~ The proposed plans shall include
740 detailed information, including height from Existing Grade, width, and
741 length of all proposed retaining walls. The Applicant shall terrace retaining
742 walls to return to Natural Grade. A Building Permit, including drawings
743 stamped by a licensed engineer, is required for any retaining wall or
744 combination retaining wall with a total or combined height greater than
745 four feet (4') in height. A combination retaining wall is defined as any
746 series of retaining walls in which the horizontal separation between
747 subsequent walls is closer than 1.5:1 compared to the height of the
748 individual walls. If the height of any retaining walls is proposed to be
749 modified by more than twelve inches in height, width, length, or location,
750 the Applicant shall file a modification application with the Planning
751 Department and return to the Planning Commission for review and Final
752 Action. Additionally, modifications of pervious material to impervious
753 material or changes to excavation depths require a modification
754 application and Planning Commission review and Final Action.

755 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
756 located to minimize cut and fill that would alter the perceived natural
757 topography of the Site. The Site design and Building Footprint must
758 coordinate with adjacent Properties to maximize opportunities for open
759 Areas and preservation of natural vegetation, to minimize driveway and
760 Parking Areas, and to provide variation of the Front Yard.

- 761 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
762 the Lot's existing contours, the Structures must be stepped back with the
763 Grade and broken into a series of individual smaller components that are
764 Compatible with the District. Low profile Buildings that orient with existing
765 contours are strongly encouraged. The garage must be subordinate in
766 design to the main Building. In order to decrease the perceived bulk of the
767 Main Building, the Planning Commission may require a garage separate
768 from the main Structure or no garage.
- 769 7. **SETBACKS.** The Planning Commission may require an increase in one or
770 more Setbacks to minimize the creation of a "wall effect" along the Street
771 front and/or the Rear Lot Line. The Setback variation will be a function of
772 the Site constraints, proposed Building scale, and Setbacks on adjacent
773 Structures.
- 774 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
775 function of the Lot size, Building Height, Setbacks, and provisions set forth
776 in this Chapter. The Planning Commission may further limit the volume of
777 a proposed Structure to minimize its visual mass and/or to mitigate
778 differences in scale between a proposed Structure and existing
779 Structures.
- 780 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL
781 District is twenty-seven feet (27') and is restricted as stated above in
782 Section 15-2.1-5. The Planning Commission may require a reduction in
783 Building Height for all, or portions, of a proposed Structure to minimize its

784 visual mass and/or to mitigate differences in scale between a proposed
785 Structure and the Historic character of the neighborhood's existing
786 residential Structures.

787 HISTORY

788 *Adopted by Ord. 00-15 on 3/2/2000*

789 *Amended by Ord. 06-56 on 7/27/2006*

790 *Amended by Ord. 09-10 on 3/5/2009*

791 *Amended by Ord. 09-14 on 4/9/2009*

792 *Amended by Ord. 15-35 on 10/12/2015*

793 *Amended by Ord. 2016-44 on 9/15/2016*

794 *Amended by Ord. 2019-07 on 1/29/2019*

795 *Amended by Ord. 2020-42 on 9/17/2020*

796 *Amended by Ord. 2023-49 on 10/26/2023*

797

798 **15-2.3-2 Uses**

799 Uses in the HR-2 District are limited to the following:

800 A. **ALLOWED USES.**

801 1. Single Family Dwelling

802 2. Lockout Unit¹

803 3. Nightly Rental²

804 4. Home Occupation

805 5. Child Care, In-Home Babysitting³

- 806 ~~6. [Child Care, Family³]~~
- 807 6. Child Care, Family Group³
- 808 7. Accessory Building and Use
- 809 8. Conservation Activity
- 810 9. Agriculture
- 811 10. Residential Parking Area or Structure with four (4) or fewer spaces
- 812 11. Internal Accessory Dwelling Unit¹²
- 813 12. Accessory Apartment⁴

814 B. **CONDITIONAL USES.**

- 815 1. Duplex Dwelling
- 816 2. Secondary Living Quarters
- 817 3. Group Care Facility
- 818 4. Child Care Center³
- 819 5. Public or Quasi-Public institution, church or school
- 820 6. Essential municipal and public utility Use, facility, service, and Structure
- 821 7. Telecommunication Antenna⁵
- 822 8. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
- 823 9. Bed and Breakfast Inn⁷

824	10. Boarding House, Hostel ⁷
825	11. Hotel, Minor, fewer than sixteen (16) rooms ⁷
826	12. Office, General ⁸
827	13. Office, Moderate Intensive ⁸
828	14. Office and Clinic, Medical ⁸
829	15. Retail and Service Commercial, Minor ⁸
830	16. Retail and Service Commercial, personal improvement ⁸
831	17. Cafe or Deli ⁸
832	18. [Restaurant, General⁸]
833	19. [Restaurant, Outdoor Dining⁸]
834	18. Outdoor Events
835	19. Residential Parking Area or Structure with five (5) or more spaces,
836	associated with a residential Building on the same Lot
837	20. Temporary Improvement
838	21. Passenger Tramway Station and Ski Base Facility ¹⁰
839	22. Ski tow rope, ski lift, ski run, and ski bridge ¹⁰
840	23. Recreation Facility, Private ¹³
841	24. Fences greater than six feet (6') in height from Final Grade ¹¹

842 25. Limited Commercial expansion necessary for compliance with Building/
843 Fire Code egress and Accessibility requirements and support Uses
844 associated with HCB Commercial Use

845 26. Bar⁸

846 27. Temporary Structures, excluding yurts.¹⁴

847 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
848 is a prohibited Use.

849 ¹Nightly Rental of Lockout Units requires a Conditional Use Permit.

850 ²Nightly Rental does not include the use of dwellings for Commercial Uses.

851 ³See Section 15-4-9 Child Care And Child Care Facilities. [Family Group Child Care and Child Care](#)
852 [Center Uses require an Administrative Conditional Use permit.](#)

853 ⁴Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

854 ⁵See Section 15-4-14, Telecommunication Facilities.

855 ⁶See Section 15-4-13, Placement Of Satellite Receiving Antennas.

856 ⁷In Historic Buildings and/or Structures only.

857 ⁸In Historic Buildings and/or Structures and within Sub-Zones A and B subject to compliance with all
858 criteria and requirements of Section 15-2.3-8 for Sub-Zone A and Section 15-2.3-9 for Sub-Zone B.

859 ⁹Subject to an Administrative Conditional Use Permit, and permitted in Sub-Zone B only, subject to
860 requirements in Section 15-2.3-9.

861 ¹⁰See Section 15-4-18, Passenger Tramways And Ski-Base Facilities.

862 ¹¹See Section 15-4-2, Fences And Retaining Walls.

863 ¹²See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
864 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
865 Conditional Use Permit.

866 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

867 ¹⁴Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in
868 Historic Districts.

869 HISTORY

870 *Adopted by Ord. 00-51 on 9/21/2000*

871 *Amended by Ord. 04-08 on 3/4/2004*

872 *Amended by Ord. 06-56 on 7/27/2006*

873 *Amended by Ord. 09-10 on 3/5/2009*

874 *Amended by Ord. 10-14 on 4/15/2010*

875 *Amended by Ord. 12-37 on 12/20/2012*

876 *Amended by Ord. 15-35 on 10/12/2015*

877 *Amended by Ord. 2020-36 on 7/30/2020*

878 *Amended by Ord. 2020-42 on 9/17/2020*

879 *Amended by Ord. 2021-38 on 9/23/2021*

880 *Amended by Ord. 2021-51 on 12/16/2021*

881 *Amended by Ord. 2022-08 on 4/28/2022*

882 *Amended by Ord. 2024-11 on 5/23/2024*

883

884 **15-2.3-5 Building Height**

885 No Structure shall be erected to a height greater than twenty-seven feet (27') from
886 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet
887 (4') from Existing Grade, except for the placement of approved window wells,
888 emergency egress, and a garage entrance. The Planning Commission may grant an
889 exception to the Final Grade requirement as part of a Master Planned Development

within Subzone A where Final Grade must accommodate zero lot line Setbacks. The following height requirements must be met:

A. A Structure shall have a maximum height of thirty five feet (35') measured from the ~~the [lowest finish floor plane]~~ Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A for the extension of below Grade subterranean HCB Commercial Uses.

B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A consistent with MPD requirements of Section 15-6-5. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

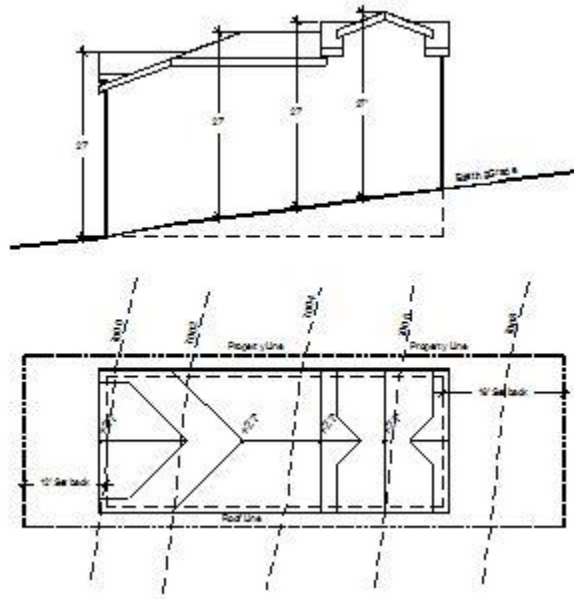
C. **ROOF PITCH.** The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the

913 rear of the building, as viewed from the primary public right-of-way. Secondary
914 Roof Forms may be below the required 7:12 roof pitch and located on the
915 primary façade (such as porches, bay window roofs, etc).

- 916 1. Secondary Roof Forms may be Rooftop Decks so long as they are not
917 more than 23 feet in height above Finished Grade. This height includes
918 any railings, parapets, stairs, and similar constructions on the Roof Deck.
- 919 2. The height of railings, parapets, stairs, and similar constructions on a
920 Green Roof or Flat Roof are included in the calculation of Building
921 Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not
922 permitted on Green Roofs. Green Roofs must be vegetated.
- 923 3. A Structure containing a flat roof shall have a maximum height of thirty five
924 feet (35') measured from the ~~[lowest floor plane]~~ Lowest Floor Plane to the
925 highest wall top plate that supports the ceiling joists or roof rafters. The
926 height of the Green Roof, including the parapets or similar features shall
927 not exceed twenty four (24") above the highest top plate mentioned
928 above. Any required railings for a Green Roof shall comply with Building

929

Height.



930

931

4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

932

933

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

934

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

935

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937

2. Water towers, mechanical equipment, and Solar Energy Systems,, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

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940

3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

941

942

943

1. The proposed height exception is only for the Area of the elevator.

944

No increase in square footage of the Building is being achieved.

- 945 2. The proposed option is the only feasible option for the elevator on
946 the Site.
- 947 3. The proposed elevator and floor plans comply with the American
948 Disability Act (ADA) standards.
- 949 4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow
950 additional Building Height (see entire Section 15-2.3-6) on a downhill Lot
951 to accommodate a single car wide garage in a Tandem configuration; to
952 accommodate circulation, such as stairs and/or an ADA elevator; and to
953 accommodate a reasonably sized front entry area and front porch that
954 provide a Compatible streetscape design. The depth of the garage may
955 not exceed the minimum depth for internal Parking Space(s) as
956 dimensioned within this Code, Chapter 15-3. The additional height may
957 not exceed thirty-five feet (35') from existing Grade.

958 HISTORY

- 959 *Adopted by Ord. 00-51 on 9/21/2000*
- 960 *Amended by Ord. 06-56 on 7/27/2006*
- 961 *Amended by Ord. 09-10 on 3/5/2009*
- 962 *Amended by Ord. 09-14 on 4/9/2009*
- 963 *Amended by Ord. 09-40 on 11/5/2009*
- 964 *Amended by Ord. 10-14 on 4/15/2010*
- 965 *Amended by Ord. 13-48 on 11/21/2013*
- 966 *Amended by Ord. 2016-44 on 9/15/2016*
- 967 *Amended by Ord. 2017-59 on 11/9/2017*

968 Amended by Ord. 2018-27 on 5/31/2018

969 Amended by Ord. 2020-42 on 9/17/2020

970

971 **15-2.3-6 Development On Steep Slopes**

972 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
973 carefully planned to mitigate adverse effects on neighboring land and Improvements,
974 and consistent with the ~~[Design Guidelines]~~ Regulations for Historic Districts and
975 Historic Sites Chapter 15-3, and Chapter 15-5.

976 For the purpose of measuring Slope, the measurement shall include a minimum
977 horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on
978 the certified topographic survey. The measurement shall quantify the steepest Slope
979 within the Building Footprint and any Access driveway.

980 A. **Steep Slope Determination.**

- 981 1. A Steep Slope Conditional Use permit is required for construction of any
982 Structure with a Building Footprint in excess of two hundred square feet
983 (200 sq. ft.) if said Building Footprint is located on or projecting over an
984 existing Slope of thirty percent (30%) or greater.
- 985 2. A Steep Slope Conditional Use permit is required for construction of any
986 addition to an existing Structure, when the Building Footprint of the
987 addition is in excess of two hundred square feet (200 sq. ft.), if the
988 Building Footprint of the addition is located on or projecting over an
989 existing Slope of thirty percent (30%) or greater.

- 990 3. A Steep Slope Conditional Use permit is required for any Access driveway
991 located on or projecting over an existing Slope of (30%) or greater.
- 992 4. Any disturbance that creates a change from Existing Grade or elevation
993 greater than four feet, cuts into the Steep Slope, or requires retaining walls
994 to construct the Structure (including patio, hot tub, pool,
995 landscaping/grading).

996 **B. Steep Slope Review.**

997 To fully evaluate the Criteria below, the Applicant shall provide the following
998 information:

- 999 1. **GEOTECHNICAL ANALYSIS.** For Structures that create a change from
1000 Existing Grade or elevation greater than four feet, cut into the Steep
1001 Slope, or require retaining walls to construct the Structure, a geotechnical
1002 report is required. The Applicant shall provide the Planning Department
1003 with a geotechnical report prepared by a licensed geotechnical engineer,
1004 engineering geologist, or other qualified professional. The report must
1005 include information such as soils characteristics and preliminary structural
1006 recommendations intended to inform the design and mitigation of soils
1007 conditions, slope limitations, and/or ground water. The Engineering or
1008 Building Department may request additional information in the form of a
1009 geotechnical survey if additional information is deemed necessary.
- 1010
- 1011 2. **SLOPE/TOPOGRAPHIC MAP.** Certified boundary survey depicting
1012 contours at an interval of two feet (2') or less that identifies Very Steep

Slopes (40% or greater) within fifty feet (50') of the Property boundary and highlights areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least twenty-five feet (25') vertically and a run of at least fifty feet (50') horizontally in the following categories:

- a. Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow)
- b. Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange)
- c. Very Steep Slopes, greater than forty percent (40%) (shown in red)

C. Conditional Use Permit Criteria.

The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.
2. **VISUAL ANALYSIS.** ~~[The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:~~
 - a. ~~To determine potential impacts of the proposed Access, and Building mass and design; and~~
 - b. ~~To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities].~~

To determine potential impacts of the proposed Access, and Building mass and design and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities, a visual analysis of the project from key Vantage Points is required. The Applicant must provide the Planning Department with:

- i. Four panoramic views of existing property showing the site from the perimeter of the property from 90-degree compass intervals (camera facing toward site). Four panoramic views showing the neighborhood taken from the perimeter of the property at 90-degree compass intervals (camera facing away from site). One aerial photograph placing the subject in a neighborhood context.
- j. Streetscape elevation – including 100 feet on either side of the property along the project side of the street to indicate accurate height, width, and building or all proposed work in relation to existing surrounding and adjacent buildings, drawn at minimum 1/8 inch scale. If access to properties is limited, a photographic streetscape is allowed.
- k. A 3D massing model illustrating the proposed project from designated Vantage Points (see Planning Staff to review and establish Vantage Points for the Application).
- l. A rendering that superimposes the proposed project on a photo of the site and streetscape.

- 1058 3. **ACCESS.** Access points and driveways must be designed to minimize
1059 Grading of the natural topography and to reduce overall Building scale.
1060 Shared Driveways and Parking Areas, and side Access to garages are
1061 strongly encouraged, where feasible.
- 1062 4. **TERRACING.** ~~[The project may include terraced retaining Structures if~~
1063 ~~necessary to regain Natural Grade.]~~ The proposed plans shall include
1064 detailed information, including height from Existing Grade, width, and
1065 length of all proposed retaining walls. The Applicant shall terrace retaining
1066 walls to return to Natural Grade. A Building Permit, including drawings
1067 stamped by a licensed engineer, is required for any retaining wall or
1068 combination retaining wall with a total or combined height greater than
1069 four feet (4') in height. A combination retaining wall is defined as any
1070 series of retaining walls in which the horizontal separation between
1071 subsequent walls is closer than 1.5:1 compared to the height of the
1072 individual walls. If the height of any retaining walls is proposed to be
1073 modified by more than twelve inches in height, width, length, or location,
1074 the Applicant shall file a modification application with the Planning
1075 Department and return to the Planning Commission for review and Final
1076 Action. Additionally, modifications of pervious material to impervious
1077 material or changes to excavation depths require a modification
1078 application and Planning Commission review and Final Action.
- 1079 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
1080 located to minimize cut and fill that would alter the perceived natural

topography of the Site. The Site design and Building Footprint must coordinate with adjacent Properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.

6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped back with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.

7. **SETBACKS.** The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

1104 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL
1105 District is twenty-seven feet (27') and is restricted as stated above in
1106 Section 15-2.1-5. The Planning Commission may require a reduction in
1107 Building Height for all, or portions, of a proposed Structure to minimize its
1108 visual mass and/or to mitigate differences in scale between a proposed
1109 Structure and the Historic character of the neighborhood's existing
1110 residential Structures.

1111

1112 **15-2.4-2 Uses**

1113 Uses in the HRM District are limited to the following:

1114 A. **ALLOWED USES.**

- 1115 1. Single Family Dwelling
- 1116 2. Duplex Dwelling
- 1117 3. Secondary Living Quarters
- 1118 4. Lockout Unit¹
- 1119 5. Accessory Apartment²
- 1120 6. Nightly Rental³
- 1121 7. Home Occupation
- 1122 8. Child Care, In-Home Babysitting
- 1123 ~~9. [Child Care, Family⁴]~~

1124	9. Child Care, Family Group ⁴
1125	10. Accessory Building and Use
1126	11. Conservation Activity
1127	12. Agriculture
1128	13. Parking Area or Structure with four (4) or fewer spaces
1129	14. Internal Accessory Dwelling Unit ¹¹
1130	B. <u>CONDITIONAL USES.</u>
1131	1. Triplex Dwelling
1132	2. Multi-Unit Dwelling
1133	3. Group Care Facility
1134	4. Child Care Center ⁴
1135	5. Public and Quasi-Public Institution, Church, and School
1136	6. Essential Municipal and Public Utility Use, Facility Service, and Structure
1137	7. Telecommunication Antenna ⁵
1138	8. Satellite Dish, greater than thirty-nine inches (39") in diameter ⁶
1139	9. Bed and Breakfast Inn ⁷
1140	10. Boarding House, Hostel ⁷
1141	11. Hotel, Minor ⁷

- 1142 12. Office, General⁸
- 1143 13. Retail and Service Commercial, Minor⁸
- 1144 14. Retail and Service Commercial, personal improvement⁸
- 1145 15. Neighborhood Market, without gasoline sales⁸
- 1146 16. Cafe, Deli⁸
- 1147 17. Café, Outdoor Dining⁹
- 1148 18. Parking Area or Structure with five (5) or more spaces
- 1149 19. Temporary Improvement¹⁰
- 1150 20. Recreation Facility, Public
- 1151 21. Recreation Facility, Private¹²
- 1152 22. Outdoor Events¹⁰
- 1153 23. Fences greater than six feet (6') in height from Final Grade¹⁰
- 1154 24. Temporary Structures, excluding yurts.¹³

1155 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

1156 is a prohibited Use.

1157 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

1158 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1159 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

1160 ⁴See Section 15-4-9 Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

1161 [Center Uses require an Administrative Conditional Use permit.](#)

1162 ⁵See Section 15-4-14, Telecommunications Facilities.

1163 ⁶See Section 15-4-13, Placement of Satellite Receiving Antennas.

1164 ⁷Allowed only in Historic Buildings and/or Structures or historically Compatible Structures.

1165 ⁸Allowed only in Historic Buildings and/or Structures

1166 ⁹Requires an Administrative Conditional Use permit. Allowed in association with a Café or Deli.

1167 ¹⁰Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

1168 ¹¹See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant

1169 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative

1170 Conditional Use Permit.

1171 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1172 ¹³Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in

1173 Historic Districts

1174 HISTORY

1175 *Adopted by Ord. 00-51 on 9/21/2000*

1176 *Amended by Ord. 06-69 on 10/19/2006*

1177 *Amended by Ord. 09-10 on 3/5/2009*

1178 *Amended by Ord. 15-35 on 10/12/2015*

1179 *Amended by Ord. 2020-42 on 9/17/2020*

1180 *Amended by Ord. 2021-38 on 9/23/2021*

1181 *Amended by Ord. 2021-51 on 12/16/2021*

1182 *Amended by Ord. 2022-08 on 4/28/2022*

1183 *Amended by Ord. 2024-11 on 5/23/2024*

1184

1185 **15-2.5-2 Uses**

1186 Uses in the HRC District are limited to the following:

1187 A. **ALLOWED USES.**¹⁰

1188	1. Single Family Dwelling ⁵
1189	2. Duplex Dwelling ⁵
1190	3. Secondary Living Quarters ⁵
1191	4. Lockout Unit ^{1,5}
1192	5. Accessory Apartment ^{2,5}
1193	6. Nightly Rental ⁵
1194	7. Home Occupation ⁵
1195	8. Child Care, In-Home Babysitting
1196	9. [Child Care, Family³]
1197	9. Child Care, Family Group ³
1198	10. Child Care Center ³
1199	11. Accessory Building and Use
1200	12. Conservation Activity
1201	13. Agriculture
1202	14. Bed and Breakfast Inn ^{4,5}
1203	15. Boarding House, hostel ⁵
1204	16. Hotel, Minor, fewer than sixteen (16) rooms ⁵
1205	17. Office, General ⁵

1206	18. Parking Area or Structure, with four (4) or fewer spaces⁵
1207	19. Food Truck Location¹¹
1208	20. <u>Enclosed Mobile Business Location</u>¹⁴
1209	B. <u>CONDITIONAL USES.</u>^{9, 10}
1210	1. Triplex Dwelling ⁵
1211	2. Multi-Unit Dwelling ⁵
1212	3. Guest House, on Lots one (1) acre ⁵
1213	4. Group Care Facility ⁵
1214	5. Public and Quasi-Public institution, church, or school
1215	6. Essential Municipal public utility Use, facility, service, and Structure
1216	7. Telecommunication Antenna ⁶
1217	8. Satellite dish, greater than thirty-nine inches (39") in diameter ⁷
1218	9. Plant and Nursery stock products and sales
1219	10. Hotel, Major ⁵
1220	11. Timeshare Projects and Conversions ⁵
1221	12. Private Residence Club Project and Conversion ^{4,5}
1222	13. Office, Intensive ⁵
1223	14. Office and clinic, Medical ⁵

1224	15. Financial institution, without drive-up window ⁸
1225	16. Commercial Retail and Service, Minor ⁸
1226	17. Commercial Retail and Service, Personal Improvement ⁸
1227	18. Neighborhood Convenience Commercial, without gasoline sales
1228	19. Café or Deli ⁸
1229	20. Restaurant, General ⁸
1230	21. Restaurant and Café, outdoor dining ⁴
1231	22. Outdoor Events and Uses ⁴
1232	23. Bar
1233	24. Parking Area or Structure, with five (5) or more spaces ⁵
1234	25. Temporary Improvement ⁴
1235	26. Passenger Tramway station and ski base facility
1236	27. Ski tow, ski lift, ski run, and ski bridge
1237	28. Recreation Facility, Commercial, Public, and Private ¹²
1238	29. Entertainment Facility, Indoor
1239	30. Fences greater than six feet (6') in height from Final Grade ⁴
1240	31. Private Residence Club, Off-Site ⁵
1241	32. Private Event Facility ⁵

1242 33. Temporary Structures, excluding yurts.¹³

1243 C. **PROHIBITED USES**. Unless otherwise allowed herein, any Use not listed above
1244 as an Allowed or Conditional Use is a prohibited Use.

1245 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

1246 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1247 ³See Section 15-4-9, Child Care And Child Care Facilities. [Family Group Child Care and Child Care](#)
1248 [Center Uses require an Administrative Conditional Use permit.](#)

1249 ⁴Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

1250 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue,
1251 excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC
1252 Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the
1253 plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street,
1254 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
1255 Storefront Property; however access, circulation, and lobby areas are permitted within Storefront
1256 Property.

1257 ⁶See Section 15-4-14, Telecommunication Facilities.

1258 ⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas.

1259 ⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use.

1260 ⁹No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are
1261 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah
1262 Code 32B-1-202, to obtain a liquor license.

1263 ¹⁰Within the HRC Zoning District, no more than seven (7) Conventional Chain Businesses are permitted in
1264 Storefront Properties.

1265 ¹¹The Planning Director or designee shall upon finding a Food Truck Location in compliance with
1266 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1267 letter.

1268 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1269 ¹³Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in
1270 Historic Districts.

1271 ¹⁴[See Section 15-4-24, Mobile Businesses.](#)

1272 HISTORY

1273 *Adopted by Ord. 00-51 on 9/21/2000*

1274 *Amended by Ord. 04-39 on 3/18/2004*

1275 *Amended by Ord. 06-69 on 10/19/2006*

1276 *Amended by Ord. 07-55 on 8/30/2007*

1277 *Amended by Ord. 09-10 on 3/5/2009*

1278 *Amended by Ord. 12-37 on 12/20/2012*

1279 *Amended by Ord. 16-02 on 1/7/2016*

1280 *Amended by Ord. 2017-45 on 8/17/2017*

1281 *Amended by Ord. 2018-55 on 10/23/2018*

1282 *Amended by Ord. 2020-36 on 7/30/2020*

1283 *Amended by Ord. 2020-42 on 9/17/2020*

1284 *Amended by Ord. 2021-51 on 12/16/2021*

1285 *Amended by Ord. 2022-08 on 4/28/2022*

1286 *Amended by Ord. 2022-16 on 5/26/2022*

1287 *Amended by Ord. 2022-21 on 10/27/2022*

1288 *Amended by Ord. 2023-16 on 4/27/2023*

1289 *Amended by Ord. 2024-11 on 5/23/2024*

1290

1291 **15-2.6-2 Uses**

1292 Uses in the Historic Commercial Business (HCB) District are limited to the following:

1293 A. **ALLOWED USES.**¹¹

1294 1. Single Family Dwelling¹

1295	2. Multi-Unit Dwelling ¹
1296	3. Secondary Living Quarters ¹
1297	4. Lockout Unit ^{1,2}
1298	5. Accessory Apartment ^{1,3}
1299	6. Nightly Rental ⁴
1300	7. Home Occupation ¹
1301	8. Child Care, In-Home Babysitting ¹
1302	9. [Child Care, Family^{4,5}]
1303	9. Child Care, Family Group ^{1,5}
1304	10. Child Care Center ^{1,5}
1305	11. Accessory Building and Use ¹
1306	12. Conservation Activity
1307	13. Agriculture
1308	14. Bed and Breakfast Inn ^{1, 6}
1309	15. Boarding House, hostel ¹
1310	16. Hotel, Minor, fewer than 16 rooms ¹
1311	17. Office, General ¹
1312	18. Office, Moderate Intensive ¹

- 1313 19. Office and clinic, Medical¹
- 1314 20. Financial institution, without drive-up window
- 1315 21. Commercial Retail and Service, Minor
- 1316 22. Commercial Retail and Service, Personal Improvement
- 1317 23. Commercial Neighborhood Convenience, without gasoline sales
- 1318 24. Restaurant, Cafe or Deli
- 1319 25. Restaurant, General
- 1320 26. Bar
- 1321 27. Parking Lot, Public or Private with four (4) or fewer spaces
- 1322 28. Entertainment Facility, Indoor
- 1323 29. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷
- 1324 30. Temporary winter Balcony enclosures
- 1325 31. Food Truck Location¹²
- 1326 32. Enclosed Mobile Businesses Location¹⁵

1327 B. **CONDITIONAL USES.**^{10, 11}

- 1328 1. Group Care Facility¹
- 1329 2. Public and Quasi-Public institution, church, or school
- 1330 3. Essential municipal public utility Use, facility, service, and Structure

1331	4. Telecommunication Antenna ⁸
1332	5. Satellite dish, greater than thirty-nine inches (39") in diameter ⁹
1333	6. Plant and Nursery stock products and sales
1334	7. Hotel, Major ¹
1335	8. Timeshare Projects and Conversions ¹
1336	9. Timeshare Sales Office, Off-Site within an enclosed Building ¹
1337	10. Private Residence Club Project and Conversion ^{1,6}
1338	11. Commercial Retail and Service, Major
1339	12. Office, Intensive ¹
1340	13. Restaurant, outdoor dining ⁶
1341	14. Outdoor Events and Uses ⁶
1342	15. Hospital, Limited Care Facility ¹
1343	16. Parking Area or Structure for five (5) or more cars ¹
1344	17. Temporary Improvement ⁶
1345	18. Passenger Tramway station and ski base facility
1346	19. Ski tow, ski lift, ski run, and ski bridge
1347	20. Recreation Facility, Public
1348	21. Recreation Facility, Private ¹³

1349 22. Recreation Facility, Commercial

1350 23. Fences greater than six feet (6') in height from Final Grade⁶

1351 24. Private Residence Club, Off-Site¹

1352 25. Private Event Facility¹

1353 26. Temporary Structures, excluding yurts.¹⁴

1354 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1355 is a prohibited Use.

1356 ¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and
1357 Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and
1358 lobby areas are permitted within Storefront Property.

1359 ²Nightly Rental of Lock Units requires a Conditional Use permit.

1360 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1361 ⁴Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses.

1362 ⁵See Section 15-4-9, Child Care And Child Care Facilities. [Family Group Child Care and Child Care](#)
1363 [Center Uses require an Administrative Conditional Use permit.](#)

1364 ⁶Requires an Administrative or Administrative Conditional Use permit.

1365 ⁷Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1366 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1367 on the original Property set forth in the services Agreement and/or Master Festival License. Requires an
1368 Administrative Permit.

1369 ⁸See Section 15-4-14, Telecommunication Facilities.

1370 ⁹See Section 15-4-13, Placement Of Satellite Receiving Antennas.

1371 ¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are
1372 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah
1373 Code 32B-1-202, to obtain a liquor license.

1374 ¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain Businesses are
1375 permitted in Storefront Properties.

1376 ¹²The Planning Director or designee shall, upon finding a Food Truck Location in compliance with
1377 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1378 letter.

1379 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1380 ¹⁴Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in Historic
1381 Districts.

1382 ¹⁵[See Section 15-4-24, Mobile Businesses.](#)

1383 HISTORY

1384 *Adopted by Ord. 00-51 on 9/21/2000*

1385 *Amended by Ord. 02-38 on 9/12/2002*

1386 *Amended by Ord. 04-39 on 3/18/2004*

1387 *Amended by Ord. 06-69 on 10/19/2006*

1388 *Amended by Ord. 07-55 on 8/30/2007*

1389 *Amended by Ord. 09-10 on 3/5/2009*

1390 *Amended by Ord. 12-37 on 12/20/2012*

1391 *Amended by Ord. 16-02 on 1/7/2016*

1392 *Amended by Ord. 16-01 on 1/7/2016*

1393 *Amended by Ord. 2017-45 on 8/17/2017*

1394 *Amended by Ord. 2018-55 on 10/23/2018*

1395 *Amended by Ord. 2020-36 on 7/30/2020*

1396 *Amended by Ord. 2020-42 on 9/17/2020*

1397 *Amended by Ord. 2021-51 on 12/16/2021*

1398 *Amended by Ord. 2022-08 on 4/28/2022*

1399 *Amended by Ord. 2022-16 on 5/26/2022*
1400 *Amended by Ord. 2022-21 on 10/27/2022*
1401 *Amended by Ord. 2023-16 on 4/27/2023*
1402 *Amended by Ord. 2024-11 on 5/23/2024*
1403

1404 **15-2.7-2 Uses**

1405 Uses in the ROS District are limited to the following:

1406 A. **ALLOWED USES.**

- 1407 1. Conservation Activity
1408 2. Food Truck Locations⁴

1409 B. **ADMINISTRATIVE CONDITIONAL USES¹.**

- 1410 1. Trail and Trailhead Improvement
1411 2. Outdoor Recreation Equipment
1412 3. Essential Municipal Public Utility Use, Service, or Structure, less than 600
1413 sq. ft.
1414 4. Accessory Building, less than 600 sq. ft.
1415 5. Ski-related Accessory Building, less than 600 sq. ft.
1416 6. Parking Area or Structure with four (4) or fewer spaces
1417 7. Outdoor Event, Outdoor Music

1418 8. Temporary Construction Improvement

1419 9. Raising, grazing of horses

1420 10. Raising, grazing of livestock

1421 11. Anemometer and Anemometer Towers

1422 C. **CONDITIONAL USES.**

1423 1. Agriculture

1424 2. Recreational Outdoor and Trail Lighting

1425 3. Recreation Facility, Private⁵

1426 4. Recreation Facility, Public

1427 5. Recreation Facility, Commercial

1428 6. Golf Course

1429 7. Passenger Tramway Station and Ski Base Facility

1430 8. Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge

1431 9. Recreational Sports Field

1432 10. Skating Rink

1433 11. Skateboard Park

1434 12. Public and Quasi-Public Institution, Church, and School, Park, Plaza,

1435 Structure for Public Assembly, greater than 600 sq. ft.

- 1436 13. Essential Municipal Public Utility Use, Facility, Service, and Structure,
1437 greater than 600 sq. ft.
- 1438 14. Accessory Building, greater than 600 sq. ft.
- 1439 15. Ski-Related Accessory Building, greater than 600 sq. ft.
- 1440 16. Child Care Center⁶
- 1441 17. Commercial Stable, Riding Academy
- 1442 18. Vehicle Control Gates²
- 1443 19. Resort Support, Commercial
- 1444 20. Cemetery
- 1445 21. Parking Area or Structure with five (5) or more spaces
- 1446 22. Telecommunications Antenna³
- 1447 23. Mines and Mine Exploration
- 1448 24. Plant and Nursery stock products and sales
- 1449 25. Fences greater than six feet (6') in height from Final Grade.
- 1450 26. Small Wind Energy Systems

1451 D. **PROHIBITED USES.** Any use not listed above as an Allowed or Conditional Use
1452 is a prohibited Use.

1453 ¹Subject to an Administrative Conditional Use permit and/or Master Festival license review process.

1454 Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time
1455 frames and shall be removed at the expiration of the Master Festival permit.

1456 ²See Section 15-4-19 for specific review criteria for gates

1457 ³Subject to Section 15-4-14, Telecommunications

1458 ⁴The Planning Director or designee shall, upon finding a Food Truck Location in compliance with
1459 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1460 letter.

1461 ⁵See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas

1462 ⁶See Section 15-4-9, Child Care And Child Care Facilities. Child Care Center Uses require an
1463 Administrative Conditional Use permit.

1464 HISTORY

1465 *Adopted by Ord. 00-51 on 9/21/2000*

1466 *Amended by Ord. 04-08 on 3/4/2004*

1467 *Amended by Ord. 09-10 on 3/5/2009*

1468 *Amended by Ord. 2018-55 on 10/23/2018*

1469 *Amended by Ord. 2022-08 on 4/28/2022*

1470 *Amended by Ord. 2022-16 on 5/26/2022*

1471

1472 **15-2.9-2 Uses**

1473 Uses in the E-40 District are limited to the following:

1474 A. **ALLOWED USES.**

1475 1. Single Family Dwelling

1476 2. Secondary Living Quarters

1477 3. Lockout Unit¹

1478 4. Accessory Apartment²

- 1479 5. Nightly Rental³
- 1480 6. Home Occupation
- 1481 7. Child Care, In-Home Babysitting
- 1482 ~~8. [Child Care, Family⁴]~~
- 1483 8. Child Care, Family Group⁴
- 1484 9. Accessory Building and Use
- 1485 10. Conservation Activity
- 1486 11. Agriculture
- 1487 12. Raising, grazing of horses
- 1488 13. Residential Parking Area or Structure, with four (4) or fewer spaces
- 1489 14. Internal Accessory Dwelling Unit⁹
- 1490 B. **CONDITIONAL USES.**
- 1491 1. Guest House
- 1492 2. Group Care Facility
- 1493 3. Child Care Center⁴
- 1494 4. Public and Quasi-Public Institution, Church and School
- 1495 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1496 6. Telecommunication Antenna⁶

- 1497 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁶
- 1498 8. Plant and Nursery Stock Production and Sales
- 1499 9. Raising, grazing of livestock
- 1500 10. Cemetery
- 1501 11. Bed and Breakfast Inn
- 1502 12. Parking Lot or Structure with five (5) or more space
- 1503 13. Temporary Improvement⁷
- 1504 14. Passenger Tramway Station and Ski Base Facility
- 1505 15. Ski Rope Tow, Ski Lift, Ski Run, and Ski Bridge
- 1506 16. Outdoor Event⁷
- 1507 17. Recreation Facility, Public and Private¹⁰
- 1508 18. Recreation Facility, Commercial
- 1509 19. Commercial Stables, Riding Academy
- 1510 20. Mines and Mine Exploration
- 1511 21. Fences greater than six feet (6') in height from Final Grade⁷
- 1512 22. Vehicle Control Gates⁸
- 1513 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
- 1514 is a prohibited Use.

1515 ¹Nightly Rental of Lockout Units requires a Conditional Use permit
1516 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments
1517 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses
1518 ⁴See LMC Chapter 15-4-9 for Child Care Regulations. [Family Group Child Care and Child Care Center](#)
1519 [Uses require an Administrative Conditional Use permit.](#)
1520 ⁵See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities
1521 ⁶See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas
1522 ⁷Requires an Administrative Conditional Use permit.
1523 ⁸See Section 15-4-19 for specific review criteria for gates.
1524 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units.
1525 ¹⁰See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1526 HISTORY

1527 *Adopted by Ord. 00-51 on 9/21/2000*
1528 *Amended by Ord. 04-08 on 3/4/2004*
1529 *Amended by Ord. 06-69 on 10/19/2006*
1530 *Amended by Ord. 2021-38 on 9/23/2021*
1531 *Amended by Ord. 2021-51 on 12/16/2021*
1532 *Amended by Ord. 2022-08 on 4/28/2022*
1533

1534 **15-2.10-2 Uses**

1535 Uses in the Estate (E) District are limited to the following:

1536 A. **ALLOWED USES.**

1537 1. Single Family Dwelling

- 1538 2. Duplex Dwelling
- 1539 3. Secondary Living Quarters
- 1540 4. Lockout Unit¹
- 1541 5. Accessory Apartment²
- 1542 6. Nightly Rental^{1,3}
- 1543 7. Home Occupation
- 1544 8. Child Care, In-Home Babysitting⁴
- 1545 ~~9. [Child Care, Family⁴]~~
- 1546 9. Child Care, Family Group⁴
- 1547 10. Accessory Buildings and Uses
- 1548 11. Conservation Activity
- 1549 12. Agriculture
- 1550 13. Raising, grazing of horses
- 1551 14. Parking Area or Structure with four (4) or fewer spaces
- 1552 15. Internal Accessory Dwelling Unit¹²

1553 B. **CONDITIONAL USES.**

- 1554 1. Guest House
- 1555 2. Group Care Facility

1556	3. Child Care Center ⁴
1557	4. Public and Quasi-Public Institution, Church and School
1558	5. Essential Municipal Public Utility Use, Facility, Services, and Structure
1559	6. Telecommunication Antenna ⁵
1560	7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter ⁶
1561	8. Plant and Nursery stock products and sales
1562	9. Raising, grazing of livestock
1563	10. Cemetery
1564	11. Bed and Breakfast Inn
1565	12. Hotel, Minor ⁷
1566	13. Hotel, Major ⁷
1567	14. Parking Area or Structure with five (5) or more spaces
1568	15. Temporary Improvement ⁸
1569	16. Passenger Tramway Station and Base Facility ⁹
1570	17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge
1571	18. Outdoor Event ⁷
1572	19. Recreation Facility, Public and Private ¹³
1573	20. Recreation Facility, Commercial

1574 21. Commercial Stables, Riding Academy

1575 22. Mines and Mine Exploration

1576 23. Vehicle Control Gates¹⁰

1577 24. Fences greater than six feet (6') in height from Final Grade⁸

1578 25. Support Retail and Minor Service Commercial¹¹

1579 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

1580 is a prohibited Use.

1581 ¹Nightly rental of Lockout Units requires a Conditional Use permit

1582 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1583 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

1584 ⁴See Section 15-4-9 Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

1585 [Center Uses require an Administrative Conditional Use permit.](#)

1586 ⁵See Section 15-4-14, Telecommunication Facilities

1587 ⁶See Section 15-4-13, Placement of Satellite Receiving Antennas

1588 ⁷Subject to regulations of Chapter 15-6, Master Planned Developments

1589 ⁸Requires an Administrative Conditional Use permit

1590 ⁹See Section 15-4-18 Passenger Tramways and Ski Base Facilities

1591 ¹⁰See Section 15-4-19 Review Criteria for Vehicle Control Gates

1592 ¹¹Subject to a Master Planned Development approval. See Chapter 15-6

1593 ¹²See Section 15-4-7.1, Internal Accessory Dwelling Units.

1594 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1595 HISTORY

1596 *Adopted by Ord. 00-51 on 9/21/2000*

1597 *Amended by Ord. 04-08 on 3/4/2004*

1598 *Amended by Ord. 06-69 on 10/19/2006*
1599 *Amended by Ord. 2020-45 on 10/1/2020*
1600 *Amended by Ord. 2021-38 on 9/23/2021*
1601 *Amended by Ord. 2021-51 on 12/16/2021*
1602 *Amended by Ord. 2022-08 on 4/28/2022*
1603

1604 **15-2.11-2 Uses**

1605 Uses in the SF District are limited to the following:

1606 A. **ALLOWED USES.**

- 1607 1. Single Family Dwelling
- 1608 2. Duplex Dwelling¹
- 1609 3. Secondary Living Quarters²
- 1610 4. Accessory Apartment³
- 1611 5. Nightly Rental⁴
- 1612 6. Home Occupation
- 1613 7. Child Care, In-Home Babysitting⁵
- 1614 ~~8. [Child Care, Family⁵]~~
- 1615 8. Child Care, Family Group⁵
- 1616 9. Accessory Building and Use

- 1617 10. Conservation Activity
- 1618 11. Agriculture
- 1619 12. Parking Area or Structure with four (4) or fewer spaces
- 1620 13. Internal Accessory Dwelling Unit¹⁰

1621 B. **CONDITIONAL USES.**

- 1622 1. Guest House⁶
- 1623 2. Group Care Facility
- 1624 3. Child Care Center⁵
- 1625 4. Public and Quasi-Public Institution, Church, and School
- 1626 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1627 6. Telecommunication Antenna⁷
- 1628 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁸
- 1629 8. Raising, grazing of horses
- 1630 9. Bed and Breakfast Inn
- 1631 10. Parking Area or Structure with five (5) or more spaces⁹
- 1632 11. Temporary Improvements⁹
- 1633 12. Outdoor Event⁹
- 1634 13. Recreation Facility, Public or Private¹¹

1635 14. Fences greater than six feet (6') in height from Final Grade⁹

1636 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1637 is a prohibited Use.

1638 ¹Permitted only on Lots designated for Duplexes on the official Subdivision Plat.

1639 ²Detached Guest Houses and detached Secondary Living Quarters are not allowed as a Conditional or
1640 Allowed Use within Holiday Ranchettes Subdivision.

1641 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments. Accessory Apartments in
1642 detached Structures are not allowed within Holiday Ranchettes Subdivision.

1643 ⁴Allowed only within Prospector Village Subdivision. Commercial Uses are not allowed within Nightly
1644 Rental units.

1645 ⁵See Section 15-4-9 Child Care and Child Care Facilities. Family Group Child Care and Child Care
1646 Center Uses require an Administrative Conditional Use permit.

1647 ⁶Detached Guest Houses and detached Secondary Living Quarters are not allowed as a Conditional or
1648 Allowed Use within Holiday Ranchettes Subdivision.

1649 ⁷See Section 15-4-14, Telecommunication Facilities

1650 ⁸See Section 15-4-13, Placement of Satellite Receiving Antennas

1651 ⁹Requires an Administrative Conditional Use permit.

1652 ¹⁰See Section 15-4-7.1, Internal Accessory Dwelling Units.

1653 ¹¹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1654 HISTORY

1655 *Adopted by Ord. 00-51 on 9/21/2000*

1656 *Amended by Ord. 06-76 on 11/9/2006*

1657 *Amended by Ord. 2020-45 on 10/1/2020*

1658 *Amended by Ord. 2021-38 on 9/23/2021*

1659 *Amended by Ord. 2021-51 on 12/16/2021*

1660 *Amended by Ord. 2022-08 on 4/28/2022*

1661

1662 **15-2.12-2 Uses**

1663 Uses in the R-1 District are limited to the following:

1664 A. **ALLOWED USES.**

1665 1. Single Family Dwelling

1666 2. Duplex Dwelling

1667 3. Secondary Living Quarters

1668 4. Lockout Unit¹

1669 5. Accessory Apartment²

1670 6. Nightly Rental³

1671 7. Home Occupation

1672 8. Child Care, In-Home Babysitting⁴

1673 ~~9. [Child Care, Family⁴]~~

1674 9. Child Care, Family Group⁴

1675 10. Accessory Building and Use

1676 11. Conservation Activity

1677 12. Agriculture

1678 13. Parking Area or Structure with four (4) or fewer spaces

1679 14. Internal Accessory Dwelling Unit¹¹

1680 B. **CONDITIONAL USES.**

1681 1. Triplex Dwelling⁵

1682 2. Guest House, on Lots one (1) acre or larger

1683 3. Group Care Facility

1684 4. Child Care Center⁴

1685 5. Public or Quasi-Public Institution, Church, and School

1686 6. Essential Municipal Public Utility Use, Facility, Service, and Structure

1687 7. Telecommunication Antenna⁶

1688 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷

1689 9. Bed and Breakfast Inn

1690 10. Temporary Improvement⁸

1691 11. Ski tow rope, ski lift, ski run, and ski bridge⁹

1692 12. Outdoor Event⁸

1693 13. Recreation Facility, Private¹²

1694 14. Fences and walls greater than six feet (6') in height from Final Grade⁸

1695 15. Residential and transient lodging Uses¹⁰

1696 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1697 is a prohibited Use.

- 1698 ¹Nightly rental of Lockout Units requires a Conditional Use permit
- 1699 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments
- 1700 ³Commercial Uses are not allowed within Nightly Rental Units
- 1701 ⁴See Section 15-4-9 Child Care and Child Care Facilities. Family Group Child Care and Child Care
- 1702 Center Uses require an Administrative Conditional Use permit.
- 1703 ⁵Must comply with special parking requirements, see Chapter 15-3.
- 1704 ⁶See Section 15-4-14, Telecommunications Facilities
- 1705 ⁷See Section 15-4-13, Placement of Satellite Receiving Antennas
- 1706 ⁸Subject to an Administrative Conditional Use permit.
- 1707 ⁹As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base
- 1708 Facilities
- 1709 ¹⁰Subject to Master Planned Development approval. See Chapter 15-6
- 1710 ¹¹See Section 15-4-7.1, Internal Accessory Dwelling Units.
- 1711 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1712 **HISTORY**

- 1713 *Adopted by Ord. 00-51 on 9/21/2000*
- 1714 *Amended by Ord. 06-76 on 11/9/2006*
- 1715 *Amended by Ord. 2020-45 on 10/1/2020*
- 1716 *Amended by Ord. 2021-38 on 9/23/2021*
- 1717 *Amended by Ord. 2021-51 on 12/16/2021*
- 1718 *Amended by Ord. 2022-08 on 4/28/2022*

1719

1720 **15-2.13-2 Uses**

1721 Uses in the RD District are limited to the following:

1722 **A. ALLOWED USES.**

- | | |
|------|---|
| 1723 | 1. Single-Family Dwelling |
| 1724 | 2. Duplex Dwelling |
| 1725 | 3. Secondary Living Quarters |
| 1726 | 4. Lockout Unit ¹ |
| 1727 | 5. Accessory Apartment ² |
| 1728 | 6. Nightly Rental ³ |
| 1729 | 7. Home Occupation |
| 1730 | 8. Child Care, In-Home Babysitting ⁴ |
| 1731 | 9. [Child Care, Family⁴] |
| 1732 | 9. Child Care, Family Group ⁴ |
| 1733 | 10. Accessory Building and Use |
| 1734 | 11. Conservation Activity Agriculture |
| 1735 | 12. Parking Area or Structure with four (4) or fewer spaces |
| 1736 | 13. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays ⁵ |
| 1737 | 14. Food Truck Location ¹⁶ |
| 1738 | 15. Internal Accessory Dwelling Unit ¹⁷ |
| 1739 | 16. <u>Enclosed Mobile Business Location¹⁹</u> |

1740 B. **CONDITIONAL USES.**

1741	1. Triplex Dwelling ⁶
1742	2. Multi-Unit Dwelling ⁶
1743	3. Guest House
1744	4. Group Care Facility
1745	5. Child Care Center ⁴
1746	6. Public and Quasi-Public Institution, Church, and School
1747	7. Essential Municipal Public Utility Use, Facility, Service, and Structure
1748	8. Telecommunication Antenna ⁷
1749	9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter ⁸
1750	10. Raising, grazing of horses
1751	11. Cemetery
1752	12. Bed and Breakfast Inn
1753	13. Hotel, Minor ⁶
1754	14. Hotel, Major ⁶
1755	15. Private Residence Club Project and Conversion ¹⁰
1756	16. Office, General ^{6,9}
1757	17. Office, Moderate Intensive ^{6,9}
1758	18. Office, Medical ^{6,9}

1759	19. Financial Institution without drive-up window ^{6,9}
1760	20. Commercial Retail and Service, Minor ^{6,9}
1761	21. Commercial Retail and Service, personal improvement ^{6,9}
1762	22. Commercial, Resort Support ^{6,9}
1763	23. Café or Deli ^{6,9}
1764	24. Restaurant, Standard ^{6,9}
1765	25. Restaurant, Outdoor Dining ¹⁰
1766	26. Outdoor Event ¹⁰
1767	27. Bar ^{6,9}
1768	28. Hospital, Limited Care Facility ^{6,9}
1769	29. Parking Area or Structure with five (5) or more spaces
1770	30. Temporary Improvement ¹⁰
1771	31. Passenger Tramway Station and Ski Base Facility ¹¹
1772	32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge ¹¹
1773	33. Recreation Facility, Public
1774	34. Recreation Facility, Commercial ⁶
1775	35. Recreation Facility, Private ¹⁸
1776	36. Entertainment Facility, Indoor ^{6,9}

- 1777 37. Commercial Stables, Riding Academy¹²
- 1778 38. Heliport¹²
- 1779 39. Vehicle Control Gate¹³
- 1780 40. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 1781 41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
- 1782 42. Amenities Club
- 1783 43. Club, Private Residence Off-Site¹⁵
- 1784 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
- 1785 is a prohibited Use.

1786 ¹Nightly rental of Lockout Units requires a Conditional Use permit

1787 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

1788 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly Rentals are not

1789 permitted in the April Mountain, Mellow Mountain Estates Subdivisions, Meadows Estates Subdivision

1790 Phases #1A and #1B, Fairway Meadows Subdivision, Hidden Oaks at Deer Valley Phases 2 and 3,

1791 Chatham Crossing Subdivision, and West Ridge and West Ridge Phase 2 Subdivision.

1792 ⁴See Section 15-4-9 Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

1793 [Center Uses require an Administrative Conditional Use permit.](#)

1794 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

1795 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

1796 on the original Property set forth in the services agreement and/or Master Festival License

1797 ⁶Subject to provisions of LMC Chapter 15-6, Master Planned Development

1798 ⁷See Section 15-4-14, Telecommunications Facilities

1799 ⁸See Section 15-4-13, Placement of Satellite Receiving Antennas

1800 ⁹Allowed only as a secondary or support Use to the primary Development or Use and intended as a

1801 convenience for residents or occupants of adjacent or adjoining residential Developments.

1802 ¹⁰Requires an Administrative Conditional Use permit.

1803 ¹¹As part of an approved Ski Area Master Plan. See Section 15-4-18 Passenger Tramways and Ski Base

1804 Facilities.

1805 ¹²Omitted.

1806 ¹³See Section 15-4-19, Review Criteria For Control Vehicle Gates.

1807 ¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

1808 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

1809 in an Area other than the original location set forth in the services agreement and/or Master Festival

1810 License.

1811 ¹⁵Only allowed within a Master Planned Development. Requires an Administrative Conditional Use permit.

1812 Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more

1813 units with approved Support Commercial space. A Parking Plan shall be submitted to determine site

1814 specific parking requirements.

1815 ¹⁶The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with

1816 Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

1817 ¹⁷See Section 15-4-7.1, Internal Accessory Dwelling Units.

1818 ¹⁸See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1819 ¹⁹See Section 15-4-24, Mobile Businesses.

1820 HISTORY

1821 *Adopted by Ord. 00-51 on 9/21/2000*

1822 *Amended by Ord. 02-38 on 9/12/2002*

1823 *Amended by Ord. 04-08 on 3/4/2004*

1824 *Amended by Ord. 05-39 on 6/30/2005*

1825 *Amended by Ord. 06-76 on 11/9/2006*

1826 *Amended by Ord. 11-05 on 1/27/2011*

1827 *Amended by Ord. 14-35 on 6/26/2014*
1828 *Amended by Ord. 2018-23 on 5/17/2018*
1829 *Amended by Ord. 2018-55 on 10/23/2018*
1830 *Amended by Ord. 2020-38 on 7/30/2020*
1831 *Amended by Ord. 2020-45 on 10/1/2020*
1832 *Amended by Ord. 2021-16 on 4/15/2021*
1833 *Amended by Ord. 2021-38 on 9/23/2021*
1834 *Amended by Ord. 2021-52 on 12/16/2021*
1835 *Amended by Ord. 2021-51 on 12/16/2021*
1836 *Amended by Ord. 2022-08 on 4/28/2022*
1837 *Amended by Ord. 2022-21 on 10/27/2022*
1838 *Amended by Ord. 2023-16 on 4/27/2023*
1839

1840 **15-2.14-2 Uses**

1841 Uses in the RDM District are limited to the following:

1842 A. **ALLOWED USES.**

- 1843 1. Single Family Dwelling
- 1844 2. Duplex Dwelling
- 1845 3. Triplex Dwelling
- 1846 4. Secondary Living Quarters
- 1847 5. Lockout Unit¹

- 1848 6. Accessory Apartment²
- 1849 7. Nightly Rental³
- 1850 8. Home Occupation
- 1851 9. Child Care, In Home Babysitting⁴
- 1852 ~~10.[Child Care, Family⁴]~~
- 1853 10. Child Care, Family Group⁴
- 1854 11. Accessory Building and Use
- 1855 12. Conservation Activity
- 1856 13. Agriculture
- 1857 14. Parking Area or Structure with four (4) or fewer spaces
- 1858 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 1859 16. Food Truck Location¹⁴
- 1860 17. Internal Accessory Dwelling Unit¹⁵
- 1861 18. Enclosed Mobile Business Location¹⁷

1862 B. **CONDITIONAL USES.**

- 1863 1. Multi-Unit Dwelling⁶
- 1864 2. Guest House
- 1865 3. Group Care Facility

1866	4. Child Care Center ⁴
1867	5. Public and Quasi Public Institution, Church, and School
1868	6. Essential Municipal Public Utility Use, Facility, Service, and Structure
1869	7. Telecommunication Antenna ⁷
1870	8. Satellite Dish, greater than thirty-nine inches (39") in diameter ⁸
1871	9. Raising grazing of horses
1872	10. Cemetery
1873	11. Bed and Breakfast Inn
1874	12. Boarding House, Hotel
1875	13. Hotel, Minor ⁶
1876	14. Hotel, Major ⁶
1877	15. Private Residence Club Project and Conversion ¹¹
1878	16. Office, General ⁶
1879	17. Office, Moderate Intensive ^{6,9}
1880	18. Office and Clinic, Medical ^{6,10}
1881	19. Financial Institution, without drive up window ^{6,10}
1882	20. Commercial Retail and Service, Minor ^{6,10}
1883	21. Commercial Retail and Service, personal improvement ^{6,10}

1884	22. Commercial, Resort Support ^{6,10}
1885	23. Cafe or Deli ^{6,10}
1886	24. Restaurant, Standard ^{6,10}
1887	25. Restaurant, Outdoor Dining ¹¹
1888	26. Outdoor Event ¹¹
1889	27. Bar ^{6,10}
1890	28. Hospital, Limited Care Facility ^{6,9}
1891	29. Parking Area or Structure with five (5) or fewer spaces
1892	30. Temporary Improvement ¹¹
1893	31. Passenger Tramway Station and Ski Base Facility ¹²
1894	32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge ¹²
1895	33. Recreation Facility, Public
1896	34. Recreation Facility, Commercial ⁶
1897	35. Recreation Facility, Private ¹⁶
1898	36. Entertainment Facility, Indoor ^{6,9}
1899	37. Commercial Stables, Riding Academy ^{6,10}
1900	38. Fences greater than six feet (6') in height from Final Grade
1901	39. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays ¹³

C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly Rental of Lockout Units requires a Conditional Use permit.

²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

³Nightly Rentals do not include the Use of Dwellings for Commercial Use.

⁴See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care Center Uses require an Administrative Conditional Use permit.](#)

⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License

⁶Subject to Master Planned Development approval. See Chapter 15-6.

⁷See Section 15-4-14, Telecommunication Facilities.

⁸See Section 15-4-13, Placement of Satellite Receiving Antennas.

⁹General Offices are only permitted with an approved Master Planned Development and may only be approved as the redevelopment of an existing Building or Property. In addition to meeting the necessary criteria in the Chapter 15-6 Master Planned Developments, the Planning Commission must find that: a) the redevelopment of an existing Building or Property to a General Office use will substantially advance the objectives of Economic Element of the General Plan or other more specific neighborhood plans; b) it has minimized/eliminated any potential detrimental impact on the resort and/or resort-residential character of the RDM District and the Frontage Protection Zone through careful planning and conditions of approval; c) it will not result in an intensification of use incompatible with neighboring developments; and d) it will not result in substantial increase in the existing trip generations for services and deliveries.

¹⁰Allowed only as a secondary or support Use to the primary Development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential Development.

¹¹Requires an administrative Conditional Use permit.

¹²As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base Facilities

1929 ¹³Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1930 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1931 in an Area other than the original location set forth in the services agreement and/or Master Festival
1932 License.

1933 ¹⁴The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1934 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1935 letter.

1936 ¹⁵See Section 15-4-7.1, Internal Accessory Dwelling Units.

1937 ¹⁶See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1938 ¹⁷[See Section 15-4-24, Mobile Businesses.](#)

1939 HISTORY

1940 *Adopted by Ord. 00-51 on 9/21/2000*

1941 *Amended by Ord. 02-24 on 6/27/2002*

1942 *Amended by Ord. 02-38 on 9/12/2002*

1943 *Amended by Ord. 04-39 on 3/18/2004*

1944 *Amended by Ord. 06-76 on 11/9/2006*

1945 *Amended by Ord. 2018-55 on 10/23/2018*

1946 *Amended by Ord. 2020-45 on 10/1/2020*

1947 *Amended by Ord. 2021-38 on 9/23/2021*

1948 *Amended by Ord. 2021-51 on 12/16/2021*

1949 *Amended by Ord. 2022-08 on 4/28/2022*

1950 *Amended by Ord. 2022-21 on 10/27/2022*

1951 *Amended by Ord. 2023-16 on 4/27/2023*

1952

1953 **15-2.15-2 Uses**

1954 Uses in the RM District are limited to the following:

1955 A. **ALLOWED USES.**

1956 1. Single Family Dwelling

1957 2. Duplex Dwelling

1958 3. Triplex Dwelling

1959 4. Secondary Living Quarters

1960 5. Lockout Unit¹

1961 6. Accessory Apartment²

1962 7. Nightly Rental³

1963 8. Home Occupation

1964 9. Child Care, In-Home Babysitting⁴

1965 ~~10. [Child Care, Family⁴]~~

1966 10. Child Care, Family Group⁴

1967	11. Accessory Building and Use
1968	12. Conservation Activity
1969	13. Agriculture
1970	14. Bed and Breakfast Inn
1971	15. Parking Area or Structure with four (4) or fewer spaces
1972	16. Internal Accessory Dwelling Unit ⁹
1973	B. <u>CONDITIONAL USES.</u>
1974	1. Multi-Unit Dwelling
1975	2. Guest House, on Lot greater than one (1) acre
1976	3. Group Care Facility
1977	4. Child Care Center ⁴
1978	5. Public and Quasi-Public Institution, Church, and School
1979	6. Essential Municipal Public Utility Use, Facility, Service, and Structure
1980	7. Telecommunication Antenna ⁵
1981	8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter ⁶
1982	9. Boarding House, Hostel
1983	10. Hotel, Minor ⁷
1984	11. Outdoor Event ⁸

1985 12. Parking Area or Structure with five (5) or more spaces

1986 13. Temporary Improvement⁸

1987 14. Recreation Facility, Public and Private¹⁰

1988 15. Fences greater than six feet in Height from Final Grade⁸

1989 16. Residential and transient lodging Uses⁷

1990 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1991 is a prohibited Use.

1992 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

1993 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1994 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

1995 ⁴See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

1996 [Center Uses require an Administrative Conditional Use permit.](#)

1997 ⁵See Section 15-4-14, Telecommunications Facilities.

1998 ⁶See Section 15-4-13, Placement of Satellite Receiving Antennas.

1999 ⁷Subject to Master Planned Development approval. See Chapter 15-6.

2000 ⁸Requires an Administrative Conditional Use permit.

2001 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units.

2002 ¹⁰See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2003 HISTORY

2004 *Adopted by Ord. 00-51 on 9/21/2000*

2005 *Amended by Ord. 2020-45 on 10/1/2020*

2006 *Amended by Ord. 2021-38 on 9/23/2021*

2007 *Amended by Ord. 2021-51 on 12/16/2021*

2008 *Amended by Ord. 2022-08 on 4/28/2022*

2009

2010 **15-2.16-2 Uses**

2011 Uses in the RC District are limited to the following:

2012 A. **ALLOWED USES.**

2013 1. Single Family Dwelling

2014 2. Duplex Dwelling

2015 3. Triplex Dwelling

2016 4. Secondary Living Quarters

2017 5. Lockout Unit¹

2018 6. Accessory Apartment²

2019 7. Nightly Rental³

2020 8. Home Occupation

2021 9. Child Care, In-Home Babysitting⁴

2022 ~~10.[Child Care, Family⁴]~~

2023 10. Child Care, Family Group⁴

2024 11. Child Care Center⁴

2025 12. Accessory Building and Use

2026 13. Conservation Activity

2027	14. Agriculture
2028	15. Bed and Breakfast Inn
2029	16. Boarding House, Hostel
2030	17. Hotel, Minor
2031	18. Parking Area or Structure with four (4) or fewer spaces
2032	19. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays ⁵
2033	20. Food Truck Location ¹²
2034	21. <u>Enclosed Mobile Business Location</u> ¹⁴
2035	B. <u>CONDITIONAL USES.</u>
2036	1. Multi-Unit Dwelling
2037	2. Group Care Facility
2038	3. Public and Quasi-Public institution, church, and school
2039	4. Essential municipal and public utility Use, facility, service, and Structure
2040	5. Telecommunications Antenna ⁶
2041	6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter ⁷
2042	7. Raising, grazing of horses
2043	8. Cemetery
2044	9. Hotel, Major

2045	10. Timeshare Project and Conversion
2046	11. Timeshare Sales Office
2047	12. Private Residence Club Project and Conversion ⁹
2048	13. Office, General ⁸
2049	14. Office, Moderate ⁸
2050	15. Office and clinic, Medical ⁸
2051	16. Financial institution without drive-up window ⁸
2052	17. Minor Retail and Service Commercial ⁸
2053	18. Retail and Service Commercial, Personal Improvement ⁸
2054	19. Transportation Service ⁸
2055	20. Neighborhood Market, without gasoline sales ⁸
2056	21. Café or Deli ⁸
2057	22. Restaurant, General ⁸
2058	23. Restaurant, outdoor dining ^{8,9}
2059	24. Bar ⁸
2060	25. Hospital, Limited Care Facility ⁸
2061	26. Parking Area or Structure with five (5) or more spaces
2062	27. Temporary Improvement ⁹

- 2063 28. Passenger Tramway station and ski base facility¹⁰
- 2064 29. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 2065 30. Outdoor Events and Uses⁹
- 2066 31. Recreation Facility, Public and Private^{8, 13}
- 2067 32. Recreation Facility, Commercial⁸
- 2068 33. Entertainment Facility, Indoor⁸
- 2069 34. Commercial Riding Stable(s), riding academy⁸
- 2070 35. Heliport⁸
- 2071 36. Amenities Club
- 2072 37. Club, Private Residence Off-Site¹¹

2073 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

2074 is a prohibited Use.

2075 ¹Nightly Rental of Lockout Units requires a Conditional Use permit

2076 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

2077 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses

2078 ⁴See Section 15-4-9, Child Care And Child Care Facilities. Family Group Child Care and Child Care

2079 Center Uses require an Administrative permit.

2080 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

2081 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

2082 on the original Property set forth in the services agreement and/or Master Festival License. Requires an

2083 Administrative Permit.

2084 ⁶See Section 15-4-14, Telecommunication Facilities

2085 ⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas

2086 ⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master

2087 Planned Developments

2088 ⁹Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4

2089 ¹⁰As part of an approved Ski Area Master Plan

2090 ¹¹Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial

2091 spaces or Developments that have ten (10) or more units with approved Support Commercial space. A

2092 Parking Plan shall be submitted to determine site specific parking requirements.

2093 ¹²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with

2094 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval

2095 letter.

2096 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2097 ¹⁴See Section 15-4-24, Mobile Businesses.

2098 HISTORY

2099 *Adopted by Ord. 00-51 on 9/21/2000*

2100 *Amended by Ord. 02-38 on 9/12/2002*

2101 *Amended by Ord. 04-39 on 3/18/2004*

2102 *Amended by Ord. 06-76 on 11/9/2006*

2103 *Amended by Ord. 09-10 on 3/5/2009*

2104 *Amended by Ord. 11-05 on 1/27/2011*

2105 *Amended by Ord. 15-35 on 10/12/2015*

2106 *Amended by Ord. 2018-23 on 5/17/2018*

2107 *Amended by Ord. 2018-55 on 10/23/2018*

2108 *Amended by Ord. 2020-36 on 7/30/2020*

2109 *Amended by Ord. 2020-45 on 10/1/2020*

2110 *Amended by Ord. 2021-51 on 12/16/2021*

2111 *Amended by Ord. 2022-08 on 4/28/2022*

2112 *Amended by Ord. 2022-21 on 10/27/2022*

2113 *Amended by Ord. 2023-16 on 4/27/2023*

2114

2115 **15-2.17-2 Uses**

2116 Uses in the RCO District are limited to the following:

2117 A. **ALLOWED USES.**

2118 1. Secondary Living Quarters

2119 2. Lockout Unit¹

2120 3. Accessory Apartment²

2121 4. Nightly Rental

2122 5. Home Occupation

2123 6. Child Care, In-Home Babysitting³

2124 ~~7. [Child Care, Family³]~~

2125 7. Child Care, Family Group³

2126 8. Accessory Building and Use

2127 9. Conservation Activity

2128 10. Agriculture

- 2129 11. Parking Area or Structure with four (4) or fewer spaces
- 2130 12. Recreation Facility, Private¹²
- 2131 13. Allowed Uses in the Underlying Zoning District
- 2132 14. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴
- 2133 15. Food Truck Location¹¹
- 2134 16. Enclosed Mobile Business Location¹³

2135

2136 B. **CONDITIONAL USES.**

- 2137 1. Multi-Unit Dwelling⁵
- 2138 2. Group Care Facility⁵
- 2139 3. Child Care Center^{3,5}
- 2140 4. Public and Quasi-Public Institution, Church and School⁵
- 2141 5. Essential Municipal Public Utility Use, Facility, Service, and Structure⁵
- 2142 6. Telecommunication Antenna⁶
- 2143 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 2144 8. Plant and Nursery stock products and sales⁵
- 2145 9. Bed and Breakfast Inn⁵
- 2146 10. Boarding House, Hostel⁵
- 2147 11. Hotel, Minor⁵

2148	12. Hotel, Major ⁵
2149	13. Private Residence Club Project and Conversion ⁹
2150	14. Timeshare Sales Office, off-site ⁵
2151	15. Office, General ⁵
2152	16. Office, Moderate Intensive ⁵
2153	17. Office, Intensive ⁵
2154	18. Office and Clinic, Medical ⁵
2155	19. Financial Institution, with and without drive-up window ^{5,8}
2156	20. Retail and Service Commercial, Minor ⁵
2157	21. Retail and Service Commercial, personal improvement ⁵
2158	22. Retail and Service Commercial, Major ⁵
2159	23. Transportation Service ⁵
2160	24. Retail Drive-Up Window ⁸
2161	25. Neighborhood Convenience Commercial ⁵
2162	26. Commercial, Resort Support ⁵
2163	27. Service Station ⁵
2164	28. Cafe, Deli ⁵
2165	29. Restaurant, General ⁵

- 2166 30. Restaurant, Outdoor Dining⁹
- 2167 31. Outdoor Event⁹
- 2168 32. Restaurant, Drive-up window⁸
- 2169 33. Bar⁵
- 2170 34. Hospital, Limited Care Facility⁵
- 2171 35. Hospital, General⁵
- 2172 36. Parking Area or Garage with five (5) or more spaces⁸
- 2173 37. Temporary Improvement⁹
- 2174 38. Passenger Tramway Station and Ski Base Facility⁵
- 2175 39. Ski tow rope, ski lift, ski run, and ski bridge⁵
- 2176 40. Recreation Facility, Public⁵
- 2177 41. Recreation Facility, Commercial⁵
- 2178 42. Entertainment, Indoor⁵
- 2179 43. Heliport⁵
- 2180 44. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰

2181 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

2182 is a prohibited Use.

2183 ¹Nightly Rental of Lockout Units requires a Conditional Use permit.

2184 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

2185 ³See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)
2186 [Center Uses require an Administrative permit or approval as part of a Master Planned Development or](#)
2187 [Affordable Master Planned Development.](#)

2188 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
2189 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
2190 on the original Property set forth in the services agreement and/or Master Festival License.

2191 ⁵Subject to Master Planned Development approval. See Chapter 15-6.

2192 ⁶See Section 15-4-14, Telecommunication Facilities.

2193 ⁷See Section 15-4-13, Placement of Satellite Receiving Antennas.

2194 ⁸See Section 15-2.18-5 criteria for drive-up windows.

2195 ⁹Requires an administrative Conditional Use permit.

2196 ¹⁰Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
2197 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
2198 in an Area other than the original location set forth in the services agreement and/or Master Festival
2199 License.

2200 ¹¹The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2201 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2202 letter.

2203 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2204 ¹³[See Section 15-4-24, Mobile Businesses.](#)

2205 HISTORY

2206 *Adopted by Ord. 00-51 on 9/21/2000*

2207 *Amended by Ord. 02-38 on 9/12/2002*

2208 *Amended by Ord. 04-39 on 9/23/2004*

2209 *Amended by Ord. 06-76 on 11/9/2006*

2210 *Amended by Ord. 2018-55 on 10/23/2018*

2211 *Amended by Ord. 2020-45 on 10/1/2020*
2212 *Amended by Ord. 2021-51 on 12/16/2021*
2213 *Amended by Ord. 2022-08 on 4/28/2022*
2214 *Amended by Ord. 2022-21 on 10/27/2022*
2215 *Amended by Ord. 2023-16 on 4/27/2023*
2216 *Amended by Ord. 2024-03 on 2/1/2024*
2217

2218 **15-2.18-2 Uses**

2219 Uses in the GC District are limited to the following:

2220 A. **ALLOWED USES.**

- 2221 1. Secondary Living Quarters
- 2222 2. Lockout Unit¹
- 2223 3. Accessory Apartment²
- 2224 4. Nightly Rental
- 2225 5. Home Occupation
- 2226 6. Child Care, In-Home Babysitting³
- 2227 ~~7. [Child Care, Family³]~~
- 2228 7. Child Care, Family Group³
- 2229 8. Child Care Center³
- 2230 9. Accessory Building and Use

2231	10. Conservation Activity
2232	11. Agriculture
2233	12. Plant and Nursery Stock production and sales
2234	13. Bed and Breakfast Inn
2235	14. Boarding House, Hostel
2236	15. Hotel, Minor
2237	16. Hotel, Major
2238	17. Office, General
2239	18. Office, Moderate Intensive
2240	19. Office, Intensive
2241	20. Office and Clinic, Medical and Veterinary Clinic
2242	21. Financial Institution without a drive-up window
2243	22. Retail and Service Commercial, Minor
2244	23. Retail and Service Commercial, Personal Improvement
2245	24. Retail and Service Commercial, Major
2246	25. Cafe or Deli
2247	26. Restaurant, General
2248	27. Hospital, Limited Care Facility

2249 28. Parking Area or Structure with four (4) or fewer spaces

2250 29. Parking Area or Structure with five (5) or more spaces

2251 30. Food Truck Location¹⁰

2252 31. Public Transit Amenity Area¹¹

2253 32. Enclosed Mobile Business Location¹²

2254 B. **CONDITIONAL USES.**

2255 1. Single Family Dwelling

2256 2. Duplex Dwelling

2257 3. Triplex Dwelling

2258 4. Multi-Unit Dwelling

2259 5. Group Care Facility

2260 6. Public and Quasi-Public Institution, Church, and School

2261 7. Essential Municipal Public Utility Use, Facility, Service, and Structure

2262 8. Telecommunication Antenna⁴

2263 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁵

2264 10. Timeshare Project and Conversion

2265 11. Timeshare Sales Office, off-site within an enclosed Building

2266 12. Private Residence Club Project and Conversion⁸

2267 13. Financial Institution with a Drive-up Window⁶

2268	14. Retail and Service Commercial with Outdoor Storage
2269	15. Retail and Service Commercial, Auto Related
2270	16. Transportation Service
2271	17. Retail Drive-Up Window ⁶
2272	18. Service Station
2273	19. Restaurant and Cafe, Outdoor Dining ⁷
2274	20. Restaurant, Drive-up Window ⁶
2275	21. Outdoor Event ⁷
2276	22. Bar
2277	23. Sexually Oriented Businesses ⁸
2278	24. Hospital, General
2279	25. Light Industrial Manufacturing and Assembly
2280	26. Temporary Improvement ⁷
2281	27. Passenger Tramway and Ski Base Facility
2282	28. Ski tow rope, ski lift, ski run, and ski bridge
2283	29. Commercial Parking Lot or Structure
2284	30. Recreation Facility, Public
2285	31. Recreation Facility, Commercial

- 2286 32. Recreation Facility, Private⁹
- 2287 33. Indoor Entertainment Facility
- 2288 34. Heliport
- 2289 35. Temporary Sales Trailer in conjunction with an active Building permit for
- 2290 the Site.⁸
- 2291 36. Fences greater than six feet (6') in height from Final Grade⁷
- 2292 37. Household Pet, Boarding⁷
- 2293 38. Household Pet, Daycare⁷
- 2294 39. Household Pet, Grooming⁷
- 2295 40. Commercial, Resort Support

2296 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

2297 is a prohibited Use.

2298 ¹Nightly rental of Lockout Units requires Conditional Use permit.

2299 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

2300 ³See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

2301 [Center Uses require an Administrative permit.](#)

2302 ⁴See Section 15-4-14, Telecommunication Facilities.

2303 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

2304 ⁶See Section 15-2.18-6 for Drive-Up Window review.

2305 ⁷Requires an Administrative Conditional Use permit.

2306 ⁸See Section 15-4-16 for additional criteria.

2307 ⁹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.
2308 ¹⁰The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2309 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2310 letter.

2311 ¹¹Requires an Administrative Permit, see Section 15-4-24 Public Transit Amenity Areas.

2312 ¹²See Section 15-4-24, Mobile Businesses.

2313 HISTORY

2314 *Adopted by Ord. 00-51 on 9/21/2000*
2315 *Amended by Ord. 04-39 on 9/23/2004*
2316 *Amended by Ord. 06-76 on 11/9/2006*
2317 *Amended by Ord. 14-57 on 11/20/2014*
2318 *Amended by Ord. 2018-55 on 10/23/2018*
2319 *Amended by Ord. 2020-45 on 10/1/2020*
2320 *Amended by Ord. 2021-51 on 12/16/2021*
2321 *Amended by Ord. 2022-08 on 4/28/2022*
2322 *Amended by Ord. 2022-21 on 10/27/2022*
2323 *Amended by Ord. 2023-16 on 4/27/2023*
2324 *Amended by Ord. 2024-03 on 2/1/2024*
2325 *Amended by Ord. 2024-09 on 5/16/2024*
2326 *Amended by Ord. 2024-21 on 12/12/2024*
2327

2328 **15-2.19-2 Uses**

2329 Uses in the LI District are limited to the following:

2330 A. **ALLOWED USES.**

2331 1. Secondary Living Quarters

2332 2. Accessory Apartment¹

2333 3. Nightly Rental

2334 4. Home Occupation

2335 5. Child Care, In-Home Babysitting²

2336 ~~6. [Child Care, Family²]~~

2337 6. Child Care, Family Group²

2338 7. Child Care Center²

2339 8. Agriculture

2340 9. Plant and Nursery Stock

2341 10. Office, General

2342 11. Office, Moderate Intensive

2343 12. Office, Intensive

2344 13. Financial Institution without drive-up window

2345 14. Retail and Service Commercial, Minor

2346 15. Retail and Service Commercial, Personal Improvement

2347 16. Retail and Service Commercial, Major

- 2348 17. Hospital, Limited Care
- 2349 18. Parking Area or Structure with four (4) or fewer spaces
- 2350 19. Food Truck Location⁸
- 2351 20. Enclosed Mobile Business Location⁹
- 2352 B. **CONDITIONAL USES.**
- 2353 1. Multi-Unit Dwelling
- 2354 2. Group Care Facility
- 2355 3. Child Care Center²
- 2356 4. Public and Quasi-Public Institution, Church, and School
- 2357 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 2358 6. Telecommunication Antenna³
- 2359 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁴
- 2360 8. Accessory Building and Use
- 2361 9. Raising, grazing of horses
- 2362 10. Bed and Breakfast Inn
- 2363 11. Boarding House, Hostel
- 2364 12. Hotel, Minor
- 2365 13. Private Residence Club Project and Conversion⁶
- 2366 14. Office and Clinic, Medical and Veterinary Clinic

2367	15. Financial Institutions with Drive-Up Window ⁵
2368	16. Retail and Service Commercial with Outdoor Storage
2369	17. Retail and Service Commercial, Auto-Related
2370	18. Transportation Services
2371	19. Retail Drive-Up Window ⁵
2372	20. Service Station
2373	21. Café or Deli
2374	22. Restaurant, General
2375	23. Restaurant, Outdoor Dining
2376	24. Restaurant, Drive-Up Window ⁵
2377	25. Outdoor Event ⁶
2378	26. Bar
2379	27. Hospital, General
2380	28. Light Industrial Manufacturing and Assembly Facility
2381	29. Parking Area or Structure with five (5) or more spaces
2382	30. Temporary Improvement ⁶
2383	31. Passenger Tramway Station and Ski Base Facility
2384	32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge

- 2385 33. Recreation Facility, Public
- 2386 34. Recreation Facility, Commercial
- 2387 35. Recreation Facility, Private⁷
- 2388 36. Entertainment Facility, Indoor
- 2389 37. Commercial Stables, Riding Academy
- 2390 38. Heliports
- 2391 39. Commercial Parking Lot or Structure
- 2392 40. Temporary Sales Office, in conjunction with an active Building permit.
- 2393 41. Fences and Walls greater than six feet (6') in height from Final Grade⁶
- 2394 42. Household Pet, Boarding⁶
- 2395 43. Household Pet, Daycare⁶
- 2396 44. Household Pet, Grooming⁶
- 2397 45. Commercial, Resort Support

2398 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

2399 is a prohibited Use.

2400 ¹Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

2401 ²See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

2402 [Center Uses require an Administrative permit.](#)

2403 ³See Section 15-4-14, Telecommunication Facilities.

2404 ⁴See Section 15-4-13, Placement of Satellite Receiving Antennas.

2405 ⁵See Section 15-2.19-8, Criteria for Drive-Up Windows.

2406 ⁶Subject to an Administrative Conditional Use permit.

2407 ⁷See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2408 ⁸The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2409 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2410 letter.

2411 ⁹[See Section 15-4-24, Mobile Businesses.](#)

2412 HISTORY

2413 *Adopted by Ord. 00-51 on 9/21/2000*

2414 *Amended by Ord. 04-39 on 9/23/2004*

2415 *Amended by Ord. 06-76 on 11/9/2006*

2416 *Amended by Ord. 14-57 on 11/20/2014*

2417 *Amended by Ord. 2018-55 on 10/23/2018*

2418 *Amended by Ord. 2020-45 on 10/1/2020*

2419 *Amended by Ord. 2021-51 on 12/16/2021*

2420 *Amended by Ord. 2022-08 on 4/28/2022*

2421 *Amended by Ord. 2024-03 on 2/1/2024*

2422 *Amended by Ord. 2024-21 on 12/12/2024*

2423

2424 **15-2.22-2 Uses**

2425 Uses in the Public Use Transition District are limited to the following:

2426 1. **ALLOWED USES.**

2427 1. Municipal/Institutional Accessory Building and Use 600 sf or less

2428 2. Conservation Activity

2429 3. Parking Lot, Public or Private with four (4) or fewer spaces

2430 4. Public Utility or Essential Services

2431 5. Public Assembly Uses

2432 6. Outdoor Events

2433 7. Food Truck Location⁵

2434 8. Enclosed Mobile Business Location⁶

2435 2. **CONDITIONAL USES.**

2436 1. Public and Quasi-Public Institution, Church, School, Post Office

2437 2. Entertainment Facility, Outdoor

2438 3. Essential Municipal Public Utility Use, Facility, or Service Structure

2439 4. Parking Area or Structure for five (5) or more cars

2440 5. Liquor Store

2441 6. Commercial Retail and Service, Minor

2442 7. Outdoor Recreation Equipment

- 2443 8. Outdoor Grills/Beverage Service Stations
- 2444 9. Restaurant, Outdoor Dining¹
- 2445 10. Restaurant, Café or Deli
- 2446 11. Accessory Building or Use greater than 600 sf
- 2447 12. Telecommunication Antenna²
- 2448 13. Satellite Dish, greater than thirty-nine inches (39") in diameter³
- 2449 14. Temporary Improvement/Outdoor Use
- 2450 15. Salt Lake City 2002 Winter Olympic Legacy Displays⁴
- 2451 16. Passenger Tramways, ski towers, and ski lift facilities.
- 2452 3. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
- 2453 is a prohibited Use.
- 2454 ¹Required Administrative Conditional Use permit.
- 2455 ²See Section 15-4-14, Telecommunication Facilities.
- 2456 ³See Section 15-4-13, Placement of Satellite Receiving Antennas.
- 2457 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
- 2458 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
- 2459 in an Area other than the original location set forth in the services agreement and/or Master Festival
- 2460 License.
- 2461 ⁵The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
- 2462 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
- 2463 letter.

2464 [⁶See Section 15-4-24, Mobile Businesses.](#)

2465 HISTORY

2466 *Adopted by Ord. 05-12 on 3/3/2005*

2467 *Amended by Ord. 2018-55 on 10/23/2018*

2468 *Amended by Ord. 2020-45 on 10/1/2020*

2469

2470 **15-2.23-2 Uses**

2471 Uses in the Community Transition District are limited to the following:

2472 A. **ALLOWED USES.**

2473 1. Conservation Activities

2474 2. Home Occupation

2475 3. In-Home Babysitting⁵

2476 4. [Child Care, Family Group⁵](#)

2477 5. ~~{Family Child Care}~~

2478 5. [Child Care Center⁵](#)

2479 6. Secondary Living Quarters

2480 7. Agriculture

2481 8. Food Truck Location²

2482 9. Accessory Apartments³

2483 **B. ADMINISTRATIVE CONDITIONAL USES.**

- 2484 1. Trails and trailhead improvements
- 2485 2. Outdoor Recreation Equipment
- 2486 3. Essential public utility Use, service, or Structure less than 600 sq. ft.
- 2487 4. Accessory Buildings less than 600 sq. ft.
- 2488 5. Parking Areas with four (4) or fewer spaces
- 2489 6. Outdoor Events and Outdoor Music, see Section 15-4
- 2490 7. Temporary Improvement
- 2491 8. Outdoor dining and support retail associated with support Uses with an
- 2492 MPD
- 2493 9. Fences and walls, see Section 15-4-2
- 2494 10. Anemometer and Anemometer Towers

2495 **C. CONDITIONAL USES.**

- 2496 1. Public, Quasi-Public, civic, municipal Uses
- 2497 2. General acute Hospital
- 2498 3. Alternative professional health-related services
- 2499 4. Athletic training and testing Offices and facilities
- 2500 5. Athletic program administrative Offices

- 2501 6. Support short-term athlete housing or lodging associated with an
2502 approved Recreation Facility (within an approved MPD)
- 2503 7. Accredited physician Office space
- 2504 8. Accredited Medical and dental clinics
- 2505 9. Medical Heliport
- 2506 10. Group Care Facility
- 2507 11. Ancillary Support Commercial (within an approved MPD)
- 2508 1. Gift shop
- 2509 2. Dispensing pharmacy
- 2510 3. Medical supply
- 2511 4. Restaurant
- 2512 5. Deli
- 2513 6. Outdoor grills/ beverage service stations
- 2514 ~~7. Child Care Center⁵~~
- 2515 12. Recreation Facility, Public
- 2516 13. Recreation Facility, Private⁴
- 2517 14. Recreation Facility, Commercial
- 2518 15. Park and ride Lot
- 2519 16. Municipal/institutional Accessory Building and Use

- 2520 17. Parking Lot, Public
- 2521 18. Public utility or essential services
- 2522 19. Single Family Dwelling (with an approved MPD¹)
- 2523 20. Duplex Dwelling (with an approved MPD¹)
- 2524 21. Multi-Unit Dwelling (with an approved MPD¹)
- 2525 22. Telecommunication Antenna
- 2526 23. Transit facilities
- 2527 24. Parking Areas, Lots, and Structures with more than five (5) Parking
- 2528 Spaces
- 2529 25. Raising, grazing of horses
- 2530 26. Commercial Riding Stable(s)
- 2531 27. Small Energy Wind Systems
- 2532 D. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
- 2533 is a prohibited Use.

2534 ¹Residential Uses cannot exceed one (1) unit/acre.

2535 ²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with

2536 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval

2537 letter.

2538 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

2539 ⁴See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2540 ⁵[See Section 15-4-9, Child Care and Child Care Facilities. Family Group Child Care and Child Care](#)

2541 Center Uses require an Administrative Conditional Use permit.

2542 HISTORY

2543 *Adopted by Ord. 06-48 on 6/29/2006*

2544 *Amended by Ord. 07-25 on 4/19/2007*

2545 *Amended by Ord. 09-10 on 3/5/2009*

2546 *Amended by Ord. 2018-55 on 10/23/2018*

2547 *Amended by Ord. 2020-36 on 7/30/2020*

2548 *Amended by Ord. 2020-45 on 10/1/2020*

2549 *Amended by Ord. 2021-51 on 12/16/2021*

2550 *Amended by Ord. 2022-08 on 4/28/2022*

2551

2552 **15-3-3 General Parking Area And Driveway Standards**

2553

2554 **H. DRIVEWAY WIDTHS AND SPACING.**

2555 1. **DRIVEWAY WIDTHS ~~[AND SPACING]~~**. The following driveway width
2556 dimensions are required. Additional driveway standards for the Historic
2557 District are outlined in Section 15-3-8 and Chapter 15-13 Regulations for
2558 Historic Districts and Historic Sites. Minor variations in driveway widths for the
2559 portion of driveway that is within or adjacent to the public Right-of-Way may

2560 be approved by the City Engineer.

PROPOSED USE	MINIMUM WIDTH	MAXIMUM TOTAL WIDTH
RESIDENTIAL Single-Family, Duplex, Shared Driveways <u>in non-Historic Zoning Districts</u>	10'	27'
RESIDENTIAL Multi-Unit, 5 or more Parking Spaces	18'	30'
COMMERCIAL Requiring 5 or more Parking Spaces	24'	30'
COMMERCIAL Requiring 4 or fewer Parking Spaces	18'	30'

- 2561 a. **EXCEPTIONS TO DRIVEWAY WIDTHS.**
- 2562 i. **Residential Driveways.** Driveways in the non-Historic Districts
- 2563 may not exceed 27 feet in width within a Front or Side Setback,
- 2564 unless otherwise approved by the Engineering Department for safe
- 2565 ingress/egress to an approved garage.
- 2566 ii. **Garage Access.** For Residential driveways in non-Historic Districts
- 2567 that provide access to an approved garage, a driveway is allowed
- 2568 to increase in width beyond the required 27 feet within the
- 2569 immediate area in front of the garage. The expanded hard-surfaced
- 2570 driveway is limited to a width and depth necessary for safe
- 2571 ingress/egress to the garage as approved by the Planning
- 2572 Department. An additional hard-surfaced turn-around area is
- 2573 prohibited, unless the Applicant can demonstrate site-specific
- 2574 conditions that deem it necessary for safe egress to the public

2575 Right-of-Way and Engineering Department approval is granted.

2576 2. **DRIVEWAY SPACING**. A minimum of seventy-five feet (75') Spacing
2577 between major commercial driveways is recommended. Shared Use of
2578 commercial drives is strongly recommended.

2579 ...

2580 **15-3-6 Parking Ratio Requirements For Specific Land Use Categories**

2581 A. **RESIDENTIAL USES**. Off-Street parking shall be provided for each land Use as
2582 listed in this section, in the Parking Ratio Requirements tables. When applying
2583 the tables, the parking requirements stated for each Use, or combination of Uses,
2584 applies to each Dwelling Unit within the Structure. Specific Uses, and the related
2585 parking ratio requirements are also shown below: Also refer to 15-15 Definitions
2586 for clarification of Uses.

RESIDENTIAL PARKING RATIO REQUIREMENTS		
USE		PARKING RATIO (NUMBER SPACES)
Accessory Apartment		1 per bedroom
Lockout Unit in Single Family and Duplex Dwellings		1 per bedroom
Single Family Dwelling		2 per Dwelling Unit

Duplex Dwelling		2 per Dwelling Unit (4 total)
Triplex Dwelling		2 per Dwelling Unit (6 total)
Multi-Unit Dwelling	Apartment/Condominium not greater than 1,000 sf floor Area	1 per Dwelling Unit
	Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	1.5 per Dwelling Unit
	Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit
Dormitory		1 per 200 sf floor Area devoted to accommodations
Boarding House, Hostel		1 per 2 beds; and 1 per manager's unit

Secondary Living Quarters		1 per bedroom in addition to requirements for primary residence
Guest House		1 per Unit
Nightly Rental		Parking for the first six (6) bedrooms is based on the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the Nightly Rental Use. Parking for Historic Structures may be allowed on the Street adjacent to the Property, if approved by the Planning, Engineering, and Building Department

B. NON-RESIDENTIAL USES. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses.

NON-RESIDENTIAL PARKING RATIO REQUIREMENTS	
USES	PARKING RATIO REQUIREMENTS (NUMBER SPACES)
Group Care Facility	1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater
Child Care Center	[1 per on-duty staff per shift and 1 per 6 children] <u>See parking requirements outlined in Section 15-4-9</u>
Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
Auditorium and Assembly Hall	1 space per every 5 seats
Bed and Breakfast Inn	1 space per bedroom and 1 space per on-duty manager

Hotel, Minor and Major	1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space
Offices, General	3 spaces per 1,000 sf of leasable floor Area
Offices, Intensive	5 spaces per 1,000 sf of leasable floor Area
Office and Clinic, Medical	5 spaces per 1,000 sf of leasable floor Area
Hospital, Limited Care	1 space per 2 beds
Hospital, General	3 spaces per bed
Automobile Sales/Rental	1 space per vehicle plus one space per employee
Financial Institution, with and without drive-up	3 spaces per 1,000 sf of net leasable floor Area
Retail & Service Commercial, Minor, Personal Service	3 spaces for each 1,000 sf of net leasable floor Area
Retail & Service Commercial, Major	5 spaces for each 1,000 sf of net leasable floor Area

Retail & Service, outdoor storage	3 spaces per 1,000 sf of inside net leasable floor Area
Retail & Service, Auto Related and Gas Stations	5 spaces per 1,000 sf of net leasable floor Area
Shopping centers or complexes of multi-tenant retail spaces	3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces
Convenience Store, Support Commercial Uses	5 spaces per 1,000 sf of net leasable floor Area
Cafe/Deli	3 spaces per 1,000 sf of net leasable floor Area
Restaurant, Standard and Bar	1 space for every 100 sf of net leasable Area, including kitchen Areas
Restaurant, Outdoor Dining	Based on Site specific review at the time of CUP
Restaurant, With Drive-up	15 per 1,000 sf of net leasable floor Area
Light Industrial and Wholesale establishments	1 for every 2 employees in the largest shift plus 1 space for each vehicle used in

	conducting the business and wholesale, storage uses at 1 per 1,000 sf of floor Area and light manufacturing at 2.5 per 1,000 sf of floor Area
Temporary Improvement	1 per employee plus 2 guest spaces
Tramway Station/Ski Base Facility	See Chapter 8.20
Recreation Facility, Private or HOA	Minimum of 1 space per 4 persons maximum rated capacity
Recreation Facility, Public	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area, or 1 per 3 persons rated capacity depending on type of facility
Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility
Commercial Outdoor Recreation and Stables, Riding Academy	1 space per 3 persons maximum rated capacity

Master Planned Developments	As determined by Planning Commission based on proposed Uses
Mining Operations	2 spaces per 3 employees
Airports/Heliports	As determined by the Planning Commission based on traffic generation study

2591 HISTORY

2592 *Adopted by Ord. 00-25 on 3/30/2000*

2593 *Amended by Ord. 06-22 on 4/27/2006*

2594 *Amended by Ord. 07-25 on 4/19/2007*

2595 *Amended by Ord. 12-37 on 12/20/2012*

2596

2597 **15-4-2 Fences And Retaining Walls**

2598 A. **LOCATION.** Fences and retaining walls may be erected or allowed within the
2599 buildable Area, and as allowed in the Setback exceptions in Chapters 15-2.1
2600 through 15-2.26.

2601
2602 Fences and retaining walls shall not exceed six feet (6') in height measured from
2603 Final Grade within any required Rear Setback or Side Setback. Within any
2604 required Front Setback or Street Side Setback, Fences and retaining walls shall
2605 not exceed four feet (4') in height, measured from Final Grade.

Where a Fence or retaining wall occurs along a Property Line separating two (2) Lots and there is a difference in the Grade of the Properties, the Fence or retaining wall may be erected or allowed to the maximum height permitted on either side of the Property Line.

1. **EXCEPTION.** The height of retaining walls in the Front Setback may exceed four feet (4'), measured from Final Grade, subject to approval by the Planning Director and City Engineer, and may exceed six feet (6') in height subject to approval of an Administrative Conditional Use permit or as approved as part of a Master Planned Development (MPD) or Conditional Use permit. Prior to issuance of an Administrative Conditional Use permit the Property shall be posted and affected adjacent Property Owners shall be noticed ten (10) days prior to Final Action.

The height of retaining walls in the Side or Rear Setback may exceed six feet (6'), measured from Final Grade, subject to approval of an Administrative Conditional Use permit or as approved as part of a Master Planned Development or Conditional Use permit. Prior to issuance of an Administrative Conditional Use permit the Property shall be posted and affected adjacent Property Owners shall be noticed ten (10) days prior to Final Action.

2629 **B. RESTRICTIONS ON MATERIALS.** Chain link Fences are prohibited in all zones
2630 with the following exceptions, which must be approved by the Planning Director.

- 2631 1. For recreational facilities such as tennis courts,
- 2632 2. As temporary limits of disturbance, fencing during construction as approved
2633 by the Planning Department.
- 2634 3. Chain link Fences within the required Setback Areas may be permitted in
2635 other circumstances by the Planning Director when it is found that the
2636 Fence is necessary in the interest of security or public safety, and when the
2637 Fencing needs cannot be reasonably met with any other type of Fencing.

2638
2639 **C. BERMS.** Berms within the required Setback Area may be constructed subject to
2640 the following:

- 2641 1. Landscaping shall be incorporated into the design of the berm and shall
2642 extend its entire length.
- 2643 2. Berms shall be designed with sufficient undulation to provide visual relief
2644 and shall meander for the entire length.
- 2645 3. Within Front Setback Areas berms may not be constructed to interfere with
2646 required sight distance and may not obstruct driver's line of sight from
2647 Streets and roads.

2648
2649 **D. PERMIT.** A Building Permit is required for construction of any Fence ~~[or retaining~~
2650 ~~wall]~~ greater than six feet (6') in height. Within any of the Historic zoning districts
2651 construction of any Fence ~~[or retaining wall]~~ greater than four feet (4') in height

requires a Building Permit. A Building Permit, including drawings stamped by a registered engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height. A combination retaining wall is defined as any series of retaining walls in which the horizontal separation between subsequent walls is closer than 1.5:1 compared to the height of the individual walls.

15-4-9 Child Care And Child Care Facilities

A. **POLICY AND PURPOSE**. It is the intent of Park City to encourage the provision of Child Care, which meets the fluctuating needs and demands of the City's residents, employees, and employers. Health and safety, convenience, compatibility, affordability, and adaptability are of primary importance in the regulation of Child Care facilities. Accordingly, the City has adopted the following definitions and regulations that reflect state and national demographic and social trends while also reflecting the unique characteristics of Park City's population and economy.

B. **IN-HOME BABYSITTING**. In-home babysitting includes the provision of Child Care for ~~four (4)~~ eight (8) or fewer children within a dwelling, and within commercial Buildings outside of residential zones. In-home babysitting shall be permitted in all Zoning Districts. In-home babysitting shall not be regulated by any other Child Care provisions contained herein and shall be considered a permitted Accessory Use. Standard Building and zoning regulations shall be complied with.

2675 C. ~~**FAMILY CHILD CARE.** Family Child Care is a small scale Child Care home~~
2676 ~~which includes the provision of Child Care for up to eight (8) children within the~~
2677 ~~provider's primary residence and shall include in the total the provider's own~~
2678 ~~children under the age of eighteen (18) if they are cared for in the same area of~~
2679 ~~the Structure as that designated for Family Child Care.~~

2680
2681 Family Child Care is regulated by the State of Utah. All required licenses,
2682 certificates, child to caretaker ratios, play area requirements, health and safety
2683 regulations, and other regulations as required by the State shall be the
2684 responsibility of the Owner. These regulations can be found in the Utah
2685 Administrative Code.

2686 1. ~~**PERMITS REQUIRED.** Family Child Care homes shall be permitted in all~~
2687 ~~Zoning Districts subject to issuance by the Chief Building Official, of a~~
2688 ~~Certificate of Occupancy for the home by the Chief Building Official and~~
2689 ~~either an Administrative Permit issued by the City Planning Director or a~~
2690 ~~Conditional Use permit issued by the Planning Commission. Family Child~~
2691 ~~Care in single family homes and duplexes is an Allowed Use requiring an~~
2692 ~~Administrative Permit issued by the Planning Department.~~

2693 Family Child Care in Multi-Unit Dwellings, such as Apartments,
2694 Condominiums, and townhouses, requires a Conditional Use permit
2695 issued by the Planning Commission. Family Child Care requires a
2696 Conditional Use permit in the ROS and POS Zoning Districts and is

2697 ~~restricted to existing Structures and Buildings that are the primary~~
2698 ~~residence of the care provider.~~

2699 ~~2. **REVIEW CRITERIA.** Prior to the issuance of either an Administrative~~
2700 ~~Permit or a Conditional Use permit, all Family Child Care homes are~~
2701 ~~subject to the following requirements:~~

2702

2703 ~~1. **Parking.** One (1) Off-Street Parking Space is required for each non-~~
2704 ~~resident or non-family member employee in addition to the~~
2705 ~~underlying parking requirements for residential dwellings. The~~
2706 ~~residential driveway may be used for this purpose provided that~~
2707 ~~parking is not within the side Setbacks established for that zone~~
2708 ~~and the driveway is not required for a drop-off/pick-up area as~~
2709 ~~required herein.~~

2710 ~~2. **Drop-off/Pick-up Area.** Two (2) drop-off/pick-up Parking Spaces~~
2711 ~~must be provided. These spaces can be Street Parking Spaces~~
2712 ~~provided that they are located within fifty feet (50') of the Property~~
2713 ~~and can be reached without crossing the Street. The driveway may~~
2714 ~~be used for drop-off/pick-up if it is not required for employee or~~
2715 ~~resident parking as required herein.~~

2716 ~~3. **Arterial Street.** If located on an arterial Street or State Highway, an~~
2717 ~~Off-Street drop-off/pick-up area is required.~~

2718 ~~4. Play Area Size and Location. Minimum indoor and outdoor play~~
2719 ~~areas are regulated by the State, but in no case shall there be a~~
2720 ~~structured play area measuring less than 240 square feet. Play~~
2721 ~~Structures and equipment shall meet Consumer Product Safety~~
2722 ~~Commission guidelines.~~

2723 ~~5. Signs. All signs must conform to the Park City Sign Code~~
2724 ~~requirements of the specific Zoning District. In single family zones,~~
2725 ~~no signs will be permitted for a Family Child Care home.~~

2726 ~~6. Primary Residence. If Child Care is provided in a residential~~
2727 ~~Structure, the Structure must be the primary residence of the~~
2728 ~~primary care provider and the residential character of the house~~
2729 ~~and its Lot shall be maintained. If required by the State, a second~~
2730 ~~care provider, who is not a resident of the home, may be employed~~
2731 ~~at the residence.~~

2732 ~~7. Multi-Unit Dwellings. Family Child Care in Multi-Unit Dwellings is a~~
2733 ~~Conditional Use, subject to the review criteria for Conditional Use~~
2734 ~~permits stated in LMC Chapter 15-1-10 with review and approval by~~
2735 ~~the Planning Commission.~~

2736
2737 ~~Family Child Care will not be approved for Multi-Unit Dwellings~~
2738 ~~unless it can be shown that playground areas are on private~~
2739 ~~Property and not within Common Areas, or unless the Applicant~~
2740 ~~receives approval from the Home Owner's Association for Use of~~

2741 ~~the Common Area, or unless the project was designed to~~
2742 ~~accommodate a Child Care facility.]~~

2743 **C. D. FAMILY GROUP CHILD CARE**. Family Group Child Care is a ~~[medium-scale]~~
2744 Child Care ~~[home]~~ facility which includes the provision of Child Care for nine (9)
2745 to sixteen (16) children, inclusive. Family Group Child Care must be provided
2746 within the provider's primary residence or an additional location subject to state
2747 licensing regulations and shall include the provider's own children under the age
2748 of eighteen (18) if they are cared for in the same area of the Structure as that
2749 designated for Family Group Child Care.

2750
2751 Family Group Child Care is regulated by the State of Utah. All required licenses,
2752 certificates, child to caretaker ratios, play area requirements, health and safety
2753 regulations, and other regulations as required by the State shall be the
2754 responsibility of the Owner. These regulations can be found in the Utah
2755 Administrative Code.

2756 ~~[All Child Care that does not take place in the primary residence of the primary~~
2757 ~~care provider is considered by the State to be a Child Care Center or an hourly~~
2758 ~~Child Care Center. Therefore, all Family Child Care and Family Group Child Care~~
2759 ~~by the definitions herein, shall occur within the primary residence of the primary~~
2760 ~~care provider. All other Child Care is regulated as a Child Care Center, including~~
2761 ~~all Child Care in commercial Businesses, etc.]~~

2762 **1. PERMITS REQUIRED.** Family Group Child Care homes require an
2763 Administrative Conditional Use permit in all residential Districts and

2764 require an Administrative Permit issued by the Planning Department in all
2765 other Zoning Districts in which it is not prohibited. Family Group Child
2766 Care within Multi-Unit Dwellings, that are not within residential Zoning
2767 Districts, also require an Administrative Conditional Use permit. Family
2768 Group Child Care homes are subject to issuance of a Certificate of
2769 Occupancy for the home by the Chief Building Official, of a Certificate of
2770 Occupancy for the home.

2771
2772 ~~[Family Group Child Care requires a Conditional Use permit in the ROS~~
2773 ~~and POS Zoning Districts and is restricted to existing Structures and~~
2774 ~~Buildings that are the primary residence of the care provider.~~

2775 ~~2. **REVIEW CRITERIA.** Prior to the issuance of either an Administrative~~
2776 ~~Permit or a Conditional Use permit, all Family Group Child Care homes~~
2777 ~~are subject to the following requirements:~~

2778
2779 ~~1. **Parking.** One (1) Off-Street Parking Space is required for each non-~~
2780 ~~resident or non-family member employee in addition to the~~
2781 ~~underlying parking requirements for residential dwellings. The~~
2782 ~~residential driveway may be used for this purpose provided that~~
2783 ~~parking is not within the side Setbacks established for that zone~~
2784 ~~and the driveway is not required for a drop-off/pick-up area as~~
2785 ~~required herein.~~

2786 ~~2. Drop-off/Pick-up Area. Four (4) drop-off/pick-up spaces must be~~
2787 ~~provided. For Family Group Child Care homes with ten (10) or~~
2788 ~~fewer children, not including the care providers own children, three~~
2789 ~~(3) drop-off/pick-up spaces may be provided. These spaces can be~~
2790 ~~Street Parking Spaces provided that they are located within fifty~~
2791 ~~feet (50') of the Property and can be reached without crossing the~~
2792 ~~Street. The driveway may be used for drop-off/pick-up if it is not~~
2793 ~~required for employee or resident parking as required herein.~~

2794 ~~3. Arterial Street. If located on an arterial Street or State Highway, an~~
2795 ~~Off-Street drop-off/pick-up area is required.~~

2796 ~~4. Density. No more than one (1) Family Group Child Care home may~~
2797 ~~be permitted on any one (1) Street or within any 300 foot radius,~~
2798 ~~whichever area is less, and no more than two (2) Family Group~~
2799 ~~Child Care homes may be located in any one (1) 500 foot radius~~
2800 ~~area. Family Child Care homes and other Child Care operations,~~
2801 ~~which are not regulated shall not be included in these Density~~
2802 ~~calculations. Also, Family Group Child Care homes in commercial~~
2803 ~~zones, such as the RCO, GC, LI, HRC, HCB shall not be subject to~~
2804 ~~these Density restrictions.~~

2805 ~~5. Play Area Size and Location. An outdoor play area of at least 360~~
2806 ~~square feet shall be provided on Site, with an additional 40 square~~
2807 ~~feet for each additional child over a minimum of nine (9). Additional~~
2808 ~~indoor play areas are regulated by the State. Play Structures and~~

2809 ~~equipment shall meet Consumer Product Safety Commission~~
2810 ~~guidelines.~~

2811 ~~6. Screening. Screening for all play areas in residential zones is~~
2812 ~~required. Screening may consist of an opaque Fence, berm, dense~~
2813 ~~shrubbery, or similar, subject to Planning Department approval.~~

2814 ~~7. Structure Inspection Required. The Structure shall conform to~~
2815 ~~International Building Code (IBC) requirements and shall be~~
2816 ~~inspected and approved by the Park City Building Department.~~
2817 ~~Prior to inspection, the Applicant must notify the Building~~
2818 ~~Department of the number of children that will be cared for in the~~
2819 ~~facility. Additional requirements may be required before a Family~~
2820 ~~Group Child Care permit can be issued.~~

2821 ~~8. Neighborhood Meeting. Prior to permit issuance for a Family Group~~
2822 ~~Child Care home in a residential zone, a neighborhood meeting,~~
2823 ~~under the direction of the Planning Department, shall be held to~~
2824 ~~discuss the proposed facility with Property Owners within 300 feet~~
2825 ~~of the subject Parcel, subject to standard notification requirements.~~
2826 ~~The hearing gives the Child Care provider an opportunity to~~
2827 ~~understand neighborhood concerns and to consider operational~~
2828 ~~policies or make reasonable modifications to the Site plan to~~
2829 ~~mitigate impacts of the Use.~~

2830 ~~9. One Year Review. All Conditional Use permits for Family Group~~
2831 ~~Child Care homes may receive a one (1) time review by the~~
2832 ~~Planning Commission one (1) year following permit issuance. The~~
2833 ~~review request shall be placed on the Consent Agenda of the~~
2834 ~~Planning Commission. However, the staff may determine to place~~
2835 ~~the item under new business if it is determined that there have~~
2836 ~~been excessive problems related to this Use which justify further~~
2837 ~~discussion by the Planning Commission. Such decision shall be~~
2838 ~~based on staff observation and/or public input received during the~~
2839 ~~past year of operation alleging the following:~~

2840 ~~1. The Use consistently generates more parking demand than~~
2841 ~~can be handled within fifty feet (50') of the Property on the~~
2842 ~~same side of the Street.~~

2843 ~~2. The Use has generated noise levels exceeding that allowed~~
2844 ~~by the City's noise and nuisance ordinance.~~

2845 ~~3. Patrons of the Family Group Care home have consistently~~
2846 ~~violated traffic laws.~~

2847 ~~4. The Family Group Child Care home does not conform to~~
2848 ~~Code defined standards.~~

2849
2850 ~~If the Planning Commission finds that the Family Group~~
2851 ~~Child Care home meets all Code defined standards and that~~

2852 ~~there have been no excessive problems related to its Use,~~
2853 ~~the Use shall receive final approval with no further review~~
2854 ~~required. Otherwise, the Planning Commission may either~~
2855 ~~deny continued operation or advise the Applicant of specific~~
2856 ~~concerns and require a second review in one (1) year.~~

2857 ~~10. Multi-Unit Dwelling. Family Group Child Care in a Multi-Unit~~
2858 ~~Dwelling is a Conditional Use and must receive Planning~~
2859 ~~Commission approval. Family Group Child Care will not be~~
2860 ~~approved for Multi-Unit Dwellings unless it can be shown that~~
2861 ~~playground areas are on private Property and not within Common~~
2862 ~~Areas, or unless the Applicant receives approval from 100% of the~~
2863 ~~Owners for Use of the Common Area, or unless the project was~~
2864 ~~designed to accommodate a Child Care facility.]~~

2865 D. ~~E.~~ **CHILD CARE CENTER**. A Child Care Center is a Child Care facility in which
2866 the provision of Child Care for five (5) or more children occurs in a place other
2867 than the care providers primary residence and for less than 24 hours per day.
2868 Child Care may be provided on a regularly scheduled, on-going enrollment basis
2869 or on an hourly, drop-in basis. ~~[See previous sections for regulation of Child Care~~
2870 ~~provided within a care provider's primary residence, such as Family Child Care~~
2871 ~~and Family Group Child Care.]~~

2872
2873 Child Care Centers, including hourly Child Care Centers, are regulated by the
2874 State of Utah. All required licenses, certificates, child to caretaker ratios, play

2875 area requirements, health and safety regulations, and other regulations as
2876 required by the State shall be the responsibility of the Owner. These regulations
2877 can be found in the Utah Administrative Code.

2878
2879 A Child Care Center is an Allowed Use in all non-residential Districts except the
2880 Recreation Open Space (ROS), Protected Open Space (POS), Estate (E),
2881 Estate-40 (E-40), Community Transition (CT), and the Regional Commercial
2882 Overlay (RCO) Districts. In these Districts an Administrative Conditional Use
2883 permit or Administrative permit is required. A Child Care Center may be located
2884 within a residential District with an Administrative Conditional Use permit,
2885 pursuant to LMC Chapter 15-1-10 or if approved within a Master Planned
2886 Development.

2887
2888 ~~[A Site designated and planned for a Child Care Center may be required for all~~
2889 ~~new single and multi-family housing projects if the Planning Commission~~
2890 ~~determines that the project will create additional demands for Child Care.]~~

2891
2892 ~~[The Planning Commission shall consider, as part of the Conditional Use permit~~
2893 ~~review, in addition to the criteria stated in LMC Chapter 15-1-10, the architectural~~
2894 ~~Compatibility of the proposed Child Care Center and shall also consider the~~
2895 ~~following location criteria and Site requirements during the review process.~~

2896 1. ~~LOCATION CRITERIA.~~ For projects within a residential neighborhood, the
2897 Planning Commission shall consider the following guidelines for locating
2898 Child Care Centers.

2899 1. ~~Traffic onto local roads within a Subdivision is discouraged.~~
2900 ~~Location of Child Care Centers is encouraged such that the Center~~
2901 ~~can be conveniently accessed from existing arterial and Collector~~
2902 ~~Roads.~~

2903 2. ~~Location on the periphery of the Subdivision or neighborhood is~~
2904 ~~preferable to location within the center of the Subdivision.~~

2905 3. ~~The Child Care Center is adjacent to a school, library, house of~~
2906 ~~worship, or other traditional neighborhood facility with large~~
2907 ~~landscaped areas or playing fields.~~

2908 4. ~~The Child Care Center is conveniently accessed by public~~
2909 ~~transportation.~~

2910 5. ~~The Subdivision or multi-family project was designed to~~
2911 ~~accommodate a Child Care Center.~~

2912 2. ~~SITE REQUIREMENTS.~~

2913 1. ~~Parking.~~ At least one (1) Parking Space shall be provided for each
2914 ~~on-duty staff person per shift and one (1) space for every six (6)~~
2915 ~~children cared for.~~

2916 ~~2. Circulation. An on-Site vehicle turnaround, or separate entrance~~
2917 ~~and exit points, and passenger loading area must be provided.~~

2918 ~~3. Fencing. An opaque Fence six feet (6') in height must be installed~~
2919 ~~around all designated play areas. Dense shrubbery may~~
2920 ~~compensate for Fencing requirements provided that the Lot is~~
2921 ~~secured according to State regulations. If the Lot is adjacent to~~
2922 ~~open fields or playgrounds, a less opaque Fencing material may be~~
2923 ~~used with Planning Commission approval, but chain-link Fencing~~
2924 ~~shall not be used.~~

2925 ~~4. Play Areas. No structured area for active play or play Structures~~
2926 ~~may be located in a Front Yard. Play Structures and equipment~~
2927 ~~shall meet Consumer Product Safety Commission guidelines.~~

2928 ~~5. Density. No more than one (1) Child Care Center shall be permitted~~
2929 ~~in any one (1) residential Subdivision or multi-family project. If the~~
2930 ~~Center is in a residential zone, it shall be no closer than 300 feet~~
2931 ~~(300') to a Family Group Child Care home within the same~~
2932 ~~neighborhood. Family Child Care homes and other child care~~
2933 ~~operations which are not regulated shall not be included in Density~~
2934 ~~calculations.~~

2935 ~~6. Lot Size and Configuration. The minimum Lot area for a Child Care~~
2936 ~~center with more than sixteen (16) children shall be 12,000 square~~
2937 ~~feet. The Lot shall be reasonably standard in its configuration so~~

2938 ~~that all portions are easily developed for Child Care Use. The~~
2939 ~~Planning Commission may, at its discretion, deny a Child Care~~
2940 ~~Center on a Lot which is usually narrow or which does not allow for~~
2941 ~~usable play areas, which are contiguous to the Structure.~~

2942 ~~7. Setbacks. Standard Setbacks shall be observed except that Child~~
2943 ~~Care Centers located in residential Districts shall provide at least~~
2944 ~~eighteen foot (18') Side Setbacks and twenty-five foot (25') Rear~~
2945 ~~Setbacks.~~

2946 ~~8. Play Area within Setbacks. No more than fifty percent (50%) of the~~
2947 ~~State Code required play area may be within the standard Setback~~
2948 ~~Area of the Lot as defined in the underlying zone unless the~~
2949 ~~Setback Area is adjacent to perpetual open space or playing fields.~~

2950 ~~9. Signs. One (1) small sign, either free-standing or wall mounted,~~
2951 ~~may be permitted for a Child Care Center. The sign must be no~~
2952 ~~larger than six square feet (6 sq. ft.) set back at least ten feet (10')~~
2953 ~~from the Property Line and must conform to all other criteria of the~~
2954 ~~Park City Sign Code.~~

2955 ~~10. Exceptions. The Planning Commission may grant an exception to~~
2956 ~~these Site requirements if it can be shown that the impact of the~~
2957 ~~Child Care Center on traffic circulation or on adjacent Properties~~
2958 ~~will not be increased if the exception is granted.]~~

2959 E. **REVIEW CRITERIA FOR FAMILY GROUP CHILD CARE AND CHILD CARE**

2960 **CENTER FACILITIES.** Prior to the issuance of an Administrative Conditional Use
2961 permit or Administrative permit, all Family Group Child Care or Child Care Center
2962 facilities shall be reviewed for compliance with the following criteria:

2963 1. **PARKING:** One off-Street parking space required for each on-shift, non-
2964 resident or non-family member employee for the Family Group Child Care or
2965 Child Care Center in addition to underlying parking requirements outlined in
2966 Section 15-3-6. The parking requirement shall be reduced for Applicants who
2967 demonstrate mitigation of one or more parking spaces through one or more of
2968 the below measures. If a Family Group Child Care or Child Care Center
2969 obtains an exemption or reduction in parking, the facility's parking plans shall
2970 be reviewed by the Planning Department annually to ensure that reduced
2971 parking is still effective for the Site.

2972 a. There is adequate on-Street parking in the area available for use by
2973 the employees of the facility;

2974 b. The Child Care facility shares parking with a nearby business or Use
2975 (or multiple businesses or Uses) that operates during different hours
2976 and enter into a shared parking agreement with the business or
2977 businesses that is recorded with Summit County;

2978 c. The Child Care facility includes an on-Site drop-off/pick-up area where
2979 a employees can walk out to vehicles and escort children from vehicles
2980 to the building without requiring the parent to exit the vehicle;

2981 d. A significant number of employees carpool, take transit, or use another

2982 method of transportation other than single-occupancy vehicles;

2983 e. Parking in the Right-of-Way adjacent to the Child Care facility is

2984 available for drop-off/pick-up areas;

2985 f. A clear and irrevocable agreement authorizes Child Care facility

2986 employees or patrons to park in an off-Site Parking Area or Parking

2987 Structure that is located within 1,000 feet of the Child Care facility

2988 perimeter boundary;

2989 g. The Child Care Facility is within ¼-mile from a bus stop that includes a

2990 waiting shelter consistent with City standards;

2991 h. On-Site parking is provided for motorcycles and/or scooters;

2992 i. Bicycle parking exceeds the requirements of Section 15-3-9.

2993 j. The Site is an existing Historic Building or Structure that is exempted

2994 from parking requirements pursuant to Section 15-2.1-4, Section 15-

2995 2.2-4, Section 15-2.3-4, Section 15-2.4-4, Section 15-2.5-4, or Section

2996 15-2.6-4.

2997 2. **DROP-OFF/PICK-UP AREA:** For Family Group Child Care facilities, one

2998 drop-off/pick-up parking space shall be provided. An approved driveway may

2999 be used for the drop-off/pick-up space. The drop-off/pick-up space may be a

3000 street parking space if it is within 50 feet of the property and not across a

3001 street. For Child Care Centers, at least two drop-off/pick-up parking spaces

3002 are required, or a drop-off/pick-up area where an employee can walk out to

3003 vehicles and escort children from vehicles to the building without requiring the

3004 parent to exit the vehicle.

- 3005 3. **ARTERIAL STREET:** If a Family Group Child Care facility is located on an
3006 arterial Street or State Highway, off-Street drop-off/pick-up areas are
3007 required.
- 3008 4. **PROXIMITY TO PUBLIC TRANSPORTATION:** Child Care Centers proposed
3009 in residential Zoning Districts are recommended to be located within ½-mile of
3010 a public transportation stop or route.
- 3011 5. **SETBACKS:** Zoning District Setbacks shall be observed except that
3012 structures for Child Care Centers located in residential Zoning Districts shall
3013 observe at least 18-foot Side Setbacks and 25-foot Rear Setbacks.
- 3014 6. **SIGNS:** One small sign, either free-standing or wall mounted, may be
3015 permitted for a Child Care Center. The sign must be no larger than 6 square
3016 feet set back at least 10 feet from the Property Line and must conform to all
3017 other criteria of Municipal Code of Park City Title 12, Sign Code.
- 3018 7. **PLAY AREA SIZE AND LOCATION:** At least 40 square feet of outdoor play
3019 area per child is required for Family Group Child Care and Child Care Center
3020 facilities. Outdoor play areas or equipment shall not be located within Front
3021 Setbacks. Outdoor play areas shall be located on private property and not
3022 within Common Areas, unless the Applicant receives approval from the
3023 Homeowner's Association for Use of the Common Area, or unless the project
3024 was approved to accommodate a Child Care facility.
- 3025 8. **SCREENING:** Outdoor play areas for Family Group Child Care and Child
3026 Care Center facilities shall be screened with a Fence or barrier that is at least
3027 4 feet tall.

- 3028 9. **STRUCTURAL INSPECTION REQUIRED:** All Structures associated with the
3029 Family Group Child Care or Child Care Center shall conform to International
3030 Building Code (IBC) requirements and shall be inspected and approved by
3031 the Park City Building Department. Prior to inspection, the Applicant must
3032 notify the Building Department of the maximum number of children that will be
3033 cared for in the facility.
- 3034 10. **PUBLIC NOTICE:** The Planning Department shall notify property owners
3035 within 300 feet of the proposed Family Group Child Care or Child Care Center
3036 at least 10 days prior to the first public hearing, in addition to the noticing
3037 requirements outlined in Sections 15-1-12 and 15-1-21.
- 3038 11. **ANNUAL REVIEW:** The following shall be included as a Condition of
3039 Approval for all Family Group Child Care and Child Care Center approvals:
3040 The Planning Director may review the Administrative Conditional Use Permit
3041 on an annual basis and revise the Administrative Conditional Use Permit to
3042 impose additional Conditions of Approval to mitigate any outstanding issues if
3043 the Applicant or City receives one or more complaints regarding the Child
3044 Care facility.
- 3045 12. **EXCEPTIONS:** The Planning Director or Planning Director's Designee may
3046 grant an exception to these Site requirements if the Applicant for Family
3047 Group Child Care and Child Care Center facilities can demonstrate that any
3048 reasonably expected detrimental impacts can be mitigated through Conditions
3049 of Approval during the Administrative Conditional Use Permit or
3050 Administrative Permit review process.

3051 HISTORY

3052 *Adopted by Ord. 02-07 on 5/23/2002*

3053 *Amended by Ord. 06-22 on 4/27/2006*

3054 *Amended by Ord. 09-10 on 3/5/2009*

3055 *Amended by Ord. 2018-43 on 7/19/2018*

3056 **15-4-21 Good And Uses To Be Within Enclosed Building**

3057 A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as
3058 an Allowed or Conditional Use, or allowed with an Administrative Permit, all
3059 goods, including food, beverage, vending machines, and last mile parcel pick-up
3060 stations must be within a completely enclosed Structure. New construction of
3061 enclosures for the storage of goods shall not have windows and/or other
3062 fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This
3063 section does not preclude temporary sales in conjunction with a Master Festival
3064 License, sidewalk sale, or seasonal plant sale.

3065 B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may
3066 be allowed upon the issuance of an Administrative Conditional Use Permit,
3067 Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which
3068 the Use is located. The Applicant must submit the required application, pay all
3069 applicable fees, and provide all required materials and plans. Appeals of
3070 Departmental actions are heard by the Planning Commission.

3071 1. **OUTDOOR DINING.** Outdoor dining may require an Administrative
3072 Conditional Use Permit, Administrative Permit, or Conditional Use Permit,
3073 pursuant to the Zoning in which the Use is located, and is subject to the
3074 following criteria:

- 3075 a. The proposed seating Area is located on private Property or leased
3076 public Property and does not diminish parking or landscaping.
- 3077 b. The proposed seating Area does not impede pedestrian circulation.
- 3078 c. The proposed seating Area does not impede emergency Access or
3079 circulation.
- 3080 d. The proposed furniture is Compatible with the Streetscape.
- 3081 e. No music or noise is in excess of the City Noise Ordinance, Title 6.
- 3082 f. No Use after 10:00 p.m.
- 3083 g. Review of the Restaurant's seating capacity to determine
3084 appropriate mitigation measures in the event of increased parking
3085 demand.

3086 2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Commercial
3087 Outdoor grills and/or beverage service stations may require an
3088 Administrative Conditional Use Permit, Administrative Permit, or
3089 Conditional Use Permit, pursuant to the Zoning in which the Use is
3090 located, and are subject to the following criteria:

- 3091 a. The Use is on private Property or leased public Property and does
3092 not diminish parking or landscaping.
- 3093 b. The Use is only for the sale of food or beverages in a form suited
3094 for immediate consumption.
- 3095 c. The Use is Compatible with the neighborhood.
- 3096 d. The proposed service station does not impede pedestrian
3097 circulation.
- 3098 e. The proposed service station does not impede emergency Access
3099 or circulation.
- 3100 f. Design of the service station is Compatible with the adjacent
3101 Buildings and Streetscape.
- 3102 g. No violation of the City Noise Ordinance, Title 6.
- 3103 h. Compliance with the City Sign Code, Title 12.

3104 3. **COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES,**
3105 **KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage
3106 and display of bicycles, kayaks, motorized scooters, canoes, and similar
3107 items for Commercial purposes may require an Administrative Conditional
3108 Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to
3109 the Zoning in which the Use is located, and is subject to the following
3110 criteria:

- 3111 a. The Area of the proposed bicycle, kayak, motorized scooters, or
3112 canoes, or similar items storage or display is on private Property
3113 and not in Areas of required parking or landscaped planting beds.
- 3114 b. Bicycles, kayaks, canoes, and similar items may be hung on a
3115 Building if sufficient Site Area is not available, provided the display
3116 does not impact or alter the architectural integrity or character of the
3117 Structure.
- 3118 c. No more than a total of fifteen (15) pieces of equipment may be
3119 displayed.
- 3120 d. Outdoor display is only allowed during Business hours.
- 3121 e. Additional outdoor storage Areas may be considered for rental
3122 bicycles, or motorized scooters, or similar items provided there are
3123 no or only minimal impacts on landscaped Areas, Parking Spaces,
3124 and pedestrian and emergency circulation.

3125 4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require a
3126 Conditional Use Permit, pursuant to the Zoning in which the Use is
3127 located. The Use must also comply with Section 15-1-10, Conditional Use
3128 Review Process. Outdoor Events and Music do not include Mobile
3129 Business Events. The Applicant must submit a Site plan and written
3130 description of the event, addressing the following:

- 3131 a. Notification of adjacent Property Owners.

- 3132 b. No violation of the City Noise Ordinance, Title 6.
- 3133 c. Impact on adjacent Residential Uses.
- 3134 d. Proposed plans for music, lighting, Structures, electrical, signs, etc.
- 3135 e. Parking demand and impacts on neighboring Properties.
- 3136 f. Duration and hours of operation.
- 3137 g. Impacts on emergency Access and circulation.
- 3138 5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise requires
- 3139 an Administrative Conditional Use Permit, Administrative Permit, or
- 3140 Conditional Use Permit, pursuant to the Zoning in which the Use is
- 3141 located, and is subject to the following criteria:
- 3142 a. The display is immediately available for purchase at the Business
- 3143 displaying the item.
- 3144 b. The merchandise is displayed on private property directly in front of
- 3145 or appurtenant to the Business which displays it, so long as the
- 3146 private Area is in an alcove, recess, patio, or similar location that
- 3147 provides a physical separation from the public sidewalk. No item of
- 3148 merchandise may be displayed on publicly owned Property
- 3149 including any sidewalk or prescriptive Right-of-Way regardless if
- 3150 the property Line extends into the public sidewalk. An item of
- 3151 merchandise may be displayed on commonly owned Property;

3152 however, written permission for the display of the merchandise
3153 must be obtained from the Owner's association.

3154 c. The display is prohibited from being permanently affixed to any
3155 Building. Temporary fixtures may not be affixed to any Historic
3156 Building in a manner that compromises the Historic integrity or
3157 Façade Easement of the Building as determined by the Planning
3158 Director.

3159 d. The display does not diminish parking or landscaping.

3160 e. The Use does not violate the Summit County Health Code, the Fire
3161 Code, or International Building Code. The display does not impede
3162 pedestrian circulation, sidewalks, emergency Access, or circulation.
3163 At minimum, forty-four inches (44") of clear and unobstructed
3164 Access to all fire hydrants, egress and Access points must be
3165 maintained. Merchandise may not be placed so as to block visibility
3166 of or Access to any adjacent Property.

3167 f. The merchandise must be removed if it becomes a hazard due to
3168 wind or weather conditions, or if it is in a state of disrepair, as
3169 determined by either the Planning Director or Building Official.

3170 g. The display shall not create a hazard to the public due to moving
3171 parts, sharp edges, or extension into public Rights-of-Way,
3172 including sidewalks, or pedestrian and vehicular Areas; nor shall
3173 the display restrict vision at intersections.

3174 h. No inflatable devices other than decorative balloons smaller than
3175 eighteen inches (18”) in diameter are permitted. Balloon height may
3176 not exceed the finished floor elevation of the second floor of the
3177 Building.

3178 i. No additional signs are allowed. A sales tag, four (4) square inches
3179 or smaller may appear on each display item, as well as an
3180 informational plaque or associated artwork not to exceed twelve
3181 (12) square inches. The proposed display shall be in compliance
3182 with the City Sign Code, Municipal Code Title 12, the City’s
3183 Licensing Code, Municipal Code Title 4, and all other requisite City
3184 codes.

3185

3186 **15-4-24 Mobile Businesses**

3187 Mobile Businesses include Enclosed Mobile Businesses, Food Trucks, Food Carts, and
3188 Ice Cream Trucks. Mobile Businesses do not include Mobile Vendors defined in Title 4.
3189 Mobile Businesses must be properly licensed and may only operate pursuant to a
3190 Special Event Permit or on a permitted Site with permission from the Property Owner. A
3191 Mobile Business or Mobile Vendor may not impede City Right-of-Way or operate on City
3192 Property without the express permission of the City, such as a Franchise Agreement, as
3193 defined in Title 4, or another license or grant from the City. The following Mobile
3194 Business Uses shall be regulated pursuant to the Zoning District in which the Use is
3195 located:

3196 **A. Enclosed Mobile Businesses**

3197 **1. Enclosed Mobile Business Location.** Upon request from the Property
3198 Owner or lessee, and found in compliance with the below criteria, the
3199 Planning Director or designee, may issue an Administrative Approval
3200 Letter for the location of an Enclosed Mobile Business where the business
3201 may park and sell product. The Mobile Business Location must comply
3202 with the following:

- 3203 a. Not occupy code required parking areas.
- 3204 b. Not impede safe movement of vehicular and pedestrian traffic,
3205 snow removal, parking lot circulation, or access to any public
3206 alley, access easement, sidewalk, or pathway.
- 3207 c. Be on a hard-surfaced area.
- 3208 d. Not create a space for outdoor seating.

3209 **2. Requirements.** An Enclosed Mobile Businesses does not include Food
3210 Trucks/Carts, Ice Cream Trucks, and does not include a project involving
3211 a Construction Mitigation Plan. An Enclosed Mobile Business must:

- 3212 a. Have goods or services offered and point of sale within an
3213 enclosed vehicle, trailer, or other mobile structure that is occupied
3214 by the owner or operator at all times.
- 3215 b. Not have a drive-through.
- 3216 c. Not operate later than 10:00 p.m.
- 3217 d. Not have amplified music or noise that is produced in a way that
3218 violates the City Noise Ordinance, found in Chapter 6-3.

- e. Affix signs and lighting to the Enclosed Mobile Business. No other signs or lighting are allowed.
- f. Provide a way to dispose of, or take off-site, any waste or materials related to the business.
- g. Not be located within 10 feet of the extension of any building entranceway, doorway, or emergency egress or as otherwise established by the Park City Fire District and Fire Marshal.
- h. Not generate traffic in a volume that creates a need for parking greater than that which can be accommodated on the Site consistent with the underlying parking requirements or which is inconsistent with the normal parking usage of the district.

B. Food Trucks, Food Carts, and Ice Cream Trucks.

A Food Truck Location includes a potential location for a Food Truck, Food Cart, or Ice Cream Truck. A Property Owner may apply for a Food Truck Location where a Food Truck Location is an Allowed Use in the Zoning District. A Food Truck Location must comply with the following. A Food Truck, Food Cart, or Ice Cream Truck may only operate on a Property that has received an approval letter for that Property.

- 1. Food Truck Location.** Upon request from the Property Owner, and found in compliance with the below criteria, the Planning Director or designee may issue an Administrative Approval Letter for the location of a Food Truck, Food Cart, or Ice Cream Trucks, where the business may park and

3241 sell food or beverages for immediate consumption. The Food Truck

3242 Location must:

3243 a. Not occupy code required parking areas.

3244 b. Not impede safe movement of vehicular and pedestrian traffic,
3245 snow removal, parking lot circulation, or access to any public
3246 alley, access easement, sidewalk, or pathway.

3247 c. Be on a hard-surfaced area.

3248 d. Not create a space for outdoor seating.

3249 **2. Requirements.** A Food Truck, Food Cart, or Ice Cream Truck must:

3250 a. Not have a drive-through.

3251 b. Not operate later than 10:00 p.m.

3252 c. Not have amplified music or noise that is produced in a way that
3253 violates the City Noise Ordinance, found in PCMC Chapter 6-3.

3254 d. Affix signs and lighting to the Food Truck, Food Cart, or Ice
3255 Cream Truck. No other signs or lighting are allowed.

3256 e. Provide a way to dispose of, or take off-site, any waste or
3257 materials related to the business.

3258 f. Comply with the Zoning District regulations.

3259 g. Not be located within 10 feet of the extension of any building
3260 entranceway, doorway, or emergency egress or as otherwise
3261 established by the Park City Fire District and Fire Marshal.

3262 h. Not generate traffic in a volume that creates a need for parking
3263 greater than that which can be accommodated on the Site

3264 consistent with the parking requirements or which is inconsistent
3265 with the normal parking usage of the district.

3266

3267 **15-6-5 Master Planned Development Requirements**

3268 All Master Planned Developments shall contain the following minimum requirements.

3269 Many of the requirements and standards will have to be increased in order for the

3270 Planning Commission to make the necessary findings to approve the Master Planned

3271 Development.

3272

3273 ~~K. CHILD CARE. A Site designated and planned for a Child Care Center may be~~
3274 ~~required for all new Single Family Dwellings and Multi-Family Dwellings within a~~
3275 ~~Master Planned Development if the Planning Commission determines that the~~
3276 ~~project will create additional demands for Child Care. The Applicant shall provide~~
3277 ~~information to the Planning Commission regarding whether the Master Planned~~
3278 ~~Development will create additional demands for Child Care.~~

3279 **K. MINE HAZARDS.** All Master Planned Development Applications shall include a
3280 map and list of all known Physical Mine Hazards on the Property and a Physical
3281 Mine Hazard mitigation plan.

3282 **L. HISTORIC MINE WASTE MITIGATION.** An Applicant for a Master Planned
3283 Development with Property that is located within the Park City Soils Ordinance
3284 Boundary shall submit a soil remediation mitigation plan and shall indicate areas

3285 of hazardous soils and proposed methods of remediation and/or removal subject
3286 to the requirements and regulations of the Municipal Code of Park City Chapter
3287 11-15.

3288 **M. GENERAL PLAN REVIEW.** The Planning Commission shall review Master
3289 Planned Developments for consistency with the goals and objectives of the
3290 General Plan; however such review for consistency shall not alone be binding.

3291 **N. HISTORIC SITES.** All Master Planned Development Applicants shall submit a
3292 map and inventory of Historic Structures and Sites on the Property and a Historic
3293 Structures Report prepared by a Qualified Historic Preservation Professional.

3294 **O. LAND MANAGEMENT CODE REVIEW.** All Master Planned Development
3295 Applications shall be reviewed in accordance with the Land Management Code,
3296 including:

- 3297 1. the underlying Zoning District requirements in Chapter 15-2;
- 3298 2. relevant Overlay Zoning requirements in Chapter 15-2;
- 3299 3. Chapter 15-3, Off-Street Parking;
- 3300 4. Chapter 15-4, Supplementary Regulations;
- 3301 5. Chapter 15-5, Architectural Review;
- 3302 6. Chapters 15-7.1, 15-7.2, 15-7.3, and 15-7.4, Subdivision Provisions;
- 3303 7. Chapters 15-11 and 15-13 for Master Planned Developments located in a
3304 Historic Zoning District;

3305 8. any other relevant provisions of the Land Management Code.

3306 **P. DESIGN GUIDELINES.** The Planning Commission may require Design
3307 Guidelines for Master Planned Developments, including regulation of building
3308 design elements for Single-Family Dwellings and/or Duplex Dwellings, that
3309 specify:

3310 1. Exterior cladding material;

3311 2. Style, dimensions, and materials of a roof structure, roof pitch, and porch;

3312 3. Exterior nonstructural architectural ornamentation;

3313 4. Location, design, placement, and architectural styling of windows and
3314 doors; and

3315 5. Location, design, placement, and architectural styling of a garage door.

3316 **Q. RADON MITIGATION:** New residential spaces constructed in Affordable Master
3317 Planned Developments shall include the installation of a basic radon remediation
3318 system that allows for the installation of a radon remediation air handler if or
3319 when radon mitigation is required for the space in accordance with residential
3320 building codes.

3321 HISTORY

3322 *Adopted by Ord. 02-07 on 5/23/2002*

3323 *Amended by Ord. 04-08 on 3/4/2004*

3324 *Amended by Ord. 06-22 on 4/27/2006*

3325 *Amended by Ord. 09-10 on 3/5/2009*

3326 *Amended by Ord. 10-14 on 4/15/2010*

3327 *Amended by Ord. 11-05 on 1/27/2011*

3328 *Amended by Ord. 11-12 on 3/31/2011*

3329 *Amended by Ord. 13-23 on 7/11/2013*

3330 *Amended by Ord. 15-36 on 6/25/2015*

3331 *Amended by Ord. 2016-44 on 9/15/2016*

3332 *Amended by Ord. 2017-46 on 8/17/2017*

3333 *Amended by Ord. 2020-09 on 1/30/2020*

3334 *Amended by Ord. 2020-45 on 10/1/2020*

3335 *Amended by Ord. 2022-16 on 5/26/2022*

3336

3337 **15-6.1-11 Site Planning**

3338 An Affordable Master Planned Development shall be designed to take into consideration

3339 the characteristics of the Site upon which it is proposed to be placed. The Development

3340 should be designed to fit the Site, not the Site modified to fit the project. The Applicant

3341 shall address the following in the Site planning:

3342

3343 ~~K. **CHILD CARE.** A Site designated and planned for a Child Care Center may be~~
3344 ~~required for an Affordable Master Planned Development if the Planning Commission~~
3345 ~~determines that the project will create additional demands for Child Care.]~~

3346 **K. MINE HAZARDS.** Applications shall include a map and list of all known Physical
3347 Mine Hazards on the Property and a Physical Mine Hazard mitigation plan.

3348 **L. HISTORIC MINE WASTE MITIGATION.** An Applicant for an Affordable Master
3349 Planned Development with Property that is located within the Park City Soils
3350 Ordinance Boundary shall submit a soil remediation mitigation plan and shall
3351 indicate areas of hazardous soils and proposed methods of remediation and/or
3352 removal subject to the requirements and regulations of the Municipal Code of
3353 Park City Chapter 11-15.

3354 **M. GENERAL PLAN REVIEW.** The Planning Commission shall review Affordable
3355 Master Planned Developments for consistency with the goals and objectives of
3356 the General Plan; however such review for consistency shall not alone be
3357 binding.

3358 **N. HISTORIC SITES.** Applicants shall submit a map and inventory of Historic
3359 Structures and Sites on the Property and a Historic Structures Report prepared
3360 by a Qualified Historic Preservation Professional.

3361 **O. DESIGN GUIDELINES.** The Planning Commission may require Design
3362 Guidelines for Affordable Master Planned Developments, including regulation of
3363 building design elements for Single-Family Dwellings and/or Duplex Dwellings,
3364 that specify:

- 3365 1. Exterior cladding material;
- 3366 2. Style, dimensions, and materials of a roof structure, roof pitch, and porch;
- 3367 3. Exterior nonstructural architectural ornamentation;
- 3368 4. Location, design, placement, and architectural styling of windows and
- 3369 doors; and
- 3370 5. Location, design, placement, and architectural styling of a garage door.

3371 P. **RADON MITIGATION:** New residential spaces constructed in Affordable Master

3372 Planned Developments shall include the installation of a basic radon remediation

3373 system that allows for the installation of a radon remediation air handler if or

3374 when radon mitigation is required for the space in accordance with residential

3375 building codes.

3376 HISTORY

3377 *Adopted by Ord. 2021-10 on 2/25/2021*

3378 *Amended by Ord. 2022-16 on 5/26/2022*

3379

3380 **15-7-2 Purpose**

3381 The purpose of the Subdivision regulations is:

3382 A. To protect and provide for the public health, safety, and general welfare of Park

3383 City.

- 3384 B. To guide the future growth and Development of Park City, in accordance with the
3385 General Plan.
- 3386 C. To provide for adequate light, air, and privacy, to secure safety from fire, flood,
3387 landslides and other geologic hazards, mine subsidence, mine tunnels, shafts,
3388 adits and dump Areas, and other danger, and to prevent overcrowding of the
3389 land and undue congestion of population.
- 3390 D. To protect the character and the social and economic stability of all parts of Park
3391 City and to encourage the orderly and beneficial Development of all parts of the
3392 municipality.
- 3393 E. To protect and conserve the value of land throughout the municipality and the
3394 value of Buildings and improvements upon the land, and to minimize the conflicts
3395 among the Uses of land and Buildings.
- 3396 F. To guide public and private policy and action in order to provide adequate and
3397 efficient transportation, water, sewerage, schools, parks, playgrounds, recreation,
3398 and other public requirements and facilities.
- 3399 G. To provide the most beneficial relationship between the Uses of land and
3400 Buildings and the circulation of traffic, throughout the municipality, having
3401 particular regard to the avoidance of congestion in the Streets and highways, and
3402 the pedestrian traffic movements appropriate to the various Uses of land and
3403 Buildings, and to provide for the proper location and width of Streets and Building
3404 lines.

- 3405 H. To establish reasonable standards of design and procedures for Subdivisions,
3406 Re-subdivisions, and Boundary Adjustments [~~Lot Line Adjustments~~], in order to
3407 further the orderly layout and Use of land; and to [~~insure~~] ensure proper legal
3408 descriptions and monumenting of subdivided land.
- 3409 I. To [~~insure~~] ensure that public facilities are available and will have a sufficient
3410 capacity to serve the proposed Subdivision, Re-subdivision, or Boundary
3411 Adjustments [~~Lot Line Adjustments~~],
- 3412 J. To prevent the pollution or degradation of air, streams, and ponds; to assure the
3413 adequacy of drainage facilities; to safeguard the water table; to minimize Site
3414 disturbance, removal of native vegetation, and soil erosion; and to encourage the
3415 wise Use and management of natural resources throughout the municipality in
3416 order to preserve the integrity, stability, and beauty of the community and the
3417 value of the land,
- 3418 K. To preserve the natural beauty and topography of Park City and to insure
3419 appropriate Development with regard to these natural features, and
- 3420 L. To provide for open spaces through the most efficient design and layout of the
3421 land, including the Use of flexible Density or cluster-type zoning in providing for
3422 minimum width and Area of Lots, while preserving the Density of land as
3423 established in the Land Management Code of Park City.

3424 HISTORY

3425 *Adopted by Ord. 01-17 on 5/17/2001*

3426

3427 **15-7-4 Authority**

3428 A. By authority of ordinance of the City Council of Park City, hereinafter referred to
3429 as "City Council", adopted pursuant to the powers and jurisdictions vested
3430 through Title 10, Chapters 3 and 9a, and Title 17, Chapter 27a of the Utah Code,
3431 as amended, and other applicable laws, statutes, ordinances, and regulations of
3432 the State of Utah, the City Council hereby delegates the power and authority to
3433 review, approve, and disapprove plats for subdividing land within the corporate
3434 limits of Park City which show Lots, blocks, or Sites with or without new Streets
3435 or highways to the Planning Commission.

3436 B. By the same authority, the Planning Commission does hereby exercise the
3437 power and authority to pass and approve Development in Subdivisions, Re-
3438 subdivisions, Boundary Adjustments [~~Lot-Line Adjustments~~] of land already
3439 recorded in the office of the County Recorder if such are entirely or partially
3440 undeveloped.

3441 C. The plat, Subdivision, Re-subdivision or Boundary Adjustments [~~Lot-Line~~
3442 ~~Adjustments~~] shall be considered to be void if:

3443 1. the plat, Subdivision, Re-subdivision, or Boundary Adjustments [~~Lot-Line~~
3444 ~~Adjustments~~] has been recorded with the County Recorder's office without
3445 a prior approval by the Planning Commission, or in the case of a [~~Lot-Line~~
3446 ~~Adjustment~~] Simple Boundary Adjustment, its designated responsible
3447 official, or

3448 2. the plat, Subdivision, Re-subdivision, or Boundary Adjustments [~~Lot-Line~~
3449 ~~Adjustments~~] has been approved by the Planning Commission where the
3450 approval has been granted more than three (3) years prior to granting a
3451 Building permit, on the partially or entirely undeveloped land and the
3452 zoning regulations, either bulk or Use, for the district in which the
3453 Subdivision is located, have been changed subsequent to the original final
3454 plat, Subdivision, Re-subdivision, or Boundary Adjustments [~~Lot-Line~~
3455 ~~Adjustments~~] approval.

3456 D. A Transfer of land pursuant to a void plat is voidable.

3457 HISTORY

3458 *Adopted by Ord. 01-17 on 5/17/2001*

3459 *Amended by Ord. 06-22 on 4/27/2006*

3460 *Amended by Ord. 2022-16 on 5/26/2022*

3461 *Amended by Ord. 2023-49 on 10/26/2023*

3462

3463 **15-7-10 Enforcement**

3464 It shall be the duty of the Planning Director to enforce these regulations and to bring to
3465 the attention of the City Attorney any violations or lack of compliance herewith.

3466 A. No Owner, or Agent of the Owner, of any Parcel of land located in a proposed
3467 Subdivision, shall Transfer or sell any such Parcel before a plat of such
3468 Subdivision has been approved by the Planning Commission in accordance with
3469 the provisions of these regulations, and filed with the County Recorder.

- B. The Subdivision of any Lot or any Parcel of land, by the Use of metes and bounds description for the purpose of sale, Transfer, or lease with the intent of evading these regulations, shall not be permitted. However, the City may approve metes and bounds descriptions for purposes of Boundary Adjustments [~~Lot Line Adjustments~~], resolving conflicting boundary descriptions, and the recombination of historically platted Properties located within either the Park City/Millsite or Snyder's Addition surveys. All such described Subdivisions shall be subject to all of the requirements contained in these regulations.
- C. No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or plat subdivided or sold in violation of the provisions of these regulations.

HISTORY

Adopted by Ord. 01-17 on 5/17/2001

Amended by Ord. 06-22 on 4/27/2006

Amended by Ord. 2023-49 on 10/26/2023

. . . .

15-7.1-1 Jurisdiction

These Subdivision regulations shall apply to all Subdivisions or Re-subdivisions of land, and to Simple Boundary Adjustments [~~Lot Line Adjustments~~], as defined herein, located within the corporate limits of Park City.

Whenever any Subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a Structure in such

proposed Subdivision shall be granted, the subdividing Owner, or his authorized Agent, shall apply for and secure approval of such proposed Subdivision in accordance with the following procedure.

HISTORY

Adopted by Ord. 01-17 on 5/17/2001

. . . .

15-7.1-3 Classification Of Subdivision

A. **SUBDIVISION**. At its discretion, the Planning Commission may waive one or more of the steps in the approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and final Subdivision Plat into a single submittal.

1. **MINOR SUBDIVISION**. A Subdivision containing not more than three (3) Lots fronting on an existing Street, not involving any new Street or road, or the extension of municipal facilities, or the creation of public improvements.

a. Final Plat. A Final Plat shall be approved in accordance with these regulations.

2. **MAJOR SUBDIVISION**. A Subdivision of land into four (4) or more Lots, or any size Subdivision requiring any new Street.

a. Preliminary Plat. A Preliminary Plat may be approved in accordance with these regulations.

b. Final Plat. A Final Plat shall be approved in accordance with these regulations.

B. **PLAT AMENDMENT**. The combining of existing subdivided Lots into one or more Lots, any recombination of historically platted Properties located within either the Park City/Millsite or Snyder's Addition surveys, Full Boundary Adjustments, or the amendment of plat notes or other platted elements including but not limited to easements, limits of disturbance boundaries or areas, building pads, and house size limitations. Plat Amendments shall be reviewed according to the requirements of Section 15-7.1-6 Final Subdivision Plat and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these regulations.

C. **CONDOMINIUM**.

1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these regulations.

D. **Simple Boundary Adjustments** ~~[Lot Line Adjustments]~~. The relocation of the Property boundary line between two adjoining Lots.

1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these regulations.

HISTORY

Adopted by Ord. 01-17 on 5/17/2001

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2018-24 on 5/31/2018

. . . .

3539 **15-7.1-6 Final Subdivision Plat**

3540 A. **APPLICATION PROCEDURE AND REQUIREMENTS**. Following approval of the
3541 Preliminary Plat, if necessary, the Applicant shall file with the Planning
3542 Department an Application for approval of a final Subdivision Plat. The
3543 Application shall:

- 3544 1. Be made on forms available at the Planning Department and determined
3545 complete. A complete Application shall include all elements of the
3546 Subdivision and shall produce all information required by the Subdivision
3547 Application.
- 3548 2. Include all contiguous holdings of the Owner, unless specifically waived by
3549 the Planning Department and Planning Commission, including land in the
3550 "same ownership," as defined herein, with an indication of the portion
3551 which is proposed to be subdivided, accompanied by an affidavit of
3552 ownership, which shall include the dates the respective holdings of land
3553 were acquired, together with the book and page of each conveyance to
3554 the present Owner as recorded in the County Recorder's office. The
3555 affidavit shall advise as to the legal Owner of the Property, the contract
3556 Owner of the Property, the date a contract of sale was executed, and, if
3557 any corporations are involved, a copy of the resolution legally empowering
3558 the Applicant to make the Application.
- 3559 3. Include the entire Subdivision, or section thereof, which derives access
3560 from an existing state, county or local government highway.

3561 B. **REVIEW OF FINAL SUBDIVISION PLAT.** The Planning Department staff shall
3562 schedule the Final Plat Application for review by the Development Review
3563 Committee, including officials or agencies of the local government, adjoining
3564 counties or municipalities, school and special districts, and other official bodies
3565 as it deems necessary or as mandated by law, including any review required by
3566 metropolitan, regional, or state bodies under applicable state or federal law.

3567
3568 The Planning Department shall request that all officials and agencies, to whom a
3569 request for review has been made, submit their report to the Staff. The Staff will
3570 consider all the reports submitted by the officials and agencies concerning the
3571 Final Subdivision Plat and shall submit a report for proposed action to the
3572 Planning Commission.

3573
3574 Once an Application is received, the Staff will work diligently to review the
3575 Application, as quickly as time and workload allows. The scale or complexity of a
3576 project or Staff workload may necessitate a longer processing period. In such
3577 cases the Staff will notify the Applicant when an Application is filed as to the
3578 projected time frame.

3579 C. **PLANNING COMMISSION REVIEW OF FINAL SUBDIVISION PLAT.** The
3580 Planning Commission shall review the Final Subdivision Plat and the report of the
3581 Staff, taking into consideration requirements of the Land Management Code, the
3582 General Plan, and any Master Plan, site plan, or Sensitive Lands Analysis
3583 approved or pending on the Property. Particular attention will be given to the

arrangement, location and width of Streets and their relation to sewerage disposal, drainage, erosion, topography and natural features of the Property, location of Physical Mine Hazards and Geologic Hazards, Lot sizes and arrangement, the further Development of adjoining lands as yet un-subdivided, requirements of the Preliminary Plat (if a Preliminary Plat was required), and requirements of the Official Zoning Map and Streets Master Plan, as adopted by the Planning Commission and City Council.

The Planning Commission shall make a finding as to Good Cause prior to taking Final Action.

1. The Planning Commission shall give notice pursuant to Section 15-1-12 and hold a public hearing on the proposed final Subdivision Plat before taking Final Action.

2. After considering the final Subdivision Plat, the Planning Commission shall take Final Action and set forth in detail any conditions to which the approval is subject, or the reasons for disapproval.

3. In the Final Action the Planning Commission shall stipulate the period of time when the Final Plat shall be recorded and when the performance Guarantee shall be filed or the required improvements installed, whichever is applicable. Provided, however, that no plats will be approved or released for recording until necessary Guarantees have been established in accordance with the Land Management Code. In no event shall the

period of time stipulated by the Planning Commission for completion of required improvements exceed two (2) years from the date of the Final Action.

4. Extension of Approval. Applicants may request time extensions of the Planning Commission approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The Planning Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12.

D. **SUBMISSION AND REVIEW**. Subsequent to the approval of the Planning Commission, one

1. paper copy of the construction plans, and one copy of the original Subdivision Plat on paper shall be submitted to the Planning Department for final review. No final approval shall be endorsed on the plat until the staff's review has indicated that all requirements of the approval have been met.

E. **VESTED RIGHTS**. Vesting for purposes of zoning occurs upon the filing of a complete Application provided, however, that no vested rights shall accrue to any

plat by reason of preliminary or final approval until the actual signing of the plat by the Planning Commission Chair and the Mayor of Park City. All requirements, conditions, or regulations adopted by the Planning Commission applicable to the Subdivision or to all Subdivisions generally shall be deemed a condition for any Subdivision prior to the time of the signing of the Final Plat by the Planning Commission Chair and Mayor. Where the Planning Commission has required the installation of improvements prior to signing of the Final Plat, the Planning Commission shall not unreasonably modify the conditions set forth in the final approval.

F. Simple Boundary Adjustments ~~[Lot Line Adjustments]~~. The Planning Director may approve a Simple Boundary Adjustments ~~[Lot Line Adjustments]~~ between two (2) Lots without a plat amendment, within the corporate limits of Park City, if:

1. the Owners of both Lots demonstrate, to the satisfaction of the Planning Director that:

a. no new developable Lot or unit results from the Simple Boundary Adjustments ~~[Lot Line Adjustments]~~;

b. all Owners of Property contiguous to the adjusted Lot(s) or to Lots owned by the Applicant(s) which are contiguous to the adjusted Lot(s), including those separated by a public Right-of-Way, consent to the Simple Boundary Adjustments ~~[Lot Line Adjustments]~~;

c. the Simple Boundary Adjustments ~~[Lot Line Adjustments]~~ does not result in remnant land;

- 3650 d. the Simple Boundary Adjustments [~~Lot Line Adjustments~~], and
3651 resulting Lots comply with LMC Section 15-7.3 and are compatible
3652 with existing lot sizes in the immediate neighborhood;
- 3653 e. the Simple Boundary Adjustments [~~Lot Line Adjustments~~] does not
3654 result in violation of applicable zoning requirements;
- 3655 f. neither of the original Lots were previously adjusted under this
3656 section;
- 3657 g. written notice was mailed to all Owners of Property within three
3658 hundred feet (300') and neither any Person nor the public will be
3659 materially harmed by the adjustment; and
- 3660 h. the City Engineer and Planning Director authorizes the execution
3661 and recording of an appropriate deed and Plat, to reflect that the
3662 City has approved the Simple Boundary Adjustments [~~Lot Line~~
3663 ~~Adjustments~~].
- 3664 i. Extension of Approval. Applicants may request time extensions of
3665 the Lot Line Adjustment approval by submitting a request in writing
3666 to the Planning Department prior to expiration of the approval. The
3667 Planning Director shall review all requests for time extensions of
3668 Simple Boundary Adjustments [~~Lot Line Adjustments~~] and may grant
3669 a one year extension.
- 3670
- 3671 Extension requests may be granted when the Applicant is able to

3672 demonstrate no change in circumstance that would result in an
3673 unmitigated impact or that would result in a finding of non-
3674 compliance with the Park City General Plan or the Land
3675 Management Code in effect at the time of the extension request.
3676 Change in circumstance includes physical changes to the Property
3677 or surroundings. Notice shall be provided consistent with the
3678 requirements for Simple Boundary Adjustments [~~Lot Line~~
3679 ~~Adjustments~~] in Section 15-1-12.

3680 2. If, based upon non-compliance with Subsection (1), the Planning Director
3681 denies the Simple Boundary Adjustments [~~Lot Line Adjustments~~], the
3682 Director shall inform the Applicant(s) in writing of the reasons for denial, of
3683 the right to appeal the decision to the Planning Commission, and of the
3684 right to file a formal plat amendment Application.

3685

3686 **15-7.5-3 Definitions**

3687 As used in this Chapter:

3688 A. "Review Cycle" means the occurrence of:

- 3689 1. the Owner, Applicant and/or Developer or their Agent submittal of a
3690 complete Application for Subdivision to the Planning Department;
- 3691 2. the Planning Department's review of that Application for Subdivision;
- 3692 3. the Planning Department's response to that Application for Subdivision, in
3693 accordance with this Chapter; and

4. the Applicant's reply to the Planning Department's response that addresses each of the Planning Department's required modifications or requests for additional information.

B. "Subdivision Improvement Plans" means the civil engineering plans associated with required infrastructure improvements and municipally controlled utilities required for a Subdivision.

C. "Subdivision Review" means preliminary Subdivision review by the Planning Commission and final Subdivision review by the Planning ~~[Department]~~ Director to verify that a Subdivision Application meets the criteria of the Municipal Code of Park City and all other applicable standards and inspection specifications for infrastructure improvements.

D. "Subdivision Plan Review" means a review of the applicant's Subdivision Improvement Plans and other aspects of the Subdivision Application to verify that the Application complies with the Municipal Code of Park City and applicable standards and specifications.

15-7.5-4 Preliminary Subdivision Review

A. Preliminary Subdivision Applications. All Subdivisions subject to this Section shall file a Preliminary Subdivision Application and a Subdivision Improvement Plan. The Application requirements for Preliminary Subdivision and the Subdivision Improvement Plan shall be published on the City's website and available at the City Planning Office, and at a minimum shall include:

1. the application;

2. the owner's affidavit;

- 3717 3. an electronic copy of all plans in PDF format;
3718 4. the preliminary subdivision plat drawings; and
3719 5. a breakdown of fees due upon approval of the application.

3720 **B. ~~A.~~Pre-Application Meeting.** A pre-application meeting is not required for Subdivision
3721 Applications subject to this Chapter. If a pre-application meeting is requested for a
3722 Subdivision Application subject to this Chapter, the City shall, within 15 business days
3723 after the request, schedule the meeting to review the concept plan and provide initial
3724 feedback.

- 3725 1. The Planning Department staff shall provide at the pre-application meeting
3726 or have available on the municipal website the following:
- 3727 a. copies of applicable land use regulations;
 - 3728 b. a complete list of standards required for the project;
 - 3729 c. preliminary and final application checklists; and
 - 3730 d. feedback on the concept plan.

3731 **C. ~~B.~~Preliminary Subdivision Review.** No later than 15 business days after the day on
3732 which an applicant submits a complete preliminary Application for a Subdivision subject
3733 to this Chapter, the Planning Department shall complete the initial review of the
3734 application, including Subdivision Improvement Plans.

3735 **D. ~~C.~~Planning Commission Review.** The Planning Commission shall hold no more
3736 than one public hearing for a preliminary Subdivision review. Notice shall be provided in
3737 accordance with Section 15-1-12.

3738 **~~E.-D.~~ Approval.** If a preliminary Subdivision complies with the applicable Municipal
3739 Code of Park City regulations and all other applicable standards and specifications, the
3740 Planning Commission shall approve the preliminary Subdivision.

3741 **15-7.5-5 Final Subdivision Review**

3742 **A. Final Subdivision Application.** The Final Subdivision Application and materials
3743 shall be published on the City's website and available at the City Planning Office. The
3744 previously approved Subdivision Improvement Plan shall be forwarded with the
3745 Application but is not subject to another review.

3746 **~~B. A.~~Public Hearing.** Planning Director or designee staff shall conduct a public hearing
3747 for final Subdivision review. Notice shall be provided in accordance with Section 15-1-
3748 12.

3749 **~~C. B.~~Final Subdivision Review.** No later than 20 business days after the day on which
3750 an Applicant submits a proposed final Subdivision, the Planning Director shall complete
3751 a review of the applicant's final Subdivision subject to this Chapter, including all
3752 Subdivision Plan Reviews.

3753 **~~D. C.~~Approval.** The Planning Director or designee shall approve a final Subdivision if
3754 the final Subdivision complies with the Planning Commission's preliminary Subdivision
3755 approval, applicable Municipal Code of Park City regulations, and all other applicable
3756 standards and specifications.

3757 **15-7.5-6 Review Cycles**

3758 A. After reviewing the Application for Subdivision, the Planning Department may require:

3759 1. additional information relating to an Applicant's plans to ensure
3760 compliance with the Municipal Code of Park City and approved standards
3761 and specifications for construction of public improvements; and

3762 2. modification to plans that do not meet current ordinances, applicable
3763 standards or specifications, or do not contain complete information.

3764 B. The Planning Department's request for additional information or modifications to
3765 subdivision improvement plans under (A)(1) and (2) shall be specific and include
3766 citations to regulations, standards, or specifications that require the modifications to
3767 plans, and shall be logged in an index of requested modifications or additions.

3768 C. Unless the change or correction is necessitated by the Applicant's adjustment to a
3769 subdivision improvement plan set or an update to a phasing plan that adjusts the
3770 infrastructure needed for the specific development, a change or correction not
3771 addressed or referenced in a municipality's plan review is waived, except if the
3772 modifications or corrections are necessary to protect public health and safety or to
3773 enforce state or federal law.

3774 D. If an Applicant makes a material change to a plan set, the Planning Director has the
3775 discretion to restart the review process at the first review of the final application, but only
3776 with respect to the portion of the plan set that the material change substantively effects.

3777 If an Applicant does not submit a revised subdivision improvement plan within 20
3778 business days after the Planning Department requires a modification or correction, the
3779 City shall have an additional 20 business days to respond to the plans.

3780 E. After the Applicant has responded to the final review cycle, and the Applicant has
3781 complied with each modification requested in the City's previous review cycle, the City

3782 may not require additional revisions if the Applicant has not materially changed the
3783 subdivision improvement plan, other than changes that were in response to requested
3784 modifications or corrections.

3785 F. Utah Code Section 10-9a-604.2(8)(c) limits Review Cycles to no more than four for a
3786 subdivision improvement plan review.

3787 G. The Review Cycle restrictions and requirements of this Chapter do not apply to
3788 review of Subdivision Applications affecting property within identified geological hazard
3789 areas.

3790

3791 **15-7.5-8 Appeal**

3792 A. If, on the fourth or final Review Cycle, the Planning Director fails to respond within 20
3793 business days, the City shall, upon the request of the property owner, and within 10
3794 business days after the day on which the request is received, for a dispute arising from
3795 the Subdivision review, advise the applicant, in writing, of the deficiency in the
3796 Application and of the right to appeal the determination to the Planning Commission.

3797 B. If, on the fourth or final review, the Planning Commission fails to respond within 20
3798 business days, the Planning Commission shall, upon request of the property owner, and
3799 within 10 business days after the day on which the request is received:

3800 1. For a dispute arising from the subdivision improvement plans, assemble
3801 an appeal panel in accordance with Subsection 10-9a-508(5)(d) et seq. of
3802 the Utah Code to review and approve or deny the final revised set of
3803 plans. Unless otherwise agreed by the applicant and the municipality, the
3804 panel shall consist of the following three experts:

- 3805 a. One licensed engineer, designated by the City;
3806 b. One licensed engineer, designated by the land use applicant; and
3807 c. One licensed engineer, agreed upon and designated by the two
3808 designated engineers as appointed above.
- 3809 2. A member of the panel assembled by the Planning Commission under
3810 Subsection (B)(1) may not have an interest in the application that is the
3811 subject of the appeal.
- 3812 3. The land use applicant shall pay:
3813 a. 50% of the cost of the panel; and
3814 b. The City's published appeal fee.
- 3815 4. For a dispute arising from the subdivision ordinance review, advise the
3816 applicant, in writing, of the deficiency in the application and of the right to
3817 appeal the determination to a designated appeal authority.

3818 **15-11-16 Additional Duties**

3819 In addition to the powers set forth in Section 15-11-5, the HPB may, at the direction of
3820 the City Council:

- 3821 A. Participate in the design review of any City-owned projects located within the
3822 designated Historic District or ~~[are]~~ structures on the Historic Sites Inventory.
- 3823 B. Recommend to the City Council the purchase of interests in Property for
3824 purposes of preserving the City's cultural resources.
- 3825 C. Recommend to the Planning Commission and the City Council zoning boundary
3826 changes for the district to preserve the historical integrity of the Area.
- 3827 Subdivision, Conditional Uses, and Master Planned Development Applications

must continue to be acted upon by the Planning Commission.

- D. Provide advice and guidance on request of the Property Owner or occupant on the construction, restoration, alteration, decoration, landscaping, or maintenance of any cultural resource, Historic Site, and Property within the Historic District, or neighboring Property which are structures on the Historic Sites Inventory or are within a two (2) block radius of the Historic District.

- E. Appoint members to serve on an Advisory Committee to create a Master List of Non-Historic Materials and Finishes that may be used on non-historic Structures and additions to Historic Structures in the Historic Districts. Regularly review and periodically update the Master List of Non-Historic Materials and Finishes.

HISTORY

Adopted by Ord. [02-07](#) on 5/23/2002

Amended by Ord. [03-34](#) on 7/10/2003

Amended by Ord. [09-23](#) on 7/9/2009

Amended by Ord. [16-15](#) on 3/24/2016

Amended by Ord. [2022-16](#) on 5/26/2022

. . . .

15-13-2 Regulations For Historic Residential Sites

A. Universal Regulations

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
2. Changes to a site or building that have acquired historic significance in their

3850 own right should be retained and preserved.

3851 3. The historic exterior features of a building should be retained and
3852 preserved.

3853 4. Distinctive materials, components, finishes, and examples of craftsmanship
3854 should be retained and preserved. Owners are encouraged to reproduce
3855 missing historic elements that were original to the building, but have been
3856 removed. Physical or photographic evidence should be used to substantiate
3857 the reproduction of missing features. In some cases, where there is
3858 insufficient evidence to allow for an accurate reconstruction of the lost
3859 historic elements, it may be appropriate to reproduce missing historic
3860 elements that are consistent with properties of similar design, age, and
3861 detailing.

3862 5. Standards for the Treatment of Historic Building Materials pursuant to
3863 Section 15-13-6 shall be adhered to.

3864 6. Deteriorated or damaged historic features and elements should be repaired
3865 rather than replaced. Where the severity of deterioration or existence of
3866 structural or material defects requires replacement, the feature or element
3867 should match the original in appearance, dimension, texture, material, and
3868 finish. The applicant must demonstrate the severity of deterioration or
3869 existence of defects by showing that the historic materials are no longer
3870 safe and/or serviceable and cannot be repaired to a safe and/or serviceable
3871 condition. If deteriorated or damaged beyond repair and significant
3872 operational energy savings can be demonstrated through a professionally

3873 calculated energy model, historic features may be replaced with energy
3874 efficient features that are similar in appearance, dimension, texture,
3875 material and finish.

3876 7. Features that do not contribute to the significance of the site or building and
3877 exist prior to the adoption of these regulations, such as incompatible
3878 windows, aluminum soffits, or iron porch supports or railings, may be
3879 maintained; however, if it is proposed they be changed, those features must
3880 be brought into compliance with these regulations.

3881 8. Each site should be recognized as a physical record of its time, place and
3882 use. Owners are discouraged from introducing architectural elements or
3883 details that visually modify or alter the original building appearance when
3884 no evidence of such elements or details exists.

3885 9. Chemical or physical treatments, if appropriate, should be undertaken using
3886 recognized preservation methods. Treatments that cause damage to
3887 historic materials should not be used. Treatments that sustain and protect,
3888 but do not alter appearance, are encouraged.

3889 10. New construction such as new additions, exterior alterations, repairs,
3890 upgrades, etc., should not destroy historic materials, features, and spatial
3891 relationships that characterize the historic site or historic building. New
3892 construction should be differentiated from the historic structure while also
3893 maintaining compatibility with the historic structure in materials, features,
3894 size, scale and proportion, and massing to protect the integrity of the historic
3895 structure, the historic site, and its environment.

11. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

12. New materials shall reflect the character of the Historic District. Sustainable technology is constantly changing, resulting in new alternative materials. New alternative materials and non-historic materials may be used on additions pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department. New, alternative or non-historic materials are evaluated by the following characteristics: Longevity (50 year lifespan), energy performance, durability in this climate, fire resistance, environmental benefit and impact (high recycled content, locally sourced, life cycle impact, or cradle to grave impact), and compatibility with the character of the Historic District.

B. Specific Regulations

. . . .

4. Additions to Primary Structures

. . . .

c. General Compatibility

. . . .

(6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. Non-historic Materials approved in the Master List of Non-Historic Materials and Finishes on file with the Planning Department may be

3919 used on additions.

3920

3921 **15-13-7 Additional Regulations**

3922 **A. ADA in New Residential and Commercial Infill Buildings**

3923 The Americans with Disabilities Act requires places of public accommodation to
3924 provide access to their services and programs. In the case of historic buildings, the
3925 goal is to achieve the highest level of accessibility with the lowest impact on the
3926 historic structure.

3927 1. Barrier-free access shall be provided that promotes independence for the
3928 disabled to the highest degree practicable, while preserving the character-
3929 defining features of historic buildings.

3930 2. Whenever possible, the appearance of accessibility ramps or elevators shall
3931 not significantly detract from the historic character of the building. New or
3932 additional means of access shall be compatible with the historic building and
3933 its setting.

3934 3. Ramps or other accessibility-related installations shall be single in design and
3935 as unobtrusive as possible. They shall be constructed of concrete or wood and
3936 painted in colors similar to that of the Historic Building.

3937 4. Historic doors that do not conform to building and/or accessibility codes should
3938 be rehabilitated to conform.

3939 **B. Seismic Upgrades**

3940 1. The visual impact of exterior treatments associated with seismic upgrades shall
3941 be minimized so that it has the least impact on the historic building's historic

integrity. Significant architectural features on the exterior of the building shall remain unchanged on facades and secondary elevations visible from the primary public right-of-way.

2. Building materials used in seismic retrofitting shall be located on the interior and/or placed where they do not obscure significant architectural features.

C. Radon Mitigation

1. As a Condition of Approval for additions or remodels to buildings in Historic Districts and at Historic Sites, the Planning Director shall require the installation of a basic radon remediation system that allows for the installation of a radon remediation air handler if or when radon mitigation is required for the space in accordance with residential building codes.

HISTORY

Adopted by Ord. 2019-06 on 5/16/2019

15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts

A. Universal Regulations

. . . .

11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials ~~[may be reviewed by]~~ and non-historic materials may be used for new infill residential, pursuant to the Master List of Non-Historic Materials and Finishes on file with the Planning Department.

~~[the Design Review Team for compliance being]~~ New, alternative or non-historic materials are evaluated by [judged on] the following characteristics: Longevity (50 year lifespan), energy performance, durability in this climate, Fire Resistance, environmental benefit and impact (high recycled content, locally sourced, life cycle impact, or cradle to grave impact), and compatibility with the character of the Historic District.

B. Specific Regulations

. . .

4. Materials

. . .

- d. New, non-historic building Materials such as various types of metal and synthetic building materials, such as fiber cement or [plastic-wood] composite siding, shingles, and trim may be considered if approved in the Master List of Non-Historic Materials and Finishes on file with the Planning Department. [shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material and the applicant can demonstrate that use of the materials will not diminish the historic character of the Streetscape or character area by providing a sample of the material to the Planning Department for approval]. Vinyl and aluminum siding are prohibited ~~[not appropriate]~~ in the Historic District, unless otherwise specified in the Master List of Non-Historic Materials and Finishes.

- e. ~~[[f]]~~ Non-historic materials (approved on the Master List of Materials and Finishes) ~~[are proposed, the synthetic material]~~ shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

4. Paint and Color

- i. Paint color is not regulated by the Regulations.
- ii. ~~Original materials~~ such as brick and stone that ~~[was]~~ were historically left unpainted shall not be painted. ~~[Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish].~~
- iii. Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts.
- iv. Rustic, unfinished wood siding is generally not appropriate on primary Structures ~~[houses]~~ but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.
- v. Low-VOC (volatile organic compound) paints and finishes should

4010 be used when possible.

4011

4012 HISTORY

4013 *Adopted by Ord. 2019-06 on 5/16/2019*

4014 *Amended by Ord. 2024-05 on 2/15/2024*

4015

4016 **15-15-1 Definitions**

4017 **BOUNDARY ADJUSTMENT.** As defined in Utah Code Section 10-9a-103.

4018

4019 **CHILD CARE.** The provision, day or night, of supplemental parental care, instruction
4020 and supervision for a non-related child or children, on a regular basis, and for less than
4021 24 hours a day.

4022

4023 The term does not include babysitting services on a casual, non-recurring nature or in
4024 the child's own home nor cooperative, reciprocate Child Care by a group of parents in
4025 their respective domiciles.

4026 1. **Child Care, In-Home Babysitting.** The provision of Child Care for ~~[four (4)]~~ eight
4027 (8) or fewer children within a dwelling and within commercial Buildings outside of
4028 residential Zoning Districts.

4029 ~~2. **[Child Care, Family.** The provision of Child Care for up to eight (8) children,~~
4030 ~~including the provider's children who are under the age of eighteen (18), within~~
4031 ~~the provider's primary residence.]~~

4032 2. **Child Care, Family Group.** The provision of Child Care for nine (9) to sixteen
4033 (16) children, including the provider’s children who are under the age of eighteen
4034 (18), within the provider’s primary residence or an additional location subject to
4035 state licensing requirements.

4036 **CHILD CARE CENTER.** A Structure or Building, including outside play Areas, used for
4037 the provision of Child Care for more than four (4) children for less than twenty four (24)
4038 hours per day, meeting all State requirements for Child Care that is not also the primary
4039 residence of the care provider.

4040

4041 **ENCLOSED MOBILE BUSINESS.** As defined in Utah Code Section 11-56-102.

4042 **ENCLOSED MOBILE BUSINESS LOCATION.** Upon request from the Property Owner,
4043 found in compliance with LMC § 15-4-24, and approved by the Planning Director or
4044 designee, the location where one or more Enclosed Mobile Businesses may park and
4045 sell product.

4046

4047 **FULL BOUNDARY ADJUSTMENT.** As defined in Utah Code Section 10-9a-103.

4048

4049 **FOOD CART.** As defined in Utah Code Section 11-56-102.

4050

4051 **FOOD TRUCK.** As defined in Utah Code Section 11-56-102[, ~~as amended~~].

4052 **FOOD TRUCK LOCATION.** ~~[The location on either 1) private property; or 2) public~~
4053 ~~property pursuant to a City concession or franchise agreement where one or more Food~~
4054 ~~Trucks may park and sell product for ten (10) hours or more a week. Food Truck~~
4055 ~~Locations may not occupy code required parking area for previously approved~~
4056 ~~Development Activity.] Upon request from the Property Owner, found in compliance with~~
4057 ~~Section 15-4-24, and approved by the Planning Director or designee, the location where~~
4058 ~~one or more Food Truck, Food Carts, and Ice Cream Trucks may park and sell food and~~
4059 ~~beverages for immediate consumption.~~

4060

4061 **ICE CREAM TRUCK.** As defined in Utah Code Section 11-56-102

4062

4063 **LOT LINE ADJUSTMENT.** ~~The relocation of the Property Line between two (2)~~
4064 ~~adjoining Lots.]~~

4065

4066 **LOWEST FLOOR PLANE.** The bottom level of a structure, regardless of material (dirt,
4067 concrete, etc.) or the lowest point of excavation (excluding footings).

4068

4069 **MOBILE BUSINESS.** As defined in Utah Code Section 11-56-102.

4070

4071 **RESTAURANT.** A Business in which food is prepared and sold for consumption. This
4072 does not include Mobile Businesses.

4073

4074 **SIMPLE BOUNDARY ADJUSTMENT.** As defined in Utah Code Section 10-9a-103.

4075 HISTORY

4076 *Adopted by Ord. 00-25 on 3/30/2000*

4077 *Amended by Ord. 02-07 on 5/23/2002*

4078 *Amended by Ord. 02-38 on 9/12/2002*

4079 *Amended by Ord. 04-39 on 9/23/2004*

4080 *Amended by Ord. 05-01 on 1/13/2005*

4081 *Amended by Ord. 06-86 on 12/21/2006*

4082 *Amended by Ord. 07-25 on 4/19/2007*

4083 *Amended by Ord. 07-55 on 8/30/2007*

4084 *Amended by Ord. 08-07 on 3/13/2008*

4085 *Amended by Ord. 09-05 on 1/22/2009*

4086 *Amended by Ord. 09-09 on 2/12/2009*

4087 *Amended by Ord. 09-10 on 3/5/2009*

4088 *Amended by Ord. 09-14 on 4/9/2009*

4089 *Amended by Ord. 09-23 on 7/9/2009*

4090 *Amended by Ord. 09-40 on 11/5/2009*

4091 *Amended by Ord. 11-05 on 1/27/2011*

4092 *Amended by Ord. 11-12 on 3/31/2011*

4093 *Amended by Ord. 12-37 on 12/20/2012*

4094 *Amended by Ord. 14-57 on 11/20/2014*

4095 *Amended by Ord. 15-53 on 12/17/2015*

4096 *Amended by Ord. 16-02 on 1/7/2016*

4097 *Amended by Ord. 16-15 on 3/24/2016*

4098 *Amended by Ord. 2016-44 on 9/15/2016*

4099 *Amended by Ord. 2016-48 on 10/20/2016*

4100 *Amended by Ord. 2017-09 on 4/27/2017*

4101 *Amended by Ord. 2017-29 on 6/15/2017*

4102 *Amended by Ord. 2017-45 on 8/17/2017*

4103 *Amended by Ord. 2017-59 on 11/9/2017*

4104 *Amended by Ord. 2018-24 on 5/31/2018*

4105 *Amended by Ord. 2018-27 on 5/31/2018*

4106 *Amended by Ord. 2018-43 on 7/19/2018*

4107 *Amended by Ord. 2018-55 on 10/23/2018*

4108 *Amended by Ord. 2019-06 on 5/16/2019*

4109 *Amended by Ord. 2019-30 on 5/30/2019*

4110 *Amended by Ord. 2019-64 on 12/19/2019*

4111 *Amended by Ord. 2020-35 on 7/9/2020*

4112 *Amended by Ord. 2020-36 on 7/30/2020*

4113 *Amended by Ord. 2020-42 on 9/17/2020*

4114 *Amended by Ord. 2020-48 on 11/19/2020*

4115 *Amended by Ord. 2021-05 on 1/21/2021*

4116 *Amended by Ord. 2021-10 on 2/25/2021*

4117 *Amended by Ord. 2021-38 on 9/23/2021*

4118 *Amended by Ord. 2021-51 on 12/16/2021*

4119 *Amended by Ord. 2022-08 on 4/28/2022*

4120 *Amended by Ord. 2022-15 on 5/26/2022*

4121 *Amended by Ord. 2022-16 on 5/26/2022*

4122 *Amended by Ord. 2022-21 on 10/27/2022*

4123 *Amended by Ord. 2023-10 on 3/9/2023*

4124 *Amended by Ord. 2023-16 on 4/27/2023*

4125 *Amended by Ord. 2023-19 on 4/27/2023*

4126 *Amended by Ord. 2023-30 on 6/15/2023*

4127 *Amended by Ord. 2023-53 on 11/16/2023*

4128 *Amended by Ord. 2024-03 on 2/1/2024*

4129 *Amended by Ord. 2024-09 on 5/16/2024*

4130 *Amended by Ord. 2024-11 on 5/23/2024*

4131 *Amended by Ord. 2024-21 on 12/12/2024*

4132

4133 **15-15-2 List of Defined Terms**

4134

4135 Boundary Adjustment

4136 . . .

4137 ~~[Child Care, Family]~~

4138

4139 Enclosed Mobile Business

4140 Enclosed Mobile Business Location

4141

4142 [Food Cart](#)

4143

4144 [Full Boundary Adjustment](#)

4145 [Ice Cream Truck](#)

4146

4147 [\[Lot Line Adjustment\]](#)

4148 [Lowest Floor Plane](#)

4149

4150 [Mobile Business](#)

4151

4152 [Simple Boundary Adjustment](#)

4153 HISTORY

4154 *Amended by Ord. 2016-44 on 9/15/2016*

4155 *Amended by Ord. 2018-24 on 5/31/2018*

4156 *Amended by Ord. 2018-27 on 5/31/2018*

4157 *Amended by Ord. 2018-55 on 10/23/2018*

4158 *Amended by Ord. 2019-06 on 5/16/2019*

4159 *Amended by Ord. 2019-30 on 5/30/2019*

4160 *Amended by Ord. 2019-64 on 12/19/2019*

4161 *Amended by Ord. 2020-35 on 7/9/2020*

4162 *Amended by Ord. 2020-36 on 7/30/2020*

4163 *Amended by Ord. 2020-42 on 9/17/2020*

4164 *Amended by Ord. 2020-48 on 11/19/2020*

4165 *Amended by Ord. 2021-05 on 1/21/2021*

4166 *Amended by Ord. 2021-10 on 2/25/2021*

4167 *Amended by Ord. 2021-38 on 9/23/2021*

4168 *Amended by Ord. 2022-08 on 4/28/2022*

4169 *Amended by Ord. 2022-21 on 10/27/2022*

4170 *Amended by Ord. 2023-10 on 3/9/2023*

4171 *Amended by Ord. 2023-16 on 4/27/2023*

4172 *Amended by Ord. 2023-53 on 11/16/2023*

4173 *Amended by Ord. 2024-03 on 2/1/2024*

4174 *Amended by Ord. 2024-09 on 5/16/2024*

4175 *Amended by Ord. 2024-11 on 5/23/2024*

4176 *Amended by Ord. 2024-21 on 12/12/2024*

Ordinance No. 2025-13

**ORDINANCE ESTABLISHING COMPENSATION FOR THE MAYOR, CITY COUNCIL,
AND STATUTORY OFFICERS FOR FISCAL YEAR 2025 – 2026
IN PARK CITY, UTAH**

WHEREAS, the City Council has the power to establish compensation schedules pursuant to Utah Code Section 10-3-818; and

WHEREAS, the number of duties for the Mayor, City Council, and Statutory Officers are significant and each elected officer is required to devote considerable time and expense to public service and community affairs; and

WHEREAS, public hearings was duly advertised and held on June 5;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park City, Utah that:

SECTION 1. REPEALED: All previous compensation ordinances regarding elected and statutory officers hereby are repealed.

SECTION 2. COMPENSATION FOR MAYOR, CITY COUNCIL, AND STATUTORY OFFICERS ADOPTED: The following salary levels are hereby adopted:

	<u>FY 2025-2026</u>
Mayor	
Wages	\$55,208.67 per year
Health Benefits (or cash in lieu)	\$27,276.00 per year
Car Allowance	\$ 3,000.00 per year
Total	\$85,484.67 per year
City Council	
Wages	\$28,519.57 per year
Health Benefits (or cash in lieu)	\$27,260.00 per year
Total	\$57,779.57 per year
City Manager	\$183,098–\$291,347 per year
City Attorney	\$183,098–\$291,347 per year
City Treasurer	\$117,219–\$175,829 per year
City Engineer	\$151,909–\$227,864 per year
City Recorder	\$103,920–\$155,879 per year

SECTION 3. BENEFITS: The Mayor and each member of the City Council shall receive family medical insurance. This benefit may be received as cash in lieu of the insurance coverage in the amount of \$27,276. The Mayor shall also receive \$250 per

month in car allowance. In addition, the Mayor and Mayor Pro-Tem. shall receive \$100 per wedding performed. Statutory officers are eligible for all benefits available to regular Full-Time Equivalents unless otherwise determined by the Mayor and City Council.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective July 12, 2025.

PASSED AND ADOPTED this 12th day of June, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

City Council Staff Report



Subject: Executive Municipal Officer Compensation

Department: Budget and Human Resources

Date: June 5, 2025

Recommendation

Hold the legally required public hearing before adopting a final budget that includes compensation increases for Executive Municipal Officers included in the Final FY26 Budget.

Background

During the 2024 Session, the Utah State Legislature passed Senate Bill 91, requiring a municipal governing body proposing a compensation increase for specified officers to notify and hold a public hearing on the proposed increases.

The bill amends [Utah Code section 10-3-818](#), Salaries in Municipalities. Under section 10-3-818(1), the City is required to set compensation for elective and statutory officers by ordinance after holding a public hearing. That is a separate item on tonight's agenda.

Section 10-3-818(2)(b) requires the City Council to hold a separate public hearing before adopting a final budget if the final budget includes a compensation increase for an executive municipal officer.

Analysis

"Executive Municipal Officer" means city manager, deputy city manager, city attorney, department or division heads or chiefs, and deputy or chief assistants to department or division heads. "Compensation increase" means budgeted salary, bonus or incentive pay, vehicle allowance, and deferred salary.

Because the final proposed budget includes a compensation increase for Executive Municipal Officers, the City Council must hold a public hearing on these proposed increases before adopting the final budget.

In 2024, Park City worked with NFP to conduct an independent compensation study comparing City wages to similar positions in other mountain towns and Utah municipalities. The study led to creating 14 new salary bands based on job functions, designed to support career progression over approximately eight years with strong performance.

The proposed FY26 compensation adjustments for Executive Municipal Officers align with this citywide compensation plan. As part of the broader FY26 budget, we evaluated the feasibility of a cost-of-living adjustment (COLA) in light of rising local costs and regional labor market trends. Other jurisdictions reported COLAs ranging from 2.5% to

7%, with Park City's 2.5% proposal falling at the lower end of that range while remaining competitive.

Initially, a COLA was not recommended due to conservative revenue projections made early in the budget process before key winter sales tax data was available. However, actual sales tax distributions for December through February came in 3.5% (\$626,533) ahead of last year, and March indicators remain strong. As a result, the sales tax growth projection was revised from 3% to 4%, generating approximately \$200,000 in additional General Fund revenue. Combined with cost efficiencies and lower-than-anticipated health insurance premiums, this increase supports the inclusion of a 2.5% COLA in the FY26 budget.

Exhibit A reflects updated salary ranges for Executive Municipal Officers. Unlike last year, where adjustments varied based on performance and experience, all positions received a uniform 2.5% increase in alignment with the approved citywide COLA.

Exhibit A: FY26 Executive Municipal Officer Maximum Potential Base Salary Percent Increase by Position

Title	Maximum Potential Base Salary Increase (%)
Assistant Budget Director	2.5%
Assistant Planning Director (Vacant)	0%
Assistant Recreation Director	2.5%
Assistant Transportation Planning Manager	2.5%
Budget & Strategic Planning Director	2.5%
Building Maintenance Supervisor	2.5%
Chief Building Official	2.5%
Chief of Police	2.5%
City Attorney	2.5%
City Engineer	2.5%
City Manager	2.5%
Communications Manager	2.5%
Community Engagement Manager	2.5%
Deputy Chief Building Official	2.5%
Deputy City Attorney	2.5%
Deputy City Manager	2.5%
Deputy City Manager	2.5%
Director of Economic Development & Analytics	2.5%
Emergency Manager	2.5%
Environmental Sustainability Manager	2.5%
Finance Manager	2.5%
Fleet Manager	2.5%
Golf Course Manager	2.5%

Housing Director (Vacant)	0%
Human Resources Director	2.5%
Ice Rink General Manager	2.5%
IT & Customer Service Director	2.5%
Library Director	2.5%
Assistant Library Director	2.5%
Parking and TDM Manager	2.5%
Parks Superintendent	2.5%
Planning Director	2.5%
Police Captain	2.5%
Police Captain	2.5%
Trails & Open Space Manager	2.5%
Public Utilities Director	2.5%
Public Works Director	2.5%
Recreation Director	2.5%
Special Events Manager	2.5%
Transit Manager	2.5%
Transportation Director	2.5%
Transportation Planning Department Manager	2.5%