



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
December 18, 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/87571008607>

CLOSED SESSION - 4:45 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.

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. Main Street Area Plan Project Update
2. Fences in Historic Residential Zoning Districts
3. Update on Agreed-Upon Procedures Engagements

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 November 18 and 24, 2025

V. CONSENT AGENDA

1. Request to Receive and Review the Park City Annual Comprehensive Financial Report (ACFR) for the Fiscal Year that Ended June 30, 2025
2. Request to Authorize the City Manager to Execute a Professional Services Agreement with Mountain Trails Foundation Not to Exceed \$290,000 for Two Years, in a Form Approved by the City Attorney's Office, for Critical Ongoing Trail Maintenance and Winter Recreation Trail Grooming
3. Request to Approve Single Event Temporary Alcoholic Beverage Licenses during the 2026 Sundance Film Festival (Location List to Follow)

4. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2026 Sundance Film Festival (Location List to Follow)
5. Request to Approve a Construction Agreement with Big Horn Contractors, LLC, Not to Exceed \$147,350, in a Form Approved by the City Attorney, to Renovate and Update Two City-Owned Duplexes in the Employee Housing Rental Program
6. Request to Approve the First Amendment to the Memorandum of Agreement between Park City Municipal Corporation and Empire Pass Master Owners Association, Inc.

VI. OLD BUSINESS

1. Consideration to Adopt the Clark Ranch Conservation Easement
(A) Action

VII. NEW BUSINESS

1. Consideration to Adopt Resolution 30-2025, a Resolution Adopting the 2025 Park City Water Conservation Plan
(A) Public Hearing (B) Action
2. Consideration to Approve the Youth Sports Alliance 2026 Olympic and Paralympic Homecoming Parade Supplemental Plan and Level Four Special Event Permit, for Friday, April 3, 2026, on Historic Main Street
(A) Public Hearing (B) Action

VIII. ADJOURNMENT

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 Communications Report



Subject: MSAP Progress Report
Author: Matt Lee
Department: Economic Development
Date: December 18, 2025

Summary

Provide a progress update on the [Main Street Area Plan](#) (MSAP) projects:

Background

ROADWAY AND CIRCULATION PROJECTS

The Council prioritized and directed a study of pedestrian-friendly street and sidewalk improvements within the Historic Commercial Business (HCB) District on Main Street (south of Heber Avenue) and Swede Alley. A Request for Statement of Qualifications (RSOQ) was used to select Kimley-Horn and Associates (Kimley-Horn) for a feasibility analysis to redesign Main Street and Swede Alley, prioritizing improvements to the pedestrian experience, and including items identified within the transportation and circulation recommendations presented at the February 13, 2025, City Council Retreat Work Session. Kimley-Horn's scope includes the following:

- 1) Collect topographical survey, right of way, and existing utility (wet/dry) horizontal/vertical data;
- 2) Prepare and submit a feasibility analysis report highlighting all required right-of-way, utility impacts, and potential long lead items that would impact delivery of the project;
- 3) Analyze potential impacts to public and private adjacent landowners;
- 4) Prepare concept-level plans for street design;
- 5) Prepare opinion of probable improvement costs; and
- 6) Prepare a preliminary schedule considering design, relocation of utilities, and an estimated construction schedule.

The contract with Kimley-Horn was executed on August 21, 2025, with a project kick-off meeting held on August 25. A LiDAR survey scan on Main Street was completed on September 15 to provide base map data for concept design work.

A Main Street Traffic & Circulation Workshop with City departments, Historic Park City Alliance (HPCA), and other stakeholders was held on October 6, 2025. The goals of the workshop were to:

- 1) Establish a common understanding of the Feasibility Study scope of work.
- 2) Review, refine, and confirm Main Street and Swede Alley goals and objectives.
- 3) Gather perspectives and input about constraints and issues.
- 4) Brainstorm ideas and design concepts for Main Street and Swede Alley.

Feedback from the workshop participants addressed many topics, including landscape and streetscape, street design & infrastructure, pedestrian safety, space allocation, ADA compliance, transportation modes, transit & emergency access, parking, maintenance & safety, historic preservation, and economic development.

The exercise identified Core Principles/Priorities for the project team, including:

- Flexibility & Adaptability
- Futureproofing
- Safety
- Destination Appeal
- Transit Priority
- Parking Strategy
- Pedestrian Experience
- Business Activation
- Winter Activation
- Snow removal and event readiness

The project team is working to integrate the workshop feedback into potential concept designs and will coordinate with Planning, Engineering, and Public Safety representatives to refine those concepts prior to returning to the Council for a Work Session to present potential concepts and request further direction in early 2026.

SNOWMELT SYSTEM FEASIBILITY

Sustainability staff have been exploring opportunities to transition Park City toward highly efficient district-scale heating and cooling systems that utilize waste heat. Earlier this year, the Sustainability staff commissioned a Phase 1 desktop study to assess the potential for thermal energy networks in several districts. The analysis identified two promising areas for further development: the Bonanza Park neighborhood and the Main Street district, both of which could tap waste heat from the City's wastewater and water systems. To advance to Phase 2, Sustainability staff issued a Request for Statements of Qualifications (RSOQ) and received six submissions. A five-member selection committee—representing Water, Economic Development, Environmental, Sustainability, and Planning—evaluated and scored the proposals. The Grey Edge Group, which completed Phase 1, received the highest score. The firm is also supporting the Town of Vail as it transitions its heated streets from expensive natural gas systems to highly efficient, carbon-free alternatives. Sustainability staff, along with other relevant departments, are now negotiating a contract with Grey Edge for Phase 2. The Phase 2 contract is expected to be executed in early 2026, with anticipated duration of approximately 9 months for the Phase 2 Study. This scope will include further development of the Bonanza Park and Main Street districts, including evaluation of snowmelt systems for street heating.

AERIAL TRANSIT FEASIBILITY

Pursuant to the Council's input given at the [June 26 Work Session \(minutes\)](#), our feasibility study will focus on two potential alignments – from Deer Valley's Snow Park

Village to China Bridge Parking Garage area (Main Street), and also from Snow Park to Richardson Flats parking lot.

Two consultants have been engaged to produce the Aerial Transit feasibility study. Procurement was completed and the contracts were executed on September 22, 2025, with Kimley-Horn, and on October 17, 2025, with SE Group.

Kimley-Horn's scope includes the following:

- 1) Evaluate the feasibility of new aerial transit alignments from Deer Valley Snow Park Village to Richardson Flats and Main Street.
- 2) Conduct right-of-way analyses of parcels across potential alignments.
- 3) Assess landowner impacts and property ownership details for aerial spans and touchdown points.
- 4) Estimate probable cost of right-of-way acquisitions.

SE Group's scope includes the following:

- 1) Evaluate potential aerial transit alignments for technical feasibility.
- 2) Create an overall aerial transit concept design plan and detail plans for each aerial transit corridor, including layout, profile, system specifications and system performance details.
- 3) Create a Terminus station concept design plan for the potential terminal sites, including existing conditions plan at affected areas, required size and recommended configuration of station and required buildings/equipment.
- 4) Prepare detailed analysis including advantages and disadvantages of the three primary options for aerial transit technology – monocable, bi-cable, and three-cable.
- 5) Provide detailed cost estimates for construction of the aerial transit system options, including costs for ongoing operations and maintenance.

We anticipate bringing preliminary findings to Council for a Work Session in February 2026 to present an update and request further direction.

Exhibits

EXHIBIT A: Park City Historic District Feasibility Study Workshop Meeting Summary

Park City Historic District Feasibility Study

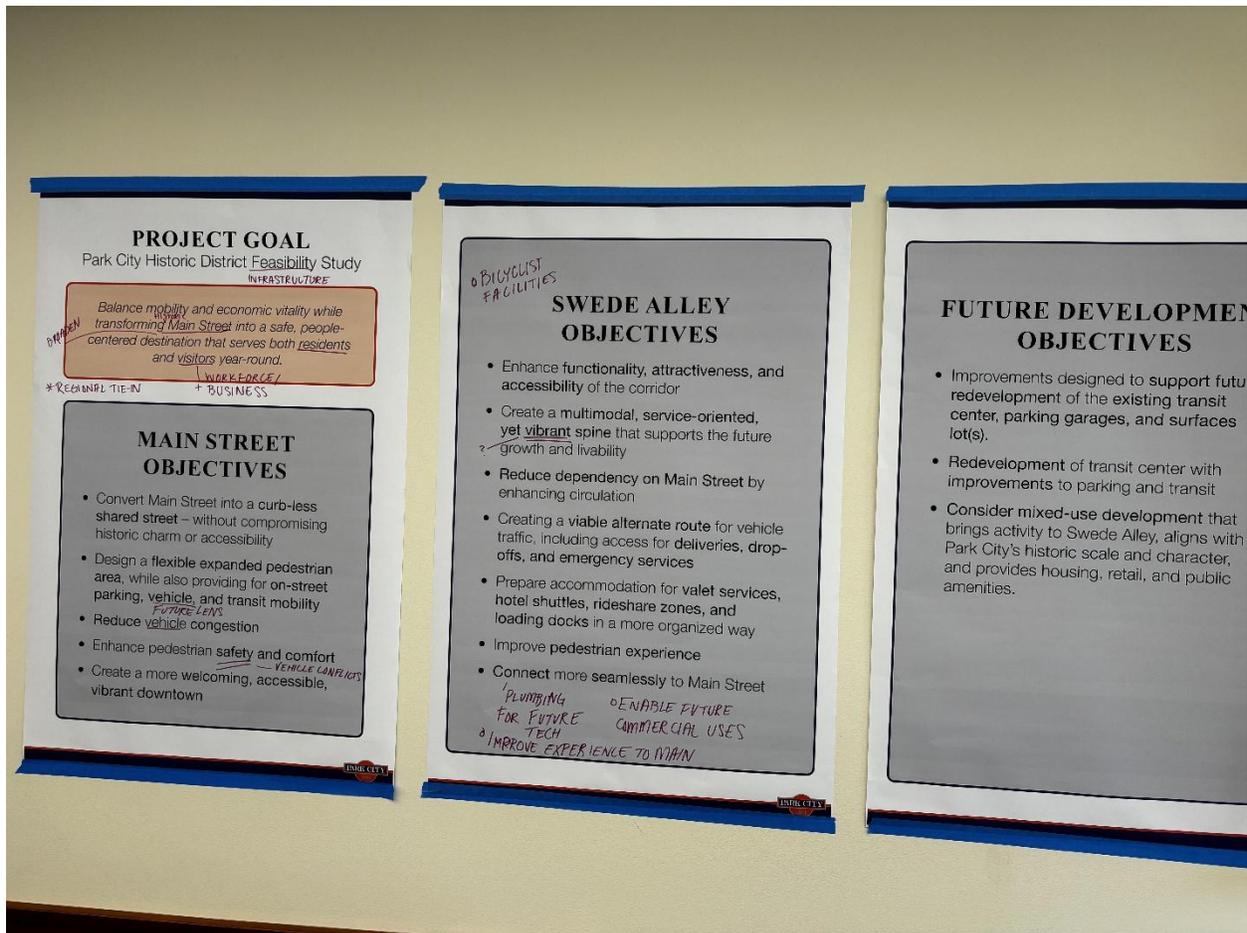
Workshop – Charette Kick-Off Summary

Location: Marsac Council Chambers, Park City, UT

Time: Monday, October 6, 2025 (1:00 pm – 4:30 pm)

Meeting Goals:

1. Establish common understanding of Feasibility Study scope of work
2. Review, refine, and confirm Main Street and Swede Alley goals and objectives
3. Gather perspectives and input about constraints and issues
4. Brainstorm ideas and design concepts for Main Street and Swede Alley



Attendees

Name	Department/Job Title	Email/Phone Number
Linda Jager	Community Engagement	linda.jager@parkcity.org
Alex Roy	Asst. Transportation Manager	Alex.roy@parkcity.org
Rebecca Ward	Planning Director	Rebecca.ward@parkcity.org
Heather Sneddon	Exec/Deputy City Manager	Heather.sheddon@parkcity.gov
Becky Gutknecht	Engineering	Becky.gutknecht@parkcity.org
Wade Carpenter	Police	Wade.carpenter@parkcity.gov
Nann Ward	Mayor	Nann.ward@parkcity.org
Chris Eggleton	Econ. Dev.	Chris.eggleton@parkcity.gov
Emma Prysunka	PCMC Comms.	Emma.Prysunka@parkcity.gov
Dave Thacker	PCMC Building Dept.	Dave.Thacker@parkcity.gov
Bill Connell	PCMC Public Works	William.connell@parkcity.org
John Robertson	City Engineer	John.robertson@parkcity.gov
Ginger Wicks	HPCA	ginger@historicparkcityutah.com
Monty Coates	HPCA	[REDACTED]
Rob Sergent	HPCA	[REDACTED]
Mike Ownes	PC Fire Dist	mowens@PCFD.org
Scott Robertson	PCMC IT	srobertson@parkcity.gov

Meeting Notes

1. Welcome and background

- Matt Lee introduced the project and asked the room to introduce themselves
- Brent Crowther provided an overview of the meeting agenda
- Brent Crowther provided an overview of the project scope of work
- Main Street Area Plan included the following elements: dining decks, one-way traffic, bi-directional transit lane, single-surface pedestrian focused street, some vehicle parking, flexible curb space
- Swede Alley will also be part of this scope with a focus on improving the pedestrian environment, organizing parking.

Group Comments/Discussion:

- What was the discussion around the one-way going downhill? Could it go uphill on Main Street?
- What are the thoughts about hotel shuttle services? Make sure the program is implemented and considered
- We want to protect pedestrians during events, pedestrian security
- Waste removal will also be important

2. Discussion of initial goals and objectives

- Overall Goal: **GOAL:** *Balance mobility and economic vitality while transforming Main Street into a safe, people-centered destination that serves both residents and visitors year-round.*
 - See updated “Goals and Objectives” PDF Attachment

Group Comments/Discussion:

- What is the main priority, if we can only get one thing right? Owning a business, the economic vitality would be the highest priority. We need to be safe and vibrant.
- Missing the word “business” from goal statement.
- We aren’t defining the experience we want. What is exciting them? What is the feeling?
- Things that may not be a part of this phase: workforce housing, redevelopment of China bridge

3. Design Elements:

- Rich Flierl shared precedent imagery from other example projects.
 - See updated “Project Precedents” PDF attachment

Group Comments/Discussion:

- HPCA researched precedent projects
- Pearl Street
 - Has not been successful, pedestrian visitation has been down.
 - Does not future proof
 - Does not prioritize employees
- Quebec City:
 - Good precedent for historic charm
 - Considers safety concerns well
 - Look into how Quebec manages snow clearance
- Whistler, BC:
 - Like snowmelt system with heating and drainage throughout
- Linden Street:
 - Gives a plaza feeling
 - Like the pavers

4. Constraints and Concerns: Breakout Groups

Workshop attendees broke into stakeholder groups for a discussion facilitated by project team members. Facilitators took notes, which are summarized in the table below.

#	Stakeholder Group	Facilitator	Focus Discussion Topics
1	<ul style="list-style-type: none"> • Planning Department • Historic Preservation • Building Department 	Amanda Risano	<p>Landscaping & Streetscape:</p> <ul style="list-style-type: none"> • Develop guidelines for landscape/hardscape (furnishings, plantings, historic appropriateness) <p>Retractable Bollards:</p> <ul style="list-style-type: none"> • Concern with salt, snow, and maintenance • Previously considered; operational challenges remain <p>Space Allocation:</p> <ul style="list-style-type: none"> • Plan comprehensively for events and pedestrian flow <p>ADA Compliance Issues:</p> <ul style="list-style-type: none"> • Main Street slope >5% (exceeds ADA standards without handrails) • Sidewalk cross slopes >2% in several areas • Limited ADA-compliant on-street parking • Inconsistent ADA entrances; long, unclear routes • Explore drop-off zones meeting ADA standards • Consider Swede Alley as accessible route (limited coverage) • Evaluate connections between Main & Swede Alley for accessibility • Possible pedestrian bridge from China Bridge to improve ADA access • Open spaces between Main & Swede Alley may lack ADA compliance <p>Alternative Transportation:</p> <ul style="list-style-type: none"> • Ride Share Zones: Risk of lingering drivers, ineffective drop-off • Bicycles: <ul style="list-style-type: none"> – E-bike stations at top of Main (summer) – Address bike/delivery conflicts on Swede Alley – Consider cycle-free Main Street; add bike valet/parking at ends • Aerial Transit: Factor in future gondola plans • Pedestrian:

			<ul style="list-style-type: none"> – Event queues disrupt ROW – Separate traffic from pedestrians for safety <p>Maintenance & Safety:</p> <ul style="list-style-type: none"> • Snow removal impacts ADA compliance and pedestrian flow • Address slip/fall hazards and canopy snowshed protection <p>Historic Preservation:</p> <ul style="list-style-type: none"> • Avoid altering structures to prevent triggering lengthy permitting • Over 400 historic sites on Main Street (GIS database available)
2	<ul style="list-style-type: none"> • Economic Development • Historic Park City Alliance (HPCA) 	Rich Fliert	<p>Current Challenges:</p> <ul style="list-style-type: none"> • Main Street not affordable for families • Street feels uninviting • Park City underwhelming during holidays • National chains erode Main Street identity <p>Holiday/Event Needs:</p> <ul style="list-style-type: none"> • Install plug-ins for lighting (e.g., winter market) <p>Family-Friendly Ideas:</p> <ul style="list-style-type: none"> • Convert Post Office to plaza for gatherings • Add food trucks, live music, affordable options • Explore economic incentives for family-friendly businesses <p>Community Dynamics:</p> <ul style="list-style-type: none"> • Locals vs. second-home owners (conflicting priorities) • Economic vitality vs. resistance to change <p>Regional Context:</p> <ul style="list-style-type: none"> • Heber growth will increase area traffic <p>Entertainment:</p> <ul style="list-style-type: none"> • Live music has declined (Spur offers nightly music) <p>Competition:</p> <ul style="list-style-type: none"> • Montage, Canyons Village, Pendry
3	<ul style="list-style-type: none"> • Engineering • Public Works 	Theo Gochnour/	<p>Snow Removal & Storage</p>

		<p>Derrick Turner</p>	<ul style="list-style-type: none"> • Need clear strategies for snow removal and storage during winter. • Consider impact of snow on street usability and pedestrian safety. <p>Pavers</p> <ul style="list-style-type: none"> • Pavers can become slippery, creating safety hazards. • Ongoing maintenance concerns with paver surfaces. • Granite has no historic value for Main Street—questioning its use. <p>Street Infrastructure</p> <ul style="list-style-type: none"> • Lighting: Ensure adequate and attractive street lighting for safety and ambiance. • Technology: Plan for 5G antenna integration. • Utilities: Dry utilities corridor needs to be defined. • Sewer: Upsize Swede Avenue sewer to handle future capacity. • Trash: Add trash compaction systems on Swede for efficiency. <p>Street Design</p> <ul style="list-style-type: none"> • Narrow street design considerations. • Roundabout proposed for improved traffic flow. • Curbless street concept for flexibility and ADA compliance. <p>Intersection</p> <ul style="list-style-type: none"> • Heber/Swede intersection improvements needed. • Consider pedestrian scramble for safety and flow.
<p>4</p>	<ul style="list-style-type: none"> • Transportation • Parking • Police Department • Fire Department 	<p>Brent Crowther</p>	<p>Pedestrian Safety</p> <ul style="list-style-type: none"> • Desire for improved pedestrian experience and accessibility. • Main Street project aimed to balance parking with pedestrian space. <p>Parking Issues</p> <ul style="list-style-type: none"> • Removal of parking is a major concern for HPCA and businesses. • China Bridge expansion could alleviate concerns. • Once China Bridge is full, limited nearby options—especially for high school access.

		<ul style="list-style-type: none"> • Richardson Flat is not a sustainable parking solution. • Businesses rely on quick customer drop-offs and ADA access (e.g., Egyptian Theatre). • Reminder: Without employees, vibrancy suffers. <p>Transit & Emergency Access</p> <ul style="list-style-type: none"> • Transit lane could be closed during emergencies. • Need defined loops for police/emergency access. • Consider mid-corridor roundabout for side street access. • Fire Department wants to eliminate traffic on Main Street. • Fire Code: Ensure aerial access for fire trucks, ladder placement, and tree height compliance. <p>Business Viability</p> <ul style="list-style-type: none"> • If parking is eliminated, what businesses remain viable? • Art dealers and similar businesses need access. • Transit Solutions • Proposal: 5+ bi-directional shuttles with turn-out lanes. • Trolley-like system for hop-on/hop-off convenience. • Goal: Reduce need for cars downtown. • Design & Infrastructure • Bollards: Opportunity to integrate into design for events. • Future-proofing is essential. • Snow removal: Heavy equipment and snow melt systems required.
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5. Group report outs

Group report out discussion is captured on the boards below.

DRAINAGE

- Landscaping
 - species selection
 - movable planters?
 - in the winter, limited light (ic)

ECONOMIC DEV

- Utilize resident knowledge
- Plaza to attract new visitors
- private events v. AM customer vs. PM
- what is the "must see"?
- parking customers
 - youth / young families driving less
- final mile solutions
 - Safety
- Moveable / Flexible street elements
 - dining decks more perm. or fenced areas

ENGINEERING

- Snow removal / storage
 - pavers are slippery
 - maintenance concern
 - no historic valve to gran
- Street Lighting
 - 5G antennas
 - Swede sewer up size
 - Trash compaction on Swede
- Round about
 - narrow
- Dry Utilities
 - Utility corridor
 - no pavers
- Heber / Swede intersection
 - ped scramble?

- Future proof dining decks
 - Future uses
 - ROW implications
 - Concerns w/21+

PLANNING / ADA

- 5-6% grade
- current accessibility concerns
 - improve experience (wayfinding)
- Swede → Main St
 - facilitate more crossings
- Bollards
 - LA as space allocation
- ADA Parking on Main
- Ride Share Drop-off
 - Ubers lingering / loitering
- Historic Preservation
 - identify pain points
- Neighborhood traffic
 - bicycle parking (safety)

TRANSPORTATION

- Ped. safety
- Parking removal (China Bridge redevelopment)
- EMS response
 - access loops/alt routes
- Shuttle System
 - turnout lanes
 - future proofing (Tech) Flexibility
- Snow Removal

6. Future Use Discussion

Core Principles

- **Flexibility & Adaptability**
 - Design must allow for multiple uses and evolve over time.
 - Allow for rotating programming every 1–2 years.
 - Curbless street concept for maximum adaptability and ADA compliance.
- **Future-Proofing**
 - Infrastructure should anticipate changing needs (events, mobility, safety).
 - Consider aerial view aesthetics and long-term appeal.
- **Safety**
 - Protect pedestrians from vehicles, including hostile vehicle threats.
 - Ensure fire lane access and compliance with emergency requirements.
 - Safe for all ages - from the elderly to children.
 - Event challenges: Fire lane requirements, liquor laws, ATV access.
- **Appeal**
 - Create a destination that draws people in, not just expecting them to come.
 - Include a “must-see” landmark or attraction (Park City’s Eiffel Tower moment).

Mobility & Access

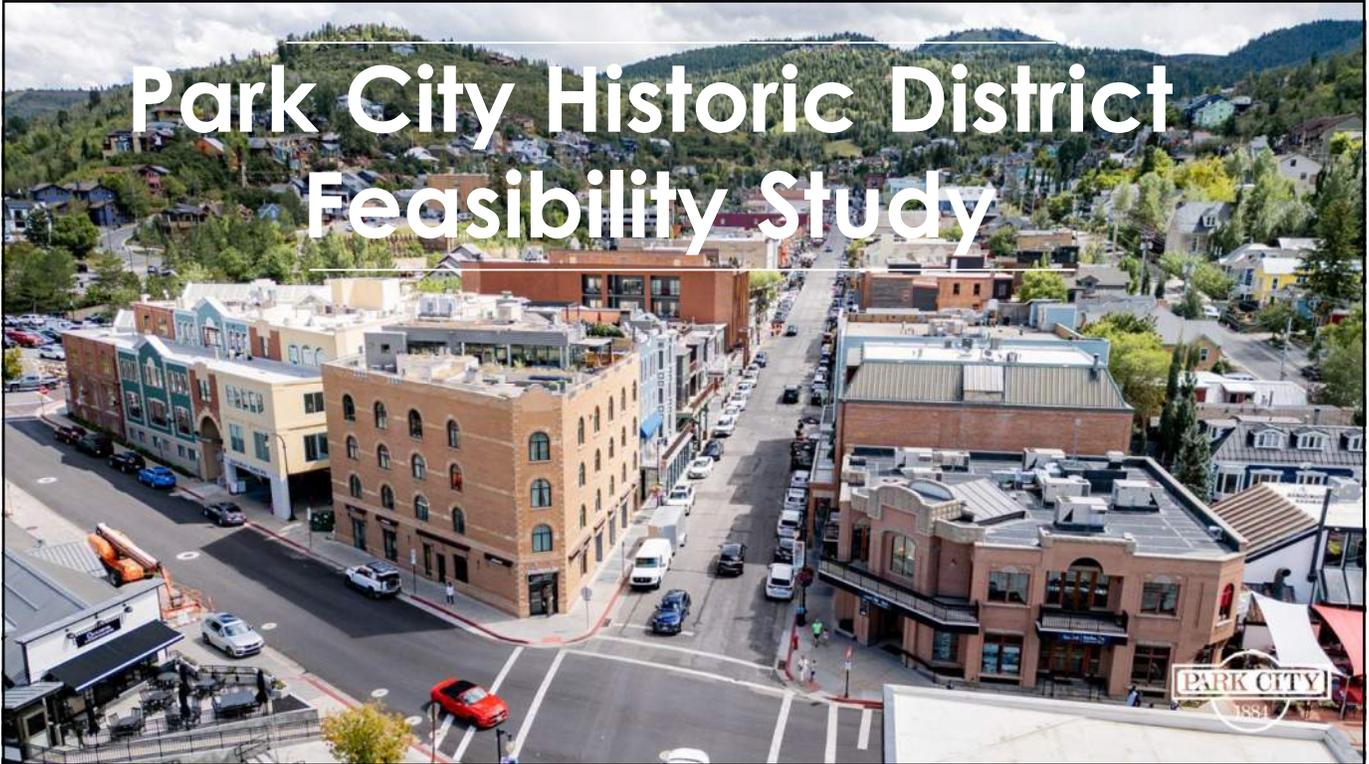
- **Transit Priority**
 - One-lane concept for transit and pedestrians.
 - Restrict daily car access during certain hours.
 - Microtransit and centralized delivery solutions.
- **Parking Strategy**
 - Use street parking to define zones
 - Evening activation (e.g., free parking by day, paid at night).
 - Explore free China Bridge parking during the day.
 - Employee parking solutions (e.g., base floor allocation).
- **Pedestrian Experience**
 - Strolling zones for window shopping.
 - Test pedestrian-only closures at specific times or events.

Business & Activation

- **Balance Retail & Dining**
 - Both are important and can be symbiotic.
 - Retail viability concerns (e.g., high sales volume needed for sustainability).
- **Winter Activation**
- **Snow removal and event readiness.**

ATTACHMENTS:

1. Charette presentation
2. Goals and Objectives



1

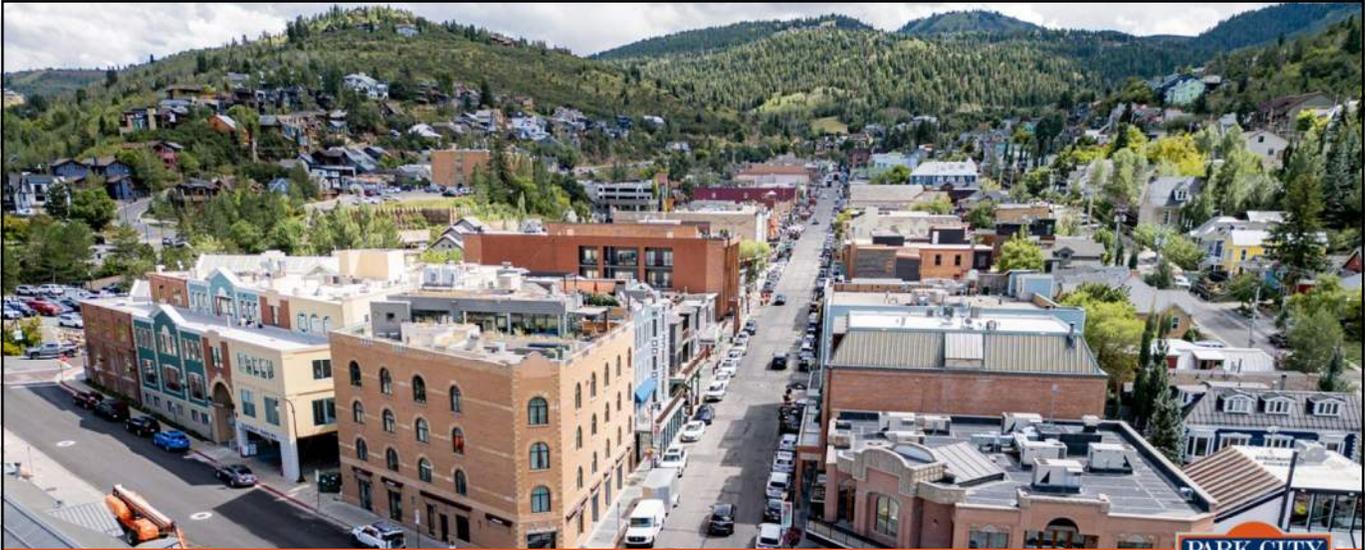


Agenda

- **Presentation**
 - Project overview
 - Scope/schedule
 - Initial goals and objectives
- **Discuss Goals and Objectives**
- **Breakout Groups (Constraints and Concerns)**
 - Large group discussion
- **Breakout Groups (Concept Brainstorming)**
 - Large group discussion
- **Optional Site Tour**



2



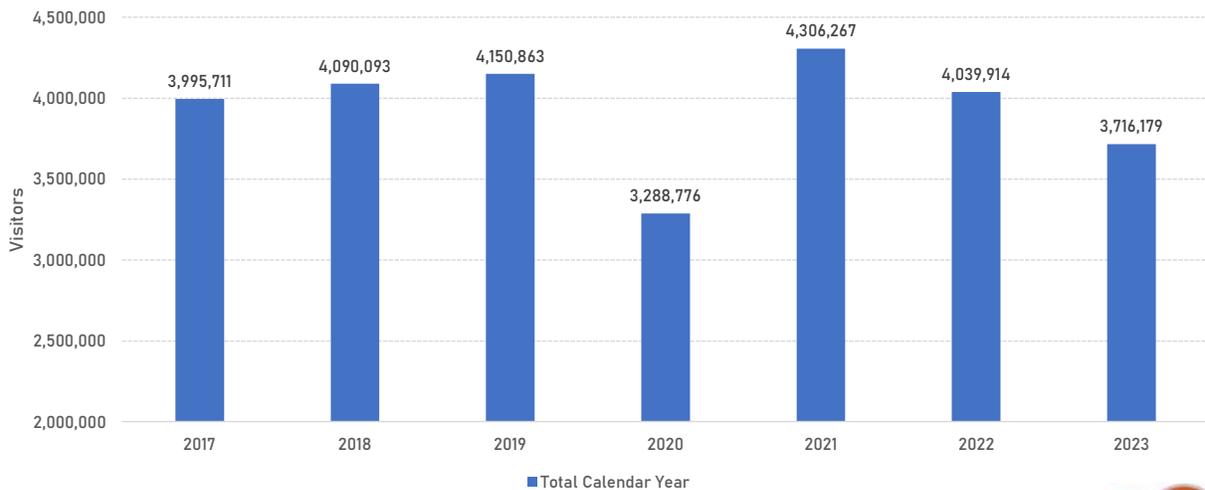
Project Overview

3

Why Now?

Main Street visitation has been declining post-COVID.

Main Street Visitors by Calendar Year



Source: PCMC, ZPFI, Happy Cities, VODA, Kimley Horn, Main Street Area Plan, As of August 2024.



4

GRAND HYATT

AXIOS Salt Lake City News Things to Do Food and Drink Politics Real Estate Business

May 16, 2024 News

Study reveals vision for Salt Lake City's reimagined downtown

Heber city council plans downtown redevelopment, delays voting on specific goals

Coalville considers remaking its Main Street
Strategic revitalization plan is underway, and residents are encouraged to participate

Remodeled Delta Center and other downtown developments envisioned with NHL team

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Source: PCMC, ZPFI, Happy Cities, VODA, Kimley Horn, Main Street Area Plan. As of August 2024.

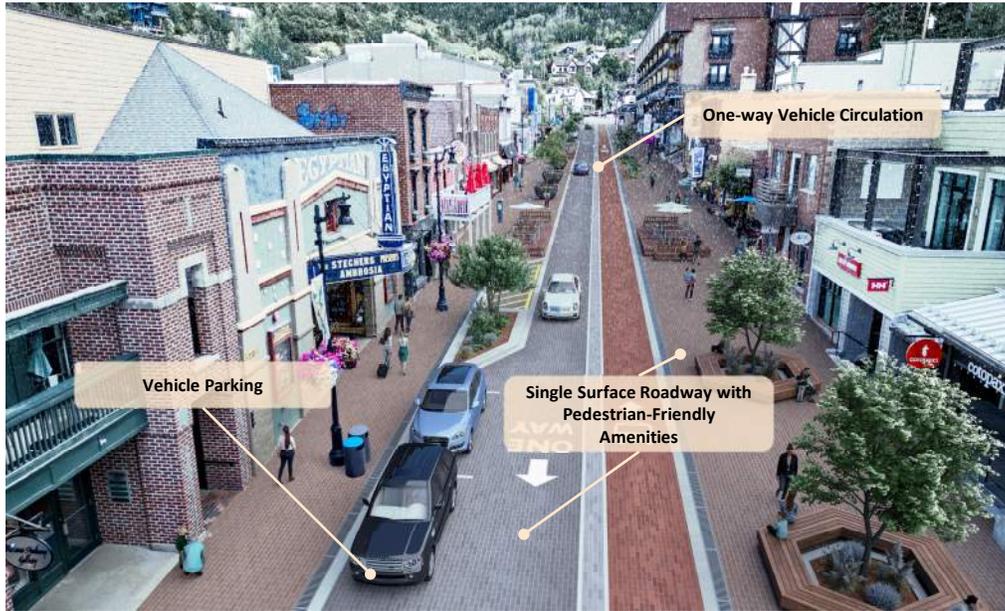
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Main Street: Today

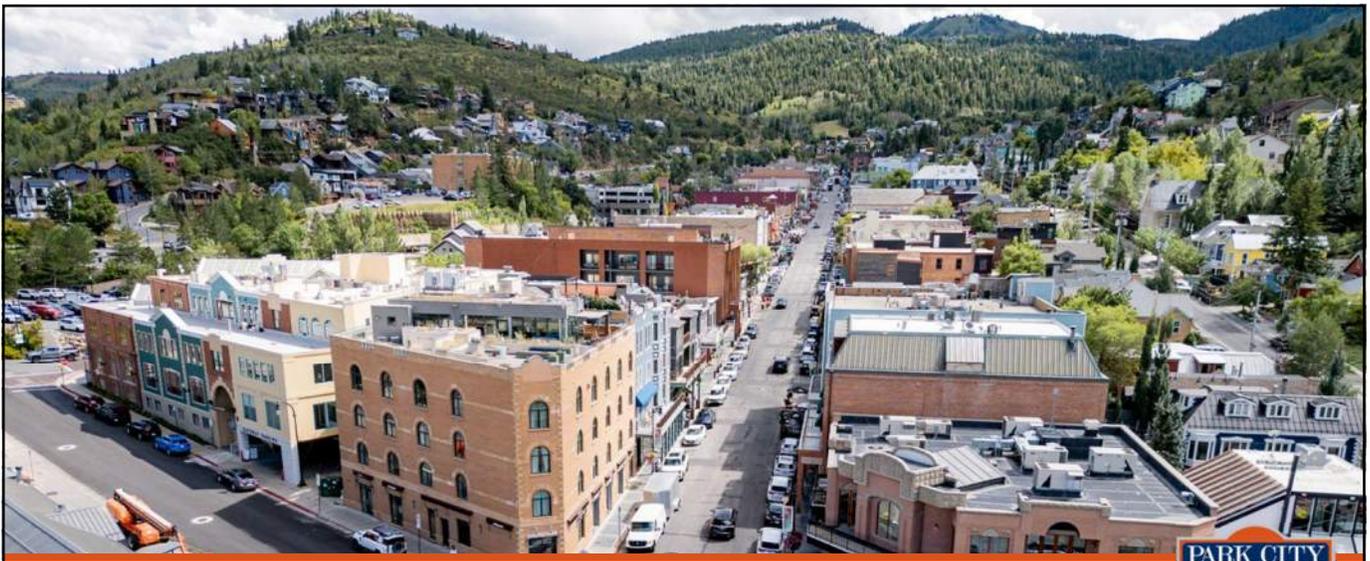
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Main Street: Potential

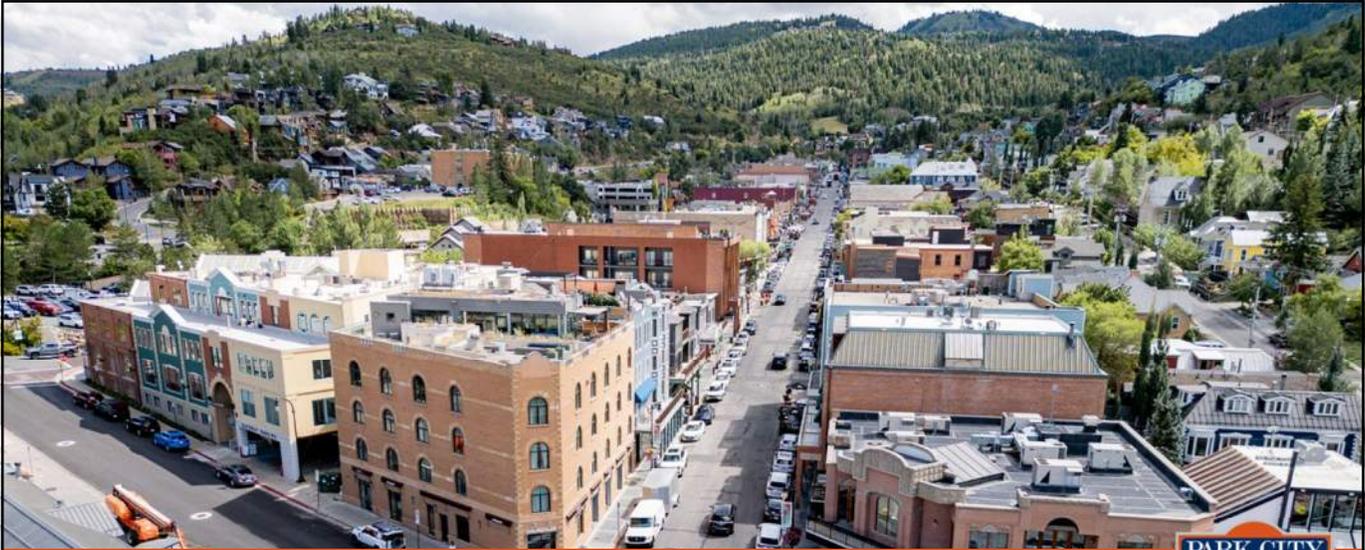


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Scope and Schedule

8



Goals and Objectives

9

Project Goal

Park City Historic District Feasibility Study

GOAL: *Balance mobility and economic vitality while transforming Main Street into a safe, people-centered destination that serves both residents and visitors year-round.*



10

Main Street Objectives

- Convert Main Street into a **curb-less shared street** – without compromising historic charm or accessibility
- Design a **flexible expanded pedestrian area**, while also providing for **on-street parking, vehicle, and transit mobility**
- **Reduce** vehicle **congestion**
- Enhance pedestrian **safety and comfort**
- Create a more welcoming, accessible, **vibrant downtown**



11

Swede Alley Objectives

- **Enhance functionality**, attractiveness, and accessibility of the corridor
- Create a **multimodal, service-oriented**, yet vibrant spine that **supports** the future growth and livability
- **Reduce dependency on Main Street** by **enhancing circulation**
 - Creating a viable **alternate route** for vehicle traffic, including access for **deliveries, drop-offs, and emergency services**
- Prepare **accommodation** for valet services, hotel shuttles, rideshare zones, and loading docks in a more organized way
- Improve **pedestrian experience**
- **Connect** more seamlessly to Main Street



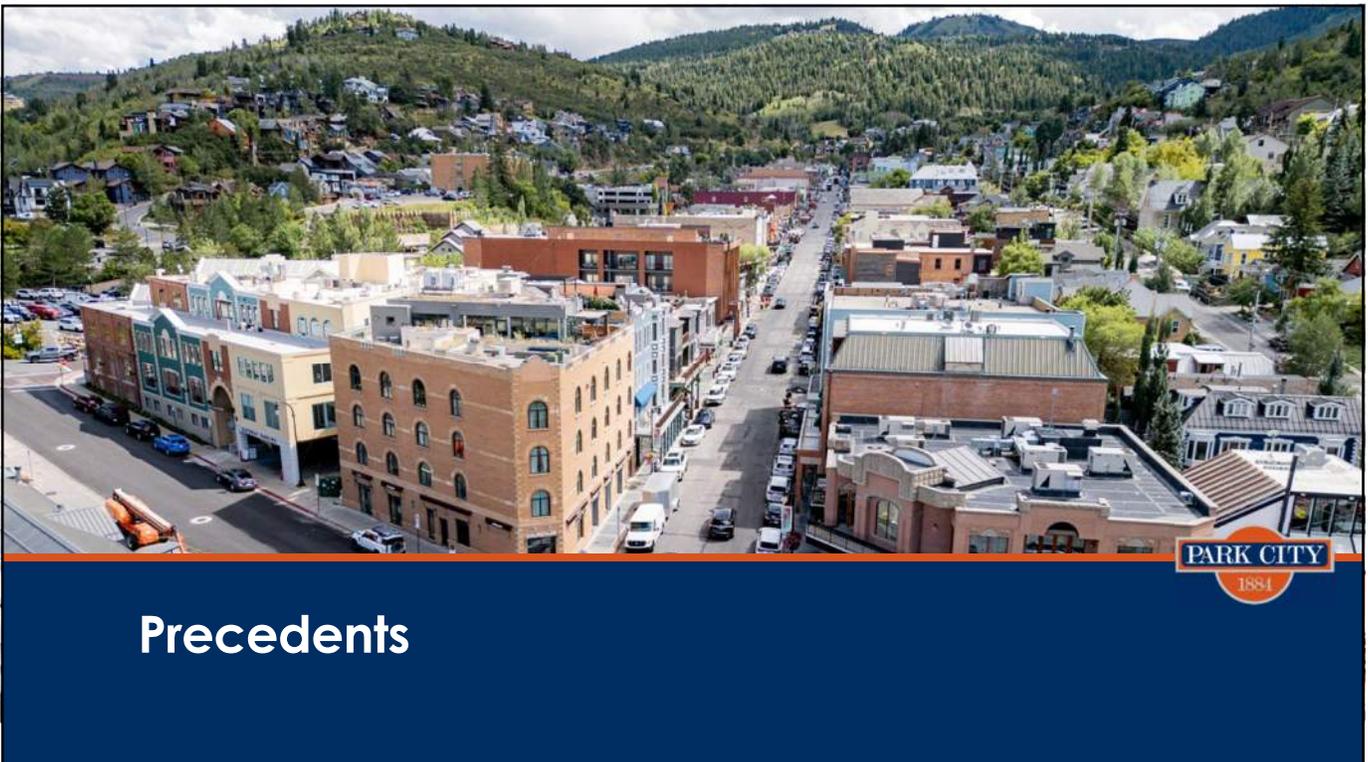
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Future Development Objectives

- Improvements designed to **support future redevelopment** of the existing transit center, parking garages, and surfaces lot(s).
- Redevelopment of **transit center** with improvements to parking and transit
- **Consider mixed-use development** that brings activity to Swede Alley, aligns with Park City's historic scale and character, and provides housing, retail, and public amenities.



13



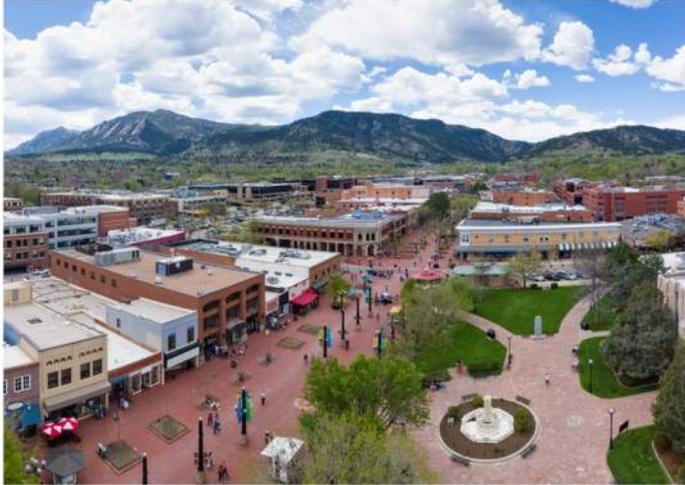
Precedents

14

Pearl Street

Boulder, CO

- Flush, curb-less pedestrian plaza
- Often activated with festivals
- Similar climate to Park City



15

Old Quebec

Quebec City, QC, Canada

- Frequent winter conditions
- Pedestrian-only streets and shopping



16

Whistler Village

Whistler, BC, Canada

- Mountain town (summer and winter attraction)
- Shopping, restaurants, bars, patios, and entertainment all within pedestrian-only streets



17

Whistler Village

Whistler, BC, Canada

- Mountain town (summer and winter attraction)
- Shopping, restaurants, bars, patios, and entertainment all within pedestrian-only streets



18

Linden Street

Fort Collins, CO

- Flush, curb-less plaza, can be closed to vehicles
- Bridge between Old Town Square and the River District



19

Broadway & Willamette Streets

Eugene, OR

- Flush, curb-less plaza with bollards separating vehicles
- Public art and areas for event activation



20



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PROJECT GOAL

Park City Historic District Feasibility Study

Balance mobility and economic vitality while transforming Historic Main Street into a safe, people-centered destination that serves residents, businesses, and visitors year-round.

MAIN STREET OBJECTIVES

- Convert Main Street into a **curb-less shared street** – without compromising historic charm or accessibility
- Create a **flexible expanded pedestrian area**, while also providing on-street parking, transit mobility, and space for future transportation innovations
- Reduce congestion
- Prioritize pedestrian **safety and comfort**
- Enhance downtown into a more **welcoming, accessible, and vibrant space**

SWEDE ALLEY OBJECTIVES

- Enhance functionality, attractiveness, and accessibility of the corridor
- Create a multimodal, service-oriented, supporting corridor that enables future growth and livability
- Reduce dependency on Main Street by enhancing circulation
- Create a viable alternate route for vehicle traffic, including access for deliveries, drop-offs, and emergency services
- Prepare accommodation for valet services, hotel shuttles, rideshare zones, and loading docks in a more organized way
- Improve pedestrian experience and safety
- Connect more seamlessly to Main Street
- Allow flexibility for future technologies and commercial uses

FUTURE DEVELOPMENT OBJECTIVES

- Design improvements to support future redevelopment of the existing transit center, parking garages, and surfaces lot(s).
- Allow redevelopment of transit center with improvements to parking and transit
- Consider mixed-use development that brings activity to Swede Alley, aligns with Park City's historic scale and character, and provides housing, retail, and public amenities supporting the role of Historic Main Street.

City Council Staff Communication



Subject: Fences in Historic Residential Zoning Districts
Author: Meredith Covey, Planner II
Department: Planning
Date: December 18, 2025

Background

On November 18, 2025, the City Council reviewed a property owner’s request to install a Fence within the City Right-of-Way at 1304 Park Avenue, a Landmark Historic Site.¹

The City Council requested a broader policy discussion with the Historic Preservation Board (HPB) on:

- The location of Fences in context of the Historic Structure and Streetscape;
- Snow storage easements and the location of Fences within a Streetscape;
- The types of materials and style of Fences allowed; and
- How to balance the impact of Fence installations on aesthetics, public safety, and snow removal in the Historic Districts ([New Business Item 1](#); [Audio](#)).

Historic Preservation Board Work Session

On December 3, 2025, the HPB conducted a work session with the Planning, Public Works, and Engineering Teams ([Staff Report](#); [Audio, Minute 33](#)). The HPB requests additional time before formalizing their recommendation.

The HPB recommended that the Teams conduct additional research and evaluate amendments to the Land Management Code (LMC) to better describe materials and Fence types for compatibility in Historic Districts. The HPB recommended maintaining a ratio of “solid to void” to reflect historic Fence patterns, shown in the images below, and to assist with snow removal and storage.

¹ For additional project background please see the end of this report.

1940s tax photos, courtesy of the Park City Museum, show Fences installed in the Historic Districts:



Additionally, the HPB recommends the Teams conduct additional research on potential design solutions, and materials that have demonstrated longevity and ability to withstand snow removal operations.

The HPB requested information from the Teams on locations within Old Town where snow removal is particularly problematic. Based on this additional information, the HPB proposed evaluating the LMC to respond to these challenges.

The HPB requested another work session in January to review the additional information requested to determine the appropriate balance between safety, snow removal, historic design, and aesthetics of Fences.

Despite the compliance issues identified with the current fence at 1304 Park Avenue, the HPB indicated that they would not object if staff allowed the Fence to remain while they review the broader policy.

When work is conducted on a Historic Structure, a Financial Guarantee is recorded as a Lien against the property to ensure the Historic Structure and materials are protected throughout the project. This Lien is released only after the Planning Department has completed a Final Inspection and determined all work is compliant with the LMC. 1304 Park Avenue has a Financial Guarantee recorded on the property which will remain until the Fence meets Historic District Regulations.

The Planning, Public Works, and Engineering Teams will continue to work with the HPB and a work session has been scheduled for January 7. Staff will then return to the City Council with the HPB recommendation.

Additional Background Information

1304 Park Avenue is a Landmark Historic Structure. Prior to the rehabilitation of the Historic Structure, a wood picket Fence had been present on the site for decades:



1304 Park Avenue, prior to construction

The Fence proposed to replace the wood picket Fence at 1304 Park Avenue is a four-foot-tall painted cedar Fence that yields total visual screening. The Fence was installed without proper review or permitting by the Planning and Building Departments under the Historic District Design Regulations. The newly installed Fence is shown in the photos below:



1304 Park Avenue as viewed from Park Avenue looking east



Newly installed Fence at 1304 Park Avenue



1304 Park Avenue looking north

City Council Staff Communications Report



Subject: Update on Agreed Upon Procedures Engagement
Author: Mindy Finlinson, Finance Director
Department: Finance
Date: December 18, 2025

Summary

Staff would like to provide the City Council with a brief update on the two agreed-upon procedures currently underway with our outside auditors: (1) the MKSK Agreement Review and (2) the Water Benchmark Study Analysis.

1. MKSK Agreement

The auditors have completed all testing related to the MKSK agreement, including procedures over the contracting process, invoice testing, compliance requirements, and project scope and budget adherence. The work has now been submitted for manager and partner review.

At this stage, the auditors do not anticipate significant revisions, though issuance of the final report will depend on the reviewer feedback process. We expect this report to be finalized before year-end, barring any unforeseen questions that arise during the review phase.

2. Water Benchmark Study Analysis

Testing on the Water Benchmark Study is actively progressing. In addition to the auditors' limited year-end availability, the overall timeline was also delayed by unexpected requests within the City to update the water fee schedule. This temporarily slowed our ability to provide the auditors with the information they needed. As a result, the auditors have informed us that the partner-level review will not be completed before December 31 as originally planned.

Based on the updated timeline, the auditors now anticipate completing their review and issuing the final report in early January.

Engagement	Current Status	Next Step	Estimated Completion
MKSK Agreement AUP	Testing completed; partner review in progress	Complete partner review & issue report	Late December 2025
Water Benchmark Study AUP	Testing ongoing; partner review delayed due to holiday availability	Finalize testing; partner review & issue report	Early January 2026



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PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, UTAH 84060

November 18, 2025

The Council of Park City, Summit County, Utah, met in open meeting on November 18, 2025, at 4:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 4:00 p.m. Council Member Ciraco 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 4:44 p.m. Council Member Ciraco seconded the motion.

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

PARK CITY BOARD OF CANVASSERS MEETING

ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell (via Zoom) Board Member Tana Toly Jodi Emery, Acting City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

28
29

NEW BUSINESS

1 **1. Consideration to Approve Resolution No. 25-2025, a Resolution of the Board of**
2 **Canvassers Certifying the Official Canvasser's Report from the November 4, 2025,**
3 **Municipal General Election for Park City, Utah:**

4 Michelle Kellogg, Election Official, reviewed the final vote counts and announced the
5 winners: Ryan Dickey as Mayor, and Tana Toly and Diego Zegarra as Council
6 members. She noted there were 37 rejected ballots. Board member Parigian asked if a
7 recount could be requested, to which Kellogg affirmed there could be since the
8 difference in mayoral votes was seven and that was within the recount margin. She
9 indicated she would need to receive a request from the losing candidate by Friday at
10 5:00 p.m.

11
12 Board Member Ciraco moved to approve Resolution No. 25-2025, a resolution of the
13 Board of Canvassers certifying the Official Canvasser's Report from the November 4,
14 2025, Municipal General Election for Park City, Utah. Board Member Dickey seconded
15 the motion.

16 **RESULT: APPROVED**

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

18
19 **ADJOURNMENT**

20
21 **PARK CITY COUNCIL WORK SESSION**

22
23 **Discuss Childcare Scholarship Program Adjustments:**

24 Michelle Downard, Childcare Scholarship Program Manager, presented this item and
25 stated this program began in January 2024. Based on the Council's request, she
26 reviewed several possible program adjustments. She noted the adjustments could be
27 altered based on many factors, such as household size, household AMI, scholarship
28 criteria, etc. She broke down the adjustments into categories: residents, workforce,
29 childcare providers, tiers for household contributions, and funding.

30
31 Downard stated there were 27 participating providers who served 134 households, for a
32 total of 152 children. She indicated the funds allocated for this program would be
33 exhausted by the end of the fiscal year. She reviewed when this program began,
34 capacity was an issue. With the implementation of the Park City School District
35 preschool, this was no longer a problem and some providers had vacancies. She noted
36 capacity was a revolving issue. Regarding tuition, she thought tuition increases would
37 be steady.

38
39 Downard discussed eliminating the maximum household AMI as a criteria for receiving
40 scholarships and noted the scholarships would naturally diminish as the AMI increased.
41 The other option would be to implement a sliding scale that would increase scholarships
42 for the lower income households. This would be similar to the MARC sliding scale, and
43 the family contribution would decrease as the income decreased.

1 Regarding the Park City workforce, one option would be to increase the standard
2 scholarship from \$200 per month to \$300 per month across the board. The second
3 option could be percentage based, supporting lower income households with a greater
4 scholarship. The problem with this option was that there was an extreme cutoff based
5 on the math. She indicated the scholarships could be tiered as well.
6

7 Downard discussed an increase in provider support. One option would be to provide
8 scholarships equivalent to the resident rate for full-time Park City provider employees
9 who have children enrolled at the facility. Another incentive would be to provide a
10 \$100/month incentive to providers for each Park City child enrolled in their system. She
11 noted most childcare facilities were small businesses with less than 20 employees, and
12 75% of their revenue went to employee compensation. She thought this could be paid
13 retroactively at the beginning of the fiscal year. One requirement for Park City facilities
14 was backflow preventers, which are important for water quality and safety, but they are
15 costly. This requirement compounded the financial stress for the providers.
16

17 Downard stated most households participating in the program had one child in the
18 program. There were six out of 92 households that had two children in the program.
19 One option for tiering the contributions would be to adjust the households by 1%, or \$75
20 per household. Regarding ongoing funding, she hoped to notify families if they could
21 rely on the funding or when the program would end.
22

23 Mayor Worel indicated that when this program began, two of the Council's goals were to
24 enroll more families in the Division of Workforce Services (DWS) funding program and
25 to get more capacity, and both had been achieved. Council Member Dickey asked if
26 Downard had recommendations. Downard stated it depended if Council wanted to
27 phase this program out. Council Member Dickey wanted to continue the program and
28 asked which options were more attractive. Downard felt the incentives for providers
29 should be a priority, especially with inflation. This could help these facilities keep tuition
30 stable. She stated the City gave providers who accepted DWS children \$300 per child.
31 She hoped they could also get incentives for accepting children of Park City residents,
32 Park City workforce, and PCMC employees.
33

34 Council Member Ciraco asked what the Council was trying to address with these
35 incentives. Downard reviewed that Council had requested that she provide data on
36 needs that were still not being met. Council Member Ciraco asked if there had been a
37 change in the tax legislation. Downard stated there was a provision in the big beautiful
38 bill that included some financial support and tax incentives for employers to provide
39 childcare. The State Legislature was also considering additional tax benefits for
40 childcare providers. Council Member Ciraco felt society had been trying to address this
41 problem.
42

43 Council Member Parigian indicated he didn't see a mathematical justification for any of
44 these options. He asked if there was a sliding scale for childcare already, to which
45 Downard stated there was not a sliding scale at this time. Resident families paid 10% of

1 their income for childcare, and they could receive scholarships to fill the gap between
2 their 10% and the actual cost of childcare, up to \$1,700 per month. Council Member
3 Parigian didn't understand how these options would help. Downard stated some of the
4 recommendations were drafted at Council's request to learn of additional ways to
5 provide extra support to families, like increasing the \$200 scholarship for Park City
6 workforce to \$300. She noted these could be tweaked to Council's discretion and stated
7 they could put a specific number or it could be percentage based. Mayor Worel noted
8 that this would be a good incentive for employees to drive past new competitors as they
9 commuted to work. Council Member Parigian asked if the \$200 was working or if it
10 needed to be increased. Downard felt that incentive was something to help employee
11 recruitment and retention. Council Member Parigian asked why the City should give
12 extra help to provider employees. Downard indicated these employees had a high
13 turnover rate so \$100 per month per child enrolled would help providers.
14

15 Council Member Toly asked for more information on the provider support option. She
16 was more concerned about the families and workforce. Council Member Dickey thought
17 the resident support options should be considered. He supported removing the AMI
18 caps and enacting the sliding scale since it avoided an abrupt cutoff. He thought this
19 would create a more effective program and would provide a modest increase in
20 spending. Council Member Ciraco requested an update on the community business
21 partners who worked with the chamber on a program to have employers create
22 childcare programs. Council Member Parigian asked if this program would need a
23 bigger budget, to which Downard stated if the incentives increased, she would request
24 that. Council Member Parigian liked the sliding scale option. Council Member Ciraco
25 referred to the workforce scholarship of \$200 and asked for more information on county
26 recipients and if they received additional benefits from the county government. Council
27 Member Toly asked to see a chart on where the workforce is working to understand
28 which employers might benefit from having a childcare program. Mayor Worel indicated
29 this item would need to come back to Council for further discussion.
30

31 **REGULAR MEETING**

32 **I. ROLL CALL**

33
34

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly Jodi Emery, Acting City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present

35

1 **II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

2
3 **Council Questions and Comments:**

4 Council Member Rubell was disappointed that Bonanza Park was not moving forward
5 on open space and that they kept the same density. He also requested bringing back
6 the Clark Ranch Conservation Easement to approve the 344 acres. It was indicated the
7 conservation easement was scheduled to come to Council on December 18th.

8
9 Council Member Ciraco thanked the community for the great voter turnout for the
10 election. He hoped the rhetoric could be toned down and voters could agree to disagree
11 on issues in the future. Council Member Parigian stated tomorrow night a movie called
12 “the Librarians” would be shown at the Santy Auditorium. Mayor Worel stated the
13 Historic Park City Alliance (HPCA) had amazing things happening on Main Street during
14 the holidays and hoped everyone could get into the holiday spirit.

15
16 **III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON**
17 **THE AGENDA)**

18
19 Mayor Worel opened the meeting for any who wished to speak or submit comments on
20 items not on the agenda.

21
22 Jeff Iannocone stated at the Planning Commission meeting, the Clark Ranch
23 Development applicant delayed their item indefinitely. He also noted he was anxious for
24 the Clark Ranch 344-acre conservation easement to be approved on December 18th
25 and felt this was urgent and long overdue.

26
27 Annee Price eComment: “I am writing to voice my strong opposition to the proposed
28 development at Clark Ranch that would exceed the 10-acre limit previously
29 recommended. Clark Ranch was purchased with open space funds — a clear
30 commitment to preserving its natural beauty, wildlife habitat, and recreational value for
31 current and future generations. Using land acquired for open space to support large-
32 scale development not only contradicts the original purpose of those funds but also risks
33 eroding public trust in how such resources are managed. I recognize the importance of
34 affordable and essential housing in our community, but this must be balanced with the
35 promises made when the land was purchased. Limiting development to no more than
36 10 acres, as advised by the committee, would allow for thoughtful, targeted use while
37 safeguarding the open space values that residents were assured would be protected. I
38 urge the Council to honor the original intent of the Clark Ranch acquisition, uphold the
39 10-acre maximum, and seek alternative locations or creative solutions for additional
40 housing that do not compromise preserved lands. Thank you for your attention to this
41 matter and for your dedication to maintaining the character and integrity of Park City.”

42
43 Mayor Worel closed the public input portion of the meeting.

44
45 **IV. CONSENT AGENDA**

1 **1. Request to Approve Ordinance No. 2025-22, an Ordinance Accepting the Public**
2 **Improvements for the Park City Heights, Phase 4 Development Project:**

3
4 Council Member Toly moved to approve the Consent Agenda. Council Member Dickey
5 seconded the motion.

6 **RESULT: APPROVED**

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

8
9 **V. OLD BUSINESS**

10
11 **1. Consideration to Continue Ordinance No. 2025-19, an Ordinance Rezoning**
12 **Approximately 70 Acres between Park Avenue, Kearns Boulevard, Bonanza Drive,**
13 **and Deer Valley Drive from General Commercial and Light Industrial to Bonanza**
14 **Park Mixed-Use District, Enacting Land Management Code Chapter 15-2.27 to**
15 **Implement the Bonanza Park Small Area Plan, Updating the Frontage Protection**
16 **Zone to Enhance the City's Entry Corridors, Updating Chapter 15-6.1 to Allow**
17 **Affordable Master Planned Developments in the Bonanza Park Mixed-Use District,**
18 **and Amending Section 15-15-1 to Define Key Terms to a Date Uncertain:**

19
20 Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed
21 the public hearing.

22
23 Council Member Ciraco to continue Ordinance No. 2025-19, an ordinance rezoning
24 approximately 70 acres between Park Avenue, Kearns Boulevard, Bonanza Drive, and
25 Deer Valley Drive from General Commercial and Light Industrial to Bonanza Park
26 Mixed-Use District, enacting Land Management Code Chapter 15-2.27 to implement the
27 Bonanza Park Small Area Plan, updating the Frontage Protection Zone to enhance the
28 City's entry corridors, updating Chapter 15-6.1 to allow Affordable Master Planned
29 Developments in the Bonanza Park Mixed-Use District, and amending Section 15-15-1
30 to define key terms to a date uncertain. Council Member Dickey seconded the motion.

31 **RESULT: CONTINUED TO A DATE UNCERTAIN**

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

33
34 **2. Consideration to Approve Resolution 26-2025, a Resolution Authorizing the**
35 **Mayor to Execute the Project Partnership Agreement, Contemplated in the**
36 **December 14, 2023, Letter of Intent, between Park City Municipal Corporation and**
37 **Deer Valley Resort:**

38 Todd Bennett, Wade Budge and Hannah Tyler, Deer Valley, presented this item.
39 Bennett was pleased with the partnership with the City and with the project agreement.
40 Council Member Dickey asked about the project timeline. Bennett stated tonight was an
41 important step in moving the project forward. There was no specific timeline for this, but
42 the team was interested in moving forward on Snow Park. Council Member Ciraco
43 reviewed that initial discussions on this project were that there was not going to be tax

1 increment financing. He wanted to reiterate that Deer Valley would do right with the
2 taxpayers. Budge stated at one point there was discussion about financing with a CRA
3 but that was not being considered any longer. They were willing to look at any tools to
4 make this project go the way they wanted it to go.

5
6 Council Member Rubell asked about the parking situation with the agreement. He
7 requested a summary, including what the parking was and the proposed parking
8 reduction. Budge stated this agreement would help fund the parking facility and the City
9 would match that. This represented that shared commitment. This was not part of the
10 parking reduction which was specified in the MPD because that was in a separate
11 agreement. Margaret Plane, City Attorney, added it was also in the right-of-way vacation
12 ordinance. Budge explained this agreement stated the funds would be spent on up to
13 two projects. There were approved locations on SR 248 to facilitate the parking use and
14 the transportation network. There was also an allowance for an affordable housing
15 project. The City would be the operator of the parking facility and Deer Valley would
16 provide funds for the parking garage and the employee housing component. If another
17 opportunity came up, they could pursue that location for the parking facility as long as
18 both parties agreed.

19
20 Council Member Rubell stated there were questions on traffic mitigation in the Snow
21 Park area. Tyler stated on a peak day there was space for 1,700 cars and they
22 discussed with the Planning Commission to have a transportation facility with a capacity
23 for 1,361 day-skier stalls and 611 stalls for all other uses. Council Member Rubell stated
24 there was an allowance for 30,000 additional square feet for commercial/restaurant/
25 maintenance use and asked what it was for. Bennett indicated 15,000 square feet for a
26 maintenance facility and another 15,000 was for commercial, such as a day-skier lodge
27 expansion. Tyler stated the Silver Lake uses would be for resort use only.

28
29 Plane indicated the numbers being presented tonight were in the LOI and the parking
30 numbers were in the ordinance vacating the right-of-way. What was being adopted
31 tonight was an offsite regional transportation facility with Deer Valley committing to \$15
32 million and the City matching those funds. Council Member Rubell understood that
33 without the PPPA, the LOI vacation wouldn't exist. Budge stated the agreement needed
34 to be adopted to effect the vacation of the road. The actual instrument that needed to be
35 recorded could not be recorded until this agreement was approved. Based on the LOI,
36 they were working with staff and the Planning Commission to address the conditions set
37 by the Council in 2023. They could now say they had satisfied the conditions and were
38 ready to commit the \$15 million.

39
40 Council Member Parigian asked if this parking facility could include gondola
41 transportation, like from a parking garage directly to Deer Valley. Bennett indicated this
42 facility was intended to help people take the bus from SR248 to Deer Valley. Nothing
43 would preclude them from looking at other modes of transportation.
44

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

3
4 Council Member Ciraco moved to approve Resolution 26-2025, a resolution authorizing
5 the Mayor to execute the Project Partnership Agreement, contemplated in the
6 December 14, 2023, Letter of Intent, between Park City Municipal Corporation and Deer
7 Valley Resort. Council Member Toly seconded the motion.

8 **RESULT: APPROVED**

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

10
11 **VI. NEW BUSINESS**

12
13 **1. Consideration to Approve an Encroachment Agreement for a Fence within the**
14 **Right-of-Way at 1304 Park Avenue:**

15 Becky Gutknecht, Assistant City Engineer, indicated the house was on the historic list,
16 but the fence was not part of that, so it could be replaced. She noted a fence was
17 common along this street. Council Member Parigian stated the new fence was already
18 installed and it didn't line up with the rest of the fences along the street. He had a photo
19 of the house and fence displayed on the monitor. He didn't think it looked good and felt
20 the setback for snow storage was too much. Gutknecht indicated they required the
21 setbacks and as other homes replaced fences, they would be required to adhere to the
22 same setback.

23
24 Council Member Toly asked if this went through the Historic District Design Review
25 (HDDR) process. She thought the point of the board was to ensure that historic
26 character was preserved. Rebecca Ward, Planning Director, indicated this should go to
27 HDDR but it had not yet been approved for installation, so they would follow up on that.
28 Council Member Ciraco noted the actual fence covered a big portion of the water main
29 cover and the survey did not show that. Council Member Dickey clarified the process for
30 approval: approving the location of the fence and the encroachment agreement, then
31 the fence would go through design review and then the fence permit would be approved
32 to make sure it was installed in the right place.

33
34 Mayor Worel opened public input. No comments were given. Mayor Worel closed public
35 input.

36
37 Council Member Parigian indicated there was a problem with the fence being set back
38 because pedestrians would not have a view of the yard. He didn't think it fit. Council
39 Member Toly felt that the Historic Preservation Board (HPB) should talk to Public Works
40 to see why they recommended this. Council Member Parigian asserted the fence should
41 be removed as the request went through the process. Council Member Dickey asked if
42 the City had leverage with enforcing the fence if the encroachment agreement was not
43 approved. Gutknecht stated they could enforce the fence without the encroachment
44 agreement.

1 Margaret Plane, City Attorney, stated there was an outstanding building permit, and it
2 did not include a fence. The owners needed the encroachment agreement to build a
3 fence and the fence needed to be approved through the HDDR process, for which an
4 encroachment agreement was required. The enforcement team knew how to work with
5 property owners to ensure building permits were complied with. She cautioned Council
6 on requiring the removal of the fence, and suggested going through the regulatory
7 process.

8
9 Gutknecht suggested approving the encroachment agreement as requested and not as
10 built. She reviewed the regulatory process. Council Member Parigian wanted to require
11 the owners to remove the fence since it blocked the water main cover. Gutknecht
12 asserted that section of the fence would have to be moved so there could be access to
13 the cover. Council Member Ciraco supported approving the encroachment agreement
14 conditioned on moving the fence. Council Member Rubell noted that if this item was
15 continued, then this could go through the regulatory process while they sought proper
16 approvals. Then the encroachment agreement could be approved prior to installation.
17 Council Member Dickey supported going through the regulatory process and approving
18 the encroachment agreement. He didn't like the alignment of the fence and asked if they
19 could ask the HPB to weigh in on that.

20
21 Council Member Ciraco moved to continue an encroachment agreement for a fence
22 within the right-of-way at 1304 Park Avenue to a date uncertain. Council Member Toly
23 seconded the motion.

24
25 Plane summarized the majority of Council wanted Public Works, Planning, and
26 Engineering to reevaluate the location of the fences. If the regulatory process worked,
27 this could come back on the Consent Agenda with the location proposed. Council
28 Member Dickey asked if the HPB could give an opinion on this. He asked if this struck
29 the balance of historic character and public safety. The Council decided to go through
30 the regulatory process, then go to the HPB for approval, and then come back to
31 approve the encroachment agreement.

32
33 **RESULT: CONTINUED TO A DATE UNCERTAIN**
34 **AYES:** Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

35
36 **2. Consideration to Approve Guidelines for the Emergent Community Needs**
37 **Grant Program as Recommended by the Nonprofit Services Advisory Committee:**

38 Hans Jasperson, Budget Analyst, with Pam Ross and Molly Miller, Nonprofit Services
39 Advisory Board members, presented this item. Jasperson reviewed that a provision of
40 the committee was to review applications for emergent needs grants. At the beginning
41 of the year, the Council set aside \$136,000 for unanticipated nonprofit needs. These
42 guidelines would direct the committee on how to administer the funds.
43

1 Ross indicated the scope for the funds was to have a rapid response funding option to
2 fulfill a critical service gap. They proposed a funding cap of \$15,000 per request and the
3 funds were required to be spent within six months. Nonprofits would be required to
4 provide progress reports during that time. The request would be approved on a Council
5 Consent Agenda to ensure the timely distribution of funds.

6
7 Miller explained the eligibility requirements for applying for funds, which included
8 meeting the City’s public service funding criteria, serving Park City residents and/or
9 workforce, and meeting the “emergent need” definition. She indicated funds could be
10 used to launch new programs or services, expand services to meet a surge in demand,
11 address unanticipated, time-sensitive needs, and pilot new strategies to address
12 emerging challenges. She noted the application window would be open year-round. The
13 committee would review requests quarterly, but they could hold special meetings for
14 urgent requests.

15
16 Miller reviewed \$30,000 had been disbursed to help the SNAP program, leaving a
17 balance of \$106,000. The committee would communicate the program to the nonprofit
18 community, open the application window, and prepare for the first review cycle in
19 January 2026.

20
21 Council Member Ciraco asked how they would view the difference between the
22 proactive plan to respond to emergent challenges and a fresh approach to get ahead of
23 potential challenges because he felt they were similar. Moss indicated they were trying
24 to create a comprehensive space so organizations could come with innovative, timely,
25 responsive requests. She noted with the health subsidies going away, nonprofits might
26 try to get ahead of that issue by creating a program to address it. Jasperson felt this
27 would be good for pilot programs and stated they could remove the word “potential” to
28 make a better distinction. Council Member Ciraco asked if there was seed money
29 programs through the Community Foundation for emerging needs. Miller was not aware
30 of any programs of this type with the Community Foundation.

31
32 Council Member Toly indicated the first concern was for the safety and welfare of the
33 community. She thought of the Peace House and their need to expand. She stated that
34 would be in a different bucket than a new trail, for example. She asked what would
35 happen to the remaining funds if they were not distributed. Jasperson stated that money
36 would go back into the fund balance of the City.

37
38 Council Member Dickey referred to the requirement that grantees had to spend the
39 funds within six months and thought that applied to urgent needs but not to emergent
40 needs. He asked them to consider that. Miller stated there would be overlap between
41 urgent and emergent, but the point was to move efficiently. If they could not spend the
42 funds immediately, they would need to let the committee know. Council Member Dickey
43 suggested wording that at the committee’s discretion, the committee may require that
44 the funds be spent within six months. Jasperson stated they wanted to make sure the
45 grantees were checking in on their progress. He stated the funds were for projects that

1 were ready to go and they had a plan as to how to spend the funds, but the committee
2 could be flexible in the language.

3
4 Council Member Rubell asked what this process did that the normal process didn't
5 achieve, except that this was a quarterly process. Jasperson indicated the other
6 distinction was that it should not be part of an organization's ongoing expected
7 operation expenses. Miller stated that with the normal process for the ongoing services
8 grant, the committee went into great depth, but this funding was intended to be
9 distributed quickly. Moss indicated this money was kept back intentionally for
10 unexpected needs. The committee might find this money was not needed or they might
11 find there was great need.

12
13 Mayor Worel referred to the Peoples Health Clinic, and asserted when the ACA went
14 away, there would be adults and children that needed health care. This was an example
15 of something that was unanticipated. Council Member Rubell questioned the program
16 structure to meet that need. He referred to the SNAP issue and the quick response to
17 get that money where it needed to be. Miller stated this was a way to pull the levers as
18 the need arose. Council Member Rubell asked if urgent funding and emergent funding
19 should be separated. Jasperson indicated there were crises that affected the health and
20 welfare of citizens and there were other mechanisms to get help to where it was
21 needed. He wanted to keep flexibility by having this fund and having the committee
22 invited into that. Moss thought the committee could look at the definitions and come
23 back to Council in a year and communicate how they were distinguishing between
24 proactive and reactive. She thought this was a small budget and they could learn from
25 the requests this year.

26
27 Council Member Parigian asked how the funding was split between requests. Moss
28 stated it depended on timing and granting. They would look at the criteria and other
29 funding the organization received. It was possible they could get a lot of good
30 applications during the first quarter and then they would have to spend half of the
31 budget. Council Member Parigian asked if nonprofits that received funding could come
32 back and request additional funding for the same project, to which Moss indicated this
33 was not set up to fill a budget shortfall. Jasperson stated the Council could also notify
34 the committee of urgent needs.

35
36 Mayor Worel opened public input.

37
38 Sally Talver, Peace House, stated there were emerging needs and funding could be cut
39 in the coming year. She thanked the Council for being proactive.

40
41 Mayor Worel closed public input.

42
43 Council Member Dickey felt this was a great place to start and noted this could be
44 evaluated annually. He thought it was a good budget control because the Council could
45 do things without making a budget adjustment. Council Member Parigian noted it was a

1 great evolution. Council Member Rubell agreed with Council Member Dickey and
2 indicated continuous improvements could be made. This would serve the Council well
3 as they moved forward to have a better definition of what it was for. This could also
4 jumpstart a recurring need. He encouraged the committee to look at ways to get money
5 to the folks who needed it most.

6
7 Council Member Dickey moved to approve the guidelines for the Emergent Community
8 Needs Grant Program as recommended by the Nonprofit Services Advisory Committee
9 with an amendment under Section Seven that modifies the language to reflect the
10 grantees may direct applicants that funds be spent within six months of receipt, and not
11 making it mandatory. Council Member Ciraco seconded the motion.

12 **RESULT: APPROVED**
13 **AYES:** Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

14
15 Council Member Toly moved to close the meeting to discuss property at 7:18 p.m.
16 Council Member Ciraco seconded the motion.

17 **RESULT: APPROVED**
18 **AYES:** Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

19
20 **CLOSED SESSION**

21
22 Council Member Dickey moved to adjourn from Closed Meeting at 7:35 p.m. Council
23 Member Ciraco seconded the motion.

24 **RESULT: APPROVED**
25 **AYES:** Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

26
27 **VII. ADJOURNMENT**

28
29 With no further business, the meeting was adjourned.
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32

Michelle Kellogg, City Recorder



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PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, UTAH 84060

November 24, 2025

The Council of Park City, Summit County, Utah, met in open meeting as the Board of Canvassers on November 24, 2025, at 5:30 p.m. in the Council Chambers.

PARK CITY BOARD OF CANVASSERS MEETING.

I. ROLL CALL

Attendee Name	Status
Chair Nann Worel (via Zoom) Board Member Bill Ciraco Board Member Ryan Dickey Board Member Ed Parigian Board Member Jeremy Rubell (via Zoom) Board Member Tana Toly Jodi Emery, Acting City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

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II. NEW BUSINESS

1. Consideration to Approve Resolution 27-2025, a Resolution of the Board of Canvassers Certifying the Official Canvasser's Report from the Recount of the November 4, 2025, Municipal General Election for Park City, Utah:

Chair Worel announced the recount resulted in the same vote count as the official count from the November 4th election. Ryan Dickey was elected mayor with 1,706 votes and Jack Rubin had 1,699 votes. She congratulated Dickey on his win.

Council Member Toly moved to approve Resolution 27-2025, a resolution of the Board of Canvassers certifying the Official Canvasser's Report from the recount of the November 4, 2025, Municipal General Election for Park City, Utah. Council Member Parigian seconded the motion.

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

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



City Council Staff Report

Subject: Fiscal Year 2025 Annual Comprehensive
Financial Report Acceptance
Author: Mindy Finlinson, Finance Director
Department: Finance
Date: December 18, 2025

Recommendation

Receive and review Park City's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year that ended June 30, 2025. State law requires that this document, which is the primary document used to communicate and substantiate the City's overall financial condition, be presented to the City Council.

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

Executive Summary

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

Analysis

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

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

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

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

- The **Financial Section** contains management’s discussion and analysis (MD&A), the basic financial statements, notes to the financial statements, required supplementary information, individual fund statements for which data is not provided separately within the basic financial statements, as well as the independent auditor’s report on these financial statements and schedules.
- The **Statistical Section** includes selected financial and demographic information, generally presented on a multi-year basis.
- The **Internal Control and Compliance Reports Section** contains the independent auditors’ report on internal control and compliance required by *Government Auditing Standards* and state compliance as required by the *State of Utah Legal Compliance Audit Guide*.

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

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

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

Recently, in June 2025, the City was once again awarded the Government Finance Officers Association’s Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2024. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and attainment represents a significant accomplishment. Notably, this is the 20th consecutive year that Park City Municipal has received this prestigious award.

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

Exhibits

- Exhibit A: Draft Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025
- Exhibit B: Certificate of Achievement for Excellence in Financial Reporting



Park City Municipal
Corporation, Utah

Annual Comprehensive Financial Report

Fiscal Year Ended
June 30, 2025



DRAFT

PARK CITY MUNICIPAL CORPORATION, UTAH



ANNUAL COMPREHENSIVE FINANCIAL REPORT (Including Internal Control and Compliance Reports and Supplementary Information) for fiscal year ended June 30, 2025

DRAFT

Prepared by:

Finance Department

Mindy Finlinson, CPA, Finance Director

Parker Dougherty, City Treasurer

Kim Atkinson, Accountant

DRAFT

PARK CITY MUNICIPAL CORPORATION, UTAH
ANNUAL COMPREHENSIVE FINANCIAL REPORT
June 30, 2025

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**INTRODUCTORY
SECTION**

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December XX, 2025

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

Utah State law requires that every general-purpose local government publish, within six months of the close of each fiscal year, a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. In conformance with that requirement, we issue the Annual Comprehensive Financial Report (ACFR) of Park City Municipal Corporation for the fiscal year ended June 30, 2025.

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

HBME, LLC, a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2025, represent an accurate portrayal of the City's financial position in all material respects. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

- ***HBME, LLC concluded, based upon the audit, that there is reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended June 30, 2025, were fairly presented in conformity with GAAP.***

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

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

Profile of Park City Municipal Corporation, Utah

Park City Municipal Corporation (City) was chartered March 15, 1884, under the provisions of the Utah Territorial Government and is in Summit County in the northeast part of Utah, which is one of the top growth areas in the state. Park City currently occupies 22 square miles and serves an estimated full-time resident population of 8,575. The City is empowered to levy a property tax on real property located within its boundaries and empowered by state statute to extend its corporate limits by annexation. The City did not annex any real property during the past year. *We acknowledge that Park City Municipal Corporation is on the traditional land and seized territory of the Eastern Shoshone and Ute people, who have stewarded this land throughout the generations.*

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

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

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

Budgetary Control

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

Local Economy and Economic Trends

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

Because of its location in a State with a diverse economic base, recent unemployment rates are historically low. The unemployment rate in Summit County decreased from last year's 2.8 percent to 2.7 percent in June 2025.

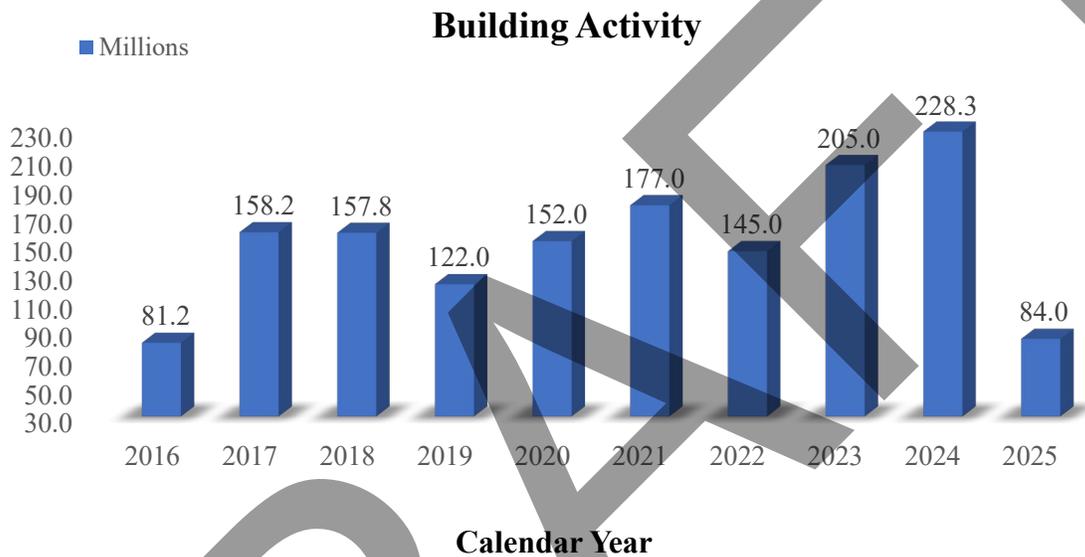
Tourism is the major industry in Park City, with skiing, lodging facilities and restaurants contributing significantly to the local economy. Park City is the home of two major ski resorts, Deer Valley Resort and Park City Mountain. A portion of the latter, formerly known as Canyons Resort, operates outside of municipal boundaries. Vail Resorts acquired the Canyons Resort in 2013 and Park City Mountain in September 2014. In July 2015, Vail linked the two resorts creating the largest skiing resort in the United States with over 7,300 acres of skiable terrain. Alterra Mountain Company acquired Deer Valley Resort in 2018. In 2023, Alterra Mountain Company and Deer Valley agreed to operate a new resort on the southeastern reaches of their boundary, Mayflower Resort. Overall, the growth and consolidation of local ski areas is unprecedented and continues to rank Park City as arguably the premier ski destination in all of North America. Deer Valley Resort and Park City Mountain also host several major international and world ski competitions such as, FIS Freestyle International Ski World Cup. Deer Valley was voted 14th and Park City Mountain 29th in *Ski Magazine's* Reader's Top 30 Ranked Ski Resorts in the West 2025. During the 2024-2025 season, Utah reported 6.5 million skier days, making it the third busiest in Utah's history with the previous record of 7.1 million skier days set in 2022-2023.

Park City's service population is significant due to the demands of the resort economy and number of secondary homeowners within Park City. The City has approximately 139 restaurants, 143 shops, 26 private art centers and a community art center. Many of Park City's restaurants are award winning and among the finest in the intermountain west. Based on fiscal year 2025 data, the Chamber of Commerce estimates that the City has a nightly rental capacity for 31,084 guests (please see Schedule 24 of the Statistical Section of this report).

The Sundance Film Festival held its 41st annual festival in Park City in January 2025. A recent study revealed that Festival drew at least 85,472 attendees to film screenings, panel discussions, and other interactive storytelling events in Park City, Salt Lake City, and at the Sundance Resort.

The Kimball Arts Center sponsored its 56th annual three-day Park City Arts Festival in August 2024. The Park City Arts Festival is Utah's oldest and the longest running arts festival. A recent study revealed that the 2024 Festival attracted an estimated 27,000 visitors, including 184 artists from across the country.

Closely connected to the tourism and ski industries in Park City is the real estate industry. During the past ten years, building activity within the City fluctuated from a low of \$81.2 million in valuation in 2016, to a high of \$228.3 million in valuation in 2024. Building activity over the last decade averaged \$151.1 million per year. In the first six months of 2025, 39.7 percent of the \$84.0 million in building activity was residential construction, with the remaining 60.3 percent consisting of commercial construction. The residential construction total valuation of approximately \$33.3 million consisted of both single and multi-family homes. The commercial construction total valuation of approximately \$50.7 million consisted of a multi-family condominium project. Easy access to Salt Lake City has intensified the role for Park City as a bedroom community to the Wasatch Front. The economy has continued to produce new construction of single-family homes, remodels, and commercial building expansion.



** The 2025 number is from January 2025 through June 2025 only. For activity by fiscal year, please see Schedule 26 of the Statistical Section.*

As reported by *Park City Realtors*, the real estate market in Park City continued to experience steady growth during 2025. Single-family home sales increased 21.0 percent and sales volume increased 22.0 percent. The median price of single-family homes across the City remained relatively flat at 3.9 million. Condominium sales increased 5.0 percent and sales volume increased 40.0 percent. The median price of condominiums increased 23.0 percent to \$1.9 million. One sector that saw a decline was the land market. Land sales decreased 71.0 percent and sales volume decreased 85.0 percent. The median price of land declined 28.0 percent to \$1.4 million. It should be noted that land sales went from 14 units in the previous year to 4 which accounts for the large swings mentioned.

Median household incomes within the City are significantly higher than Utah as a whole. According to US Census Bureau's latest 5-year estimates (2019-2023), the City's median family income was \$156,332, Summit County's \$137,058, Utah's \$91,750, and the National median income \$78,538.

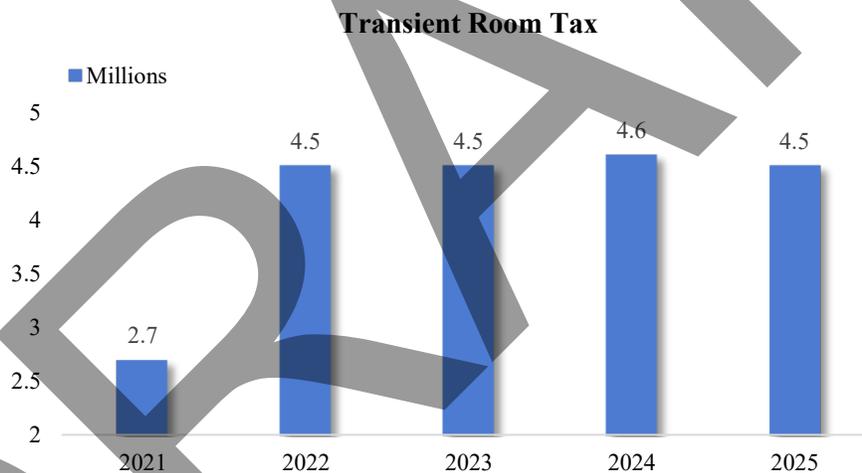
Due to our diverse and healthy local economy, Park City has maintained a strong credit rating of at least Aa2 from Moody's Investor Service since 2011, including a recently adjusted increase to Aaa rating for general obligation bonds.

Long-term Financial Planning

Insurance – The City maintains a health plan through Aetna and a dental insurance plan through Regence Blue Cross Blue Shield of Utah for its employees. Each year, the City examines its use and total insurance costs to negotiate coverage prices and premiums for the following year. In fiscal year 2025, the City renewed its contract with Aetna after a 10.8 percent premium increase. Employees kept the same low premiums as before, and there were no changes to plan designs outside of IRS requirements. The City also provides a high-deductible medical plan in addition to a traditional plan that offers both the City and its employees cost savings. The City offers a discount on premiums to employees if they participate in employee wellness programs, which require annual physicals, regular dental visits, and numerous other activities to promote a healthier lifestyle and reduce the prevalence of otherwise preventable insurance claims.

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

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



Property Tax – A property tax comparison that normalized tax rates across 50 states, including the District of Columbia, ranked states by property tax rate. Utah was consistently amongst the lowest in the nation, ranking between 40 and 50. The Property Tax Act provides that all taxable property must be assessed and taxed at a uniform and equal rate on the basis of its fair market value by January 1 each year. Summit County levies, collects, and distributes property taxes for Park City and all other taxing jurisdictions within Summit County. Primary residences are taxed at 55.0 percent of the assessed value while secondary residences are taxed at 100.0 percent of assessed value. The budget for fiscal year 2025 was adopted with no property tax increase.

Relevant Financial Policies

Fund Balance – Unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) in the general fund at year end was 33.2 percent of total general fund revenues. This amount was consistent with the policy guidelines set by the Council for budgetary and planning purposes (i.e., maintain the general fund balance at *approximately* the legal maximum of 35.0 percent). For budgetary purposes, any balance greater than 5.0 percent of the total revenues of the General Fund may be used. The General Fund balance reserve is an important factor in the City’s ability to respond to emergencies and unavoidable revenue shortfalls, and we are confident in the strength of our fund balance.

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

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

Major Initiatives

Transportation – In 2025, Park City Transportation advanced a unified, data-driven mobility program focused on reliable, year-round service and support for the community’s small-town character amid increasing regional demand. As Park City remains home to long-standing residents who take pride in the City’s historic, small-town character, new growth is occurring across the region and Park City has only become more popular as a year-round destination. New technologies, changing demographics, and evolving travel preferences also continue to disrupt how people move around. Park City’s transportation system embraces innovative technologies and mitigation measures to provide safe, year-round transportation options that promote a connected and inclusive mountain community. Some of this innovation came in the form of a newly implemented policy allowing dogs on transit under defined safety and behavior standards, supported by onboard signage and operator training. Additional examples include:

Long Range Transportation Planning – The City restarted looking to the future on the SR248 corridor, a process named ReCreate 248, which evaluates different transit solutions during peak periods and connects the Quinns Junction area with reliable transit options and a locally preferred alternative targeted for early 2026. During the year, priority projects from the bike and pedestrian plan were implemented. Special emphasis crosswalks were added throughout the City during pavement revitalization projects.

Parking and Mobility Management – The City implemented a comprehensive wayfinding update to help drivers locate public parking more efficiently and reduce circulation on narrow streets. During the year, the City optimized the parking system through refined dynamic parking rates, residential controls, and event management strategies to balance access with broader mobility goals.

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

Affordable Housing – The City Council is committed to making Park City a thriving mountain community through accessible housing opportunities, with the goal of adding 1,190 new housing units to the City’s affordable/attainable housing inventory by 2032. In 2023, the City broke ground on EngineHouse, the largest public-private partnership for affordable housing in Park City’s history to deliver 99 deed-restricted affordable units and 24 market-rate units on City land. Construction is estimated to be completed in December 2025. Future projects and partnerships likely include the Bonanza Park 5-Acre Site and Clark Ranch affordable housing. These two projects will provide nearly 200 new affordable units and potentially up to 40 market-rate units to help cover development costs.

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

Park City General Plan – The General Plan is the community-driven blueprint that builds upon prior planning documents and visioning to guide future development, growth, and land use policy. Updating the General Plan presents a once-in-a-decade opportunity for community members to confirm our direction and shape our future. Periodic updates confirm the vision for the future and prioritize goals and objectives for policymakers and staff to implement actions addressing community needs. The updates to the General Plan address state requirements like land use, transportation and traffic circulation, and moderate-income housing, and identify community needs and priorities to confirm what we want to preserve and protect, and to lay out how we will evolve, grow, and develop in the coming decade and beyond. The last update was undertaken in 2014, and a new General Plan process kicked off in summer of 2024. On September 25, 2025, the City Council unanimously adopted the 2025 General Plan.

Update on Major Projects

City Park Community Center – A new single-story building at City Park that will replace the existing recreation building, built in the early 1980s, began construction in August 2025. To date, demolition, grading, footings and foundation work and all utility infrastructure has been completed. Once completed, estimated December 2026, the Park City Community Center will be a new community gathering place. The new and expanded building and programming capabilities include multipurpose spaces, classrooms, and recreational spaces, as well as new City Park restrooms and maintenance support functions. Importantly, the new building will provide more support to the City’s Summer Day Camp and expand the capacity from 90 to 150 children. The overall site redesign also includes a long-desired replacement of the 2 volleyball courts and basketball court, new parking spaces (including EV charging stalls), a new building entry plaza, outdoor patio, local trails connection, fenced-in and new playground area, and a trash/recycling enclosure

to assist our public works and building maintenance teams. The project is zero-emissions and will be an all-electric building.

PC MARC Aquatics Projects – In April 2025 construction on the new aquatics facilities and lap pool began. The lap pool will be an 8-lane / 25-yard facility ranging from 4 to 6 feet in depth. The new aquatics facilities replace the former lap pool which was built in 1991 and the leisure pool in 2003 and is expected to be completed in summer 2026. It will remain in its current location but shift to the northeast to better utilize the site and will increase in surface area by 42.0 percent going from 3,150 square feet to 4,465 square feet. The leisure pool will be relocated to the same area as the lap pool and will be 87.0 percent larger than the current facility going from a surface area of 2,400 square feet to 4,494 square feet. The new leisure pool will have a zero-depth entry, climbing wall, play structure, and slide ranging from 0 to 9 feet in depth. These facilities will have lower maintenance costs and increase operational efficiency.

Bonanza 5-Acre Site Redevelopment – Park City purchased a 5.25-acre property in 2017 to bring a centrally located property into public ownership. The envisioned redevelopment will include a local community gathering area and public-private partnerships. Funds for the purchase, development, and maintenance will be generated, in part, by overnight visitors via the 1.0 percent municipal transient room tax, and there are currently no plans for any additional taxes to be assessed on Park City residents. While future development plans for the district are being considered, the City is using the space for temporary uses such as overflow parking and construction material staging for a nearby project.

Bus Stop Improvements – The City designed and constructed 24 new or upgraded bus stops including 10 bus shelters. The new designs feature real time information and ski racks. Over the next two years, the City will work to identify, design, and construct 50 more bus stops. The majority of the project was supported with grant funding from Utah Department of Transportation.

Water Projects – With the completion of the largest project in the City's history, 3Kings Water Treatment Plant, the focus in fiscal year 2025 and in future years has shifted towards asset replacement. Most notably, in fiscal year 2025 the City replaced all water infrastructure in Main Street, the business core of Park City. Similar future projects will target assets for replacement that are failing or are deficient in some way. Capital spending in the Water Fund is reflective of the City's commitment to secure Park City's water needs and conservation through improvements to the City's water infrastructure. The Water Fund Financial Model is reviewed and updated annually to assess the long-range operating and capital needs of the system and to determine future water rate increases and bonding needs. Additionally, the City continues to improve the culinary water system with funds from the five-year Capital Improvement Plan.

Awards and Acknowledgements

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Park City Municipal Corporation for its annual comprehensive financial report for the fiscal year ended June 30, 2024. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

Park City Municipal Corporation also received the Distinguished Budget Presentation Award from the GFOA for the City's adopted budget for the period beginning July 1, 2025. In order to qualify for the award, the City's budget document was judged proficient in several categories, including policy documentation, financial planning, and organization.

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

Respectfully submitted,

Jodi Emery, City Manager

Mindy Finlinson, Finance Manager

DRAFT

PARK CITY MUNICIPAL CORPORATION, UTAH

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

MAYOR AND CITY COUNCIL AS OF JUNE 30, 2025



Name (left to right):

Term Expires

Councilors:

Bill Ciraco

January 2028

Ryan Dickey

January 2028

Ed Parigian

January 2028

Jeremy Rubell

January 2026

Tana Toly

January 2026

Mayor:

Nann Worel

January 2026

Appointed Officials:

Jodi Emery, City Manager

Margaret Plane, City Attorney

Wade Carpenter, Police Chief

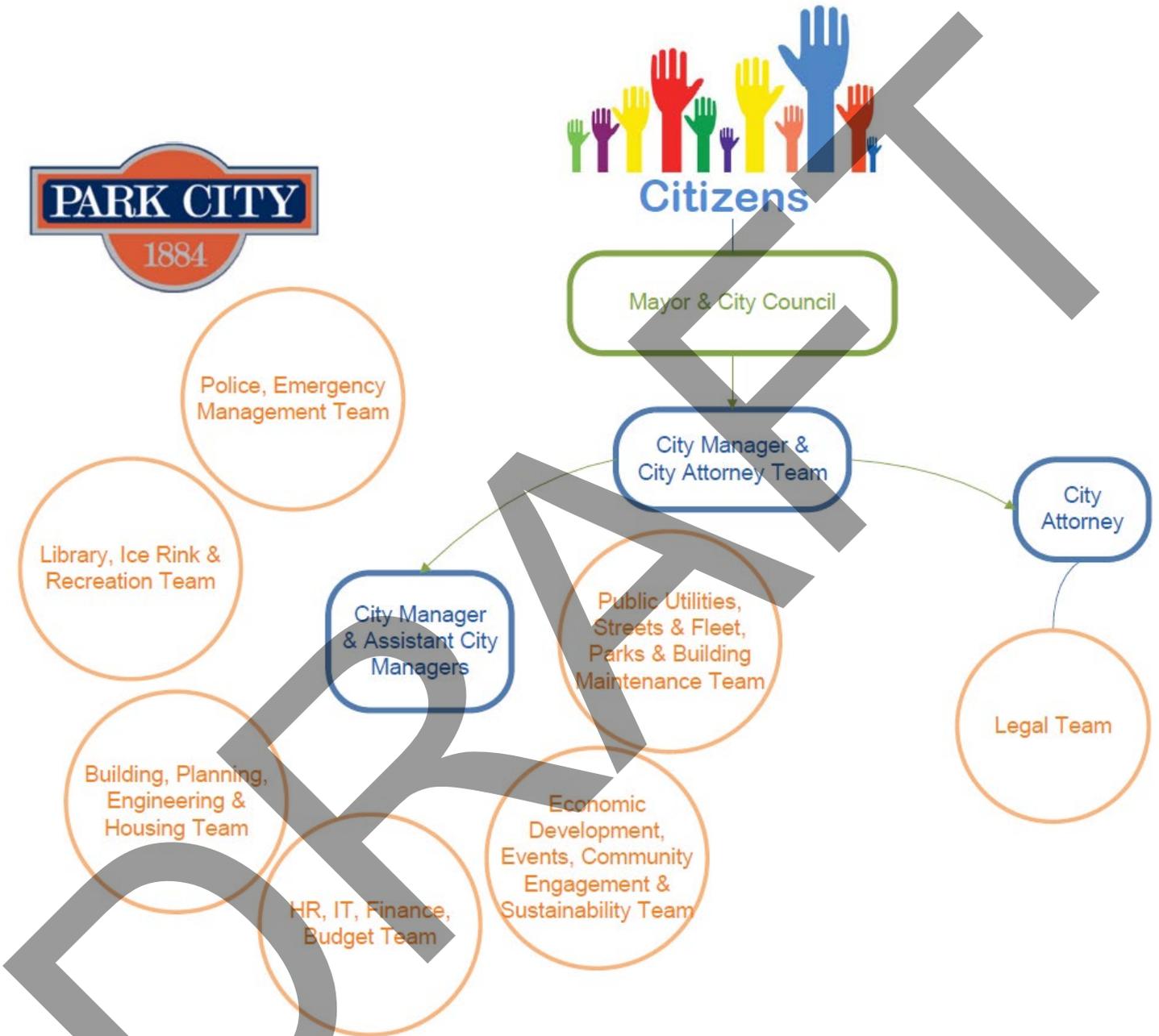
John Robertson, City Engineer

Mindy Finlinson, Finance Director

Parker Dougherty, City Treasurer

Michelle Kellogg, City Recorder

PARK CITY MUNICIPAL CORPORATION, UTAH



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



Government Finance Officers Association

Certificate of
Achievement
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Reporting

Presented to

**Park City Municipal Corporation
Utah**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO

DRAFT

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**FINANCIAL
SECTION**

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PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
June 30, 2025

INTRODUCTION

The following narrative is presented to facilitate a better understanding of the City's financial position and results of operations for the year ended June 30, 2025. When read in conjunction with the letter of transmittal and the notes to the basic financial statements, the financial highlights, overview and analysis should assist the reader to gain a more complete knowledge of the City's financial performance.

FINANCIAL HIGHLIGHTS

- The City's government-wide net position (the amount by which assets and deferred outflows exceed liabilities and deferred inflows) as of June 30, 2025, was \$600,955,586. Of this amount, \$226,633,117 (unrestricted net position) is available to meet ongoing financial obligations.
- The City's government-wide net position increased by \$38,791,693. Of this amount, governmental activities increased by \$26,381,337, and business-type activities increased by \$12,410,356, a decline of 12.0 percent and an increase of 56.6 percent, respectively, when compared to last fiscal year.
- The City's governmental funds reported a combined ending fund balance of \$165,500,269, an increase of \$5.2 million (3.3 percent) compared to the beginning of this year's fund balance amount. Total governmental funds revenue increased by \$4.3 million (4.8 percent) compared to prior year, and total governmental expenditures increased \$7.3 million (8.4 percent). Impact fees, permit revenues, and affordable housing contributions were the most significant contributors to the current year increase in revenues. An increase in salaries and benefits and large capital outlays were the most significant contributors to the current year increase in expenditures.
- The General Fund is the primary operating fund of the City. The unassigned fund balance (amount available for spending) of the General Fund at June 30, 2025, totaled \$17,409,078 and is 33.2 percent of the General Fund total revenues for the year and 10.5 percent of total governmental fund balance.
- The City's enterprise funds reported a combined ending net position of \$183,521,483, an increase of \$13.0 million (7.6 percent) compared to the beginning of this year's fund balance amount. The City's enterprise funds operating revenue increased \$7.4 million (22.7 percent increase) compared to the prior year, total enterprise funds operating expenses increased \$3.5 million (7.2 percent). The largest increase in revenues is related to settlement proceeds in the Transportation fund and rate increases to water service fees.
- The City's total bond debt had a net decrease of \$16,520,000 during fiscal year 2025. This represents a 7.2 percent decrease over the prior fiscal year and is attributable to normal reduction in principal balances from required debt service payments.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

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

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

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

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

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

Tax Revenue and Refunding Bonds Debt Service Fund, and Park City General Obligation Bonds Debt Service Fund. A summary of other funds (nonmajor funds) is combined into one “Nonmajor Governmental Funds” column. The composition of the nonmajor funds is shown in the combining statements later in the report in the supplementary information section.

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

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

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

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following analysis examines the factors that affect the *net position* (Table 1) and the *changes in net position* (Table 2) of both the governmental and the business-type activities. As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At June 30, 2025, the City's assets and deferred outflows exceeded liabilities and deferred inflows by \$601,077,297, an increase of \$38.9 million from the prior fiscal year.

Table 1 - Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	\$ 211,388,156	\$ 205,347,844	\$ 83,263,012	\$ 74,213,276	\$ 294,651,168	\$ 279,561,120
Capital assets (net)	352,236,894	343,875,200	256,925,022	258,958,983	609,161,916	602,834,183
Total assets	563,625,050	549,223,044	340,188,034	333,172,259	903,813,084	882,395,303
Deferred outflows of resources	6,704,965	6,182,180	3,351,718	3,258,333	10,056,683	9,440,513
Total assets and deferred outflows of resources	570,330,015	555,405,224	343,539,752	336,430,592	913,869,767	891,835,816
Current and other liabilities	21,912,305	22,341,839	19,812,717	19,310,010	41,725,022	41,651,849
Long-term liabilities	96,705,032	106,770,789	140,207,339	145,965,267	236,912,371	252,736,056
Total liabilities	118,617,337	129,112,628	160,020,056	165,275,277	278,637,393	294,387,905
Deferred inflows of resources	34,177,482	35,138,737	99,306	145,281	34,276,788	35,284,018
Total liability and deferred inflows of resources	152,794,819	164,251,365	160,119,362	165,420,558	312,914,181	329,671,923
NET POSITION						
Net investment in capital assets	262,389,754	240,616,245	111,873,775	104,440,532	374,263,529	345,056,777
Restricted	58,940	58,940	-	-	58,940	58,940
Unrestricted	155,086,502	150,478,674	71,546,615	66,569,502	226,633,117	217,048,176
Total net position	\$ 417,535,196	\$ 391,153,859	\$ 183,420,390	\$ 171,010,034	\$ 600,955,586	\$ 562,163,893

By far the largest portion of the City's net position (62.3 percent) reflects its investment in capital assets (e.g., infrastructure, land, buildings, machinery, and equipment); less any related outstanding debt issued to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Restricted net position of \$58,940 at June 30, 2025 represents resources for drug and tobacco enforcement that are subject to external restrictions on how they may be used.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

The other sub-classification of net position is unrestricted. The unrestricted balance of \$226,754,828 at June 30, 2025 denotes that this amount may be used to meet general, on-going financial obligations without constraints established by debt covenants or other legal requirements. Unrestricted net position increased \$9.7 million from last fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

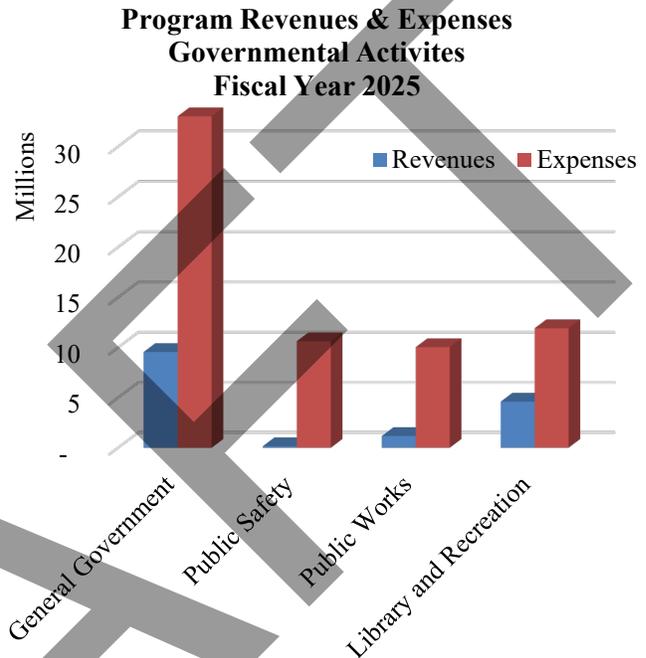
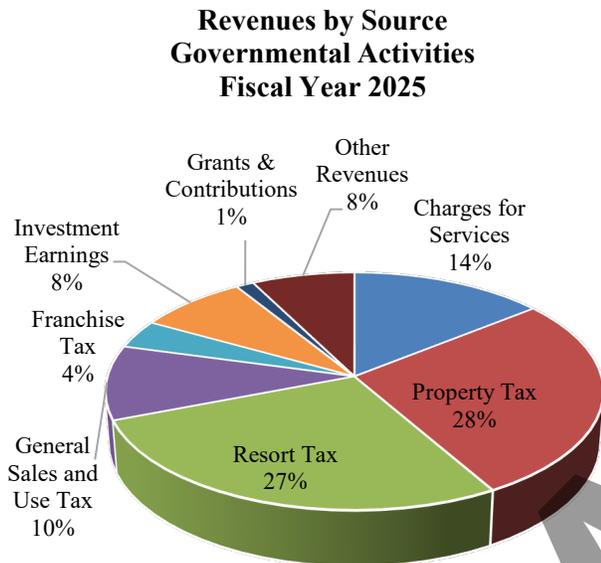
At the end of fiscal year 2025, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

Table 2 - Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
REVENUES						
Program revenues:						
Charges for services	\$ 14,147,113	\$ 10,618,763	\$ 36,705,664	\$ 32,485,169	\$ 50,852,777	\$ 43,103,932
Operating grants and contributions	133,794	119,835	4,525,356	5,359,920	4,659,150	5,479,755
Capital grants and contributions	1,166,987	1,566,828	8,812,041	6,212,334	9,979,028	7,779,162
General revenues:						
Property tax, levied for general purposes	18,824,066	18,199,884	-	-	18,824,066	18,199,884
Property tax, levied for debt service	8,430,525	9,478,438	-	-	8,430,525	9,478,438
General sales and use tax	10,039,119	9,818,123	11,858,086	11,637,308	21,897,205	21,455,431
Franchise tax	3,840,403	4,096,926	-	-	3,840,403	4,096,926
Resort tax	27,249,032	26,798,263	4,722,478	4,605,518	31,971,510	31,403,781
Investment earnings	7,985,763	8,634,826	3,111,558	3,277,179	11,097,321	11,912,005
Miscellaneous	7,103,863	3,993,541	3,322,385	322,791	10,426,248	4,316,332
Gain on sale of capital assets	383,364	272,593	45,361	110,519	428,725	383,112
Total revenues	<u>99,304,029</u>	<u>93,598,020</u>	<u>73,102,929</u>	<u>64,010,738</u>	<u>172,406,958</u>	<u>157,608,758</u>
EXPENSES						
Governmental activities:						
General government	38,711,806	32,979,763	-	-	38,711,806	32,979,763
Public safety	10,624,215	9,970,439	-	-	10,624,215	9,970,439
Public works	10,034,804	8,979,789	-	-	10,034,804	8,979,789
Library and recreation	11,921,273	9,052,407	-	-	11,921,273	9,052,407
Interest on long-term debt	2,682,404	3,683,126	-	-	2,682,404	3,683,126
Business-type activities:						
Water Fund	-	-	24,145,799	23,161,952	24,145,799	23,161,952
Stormwater Fund	-	-	1,955,356	1,428,065	1,955,356	1,428,065
Golf Course Fund	-	-	2,405,974	2,009,620	2,405,974	2,009,620
Transportation and Parking Fund	-	-	31,133,634	28,435,294	31,133,634	28,435,294
Total expenses	<u>73,974,502</u>	<u>64,665,524</u>	<u>59,640,763</u>	<u>55,034,931</u>	<u>133,615,265</u>	<u>119,700,455</u>
Change in net position before transfers	25,329,527	28,932,496	13,462,166	8,975,807	38,791,693	37,908,303
Transfers	1,051,810	1,051,810	(1,051,810)	(1,051,810)	-	-
Change in net position	<u>26,381,337</u>	<u>29,984,306</u>	<u>12,410,356</u>	<u>7,923,997</u>	<u>38,791,693</u>	<u>37,908,303</u>
Total net position - beginning	<u>391,153,859</u>	<u>361,169,553</u>	<u>171,010,034</u>	<u>163,086,037</u>	<u>562,163,893</u>	<u>524,255,590</u>
Total net position - ending	<u>\$ 417,535,196</u>	<u>\$ 391,153,859</u>	<u>\$ 183,420,390</u>	<u>\$ 171,010,034</u>	<u>\$ 600,955,586</u>	<u>\$ 562,163,893</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

Governmental Activities: As shown in *Table 2 – Changes in Net Position* governmental activities increased the City’s net position by \$26.5 million. Key elements of this increase were as follows:



Revenue Highlights:

For the year ended June 30, 2025, governmental revenues were \$99,304,029, an increase of \$5.7 million from the prior fiscal year.

- Taxes comprise the largest source of revenue for the City’s governmental activities: \$68,383,145 or 68.9 percent in fiscal year 2025 of total governmental activities revenues. Taxes remained flat compared to the previous fiscal year. This softening or flattening was expected and is considered to be a return to more normal growth patterns instead of the large spikes seen during and right after the pandemic. Of total taxes revenues, real property taxes are \$27,254,591 or 27.4 percent of total tax revenue in fiscal year 2025.
- Charges for services were \$14,147,113 and represented 14.2 percent of total governmental activities revenues in fiscal year 2025, and a net increase of \$3.5 million from the prior fiscal year. The net increase was primarily related to an increase in plan check fees and impact fees which is consistent with the current fiscal year economic development activity experienced in the City.
- Total governmental operating and capital grant and contribution revenues were \$1,300,781, representing 1.3 percent of total governmental activities revenue in fiscal year 2025, and a net decrease of \$0.4 million from the prior fiscal year. The net decrease was primarily related to large Recreation, Art and Parks and Restaurant Tax grants received in the prior fiscal year the amount of \$0.9 million which were not as substantial in the current fiscal year.
- Interest revenues were \$7,985,763, representing 8.0 percent of total governmental activities revenue in fiscal year 2025, and a net decrease of \$0.6 million from the prior fiscal year.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

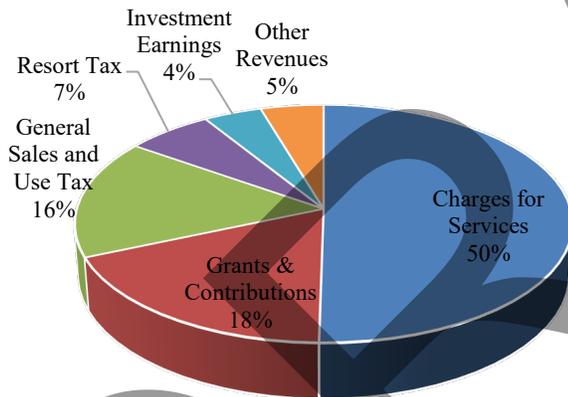
Expense Highlights:

For the year ended June 30, 2025, governmental expenditures were \$73,974,502 an increase of \$9.3 million from the prior fiscal year.

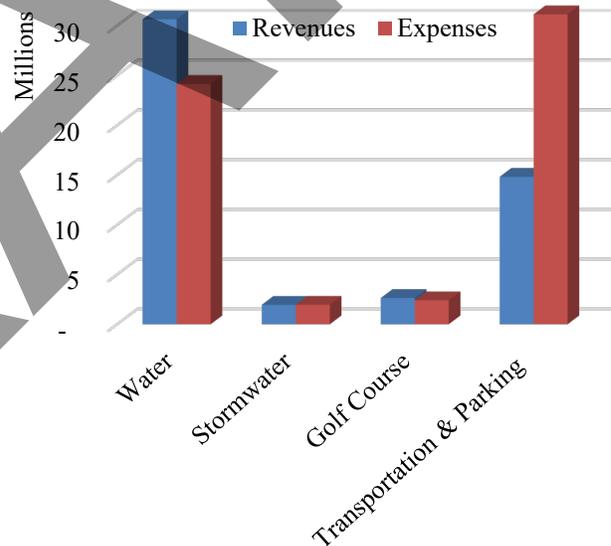
- In fiscal year 2025, the City provided a 5.5 percent cost of living adjustment to eligible employees. Total salaries and benefits for general government, public safety, public works, and library and recreation increased \$1.9 million from the prior fiscal year.
- Governmental funds report capital outlays as expenditures. However, in the *Statement of Activities*, the cost of these assets is allocated over the estimated useful lives and reported as depreciation expense. The amount that the capital outlays exceeded depreciation in fiscal year 2025 is \$8,454,486.

Business-Type Activities: As shown in *Table 2 – Changes in Net Position* business-type activities increased the City’s net position by \$12.5 million. Key elements of this increase were as follows:

**Revenues by Source
Business-Type Activities
Fiscal Year 2025**



**Program Revenues & Expenses
Business-Type Activities
Fiscal Year 2025**



Revenue Highlights:

For the year ended June 30, 2025, business-type revenues were \$73,102,929, an increase of \$9.1 million from the prior fiscal year.

- Charges for services for business-type activities were \$36,705,664 representing 50.2 percent of total business-type revenue, an increase of \$4.2 million from the prior fiscal year. This increase is primarily related to an increase in water service fees in the Water Fund. For fiscal year 2025, the City adopted a 4.5 percent water rate increase to help mitigate inflation.
- Operating and capital grants and contributions were \$13,337,397 representing 18.2 percent of total business-type revenue, an increase of approximately \$1.8 million from the prior fiscal year. The increase is primarily

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

due to an increase in water impact fees consistent with economic development experienced in the City and a \$1.0 million capital contribution from the General Fund to fund water capital projects.

- Miscellaneous revenues were \$3,322,385 representing 4.5 percent of total business-type revenue, an increase of approximately \$3.0 million from the prior fiscal year. The increase is due to settlement proceeds totaling \$3.1 million related to the *Volkswagen Eligible Mitigation Action Renewed Funding Agreement* which reduced the purchase price paid by the City for 5 new replacement electric vehicles.
- Combined general sales and use tax and resort tax revenues were \$16,580,564, representing 22.7 percent of total business-type revenue, an increase of approximately \$0.3 million from the prior fiscal year.

Expense Highlights:

For the year ended June 30, 2025, business-type expenses were \$59,640,763, an increase of \$4.6 million from the prior fiscal year.

- In fiscal year 2025, the City provided a 5.5 percent cost of living adjustment to eligible employees. Total salaries and benefits for business-type activities increased \$2.4 million from the prior fiscal year.
- Depreciation and amortization expense was \$10,308,440, an increase of \$1.5 million from the prior fiscal year. The large increase was due to a significant Water Fund capital asset project that went online during the current fiscal year and is discussed in more detail in the Capital Assets and Debt Administration section.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

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

As of June 30, 2025, the aggregate fund balance of the City's governmental funds was \$165,500,269, an increase of \$5.2 million in comparison with the fiscal year ended June 30, 2024. As of June 30, 2025, \$17,409,078 or 10.5 percent of this amount is in unassigned fund balance. Unassigned fund balance category is available for appropriation by the City Council at their discretion.

Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to remain intact. Nonspendable fund balance is \$870,796 in fiscal year 2025, an increase of \$0.3 million in comparison with the fiscal year ended June 30, 2024. The increase is primarily attributable to an increase in prepaid balances.

Restricted fund balance has externally enforceable limitations on use and is not available for new spending. Restricted fund balance is \$31,256,820 in fiscal year 2025, consistent with the prior year balance.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

The remainder of the fund balance of \$115,963,575 is committed. Of the total committed fund balance, \$107,741,384 is committed to capital projects, \$1,686,274 is committed to debt service and \$6,535,917 is committed to economic development.

The **General Fund** is the principal operating fund of the City. Utah State code establishes a 5.0 percent minimum (\$2,622,791) and a 35.0 percent maximum (\$18,359,537) limit to the amount that may be accumulated as the fund balance in the General Fund. As of June 30, 2025 the unassigned fund balance of the General Fund was \$17,409,078 and was \$950,459 below the 35.0 percent limit. The unassigned fund balance increased by \$1,852,489 in 2025.

As of June 30, 2025, the restricted fund balance in the **Capital Improvements Fund** was \$6,498,586 and the committed fund balance was \$99,747,158. The restricted balance is the amount of unspent general obligation bond proceeds, B&C road funds and impact fees that are restricted to certain projects. This amount will decrease as bond funds are spent each year. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

As of June 30, 2025, the restricted fund balance in the **Sales Tax Revenue and Refunding Bonds Debt Service Fund** was \$24,680,770. The fund balances remained consistent with the prior fiscal year. The restricted balance is the amount held in trust by a third party to either make bond payments or hold in reserve until the City requisitions the funds for expenditures made on approved projects identified in the bond agreements.

As of June 30, 2025, the restricted fund balance in the **Park City General Obligation Bonds Debt Service Fund** was \$18,524 and the committed fund balance was \$1,686,274. The fund balances remained consistent with the prior fiscal year. The restricted balance is the amount held in trust by a third party to make bond payments. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

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

Net position of the City's enterprise funds totaled \$183,521,483 at June 30, 2025, as compared to \$170,554,356 at the end of fiscal year 2024. The increase in net position from the prior fiscal year was \$13.0 million as compared to an increase of \$7.4 million in fiscal year 2024. Net position at the end of fiscal year 2025 for each of these funds were:

Water Fund net investment in capital assets increased by \$9.4 million, and unrestricted net position decreased by \$2.9 million. The increase in net investment in capital assets was due to the acquisition of capital assets related to ongoing water treatment plant construction offset by the repayment of related debt and depreciation expense.

Stormwater Fund net investment in capital assets of \$7.4 million and unrestricted net position of \$4.6 million remained consistent with the prior fiscal year.

Golf Course Fund net investment in capital assets of \$2.0 million and unrestricted net position of \$3.0 million remained consistent with the prior fiscal year.

Transportation and Parking Fund net investment in capital assets decreased by \$1.4 million, and unrestricted net position increased by \$7.2 million. The largest contributing factor to the increase in unrestricted net position was the settlement proceeds totaling \$3.1 million related to the *Volkswagen Eligible Mitigation Action Renewed Funding Agreement* which reduced the purchase price paid by the City for 5 new replacement electric vehicles.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

GENERAL FUND BUDGETARY HIGHLIGHTS

Park City budgets for full-time regular positions based on two principles: budgeting at the current wage for all filled positions, and budgeting at the maximum rate for associated health and retirement benefits. For vacant positions, we budget at the midpoint of the pay band, which represents the maximum anticipated hiring wage. Given that certain positions may be vacant during the fiscal year, and some employees qualify for benefits below the budgeted maximum, the City typically expends less than the total allocated for personnel and benefits. This difference is formally referred to as the vacancy factor. As the fiscal year concludes, this factor is calculated and allocated to each department based on a review of year-to-date spending, actual benefits utilization, and realized vacancies.

Key differences between the original budget and the final amended budget for expenditures of \$443,385 (net increase) can be briefly summarized as follows:

- The majority of the increase in expense appropriations was to adjust salaries and benefits. As mentioned above, the City provided a 5.5 percent cost of living adjustment to eligible employees. These increases were meant to help remain competitive with other municipalities.

Total actual revenues of \$52,455,821 were \$0.1 million less than the budgeted revenues of \$52,593,426.

Total actual expenditures of \$52,566,024 were \$3.7 million less than the budgeted expenditures of \$56,222,880.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets: The City’s investment in capital assets for its governmental and business-type activities totaled \$609,161,916 (net of \$293,265,712 accumulated depreciation) at June 30, 2025, as compared to \$602,834,183 (net of \$278,898,929 accumulated depreciation) at June 30, 2024. This investment in capital assets includes land and water rights, buildings, improvements other than buildings, vehicles and equipment, art, intangibles, infrastructure, right to use assets, and construction in progress.

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

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Land and water rights	\$ 246,450,614	\$ 246,450,614	\$ 21,815,673	\$ 21,612,188	\$ 268,266,287	\$ 268,062,802
Construction in progress	21,122,951	9,525,846	14,141,725	118,156,795	35,264,676	127,682,641
Art	828,717	828,717	117,850	117,850	946,567	946,567
Right to use asset / SBITA	391,481	391,481	3,380,984	3,380,984	3,772,465	3,772,465
Buildings	51,120,845	50,811,405	148,064,516	39,926,880	199,185,361	90,738,285
Improvements other than buildings	57,341,363	55,832,385	137,263,160	137,393,830	194,604,523	193,226,215
Vehicles and equipment	23,542,806	23,058,838	49,254,600	46,812,319	72,797,406	69,871,157
Infrastructure	117,992,819	117,835,456	-	-	117,992,819	117,835,456
Intangibles	9,511,069	9,511,069	86,455	86,455	9,597,524	9,597,524
Accumulated depreciation	(176,065,771)	(170,370,611)	(117,199,941)	(108,528,318)	(293,265,712)	(278,898,929)
Total assets	<u>\$ 352,236,894</u>	<u>\$ 343,875,200</u>	<u>\$ 256,925,022</u>	<u>\$ 258,958,983</u>	<u>\$ 609,161,916</u>	<u>\$ 602,834,183</u>

**PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025**

Major capital asset additions during the year ended June 30, 2025 included:

Governmental Activities:

- \$7.1 million for the Bonanza Park Substation Relocation project
- \$1.3 million for the Marsac retaining wall replacement
- \$0.9 million for the Community Center project
- \$1.8 million for the MARC pool and expansion projects

Business-type Activities:

- \$108.1 million for the completion of the 3Kings Water Treatment Plant
- \$2.8 million for the Main Street Waterline Replacement project
- \$2.4 million for the Shortline & Bus Barn Charger project

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

Long-term Debt: At June 30, 2025, the City had \$243,859,075 in long-term debt, a decrease of 7.2 percent from fiscal year 2024. Of this amount, \$54,024,832 is considered to be general obligation debt and backed by the full faith and credit of the City. Debt that is secured solely by specific revenue sources is \$187,386,370. Additionally, the City has a contract payable for \$2,447,873.

Park City Municipal Corporation Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
General obligation bonds	\$ 54,024,832	\$ 60,945,501	\$ -	\$ -	\$ 54,024,832	\$ 60,945,501
Revenue bonds	46,546,682	52,200,464	140,839,688	146,868,574	187,386,370	199,069,038
Contract payable	-	51,625	2,447,873	2,599,905	2,447,873	2,651,530
Total debt	<u>\$100,571,514</u>	<u>\$113,197,590</u>	<u>\$143,287,561</u>	<u>\$149,468,479</u>	<u>\$243,859,075</u>	<u>\$262,666,069</u>

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

The State of Utah mandates a general obligation debt limit of 4.0 percent of total assessed value of \$22,356,857,970. The current limitation for the City is \$894,274,319 which is significantly in excess of the City’s outstanding general obligation debt. The City’s net debt subject to this limitation was \$54,024,832 or 0.2 percent of total assessed value, leaving the amount available for future indebtedness at \$840,249,487. See Statistical Schedule 17 of this report for additional details.

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

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2025

ECONOMIC FACTORS AND NEXT YEAR’S BUDGET RATES

- As of June 2025, the unemployment rate for Summit County (of which Park City is the largest city) was 2.7 percent consistent with the State unemployment rate, and a national rate of 4.1 percent. This compares with a rate of 2.8 percent for Summit County in June 2024. (Sources: Utah Dept. of Workforce Services and Bureau of Labor Statistics)
- The fiscal year 2025 City budget does not include a property tax increase. The City Council recently adopted the certified tax rate for the General Fund. In accordance with Utah Statutes, the certified tax rate is intended to generate the same amount of property tax revenue as was received the prior fiscal year plus revenue for “new growth” occurring in the City. All other revenue sources have been estimated on a conservative basis using a multi-year trend analysis and assuming significant changes in the local economy. The City’s approach to budgeting includes preparation of a five-year capital plan. The long-term nature of the City’s financial planning system allows decision makers to better understand the true effect of policy decisions. One of the most powerful aspects of the multi-year financial planning is its capability to recognize trends over time and begin at an early point to consider the necessary steps to alter the long-term forecasted position of the City.
- The rates and fees for most services remained comparable for fiscal year 2025 compared with the prior fiscal year. The most significant changes in rates were in the Water and Stormwater Funds. In the Water Fund, the water base and irrigation base rates were increased 4.5 percent. The energy surcharge also increased 4.5 percent. In the Stormwater Fund, the Equivalent Surface Unit (ESU) charge increased 3.0 percent. The City anticipates rate increases each year over the next several years in order to provide adequate working capital necessary to maintain the water and storm water systems.

REQUESTS FOR INFORMATION

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

**BASIC FINANCIAL
STATEMENTS**

DRAFT

Park City Municipal Corporation
Statement of Net Position
June 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets:			
Cash, cash equivalents and investments	\$ 136,334,299	\$ 54,476,620	\$ 190,810,919
Restricted cash and cash equivalents, fiscal agent	25,330,388	10,934,010	36,264,398
Restricted cash, cash equivalents and investments, other	6,498,586	-	6,498,586
Taxes receivable	29,320,649	1,503,379	30,824,028
Accounts receivable	656,603	14,394,188	15,050,791
Notes receivable	1,030,104	-	1,030,104
Inventories	750,404	1,417,224	2,167,628
Prepays	348,063	638,684	986,747
Lease receivable	68,172	-	68,172
Internal balances	101,093	(101,093)	-
Total current assets	<u>200,438,361</u>	<u>83,263,012</u>	<u>283,701,373</u>
Noncurrent assets:			
Notes receivable	422,749	-	422,749
Lease receivable	10,527,046	-	10,527,046
Land and water rights	246,450,614	21,815,673	268,266,287
Construction in progress	21,122,951	14,141,725	35,264,676
Art	828,717	117,850	946,567
Right to use asset	109,579	2,916,099	3,025,678
Buildings	27,023,319	133,734,426	160,757,745
Improvements other than buildings	24,874,262	65,626,430	90,500,692
Vehicles and equipment	8,710,251	18,569,178	27,279,429
Infrastructure	14,030,935	-	14,030,935
Intangibles	9,086,266	3,641	9,089,907
Total noncurrent assets	<u>363,186,689</u>	<u>256,925,022</u>	<u>620,111,711</u>
Total assets	<u>563,625,050</u>	<u>340,188,034</u>	<u>903,813,084</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	6,704,965	3,351,718	10,056,683
Total assets and deferred outflows of resources	<u>570,330,015</u>	<u>343,539,752</u>	<u>913,869,767</u>
LIABILITIES			
Current liabilities:			
Accounts payable	2,747,177	9,658,208	12,405,385
Accrued liabilities	7,058,597	3,834,948	10,893,545
Contract payable	-	154,837	154,837
Compensated absences	1,561,531	729,724	2,291,255
General obligation bonds	5,205,000	-	5,205,000
Revenue bonds	5,340,000	5,435,000	10,775,000
Total current liabilities	<u>21,912,305</u>	<u>19,812,717</u>	<u>41,725,022</u>
Noncurrent liabilities:			
Contract payable	-	2,293,036	2,293,036
Compensated absences	99,674	90,190	189,864
General obligation bonds	48,819,832	-	48,819,832
Revenue bonds	41,206,682	135,404,688	176,611,370
Net pension liability	6,578,844	2,419,425	8,998,269
Total noncurrent liabilities	<u>96,705,032</u>	<u>140,207,339</u>	<u>236,912,371</u>
Total liabilities	<u>118,617,337</u>	<u>160,020,056</u>	<u>278,637,393</u>
DEFERRED INFLOWS OF RESOURCES			
Property taxes	23,964,964	-	23,964,964
Deferred gain on refunding	-	61,297	61,297
Deferred inflows of resources related to pensions	68,377	38,009	106,386
Deferred inflows of resources related to leases	10,144,141	-	10,144,141
Total deferred inflows of resources	<u>34,177,482</u>	<u>99,306</u>	<u>34,276,788</u>
Total liabilities and deferred inflows of resources	<u>152,794,819</u>	<u>160,119,362</u>	<u>312,914,181</u>
NET POSITION			
Net investment in capital assets	262,389,754	111,873,775	374,263,529
Restricted for:			
Drug and tobacco enforcement	58,940	-	58,940
Unrestricted	155,086,502	71,546,615	226,633,117
Total net position	<u>\$ 417,535,196</u>	<u>\$ 183,420,390</u>	<u>\$ 600,955,586</u>

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

**Park City Municipal Corporation
Statement of Activities
For the Year Ended June 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 38,711,806	\$ 9,249,241	\$ -	\$ 295,353	\$ (29,167,212)	\$ -	\$ (29,167,212)
Public safety	10,624,215	6,627	128,187	7,000	(10,482,401)	-	(10,482,401)
Public works	10,034,804	541,709	-	627,684	(8,865,411)	-	(8,865,411)
Library and recreation	11,921,273	4,349,536	5,607	236,950	(7,329,180)	-	(7,329,180)
Interest on long-term debt	2,682,404	-	-	-	(2,682,404)	-	(2,682,404)
Total governmental activities	73,974,502	14,147,113	133,794	1,166,987	(58,526,608)	-	(58,526,608)
Business-type activities:							
Water Fund	24,145,799	27,622,346	-	3,009,324	-	6,485,871	6,485,871
Stormwater Fund	1,955,356	1,949,856	-	-	-	(5,500)	(5,500)
Golf Course Fund	2,405,974	2,638,264	-	-	-	232,290	232,290
Transportation and Parking Fund	31,133,634	4,495,198	4,525,356	5,802,717	-	(16,310,363)	(16,310,363)
Total business-type activities	59,640,763	36,705,664	4,525,356	8,812,041	-	(9,597,702)	(9,597,702)
Total primary government	\$ 133,615,265	\$ 50,852,777	\$ 4,659,150	\$ 9,979,028	(58,526,608)	(9,597,702)	(68,124,310)
General revenues:							
Property tax, levied for general purposes					18,824,066	-	18,824,066
Property tax, levied for debt service					8,430,525	-	8,430,525
General sales and use tax					10,039,119	11,858,086	21,897,205
Franchise tax					3,840,403	-	3,840,403
Resort tax					27,249,032	4,722,478	31,971,510
Investment earnings					7,985,763	3,111,558	11,097,321
Miscellaneous					7,103,863	3,322,385	10,426,248
Gain on sale of capital assets					383,364	45,361	428,725
Transfers					1,051,810	(1,051,810)	-
Total general revenues, special items, and transfers					84,907,945	22,008,058	106,916,003
Change in net position					26,381,337	12,410,356	38,791,693
Net position - beginning					391,153,859	171,010,034	562,163,893
Net position - ending					\$ 417,535,196	\$ 183,420,390	\$ 600,955,586

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

GOVERNMENTAL FUNDS

Major Funds

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

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

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

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

**Park City Municipal Corporation
Balance Sheet
Governmental Funds
June 30, 2025**

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	Park City General Obligation Bonds Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
ASSETS						
Cash, cash equivalents and investments	\$ 17,470,722	\$ 99,260,652	\$ -	\$ 1,687,024	\$ 14,426,651	\$ 132,845,049
Restricted cash, cash equivalents and investments, fiscal agent	-	-	24,682,870	18,524	-	24,701,394
Restricted cash, cash equivalents and investments, other	-	6,498,586	-	-	-	6,498,586
Taxes receivable	14,137,584	1,111,190	-	7,150,373	5,946,124	28,345,271
Accounts receivable	232,093	251,837	-	-	850	484,780
Notes receivable	1,207,853	245,000	-	-	-	1,452,853
Inventory	71,656	-	-	-	-	71,656
Prepays	348,063	-	-	-	-	348,063
Lease receivable	10,595,218	-	-	-	-	10,595,218
Total assets	\$ 44,063,189	\$ 107,367,265	\$ 24,682,870	\$ 8,855,921	\$ 20,373,625	\$ 205,342,870
LIABILITIES						
Accounts payable	\$ 1,681,332	\$ 876,521	\$ 2,100	\$ 750	\$ 128,290	\$ 2,688,993
Accrued liabilities	1,509,210	-	-	-	82,440	1,591,650
Total liabilities	3,190,542	876,521	2,100	750	210,730	4,280,643
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property tax	11,181,839	-	-	7,150,373	5,632,752	23,964,964
Unavailable revenue - notes	1,207,853	245,000	-	-	-	1,452,853
Unavailable revenue - leases	10,144,141	-	-	-	-	10,144,141
Total deferred inflows of resources	22,533,833	245,000	-	7,150,373	5,632,752	35,561,958
Total liabilities and deferred inflows of resources	25,724,375	1,121,521	2,100	7,151,123	5,843,482	39,842,601
FUND BALANCES						
Nonspendable						
Inventory	71,656	-	-	-	-	71,656
Prepays	348,063	-	-	-	-	348,063
Leases	451,077	-	-	-	-	451,077
Restricted						
Capital projects	-	6,498,586	23,350,499	-	-	29,849,085
Debt service	-	-	1,330,271	18,524	-	1,348,795
Drug and tobacco enforcement	58,940	-	-	-	-	58,940
Committed						
Capital projects funds	-	99,747,158	-	-	7,994,226	107,741,384
Debt service funds	-	-	-	1,686,274	-	1,686,274
Economic development	-	-	-	-	6,535,917	6,535,917
Unassigned						
	17,409,078	-	-	-	-	17,409,078
Total fund balances	18,338,814	106,245,744	24,680,770	1,704,798	14,530,143	165,500,269
Total liabilities, deferred inflows of resources and fund balances	\$ 44,063,189	\$ 107,367,265	\$ 24,682,870	\$ 8,855,921	\$ 20,373,625	\$ 205,342,870

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

Park City Municipal Corporation
Reconciliation of Balance Sheet - Governmental Funds
to the Statement of Net Position
June 30, 2025

Fund balances of governmental funds		\$	165,500,269
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.			352,236,894
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds:			
Taxes receivable	\$	975,378	
Interest receivable		87,474	
Deferred outflows of resources related to pensions		6,405,423	
			7,468,275
Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position.			3,720,678
Certain items not accounted for as unavailable under accrual accounting.			1,452,853
Pollution remediation liability not reported in the funds.			(3,470,000)
Noncurrent liabilities, including bonds payable and net pension obligations, are not due and payable in the current period and, therefore, are not reported in the funds. Noncurrent liabilities at year-end consist of:			
Compensated absences		(1,559,890)	
Revenue bonds		(42,725,000)	
General obligation bonds		(47,930,000)	
Deferred bond premiums and discounts		(9,916,514)	
Accrued interest on the bonds		(836,807)	
Net pension liability		(6,340,713)	
			(109,308,924)
Deferred inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds:			
Deferred inflows of resources related to pensions		(64,849)	
			(64,849)
Net position of governmental activities		<u>\$</u>	<u>417,535,196</u>

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

Park City Municipal Corporation
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2025

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	Park City General Obligation Bonds Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
REVENUES						
Taxes and special assessments	\$ 38,061,459	\$ 16,506,598	\$ -	\$ 8,430,525	\$ 1,300,850	\$ 64,299,432
Licenses and permits	7,414,908	-	-	-	-	7,414,908
Intergovernmental	168,784	1,131,997	-	-	4,355,020	5,655,801
Charges for services	4,479,949	-	-	-	-	4,479,949
Fines and forfeitures	28,014	-	-	-	-	28,014
Investment income	1,335,629	4,777,668	1,326,559	22,690	523,938	7,986,484
Impact fees	-	1,676,603	-	-	-	1,676,603
Rental and other	168,433	219,451	-	-	-	387,884
Miscellaneous	798,645	2,086,662	-	-	-	2,885,307
Total revenues	<u>52,455,821</u>	<u>26,398,979</u>	<u>1,326,559</u>	<u>8,453,215</u>	<u>6,179,808</u>	<u>94,814,382</u>
EXPENDITURES						
Current:						
General government	26,663,520	-	-	-	-	26,663,520
Public safety	9,872,690	-	-	-	-	9,872,690
Public works	8,078,292	-	-	-	-	8,078,292
Library and recreation	7,951,522	-	-	-	-	7,951,522
Economic development	-	-	-	-	873,337	873,337
Debt service:						
Interest	-	-	1,819,549	2,247,065	-	4,066,614
Principal retirement	-	-	5,140,000	6,175,000	-	11,315,000
Capital outlay	-	21,501,863	-	-	2,694,907	24,196,770
Total expenditures	<u>52,566,024</u>	<u>21,501,863</u>	<u>6,959,549</u>	<u>8,422,065</u>	<u>3,568,244</u>	<u>93,017,745</u>
Excess (deficiency) of revenues over expenditures	<u>(110,203)</u>	<u>4,897,116</u>	<u>(5,632,990)</u>	<u>31,150</u>	<u>2,611,564</u>	<u>1,796,637</u>
OTHER FINANCING SOURCES (USES)						
Sale of capital assets	2,705	35,638	-	-	241,813	280,156
Transfers in	4,197,778	1,391,041	6,967,266	-	4,978,132	17,534,217
Transfers out	(1,910,600)	(5,176,426)	(1,391,041)	-	(5,883,372)	(14,361,439)
Total other financing sources (uses)	<u>2,289,883</u>	<u>(3,749,747)</u>	<u>5,576,225</u>	<u>-</u>	<u>(663,427)</u>	<u>3,452,934</u>
Net change in fund balances	2,179,680	1,147,369	(56,765)	31,150	1,948,137	5,249,571
Fund balances - beginning	16,159,134	105,098,375	24,737,535	1,673,648	12,582,006	160,250,698
Fund balances - ending	<u>\$ 18,338,814</u>	<u>\$ 106,245,744</u>	<u>\$ 24,680,770</u>	<u>\$ 1,704,798</u>	<u>\$ 14,530,143</u>	<u>\$ 165,500,269</u>

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

Park City Municipal Corporation
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2025

Net change in fund balances - total government funds	\$	5,249,571
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense:		
Capital outlay	\$	15,490,031
Depreciation expense	(7,035,545)	8,454,486
	<u> </u>	(92,792)
In the statement of activities, only the gain or (loss) on the sale of capital assets is reported; whereas in the governmental funds, proceeds from sales increase financial resources.		
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds:		
Taxes receivable	(229,128)	
Interest receivable	(16,397)	
Unavailable revenue	1,206,561	961,036
	<u> </u>	
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Premiums and discounts associated with the issuance of debt are reported as other financing sources (uses) in the governmental funds, but in the statement of activities they are deferred and amortized throughout the period during which the related debt is outstanding. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces liabilities in the statement of net position:		
Principal repayments of long-term debt	11,315,000	
Amortization of bond premiums and discounts	1,264,513	12,579,513
	<u> </u>	
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
		17,495
Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense:		
Pension contributions	3,990,922	
Actuarial calculated pension expense	(5,206,930)	(1,216,008)
	<u> </u>	
Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net loss of \$128,735 less amount allocated to business-type activities of \$101,093 and reversal of prior year allocation of \$455,678.		
		428,036
Change in net position of governmental activities	<u> </u>	<u> </u>
	\$	26,381,337

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

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
General Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Taxes and special assessments	\$ 39,362,970	\$ 39,362,970	\$ 38,061,459	\$ (1,301,511)
Licenses and permits	6,910,841	6,910,841	7,414,908	504,067
Intergovernmental	134,741	134,741	168,784	34,043
Charges for services	4,430,139	4,430,139	4,479,949	49,810
Fines and forfeitures	43,615	43,615	28,014	(15,601)
Investment income	1,362,000	1,362,000	1,335,629	(26,371)
Rental and other	231,889	231,889	168,433	(63,456)
Miscellaneous	117,231	117,231	798,645	681,414
Total revenues	<u>52,593,426</u>	<u>52,593,426</u>	<u>52,455,821</u>	<u>(137,605)</u>
EXPENDITURES				
General government	28,904,882	29,544,260	26,663,520	2,880,740
Public safety	9,731,724	9,984,531	9,872,690	111,841
Public works	8,790,314	8,367,514	8,078,292	289,222
Library and recreation	8,352,575	8,326,575	7,951,522	375,053
Total expenditures	<u>55,779,495</u>	<u>56,222,880</u>	<u>52,566,024</u>	<u>3,656,856</u>
Excess (deficiency) of revenues over expenditures	<u>(3,186,069)</u>	<u>(3,629,454)</u>	<u>(110,203)</u>	<u>3,519,251</u>
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	814	814	2,705	1,891
Transfers in	4,197,778	4,197,778	4,197,778	-
Transfers out	(1,910,600)	(1,910,600)	(1,910,600)	-
Total other financing sources	<u>2,287,992</u>	<u>2,287,992</u>	<u>2,289,883</u>	<u>1,891</u>
Net change in fund balances	(898,077)	(1,341,462)	2,179,680	3,521,142
Fund balances - beginning	16,159,134	16,159,134	16,159,134	-
Fund balances - ending	<u>\$ 15,261,057</u>	<u>\$ 14,817,672</u>	<u>\$ 18,338,814</u>	<u>\$ 3,521,142</u>

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

PROPRIETARY FUNDS

Major Funds

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

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

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

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

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Park City Municipal Corporation
Statement of Net Position
Proprietary Funds
June 30, 2025

	Business-type Activities				Total	Governmental
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Enterprise Funds	Internal Service Funds
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Enterprise Funds	Internal Service Funds
ASSETS						
Current assets:						
Cash, cash equivalents and investments	\$ 6,547,096	\$ 4,526,422	\$ 2,879,464	\$ 40,523,638	\$ 54,476,620	\$ 4,118,242
Restricted cash, cash equivalents and investments, fiscal agent	10,934,010	-	-	-	10,934,010	-
Taxes receivable	-	-	-	1,503,379	1,503,379	-
Accounts receivable	2,457,332	179,390	298	11,757,168	14,394,188	84,350
Inventories	1,024,219	2,323	300,729	89,953	1,417,224	636,330
Prepays	564,065	-	-	74,619	638,684	4,713
Total current assets	<u>21,526,722</u>	<u>4,708,135</u>	<u>3,180,491</u>	<u>53,948,757</u>	<u>83,364,105</u>	<u>4,843,635</u>
Noncurrent assets:						
Prepays	-	-	-	-	-	37,705
Land and water rights	17,785,588	-	828,451	3,201,634	21,815,673	-
Construction in progress	8,801,807	113,927	-	5,225,991	14,141,725	-
Art	8,636	-	-	109,214	117,850	-
Right to use asset	3,380,984	-	-	-	3,380,984	-
Buildings	125,378,109	320,962	1,671,487	20,693,958	148,064,516	-
Improvements other than buildings	110,456,060	15,832,482	1,777,052	9,197,566	137,263,160	-
Vehicles and equipment	14,637,394	717,428	2,121,728	31,778,050	49,254,600	47,450
Intangible	27,810	-	-	58,645	86,455	-
Accumulated depreciation and amortization	(71,391,609)	(9,152,209)	(4,353,480)	(32,302,643)	(117,199,941)	(47,450)
Total noncurrent assets	<u>209,084,779</u>	<u>7,832,590</u>	<u>2,045,238</u>	<u>37,962,415</u>	<u>256,925,022</u>	<u>37,705</u>
Total assets	<u>230,611,501</u>	<u>12,540,725</u>	<u>5,225,729</u>	<u>91,911,172</u>	<u>340,289,127</u>	<u>4,881,340</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows of resources related to pensions	1,248,224	22,377	135,287	1,945,830	3,351,718	299,542
Total assets and deferred outflows of resources	<u>231,859,725</u>	<u>12,563,102</u>	<u>5,361,016</u>	<u>93,857,002</u>	<u>343,640,845</u>	<u>5,180,882</u>
LIABILITIES						
Current liabilities:						
Accounts payable	6,225,999	516,655	142,348	2,773,206	9,658,208	56,184
Accrued liabilities	3,275,788	17,895	92,214	449,051	3,834,948	40,428
Contract payable	154,837	-	-	-	154,837	-
Compensated absences	167,452	27,832	38,288	496,152	729,724	95,236
Revenue bonds	5,435,000	-	-	-	5,435,000	-
Total current liabilities	<u>15,259,076</u>	<u>562,382</u>	<u>272,850</u>	<u>3,718,409</u>	<u>19,812,717</u>	<u>191,848</u>
Noncurrent liabilities:						
Accrued liabilities	-	-	-	-	-	1,121,711
Contract payable	2,293,036	-	-	-	2,293,036	-
Compensated absences	20,696	3,440	4,732	61,322	90,190	6,079
Revenue bonds	135,404,688	-	-	-	135,404,688	-
Net pension liability	989,348	12,242	102,062	1,315,773	2,419,425	238,131
Total noncurrent liabilities	<u>138,707,768</u>	<u>15,682</u>	<u>106,794</u>	<u>1,377,095</u>	<u>140,207,339</u>	<u>1,365,921</u>
Total liabilities	<u>153,966,844</u>	<u>578,064</u>	<u>379,644</u>	<u>5,095,504</u>	<u>160,020,056</u>	<u>1,557,769</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows of resources related to pensions	14,684	230	1,561	21,534	38,009	3,528
Deferred inflows of resources related to debt	61,297	-	-	-	61,297	-
Total deferred inflows of resources	<u>75,981</u>	<u>230</u>	<u>1,561</u>	<u>21,534</u>	<u>99,306</u>	<u>3,528</u>
Total liabilities and deferred inflows of resources	<u>154,042,825</u>	<u>578,294</u>	<u>381,205</u>	<u>5,117,038</u>	<u>160,119,362</u>	<u>1,561,297</u>
NET POSITION						
Net investment in capital assets	66,874,968	7,381,260	2,008,972	35,608,575	111,873,775	-
Unrestricted	10,941,932	4,603,548	2,970,839	53,131,389	71,647,708	3,619,585
Total net position	<u>\$ 77,816,900</u>	<u>\$ 11,984,808</u>	<u>\$ 4,979,811</u>	<u>\$ 88,739,964</u>	<u>183,521,483</u>	<u>\$ 3,619,585</u>
					(101,093)	
					<u>\$ 183,420,390</u>	

Difference between business-type adjustments to assets and liabilities (101,093)
Net position of business-type activities \$ 183,420,390

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

Park City Municipal Corporation
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2025

	Business-type Activities				Total Enterprise Funds	Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund		Internal Service Funds
OPERATING REVENUES						
Charges for services	\$ 27,622,346	\$ 1,949,856	\$ 2,638,264	\$ 4,495,198	\$ 36,705,664	\$ 5,371,093
Miscellaneous	-	-	39,862	3,282,523	3,322,385	-
Total operating revenues	<u>27,622,346</u>	<u>1,949,856</u>	<u>2,678,126</u>	<u>7,777,721</u>	<u>40,028,049</u>	<u>5,371,093</u>
OPERATING EXPENSES						
Salaries and benefits	5,554,356	723,562	1,190,827	15,580,615	23,049,360	1,501,554
Supplies, maintenance and services	6,664,448	853,165	780,941	9,209,724	17,508,278	3,201,980
Energy and utilities	770,050	39,664	58,003	843,267	1,710,984	796,294
Depreciation and amortization	6,425,565	185,808	226,992	3,470,075	10,308,440	-
Total operating expenses	<u>19,414,419</u>	<u>1,802,199</u>	<u>2,256,763</u>	<u>29,103,681</u>	<u>52,577,062</u>	<u>5,499,828</u>
Operating income (loss)	<u>8,207,927</u>	<u>147,657</u>	<u>421,363</u>	<u>(21,325,960)</u>	<u>(12,549,013)</u>	<u>(128,735)</u>
NONOPERATING REVENUES (EXPENSES)						
Taxes and special assessments	-	-	-	16,580,564	16,580,564	-
Investment income	961,108	183,064	125,256	1,842,130	3,111,558	-
Gain on sale of capital assets	41,325	-	1,425	2,611	45,361	-
Operating grants and contributions	-	-	-	4,525,356	4,525,356	-
Interest expense	(3,385,962)	-	-	-	(3,385,962)	-
Total nonoperating revenues (expenses)	<u>(2,383,529)</u>	<u>183,064</u>	<u>126,681</u>	<u>22,950,661</u>	<u>20,876,877</u>	<u>-</u>
Income (loss) before contributions and transfers	<u>5,824,398</u>	<u>330,721</u>	<u>548,044</u>	<u>1,624,701</u>	<u>8,327,864</u>	<u>(128,735)</u>
Capital contributions	2,009,324	-	-	5,802,717	7,812,041	-
Transfers in	1,000,000	-	25,000	-	1,025,000	-
Transfers out	(2,330,473)	(140,773)	(164,005)	(1,562,527)	(4,197,778)	-
Change in net position	6,503,249	189,948	409,039	5,864,891	12,967,127	(128,735)
Total net position - beginning	71,313,651	11,794,860	4,570,772	82,875,073	170,554,356	3,748,320
Total net position - ending	<u>\$ 77,816,900</u>	<u>\$ 11,984,808</u>	<u>\$ 4,979,811</u>	<u>\$ 88,739,964</u>	<u>\$ 183,521,483</u>	<u>\$ 3,619,585</u>
				Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	(556,771)	
				Changes in net position of business-type activities	<u>\$ 12,410,356</u>	

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

Park City Municipal Corporation
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds				Governmental	
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash receipts from customers	\$ 26,284,016	\$ 1,948,207	\$ 2,678,126	\$ 2,246,940	\$ 33,157,289	\$ 5,908,426
Payments to employees	(5,352,332)	(630,381)	(1,171,705)	(15,408,928)	(22,563,346)	(1,463,217)
Payments to suppliers	(10,278,311)	(406,524)	(791,416)	(7,398,682)	(18,874,933)	(4,638,936)
Net cash provided (used) by operating activities	<u>10,653,373</u>	<u>911,302</u>	<u>715,005</u>	<u>(20,560,670)</u>	<u>(8,280,990)</u>	<u>(193,727)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Transfers from other funds	1,000,000	-	25,000	-	1,025,000	-
Transfers to other funds	(1,278,663)	(140,773)	(164,005)	(1,562,527)	(3,145,968)	-
Transit and resort sales tax	-	-	-	16,911,102	16,911,102	-
Operating grants	-	-	-	4,611,052	4,611,052	-
Net cash provided (used) by noncapital financing activities	<u>(278,663)</u>	<u>(140,773)</u>	<u>(139,005)</u>	<u>19,959,627</u>	<u>19,401,186</u>	<u>-</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Impact fees, contributions and grants	2,009,324	-	-	4,692,191	6,701,515	-
Acquisition and construction of capital assets	(3,786,713)	(32,620)	(258,299)	(4,058,712)	(8,136,344)	-
Principal paid on capital debt and interfund loan	(5,357,032)	-	-	-	(5,357,032)	-
Interest paid on capital debt and interfund loan	(4,250,284)	-	-	-	(4,250,284)	-
Proceeds from sales of capital assets	41,325	-	1,425	2,611	45,361	-
Net cash provided (used) by capital and related financing activities	<u>(11,343,380)</u>	<u>(32,620)</u>	<u>(256,874)</u>	<u>636,090</u>	<u>(10,996,784)</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received by investing activities	961,633	183,196	125,342	1,844,279	3,114,450	-
Net cash provided by investing activities	<u>961,633</u>	<u>183,196</u>	<u>125,342</u>	<u>1,844,279</u>	<u>3,114,450</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	<u>(7,037)</u>	<u>921,105</u>	<u>444,468</u>	<u>1,879,326</u>	<u>3,237,862</u>	<u>(193,727)</u>
Balances - beginning of year	17,488,143	3,605,317	2,434,996	38,644,312	62,172,768	4,311,969
Balances - end of the year	<u>\$ 17,481,106</u>	<u>\$ 4,526,422</u>	<u>\$ 2,879,464</u>	<u>\$ 40,523,638</u>	<u>\$ 65,410,630</u>	<u>\$ 4,118,242</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating Income (loss)	\$ 8,207,927	\$ 147,657	\$ 421,363	\$ (21,325,960)	\$ (12,549,013)	\$ (128,735)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation	6,425,565	185,808	226,992	3,470,075	10,308,440	-
Non-cash water interfund transfer to general fund	(1,051,810)	-	-	-	(1,051,810)	-
Pension related	268,099	98,212	17,700	201,161	585,172	43,075
Changes in assets and liabilities:						
Accounts receivable	(322,785)	(1,649)	-	(5,214,434)	(5,538,868)	(23,686)
Inventory	(298,177)	5,033	(4,466)	21,102	(276,508)	39,162
Accounts and other payables	(2,509,371)	481,272	51,994	2,316,860	340,755	(240,513)
Accrued liabilities	(74,310)	(6,746)	(1,703)	(132,412)	(215,171)	107,131
Compensated absences	8,235	1,715	3,125	102,938	116,013	9,839
Net cash provided (used) by operating activities	<u>\$ 10,653,373</u>	<u>\$ 911,302</u>	<u>\$ 715,005</u>	<u>\$ (20,560,670)</u>	<u>\$ (8,280,990)</u>	<u>\$ (193,727)</u>

NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES

Included in investment income is an increase of \$66,044 in fair value for the year ended June 30, 2025.

Donated capital assets totaling \$138,139 were recognized during the year. No cash was received in connection with this transaction.

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

FIDUCIARY FUND

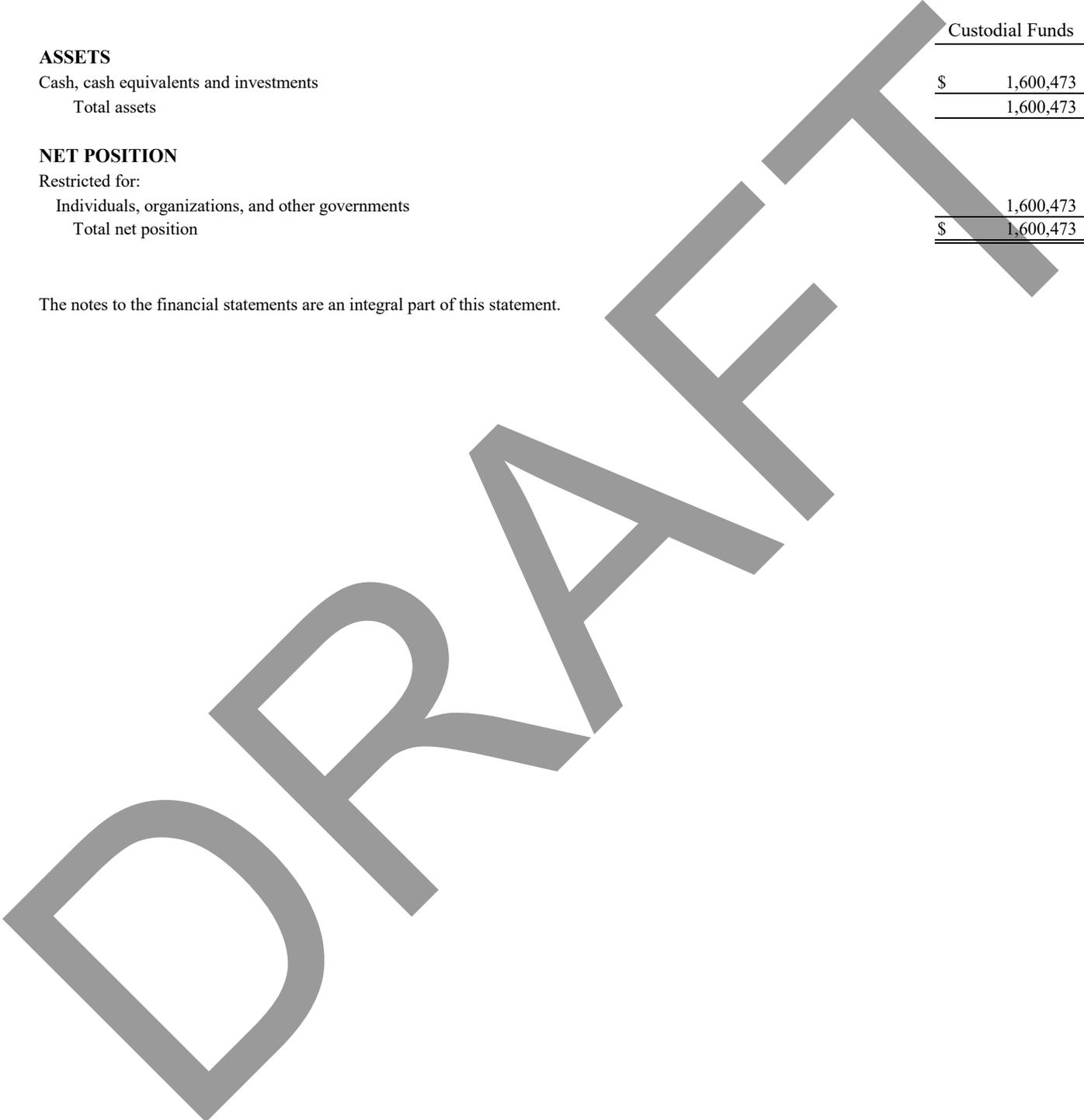
Custodial Fund - Used to hold deposits and performance bonds from individuals, organizations and other governments.

DRAFT

**Park City Municipal Corporation
Statement of Fiduciary Net Position
Fiduciary Fund
June 30, 2025**

	Custodial Funds
ASSETS	
Cash, cash equivalents and investments	\$ 1,600,473
Total assets	1,600,473
NET POSITION	
Restricted for:	
Individuals, organizations, and other governments	1,600,473
Total net position	\$ 1,600,473

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



Park City Municipal Corporation
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended June 30, 2025

	Custodial Funds
ADDITIONS	
Contributions from individuals, organizations, and other governments	\$ 359,090
Total additions	359,090
DEDUCTIONS	
Refunds to individuals, organizations, and other governments	396,093
Total deductions	396,093
Net decrease in fiduciary net position	(37,003)
Net Position - beginning of the year	1,637,476
Net Position - end of the year	\$ 1,600,473

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

DRAFT

**NOTES TO THE BASIC
FINANCIAL STATEMENTS**

DRAFT

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

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

1. Reporting Entity

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

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

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

Included in this report are the following blended component units:

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

The Park City Municipal Building Authority (MBA) governing board is comprised of the same individuals as the City Council and was created to provide a mechanism for financing City facilities. The MBA acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority. The MBA currently has a capital projects fund. The bond issuance authorizations are approved by the City Council and the legal liability for those bonds remains with the City.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

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

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

2. Government-wide and Fund Financial Statements

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

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

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

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

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

The City reports the following major governmental funds:

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

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

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

The City reports the following major proprietary funds:

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

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

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

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

Additionally, the City reports the following fund types:

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

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

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

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

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

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

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

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

Prepaid Items – Payments made to vendors for services that will benefit periods beyond June 30, 2025 are recorded as prepaid items in both government-wide and fund financial statements. The costs of governmental fund type prepaid items are recorded as expenditures when consumed rather than when purchased.

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

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

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

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

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

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Long-term Obligations – In the government-wide financial statements, and proprietary fund types in the fund financial statements, noncurrent debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and gains and losses on bond refunding are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Gains and losses on bond refunding are reported as deferred inflows and outflows. Bond issuance costs are expensed in the period in which they are incurred. The unamortized bond premiums/discounts at June 30, 2025 for governmental activities were \$9,916,514 and \$12,229,688 for business-type activities and proprietary funds, respectively. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

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

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

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

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

The City evaluated each of its funds at June 30, 2025, and classified fund balances into the following five categories:

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

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

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

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

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

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

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Proceeds of the City’s 2013A and 2020 Series General Obligation Bonds in the amount of \$6,118,191 are classified as restricted assets as well as impact fees of \$259,038 and B & C road funds of \$121,357 in the Capital Improvements Fund. Bond proceeds are restricted to acquiring and preserving undeveloped park and recreational land and to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. The “reserve fund” account with a balance at June 30, 2025 of \$18,524 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Proceeds of the City’s 2015, 2017 and 2019 Sales Tax Revenue Bonds are classified as restricted assets on the governmental funds balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The “construction fund” account with a balance at June 30, 2025 of \$23,350,499 is used to report those proceeds of revenue bond issuances that are restricted for the purpose of financing the cost associated with improvements and acquisition of open space. The “reserve fund” account with a balance at June 30, 2025, of \$1,330,271 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

5. Budgets

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

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

6. GASB Pronouncements

GASB Statement No. 103, *Financial Reporting Model Improvements*, was issued in 2024 and establishes targeted improvements to the governmental financial reporting model, including revisions to the Management’s Discussion and Analysis, clarification of unusual or infrequent items, modifications to the presentation of operating and nonoperating activities for proprietary funds, and updates to budgetary comparison schedules. The Statement is effective for the City for the fiscal year ending June 30, 2026. The City is currently evaluating the requirements of this Statement and the potential impact on its financial statements.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*, was issued in 2024 and requires enhanced disclosures related to certain capital assets, including separate presentation of specific intangible capital assets and additional requirements for capital assets held for sale. The Statement is effective for the City for the fiscal year ending June 30, 2026. The City is assessing the impact of this Statement on its capital asset note disclosures.

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

As of June 30, 2025, the City had the following deposits and investments, including \$1,600,473 held in a custodial capacity for others:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investments maturities</u>	
		<u>1 year or less</u>	<u>1-5 years</u>
Held by city:			
Debt securities			
Corporate Bonds	\$ 2,116,347	\$ -	\$ 2,116,347
Government Agency Securities	499,045	248,408	250,637
U.S. Obligations	1,549,023	499,471	1,049,552
	<u>4,164,415</u>	<u>\$ 747,879</u>	<u>\$ 3,416,536</u>
Other investments			
State treasurer's investment pool	189,881,277	<u>\$ 189,881,277</u>	
Total investments	<u>194,045,692</u>		
<u>Deposits</u>			
Cash deposits - net of outstanding checks	\$ 4,857,486		
Cash on hand	6,800		
Total deposits	<u>4,864,286</u>		
Total deposits and investments held by city	<u>198,909,978</u>		
Held by fiscal agent:			
State treasurer's investment pool	36,264,398		
Total deposits and investments	<u>\$ 235,174,376</u>		

Deposits

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. The Act requires all deposits of funds to be in a qualified depository, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. As of June 30, 2025, the City's bank balance was \$6,238,120 of which \$5,988,120 was uninsured and uncollateralized.

Investments

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

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

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

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

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

At June 30, 2025 the City had the following recurring fair value measurements:

	June 30, 2025	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
<u>Investments by fair value level:</u>				
Corporate Bonds	\$ 2,116,347	\$ 2,116,347	\$ -	\$ -
Government Agency Securities	499,045	499,045	-	-
U.S. Obligations	1,549,023	1,549,023	-	-
Utah Public Treasurers' Investment Fund	189,881,277	-	189,881,277	-
Total	<u>\$ 194,045,692</u>	<u>\$ 4,164,415</u>	<u>\$ 189,881,277</u>	<u>\$ -</u>

Debt securities classified in Level 1 are valued using prices quoted in active markets for those securities. The Utah Public Treasurers’ Investment Fund classified in Level 2 is valued by application of the June 30, 2025 fair value factor, as calculated by the Utah State Treasurer, to the City’s average daily balance in the Fund.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

At June 30, 2025, the City’s investments had the following quality ratings:

	Fair Value	Primary Government		
		Corporate Bonds	Government Agency Securities	U.S. Obligations
Quality Ratings:				
AA+	\$ 2,301,138	\$ 253,070	\$ 499,045	\$ 1,549,023
AA-	252,332	252,332	-	-
A+	502,818	502,818	-	-
A	1,108,127	1,108,127	-	-
	<u>\$ 4,164,415</u>	<u>\$ 2,116,347</u>	<u>\$ 499,045</u>	<u>\$ 1,549,023</u>

* The PTIF is not rated.

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

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

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

Custodial Credit Risk for an investment is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk. As of June 30, 2025, the City had \$4,164,415 in U.S. negotiable certificate of deposits, corporate bonds, government agency securities and U.S obligations which were held by the counterparty’s trust department or agent but not in the government’s name.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE C – NOTES RECEIVABLE

Notes receivable of the governmental fund types at June 30, 2025 include an affordable housing loan and a legal settlement both with an interest rate of 0.0 percent and maturing in fiscal years 2026 and 2033, respectively. The following is a schedule of future principal payments required under the terms of the notes receivable as of June 30, 2025:

Fiscal Year Ending:	Principal
2026	\$ 1,030,104
2027	72,471
2028	84,550
2029	75,491
2030	51,334
2031-2033	138,903
Total	\$ 1,452,853

NOTE D – LEASES RECEIVABLE

The City leases certain city property and building space to third parties. As of June 30, 2025, the City’s receivable for lease payments is shown on the governmental funds balance sheet and the government-wide statement of net position. Also, the City has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. A general description of the lease agreements follows:

The City has 2 active leases for a portion of its land and use of facilities. These leases have a 99-year term. The agreements have increases of 10.0 percent every 5 years. At the end of the lease term, the property must be returned in good standing. During the fiscal year, the City recognized \$29,618 in lease revenue and \$16,582 in interest income related to these agreements. At June 30, 2025, the City recorded \$10,498,631 in lease receivables for these arrangements. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

The City has 1 active lease for building space. The lease is for a period of 5 years; with an option to renew for an additional term of 2 years. The option to extend was exercised during the year ended June 30, 2024. During the fiscal year the City recognized \$13,926 in lease revenue and \$88 in interest income related to this agreement. At June 30, 2025, the City recorded \$41,648 in lease receivable for the arrangement. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

The City has 2 active leases for building space out of its Library. The leases are for a period of 5 and 10 years with no option to renew. The agreements have annual 3.0 and 5.0 percent increases. During the fiscal year the City recognized \$25,071 in lease revenue and \$1,271 in interest income related to these agreements. At June 30, 2025, the City recorded \$54,939 in lease receivable for these arrangements. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2025 was as follows:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
Governmental activities:				
Capital assets, not being depreciated:				
Land and water rights	\$ 246,450,614	\$ -	\$ -	\$ 246,450,614
Construction in progress	9,525,846	11,664,519	(67,414)	21,122,951
Art	828,717	-	-	828,717
Total capital assets, not being depreciated	<u>256,805,177</u>	<u>11,664,519</u>	<u>(67,414)</u>	<u>268,402,282</u>
Capital assets, being depreciated:				
Right to use asset - SBITA	391,481	-	-	391,481
Buildings	50,811,405	309,440	-	51,120,845
Improvements other than building	55,832,385	1,550,463	(41,485)	57,341,363
Vehicles and equipment	23,058,838	1,875,660	(1,391,692)	23,542,806
Infrastructure	117,835,456	157,363	-	117,992,819
Intangibles	9,511,069	-	-	9,511,069
Total capital assets, being depreciated	<u>257,440,634</u>	<u>3,892,926</u>	<u>(1,433,177)</u>	<u>259,900,383</u>
Less accumulated depreciation for:				
Right to use asset - SBITA	(226,730)	(55,172)	-	(281,902)
Buildings	(22,776,830)	(1,320,696)	-	(24,097,526)
Improvements other than building	(30,702,849)	(1,805,737)	41,485	(32,467,101)
Vehicles and equipment	(14,051,968)	(2,079,487)	1,298,900	(14,832,555)
Infrastructure	(102,199,115)	(1,762,769)	-	(103,961,884)
Intangibles	(413,119)	(11,684)	-	(424,803)
Total accumulated depreciation	<u>(170,370,611)</u>	<u>(7,035,545)</u>	<u>1,340,385</u>	<u>(176,065,771)</u>
Total capital assets, being depreciated, net	<u>87,070,023</u>	<u>(3,142,619)</u>	<u>(92,792)</u>	<u>83,834,612</u>
Governmental activities capital assets, net	<u>\$ 343,875,200</u>	<u>\$ 8,521,900</u>	<u>\$ (160,206)</u>	<u>\$ 352,236,894</u>
Business-type activities:				
Capital assets, not being depreciated:				
Land and water rights	\$ 21,612,188	\$ 203,485	\$ -	\$ 21,815,673
Construction in progress	118,156,795	5,029,660	(109,044,730)	14,141,725
Art	117,850	-	-	117,850
Total capital assets, not being depreciated	<u>139,886,833</u>	<u>5,233,145</u>	<u>(109,044,730)</u>	<u>36,075,248</u>
Capital assets, being depreciated:				
Right to use asset	3,380,984	-	-	3,380,984
Buildings	39,926,880	108,137,636	-	148,064,516
Improvements other than building	137,393,830	69,449	(200,119)	137,263,160
Vehicles and equipment	46,812,319	3,878,979	(1,436,698)	49,254,600
Intangibles	86,455	-	-	86,455
Total capital assets, being depreciated	<u>227,600,468</u>	<u>112,086,064</u>	<u>(1,636,817)</u>	<u>338,049,715</u>
Less accumulated depreciation for:				
Right to use asset	(380,360)	(84,525)	-	(464,885)
Buildings	(11,872,898)	(2,457,192)	-	(14,330,090)
Improvements other than building	(68,040,997)	(3,795,852)	200,119	(71,636,730)
Vehicles and equipment	(28,153,070)	(3,969,050)	1,436,698	(30,685,422)
Intangibles	(80,993)	(1,821)	-	(82,814)
Total accumulated depreciation	<u>(108,528,318)</u>	<u>(10,308,440)</u>	<u>1,636,817</u>	<u>(117,199,941)</u>
Total capital assets, being depreciated, net	<u>119,072,150</u>	<u>101,777,624</u>	<u>-</u>	<u>220,849,774</u>
Business-type activities capital assets, net	<u>\$ 258,958,983</u>	<u>\$ 107,010,769</u>	<u>\$ (109,044,730)</u>	<u>\$ 256,925,022</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE E – CAPITAL ASSETS, Continued

Depreciation and amortization expense was charged to functions for the year ended June 30, 2025 as follows:

Governmental activities:		Business-type activities:	
General government	\$ 3,969,074	Water	\$ 6,425,565
Public safety	514,308	Stormwater	185,808
Public works	1,011,837	Golf Course	226,992
Library and recreation	1,540,326	Transportation and parking	3,470,075
Total	\$ 7,035,545	Total	\$ 10,308,440

NOTE F – INTERFUND TRANSFERS

An interfund transfer is a legally authorized transfer between funds in which one fund is responsible for the initial receipt of funds and another fund is responsible for the actual disbursement in accordance with budgetary authorizations. The General Fund transferred \$1,885,600 to the Equipment Replacement Capital Projects Fund for replacement of rolling stock and computer equipment. Additionally, the General Fund transferred \$25,000 to the Golf Course Fund for administrative costs and \$1,000,000 to the Water Fund for capital expenditures. The Lower Park Avenue RDA transferred \$3,092,532 to the Special Revenue funds for capital expenditures. Several funds transferred a total of \$6,967,266 to the Sales Tax Revenue Bond Debt Service Fund to support principal and interest payments on debt. The Sales Tax Revenue Debt Service Fund transferred \$1,391,041 to capital project funds for open space, affordable housing and park improvements. Transfers to the General Fund were comprised of: \$2,330,473 from the Water Fund, \$140,773 from the Stormwater Fund, \$164,005 from the Golf Course Fund for administrative expenses, and \$1,562,527 from the Transportation and Parking Fund. All interfund transfers within governmental activities and business-type activities are eliminated in the Government-Wide Financial Statements.

The following are the transfers for the City as of June 30, 2025:

Transfers into:

	Governmental Activities				Business-Type Activities		
	Major Funds				Golf Course Fund	Water Fund	Total Transfers Out
	General Fund	Capital Imp. Fund	Sales Tax Rev & Ref - DSF	Nonmajor Funds			
Transfers out from:							
Governmental activities							
General Fund	\$ -	\$ -	\$ -	\$ 1,885,600	\$ 25,000	\$ -	\$ 1,910,600
Capital Imp. Fund	-	-	4,176,426	-	-	1,000,000	5,176,426
Sales Tax - DSF	-	1,391,041	-	-	-	-	1,391,041
Nonmajor Funds	-	-	2,790,840	3,092,532	-	-	5,883,372
Business-type activities							
Water Fund	2,330,473	-	-	-	-	-	2,330,473
Stormwater Fund	140,773	-	-	-	-	-	140,773
Golf Course Fund	164,005	-	-	-	-	-	164,005
Trans. & Parking Fund	1,562,527	-	-	-	-	-	1,562,527
	\$4,197,778	\$ 1,391,041	\$ 6,967,266	\$4,978,132	\$ 25,000	\$1,000,000	\$18,559,217

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations for the year ended June 30, 2025:

	Beginning Balance July 1, 2024	Additions	Reductions	Amortization	Ending Balance June 30, 2025	Due Within One Year
Governmental activities:						
General obligation bonds:						
2013A series-principal	\$ 2,235,000	\$ -	\$ (530,000)	\$ -	\$ 1,705,000	\$ 550,000
2013A series-premium	24,297	-	-	(6,318)	17,979	-
2017 series-principal	14,935,000	-	(1,625,000)	-	13,310,000	1,685,000
2017 series-premium	1,484,011	-	-	(195,264)	1,288,747	-
2019 series-principal	33,355,000	-	(3,405,000)	-	29,950,000	2,730,000
2019 series-premium	4,393,161	-	-	(457,491)	3,935,670	-
2020 series-principal	3,580,000	-	(615,000)	-	2,965,000	240,000
2020 series-premium	939,032	-	-	(86,596)	852,436	-
Total general obligation bonds	<u>60,945,501</u>	<u>-</u>	<u>(6,175,000)</u>	<u>(745,669)</u>	<u>54,024,832</u>	<u>5,205,000</u>
Revenue bonds (Sales tax revenue):						
2014B series-principal	3,505,000	-	(660,000)	-	2,845,000	680,000
2014B series-premium	55,860	-	-	(11,241)	44,619	-
2015 refunding-principal	5,350,000	-	(820,000)	-	4,530,000	845,000
2015 refunding-premium	240,126	-	-	(40,222)	199,904	-
2017 refunding-principal	19,235,000	-	(2,060,000)	-	17,175,000	2,165,000
2017 refunding-premium	1,800,868	-	-	(225,960)	1,574,908	-
2019 refunding-principal	19,775,000	-	(1,600,000)	-	18,175,000	1,650,000
2019 refunding-premium	2,238,610	-	-	(236,359)	2,002,251	-
Total revenue bonds	<u>52,200,464</u>	<u>-</u>	<u>(5,140,000)</u>	<u>(513,782)</u>	<u>46,546,682</u>	<u>5,340,000</u>
Compensated absences	1,497,196	164,009	-	-	1,661,205	1,561,531
Contract payable - SBITA	51,625	-	(51,625)	-	-	-
Total governmental activities	<u>\$ 114,694,786</u>	<u>\$ 164,009</u>	<u>\$ (11,366,625)</u>	<u>\$ (1,259,451)</u>	<u>\$ 102,232,719</u>	<u>\$ 12,106,531</u>
Business-type activities:						
Revenue bonds:						
2009A wtr revenue	\$ 750,000	\$ -	\$ (125,000)	\$ -	\$ 625,000	\$ 125,000
2013A wtr revenue refunding	520,000	-	(255,000)	-	265,000	265,000
2013A wtr revenue-prem/disc.	4,296	-	-	(2,926)	1,370	-
2014 wtr revenue	4,115,000	-	(2,350,000)	-	1,765,000	1,765,000
2014 wtr revenue-premium	36,780	-	-	(18,695)	18,085	-
2020 wtr revenue refunding	66,795,000	-	(175,000)	-	66,620,000	-
2020 wtr revenue-premium	7,773,405	-	-	(502,442)	7,270,963	-
2021 wtr revenue refunding	61,635,000	-	(2,300,000)	-	59,335,000	3,280,000
2021 wtr revenue-premium	5,239,093	-	-	(299,823)	4,939,270	-
Total revenue bonds	<u>146,868,574</u>	<u>-</u>	<u>(5,205,000)</u>	<u>(823,886)</u>	<u>140,839,688</u>	<u>5,435,000</u>
Compensated absences	703,901	116,013	-	-	819,914	729,724
Contract payable	2,599,905	-	(152,032)	-	2,447,873	154,837
Total business-type activities	<u>\$ 150,172,380</u>	<u>\$ 116,013</u>	<u>\$ (5,357,032)</u>	<u>\$ (823,886)</u>	<u>\$ 144,107,475</u>	<u>\$ 6,319,561</u>

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for these funds are included as part of the above totals for governmental activities. At year end \$101,315 of internal service fund compensated absences are included in the above amounts. Also, for the governmental activities compensated absences are liquidated by the general fund. The City has complied with all revenue bond covenants.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

Redevelopment Agency Capital Projects Funds and Bonds

The City maintains special revenue and capital project funds for the Main Street Redevelopment Agency and the Lower Park Avenue Redevelopment Agency. For the fiscal year ended June 30, 2025, the tax increment collected by the Main Street Redevelopment Agency was \$570 and the tax contributions from other governments were \$1,908. The tax increment collected by the Lower Park Avenue Redevelopment Agency was \$1,300,280 and the tax contributions from other governments were \$4,353,112. The tax increment paid to another taxing agency by the Lower Park Avenue Redevelopment Agency was \$863,759. During the fiscal year, the Lower Park Avenue Redevelopment Agency expended \$382,897 for site improvements and \$2,278 for economic development. The Main Street Redevelopment Agency expended \$463,536 for site improvements, \$7,300 for economic development.

General Obligation Bonds

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

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

The debt service requirements for the bonds at June 30, 2025 were as follows:

Fiscal Year Ending June 30,	Series 2013A Dated August 28, 2013 \$7,170,000 @ 2.00% to 3.25% per annum paid semi- annually (Nov. & May)		Series 2017 Dated June 6, 2017 \$25,000,000 @ 3.00% to 5.00% per annum paid semi- annually (Feb. & Aug.)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2026	\$ 550,000	\$ 54,036	\$ 1,685,000	\$ 468,100
2027	565,000	37,538	1,755,000	383,850
2028	590,000	19,175	1,825,000	296,100
2029	-	-	1,900,000	241,350
2030	-	-	1,975,000	184,350
2031	-	-	2,055,000	125,100
2032	-	-	2,115,000	63,450
Total	1,705,000	110,749	13,310,000	1,762,300
Plus unamortized premium	17,979	-	1,288,747	-
Total	<u>\$ 1,722,979</u>	<u>\$ 110,749</u>	<u>\$ 14,598,747</u>	<u>\$ 1,762,300</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds, Continued

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

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

The debt service requirements for the bonds at June 30, 2025 were as follows:

Fiscal Year Ending June 30,	Series 2019 Dated March 5, 2019 \$48,290,000 @ 3.00% to 5.00% per annum paid semiannually (February and August)		Series 2020 Dated May 6, 2020 \$9,470,000 @ 2.125% to 5.00% per annum paid semiannually (May and November)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2026	\$ 2,730,000	\$ 1,307,900	\$ 240,000	\$ 115,337
2027	2,870,000	1,171,400	250,000	103,338
2028	3,015,000	1,027,900	265,000	90,837
2029	3,165,000	877,150	275,000	77,588
2030	3,320,000	718,900	290,000	63,837
2031	3,490,000	552,900	305,000	49,338
2032	3,625,000	413,300	320,000	37,137
2033	3,810,000	232,050	330,000	27,538
2034	3,925,000	117,750	340,000	17,637
2035	-	-	350,000	7,445
Total	29,950,000	6,419,250	2,965,000	590,032
Plus unamortized premium	3,935,670	-	852,436	-
Total	<u>\$ 33,885,670</u>	<u>\$ 6,419,250</u>	<u>\$ 3,817,436</u>	<u>\$ 590,032</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds

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

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

The debt service requirements for the bonds at June 30, 2025 were as follows:

Fiscal Year Ending June 30,	Series 2014B Dated September 11, 2014 \$5,375,000 @ 3.00% to 3.25% per annum paid semiannually (June and December)		Series 2015 Dated May 12, 2015 \$11,600,000 @ 2.00% to 4.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
	2026	\$ 680,000	\$ 89,013	\$ 845,000
2027	700,000	68,613	880,000	122,275
2028	720,000	47,612	905,000	95,875
2029	745,000	24,212	930,000	68,725
2030	-	-	970,000	31,525
Total	2,845,000	229,450	4,530,000	474,475
Plus unamortized premium	44,619	-	199,904	-
Total	<u>\$ 2,889,619</u>	<u>\$ 229,450</u>	<u>\$ 4,729,904</u>	<u>\$ 474,475</u>

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

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

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds, Continued

The debt service requirements for the bonds at June 30, 2025 were as follows:

Fiscal Year Ending June 30,	Series 2017 Dated November 11, 2017 \$31,940,000 @ 2.85% to 5.00% per annum paid semiannually (June and December)		Series 2019 Dated February 21, 2019 \$26,775,000 @ 3.00% to 5.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
	2026	\$ 2,165,000	\$ 605,777	\$ 1,650,000
2027	2,275,000	497,528	1,750,000	668,750
2028	2,385,000	383,777	1,825,000	579,375
2029	2,480,000	288,378	1,925,000	485,625
2030	2,555,000	213,977	2,025,000	386,875
2031	2,620,000	147,548	2,125,000	293,750
2032	2,695,000	76,807	2,200,000	207,250
2033	-	-	2,300,000	117,250
2034	-	-	2,375,000	35,625
Total	17,175,000	2,213,792	18,175,000	3,528,250
Plus unamortized premium	1,574,908	-	2,002,251	-
Total	<u>\$ 18,749,908</u>	<u>\$ 2,213,792</u>	<u>\$ 20,177,251</u>	<u>\$ 3,528,250</u>

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

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

In compliance with federal regulations, the City monitored and, when necessary, remitted arbitrage payments to the U.S Treasury related to excess investment earnings on tax-exempt bond proceeds. During the fiscal year 2025, the City remitted no arbitrage.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

Water Revenue Bonds

On July 14, 2009, the City issued the par amount of \$2,500,000 in Taxable Water Revenue Bonds Series 2009A to finance the construction of drinking water system improvements. The bonds bear no interest and the principal payment of \$125,000 is paid annually beginning July 15, 2010 and ending July 15, 2029. Repayments on the debt are made from the net revenues of the Water Fund. The outstanding balance at June 30, 2025 is \$625,000.

Water Revenue Refunding Bonds

On February 21, 2013, the City issued the par amount of \$3,045,000 in Water Revenue and Refunding Bonds Series 2013 A and B plus a premium of \$37,518 with an interest rate of 2.0 percent. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$3,029,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of \$63,609. The bonds incurred bond issue costs of \$74,516, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund. As of June 30, 2025, the City had one remaining year of debt service requirements on the Series 2013A bonds. The remaining principal balance of \$265,000 and interest of \$2,650 will be paid in fiscal year 2026. The unamortized bond premium was \$1,370 as of June 30, 2025, and will be fully amortized during fiscal year 2026.

On June 25, 2014, the City issued the par amount of \$4,115,000 in Water Revenue Bonds Series 2014 plus a premium of \$223,986 with a 3.25 interest rate to finance construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest method. The bonds incurred bond issue costs of \$93,218, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund. As of June 30, 2025, the City had one remaining year of debt service requirements on the Series 2014 bonds. The remaining principal balance of \$1,765,000 and interest of \$57,362 will be paid in fiscal year 2026. The unamortized bond premium was \$18,085 as of June 30, 2025, and will be fully amortized during fiscal year 2026.

On June 16, 2020, the City issued the par amount of \$75,515,000 in Water Revenue Bonds Series 2020 plus a premium of \$9,802,442. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$8,235,000 and \$4,945,000 of outstanding Water Revenue Bonds Series 2009C and 2010, respectively plus interest of \$225,484 and \$99,449, respectively. New money in the amount of \$66,620,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$333,785, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

On October 13, 2021, the City issued the par amount of \$66,135,000 in Water Revenue Bonds Series 2021 plus a premium of \$6,052,311. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$1,925,000 and \$5,525,000 of outstanding Water Revenue Bonds Series 2012 and 2012B, respectively plus interest of \$21,063 and \$62,156, respectively. New money in the amount of \$65,000,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$320,994, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

Water Revenue Refunding Bonds, Continued

The debt service requirements for these bonds at June 30, 2025 were as follows:

Fiscal Year Ending June 30,	Series 2020 Dated June 16, 2020 \$75,515,000 @ 2.125% to 5.00% per annum paid semiannually (June and December)		Series 2021 Dated October 13, 2021 \$66,135,000 @ 2.00% to 5.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
	2026	\$ -	\$ 2,134,844	\$ 3,280,000
2027	1,945,000	2,086,219	3,645,000	1,589,756
2028	2,000,000	1,987,594	3,875,000	1,401,757
2029	4,250,000	1,831,344	1,930,000	1,256,631
2030	4,475,000	1,613,219	2,020,000	1,157,882
2031	4,700,000	1,383,844	2,255,000	1,051,006
2032	4,875,000	1,193,219	2,385,000	935,006
2033	5,025,000	1,044,719	2,495,000	825,481
2034	5,175,000	891,719	2,575,000	749,831
2035	5,350,000	733,844	2,610,000	697,981
2036	5,500,000	571,094	2,675,000	645,131
2037	5,650,000	432,094	2,715,000	591,231
2038	5,775,000	314,234	2,765,000	536,431
2039	5,875,000	190,453	2,845,000	480,331
2040	6,025,000	64,014	2,880,000	421,281
2041	-	-	9,095,000	294,047
2042	-	-	9,290,000	98,706
Total	66,620,000	16,472,454	59,335,000	14,495,371
Plus unamortized premium	7,270,963	-	4,939,270	-
Total	<u>\$ 73,890,963</u>	<u>\$ 16,472,454</u>	<u>\$ 64,274,270</u>	<u>\$ 14,495,371</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

Other Debt

The City entered into an agreement with Weber Basin Water Conservancy District for the right to share in the existing capacity in the East Canyon Water Treatment Plan and Highway 40 System. In return, the City agreed to make an annual payment of \$200,000 per year beginning January 1, 2020 through January 1, 2039. The contract payable has an effective interest rate of 1.8 percent per annum.

The debt service requirements for the contracts payable at June 30, 2025 were as follows:

Fiscal Year Ending June 30,	PRINCIPAL	INTEREST
2026	\$ 154,837	\$ 45,163
2027	157,693	42,307
2028	160,603	39,397
2029	163,566	36,434
2030	166,584	33,416
2031	169,657	30,343
2032	172,788	27,212
2033	175,975	24,024
2034	179,222	20,778
2035	182,529	17,471
2036	185,897	14,104
2037	189,326	10,674
2038	192,819	7,181
2039	196,377	3,623
Total	<u>\$ 2,447,873</u>	<u>\$ 352,127</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE G – LONG-TERM OBLIGATIONS, Continued

Annual Debt Service

The annual debt service requirements for all long-term debt outstanding as of June 30, 2025 by activity are as follows:

Fiscal Year Ending June 30,	Governmental Activities		Business-Type Activities	
	General Obligation Bonds	Revenue Bonds	Revenue Bonds	Contract Payable
Principal				
2026	\$ 5,205,000	\$ 5,340,000	\$ 5,435,000	\$ 154,837
2027	5,440,000	5,605,000	5,715,000	157,693
2028	5,695,000	5,835,000	6,000,000	160,603
2029	5,340,000	6,080,000	6,305,000	163,566
2030	5,585,000	5,550,000	6,620,000	166,584
2031-2035	20,665,000	14,315,000	37,445,000	880,171
2036-2040	-	-	42,705,000	764,419
2041-2042	-	-	18,385,000	-
Total	47,930,000	42,725,000	128,610,000	2,447,873
Plus unamortized premium/discount	6,094,832	3,821,682	12,229,688	-
Total	\$ 54,024,832	\$ 46,546,682	\$ 140,839,688	\$ 2,447,873
Interest				
2026	\$ 1,945,375	\$ 1,604,616	\$ 3,957,738	\$ 45,163
2027	1,696,125	1,357,165	3,675,975	42,307
2028	1,434,013	1,106,640	3,389,350	39,397
2029	1,196,088	866,940	3,087,975	36,434
2030	967,088	632,378	2,771,100	33,416
2031-2035	1,643,642	878,228	9,506,650	119,829
2036-2040	-	-	4,246,297	35,581
2041-2042	-	-	392,752	-
Total	\$ 8,882,331	\$ 6,445,967	\$ 31,027,837	\$ 352,127

NOTE H – RETIREMENT PLANS

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. Participation in Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple-employer, cost sharing, retirement system.
- Public Employees Contributory Retirement System (Contributory System) is a multiple-employer, cost-sharing, retirement system;
- Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer public employee retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple-employer, cost-sharing, public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple-employer, cost-sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board (Board), whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. The Systems are a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

The Systems issue a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 East 200 South, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

Benefits provided: The Systems provide retirement, disability, and death benefits.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.00% per year all years	Up to 4.00%
Contributory System	Highest 5 years	30 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4.00%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.50% per year up to 20 years; 2.00% per year over 20 years	Up to 2.50% or 4.00% depending upon employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.50%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year to June 2020; 2.00% per year July 2020 to present	Up to 2.50%

* Actuarial reductions are applied.

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Systems' Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Contribution rates as of June 30, 2025 are as follows:

	Tier 1 – DB System			Tier 2 – DB Hybrid System				Tier 2 – 401(k) Option			
	EE	ER	ER 401(k)	Tier 2 Fund	EE	ER	ER 401(k)	Tier 2 Fund	EE	ER	ER 401(k)
Contributory System											
11 Local Government	6.00	12.96	-	111	0.70	16.95	-	211	-	6.95	10.00
Noncontributory System											
15 Local Government	-	16.97	-	111	0.70	15.19	-	211	-	5.19	10.00
Public Safety System											
Noncontributory											
43 Other Div A 2.5% COLA	-	33.54	-	122	4.73	25.33	-	222	-	11.33	14.00

*Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

System	Employer	Employee
Noncontributory System	\$ 1,339,639	\$ -
Contributory System	27,358	12,666
Public Safety System	1,002,044	-
Tier 2 Public Employees System	3,076,961	141,795
Tier 2 Public Safety and Firefighter	239,851	44,789
Tier 2 DC Public Employees Plan	265,361	162
Tier 2 DC Public Safety and Firefighter Plan	12,560	-
Total Contributions	\$ 5,963,774	\$ 199,412

Contributions reported are the Systems' Board approved required contributions by the System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, Deferred Outflows and Inflows of Resources Related to Pensions

At June 30, 2025, the City reported a net pension asset of \$0 and a net pension liability of \$8,998,269.

(Measurement Date): December 31, 2024

	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2023	Change (Decrease)
Noncontributory System	\$ -	\$ 4,313,168	1.3601420 %	1.2867010 %	0.0734410 %
Contributory System	-	202,534	1.6160615	1.3071133	0.3089482
Public Safety System	-	2,422,430	1.5655836	1.4725477	0.0930359
Tier 2 Public Employees System	-	1,974,023	0.6618931	0.6488864	0.0130067
Tier 2 Public Safety and Firefighter	-	86,114	0.1903961	0.1833582	0.0070379
	\$ -	\$ 8,998,269			

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

The net pension asset and liability were measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer’s actual contributions to the Systems during the plan year over the total of all employer contributions to the Systems during the plan year.

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$7,802,446.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 3,731,530	\$ 18,124
Changes in assumptions	1,064,371	1,556
Net difference between projected and actual earnings on pension plan investments	1,958,940	-
Changes in proportion and differences between contributions and proportionate share of contributions	321,538	86,706
Contributions subsequent to the measurement date	2,980,304	-
	\$ 10,056,683	\$ 106,386

\$2,980,304 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 2,968,163
2026	3,475,677
2027	(581,413)
2028	58,511
2029	457,614
Thereafter	591,445

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$3,950,569.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,570,028	\$ -
Changes in assumptions	356,779	-
Net difference between projected and actual earnings on pension plan investments	1,299,195	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	60,136
Contributions subsequent to the measurement date	661,634	-
	\$ 4,887,636	\$ 60,136

\$661,634 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,		Net Deferred Outflows (Inflows) of Resources
2025	\$	2,428,717
2026		2,360,590
2027		(527,171)
2028		(96,265)
2029		-
Thereafter		-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$61,419.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	108,742	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	13,672	-
	\$ 122,414	\$ -

\$13,672 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ (906)
2026	155,125
2027	(39,012)
2028	(6,465)
2029	-
Thereafter	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$1,511,702.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 255,981	\$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	419,251	-
Changes in proportion and differences between contributions and proportionate share of contributions	23,391	-
Contributions subsequent to the measurement date	492,820	-
	\$ 1,191,443	\$ -

\$492,820 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,		Net Deferred Outflows (Inflows) of Resources
2025	\$	304,686
2026		595,097
2027		(170,291)
2028		(30,869)
2029		-
Thereafter		-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$2,153,993.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 853,386	\$ 13,599
Changes in assumptions	659,298	204
Net difference between projected and actual earnings on pension plan investments	126,170	-
Changes in proportion and differences between contributions and proportionate share of contributions	286,418	23,338
Contributions subsequent to the measurement date	1,683,012	-
	\$ 3,608,284	\$ 37,141

\$1,683,012 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,		Net Deferred Outflows (Inflows) of Resources
2025	\$	225,566
2026		349,387
2027		149,130
2028		184,064
2029		438,834
Thereafter		541,151

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$124,763.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 52,135	\$ 4,525
Changes in assumptions	48,294	1,352
Net difference between projected and actual earnings on pension plan investments	5,582	-
Changes in proportion and differences between contributions and proportionate share of contributions	11,729	3,232
Contributions subsequent to the measurement date	129,166	-
	\$ 246,906	\$ 9,109

\$129,166 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 10,100
2026	15,478
2027	5,931
2028	8,046
2029	18,780
Thereafter	50,294

Actuarial Assumptions

The total pension liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.50 percent	
Salary increases	3.50 - 9.50 percent, average, including inflation	
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation	

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2023.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	35.000 %	7.01 %	2.45 %
Debt securities	20.000	2.54	0.51
Real assets	18.000	5.45	0.98
Private equity	12.000	10.05	1.21
Absolute return	15.000	4.36	0.65
Cash and cash equivalents	-	0.49	0.00
Totals	100.00 %		5.80 %
Inflation			2.50 %
Expected arithmetic nominal return			8.30 %

The 6.85 percent assumed investment rate of return is comprised of an inflation rate of 2.50 percent, a real return of 4.35 percent that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the Systems' Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE H – RETIREMENT PLANS, Continued

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

System	1% Decrease or 5.85%	Discount Rate of 6.85%	1% Increase or 7.85%
Noncontributory System	\$ 18,241,161	\$ 4,313,168	\$ (7,367,910)
Contributory System	860,291	202,534	(359,770)
Public Safety System	7,442,054	2,422,430	(1,673,505)
Tier 2 Public Employees System	5,895,928	1,974,023	(1,076,832)
Tier 2 Public Safety and Firefighter System	293,641	86,114	(79,807)
Total	\$ 32,733,075	\$ 8,998,269	\$ (10,557,824)

Pension plan fiduciary net position: Detailed information about the pension plan’s fiduciary net position is available in the separately issued Systems’ financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Systems’ Board and are generally supplemental plans to the basic retirement benefits of the Systems but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued Systems’ financial report.

The City participates in the following Defined Contribution Savings Plans with the Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan
- Traditional IRA Plan

Employee and employer contributions to the Systems Defined Contribution Savings Plans for fiscal year ended June 30th were as follows:

	2025	2024	2023
401(k) Plan			
Employer Contributions	\$ 586,863	\$ 527,908	\$ 396,984
Employee Contributions	195,077	197,086	71,469
457 Plan			
Employer Contributions	-	-	-
Employee Contributions	98,853	22,845	-
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	42,769	28,368	16,470
Traditional IRA			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	1,770	800	-

NOTE I - DEFINED CONTRIBUTION PLANS

Section 401(a) defined contribution money purchase plan

The City sponsors a defined contribution plan under Internal Revenue Code Section 401(a) for all full-time City employees not covered by the Public Safety Retirement System for employers with Social Security coverage.

MissionSquare Retirement (MissionSquare) administers this plan. The City's total payroll in the fiscal year ended June 30, 2025 was \$44,339,631. Of that amount, \$4,841,071 was eligible to participate in this plan. The City participated at a rate of 0.50 percent, under City resolution for the year ended June 30, 2025 for employees covered by the State Contributory System retirement plan, 0.50 percent for employees covered by the State Noncontributory System retirement plan, and 18.47 percent under State Statute for a limited number of employees that are exempt from the State plan. During the year ended June 30, 2025 contributions totaling \$23,935 or 0.50 percent of covered payroll were made by the City. Employer contributions are fully vested in one year. All contributions were made by the due dates. The 401(a) defined contribution monies are not available to the City or its general creditors. Therefore, no assets or liabilities of the 401(a) defined contribution plan are reflected in the City's financial statements.

Section 457 deferred compensation plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon participating. The City's total payroll in the fiscal year ended June 30, 2025 was \$44,339,631 and the City's covered payroll eligible for this plan totaled \$28,266,329. The City participates in employer benefits of \$46.15 per pay period for those employees who have chosen single health insurance coverage and match the employees' voluntary contribution amount at fifty cents on the dollar to a maximum contribution of \$900. Contributions totaling \$303,851 or 1.07 percent of covered payroll were made by the City and voluntary contributions totaling \$1,050,258 or 3.72 percent of covered payroll were made by employees. All contributions were made by the due dates.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries, except that expenses and taxes may be paid from the Trust. Participants' rights under the plan are equal to those of general creditors of the City in an amount equal to the fair value of the deferred account for each participant. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Investments are managed by the plan's administrator under one of seven investment options, or a combination thereof. The choice of the investment option(s) is made by the participants. All of the assets and income of the 457 Plan are held in investment fund trusts by MissionSquare for the exclusive benefit of the participants or their beneficiaries rather than as assets of the employer. As MissionSquare is the fiduciary of these assets, the City is no longer required to report the assets.

Loans or notes between the City and the defined contribution plans

There are no securities, loans or notes of the City included in the plans' assets.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE J – UNAVAILABLE REVENUE

Fund Financial Statements

At June 30, 2025, the following unavailable revenues were recorded in the fund financial statements as deferred inflows of resources because the funds were not available to finance expenditures of the current period.

	General	Debt Service - Park City General Obligation	Capital Projects - Capital Improvement Fund	Other Governmental Funds	Total
Notes receivable	\$ 1,207,853	\$ -	\$ 245,000	\$ -	\$ 1,452,853
Leases receivable	10,144,141	-	-	-	10,144,141
Property tax levied- not yet collected	11,181,839	7,150,373	-	5,632,752	23,964,964
	<u>\$ 22,533,833</u>	<u>\$ 7,150,373</u>	<u>\$ 245,000</u>	<u>\$ 5,632,752</u>	<u>\$ 35,561,958</u>

NOTE K – INTERGOVERNMENTAL REVENUES

Intergovernmental revenues were received by governmental fund types for the year ended June 30, 2025. They consist of the following:

State of Utah Class "C" road allotments	\$ 627,684
State contributions	101,098
County contributions	1,284,967
Federal contributions	49,554
Fire District	325,413
School District	3,267,085
Total	<u>\$ 5,655,801</u>

NOTE L – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City purchases commercial insurance through the Utah Risk Management Mutual Association to mitigate the costs of these risks.

The City's responsibility includes payment of premiums, self-insured retention of \$275,000 per occurrence for general liability, and deductibles of \$25,000 for property claims, and \$25,000 for auto physical damage. The amount of the settlements has not exceeded insurance coverage for the past three years. Liabilities are recorded for any claim or judgment when information available prior to issuance of the financial statements indicates it is probable that an asset has been impaired or a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

The City maintains the Risk Management Fund (an internal service fund) to account for the cost of commercial insurance and to finance its risk of losses not covered by insurance. All departments of the City make payments to the Risk Management Fund based on estimates of each department's insurable risks of loss and on amounts needed to pay prior and current-year uninsured claims.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE L – RISK MANAGEMENT, Continued

The following is a reconciliation of the changes in the aggregate claim liability for the City from the prior fiscal year to the current fiscal year:

Fiscal Year	Unpaid Claims Beginning Balance	Incurred Claims & Changes in Estimates	Claim Payments & Adjustments	Unpaid Claims Ending Balance
2025	\$ 293,337	\$ 999,771	\$ (171,397)	\$ 1,121,711
2024	152,295	561,798	(420,756)	293,337
2023	301,140	369,744	(518,589)	152,295

NOTE M – LITIGATION AND CONTINGENCIES

The City records liabilities resulting from claims and legal actions when they become fixed or determinable in amount. The City is currently the defendant in several pending lawsuits. Legal counsel is of the opinion that potential claims against the City resulting from such litigation not covered by insurance do not pose a threat of significant liability to the City. Claims payable reported in the risk management fund at June 30, 2025 represents the City’s share of pending claims not covered by insurance and incurred (or to be incurred) through June 20, 2025, including legal defense fees.

The City has received several federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to request for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon prior experience, the City believes such disallowances, if any, will be immaterial.

NOTE N - COMMITMENTS AND CONTINGENCIES

Commitments for major construction and capital improvements projects at June 30, 2025 are as follows:

Capital Projects Funds	\$ 22,066,391
Enterprise Funds	\$ 3,706,502

NOTE O - TAXES

Before June 15 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. All property taxes levied by the City are assessed and collected by Summit and Wasatch Counties. Property taxes are levied on January 1 on real property values assessed as of the same date. Taxes are due November 30 and delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15 of the following year, a lien is attached to the property and the amount of taxes and penalties bear interest from January 1 until paid.

If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales and resort taxes are collected by the State Tax Commission and remitted to the City monthly. Franchise taxes are collected by the telephone, natural gas, electric utilities, cable television and sewer companies and remitted to the City periodically.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2025

NOTE P – CONDUIT DEBT

On May 13, 2021, the City issued \$15,670,000 of 2021 Tax-Exempt Industrial Revenue Refunding Bonds on behalf of the United States Ski and Snowboard Association (USSA), a nonprofit corporation. The bonds refunded \$15,455,766 of the 2015 Industrial Revenue Refunding Bonds issued on May 29, 2015, on behalf of USSA. The bonds bear interest at a 2.75 percent rate and mature May 1, 2036. The bonds were used to partially finance the construction of The USSA Center of Excellence, an athletic training and office facility located in Park City. The bonds are secured by a pledge of revenues under the Bond Indenture. Neither the City's General Fund nor the full faith and credit of the City are pledged for the payment of principal or interest on the bonds. Since the bonds do not constitute a debt of the City, they are not reported in the accompanying financial statements. The principal balance of outstanding bonds was \$14,230,314 at June 30, 2025.

NOTE Q – POLLUTION REMEDIATION

GAAP addresses accounting and financial reporting standards for pollution (including contamination) remediation obligations, which are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities such as site assessments and cleanups. GASB 49 identifies the obligating events, which require the City to estimate the components of expected pollution remediation outlays and determine whether outlays for those components should be accrued as a liability or, if appropriate, capitalized when goods and services are acquired.

The United States Environmental Protection Agency (USEPA) and Utah Department of Environmental Quality have been investigating and evaluating mine sites within the Park City area since the early 1980's. In 1988, pursuant to approval of USEPA, Park City Municipal Corporation enacted the Landscaping and Maintenance of Soil Cover Ordinance for lots within the City limits. In general, the landscaping and soil maintenance cover requirements mandated a 6-inch clean topsoil cap in order to contain the underlying mine related material. The general objective of these measures was to isolate potentially contaminated material from the surface and minimize direct contact. On April 30, 2004, the City implemented an Environmental Management System (EMS) to further strengthen the Soils Ordinance Program on a long-term basis. The EMS Soils Ordinance Boundary contains pollution remediation obligations of Park City Municipal Corporation pursuant to this local ordinance, which is an obligating event pursuant to GASB 49. Park City has evaluated its property holdings and found that there exists remediation obligations. The estimated cost to remediate these properties is \$2,250,000. In addition, Park City, is responsible for assessing environmental damages through an NRDA assessment. The estimated cost for the assessment and potential damages is \$1,720,000. The total estimate of \$3,470,000 is measured at current value using the expected cash flow technique, which measures the liability as the sum of probability-weighted amounts in a range of possible estimated amounts. This technique uses all expectations about possible cash flows. The pollution remediation obligation is an estimate subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

**REQUIRED SUPPLEMENTARY
INFORMATION**

DRAFT

Schedule of Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Calendar Years

	As of calendar year ended December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability (asset)
Noncontributory System	2015	1.1629907 %	\$ 6,580,767	\$ 8,900,339	73.94 %	87.80 %
	2016	1.1028763	7,081,816	8,404,365	84.26	87.30
	2017	1.1793561	5,167,113	8,457,558	61.09	91.90
	2018	1.2132077	8,933,726	8,284,921	107.83	87.00
	2019	1.1954718	4,505,576	7,721,132	58.35	93.70
	2020	1.0590082	543,211	6,406,630	8.48	99.20
	2021	1.0837078	(6,206,510)	6,475,027	(95.85)	108.70
	2022	1.2410208	2,125,557	7,593,684	27.99	97.50
	2023	1.2867010	2,984,586	7,991,806	37.35	96.90
	2024	1.3601420	4,313,168	8,305,415	51.93	96.02
Contributory System	2015	2.1367876	1,501,851	910,458	164.96	85.70
	2016	3.5528544	1,165,731	852,469	136.75	92.90
	2017	4.2822288	348,463	868,933	40.10	98.20
	2018	4.4140715	1,791,243	826,181	216.81	91.20
	2019	4.3953469	288,055	787,616	36.57	98.60
	2020	3.2448058	(581,540)	535,246	(108.65)	(103.90)
	2021	1.5272379	(1,105,633)	224,323	(492.87)	115.90
	2022	1.4079842	144,808	197,103	73.47	97.70
	2023	1.3071133	107,894	175,870	61.35	98.20
	2024	1.6160615	202,534	200,763	100.88	97.25
Public Safety System	2015	1.1316373	2,027,047	1,850,090	109.56	87.10
	2016	1.3348476	2,708,774	2,154,360	125.73	86.50
	2017	1.4076471	2,208,117	2,326,902	94.90	90.20
	2018	1.3792220	3,548,166	2,335,379	151.93	84.70
	2019	1.3778642	2,212,323	2,376,678	93.08	90.90
	2020	1.3794893	1,145,309	2,435,306	47.03	95.50
	2021	1.3752460	(1,116,896)	2,453,207	(45.53)	104.20
	2022	1.5745754	2,036,044	2,852,056	71.39	93.60
	2023	1.4725477	2,105,985	2,780,310	75.75	93.44
	2024	1.5655836	2,422,430	3,058,475	79.20	93.30
Tier 2 Public Employees System	2015	0.6083725	(1,328)	3,930,779	(0.03)	100.20
	2016	0.5779839	64,474	4,739,934	1.36	95.10
	2017	0.6412973	56,541	6,278,394	0.90	97.40
	2018	0.6795699	291,045	7,931,286	3.67	90.80
	2019	0.6951133	156,336	9,661,859	1.62	96.50
	2020	0.6133599	88,218	9,810,802	0.90	98.30
	2021	0.5734098	(242,688)	10,647,053	(2.28)	103.80
	2022	0.6461891	703,631	14,078,980	5.00	92.30
	2023	0.6488864	1,262,980	16,775,958	7.53	89.58
	2024	0.6618931	1,974,023	19,611,338	10.07	87.44
Tier 2 Public Safety and Firefighter System	2015	0.4334431	(6,333)	258,047	(2.45)	110.70
	2016	0.4276917	(3,713)	353,369	(1.05)	103.60
	2017	0.2907906	(3,365)	307,120	(1.10)	103.00
	2018	0.1535009	3,846	205,685	1.87	95.60
	2019	0.1264583	11,895	208,446	5.71	89.60
	2020	0.1177901	10,565	236,532	4.47	93.10
	2021	0.0963238	(4,868)	230,346	(2.11)	102.80
	2022	0.1264571	10,550	389,082	2.71	96.40
	2023	0.1833582	69,070	694,751	9.94	89.10
	2024	0.1903961	86,114	869,103	9.91	90.10

Schedule of Required Supplementary Information
Schedule of Contributions
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Fiscal Years

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Noncontributory System	2016	\$ 1,583,281	\$ 1,583,281	-	\$ 8,630,571	18.35 %
	2017	1,559,571	1,559,571	-	8,480,620	18.39
	2018	1,553,648	1,553,648	-	8,429,027	18.43
	2019	1,486,998	1,486,998	-	8,084,781	18.39
	2020	1,279,250	1,279,250	-	6,988,178	18.31
	2021	1,154,993	1,154,993	-	6,259,429	18.45
	2022	1,257,885	1,257,885	-	6,835,882	18.40
	2023	1,391,539	1,391,539	-	7,851,481	17.72
	2024	1,502,533	1,502,533	-	8,467,452	17.74
	2025	1,339,639	1,339,639	-	7,992,170	16.76
Contributory System	2016	126,506	126,506	-	874,871	14.46
	2017	128,811	128,811	-	890,811	14.46
	2018	121,856	121,856	-	842,711	14.46
	2019	118,253	118,253	-	817,793	14.46
	2020	98,228	98,228	-	679,310	14.46
	2021	50,519	50,519	-	349,369	14.46
	2022	30,760	30,760	-	212,723	14.46
	2023	23,410	23,410	-	167,692	13.96
	2024	26,281	26,281	-	188,262	13.96
	2025	27,358	27,358	-	211,095	12.96
Public Safety System	2016	602,057	602,057	-	2,018,519	29.83
	2017	703,564	703,564	-	2,326,004	30.25
	2018	696,730	696,730	-	2,306,955	30.20
	2019	703,630	703,630	-	2,321,728	30.31
	2020	741,934	741,934	-	2,438,344	30.43
	2021	738,239	738,239	-	2,427,488	30.41
	2022	811,796	811,796	-	2,590,802	31.33
	2023	874,787	874,787	-	2,740,314	31.92
	2024	945,893	945,893	-	2,971,313	31.83
	2025	1,002,044	1,002,044	-	3,198,597	31.33
Tier 2 Public Employees System	2016	652,227	652,227	-	4,374,424	14.91
	2017	830,304	830,304	-	5,568,772	14.91
	2018	1,051,865	1,051,865	-	6,961,378	15.11
	2019	1,391,549	1,391,549	-	8,954,624	15.54
	2020	1,568,428	1,568,428	-	10,015,507	15.66
	2021	1,570,537	1,570,537	-	9,940,099	15.80
	2022	1,890,094	1,890,094	-	11,761,625	16.07
	2023	2,464,116	2,464,116	-	15,391,105	16.01
	2024	3,007,003	3,007,003	-	18,782,036	16.01
	2025	3,076,961	3,076,961	-	20,256,495	15.19
Tier 2 Public Safety and Firefighter System	2016	75,876	75,876	-	337,225	22.5
	2017	79,353	79,353	-	352,678	22.50
	2018	54,182	54,182	-	240,064	22.57
	2019	47,136	47,136	-	204,142	23.09
	2020	53,529	53,529	-	231,425	23.13
	2021	57,846	57,846	-	223,947	25.83
	2022	65,258	65,258	-	252,643	25.83
	2023	140,141	140,141	-	542,551	25.83
	2024	210,244	210,244	-	813,954	25.83
	2025	239,851	239,851	-	946,908	25.33
Tier 2 Public Employees DC Only System	2016	23,903	23,903	-	357,294	6.69
	2017	36,006	36,006	-	538,211	6.69
	2018	63,003	63,003	-	941,754	6.69
	2019	85,220	85,220	-	1,273,841	6.69
	2020	108,323	108,323	-	1,619,186	6.69
	2021	134,577	134,577	-	2,011,611	6.69
	2022	162,084	162,087	-	2,422,779	6.69
	2023	191,025	191,025	-	3,086,025	6.19
	2024	263,644	263,644	-	4,234,857	6.23
	2025	265,361	265,361	-	4,978,117	5.33
Tier 2 Public Safety and Firefighter DC Only System	2016	6,153	6,153	-	52,009	12
	2017	6,895	6,895	-	58,283	11.83
	2018	7,618	7,618	-	64,392	11.83
	2019	8,158	8,158	-	68,956	11.83
	2020	9,069	9,069	-	76,665	11.83
	2021	7,531	7,531	-	63,660	11.83
	2022	9,094	9,094	-	76,869	11.83
	2023	11,013	11,013	-	93,091	11.83
	2024	12,262	12,262	-	103,650	11.83
	2025	12,560	12,560	-	110,854	11.33

* Contributions in Tier 2, created July 1, 2011, include amortization rate to help fund the unfunded liabilities in the Tier 1 systems.

** Contributions as a percentage of covered payroll may be different than the board certified rate due to rounding and other administrative practices.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
June 30, 2025

Note 1. Changes in Assumptions

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

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**SUPPLEMENTARY
INFORMATION**

NONMAJOR GOVERNMENTAL FUNDS

Lower Park Avenue Redevelopment Agency Capital Projects Fund - Accounts for the acquisition or construction of capital projects in the Lower Park Avenue Redevelopment area.

Main Street Redevelopment Agency Capital Projects Fund - Accounts for capital projects in the Main Street Redevelopment area.

Municipal Building Authority Capital Projects Fund - The Municipal Building Authority is a legally separate organization that is a mechanism for financing needed City facilities. The Authority acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority.

Equipment Replacement Capital Improvements Fund - Accounts for the accumulation of resources for the future replacement of capital assets such as computers, vehicles and heavy equipment.

Lower Park Avenue Redevelopment Agency and Main Street Redevelopment Agency Special Revenue Funds - Special revenue funds are used to account for specific revenue sources that are restricted, committed or assigned to expenditures for particular purposes. These special revenue funds account for the agencies' redevelopment activities which are supported by property tax increment revenue.

**Park City Municipal Corporation
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025**

	Capital Projects				Special Revenue		Total Nonmajor Governmental Funds
	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund	Equipment Replacement Capital Improvements Fund	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	
Assets							
Cash, cash equivalents and investments	\$ 4,416,240	\$ 1,528,571	\$ -	\$ 2,177,280	\$ 5,328,654	\$ 975,906	\$ 14,426,651
Taxes receivable	-	-	-	-	5,945,920	204	5,946,124
Accounts receivable	298	100	-	-	388	64	850
Total assets	<u>4,416,538</u>	<u>1,528,671</u>	<u>-</u>	<u>2,177,280</u>	<u>11,274,962</u>	<u>976,174</u>	<u>20,373,625</u>
Liabilities							
Accounts payable	98,592	-	-	29,671	27	-	128,290
Accrued liabilities	-	-	-	-	37,210	45,230	82,440
Total liabilities	<u>98,592</u>	<u>-</u>	<u>-</u>	<u>29,671</u>	<u>37,237</u>	<u>45,230</u>	<u>210,730</u>
Deferred Inflows of Resources							
Unavailable revenue - property tax	-	-	-	-	5,632,752	-	5,632,752
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,632,752</u>	<u>-</u>	<u>5,632,752</u>
Total liabilities and deferred inflows of resources	<u>98,592</u>	<u>-</u>	<u>-</u>	<u>29,671</u>	<u>5,669,989</u>	<u>45,230</u>	<u>5,843,482</u>
FUND BALANCES							
Committed							
Capital projects funds	4,317,946	1,528,671	-	2,147,609	-	-	7,994,226
Economic development	-	-	-	-	5,604,973	930,944	6,535,917
Total fund balances	<u>4,317,946</u>	<u>1,528,671</u>	<u>-</u>	<u>2,147,609</u>	<u>5,604,973</u>	<u>930,944</u>	<u>14,530,143</u>
Total liabilities and fund balances	<u>\$ 4,416,538</u>	<u>\$ 1,528,671</u>	<u>\$ -</u>	<u>\$ 2,177,280</u>	<u>\$ 11,274,962</u>	<u>\$ 976,174</u>	<u>\$ 20,373,625</u>

Park City Municipal Corporation
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

	Capital Projects				Special Revenue		Total Nonmajor Governmental Funds
	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund	Equipment Replacement Capital Improvements Fund	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	
REVENUES							
Taxes and special assessments	\$ -	\$ -	\$ -	\$ -	\$ 1,300,280	\$ 570	\$ 1,300,850
Intergovernmental	-	-	-	-	4,353,112	1,908	4,355,020
Investment income	198,247	77,999	-	-	204,404	43,288	523,938
Total revenues	<u>198,247</u>	<u>77,999</u>	<u>-</u>	<u>-</u>	<u>5,857,796</u>	<u>45,766</u>	<u>6,179,808</u>
EXPENDITURES							
Economic development	-	-	-	-	866,037	7,300	873,337
Capital outlay	382,897	463,536	494,278	1,354,196	-	-	2,694,907
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	<u>(184,650)</u>	<u>(385,537)</u>	<u>(494,278)</u>	<u>(1,354,196)</u>	<u>4,991,759</u>	<u>38,466</u>	<u>2,611,564</u>
OTHER FINANCING SOURCES (USES)							
Sale of capital assets	-	-	-	241,813	-	-	241,813
Transfers in	3,092,532	-	-	1,885,600	-	-	4,978,132
Transfers out	(2,790,840)	-	-	-	(3,092,532)	-	(5,883,372)
Total other financing sources (uses)	<u>301,692</u>	<u>-</u>	<u>-</u>	<u>2,127,413</u>	<u>(3,092,532)</u>	<u>-</u>	<u>(663,427)</u>
Net change in fund balances	117,042	(385,537)	(494,278)	773,217	1,899,227	38,466	1,948,137
Fund balances - beginning	4,200,904	1,914,208	494,278	1,374,392	3,705,746	892,478	12,582,006
Fund balances - ending	<u>\$ 4,317,946</u>	<u>\$ 1,528,671</u>	<u>\$ -</u>	<u>\$ 2,147,609</u>	<u>\$ 5,604,973</u>	<u>\$ 930,944</u>	<u>\$ 14,530,143</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Lower Park Avenue Redevelopment Capital Projects Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Investment income	\$ 137,000	\$ 137,000	\$ 198,247	\$ 61,247
EXPENDITURES				
Capital outlay:				
Building renovation and construction	-	1,222,649	1,500	1,221,149
Improvements other than building	45,000	166,351	49,255	117,096
City parks and cemetery improvements	100,000	328,880	332,142	(3,262)
Total expenditures	145,000	1,717,880	382,897	1,334,983
Deficiency of revenues over expenditures	(8,000)	(1,580,880)	(184,650)	(1,273,736)
OTHER FINANCING SOURCES (USES)				
Transfers in	3,092,532	3,092,532	3,092,532	-
Transfers out	(2,784,590)	(2,784,590)	(2,790,840)	(6,250)
Total other financing sources (uses)	307,942	307,942	301,692	(6,250)
Net change in fund balances	299,942	(1,272,938)	117,042	(1,279,986)
Fund balances - beginning	4,200,904	4,200,904	4,200,904	-
Fund balances - ending	\$ 4,500,846	\$ 2,927,966	\$ 4,317,946	\$ (1,279,986)

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Main Street Redevelopment Capital Projects Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Investment income	\$ 94,000	\$ 94,000	\$ 77,999	\$ (16,001)
EXPENDITURES				
Capital outlay:				
Street and storm drain improvements	-	90,000	-	90,000
Improvements other than building	-	802,659	463,536	339,123
Total expenditures	-	892,659	463,536	429,123
Excess (deficiency) of revenues over expenditures	94,000	(798,659)	(385,537)	(445,124)
Net change in fund balances	94,000	(798,659)	(385,537)	(445,124)
Fund balances - beginning	1,914,208	1,914,208	1,914,208	-
Fund balances - ending	\$ 2,008,208	\$ 1,115,549	\$ 1,528,671	\$ (445,124)

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Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Municipal Building Authority Capital Projects Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Investment income	\$ 355,000	\$ 5,778	\$ -	\$ (5,778)
EXPENDITURES				
Capital outlay:				
Building renovation and construction	-	500,000	494,278	5,722
Total expenditures	-	500,000	494,278	5,722
Excess (deficiency) of revenues over expenditures	355,000	(494,222)	(494,278)	(11,500)
Net change in fund balances	355,000	(494,222)	(494,278)	(11,500)
Fund balances - beginning	494,278	494,278	494,278	-
Fund balances - ending	\$ 849,278	\$ 56	\$ -	\$ (11,500)

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Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Equipment Replacement Capital Improvements Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
EXPENDITURES				
Capital outlay:				
Equipment	\$ 1,963,000	\$ 3,155,758	\$ 1,354,196	\$ 1,801,562
Deficiency of revenues over expenditures	(1,963,000)	(3,155,758)	(1,354,196)	(1,801,562)
OTHER FINANCING SOURCES				
Sale of capital assets	150,000	150,000	241,813	91,813
Transfers in	1,885,600	1,885,600	1,885,600	-
Total other financing sources	2,035,600	2,035,600	2,127,413	91,813
Net change in fund balances	72,600	(1,120,158)	773,217	(1,709,749)
Fund balances - beginning	1,374,392	1,374,392	1,374,392	-
Fund balances - ending	\$ 1,446,992	\$ 254,234	\$ 2,147,609	\$ (1,709,749)

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Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Lower Park Avenue Redevelopment Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Taxes and special assessments	\$ 1,188,832	\$ 1,188,832	\$ 1,300,280	\$ 111,448
Intergovernmental	3,980,002	3,980,002	4,353,112	373,110
Investment income	134,000	134,000	204,404	70,404
Total revenues	<u>5,302,834</u>	<u>5,302,834</u>	<u>5,857,796</u>	<u>554,962</u>
EXPENDITURES				
Economic development	787,823	787,823	866,037	(78,214)
Excess of revenues over expenditures	<u>4,515,011</u>	<u>4,515,011</u>	<u>4,991,759</u>	<u>633,176</u>
OTHER FINANCING USES				
Transfers out	(3,092,532)	(3,092,532)	(3,092,532)	-
Total other financing uses	<u>(3,092,532)</u>	<u>(3,092,532)</u>	<u>(3,092,532)</u>	<u>-</u>
Net change in fund balances	1,422,479	1,422,479	1,899,227	633,176
Fund balances - beginning	3,705,746	3,705,746	3,705,746	-
Fund balances - ending	<u>\$ 5,128,225</u>	<u>\$ 5,128,225</u>	<u>\$ 5,604,973</u>	<u>\$ 633,176</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Main Street Redevelopment Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Taxes and special assessments	\$ 2,053	\$ 2,053	\$ 570	\$ (1,483)
Intergovernmental	9,266	9,266	1,908	(7,358)
Investment income	44,000	44,000	43,288	(712)
Total revenues	<u>55,319</u>	<u>55,319</u>	<u>45,766</u>	<u>(9,553)</u>
EXPENDITURES				
Economic development	455,000	50,000	7,300	42,700
Excess (deficiency) of revenues over expenditures	<u>(399,681)</u>	<u>5,319</u>	<u>38,466</u>	<u>(52,253)</u>
Net change in fund balances	(399,681)	5,319	38,466	(52,253)
Fund balances - beginning	892,478	892,478	892,478	-
Fund balances - ending	<u>\$ 492,797</u>	<u>\$ 897,797</u>	<u>\$ 930,944</u>	<u>\$ (52,253)</u>

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Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Capital Improvements Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Taxes and special assessments	\$ 16,184,158	\$ 16,184,158	\$ 16,506,598	\$ 322,440
Intergovernmental	1,546,714	1,546,714	1,131,997	(414,717)
Investment income	4,529,000	4,529,000	4,777,668	248,668
Impact fees	405,471	1,524,189	1,676,603	152,414
Rental and other	66,187	66,187	219,451	153,264
Miscellaneous	709,064	964,531	2,086,662	1,122,131
Total revenues	<u>23,440,594</u>	<u>24,814,779</u>	<u>26,398,979</u>	<u>1,584,200</u>
EXPENDITURES				
Capital outlay:				
Building renovation and construction	2,250,000	15,856,215	325,770	15,530,445
City parks and cemetery improvements	15,020,000	15,015,970	536,526	14,479,444
Equipment	2,637,079	5,536,474	1,486,498	4,049,976
Improvements other than building	30,350,161	62,201,077	16,527,050	45,674,027
Land and building acquisition	(10,000,000)	10,506,329	449,988	10,056,341
Street and storm drain improvements	9,348,554	10,969,652	2,176,031	8,793,621
Total expenditures	<u>49,605,794</u>	<u>120,085,717</u>	<u>21,501,863</u>	<u>98,583,854</u>
Excess (deficiency) of revenues over expenditures	<u>(26,165,200)</u>	<u>(95,270,938)</u>	<u>4,897,116</u>	<u>100,168,054</u>
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	-	35,638	35,638
Transfers in	-	-	1,391,041	1,391,041
Transfers out	(4,174,675)	(4,174,675)	(5,176,426)	(1,001,751)
Total other financing sources (uses)	<u>(4,174,675)</u>	<u>(4,174,675)</u>	<u>(3,749,747)</u>	<u>424,928</u>
Net change in fund balances	(30,339,875)	(99,445,613)	1,147,369	100,592,982
Fund balances - beginning	105,098,375	105,098,375	105,098,375	-
Fund balances - ending	<u>\$ 74,758,500</u>	<u>\$ 5,652,762</u>	<u>\$ 106,245,744</u>	<u>\$ 100,592,982</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Sales Tax Revenue and Refunding Bonds Debt Service Fund
For the Year Ended June 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Investment income	\$ 1,284,410	\$ 1,284,410	\$ 1,326,559	\$ 42,149
EXPENDITURES				
Debt service:				
Interest	1,829,266	1,829,266	1,819,549	9,717
Principal retirement	5,140,000	5,140,000	5,140,000	-
Total expenditures	6,969,266	6,969,266	6,959,549	9,717
Excess (deficiency) of revenues over expenditures	(5,684,856)	(5,684,856)	(5,632,990)	32,432
OTHER FINANCING SOURCES (USES)				
Transfers in	6,959,265	6,959,265	6,967,266	8,001
Transfers out	-	-	(1,391,041)	(1,391,041)
Total other financing sources (uses)	6,959,265	6,959,265	5,576,225	(1,383,040)
Net change in fund balances	1,274,409	1,274,409	(56,765)	(1,350,608)
Fund balances - beginning	24,737,535	24,737,535	24,737,535	-
Fund balances - ending	\$ 26,011,944	\$ 26,011,944	\$ 24,680,770	\$ (1,350,608)

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Park City General Obligation Bonds Debt Service Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes and special assessments	\$ 11,638,656	\$ 8,430,525	\$ 8,430,525	\$ -
Investment income	28,648	28,648	22,690	(5,958)
Total revenues	<u>11,667,304</u>	<u>8,459,173</u>	<u>8,453,215</u>	<u>(5,958)</u>
EXPENDITURES				
Debt service:				
Interest	2,255,526	2,255,526	2,247,065	8,461
Principal retirement	6,175,000	6,175,000	6,175,000	-
Total expenditures	<u>8,430,526</u>	<u>8,430,526</u>	<u>8,422,065</u>	<u>8,461</u>
Excess of revenues over expenditures	<u>3,236,778</u>	<u>28,647</u>	<u>31,150</u>	<u>2,503</u>
Net change in fund balances	3,236,778	28,647	31,150	2,503
Fund balances - beginning	1,673,648	1,673,648	1,673,648	-
Fund balances - ending	<u>\$ 4,910,426</u>	<u>\$ 1,702,295</u>	<u>\$ 1,704,798</u>	<u>\$ 2,503</u>

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INTERNAL SERVICE FUNDS

The Internal Service Funds are used to account for the financing and operations of services provided to various City departments and other governments, on a cost-reimbursement basis. Included are:

Fleet Services Fund: Fleet Services Fund accounts for the cost of storage, repair and maintenance of City-owned vehicles.

Self-Insurance Fund: Self-Insurance Fund accounts for the establishment of a self-insurance program.

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Park City Municipal Corporation
Combining Statement of Net Position
Internal Service Funds
June 30, 2025

	Fleet Services Fund	Self- Insurance Fund	Total Nonmajor Internal service funds
ASSETS			
Current assets:			
Cash, cash equivalents and investments	\$ 1,091,495	\$ 3,026,747	\$ 4,118,242
Accounts receivable	64,990	19,360	84,350
Inventories	636,330	-	636,330
Prepays	-	4,713	4,713
Total current assets	<u>1,792,815</u>	<u>3,050,820</u>	<u>4,843,635</u>
Noncurrent assets:			
Prepays	-	37,705	37,705
Vehicles and equipment	47,450	-	47,450
Accumulated depreciation and amortization	(47,450)	-	(47,450)
Total noncurrent assets	<u>-</u>	<u>37,705</u>	<u>37,705</u>
Total assets	<u>1,792,815</u>	<u>3,088,525</u>	<u>4,881,340</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	299,542	-	299,542
Total assets and deferred outflows of resources	<u>2,092,357</u>	<u>3,088,525</u>	<u>5,180,882</u>
LIABILITIES			
Current liabilities:			
Accounts payable	45,150	11,034	56,184
Accrued liabilities	40,428	-	40,428
Compensated absences	95,236	-	95,236
Total current liabilities	<u>180,814</u>	<u>11,034</u>	<u>191,848</u>
Noncurrent liabilities:			
Accrued liabilities	-	1,121,711	1,121,711
Net pension liability	238,131	-	238,131
Compensated absences	6,079	-	6,079
Total noncurrent liabilities	<u>244,210</u>	<u>1,121,711</u>	<u>1,365,921</u>
Total liabilities	<u>425,024</u>	<u>1,132,745</u>	<u>1,557,769</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to pensions	3,528	-	3,528
Total liabilities and deferred inflows of resources	<u>428,552</u>	<u>1,132,745</u>	<u>1,561,297</u>
NET POSITION			
Unrestricted	1,663,805	1,955,780	3,619,585
Total net position	<u>\$ 1,663,805</u>	<u>\$ 1,955,780</u>	<u>\$ 3,619,585</u>

Park City Municipal Corporation
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2025

	Fleet Services Fund	Self- Insurance Fund	Total Internal Service Funds
OPERATING REVENUES			
Charges for services	\$ 2,926,350	\$ 2,444,743	\$ 5,371,093
Total operating revenues	<u>2,926,350</u>	<u>2,444,743</u>	<u>5,371,093</u>
OPERATING EXPENSES			
Salaries and benefits	1,501,554	-	1,501,554
Supplies, maintenance and services	846,299	2,355,681	3,201,980
Energy and utilities	796,294	-	796,294
Total operating expenses	<u>3,144,147</u>	<u>2,355,681</u>	<u>5,499,828</u>
Operating income (loss)	<u>(217,797)</u>	<u>89,062</u>	<u>(128,735)</u>
Income (loss) before contributions and transfers	(217,797)	89,062	(128,735)
Total net position - beginning	1,881,602	1,866,718	3,748,320
Total net position - ending	<u>\$ 1,663,805</u>	<u>\$ 1,955,780</u>	<u>\$ 3,619,585</u>

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**Park City Municipal Corporation
Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2025**

	Fleet Services Fund	Self- Insurance Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts from customers	\$ 3,432,542	\$ 2,475,884	\$ 5,908,426
Payments to employees	(1,463,220)	-	(1,463,220)
Payments to suppliers	(2,150,199)	(2,488,734)	(4,638,933)
Net cash used by operating activities	(180,877)	(12,850)	(193,727)
Net decrease in cash and cash equivalents	(180,877)	(12,850)	(193,727)
Balances - beginning of year	1,272,372	3,039,597	4,311,969
Balances - end of the year	\$ 1,091,495	\$ 3,026,747	\$ 4,118,242
Reconciliation of operating income (loss) to net cash used by operating activities:			
Operating income (loss)	\$ (217,797)	\$ 89,062	\$ (128,735)
Adjustments to reconcile operating income (loss) to net cash used by operating activities:			
Pension related	43,075	-	43,075
Changes in assets and liabilities:			
Accounts receivable	(12,409)	(11,277)	(23,686)
Inventory	39,162	-	39,162
Accounts and other payables	(28,167)	(212,346)	(240,513)
Accrued liabilities	(14,580)	121,711	107,131
Compensated absences	9,839	-	9,839
Net cash used by operating activities	\$ (180,877)	\$ (12,850)	\$ (193,727)

STATISTICAL SECTION

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about the City's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax, in addition to other types of tax revenues.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Schedule 1
Park City Municipal Corporation, Utah
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022	2023 (1)	2024	2025
Governmental activities										
Net investment in capital assets	\$ 169,437,708	\$ 182,684,418	\$ 190,028,413	\$ 198,327,763	\$ 213,716,372	\$ 228,182,259	\$ 237,974,910	\$ 246,886,924	\$ 240,616,245	\$ 262,389,754
Restricted	48,640 (2)	56,674 (2)	195,157 (2)	58,940 (2)	58,940 (2)	58,940 (2)	58,940 (2)	58,940	58,940	58,940
Unrestricted	42,502,471 (2)	39,242,238 (2)	51,507,390 (2)	59,369,908 (2)	65,383,963 (2)	74,810,843 (2)	96,208,965 (2)	114,223,689 (2)	150,478,674 (2)	155,086,502 (2)
Total governmental activities net position	\$ 211,988,819	\$ 221,983,330	\$ 241,730,960	\$ 257,756,611	\$ 279,159,275	\$ 303,052,042	\$ 334,242,815	\$ 361,169,553	\$ 391,153,859	\$ 417,535,196
Business-type activities										
Net investment in capital assets	\$ 64,172,905	\$ 91,043,049	\$ 104,256,756	\$ 113,503,024	\$ 117,863,860	\$ 15,263,564	\$ 88,280,161	\$ 92,621,212	\$ 104,440,532	\$ 111,873,775
Restricted	- (2)	- (2)	- (2)	- (2)	-	-	-	1,096,717	-	-
Unrestricted	27,577,761 (2)	26,506,386 (2)	18,602,068 (2)	14,994,253 (2)	12,098,879	123,136,277	62,281,137	69,368,108	66,569,502	71,546,615
Total business-type activities net position	\$ 91,750,666	\$ 117,549,435	\$ 122,858,824	\$ 128,497,277	\$ 129,962,739	\$ 138,399,841	\$ 150,561,298	\$ 163,086,037	\$ 171,010,034	\$ 183,420,390
Primary government										
Net investment in capital assets	\$ 233,610,613	\$ 273,727,467	\$ 294,285,169	\$ 311,830,787	\$ 331,580,232	\$ 243,445,823	\$ 326,255,071	\$ 339,508,136	\$ 345,056,777	\$ 374,263,529
Restricted	48,640	56,674	195,157	58,940	58,940	58,940	58,940	1,155,657	58,940	58,940
Unrestricted	70,080,232	65,748,624	70,109,458	74,364,161	77,482,842	197,947,120	158,490,102	183,591,797	217,048,176	226,633,117
Total primary government net position	\$ 303,739,485	\$ 339,532,765	\$ 364,589,784	\$ 386,253,888	\$ 409,122,014	\$ 441,451,883	\$ 484,804,113	\$ 524,255,590	\$ 562,163,893	\$ 600,955,586

Notes:
(1) Restated.
(2) Reclassified long-term debt related to net assets restricted for debt service and capital projects out of unrestricted net assets.

Schedule 2
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General government	\$ 19,676,565	\$ 21,909,746	\$ 21,793,758	\$ 23,755,044	\$ 22,198,830	\$ 25,563,919	\$ 26,040,817	\$ 31,996,433	\$ 32,979,763	\$ 38,711,806
Public safety	5,705,960	6,254,164	6,736,639	6,747,797	7,438,463	7,114,475	7,919,533	9,325,631	9,970,439	10,624,215
Public works	7,088,647	7,263,125	7,209,164	6,929,871	6,794,406	6,615,287	7,208,853	8,838,131	8,979,789	10,034,804
Library and recreation	5,671,823	5,843,178	5,726,489	5,729,844	5,556,544	5,527,008	6,195,430	8,213,984	9,052,407	11,921,273
Interest on long-term debt	1,456,433	1,366,939	2,537,159	3,558,591	9,044,292	4,685,097	3,965,283	3,661,987	3,683,126	2,682,404
Total governmental activities expenses	<u>39,599,428</u>	<u>42,637,152</u>	<u>44,003,209</u>	<u>46,721,147</u>	<u>51,029,535</u>	<u>49,505,786</u>	<u>51,329,916</u>	<u>62,036,166</u>	<u>64,665,524</u>	<u>73,974,502</u>
Business-type activities:										
Water	12,934,161	13,086,302	13,314,440	14,305,035 (14)	17,145,476	24,406,117 (10)	21,214,590	23,626,444	23,161,952	24,145,799
Stormwater	-	1,162,202 (2)	921,138	1,470,837	1,276,945	1,054,170	1,198,846	1,048,489	1,428,065	1,955,356
Golf course	1,541,601	1,546,036	1,711,826	1,488,121	1,578,559	1,641,690	1,645,691	1,764,238	2,009,620	2,405,974
Transportation and parking	11,801,545	13,848,109	19,435,515	22,521,490	23,485,955	18,208,111 (11)	17,636,896 (14)	28,877,355	28,435,294	31,133,634
Total business-type activities expenses	<u>26,277,307</u>	<u>29,642,649</u>	<u>35,382,919</u>	<u>39,785,483</u>	<u>43,486,935</u>	<u>45,310,088</u>	<u>41,696,023</u>	<u>55,316,526</u>	<u>55,034,931</u>	<u>59,640,763</u>
Total primary government expenses	<u>\$ 65,876,735</u>	<u>\$ 72,279,801</u>	<u>\$ 79,386,128</u>	<u>\$ 86,506,630</u>	<u>\$ 94,516,470</u>	<u>\$ 94,815,874</u>	<u>\$ 93,025,939</u>	<u>\$ 117,352,692</u>	<u>\$ 119,700,455</u>	<u>\$ 133,615,265</u>
Program Revenues										
Governmental activities:										
Charges for services										
General government	\$ 3,734,852	\$ 3,668,799	\$ 4,724,514	\$ 5,647,186	\$ 7,004,032	\$ 4,442,102	\$ 5,886,012	\$ 7,383,081	\$ 6,141,252	\$ 9,249,241 (17)
Public safety	3,996	9,685	2,880	10	6,062	-	4,698	5,105	5,729	6,627
Public works	200,761	174,917	189,117	129,171	113,087	-	151,778	505,568	557,387	541,709
Library and recreation	1,295,132	1,253,491	1,356,186	1,203,836	1,831,546	2,345,843	2,746,782	2,732,259	3,914,395	4,349,536
Operating grants and contributions	145,704	187,166	161,075	195,542	344,543	3,315,938	711,048	648,943	119,835	133,794
Capital grants and contributions	324,650	2,652,254	9,028,885	1,608,966	4,636,167	2,547,350	2,265,605	555,424	1,566,828	1,166,987
Total governmental activities program revenues	<u>5,705,095</u>	<u>7,946,312</u>	<u>15,462,657</u>	<u>8,784,711</u>	<u>13,929,375</u>	<u>12,657,295</u>	<u>11,765,923</u>	<u>11,830,380</u>	<u>12,305,426</u>	<u>15,447,894</u>
Business-type activities:										
Charges for services										
Water	15,205,729	17,237,175	17,924,616	18,606,759	18,538,414	21,117,232	20,169,220	20,737,127	23,977,559	27,622,346
Stormwater	-	979,419 (2)	1,277,767	1,572,044	1,437,517	1,480,432	1,755,631	1,801,575	1,882,321	1,949,856
Golf course	1,139,839	1,153,794	1,203,560	1,131,283	1,232,521	1,922,248	1,922,752	1,966,555	2,248,565	2,638,264
Transportation and parking	4,497,989	5,227,316	9,789,087	11,113,961	8,210,423	4,441,511 (11)	7,148,954	5,298,210	4,376,724	4,495,198
Operating grants and contributions	-	2,813,864	2,307,083	-	5,586,097	10,654,184	5,661,227	9,620,080 (15)	5,359,920 (15)	4,525,356
Capital grants and contributions	1,956,426	14,612,633	2,439,682	6,524,981	2,286,289	5,835,341	2,431,291	10,397,791 (15)	6,212,334 (15)	8,812,041
Total business-type activities program revenues	<u>22,799,983</u>	<u>42,024,201</u>	<u>34,941,795</u>	<u>38,949,028</u>	<u>37,291,261</u>	<u>45,450,948</u>	<u>39,089,075</u>	<u>49,821,338</u>	<u>44,057,423</u>	<u>50,043,061</u>
Total primary government program revenues	<u>\$ 28,505,078</u>	<u>\$ 49,970,513</u>	<u>\$ 50,404,452</u>	<u>\$ 47,733,739</u>	<u>\$ 51,220,636</u>	<u>\$ 58,108,243</u>	<u>\$ 50,854,998</u>	<u>\$ 61,651,718</u>	<u>\$ 56,362,849</u>	<u>\$ 65,490,955</u>
Net (expense)/revenue										
Governmental activities	\$ (33,894,333)	\$ (34,690,840)	\$ (28,540,552)	\$ (37,936,436)	\$ (37,100,160)	\$ (36,848,491)	\$ (39,563,993)	\$ (50,205,786)	\$ (52,360,098)	\$ (58,526,608)
Business-type activities	(3,477,324)	12,381,552	(441,124)	(836,455)	(6,195,574)	140,860	(2,606,948)	(5,495,188)	(10,977,508)	(9,597,702)
Total primary government net expense	<u>\$ (37,371,657)</u>	<u>\$ (22,309,288)</u>	<u>\$ (28,981,676)</u>	<u>\$ (38,772,891)</u>	<u>\$ (43,295,834)</u>	<u>\$ (36,707,631)</u>	<u>\$ (42,170,941)</u>	<u>\$ (55,700,974)</u>	<u>\$ (63,337,606)</u>	<u>\$ (68,124,310)</u>

Schedule 2, Continued
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022	2023	2024	2025
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property tax, levied for gen. purposes	\$ 14,755,299	\$ 14,350,265	\$ 14,686,693	\$ 15,499,965	\$ 17,445,636	\$ 17,977,155	\$ 18,496,739	\$ 16,783,697	\$ 18,199,884	\$ 18,824,066
Property tax, levied for debt service	3,723,453	4,220,158	6,432,184	6,036,374	9,281,384	9,506,281	9,509,688	9,509,688	9,478,438	8,430,525
General sales and use tax	5,180,094	5,620,687	5,915,331	6,403,710	6,389,540	7,161,106	9,234,210	9,598,138	9,818,123	10,039,119
Franchise tax	3,185,820	3,194,392	3,147,847	3,230,881	3,161,759	3,253,431	3,526,042	4,368,710	4,096,926	3,840,403
Resort tax	11,154,870	12,253,267	14,491,767	16,741,000	16,460,084	18,004,460	24,934,554	26,043,857	26,798,263	27,249,032
Investment earnings	434,588	582,208	1,122,856	2,297,088	2,041,844	739,741	651,862	5,381,810 (16)	8,634,838 (16)	7,985,763 (18)
Miscellaneous	492,730	4,856,960	1,776,504	2,963,178	2,938,083	4,170,268	3,622,380	4,638,111	3,993,529	7,103,863 (18)
Gain/Loss on sale of capital assets	1,328,784	-	-	74,891	69,494	(786,184)	64,291	93,513	272,593	383,364
Transfers	715,000	(7,534,613)	715,000	715,000	715,000	715,000	715,000	715,000	1,051,810	1,051,810
Total governmental activities	40,970,638	37,543,324	48,288,182	53,962,087	58,502,824	60,741,258	70,754,766	77,132,524	82,344,404	84,907,945
Business-type activities:										
General sales and use tax	4,877,098	5,233,194	5,617,865	6,128,331	7,560,305	8,448,444	14,888,043	15,887,737	16,242,826	16,580,564
Investments earnings	327,289	402,924	372,627	581,900	243,778	358,905	374,145	2,705,144	3,277,179	3,111,558
Miscellaneous	458,603	456,419	475,021	468,998	562,355	171,514	120,470	137,151	322,791	3,322,385 (18)
Gain on sale of capital assets	-	-	-	10,679 (14)	9,698	32,379	100,747 (14)	4,895	110,519	45,361
Transfers	(715,000)	7,534,613	(715,000)	(715,000)	(715,000)	(715,000)	(715,000)	(715,000)	(1,051,810)	(1,051,810)
Total business-type activities	4,947,990	13,627,150	5,750,513	6,474,908	7,661,136	8,296,242	14,768,405	18,019,927	18,901,505	22,008,058
Total primary government	\$ 45,918,628	\$ 51,170,474	\$ 54,038,695	\$ 60,436,995	\$ 66,163,960	\$ 69,037,500	\$ 85,523,171	\$ 95,152,451	\$ 101,245,909	\$ 106,916,003
Change in Net Position										
Governmental activities	\$ 7,076,305	\$ 2,852,484 (3)	\$ 19,747,630 (6)	\$ 16,025,651	\$ 21,402,664 (8)	\$ 23,892,767	\$ 31,190,773 (13)	\$ 26,926,738	\$ 29,984,306	\$ 26,381,337
Adj. to governmental activities net position	7,366,587	7,142,027 (5)	-	-	-	-	-	-	-	-
Business-type activities	1,470,666	26,008,702 (4)	5,309,389 (7)	5,638,453	1,465,462 (9)	8,437,102 (12)	12,161,457	12,524,739	7,923,997	12,410,356
Adj. to business-type activities net position	-	(209,933) (5)	-	-	-	-	-	-	-	-
Total primary government	\$ 15,913,558	\$ 35,793,280	\$ 25,057,019	\$ 21,664,104	\$ 22,868,126	\$ 32,329,869	\$ 43,352,230	\$ 39,451,477	\$ 37,908,303	\$ 38,791,693

Notes:

- (1) Restated.
- (2) Stormwater fund was added in fiscal year 2017.
- (3) Decrease in governmental activities net position is due to increased capital outlay.
- (4) Increase in business-type activities net position is due to increases in capitalizable grants and contributions.
- (5) Fiscal year 2018 - Capital asset adjustment, required restatement of fiscal year 2017.
- (6) Increase in governmental activities net position is due to increases in capitalizable grants and contributions and increases in tax revenues.
- (7) Decrease in business-type activities net position is due to decreases in capitalizable grants and contributions.
- (8) Increase in governmental activities net position due to increases in capitalizable grants and contributions.
- (9) Decrease in business-type activities net position is due to decreases in charges for services and increases in expenses.
- (10) Increase in Water expenses due to non-capitalizable expenses related to current construction projects.
- (11) Decrease in Transportation and parking revenue and expenses due to a reduction in major events due to COVID-19 and a moratorium on parking fees.
- (12) Increase in business-type activities net position due to increases in capitalizable grants and contributions.
- (13) Increase in governmental activities net position due to an increase in general sales and use and resort taxes which was in line with the City's rebound in tourism from COVID-19.
- (14) Reclassified the loss on sale of assets to an expense in the identifiable activity.
- (15) Large transportation federal grants were received in fiscal year 2023 and not repeated in fiscal year 2024.
- (16) Increase in interest earnings due to higher than usual interest rates.
- (17) Increase in Governmental charges for services due to increased impact and permit fees consistent with the current year economic activity.
- (18) Increase in Governmental and Business-type miscellaneous revenues is due to the organization receiving two separate settlement payment during the current fiscal year.

Schedule 3
Park City Municipal Corporation, Utah
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2016 (1)	2017 (1)	2018	2019 (1)	2020 (1)	2021 (2)	2022	2023	2024	2025
General fund										
Nonspendable										
Prepays	\$ -	\$ -	\$ -	\$ 494,360	\$ 24,011	\$ 27,801	\$ 281,485	\$ 97,144	\$ 94,818	\$ 348,063
Interfund loan	-	-	86,867	55,761	24,107	-	-	-	-	-
Inventory	-	-	50,719	30,226	40,468	27,686	31,400	87,092	75,819	71,656
Leases	-	-	-	-	-	-	212,961	293,566	372,968	451,077
Unassigned	6,779,674	7,497,277	7,730,233	8,705,419	7,811,877	13,640,848	14,145,271	15,936,018	15,556,589	17,409,078
Restricted										
Drug & tobacco enforcement	48,640	59,674	57,571	58,940	58,940	58,940	58,940	58,940	58,940	58,940
Total general fund	\$ 6,828,314	\$ 7,556,951	\$ 7,925,390	\$ 9,344,706	\$ 7,959,403	\$ 13,755,275	\$ 14,730,057	\$ 16,472,760	\$ 16,159,134	\$ 18,338,814
Restricted for:										
Capital projects	\$ 7,872,086	\$ 7,545,300	\$ 12,804,288	\$ 31,699,288	\$ 33,778,218	\$ 32,526,314	\$ 32,602,991	\$ 33,015,194	\$ 30,194,111	\$ 29,849,085
Debt service	2,496	3,816	11,900	652,977	490,581	702,267	599,256	621,324	1,083,956	1,348,795
Committed:										
Capital projects funds	34,849,188	28,665,290	38,875,896	47,456,335	58,162,066	68,180,079	84,757,785	96,919,910	106,463,015	107,741,384
Debt service funds	1,816,767	1,778,077	1,856,470	2,129,030	2,429,496	2,222,710	2,347,208	2,471,813	1,752,258	1,686,274
Economic development	516,758	785,600	1,591,335	2,517,207	2,322,093	2,198,209	2,729,112	2,797,608	4,598,224	6,535,917
Total all other governmental funds	\$ 45,057,295	\$ 38,778,083	\$ 55,139,889	\$ 84,454,837	\$ 97,182,454	\$ 105,829,579	\$ 123,036,352	\$ 135,825,849	\$ 144,091,564	\$ 147,161,455

Notes:

- (1) Restated
- (2) Utah Code 10-6-116 increased maximum general fund balance allowed.

Schedule 4
Park City Municipal Corporation, Utah
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes and special assessments	\$ 35,194,462	\$ 36,830,205	\$ 41,592,343	\$ 44,639,055	\$ 49,004,820	\$ 52,100,408	\$ 61,520,667	\$ 62,988,245	\$ 64,365,480	\$ 64,299,432
Licenses and permits	2,462,374	2,464,561	3,390,668	3,899,003	5,776,248	3,350,157	4,670,531	5,719,878	5,559,413	7,414,908
Intergovernmental	3,288,064	4,044,959	6,214,905	4,345,873	8,693,506	8,754,272	7,015,004	4,584,972	5,897,034	5,655,801
Charges for services	2,119,339	2,115,794	2,225,204	2,837,729	2,687,766	3,031,107	3,652,733	3,752,249	4,068,811	4,479,949
Fines and forfeitures	26,902	42,834	35,327	23,108	22,313	25,900	28,843	44,171	54,069	28,014
Investment income	434,588	582,208	1,122,856	2,297,089	2,041,844	739,741	651,866	5,381,810	8,634,838	7,986,484
Impact fees	425,365	308,786	432,381	620,441	456,053	386,843	285,385	604,147	375,061	1,676,603
Rental and other miscellaneous	1,546,004	5,041,320	2,496,363	1,500,515	1,305,612	2,194,018	1,506,745	2,020,280	1,538,963	3,273,191
Total revenues	<u>45,497,098</u>	<u>51,430,667</u>	<u>57,510,047</u>	<u>60,162,813</u>	<u>69,988,162</u>	<u>70,582,446</u>	<u>79,331,774</u>	<u>85,095,752</u>	<u>90,493,669</u>	<u>94,814,382</u>
Expenditures										
General government	14,604,316	15,005,872	16,235,727	16,175,897	18,616,889	19,264,758	20,762,811	23,851,112	25,654,848	26,663,520
Public safety	5,349,433	5,970,451	6,392,525	6,360,284	6,998,527	6,698,058	7,527,330	8,811,048	9,464,264	9,872,690
Public works	4,878,647	5,194,880	5,648,653	5,935,423	5,782,998	5,694,072	6,342,372	7,752,671	7,938,515	8,078,292
Library and recreation	3,824,435	4,080,211	4,237,835	4,367,960	4,273,728	4,327,567	5,028,537	5,457,652	7,536,657	7,951,522
Economic development	951,268	864,697	870,588	878,578	861,560	916,602	936,374	945,308	773,096	873,337
Debt Service										
Principal retirement	5,118,024	4,850,000	8,625,000	6,905,000	9,275,000	10,885,000	10,820,000	11,325,000	11,840,000	11,315,000
Interest	1,788,808	1,615,725	2,827,016	3,745,578	6,169,326	6,070,488	5,644,104	5,134,453	5,147,872	4,066,614
Bond issuance costs	-	155,239	223,553	529,457	118,027	-	-	-	-	-
Capital outlay	11,953,996	51,844,299	39,052,752	70,133,504	17,207,904	6,901,426	7,023,060	11,842,705	18,353,237	24,196,770
Total expenditures	<u>48,468,927</u>	<u>89,581,374</u>	<u>84,113,649</u>	<u>115,031,681</u>	<u>69,303,959</u>	<u>60,757,971</u>	<u>64,084,588</u>	<u>75,119,949</u>	<u>86,708,489</u>	<u>93,017,745</u>
Revenues (under) expenditures	<u>(2,971,829)</u>	<u>(38,150,707)</u>	<u>(26,603,602)</u>	<u>(54,868,868)</u>	<u>684,203</u>	<u>9,824,475</u>	<u>15,247,186</u>	<u>9,975,803</u>	<u>3,785,180</u>	<u>1,796,637</u>
Other financing sources (uses)										
Debt issuance	-	25,000,000	31,940,000	70,775,000	4,000,000	-	-	-	-	-
Refunding bonds issued	-	-	-	4,290,000	5,470,000	-	-	-	-	-
Payment to refunded bondholders	-	-	-	(4,675,000)	(7,245,000)	-	-	-	-	-
Premium on debt issuance	-	2,863,698	3,287,871	9,840,127	1,206,669	-	-	-	-	-
Premium on refunding bonds	-	-	-	482,659	91,796	-	-	-	-	-
Sale of capital assets	755,648	2,363,887	5,553,794	241,682	4,434,799	1,918,675	9,078	758,933	180,506	280,156
Subscription-base IT arrangement	-	-	-	-	-	-	-	391,481	-	-
Transfers in	11,965,394	36,237,414	44,274,635	75,835,185	20,581,027	15,916,383	18,740,940	18,431,893	18,621,548	17,534,217
Transfers out	(9,734,034)	(33,864,867)	(41,722,453)	(73,186,521)	(17,881,180)	(13,216,536)	(15,815,649)	(15,025,910)	(14,635,145)	(14,361,439)
Total other financing sources	<u>2,987,008</u>	<u>32,600,132</u>	<u>43,333,847</u>	<u>83,603,132</u>	<u>10,658,111</u>	<u>4,618,522</u>	<u>2,934,369</u>	<u>4,556,397</u>	<u>4,166,909</u>	<u>3,452,934</u>
Net change in fund balances	<u>\$ 15,179</u>	<u>\$ (5,550,575)</u>	<u>\$ 16,730,245</u>	<u>\$ 28,734,264</u>	<u>\$ 11,342,314</u>	<u>\$ 14,442,997</u>	<u>\$ 18,181,555</u>	<u>\$ 14,532,200</u>	<u>\$ 7,952,089</u>	<u>\$ 5,249,571</u>
Debt Service as a percentage of noncapital expenditures	16.9% (1)	15.9% (1)	24.4% (1)	22.5%	27.9%	29.5%	27.8%	23.9%	23.6%	19.8%

Notes:
(1) Restated.

Schedule 5
Park City Municipal Corporation, Utah
General Government Tax Revenues by Source (1)
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Property Tax	Sales and Use Tax	Franchise Tax	Resort Tax (2)	Transient Room Tax (3)	Total
2016	\$ 14,832,024	\$ 5,180,094	\$ 3,185,820	\$ 11,154,870	\$ -	\$ 34,352,808
2017	14,953,711	5,620,687	3,194,392	12,253,266	-	36,022,056
2018	17,107,856	5,915,331	3,147,847	12,899,048	1,592,720	40,662,802
2019	17,336,112	6,403,710	3,230,881	14,007,916	2,733,084	43,711,703
2020	21,869,486	6,389,540	3,161,759	13,767,415	2,692,669	47,880,869
2021	22,515,259	7,161,106	3,253,431	15,262,710	2,741,751	50,934,257
2022	22,619,601	9,234,210	3,526,042	20,444,391	4,490,163	60,314,407
2023	21,902,989	9,598,138	4,368,710	21,530,232	4,513,625	61,913,694
2024	22,394,524	9,818,123	4,096,926	22,190,071	4,608,192	63,107,836
2025	21,870,028	10,039,119	3,840,403	22,751,209	4,497,823	62,998,582

Change:						
2016-2025	47.5%	93.8%	20.5%	104.0%	63.0%	83.4%

Note:

- (1) Includes general fund, capital improvement fund and debt service funds.
- (2) Restated in 2022 to include the 0.50 percent Additional Resort Communities Sales and Use Tax.
- (3) The 1.0 percent Municipal Transient Room Tax was implemented on January 1, 2018.

Schedule 6
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Excluding Fee-In-Lieu
Summit and Wasatch Counties Combined
Last Ten Calendar Years
(in thousands of dollars)

<u>Calendar Year</u>	<u>Residential Property</u>	<u>Commercial Property</u>	<u>Miscellaneous Property</u>	<u>Total Assessed Value</u>	<u>Market Value of Taxable Property</u>	<u>Total Direct Tax Rate</u>
2015	\$ 6,740,782	\$ 689,374	\$ 390,248	\$ 7,820,404	\$ 8,748,413	0.001972 %
2016	7,112,582	739,074	376,177	8,227,833	9,195,067	0.001884
2017	7,491,154	780,964	375,229	8,647,347	9,658,862	0.002059
2018	8,380,192	857,857	89,161	9,327,210	10,436,645	0.001934
2019	9,197,865	814,250	91,437	10,103,552	11,331,385	0.002125
2020	9,584,752	857,017	98,257	10,540,026	11,942,032	0.002076
2021	10,603,628	987,945	109,659	11,701,232	13,291,359	0.001898
2022	14,124,930	1,344,268	112,723	15,581,921	17,825,627	0.001392
2023	19,410,085	2,045,774	150,961	21,606,819	24,651,527	0.001018
2024	20,226,641	1,985,791	144,425	22,356,858	25,639,847	0.000815

Source: Utah State Tax Commission, Property Tax Division

Schedule 7
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Including Fee-In-Lieu
Summit and Wasatch Counties Combined
Last Ten Calendar Years
(in thousands of dollars)

<u>Calendar Year</u>	<u>Residential Property</u>	<u>Commercial Property</u>	<u>Miscellaneous Property</u>	<u>Fee-In-Lieu Value</u>	<u>Total Assessed Value</u>
2015	\$ 6,740,782	\$ 689,374	\$ 390,248	\$ 14,252	\$ 7,834,656
2016	7,112,582	739,074	376,177	14,809	8,242,642
2017	7,491,154	780,964	375,229	14,814	8,662,161
2018	8,380,192	857,857	89,161	17,484	9,344,694
2019	9,197,865	814,250	91,437	15,657	10,119,209
2020	9,584,752	857,017	98,257	16,308	10,556,334
2021	10,603,628	987,945	109,659	18,505	11,719,737
2022	14,124,930	1,344,268	112,723	15,908	15,597,829
2023	19,410,085	2,045,774	150,961	13,739	21,620,558
2024	20,226,641	1,985,791	144,425	12,117	22,368,975

Source: Utah State Tax Commission, Property Tax Division

Schedule 8
Park City Municipal Corporation, Utah
Taxable Retail Sales by Category
Last Ten Calendar Years
(in thousands of dollars)

	Calendar Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Apparel stores	\$ 35,245	\$ 34,510	\$ 65,299	\$ 67,912	\$ 72,213	\$ 60,445	\$ 68,108	\$ 63,815	\$ 65,728	\$ 64,587
Food stores	60,862	64,630	67,490	65,618	70,454	79,901	79,750	83,232	84,079	84,290
Sporting goods, hobby, book and music	43,363	45,380	47,282	48,461	51,007	44,294	55,007	58,639	56,415	52,933
Home furnishings and appliances	12,735	14,806	12,250	17,707	14,500	11,750	17,000	15,250	11,000	11,250
Building materials and farm tools	5,695	6,199	4,750	5,000	6,000	5,000	6,000	5,750	6,250	6,000
Miscellaneous retail stores	30,691	31,403	13,044	16,331	29,821	28,848	34,906	33,738	37,611	41,388
All other outlets	4,283	5,240	1,989	3,314	3,875	4,250	5,845	5,750	5,250	5,000
Total	\$ 192,874	\$ 202,168	\$ 212,104	\$ 224,343	\$ 247,870	\$ 234,488	\$ 266,616	\$ 266,174	\$ 266,333	\$ 265,447
City direct sales tax rate	2.90 %	2.90 %	3.15 %	3.15 %	3.15 %	3.15 %	3.15 %	3.15 %	3.15 %	3.15 %

Source: Utah State Tax Commission website: Taxable Sales by Major City

Schedule 9
Park City Municipal Corporation, Utah
Direct and Overlapping Property Tax Rates
Last Ten Calendar Years

Calendar Year	City Direct Rates			Overlapping Rates						Total Levy for Park City Residents
	Basic Rate	General Obligation Debt Service	Total Direct	Summit County Levy	County Assessment/Collecting	Weber Basin Water	Park City Fire	Park City School	Summit Co. Mosquito Abatement	
2015	0.001362	0.000610	0.001972	0.000767	0.000205	0.000199	0.000841	0.004461	0.000035	0.008480
2016	0.001304	0.000580	0.001884	0.000726	0.000191	0.000187	0.000793	0.004220	0.000033	0.008034
2017	0.001237	0.000822	0.002059	0.000680	0.000183	0.000174	0.000742	0.003951	0.000031	0.007820
2018	0.001202	0.000732	0.001934	0.000831	0.000169	0.000164	0.000726	0.004408	0.000030	0.008262
2019	0.001107	0.001018	0.002125	0.000756	0.000155	0.000153	0.000667	0.004411	0.000027	0.008294
2020	0.001079	0.000997	0.002076	0.000730	0.000150	0.000146	0.000641	0.004308	0.000026	0.008077
2021	0.001000	0.000898	0.001898	0.000619	0.000104	0.000167	0.000443	0.003829	0.000018	0.007078
2022	0.000737	0.000655	0.001392	0.000482	0.000082	0.000200	0.000343	0.003484	0.000014	0.005997
2023	0.000542	0.000476	0.001018	0.000491	0.000114	0.000196	0.000350	0.003701	0.000014	0.005884
2024	0.000497	0.000318	0.000815	0.000382	0.000109	0.000191	0.000335	0.003432	0.000013	0.005277

Source: Summit County property tax notices

Note: The City's basic property tax rate may be increased only by a majority vote of the City's residents. Rates for debt service are set based on each year's requirements.

Schedule 10
Park City Municipal Corporation, Utah
Direct and Overlapping Sales Tax Rates
Last Ten Calendar Years

<u>Calendar Year (5)</u>	<u>City Direct Rate</u>	<u>Summit County</u>	<u>State of Utah</u>	<u>Total</u>
2016	2.90 %	0.35 %	4.70 %	7.95 %
2017	3.15 (1)	0.60 (2)	4.70	8.45
2018	3.15	0.85 (3)	4.70	8.70
2019	3.15	1.05 (4)	4.85	9.05
2020	3.15	1.05	4.85	9.05
2021	3.15	1.05	4.85	9.05
2022	3.15	1.05	4.85	9.05
2023	3.15	1.05	4.85	9.05
2024	3.15	1.05	4.85	9.05
2025	3.15	1.05	4.85	9.05

Source: Utah State Tax Commission

Notes:

- (1) Includes 0.25 percent Additional Mass Transit Tax implemented in calendar year 2017.
- (2) Includes 0.25 percent County Option Transportation Tax implemented in calendar year 2017.
- (3) Includes 0.25 percent County Transportation Infrastructure Tax implemented in calendar year 2018.
- (4) Includes 0.20 percent County Option for Public Transit Tax implemented in calendar year 2019.
- (5) The Utah State Tax Commission releases updated sales tax rate data quarterly for the subsequent quarter.

Schedule 11
Park City Municipal Corporation, Utah
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	2025			2016		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Talisker Empire Pass Hotel LLC (Montage)	\$ 219,678,974	1	0.86 %	\$ 227,153,300	1	2.47 %
TCFS Leaseco LLC	163,690,897	2	0.64	-	-	-
Marriott Ownership Resorts	141,305,346	3	0.55	114,504,078	2	1.25
Deer Valley Resort Company LLC	106,911,294	4	0.42	30,892,906	4	0.34
Deer Valley Development Company	86,212,090	5	0.34	-	-	-
DVP LLC	47,239,991	6	0.18	-	-	-
Deer Valley Resort Company	44,179,527	7	0.17	-	-	-
Dahnke Scott (JT)	38,213,716	8	0.15	-	-	-
Deer Valley Resort Company LLC	37,339,887	9	0.15	-	-	-
Yarrow Hotel Owner LLC	37,230,537	10	0.15	-	-	-
AG-WIP 333 Main Street Owner LLC	-	-	-	35,167,000	3	0.38
VR CPC Holdings Inc	-	-	-	29,253,568	5	0.32
United Park City Mines	-	-	-	28,098,000	6	0.31
SR Silver Lake LLC	-	-	-	27,500,000	7	0.30
Chateaux at Silver Lake	-	-	-	21,521,376	8	0.23
Silver Lake Development Corp.	-	-	-	19,540,360	9	0.21
Residences at the Chateaux	-	-	-	16,000,000	10	0.17
Totals	\$ 922,002,259		3.61 %	\$ 549,630,588		5.98 %

Source: Summit County Treasurer and Park City Finance Department

Schedule 12
 Park City Municipal Corporation, Utah
 City Tax Revenue Collected by County
 Last Ten Calendar Years

Tax Year End 12/31	Original Levy (1)	Adjusted Levy	Collected Within the Year of the Levy		Collections in Subsequent Years	Total Collections to Date		
			Amount (2)	Percent of Adjusted Levy		Amount (2)	Percent of Net Levy	
Summit County								
2015	\$ 14,747,175	\$ 14,862,169	\$ 14,731,910	99.12 %	\$ 111,730	\$ 14,843,640	99.88 %	
2016	14,856,934	14,971,746	14,908,200	99.58	49,384	14,957,584	99.91	
2017	17,140,149	17,267,351	17,167,415	99.42	96,674	17,264,089	99.98	
2018	17,403,473	17,509,024	17,342,944	99.05	147,545	17,490,489	99.89	
2019	20,759,599	20,866,783	19,523,979	93.56	1,317,668	20,841,647	99.88	
2020	21,213,526	21,105,210	19,827,759	93.95	1,262,071	21,089,830	99.93	
2021	21,555,702	21,434,606	20,269,497	94.56	1,139,442	21,408,939	99.88	
2022	21,204,980	21,062,045	20,099,040	95.43	912,600	21,011,640	99.76	
2023	21,749,284	21,477,070	20,496,118	95.43	878,228	21,374,346	99.52	
2024	20,768,339	20,683,114	19,258,773	93.11	-	19,258,773	93.11	
Wasatch County								
2015	\$ 588,597	\$ 580,842	\$ 580,842	100.00 %	\$ - (3)	\$ 580,842	100.00 %	
2016	582,082	581,989	570,597	98.04	- (3)	570,597	98.04	
2017	639,263	640,331	633,356	98.91	- (3)	633,356	98.91	
2018	626,749	624,919	608,868	97.43	- (3)	608,868	97.43	
2019	729,099	739,991	737,765	99.70	- (3)	737,765	99.70	
2020	711,496	711,748	697,471	97.99	- (3)	697,471	97.99	
2021	689,976	689,976	673,127	97.56	- (3)	673,127	97.56	
2022	566,596	566,596	541,286	95.53	- (3)	541,286	95.53	
2023	422,845	422,845	401,454	94.94	- (3)	401,454	94.94	
2024	677,232	677,232	529,841	78.24	- (3)	529,841	78.24	

Source: Summit and Wasatch County Annual Financial Reports

Notes:

- (1) Excludes redevelopment agencies valuation.
- (2) Total collection amounts do not include any fee-in-lieu payments.
- (3) Prior year collection data not available for Wasatch County.

Schedule 13
Park City Municipal Corporation, Utah
Property Tax Levies and Collections (1)
Last Ten Calendar Years

<u>Calendar Year Ended December 31,</u>	<u>Taxes Levied for the Calendar Year</u>	<u>Collected within the Calendar Year of the Levy</u>		<u>Collections in Subsequent Years</u>	<u>Total Collections to Date</u>	
		<u>Amount</u>	<u>Percentage of Levy</u>		<u>Amount</u>	<u>Percentage of Levy</u>
2015	\$ 15,443,011	\$ 15,312,752	99.16 %	\$ 111,730	\$ 15,424,482	99.88 %
2016	15,553,735	15,478,797	99.52	49,384	15,528,181	99.84
2017	17,907,682	17,800,771	99.40	96,674	17,897,445	99.94
2018	18,133,943	17,951,812	99.00	147,545	18,099,357	99.81
2019	21,606,774	20,261,744	93.78	1,317,668	21,579,412	99.87
2020	21,816,958	20,525,230	94.08	1,262,071	21,787,301	99.86
2021	22,124,582	20,942,624	94.66	1,139,442	22,082,066	99.81
2022	21,628,641	20,640,326	95.43	912,600	21,552,926	99.65
2023	21,899,915	20,897,572	95.42	878,228	21,775,800	99.43
2024	21,360,346	19,788,614	92.64	-	19,788,614	92.64

Source: Summit and Wasatch County Annual Financial Reports, and Park City Finance Department

Notes:

(1) Includes general fund and debt service funds.

Schedule 14
Park City Municipal Corporation, Utah
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities			Business-type Activities		Total Primary Government	Percentage of Personal Income (2)	Per Capita (2)
	General Obligation Bonds (1)	Sales Tax Increment Bonds (1)	Contracts Payable	Water Bonds (1)	Contracts Payable			
2016	\$ 26,009,111	\$ 22,393,581	\$ -	\$ 42,041,117	\$ -	\$ 90,443,809	4.19 %	\$ 11,127
2017	50,485,922 (3)	20,715,393	-	38,797,758	-	109,999,073	3.74	13,254
2018	45,273,366	52,003,833 (4)	-	35,419,397	-	132,696,597	3.30	15,839
2019	91,632,655 (5)	78,605,090 (6)	-	31,906,489	-	202,144,235	2.73	24,414
2020	89,738,177 (7)	73,389,583	-	100,237,316 (8)	3,180,985 (9)	266,546,063	2.39	31,403
2021	82,962,508	67,946,810	-	97,009,196	3,039,674	250,958,188	2.65	29,469
2022	75,916,839	62,913,028	-	158,336,346 (10)	2,895,756	300,061,969	2.22	34,553
2023	68,581,170	57,664,246	222,271 (11)	152,717,460	2,749,182	281,934,329	2.81	32,195
2024	60,945,501	52,200,464	51,625	146,868,574	2,599,905	262,666,069	3.70	30,489
2025	54,024,832	46,546,682	-	140,839,688	2,447,873	243,859,075	4.56	28,438

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Presented net of original issuance discounts and premiums.
- (2) See Schedule 20 for personal income and population data.
- (3) The City issued GO Bonds Series 2017 for \$27.8 million in fiscal year 2017.
- (4) The City issued Sales Tax Bonds Series 2017 for \$31.9 million, in fiscal year 2018.
- (5) The City issued GO Bonds Series 2019 for \$48.3 million in fiscal year 2019.
- (6) The City issued Sales Tax Bonds Series 2019 for \$26.8 million, in fiscal year 2019.
- (7) The City issued GO Bonds Series 2020 for \$9.5 million in fiscal year 2020.
- (8) The City issued Water Revenue Bonds Series 2020 for \$75.5 million in fiscal year 2020.
- (9) The City entered into an agreement with Weber Basin Water Conservancy District for \$3.2 million in fiscal year 2020.
- (10) The City issued Water Revenue Bonds Series 2021 for \$66.1 million in fiscal year 2022.
- (11) The City implemented GASB Statement No. 96 *Subscription-based IT Arrangements*. This contract payable is related to current year SBITAs.

Schedule 15
Park City Municipal Corporation, Utah
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>General Obligation Bonds (1)</u>	<u>Percentage of Actual Property Value (2)</u>	<u>Per Capita (3)</u>
2016	\$ 26,009,111	0.30 %	\$ 3,200
2017	50,485,922	0.55	6,083
2018	45,273,366	0.47	5,404
2019	91,632,655	0.88	11,067
2020	89,738,177	0.79	10,572
2021	82,962,508	0.69	9,742
2022	75,916,839	0.57	8,742
2023	68,581,170	0.38	7,832
2024	60,945,501	0.25	7,074
2025	54,024,832	0.21	6,300

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Presented net of original issuance discounts and premiums.
- (2) See Schedule 6 for property value data.
- (3) See Schedule 20 for population and personal income data.

Schedule 16
Park City Municipal Corporation, Utah
Direct and Overlapping Governmental Activities Debt (2)
As of June 30, 2025

<u>Governmental Unit</u>	<u>Net Debt Outstanding</u>	<u>Estimated Percentage Applicable to Park City (1)</u>	<u>Estimated Amount Applicable to Park City</u>
Overlapping Debt			
Summit County	\$ 39,415,000	55.65 %	\$ 21,934,448
Snyderville Basin Recreation District Tax District	15,820,000	15.53	2,456,846
Wasatch County	3,935,000	3.1	121,985
Wasatch County School District	39,655,000	3.1	1,229,305
Weber Basin Water Conservancy District	7,135,000	14.63	1,043,851
Subtotal - overlapping debt			<u>26,786,434</u>
Direct Debt			
Park City Municipal Corporation	54,024,832	100.00	<u>54,024,832</u>
Total Direct and Overlapping			<u>\$ 80,811,266</u>

Sources: Assessed value data used to estimate applicable percentages provided by the Utah State Tax Commission. Debt outstanding data provided by each governmental unit.

Notes:

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another government unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

(2) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Park City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and therefore responsible for repaying the debt of each overlapping government.

Schedule 17
Park City Municipal Corporation, Utah
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Debt limit	\$ 312,816,159	\$ 329,113,324	\$ 345,893,884	\$ 373,088,393	\$ 404,142,080	\$ 421,601,040	\$ 468,049,280	\$ 623,276,859	\$ 864,272,763	\$ 894,274,319
Total net debt applicable to limit	<u>26,009,111</u>	<u>50,485,922</u>	<u>45,273,366</u>	<u>91,632,655</u>	<u>89,738,177</u>	<u>82,962,508</u>	<u>75,916,839</u>	<u>68,581,170</u>	<u>60,945,501</u>	<u>54,024,832</u>
Legal debt margin	<u>\$ 286,807,048</u>	<u>\$ 278,627,402</u>	<u>\$ 300,620,518</u>	<u>\$ 281,455,738</u>	<u>\$ 314,403,903</u>	<u>\$ 338,638,532</u>	<u>\$ 392,132,441</u>	<u>\$ 554,695,689</u>	<u>\$ 803,327,262</u>	<u>\$ 840,249,487</u>
Total net debt applicable to the limit as a percentage of debt limit	8.31%	15.34%	13.09%	24.56%	22.20%	19.68%	16.22%	11.00%	7.05%	6.04%

Legal Debt Margin Calculation for Fiscal Year 2025

Total assessed value	<u>\$ 22,356,857,970</u>
Debt limit - 4.0% of total assessed value	<u>\$ 894,274,319</u>
Amount of debt applicable to debt limits:	
General Obligation Bonds 2013A, 2017, 2019 and 2020	<u>54,024,832</u>
Less: Amount available for repayment of general obligation bonds	<u>-</u>
Total net debt applicable to limit	<u>54,024,832</u>
Legal debt margin	<u>\$ 840,249,487</u>

Notes: Under Utah State Law, Park City's outstanding general obligation debt should not exceed 4.0 percent of total assessed property value. The general obligation debt subject to the limitation may be offset by resources set aside for the repayment of the principal that are externally restricted.

Schedule 18
Park City Municipal Corporation, Utah
Pledged-Revenue Coverage
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Sales Tax Increment Bonds</u>			
	<u>Sales Tax Increment</u>	<u>Debt Service</u>		<u>Coverage</u>
		<u>Principal</u>	<u>Interest</u>	
2016	\$ 16,334,964	\$ 1,810,000	\$ 782,290	6.3
2017	17,873,953	1,550,000	705,380	7.9
2018	18,814,379	3,680,000	1,351,082	3.7
2019	20,411,626	3,240,000	2,110,324	3.8
2020	20,156,955	4,625,000	2,792,440	2.7
2021	22,423,816	4,855,000	2,576,365	3.0
2022	29,678,601	4,520,000	2,432,215	4.3
2023	31,128,370	4,735,000	2,223,790	4.5
2024	32,008,194	4,950,000	2,005,316	4.6
2025	32,790,328	5,340,000	1,604,616	4.7

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements. See Schedule 19 for information on water revenue bond coverage.

Schedule 19
 Park City Municipal Corporation, Utah
 Water Fund Refunding and Revenue Bonds
 Schedule of Net Revenues to Aggregate Debt Service
 As of June 30, 2025

		<u>Coverage Ratio</u>	
		<u>Actual</u>	<u>Minimum</u>
Net revenues (change in net position)	\$ 6,503,249		
Add			
Excluded transfer to general fund	2,330,473		
Noncapital improvements	3,217,541		
Depreciation and amortization	6,425,565		
Bond interest expense	4,183,188 (1)		
Revenues pledged to debt	<u>22,660,016</u>	2.41	1.20
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2009A Water Bonds-DEQ	\$ 125,000	\$ -	\$ 125,000
2013A Water Revenue	255,000	7,850	262,850
2014 Water Revenue Bonds	2,350,000	133,738	2,483,738
2020 Water Revenue Bonds	175,000	2,139,219	2,314,219
2021 Water Revenue Bonds	2,300,000	1,902,381	4,202,381
	<u>\$ 5,205,000</u>	<u>\$ 4,183,188</u>	<u>\$ 9,388,188</u>
Less water development fees and capital contributions collected in fiscal year 2025			(2,009,324)
Net revenues less development fees and capital contributions			<u><u>\$ 20,650,692</u></u>
			2.20
			1.00

Year	Net Revenue (Loss)	Gross Revenues (Less Development Fees) Available for Debt Service	Total Debt Service (1)	Coverage	Gross Revenue Available for Debt Service	Debt	Coverage
2016	\$ 3,074,564	\$ 7,474,148	\$ 4,247,871	1.76	\$ 8,657,335	\$ 4,247,871	2.04
2017	4,972,598	9,821,604	4,245,164	2.31	10,912,626	4,245,164	2.57
2018	5,484,037	10,299,731	4,245,644	2.43	11,555,071	4,245,644	2.72
2019	6,190,191	10,256,385	4,399,869	2.33	12,345,168	4,399,869	2.81
2020	2,599,792	6,990,691	4,453,990	1.57	8,767,845	4,453,990	1.97
2021	45,434	3,414,339	2,910,430	1.17	7,128,699	2,910,430	2.45
2022	(309,495)	7,552,733	5,805,691	1.30	8,813,246	5,805,691	1.52
2023	(1,364,750)	10,910,412	9,393,188	1.16	11,795,461	9,393,188	1.26
2024	1,983,019	16,412,620	9,391,363	1.75	17,421,958	9,391,363	1.86
2025	6,503,249	20,650,692	9,388,188	2.20	22,660,016	9,388,188	2.41

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Amount is less current year bond premium amortization

Schedule 20
Park City Municipal Corporation, Utah
Demographic and Economic Statistics
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Population</u>	<u>Personal Income (thousands of dollars) (1)</u>	<u>Per Capita Personal Income (1)</u>	<u>Median Age</u>	<u>School Enrollment</u>	<u>Unemployment Rate (1)</u>
2016	8,128	\$ 3,784,040	\$ 96,766	38.5	4,763	3.4 %
2017	8,299	4,110,805	102,053	40.4	4,891	3.1
2018	8,378	4,380,364	108,675	40.6	4,780	2.9
2019	8,280	5,518,624	131,606	40.3	4,816	2.7
2020	8,488	6,377,651	152,310	39.3	4,757	9.8
2021	8,516	6,652,663	156,537	40.0	4,696	2.4
2022	8,684	6,652,663	156,537	41.2	4,592	1.7
2023	8,757	7,927,922	183,972	41.1	4,350	2.4
2024	8,615	9,725,951	225,996	41.9	4,246	2.8
2025	8,575	11,117,028	259,993	47.7	4,117	2.7

Sources:

Utah Department of Workforce Services
 Park City School District
 U.S. Census Bureau

Notes:

(1) Applies to Summit County.

Schedule 21
Park City Municipal Corporation, Utah
Principal Employers
Current Year and Nine Years Ago

Employer	2025				2016			
	Yearly Maximum Employees	Yearly Minimum Employees	Rank	Percentage of Total City Employment (1)	Yearly Maximum Employees	Yearly Minimum Employees	Rank	Percentage of Total City Employment (1)
Park City Municipal Corporation	1951	1,073	1	7.12 %	543	461	3	4.27 %
Royal Street of Utah ET AL (Deer Valley Resort)	999	500	2	3.65	2,778	812	1	21.84
IHC/Park City Surgical Center	999	500	3	3.65	499	250	4	3.92
Stein Eriksen Lodge	999	500	4	3.65	485	406	7	3.81
Park City School District	789	608	5	2.88	731	694	2	5.75
Montage Hotels & Resorts, LLC	499	250	6	1.82	499	250	6	3.92
Park City Mountain Resort	499	250	7	1.82	499	250	5	3.92
St Regis Resort	499	250	8	1.82	-	-	-	-
Park Meadows Country Club	249	100	9	0.91	-	-	-	-
United States Ski and Snowboard Association	249	100	10	0.91	-	-	-	-
Resort Express, Inc.	-	-	-	-	249	100	8	1.96
Jan's Mountain Outfitters	-	-	-	-	249	100	9	1.96
Fresh Market (Albertson's)	-	-	-	-	249	100	10	1.96
Total	7,732	4,131		28.25 %	6,781	3,423		53.30 %

Source: Utah Department of Workforce Services

Notes:
 (1) Percentage is based on the maximum number of employees in the range divided by the total labor force of Summit County.

Schedule 22
Park City Municipal Corporation, Utah
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Full-time Equivalent Employees										
General government										
Executive	4.0	4.1	4.6	6.0 (3)	6.0	6.0	7.5	7.5	7.0	7.0
Finance	6.7	6.7	6.6	6.2	6.7	6.3	7.0	7.6	7.7	7.7
Human resources	5.1	5.1	5.1	6.3	6.3	4.7	4.7	5.7	6.7	6.7
Budget, debt and grants	3.3	3.3	3.3	3.5	3.1	3.1	4.0	4.0	5.0	5.0
Planning	9.2	9.7	10.0	10.2	10.2	9.0	10.0	10.0	11.0	11.1
Building	16.0	17.3	17.6	19.2	20.2	19.0	19.0	19.0	19.0	19.0
Engineering	4.0	4.3	4.8	5.5	5.5	4.3	4.8	5.8	8.8 (10)	8.8
Legal	7.0	7.0	7.0	7.1	7.1	7.9	8.9	8.9	8.0	8.0
Sustainability	11.3	12.3	13.8	12.8	13.8	13.8	16.8 (6)	18.5	17.5	17.5
I.T.	9.5	9.5	8.5	8.5	8.5	8.4	9.4	11.4 (8)	12.4	12.4
Other	6.0	6.0	6.0	7.5	9.9 (4)	13.4 (5)	11.8	14.0 (9)	14.0	13.4
Public safety										
Police	34.0	36.5	41.1	41.3	43.6	43.6	46.5	49.5	48.5	48.5
Communication center	10.4	10.4	2.5	-	-	-	-	-	-	-
Other	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Public works										
Transit	75.6	75.7	107.8 (2)	123.8 (2)	124.6	118.6	86.3 (7)	95.5	111.6 (11)	109.6
Fleet services	9.8	9.8	9.9	10.1	9.9	10.0	10.0	10.0	10.0	10.1
Parking	8.2	8.2	10.5	12.5	10.7	10.2	11.7	12.7	13.5	13.5
Street maintenance	17.0	14.8	15.3	15.3	17.2	16.8	17.8	19.8	20.1	20.3
Parks and cemetery	19.0	19.0	19.0	19.0	19.3	18.7	18.7	18.8	20.1	20.2
Other	9.0	9.0	9.0	9.0	8.5	8.5	8.5	8.5	8.5	9.5
Library and recreation										
Library	11.9	12.3	13.0	13.5	13.5	13.5	13.5	13.5	15.0	15.0
Golf	6.0	7.8	7.8	8.1	8.1	8.1	8.1	8.1	9.2	9.2
Recreation	28.2	29.3	27.8	27.0	27.0	25.0	25.3	26.2	27.2	27.2
Tennis	4.7	4.7	5.2	2.9	2.9	2.4	3.6	3.8	7.8 (12)	7.8
Ice	11.3	12.3	11.3	11.3	11.6	10.9	10.9	12.2	15.2 (13)	15.3
Water										
Water operations	24.4	26.5	27.5	29.5	29.2	29.2	32.2	33.0	33.0	33.0
Stormwater										
Stormwater operations	-	6.1 (1)	6.6	6.6	5.9	5.9	5.9	5.9	5.9	7.0
Total	353.1	369.2	403.1	424.2	430.8	418.8	404.4	431.3	464.0	464.2

Source: Park City Budget Department

Notes: A full-time employee is scheduled to work 2,080 hours per year (including vacation). Full-time equivalent employment is calculated by dividing total labor hours by 2,080.

- (1) In 2017 the Stormwater Operations Department was created.
- (2) Significant increase in transit operators and total route miles.
- (3) McPolin Barn FTE transferred from Recreation to Executive.
- (4) In 2020 the Social Equity position was created.
- (5) In 2021 the Affordable Housing positions were created.
- (6) In 2022 the Trails department expanded and several Trails positions were created.
- (7) Significant decrease in transit operators and total route miles due to separation with Summit County.
- (8) In 2023 the IT department expanded its help desk and several new positions were created.
- (9) Significant increase in other is due to an increase in existing and creation of new building maintenance positions.
- (10) In 2024, 2 contract positions were absorbed and converted to FTE positions by the Engineering department.
- (11) In 2024, the Richardson Flat route was added and the City increased the frequency / provided higher levels of service for existing routes.
- (12) In 2024, several contract positions were converted to FTE positions in the Tennis department.
- (13) In 2024, Ice increased seasonal FTE hours to accommodate youth programs and instruction

Schedule 23
Park City Municipal Corporation, Utah
Population Statistics

Census:	Calendar Year	Park City Population	Percent Change from Prior Period	Summit County Population	Percent Change from Prior Period
	2015	8,128	(4.24) %	39,633	1.35 %
	2016	8,299	2.10	40,307	1.70
	2017	8,378	0.95	41,106	1.98
	2018	8,280	(1.17)	41,933	2.01
	2019	8,488	2.51	42,145	0.51
	2020	8,516	0.33	42,400	0.61
	2021	8,684	1.97	42,655	0.60
	2022	8,757	0.84	43,563	2.13
	2023	8,615	(1.62)	42,759	(1.85)
	2024	8,575	(0.46)	42,709	(0.12)

Age distribution of population per the U.S. Census 5 year estimates:

Age	Number	Percent
Under 5 Years	215	2.51 %
5-14	894	10.43
15-24	1,018	11.87
25-34	919	10.72
35-44	1,014	11.83
45-54	1,071	12.49
55-64	1,749	20.40
65-74	1,016	11.85
75 and over	679	7.91
	8,575	100.00 %

Median age: 47.7

Sources:

U.S. Census Bureau, ACS Demographic and Housing Estimates
 Utah Department of Workforce Services

Schedule 24
Park City Municipal Corporation, Utah
Transient Room Capacity as a Percentage of Population
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Transient Room Capacity</u>		<u>Park City Population</u>	<u>Resort Percentage</u>
2016	28,275		8,128	348
2017	23,119		8,299	279
2018	27,422		8,378	327
2019	27,422	(1)	8,280	331
2020	28,670		8,488	338
2021	28,670	(2)	8,516	337
2022	32,669		8,684	376
2023	32,669	(3)	8,757	373
2024	32,669	(4)	8,615	379
2025	31,084		8,575	362

Sources:

Park City Chamber/Visitor Bureau

Note:

- (1) Beginning in 2019, the City used Park City Chamber/Visitor Bureau data for room capacity and restated all previous year's data for consistency.
- (2) Park City Chamber/Visitor Bureau did not report any data for FY2021. Data from the last report available used.
- (3) Park City Chamber/Visitor Bureau did not report any data for FY2023. Data from the last report available used.
- (4) Park City Chamber/Visitor Bureau did not report any data for FY2024. Data from the last report available used.

Schedule 25
Park City Municipal Corporation, Utah
Historical Pledged Taxes
Last Ten Fiscal Years

Fiscal Year	Pledged Sales & Use Taxes	% Change From Prior Year	Pledged Resort Tax	% Change From Prior Year	Municipal Transient Room Tax	% Change From Prior Year	Total Pledged Taxes	% Change From Prior Year
2016	\$ 5,180,094	9.5 %	\$ 13,472,260	10.8 %	\$ -	n/a	\$ 18,652,354	10.4 %
2017	5,620,687	8.5	14,695,621	9.1	-	n/a	20,316,308	8.9
2018	5,915,331	5.2	15,576,576	6.0	1,592,720 (1)	n/a	23,084,627	13.6
2019	6,403,710	8.3	16,915,887	8.6	2,733,084	71.6 %	26,052,681	12.9
2020	6,389,540	(0.2)	16,624,398	(1.7)	2,692,669	(1.5)	25,706,607	(1.3)
2021	7,161,106	12.1	18,431,079	10.9	2,741,751	1.8	28,333,936	10.2
2022	9,234,210	28.9	24,687,643	33.9	4,490,163	63.8	38,412,016	35.6
2023	9,598,138	3.9	25,998,773	5.3	4,513,625	0.5	40,110,536	4.4
2024	9,818,123	2.3	26,795,589	3.1	4,608,192	2.1	41,221,904	2.8
2025	10,039,119	2.3	27,473,687	2.5	4,497,823	(2.4)	42,010,629	1.9

Sources:
 Park City Municipal Corporation Finance Department

Notes:
 (1) The 1.0 percent Municipal Transient Room Tax was implemented on January 1, 2018.

Schedule 26
Park City Municipal Corporation, Utah
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police										
Physical arrests	506	449	426	318	255	256	300	275	243	270
Parking citations	236	291	129	132	214	219	348	358	248	163
Traffic citations	966	712	697	608	761	1,410	578	599	917	869
Public works										
Street resurfacing (tons of asphalt)	6,034	5,486	6,500	6,000	8,200	5,523	5,819	8,500	8,838	9,088
Potholes repaired	380	400	200	800	1,100	850	780	1,750	1,800	1,900
Water										
Number of customers	5,230	5,276	5,331	5,450	5,502	5,563	5,570	5,617	5,672	5,725
New connections	56	56	75	82	100	35	44	45	47	53
Water main breaks	25	12	14							
Average daily consumption (Tgal)	4,647	4,890	3,475	3,475	4,326	4,726	4,445	4,955	3,807	4,853
Peak daily consumption (Tgal)	7,767	8,660	5,839	5,839	8,669	7,599	8,104	7,923	8,730	8,119
Average monthly billings (3/4" meter)	83.32	105.87	90.63	111.32	100.44	118.29	105.54	103.80	99.28	109.00
Residential billing rates										
Base rate (per 3/4" meter)	44.07	44.95	47.65	49.08	50.55	52.07	53.63	55.24	55.24	57.73
Base rate (per 1" meter)	59.49	60.68	64.32	66.25	68.24	70.29	72.40	74.57	74.57	77.93
Base rate (per 1-1/2" meter)	70.55	71.96	76.28	78.57	80.93	83.36	85.86	88.44	88.44	92.42
Rate per Tgal (winter months only)	7.72	5.60	5.94	6.12	6.30	6.49	6.68	6.88	6.88	7.19
Commercial billing rates										
Base rate (per 3/4" meter)	57.29	58.44	61.95	63.61	65.52	67.49	69.51	71.60	85.92	89.79
Base rate (per 1" meter)	96.94	98.88	104.81	107.95	111.19	114.53	117.97	121.51	145.81	152.37
Base rate (per 1-1/2" meter)	207.08	211.22	223.89	230.61	237.53	244.66	252.00	259.56	311.47	325.49
Base rate (per 2" meter)	431.84	440.48	466.91	480.92	493.35	510.21	525.52	541.29	649.25	678.78
Base rate (per 3" meter)	1,123.75	1,146.23	1,215.15	1,251.60	1,289.15	1,327.82	1,367.65	1,408.68	1,690.30	1,766.36
Base rate (per 4" meter)	2,040.32	2,081.13	2,206.00	2,272.18	2,340.35	2,410.56	2,482.88	2,557.37	3,068.84	3,206.94
Base rate (per 6" meter)	3,846.10	3,923.02	4,158.40	4,283.15	4,411.64	4,543.99	4,680.31	4,820.72	5,784.86	6,045.18
Base rate (per 8" meter)	6,623.31	6,755.78	7,161.13	7,375.96	7,597.24	7,825.16	8,059.91	- (8)	-	-
Rate per 1,000 gallons	7.72	7.87	8.34	8.59	8.85	9.12	9.39	9.67	9.08	9.49
Building activity										
Building permits issued	1,102	999	1,422	1,252	1,575	1,331	1,438	1,389	1,644	1,073
Number of residential units	57	54	66	132	39	56	56	42	44	42
Residential value (in thousands)	30,826	36,092	48,420	97,683	68,878	105,888	95,755	74,177	110,280	74,579
Commercial value (in thousands)	3,663	8,912	40,266	46,236	125,390	11,915	14,614	88,928	55,480	219,860
Parks and recreation										
Racquet club passes	7,922	7,067	7,415	7,859	8,476	12,218	17,582	18,060	21,421	22,755
Golf rounds	29,537	30,731	29,484	27,382	30,085	38,036	34,806	34,702	33,817	36,164
Library										
Total volumes borrowed	98,930 (1)	111,388	155,683 (2)	193,795 (2)	115,463	392,488 (5)	388,329	494,801	385,762	239,293
Circulation per capita	12	13	13	14	14	14	14	17	19	18
Transit										
Total route miles	1,065,755	1,141,405	1,924,148 (3)	2,159,537	1,942,609 (4)	1,311,564 (4)	910,646 (6)	1,122,097 (7)	1,369,469 (9)	1,169,698
Passengers	1,798,482	2,100,455	2,288,730 (3)	2,659,826	2,394,311 (4)	1,185,629 (4)	1,541,419	1,118,663 (7)	1,741,238 (9)	1,438,441

Sources: Various City departments

Notes: Indicators are not available for the general government function.

- (1) Significant increase in Library total volumes borrowed and circulation per capita was due to the completion of the Library renovation.
- (2) Significant increase in Library total volumes borrowed due to a change in how electronic material was tracked (count now includes number of units instead of number of titles).
- (3) Significant increase in total route miles in 2018 was due to the addition of several new routes including the Kamas circulator.
- (4) Significant decrease is due to the COVID-19 pandemic. The City cut back on Transit routes and limited passenger numbers.
- (5) Significant increase is due the library joining a consortium that gives full access to statewide materials collections in digital format.
- (6) Significant decrease is due to the City no longer running routes in the County. High Valley Transit District now services those areas.
- (7) Significant increase is due to adding Micro Transit routes.
- (8) Beginning in fiscal year 2023, Park City no longer bills for 8" meters.
- (9) Increase is due to the addition of the Richardson Flat route and an increase in frequency/higher level of service for existing routes.

Schedule 27
 Park City Municipal Corporation, Utah
 Capital Asset Statistics by Function
 Last Ten Fiscal Years

Function	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
City Area (sq. miles)	20	20	20	20	20	20	22	22	22	22
Police										
Police station	1	1	1	1	1	1	1	1	1	1
Patrol units	-	-	-	-	-	-	-	-	-	25 (7)
Motorcycle units	-	-	-	-	-	-	-	-	-	4 (7)
Transportation										
Transit buses	37	38	39	47	41	41	38 (4)	46 (5)	41	38
Public works										
Streets (lane miles)	126	126	126	128	128	130	130	130	133	133
Street lights	712	964	985	985	985	970	970	970	970	970
Water										
Fire hydrants	1,090	1,091	1,104	1,131	1,137	1,141	1,140	1,147	1,147	1,169
Water mains (miles)	140	142	142	142	142	144	144	144	144	144
Storage capacity (Tgal)	13,650	13,650	18,250	18,250	18,250	18,250	14,946	14,946	14,946	15,692
Recreation and culture										
Community center	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Recreation acreage	223	1,536 (1)	1,580	1,675 (2)	1,625 (3)	1,625	1,626	1,626	1,653 (6)	1,647
Parks acreage	40	42	42	42	42	42	43	43	43	43
Covered picnic areas	4	6	6	6	6	6	7	7	7	7
Tennis courts	14	14	14	14	14	14	14	14	14	14
Soccer fields	6	6	6	6	6	6	6	6	6	6
Baseball diamonds	10	10	10	10	10	10	10	10	10	7
Swimming pools	1	1	1	1	1	1	1	1	1	1
Library	1	1	1	1	1	1	1	1	1	1
Golf course	1	1	1	1	1	1	1	1	1	1
Ice Rink	1	1	1	1	1	1	1	1	1	1

Sources: Various City departments

Notes: Fire protection is provided by the Park City Fire District and not included here.

- (1) Bonanza Flat (1,350 acres) open space was purchased in fiscal year 2017.
- (2) Treasure Hill (105 acres) open space was purchased in fiscal year 2019.
- (3) Bonanza Flat (55 acres) sold to Salt Lake City Corporation in fiscal year 2020. Armstrong Property (5 acres) purchased in fiscal year 2020.
- (4) Decrease in buses is due to the City no longer servicing all of the County.
- (5) Increase in buses is due to the City holding onto older buses longer while sticking to the replacement schedule.
- (6) Increase in recreational acreage is due to the purchase of the Red Maple property.
- (7) Prior to fiscal year 2025, the City did not report the number of patrol units and motorcycles in the Police fleet.

Schedule 28

Park City Municipal Corporation, Utah
 Five-Year Financial Summaries
 Last Five Fiscal Years

	Fiscal Year Ended June 30				
	2025	2024	2023	2022	2021
ASSETS					
Cash, cash equivalents and investments held by city	\$ 190,810,919	\$ 184,022,451	\$ 173,456,023	\$ 149,676,414	\$ 110,483,787
Cash, cash equivalents and investments held by fiscal agent	36,264,398	35,157,538	39,056,082	62,902,204	37,681,751
Restricted cash, cash equivalents and investments, other	6,498,586	6,619,142	11,035,765	9,438,370	9,470,859
Receivables:					
Taxes	30,824,028	31,682,068	30,666,328	31,510,573	30,870,614
Accounts	15,050,791	8,207,562	16,128,542	7,559,093	10,915,585
Notes receivable	1,452,853	246,291	249,477	252,387	258,161
Inventories	2,167,628	1,892,027	1,648,843	1,462,526	1,064,127
Prepays	986,747	1,070,208	1,443,591	1,932,728	1,788,013
Lease receivable	10,595,218	10,663,833	10,731,865	10,800,780	-
Capital assets not being depreciated:					
Land and water rights	268,266,287	268,062,802	266,062,802	266,062,802	266,062,802
Construction in progress	35,264,676	127,682,641	123,666,341	105,532,708	65,717,025
Art	946,567	946,567	946,567	946,567	926,239
Capital assets (net of accumulated depreciation):					
Right to use asset	3,025,678	3,165,375	3,342,530	3,169,673	3,254,198
Buildings	160,757,745	56,088,557	58,008,995	59,912,541	62,002,012
Improvements other than buildings	90,500,692	94,482,369	80,581,001	83,228,324	86,770,848
Vehicles and equipment	27,279,429	27,666,119	26,365,706	20,774,073	23,553,590
Infrastructure	14,030,935	15,636,341	17,516,970	19,287,123	21,176,661
Intangibles	9,089,907	9,103,412	8,728,906	8,540,614	8,554,756
Net pension assets	-	-	-	8,676,595	581,540
Total assets	903,813,084	882,395,303	869,636,334	851,666,095	741,132,568
Deferred outflows of resources					
Deferred outflows of resources related to pensions	10,056,683	9,440,513	6,664,309	4,314,061	3,200,339
LIABILITIES					
Accounts payable	12,405,385	4,497,158	14,437,708	8,991,484	8,760,571
Accrued liabilities	10,893,545	18,493,066	13,543,834	11,117,507	7,251,284
Long-term debt due within one year:					
Compensated absences	2,291,255	1,937,968	1,381,561	1,033,464	945,902
Contracts payable	154,837	192,797	319,924	146,573	143,918
General obligation bonds	5,205,000	6,175,000	6,890,000	6,590,000	6,300,000
Revenue bonds	10,775,000	10,345,000	9,975,000	9,530,000	7,315,000
Long-term debt due in more than one year:					
Compensated absences	189,864	263,129	228,994	254,059	282,541
Contracts payable	2,293,036	2,458,733	2,651,529	2,749,183	2,895,756
General obligation bonds	48,819,832	54,770,501	61,691,170	69,326,839	76,662,508
Revenue bonds	176,611,370	188,724,038	200,406,706	211,719,374	157,641,006
Net pension liability	8,998,269	6,530,515	5,020,590	-	1,787,303
Total liabilities	278,637,393	294,387,905	316,547,016	321,458,483	269,985,789
Deferred inflows of resources					
Property taxes	23,964,964	24,755,882	24,641,351	25,384,115	25,035,612
Deferred gain on refunding	61,297	123,556	294,874	480,573	488,747
Deferred inflows of resources related to pensions	106,386	113,715	123,513	13,265,041	7,370,876
Deferred inflows of resources - leases	10,144,141	10,290,865	10,438,299	10,587,831	-
Total deferred inflows of resources	34,276,788	35,284,018	35,498,037	49,717,560	32,895,235
NET POSITION					
Net investment in capital assets	374,263,529	345,056,777	339,730,407	326,255,071	243,445,823
Restricted for:					
Capital projects	-	-	1,096,717	-	-
Other	58,940	58,940	58,940	58,940	58,940
Unrestricted	226,633,117	217,048,176	183,369,526	158,490,102	197,947,120
Total net position	\$ 600,955,586	\$ 562,163,893	\$ 524,255,590	\$ 484,804,113	\$ 441,451,883

Source: Information extracted from the City's fiscal years ended June 30, 2021 through 2025 general purpose financial statements.

Notes:

(1) Restated.



Government Finance Officers Association

Certificate of
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Presented to

**Park City Municipal Corporation
Utah**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO



City Council Staff Report

Subject: Backcountry Trail Maintenance and Winter Grooming Contract
Author: Billy Kurek
Department: Trails & Open Space
Date: December 18, 2025

Recommendation

The Trails & Open Space Department recommends that City Council authorize the City Manager to execute a professional services agreement with Mountain Trails Foundation not to exceed \$290,000 for two years, in a form approved by the City Attorney's Office, for ongoing trail maintenance and winter recreation trail grooming.

Executive Summary

Park City's Trails & Open Space Department, in collaboration with qualified partners, are responsible for maintaining Park City's vast open space and trail network. In January 2021, the City entered into a 5-year Professional Services Agreement with Mountain Trails Foundation (MTF) which expires at the end of 2025.

In November 2023, Park City and MTF agreed to a contract amendment which increased scope of services to include enhanced grooming of winter recreation facilities, and increased compensation.

Analysis

Park City's open space and trail system is complex and maintenance is challenging. From rocky soils to heavy use, maintaining these valuable community assets relies on skilled and experienced partners that can operate in urban and backcountry areas.

This Fall, Park City posted a Request For Proposals to ensure that an effective vendor was selected to perform this work. From this procurement process, MTF was selected as the most qualified organization to execute Park City's needs.

MTF has demonstrated their expertise when addressing these issues and have enjoyed widespread community support for their efforts.

In addition to contract requirements, recent community accomplishments beyond their contract include:

- Collaborating with the Wasatch Trails Foundation to complete the Bonanza-to-WOW connector, linking Wasatch and Summit counties via multi-use singletrack.
- Constructing the Bonanza Loop Trail in the Bonanza Flat Conservation Area (BFCA).
- Designing and implementing a full wayfinding sign update in Round Valley and collaborating on new BFCA signage.

- Delivering the Round Valley Express Improvement Project, including regrading, sustainable trail repairs, water-runoff mitigation, and phased closures.
- Supporting the Winter Transit to Trails shuttle through marketing and supplemental funding.
- Providing trail counter equipment for shared use and data analysis on City-owned trails.
- Providing seasonal storage for City-owned grooming equipment and snowmobiles, along with overflow equipment as needed.
- Coordinating volunteer events benefiting City trails.

Funding

The Backcountry Trail Maintenance and Winter Grooming Contract is funded through the Contract Services line in the Trails & Open Space Operations budget. Funding has been allocated in the current approved budget. The not-to-exceed amount is \$290,000 over two years, with anticipated quarterly payments.

Exhibits

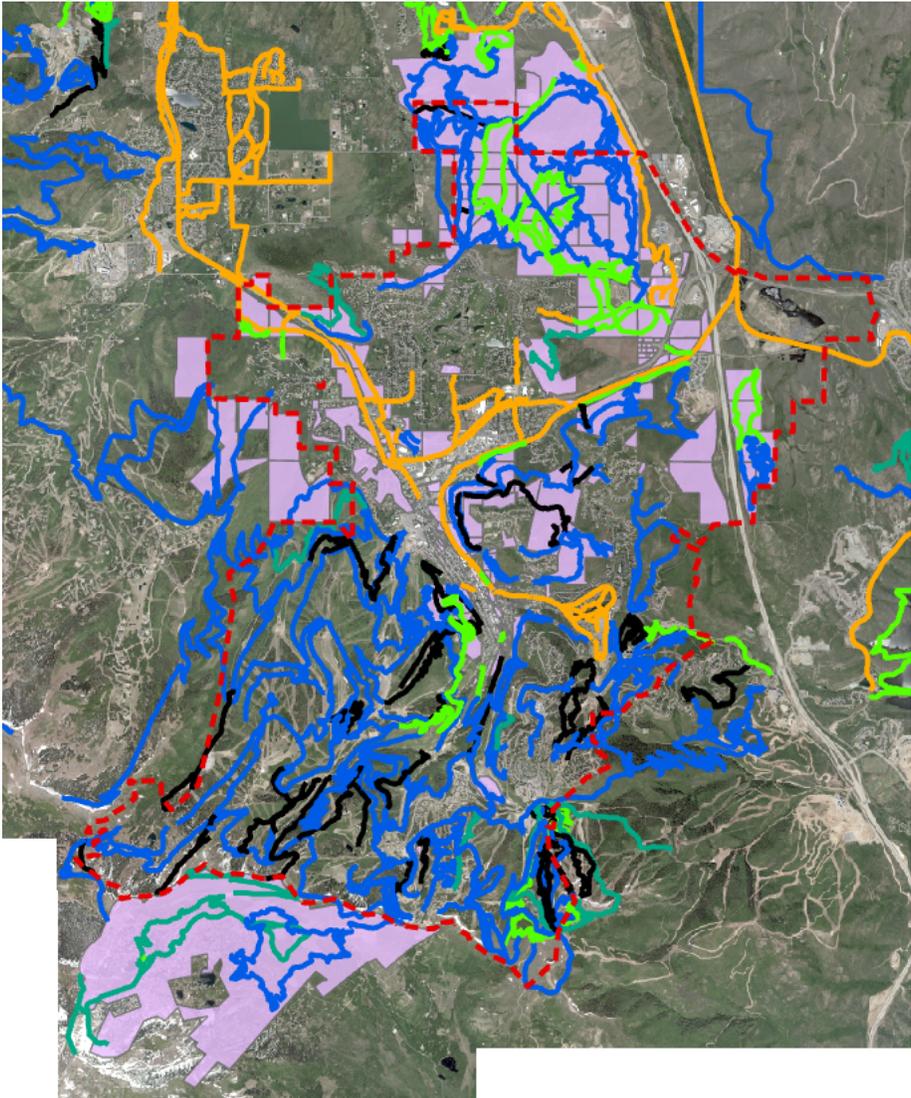
- A Specialized snow grooming equipment
- B Maps of Park City trail network & winter trails
- C PSA scope of work

Exhibit A



'Roy, the PistenBully 100 snow groomer used in Round Valley and Bonanza Flat. Specialized equipment requires skilled operators and understanding of grooming zones.

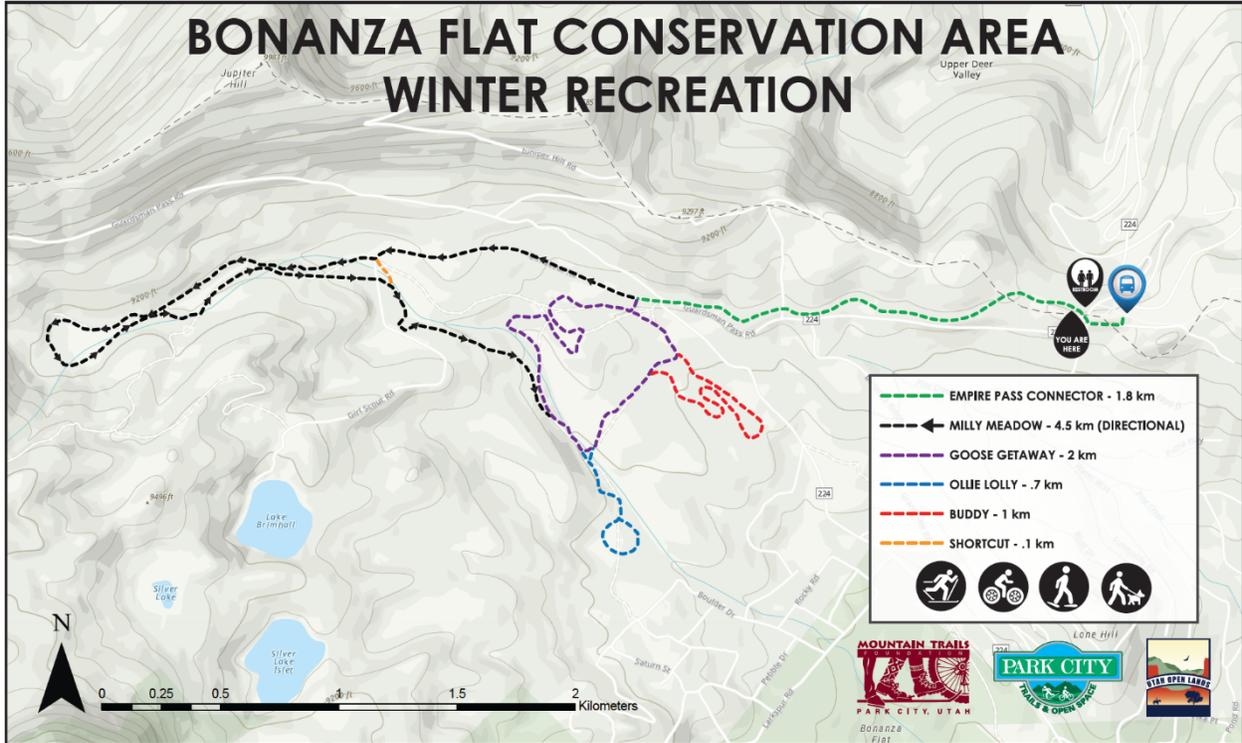
Exhibit B



PCMC limits, open space, trails, and connections



Round Valley Winter Trail Grooming Map



Bonanza Flat Nordic grooming map

Exhibit C

SCHEDULE A – SCOPE OF SERVICES

Service Provider shall provide general maintenance on the Park City trail system within City limits and on City-owned open space properties, including public trails and access easements granted to the City.

Maintenance shall include, but is not limited to, trail evaluation and maintenance planning, vegetation clearing, tree pruning and technical removal, sign and trailhead maintenance, trail rerouting and closures, regulation design and communication, revegetation of eroded areas, winter trail maintenance and grooming, and backcountry trail construction consistent with the Park City Master Plan and International Mountain Bike Association Standards.

Service Provider shall submit a general plan for upcoming work each month that must be approved by PCMC.

Service Provider shall provide routine trail reports to the community via social media posts, local radio, and signage in coordination with PCMC. Service Provider shall additionally coordinate with specified PCMC vendors when trail conditions may impact scheduled events or other PCMC operations.

Service Provider shall provide all necessary equipment to perform service or properly operate and maintain PCMC-owned equipment. Additionally, Service Provider must retain the capacity to store, mobilize, and operate equipment to appropriate specifications within reasonable time frames as established by PCMC on a per-job basis.

REPORTING:

Service Provider must provide quarterly maintenance reports documenting, if applicable:

- Completed maintenance activities
- Materials used
- Labor hours
- Issues identified and addressed
- Digital documentation of trail conditions with before/after photographs that demonstrate work completion
- Public notification of maintenance activities that may impact trail closures
- Safety incidents, their impacts to staffing availability, and how they were addressed
- Recommendations for future improvements

General Maintenance Services	\$35.00 per hour
-------------------------------------	------------------

MTF Machines + Operator	\$90.00 per hour
City-Owned Piston Bully 100 Grooming	\$35.00 per hour
New or Rerouted Singletrack Trail	\$3.00-8.00 per linear foot (rate varies depending on terrain, accessibility, soil composition, existing vegetation, and other factors)



City Council Staff Report

Subject: Request for Approval of Single Event Temporary Alcoholic Beverage Licenses during the 2026 Sundance Film Festival
Author: Sydney Anderson, Business Licenses Specialist
Department: Finance
Date: December 18, 2025

Recommendation

We are requesting Council approval of the Single Event Temporary Alcoholic Beverage License (License) applications listed in Exhibit A for operation during the 2026 Sundance Film Festival (Festival).

Executive Summary

Exhibit A lists the License applicants currently pending approval. All requirements for application, including insurance requirements and applicable license fees, have been submitted and paid. All locations in Exhibit A are either classified as “vibrant” under Municipal Code or meet one of the one-year vibrancy exceptions and are eligible for a Single Event Temporary Liquor permit. We are requesting approval of the attached applicants to serve alcoholic beverages during the 2026 Festival.

Analysis

As stated in Municipal Code § [4-6-2\(B\)1](#), all Single Event Temporary Liquor permit applications for the dates during the Sundance Film Festival are required to obtain Council approval no later than the last regularly scheduled meeting in the month of December.

After the Finance Department accepts completed applications, the applications are reviewed by multiple departments. Following departmental review, City Council consideration is required. Municipal Code § [4-6-2\(B\)2](#) allows City Council to hear no more than twelve (12) applications for late approval after the December deadline noted above.

In accordance with Municipal Code § [4-2-15: Vibrant Commercial Storefront In HCB And HRC Districts](#), locations that have been deemed “dark” for two or more consecutive quarters and which do not meet any of the one-year allowed exceptions will not be eligible for a Single Event Temporary Liquor permit at that location. All the locations listed in Exhibit A are either vibrant or have met one of the exceptions to vibrancy and are eligible for the Single Event Temporary Liquor permit.

Exhibits

Exhibit A- List of locations



City Council Staff Report

Subject: Request for Approval of Type 2 Convention Sales Licenses for Operation during the 2026 Sundance Film Festival
Author: Sydney Anderson, Business License Specialist
Department: Finance
Date: December 18, 2025

Recommendation

Review and consider approving the Type 2 Convention Sales License (CSL) applications listed in Exhibit A for operation during the 2026 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

Exhibit A lists Type 2 Convention Sales License applicants currently pending approval. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load, and paid the applicable license and trash fees. We are requesting approval of the applications for Convention Sales Licenses during the 2026 Sundance Film Festival.

Analysis

During the Festival, various businesses and entities conduct short-term commercial activities within Park City (City) limits. These entities are not affiliated with the Festival, nor are they official sponsors. Their operations present health, safety, and wellness concerns for the City and its residents, including the City's ability to provide basic Police, safety, and emergency services. The Finance Department, as well as other departments, receive a high volume of Type 2 Convention Sales License applications in the months and weeks before the Festival starts.

The Municipal Code for Type 2 CSLs allows the City to address adverse impacts and carrying-capacity considerations associated with licensed activity. It also allows service departments, event staff, and public safety to obtain an accurate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments.

Municipal Code 4-7-3 (B)(2) states that Council retains authority to approve Type 2 CSL license applications. Prior to Council's consideration of the Type 2 CSL license applications, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any issues related to the space prior to their final inspection. The inspection must accompany the license application along with accurate floor plans stamped by a design professional, including the occupant load.

The process for a Type 2 CSL is as follows:

1. Submit floor plans stamped by a design professional

2. Obtain a PIPA
3. Provide receipt showing payment to Republic Services to cover trash impacts (one receipt *per applicant*).
4. Submit application with site plan, PIPA, and pay the appropriate fee
5. Finance requests approval from City Council
6. Obtain Council approval
7. Obtain a FIPA
8. Issue license

All of the attached applications have met the Municipal Code standards and have completed department review.

Exhibits

Exhibit A - List of Locations



City Council Staff Report

Subject: Construction Contract for Renovation of City Employee Housing Units
Author: Rhoda Stauffer, Housing Program Manager and Logan Jones, Senior Project Manager
Department: Economic Development and Affordable Housing
Date: December 18, 2025

Recommendation

Consider approval of a Construction Agreement with Big Horn Contractors, LLC in a form approved by the City Attorney, to renovate and update two city-owned duplexes in the employee housing rental program, in an amount not to exceed **\$147,350**.

Executive Summary

Since 1996, the City has owned and managed housing units to support employee recruitment and retention. Many of these units, originally built in 1996, now require upgrades. Beginning in 2023, the Housing Team has been renovating units as they become vacant. Five duplex units on Cooke Drive have already been renovated, and two additional duplex units on the same street are now due for improvements.

Renovations have historically been completed one unit at a time during vacancy periods of up to 90 days. Currently, the two units located at 1998 Cooke Dr. and 2013 Cooke Dr. are vacant, allowing staff to renovate two units simultaneously. Renovation costs have ranged from \$65,000 to \$90,000 per unit, depending on repair needs. The proposed upgrades include new flooring, appliances, new bathroom tubs and vanities, kitchen cabinets and countertops, lighting fixtures, paint, blinds, window screens, and concrete driveway repairs.

The Housing Team solicited bids using the City’s qualified vendor list. This list, which was established on January 29, 2024, through a Request for Statements of Qualifications (RSOQ) process, is valid through January 2027, and includes seven general contractors approved for small construction and refurbishment projects.

Analysis

Two of the seven approved vendors submitted bids. Both have previously completed work for the Housing and Engineering Teams. Both Teams are confident in their capabilities. Big Horn Contractors, LLC submitted the lowest responsible bid, totaling \$137,350. The Housing Team is adding a \$10,000 contingency to the contract.

Bids received are as follows:

Bidder	1998 Cooke Dr.	2013 Cooke Dr.	Total Bid
Big Horn Contractors, LLC	\$ 74,850.00	\$ 62,500.00	\$137,350.00
Bailey Builders, Inc.	\$ 96,661.51	\$ 87,215.91	\$183,877.42

Funding

The City will use capital housing funds for this construction agreement, which will be reimbursed through rental income. Historically, annual net rental income ranges from \$100,000 to \$150,000, depending on occupancy levels.

City Council Staff Report



Subject: Empire Pass Master Owners Association
First Amendment to Memorandum of
Agreement
Author: Alec Barton, Senior Planner
Department: Planning
Date: December 18, 2025

Recommendation

Consider approving the First Amendment to Memorandum of Agreement (“MOA”; Exhibit A) between Park City Municipal Corporation (“City”) and Empire Pass Master Owners Association, Inc. (“EPMOA”).

Executive Summary

On April 24, 2025, the City Council adopted [Ordinance No. 2025-05](#) approving a request from Redus Park City, LLC (“Redus”) to modify the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn’s Junction Parcel, and Iron Mountain. The modified Development Agreement:

- Allows Redus to construct seven additional residential units on the R-5 Parcel¹ and Water Tank Parcel²
- Requires Redus to transfer or dedicate approximately 310 acres to the City, most of which is zoned Recreation and Open Space with portions zoned for development, and the Empire Pass, Mid-Mountain, and Daly trailheads
- Requires Redus to transfer to the City water interests and rights including the Right of First Refusal for water draining from the Spiro Tunnel owned by Salt Lake City Corporation

As part of the Development Agreement modification, Redus is required to update the 2020 MOA between the City and EPMOA. The 2020 MOA:

- Requires the City and EPMOA to contribute \$40,000 annually toward the preservation of 21 historic resources identified in the 2019 Historic Preservation Plan (Exhibit B)
- Outlines an annual review process whereby EPMOA meets with City staff to identify and plan for the completion of priority projects³

¹ Parcels PCA-S-98-SD-5 and PCA-S-98-BB

² Parcels PCA-S-98-SD-1-A and a portion of PCA-S-98-II-X

³ Completed projects include interpretive signage installations, restoration of the Little Bell Ore Bin, restoration of the Daly hydrant shacks and Daly West Headframe, repairs to the Judge Mining and Smelting Office, and removal of dying vegetation that was at risk of damaging historic structures.

The proposed First Amendment to the MOA increases Redus' required historic preservation contributions as follows:

- The amendment adds the new lots to the normal Flagstaff transfer fee process and the City will collect our same share moving forward.
- Additionally, the amendment requires EMPOA/developer contributions on the front end with the first sale of lots, up to \$200,000 in total.
- The City matches that \$200,000 by diverting the normal Flagstaff transfer fee revenue from the sale of these new lots. The combined \$400,000 all goes to the historic preservation maintenance fund.
- EMPOA just withholds that City match amount from future disbursements from these lot sales to the City that would otherwise go to transit/open space generally per the Development Agreement. The City can approve a bulk withholding from the general disbursement from all the Flagstaff lots at the City's discretion (as CC previously approved for Daly/Montage tower).
- Allows historic preservation funds to be invested in the Alliance Mine and other mine resources identified by the Historic Preservation Board within the Flagstaff Annexation Boundary and Empire Pass area.

Exhibits

- A: First Amendment to Memorandum of Agreement
- B: 2019 Historic Preservation Plan

**FIRST AMENDMENT TO
MEMORANDUM OF AGREEMENT**

THIS FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT (this “**Amendment**”) is made and entered into as of _____, 2025 (the “**Effective Date**”) by and between **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation and body politic (“**City**”), and **EMPIRE PASS MASTER OWNERS ASSOCIATION, INC.**, a Utah nonprofit corporation (“**Association**” or “**EPMOA**”), each a “**Party**” and collectively referred to herein as the “**Parties**.”

RECITALS

A. The Parties executed that certain Memorandum of Agreement dated effective as of March 16, 2020 (the “**2020 MOA**”). Capitalized terms used in this Amendment and not defined in this Amendment shall have the meanings given to such terms in the 2020 MOA.

B. The 2020 MOA references that certain Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn’s Junction Parcel, and Iron Mountain recorded on March 2, 2007 as Entry No. 806100 in the records of the Summit County Recorder, as amended from time to time (the “**2007 Development Agreement**”).

C. As of the Effective Date, the 2007 Development Agreement has been amended by that certain First Amendment to the Amended and Restated Development Agreement recorded on _____, 2025, as Entry No. _____ in the records of the Summit County Recorder (the “**DA Amendment**”).

D. The 2007 Development Agreement, as amended by the DA Amendment is collectively referred to herein as the “**Development Agreement**”.

E. The Development Agreement applies to certain real property, including without limitation, the real property known and referred to as the “**R-5**” and “**Water Tank Parcel**” projects, each as more particularly described in the DA Amendment.

F. In accordance with the terms of the DA Amendment, the Parties now desire to amend the 2020 MOA to provide for additional contributions to EPMOA’s segregated Historic Preservation Fund (the “**Fund**”) on the terms set forth below.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation/Interpretation. The terms and exhibits of the 2020 MOA are hereby incorporated into this Amendment, except as revised below. In the event of a conflict between the terms of this Amendment and the terms of the 2020 MOA, the terms of this Amendment shall control. The execution, delivery, and effectiveness of this Amendment shall not, except as expressly provided herein, operate as a waiver of any right, power, or remedy of any Party hereto under the 2020 MOA nor constitute a waiver of any provision of the 2020 MOA.

2. Additional Contributions to Historic Preservation Fund.

a) Upon the first retail sale of a condominium unit in the R-5 condominium project, EPMOA shall contribute Seventy-Five Thousand Dollars (\$75,000) to the Maintenance Fund, and EPMOA shall cause Redus Park City LLC, a Delaware limited liability company (“**Redus**”), or Redus’s successor-in-title to the R-5 condominium project, to contribute Twenty-Five Thousand Dollars (\$25,000) to the Maintenance Fund. Upon the first retail sale of a lot in the Water Tank Parcel subdivision project, EPMOA shall contribute Seventy-Five Thousand Dollars (\$75,000) to the Maintenance Fund, and EPMOA shall cause Redus, or Redus’s successor-in-title to the Water Tank Parcel subdivision project, to contribute Twenty-Five Thousand Dollars (\$25,000) to the Maintenance Fund. The contributions referred to in this Amendment are in addition to the annual contribution requirements set forth in the 2020 MOA, which remain unchanged by this Amendment.

b) In consideration of and in addition to the EPMOA and Redus additional contributions pursuant to 2(a) of this Amendment, City agrees to make matching contributions to the Maintenance Fund by foregoing the first One Hundred Thousand Dollars (\$100,000.00) of the OSTM Fee income owed to the City from the retail sale of units in the R-5 project and the first One Hundred Thousand Dollars (\$100,000.00) of OSTM Fee income owed to the City from the retail sale of lots in the Water Tank Parcel project. The OSTM Fee income foregone by City under this Amendment is in addition to the OSTM Fee income foregone by City under the terms of the 2020 MOA, which remains unchanged by this Amendment. City in its sole discretion may forego the above cumulative Two Hundred Thousand Dollars (\$200,000) from the general annual disbursement of the OSTM Fee to the City.

3. Exhibit A/Additional Site. Exhibit A of the 2020 MOA is amended to include the following additional historic preservation Sites:

Alliance Mine. Caretaker’s Cabin, Change Room/Timber Saw, and Power House structures within the Alliance Mine building complex.

Other Mine Resources. Mine structures and resources not specified in the 2020 MOA and this Amendment within the Flagstaff Annexation Boundary and Empire Pass area may qualify – upon approval of the City’s Historic Preservation Board – for historic preservation.

4. Integration. This Amendment contains the entire understanding and agreement between the Parties with respect to the subject matter hereof, and all prior negotiations, agreements and understandings, oral or written, are merged herein.

5. Counterparts. This Amendment may be executed in any number of counterparts, each of which will be an original but all of which will constitute one and the same instrument. Electronic and scanned signature pages will be acceptable and shall be conclusive evidence of execution.

[Signatures follow]

ENTERED into as of the Effective Date.

CITY:

**PARK CITY MUNICIPAL
CORPORATION,**

a Utah municipal corporation and body politic

By: _____
Nann Worel, Mayor

Attest:

City Recorder

Approved as to Form:

City Attorney's Office

[Signatures Continue on Following Page]

ASSOCIATION:

**EMPIRE PASS MASTER OWNERS
ASSOCIATION, INC.,**
a Utah nonprofit corporation

By: _____
Douglas Ogilvy, Authorized Representative



Historic Preservation Plan Update for Flagstaff Mountain Resort in Park City, Summit County, Utah

OCTOBER 2019

PREPARED FOR

Empire Pass Master Owners Association

PREPARED BY

SWCA Environmental Consultants

**HISTORIC PRESERVATION PLAN UPDATE
FOR FLAGSTAFF MOUNTAIN RESORT IN
PARK CITY, SUMMIT COUNTY, UTAH**

Prepared for

Empire Pass Master Owners Association

4188 UT-248
Kamas, Utah 84036
Attn: Douglas Ogilvy

Prepared by

Kate Hovanes, M.S., and Megan Daniels, M.P.S.

Principal Investigator

Anne Oliver, M.S.

SWCA Environmental Consultants

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SWCA Project No. 57171

SWCA Cultural Resources Report No. 19-632

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EXECUTIVE SUMMARY

Flagstaff Mountain Resort consists of approximately 1,750 acres of private land in Park City, Summit County, Utah. The original Flagstaff Mountain Resort developers included United Park City Mines Company and certain other private property owners. A Development Agreement was negotiated between the developers and Park City Municipal Corporation (PCMC) as a prerequisite to Park City's annexation of the Flagstaff Mountain Resort property, which took place on June 24, 1999; as part of this a Historic Preservation Plan (HPP) was commissioned by United Park City Mines Company and completed in 2000.

The 2000 HPP identified historic mining-related resources within the Flagstaff Mountain Annexation Boundary and provided information that was intended to help the resort developers and PCMC make informed decisions regarding possible treatment plans for these properties. The 2000 HPP provided the following key information:

- A historic context for the area
- An inventory of historic resources largely within the Flagstaff Mountain Annexation Boundary, including descriptions, historic functions, condition assessments and suggested mitigation work, and interpretation recommendations
- General information about developing treatment plans
- A treatment plan for Flagstaff Mountain properties

The HPP identified and described 32 historic mining resources; from these, 21 resources were selected as "important sites" or resources (Table ES1) (Bowes et al. 2000). A summary of the HPP was prepared in May 2001 and revised and approved in December 2001 by PCMC (SWCA Environmental Consultants [SWCA] 2001). Exhibit 6 of the HPP Summary included a chart that synthesized information from the 2000 HPP and provided more detailed work recommendations. Fulfillment of these work recommendations formed part of the Development Agreement between Flagstaff Mountain Partners (the original developers) and PCMC. The chart has served as a treatment plan in the ensuing years and has guided preservation efforts by Flagstaff Mountain Partners and its successors.

The maintenance and ongoing protection of many of the historic mining resources have become the responsibility of the Empire Pass Master Owners Association (EPMOA), which has replaced Flagstaff Mountain Partners in management of much of the land encompassed by the 2000 HPP. The EPMOA sought to update the 2000 HPP and assess progress in preserving the important resources identified in the HPP that are also subject to the Flagstaff Development Agreement between the EPMOA and PCMC. The EPMOA retained SWCA to document and assess the condition of the resources, including to assess whether treatment recommendations listed in the 2001 HPP Summary had been met (see Table ES1). Of the 21 original important resources, 17 were surveyed by SWCA and two (which were partially located on land owned by the EPMOA) were reported on by the EPMOA. The remaining two resources are not on land owned by the EPMOA, are not subject to the Flagstaff Development Agreement, and were not included.

The condition of the 19 resources assessed in 2019 varied widely. Some were in good condition, while others, such as the Judge Mining and Smelting Company Office and the Little Bell Mine Ore Bin, exhibited significant deterioration conditions. For 14 of the 19 resources, the 2001 HPP Summary recommendations have not been fully satisfied (see Table ES1).

Table ES1. Summary of Important Historic Mining-Related Resources Identified in the 2000 HPP, 2019 Survey Status, and 2001 HPP Summary Treatment Recommendation Status

Important Sites Identified in 2000 HPP	Surveyed for 2019 HPP Update	2001 HPP Summary Work Recommendations Fully Met?
Judge Mining and Smelting Company Office	Yes	No
Anchor (Daly-Judge) Drain Tunnel	Yes	No
American Flag Mine Waste Dump	Yes	No
Ontario Mine Shaft No. 3	Yes	No
Daly Mine No. 1 Waste Dump	Yes	No
Daly Mine No. 2 Shaft	Yes	No
Daly-West Mine Headframe, Shaft, and Hoist	Yes	No
Daly-West Mine Fire Hydrant Shacks	Yes	No
Daly-West Mine Waste Dump	Yes	No
Diamond-Nemrod Mine Waste Dumps	Yes	No
Anchor Mine Waste Dump	Yes	Yes
Quincy Mine Hoist Plant	Yes	Yes
Quincy Mine Shaft and Waste Dump	Yes	Yes
Little Bell Mine Ore Bin	Yes	No
Little Bell Mine Waste Dump	Yes	Yes
White Pine Mine Log Structure	Yes	Yes
White Pine Mine Waste Dumps	Yes	No
Flagstaff Mine Waste Dumps	No (only a small part of dump is on land owned by the EPMOA and subject to Flagstaff Development Agreement)	No
Naildriver Mine Waste Dump	No (mine and most of dump not on land owned by the EPMOA; only a small area subject to Flagstaff Development Agreement)	No
Flagstaff Mine Shaft	No (not on land owned by the EPMOA; not subject to Flagstaff Development Agreement)	N/A
Explosives Bunker	No (not on land owned by the EPMOA; not subject to Flagstaff Development Agreement)	N/A

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INTRODUCTION

Background

Flagstaff Mountain Resort consists of approximately 1,750 acres of private land in Park City, Summit County, Utah. The original Flagstaff Mountain Resort developers included United Park City Mines Company and certain other private property owners. A Development Agreement was negotiated between the developers and Park City Municipal Corporation (PCMC) as a prerequisite to Park City’s annexation of the Flagstaff Mountain Resort property, which took place on June 24, 1999.

A Historic Preservation Plan (HPP) was commissioned by United Park City Mines Company to satisfy PCMC’s requirements for the documentation and protection of historic mining-related resources on the property, as described in the Development Agreement. There were no federal or state requirements for the HPP, which was completed in 2000 (Bowes et al. 2000).

The 2000 HPP identified historic mining-related resources within the Flagstaff Mountain Annexation Boundary and provided information that was intended to help the resort developers and PCMC make informed decisions regarding possible treatment plans for these properties. The 2000 HPP provided the following key information:

- A historic context for the area
- An inventory of historic resources largely within the Flagstaff Mountain Annexation Boundary, including descriptions, historic functions, condition assessments and suggested mitigation work, and interpretation recommendations
- General information about developing treatment plans
- A treatment plan for Flagstaff Mountain properties

The HPP identified and described 32 historic mining resources; from these, 21 resources were selected as “important sites” or resources (Table 1) (Bowes et al. 2000). A summary of the HPP was prepared in May 2001 and revised and approved in December 2001 by PCMC (SWCA Environmental Consultants [SWCA] 2001) (Appendix A). Exhibit 6 of the HPP Summary included a chart that synthesized information from the 2000 HPP and provided more detailed work recommendations. Fulfillment of these work recommendations formed part of the Development Agreement between Flagstaff Mountain Partners (the original developers) and PCMC. The chart has served as a treatment plan in the ensuing years and has guided preservation efforts by Flagstaff Mountain Partners and its successors (see Table 1).

Table 1. Summary of Important Historic Mining-Related Resources Identified in the 2000 HPP and 2019 Survey Status

Important Sites Identified in 2000 HPP	Surveyed for 2019 HPP Update
Judge Mining and Smelting Company Office	Yes
Anchor (Daly-Judge) Drain Tunnel	Yes
American Flag Mine Waste Dump	Yes
Ontario Mine Shaft No. 3	Yes
Daly Mine No. 1 Waste Dump	Yes
Daly Mine No. 2 Shaft	Yes
Daly-West Mine Headframe, Shaft, and Hoist	Yes
Daly-West Mine Fire Hydrant Shacks	Yes
Daly-West Mine Waste Dump	Yes
Diamond-Nemrod Mine Waste Dumps	Yes

Important Sites Identified in 2000 HPP	Surveyed for 2019 HPP Update
Anchor Mine Waste Dump	Yes
Quincy Mine Hoist Plant	Yes
Quincy Mine Shaft and Waste Dump	Yes
Little Bell Mine Ore Bin	Yes
Little Bell Mine Waste Dump	Yes
White Pine Mine Log Structure	Yes
White Pine Mine Waste Dumps	Yes
Flagstaff Mine Waste Dumps	No (most of dump on Extell land [formerly Mayflower] not owned by EPMOA; small remaining area subject to Flagstaff Development Agreement reported on by EPMOA)
Naildriver Mine Waste Dump	No (mine and most of dump on Naildriver Mining Company land not owned by EPMOA; small remaining area subject to Flagstaff Development Agreement reported on by EPMOA)
Flagstaff Mine Shaft	No (resource on Extell land [formerly Mayflower]; not subject to Flagstaff Development Agreement)
Explosives Bunker	No (resource on LEC Properties land; not subject to Flagstaff Development Agreement)

Objectives

The maintenance and ongoing protection of many of the historic mining resources identified in the 2000 HPP have become the responsibility of the Empire Pass Master Owners Association (EPMOA), which has replaced Flagstaff Mountain Partners in management of most of the land encompassed by the 2000 HPP. The EPMOA sought to update the 2000 HPP and assess progress in preserving the important resources identified in the HPP that are also subject to the Flagstaff Development Agreement between the EPMOA and PCMC.

Of the 21 resources originally identified in the HPP, 17 are fully on land currently owned by the EPMOA and are included in this HPP Update (Figure 1; see Table 1). Two resources (Flagstaff Mine Waste Dumps and Naildriver Mine Waste Dump) are partly on land owned by the EPMOA and are subject to the Development Agreement. Per initial direction from EPMOA, these sites were not included in the field survey. Subsequent ownership review determined that the Flagstaff Mine Waste Dumps are partially located on land owned by the EPMOA and partially on land owned by Extell. The Naildriver Mine Waste Dump is partially on land owned by EPMOA and partially on land owned by the Naildriver Mining Company. Both sites were included in the condition assessment using data provided by EPMOA.

Additionally, two resources (Flagstaff Mine Shaft and Explosives Bunker) are not located on land owned by the EPMOA and are not subject to the Development Agreement; these resources were not included in the survey. The Flagstaff Mine Shaft is on land owned by Extell. During the project, the question was raised about whether the Empire Canyon Explosives Bunker should be included on the list. Alliance Engineering surveyed the location of the bunker and confirmed that it is on the Marsac Mining Claim owned by LEC Properties. It was therefore determined that the EPMOA should not be accountable for this historic resource because the underlying property is not subject to the Flagstaff Development Agreement; the Empire Canyon Explosives Bunker was therefore also not included in the survey.

The objectives of this HPP Update were to document and assess the condition of the 17 resources fully on land currently owned by the EPMOA through the following tasks:

- Comprehensive survey of each resource, including the identification of current deficiencies and suggested mitigation or maintenance work (if not already implemented after the 2000 HPP or if new conditions warrant further action)

- An assessment of progress in preserving the resources, in accordance with the recommendations in the Flagstaff Development Agreement and the 2001 HPP Summary
- Photographic documentation of each resource
- Collection of spatial data on the location of each resource

In summary, a total of 19 resources were included in the condition assessment. These included the 17 resources surveyed by SWCA, as well as the Flagstaff Mine Waste Dumps and the Naildriver Mine.



Figure 1. Resource location map.

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METHODOLOGY

The survey of historic mining resources was divided into two parts: documentation and condition assessment. SWCA's principal investigator Anne Oliver served as the historic architecture team lead and architectural conservation specialist. SWCA historic preservation specialist Kate Hovanes served as the project manager and conducted fieldwork and completed report preparation; she was assisted by SWCA historic preservation specialist Megan Daniels. Oliver, Hovanes, and Daniels meet the professional qualifications for architectural history, defined in 36 Code of Federal Regulations 61.

Documentation

Fieldwork was conducted on August 27 and 28, 2019. The SWCA project team identified historic mine resources requiring assessment; photographed each resource using a digital single-lens reflex (SLR) camera at 18-megapixel resolution; recorded locational data using a handheld global positioning system (GPS) unit; and conducted full condition assessments of the exterior and, when applicable, the interior of each resource.¹ SWCA coordinated these site visits with Douglas Ogilvy (EPMOA), who provided important logistical information and knowledge about the mining resources. After fieldwork, the data were processed, organized, and evaluated in accordance with the project objectives. Two of the 19 sites were not visited by SWCA but aerial imagery was provided by EPMOA.

Condition Assessment

For each resource, condition assessment involved visual inspection and recordation of current conditions with photographs and notes. Visual inspection included examining roofs, walls, foundations, doors and windows, and any additional architectural features, when present, for signs of deterioration or condition problems. When appropriate and necessary, more in-depth assessments of building components were conducted, which in some cases involved probing exposed wood members to test for rot, observing the structural systems of resources (when relevant), and identifying probable causes of detected deterioration. The condition of two of the 19 sites was not assessed by SWCA but EPMOA conducted a visual inspection.

Treatment Recommendations

Each resource was inspected to assess progress in implementing the treatment recommendations of the 2001 HPP Summary, which was incorporated in the Flagstaff Development Agreement. Treatment recommendations were then developed for the 19 mining resources fully or partially on EPMOA land. The treatment recommendations first note any work still required to fulfill recommendations in the 2001 HPP Summary and are then prioritized by importance for the ongoing preservation of the resource. All treatment recommendations are consistent with *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Morton et al. 1992).

¹ The GPS unit was a geographic information system (GIS)-grade Trimble, accurate to within 1 meter.

CONDITION ASSESSMENT AND TREATMENT RECOMMENDATIONS

The following section describes each historic mining resource using excerpts from the 2000 HPP and summarizes existing conditions and work recommendations from Exhibit 6 of the 2001 HPP Summary (SWCA 2001). This section also provides an updated condition assessment, an assessment of work required to meet 2001 HPP Summary recommendations, and additional recommended work for each resource. Photographs of each resource documenting its current condition are also included.

This report does not include a historic context or detailed descriptions of resources, except when the appearance of a resource has changed significantly from that described in the 2000 HPP (Bowes et al. 2000). For a historic context of mining in Park City and for histories and descriptions of specific resources, see Bowes et al.'s (2000) report.

Judge Mining and Smelting Company Office

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Judge Mining and Smelting Company Office, which is excerpted here, and includes a floor plan:

The Judge Mining & Smelting Company office building is located adjacent to the extension of the Anchor (Daly-Judge) Drain Tunnel portal. It is a simple, front-gabled, one-story, concrete-walled structure that is divided into two functional areas.

[Figure 2] shows the building layout. The front section was used as an office and is subdivided into six rooms, consisting of a Reception (Room 1) and Main Office (Room 2) at the north end of the building, a Small Office (Room 3) adjoining the south wall of Room 2, a Restroom (Room 4), Closet 1 and Closet 2 (Room 5 and Room 6), and a large walk-in Vault (Room 7) with a steel door.

The rear section consists of a large Changing Room (Room 8) for miners, with toilet, lavatory, shower, dressing benches, and clothing storage facilities. Room 8 connects with the Anchor (Daly-Judge) Drain Tunnel via a doorway in its east wall.

A small shed-roofed extension on the west side of the building serves as the entry to the rear section. There is no physical connection between the front and rear sections, except for an opening between the attic area in the front section and the loft area in the rear.

There is an attic area in the front section, but it is not known if it was ever used, since an employee of United Park City Mines Company indicated that the attic stairway was built for the purpose of filming a movie, and may not have replaced an earlier stairway. The rear section of the building does not have an attic, although it has a loft area above some of the rooms of the front section.

The roof of the building extends over the wood-frame extension of the Anchor (Daly-Judge) Drain Tunnel portal. The roof of the drain tunnel behind the portal is constructed of concrete and abuts the east wall of the changing room.

All of the building's outer walls, plus at least one internal wall, are constructed of poured concrete. The walls of the vault may also be concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J. M. & S. Co. – 1920" incised into the front gable above the entrance.

The structure is built partially into the hillside. The rear (south) wall of the building is embedded into the slope to a level just below the eaves of the roof. Judging by the large rocky outcroppings in the hillside and the size of the trees growing immediately behind the building, the slope has not subsided since the building was constructed, and the current grade is close to the original. (Bowes et al. 2000:51–52)

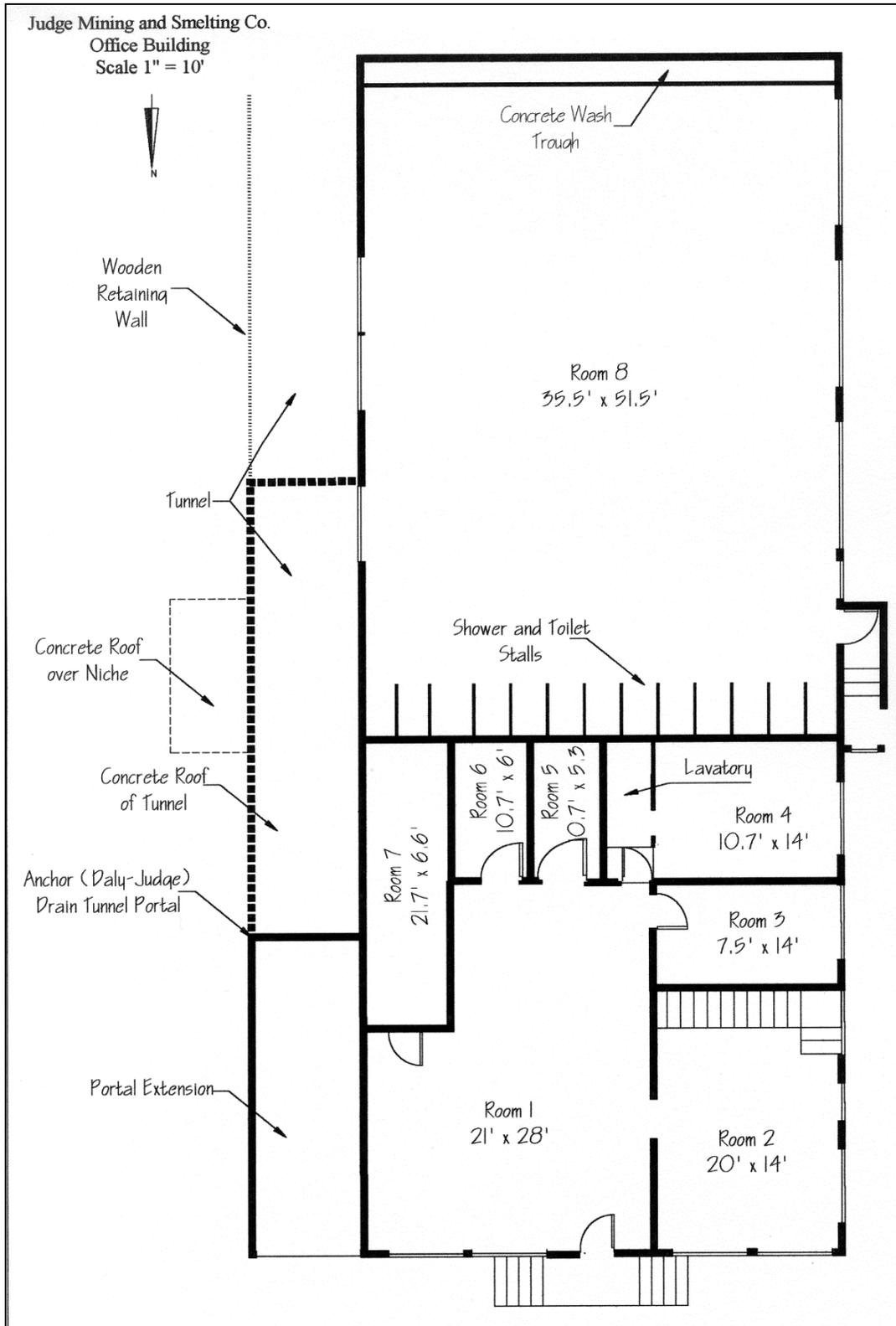


Figure 2. Floor plan (first floor), Judge Mining and Smelting Company Office building (from Bowes et al. 2000).

Existing conditions were described in the 2001 HPP Summary as follows:

All of the building's walls, plus at least one internal wall, are constructed of poured concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J.M. & S. Co. -1920" incised into the front gable above the original entrance. All of the windows, with the exception of three windows on the east wall of the Changing Room, are wood-framed, double-hung windows, without counterweights or springs. The building appears to be in fair condition but is in need of some repairs. (SWCA 2001)

Work recommendations in 2001 were as follows:

- The building site will be cleaned of debris in summer 2001.
- With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
- After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The building's interior was cleared of debris in 2005 (personal communication, Douglas Ogilvy, August 27, 2019).
- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- The 2001 recommendation relating to the restoration and reuse of the building did not take place. The revised goal of the EPMOA is to stabilize the building in its current condition. Measures to achieve that goal have included the following:
 - The roof on the northeast end of the building was shored up with heavy timber to brace the purlins in 2005 (personal communication, Douglas Ogilvy, August 27, 2019).
 - Windows and door openings were boarded up in 2005 (personal communication, Douglas Ogilvy, August 27, 2019).

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 3–14):

- Intrusive vegetation and debris have built up against the foundation and wall bases on the southeast and southwest sides of the building. The weight of this build-up has caused structural cracking and displacement of the walls, although it is unclear whether wall movement is ongoing; the weight of water saturating soils during the spring thaw and rain events, as well as freeze-thaw cycling, may exacerbate this problem.
- Portions of concrete on the southeast and northwest walls are spalling due to water infiltration and the freeze-thaw cycle. The concrete walls of the entrance vestibule to the changing room on the northwest side of the building are friable and extensively eroded and exhibit significant material loss. However, the concrete walls are structurally stable, including the entrance vestibule (McMullin 2019).

- The roof is partially collapsed on the southeast side of the building. Wood purlins have collapsed, resulting in the overall collapse of the roof; the metal trusses remain intact. Deterioration over time and rolling over combined with overstressing likely resulted in the purlins' collapse. Overstressing is the result of a heavy snow load. Before its abandonment, the building would have been heated through the winter, reducing the weight of snow; now that it is vacant, large amounts of snow build up on the roof and remain late into the season because of the shaded location.
- Corrugated metal roofing panels are damaged, detached, and missing. Some panels have holes where flues and stovepipes were originally located; these holes were patched, but in some cases the patching has been detached or damaged.
- Portions of the corrugated metal cornice are detached.
- Most of the plywood boards remain over window and door openings, but large holes have been made in boards on the northwest and northeast sides, allowing access to the interior of the building.
- Significant amounts of animal refuse are present in the interior of the building.

As a part of the 2019 condition assessment, the EPMOA also contracted with Ingenium Design (Ingenium) to conduct structural observations and calculations for the Judge Mining and Smelting Company Office. Ingenium conducted a site visit on October 13, 2019, after which it produced general structural notes, a roof framing plan, and framing details (McMullin 2019). Key observations from the report are excerpted here; the full report is included as Appendix B:

- The failure of the purlins resulted in the collapse of large sections of roofing.
- The original purlins are 70% overstressed (by code). This alone did not account for their failure; deterioration over time and rolling over combined with overstressing likely resulted in their collapse.
- Remaining purlins can be retrofitted by adding a 1 ¾"x5 ½" LVL on one side and nailing/bolting it to the existing purlin.
- Where the purlins are broken, it is possible to use (2) 1 ¾"x5 ½" LVL or a solid member of similar dimensions to replace the original member. These are about twice as strong as the existing members.
- Blocking should be added along the steel trusses to keep the [purlins] from rolling over.
- A spot check of the bottom chord of the metal truss revealed that stress was within reasonable levels. Based on a visual condition assessment, there is no need to retrofit the bottom chords of the metal trusses.
- The walls on the southwest end of the structure are tipping to the northwest and soil build up on the southeast side is pushing the southeast wall, which is then pushing the northwest wall by way of the trusses. However, the southeast wall may be stabilizing the slope above it; removing the soil is therefore not advised without oversight by a geotechnical engineer.
- It is unclear if the walls are continuing to move. Yearly monitoring of wall movement is therefore recommended. If movement over 2 to 3 inches at the tops of the walls is detected, it is recommended to develop a repair plan.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign explaining the history and function of this building and describing its relationship with other historic mining-related resources in the immediate vicinity should be created and installed to meet recommendations in the 2001 HPP Summary.
- The 2001 HPP Summary recommendation relating to the restoration and reuse of the building did not take place. Instead, measures have been taken to stabilize the building in its current condition. Additional work required to achieve stabilization is outlined below.

Additional Recommended Work

- Before implementing any interior treatments, clean the interior of animal refuse to ensure worker health and safety.
- Monitor walls for movement on a yearly basis. If movement greater than 2 to 3 inches at the top of the walls is detected, develop a treatment plan (McMullin 2019).
- Monitor vestibule to changing room on northwest side of building for increasing or ongoing deterioration. If necessary, install an unobtrusive bracing system or reconstruct the vestibule to match the original in design and materials.
- Treat spalling concrete of main walls by improving site drainage through the removal of soil and debris and by repairing the roof; however, removing soil has the potential to destabilize the slope and is not a recommended treatment unless ongoing structural damage to walls is noted (McMullin 2019).
- Replace broken boards at window and door openings. For a more substantial and vandal/animal-proof option, replace or cover the boards with nonreflective sheet metal or back them with metal gratings.
- Stabilize the roof framing system. Fully document the roof system with drawings and photographs before and after treatment. According to the engineer's report, the metal truss system can be retained (with the addition of bracing as indicated) and remaining intact purlins can be braced. Collapsed purlins can be replaced as indicated in the engineer's report (McMullin 2019).
- For the roof covering, replace damaged or missing corrugated panels with galvanized, corrugated steel panels of identical or (if an exact match is not possible) a similar appearance (i.e., matching panel size and corrugation frequency/height). Leave existing panels in place or reuse whenever possible and refasten as needed. All holes in roofing materials (where pipes or chimneys were originally located) should be covered to prevent moisture infiltration.
- Reattach detached corrugated metal cornice or replace in kind as necessary.
- Clear spruce trees from the slopes southeast and southwest of the building that would comprise the structural integrity of the building through extensive root systems or cause roof collapse in the event of tree falls.
- If determined necessary from wall movement monitoring, clear potentially intrusive vegetation and heavy debris from southeast and southwest slopes. All work should be done under the oversight of a geotechnical engineer to assess and monitor slope stability (McMullin 2019).
- If determined necessary from wall movement monitoring, install an additional drainage system at the base of the southeast and southwest slopes to prevent water infiltration from snowmelt and structural damage caused by the weight of overburdened soil. Direct additional drainage to the existing drain in front of the principal (northeast) wall.



Figure 3. Overview of Judge Mining and Smelting Company Office, facing southwest.



Figure 4. Northeast and northwest sides of Judge Mining and Smelting Company Office, facing south.



Figure 5. Northwest side of Judge Mining and Smelting Company Office, facing east.



Figure 6. Southwest side of Judge Mining and Smelting Company Office, facing east.



Figure 7. Entrance on northwest side of building, facing south. Note damaged roofing and deteriorated concrete, as well as earth piled against the building.



Figure 8. Southeast side of Judge Mining and Smelting Company Office, facing north. Note collapsed roof.



Figure 9. Southeast side of Judge Mining and Smelting Company Office, facing west. Note collapsed roof and spalling concrete of wall.



Figure 10. Detail of collapsed roof with twisted wood purlins visible in foreground at right, facing west-northwest.



Figure 11. Interior of Judge Mining and Smelting Company Office, first floor, facing south-southwest. Note the use of pressed tin for wall finishes.



Figure 12. Interior of Judge Mining and Smelting Company Office, first floor, facing northwest. Note the wood partition wall, which may have originally contained windows.



Figure 13. Interior of Judge Mining and Smelting Company Office changing room, facing southwest. Note accumulation of debris on floor and collapsed roof, but with intact metal truss system.



Figure 14. Interior of Judge Mining and Smelting Company Office changing room. Detail of collapsed roof with intact metal truss system, facing south.

Anchor (Daly-Judge) Drain Tunnel

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Anchor (Daly-Judge) Drain Tunnel, which is excerpted here:

The portal of the Anchor Drain Tunnel (known later as the Daly-Judge Drain Tunnel) is located approximately one mile up Empire Canyon. The portal's covered extension is directly adjacent to the east wall of the Judge Mining & Smelting Company office building. Access to the tunnel is secured with a hinged steel grating that allows ventilation. A doorway in the changing room in the rear section of the office building connects directly to the tunnel. This doorway allowed miners to conveniently enter the tunnel from the changing room. This opening is covered with a steel grating. The portal itself is of concrete construction, and its covered extension is a wood-frame structure with galvanized corrugated steel panels. (Bowes et al. 2000:49)

Existing conditions were described in the 2001 HPP Summary as follows:

The portal appears to be in generally good condition. The tunnel is being maintained as part of Park City's culinary water system, and it is assumed that this feature is still structurally sound. However, there are some wooded patches on the east wall of the portal extension that may need to be secured. The condition of the sills and the bottoms of the wooden posts in the east wall is unknown. There are some loose corrugated roofing panels at the northeast corner of the roof of the Judge Mining & Smelting Company Office building, this problem would be addressed by deficiency mitigation work on that structure. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 15–18):

- Some evidence of water infiltration (such as staining and minor cracks in concrete) is present, but no evidence of significant or ongoing damage is visible.
- The shed-roofed portal protecting the entrance to the tunnel was installed in 2008 (as evidenced by the date inscribed on the metal posts supporting the roof). The roof framing partially obscures the historic inscription panel over the tunnel entrance.
- The tunnel continues to be maintained by the municipality as part of Park City's culinary water system and is generally in good condition.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign explaining the history and function of the tunnel in relation to the Judge, Anchor, and Daly Mines and its ongoing function as the water source for Park City should be created and installed to meet recommendations in the 2001 HPP Summary.

Additional Recommended Work

No additional work is recommended at this time.



Figure 15. Covered entrance to Anchor (Daly-Judge) Drain Tunnel, facing southwest.



Figure 16. Entrance to Anchor (Daly-Judge) Drain Tunnel, facing southwest. Note modern metal posts supporting roof and modern gate over entrance.



Figure 17. Embossed concrete panel over Anchor (Daly-Judge) Drain Tunnel, facing southwest. Note roof framing partially covering embossed panel, as well as minor cracks and evidence of water infiltration.

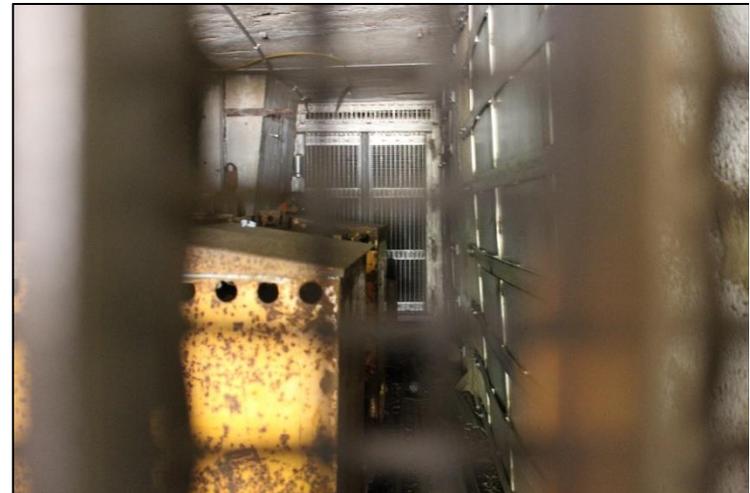


Figure 18. View of Anchor (Daly-Judge) Drain Tunnel entrance, through gate. Note additional modern gate and spalling concrete on ceiling.

American Flag Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the American Flag Mine Waste Dump, which is excerpted here:

The American Flag Mine and its associated dump are located about one mile up Empire Canyon, on the east side of the canyon and opposite the site of the Daly-Judge Mill. Very little remains of the American Flag Mine itself, although it may have some potential to yield archaeological remains. A portion of its waste dump is still visible, but landslides and subsequent road construction have altered much of it. (Bowes et al. 2000:63)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the waste dump has been significantly altered by landslides and other activities in the area. Vegetation has been growing up on portions of the dump. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.
- This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the American Flag Mine is located across the road from the dump.
- Attempts have been made to revegetate the slope, but as noted above, the steepness of the slope and likely the soil composition are not conducive to rapid revegetation.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 19–22):

- The waste dump slope is approximately 50 percent revegetated; the rest of the slope remains bare.
- No serious condition issues (such as erosion) were noted; it is likely that the vegetation and the rock retaining wall at the base of the slope prevent or limit erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.



Figure 19. Overview of American Flag Mine Waste Dump, facing northeast.



Figure 20. Overview of American Flag Mine Waste Dump, facing east.



Figure 21. Overview of American Flag Mine Waste Dump slope, facing north. Note areas of vegetation cover mixed with areas of unvegetated tailings.



Figure 22. Overview of nearby American Flag Mine site, with interpretive sign, facing east.

Ontario Mine Shaft No. 3

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Ontario Mine Shaft No. 3, which is excerpted here:

Ontario Mine Shaft No. 3 is located in middle Ontario Canyon, west of and adjacent to State Road 224, also known as the Guardsman Pass road. The associated complex is situated atop a large historic mine waste dump, which is easily seen by visitors passing by on State Road 224. All of the surface works were replaced in the 1970s and consist of a complex of metal buildings that house offices, a workshop or garage, concentrator equipment, conveyors, the shaft works, and the [former] Silver Mine Adventure museum in the shaft works buildings. There are also various tanks, pieces of mounted equipment, and smaller structures throughout in the complex. Some of the modern buildings are still in use as office and maintenance facilities for United Park City Mines Company.

Although the surface structures are modern, the Ontario No. 3 Shaft is historic and was used almost continually from the late 1870s into modern times. It also represents the last working mine in the Park City area, having ceased mining operations in 1982. Despite the end of mining activities in the area, the shaft is still operational. Until the Silver Mine Adventure was closed in 1999, the shaft was used to transport visitors down into the mine works, and it still serves the needs of underground work crews who continually maintain several miles of drain tunnels that supply water to the Park City culinary water system and to the Jordanelle Water Conservancy District. (Bowes et al. 2000:39)

Existing conditions were described in the 2001 HPP Summary as follows:

The No. 3 shaft and the modern surface works appear to be in good overall condition. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:²

- Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.
- This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

² The 2001 HPP Summary conflates the Ontario Mine Shaft No. 3 with the nearby Ontario Mine Shaft No. 3 Waste Dump. The 2001 summary offers few work recommendations relating specifically to the preservation or interpretation of the shaft and related buildings and surface works.

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- Attempts have been made to revegetate the slope, but as noted above, the steepness of the slope and likely the soil composition are not conducive to rapid revegetation.

Conditions and changes observed during the 2019 condition assessment³ are as follows (Figures 23–30):

- The hoist house, headframe, and shop buildings remain in good condition and are still in use. The hoist remains operable.
- Some site elements to facilitate interpretation for visitors were present, including a square-set timber framework on the front of the primary building and a tram tower moved to the site from its original location.
- The slope of waste dump is approximately 70 percent revegetated; the rest of the slope remains bare. The exposed sections are likely unvegetated due to the steepness of the slope.
- No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Ontario Mine Shaft No. 3 and Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

- Additional signage describing nonoriginal site elements, such as the timber framework and tram tower, would also facilitate interpretation of the Ontario Mine Shaft No. 3.

³ The Ontario Mine Shaft No. 3 was not visible due to surrounding buildings; the site as a whole was surveyed, but a detailed condition assessment of the shaft was not conducted.



Figure 23. Overview of Ontario Mine Shaft No. 3, facing northwest.



Figure 24. Overview of Ontario Mine Shaft No. 3 hoist and associated buildings, facing west-northwest.



Figure 25. Overview of Ontario Mine Shaft No. 3 building north of hoist, facing north. Note square-set timbering and tram tower, later additions to building.



Figure 26. Overview of Ontario Mine Shaft No. 3 buildings south of hoist, facing west.



Figure 27. Overview of Ontario Mine Shaft No. 3 Waste Dump, from top, facing northwest.



Figure 28. Overview of Ontario Mine Shaft No. 3 Waste Dump, from top, facing southeast.



Figure 29. Overview of Ontario Mine Shaft No. 3 Waste Dump, from base, facing northwest.



Figure 30. Overview of Ontario Mine Shaft No. 3 Waste Dump, from bottom, facing northwest.

Daly Mine No. 1 Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The 2001 HPP Summary provides a brief description of the Daly Mine No. 1 Waste Dump, which is excerpted here:

This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits. The dump is located in upper Empire Canyon, about a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. This site is located on 0.51 acres. (SWCA 2001)

Existing conditions were described in the 2001 HPP Summary as follows:

This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining landscape. Vegetation has grown up on portions of the dump, although there is still a small amount of bare materials exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Revegetation efforts have already begun on this mine site.
- A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- The slope of the waste dump is approximately 90 to 100 percent revegetated and is considered complete. Stands of aspen and spruce, along with bushes and forbs, cover the entire slope. Due to recontouring, recent residential development to the northeast, and revegetation, the slope is no longer easily identifiable as a waste dump.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 31–34):

- No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly Mine No. 1 Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
 - As discussed in the following section for the Daly Mine No. 2 Shaft, SWCA recommends installing an interpretive sign only for the Daly Mine No. 1 Waste Dump, which can also be used to discuss the associated shaft.

Additional Recommended Work

No additional work is recommended at this time.



Figure 31. Overview of Daly Mine No. 1 Waste Dump, facing north.



Figure 32. Overview of Daly Mine No. 1 Waste Dump, facing southwest. Note extensive revegetation.



Figure 33. Overview of Daly Mine No. 1 Waste Dump and possible stone wall, facing southeast.



Figure 34. Overview of Daly Mine No. 1 Waste Dump showing revegetation, including tree growth, facing north-northwest.

Daly Mine No. 2 Shaft

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly Mine No. 2 Shaft, which is excerpted here:

The Daly Mine Shaft No. 1 and Shaft No. 2 are located in upper Empire Canyon, about a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. Little remains today from these operations, except some scattered rock foundations or retaining walls, composed of coursed and uncoursed rough stone. (Bowes et al. 2000:67)

Existing conditions were described in the 2001 HPP Summary as follows:

The rock walls are in poor condition and the area has been heavily disturbed. (SWCA 2001)

The 2000 HPP provides additional details:

These rock walls represent the extraction and maintenance processes in a mining system. More specifically, they could be associated with boarding houses or bunkhouses . . . but their exact function has not been ascertained. (Bowes et al. 2000:67)

For work recommendations, the 2001 HPP Summary conflates the Daly Mine No. 2 Shaft with the Daly Mine No. 1 Waste Dump. Therefore, the work recommendations and observations relate primarily to the No. 1 Waste Dump. Work recommendations and observations in 2001 were as follows:

- Much of this mine feature has been covered.
- A thick soil cover will be placed on this mine dump.
- This will be followed by the addition of a seed mix that will consist of species a close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

The Daly Mine No. 2 Shaft could not be found during survey, and no condition assessment was possible. Field crews consulted maps and information provided by the EPMOA, but the shaft has likely been obscured as part of the fulfillment of the 2001 work recommendations (personal communication, Douglas Ogilvy, August 27, 2019).

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- Because the shaft could not be found, it is presumed that revegetation has been successful.

Work Required to Meet 2001 HPP Summary Recommendations

- Given the distance between the estimated locations of the Daly Mine waste dump and shaft, the unclear present location of the shaft, and the lack of extant resources, SWCA recommends that no

separate interpretive sign for the Daly Mine No. 2 Shaft be installed. The installation of a sign for the Daly Mine No. 1 Waste Dump, discussed above, that incorporates a discussion of the shaft will adequately meet the 2001 HPP Summary recommendations.

Additional Recommended Work

- No additional work is recommended at this time.

Daly-West Mine Headframe, Shaft, and Hoist

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly-West Mine Headframe, Shaft, and Hoist, which is excerpted here:

The Daly-West headframe and Daly-West shaft are located in upper Empire Canyon, about a quarter of a mile above the Daly No. 2 Shaft. The headframe is directly over the Daly-West shaft, and both of these features are still in operable condition. The shaft provides an emergency exit and a ventilation shaft for the Ontario Drain Tunnel No. 2 and other workings.

The headframe is a distinctive mining-related feature that probably dates from 1913, when the mill and hoisting works were destroyed in a fire. It is constructed of riveted steel “laced girders” that are typical of that period. The entire framework is exposed and it presents an impressive sight. A chain-link fence surrounds the headframe for security reasons.

Just upslope of the Daly-West headframe and shaft are traces of the waste dump and/or surface operations of the Meeers Company Shaft No. 1, although very little remains of this operation. The Meeers Company Shaft No. 2 operation was located immediately to the northeast of the Daly-West headframe and shaft, but no remains of this operation were noted. (Bowes et al. 2000:70)

Existing conditions were described in the 2001 HPP Summary as follows:

These features are still in operable condition and are maintained as an emergency exit and ventilation source for the drain tunnels. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 35–38):

- The headframe, shaft, and hoist are all still present at the site. However, the headframe collapsed in 2018 and now lies on its side near the other resources. Therefore,
 - the metal structural members of the headframe are deformed;
 - a wood fence has been erected around the headframe, shaft, and hoist to prevent access to the area; this fence replaces a chain-link security fence present in 2000 (Bowes et al. 2000:70);

- the fence blocks the view of the resources from the ground, although they are visible from a nearby hillside; and
- the wood fence significantly changes the overall design of the site from its 2001 configuration.
- The shaft is no longer operable and is now covered with a metal grate.
- The hoist is corroded, and the concrete pad has minor amounts of spalling.
- Plant growth surrounds the shaft.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly-West Mine Headframe, Shaft, and Hoist should be created and installed to meet recommendations in the 2001 HPP Summary.

Additional Recommended Work

The collapse of the Daly-West Mine headframe represents a significant condition issue, and the following additional work is recommended:

- If possible, the headframe should be returned to its original upright configuration.
- If re-erecting the headframe is not feasible due to cost, insufficient integrity of metal structural members, or other factors, the headframe should be left as-is and interpretive signage explaining its original use and the circumstances of its collapse should be provided.
- The current wood fence, which blocks the view of visitors to the site, should be removed and replaced with a fence allowing greater visibility while also providing security, such as a chain-link or metal post fence.

The hoist mechanisms and shaft also show evidence of deterioration:

- Areas of corrosion on the hoist mechanism should be scraped to a sound surface, and previously painted areas should be repainted to match the current color.
- Plant growth should periodically be removed from around the shaft opening.
- Concrete should be monitored for further deterioration; if deterioration becomes severe or pervasive, it should be repaired using National Park Service (NPS 2007) preservation standards.



Figure 35. Overview of Daly-West Mine Headframe, Shaft, and Hoist, facing north. Note collapsed headframe.



Figure 36. Overview of Daly-West Mine Hoist, facing northeast, with collapsed headframe in background.



Figure 37. Detail of Daly-West Mine Shaft, facing southeast.



Figure 38. Overview of collapsed Daly-West Mine Headframe, facing southeast.

Daly-West Mine Fire Hydrant Shacks

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly-West Mine Fire Hydrant Shacks, which is excerpted here:

These three fire hydrant or water-connection shacks are located at the Daly-West Mine, just upslope from the headframe. One shack has a fire hydrant inside and the others have smaller water pipes and valves. All are painted red with white trim, perhaps as a requirement to indicate their function as water sources for fire fighting.

The cedar shake shingles have been covered with corrugated galvanized steel panels, one of which is missing, exposing the shingles underneath.

All three of these shacks are single-unit, side-gabled structures with one doorway and no windows. The doors are simple batten-type doors and are still intact and operational. The wood frame construction incorporates a variety of lumber sizes, mostly rough-sawn, and the shacks vary somewhat in construction technique, as though they were made up without plans or by different people. The shacks all have board-and-batten siding. The type of wood used for the siding was not determined. The shack closest to the headframe seems to be somewhat newer than the others, judging by the planking used in its construction and some other details, but all appear to be historic. (Bowes et al. 2000:73)

Existing conditions were described in the 2001 HPP Summary as follows:

Other than some missing galvanized roofing panels and typical weather, these sheds are in reasonably good condition and do not appear to have been significantly altered over time. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.

Three fire hydrant shacks were present. For each, conditions and changes observed during the 2019 condition assessment are as follows (Figures 39–42):

- Fire Hydrant Shack No. 1
 - Fire Hydrant Shack No. 1 is on the south side of the ski area near which all three shacks are located; Fire Hydrant Shack No. 1 is separate from the other two shacks.
 - Settlement has occurred, resulting in vertical displacement of wood sills and walls.
 - Rodent holes are present at the foundation.
 - Weathered wood is present on the walls.

- Wood shingles are missing and detached from the roof.
- Signs of insect activity (bore-holes) are present in the wood of walls and roof.
- Fire Hydrant Shack No. 2
 - Shacks No. 2 and No. 3 are on the north side of the ski run, just west of the Daly-West Mine Headframe, Shaft, and Hoist. Shack No. 2 is slightly downhill from Shack No. 3 and is the farthest east of the two shacks.
 - Plant growth is occurring against walls and inside building.
 - Corrugated metal roofing is partially detached on west side and entirely missing on east.
 - Walls have weathered wood, and boards are missing in places.
 - For roof, wood shingles on east side are detached and missing.
 - Door is missing from building.
- Fire Hydrant Shack No. 3
 - Shack No. 3 is west (uphill) of Shack No. 2.
 - Settlement resulting in vertical displacement of foundation and walls.
 - Significant plant growth is occurring against walls and inside building.
 - Walls have weathered wood.
 - Door is missing from building.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly-West Mine Fire Hydrant Shacks should be created and installed to meet recommendations in the 2001 HPP Summary.

Additional Recommended Work

- Foundations should be stabilized for Shacks No. 1 and No. 3 by replacing wood sills in kind as needed.
- For all buildings, detached, missing, or deteriorated building elements, such as wood wall boards or roofing materials, should be reattached or replaced in kind.
- Vegetation growing around and inside Shacks No. 2 and No. 3 has the potential to increase moisture in foundation and walls. Vegetation should be cleared from around buildings.
- Doors similar in design and materials to that of Shack No. 1 should be installed on Shacks No. 2 and No. 3 to reduce animal activity and the amount of moisture entering the buildings.



Figure 39. Overview of Daly-West Mine Fire Hydrant Shack No. 1, facing north.



Figure 40. Overview of Daly-West Mine Fire Hydrant Shacks No. 2 (foreground) and No. 3 (background), facing west.



Figure 41. Interior of Daly-West Mine Fire Hydrant Shack No. 2, facing west. Note damaged wood on wall.



Figure 42. Detached roofing on Daly-West Mine Fire Hydrant Shack No. 2, facing east.

Daly-West Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly-West Mine Waste Dump, which is excerpted here, and includes a floor plan:

This feature is a large waste dump in the middle part of Empire Canyon that is associated with the Daly-West mine. It is a substantial feature that is visible from a great distance. (Bowes et al. 2000:77)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining landscape. Vegetation has grown up on portions of the dump, although there is still a large amount of bare material exposed to view. (SWCA 2001)

Work recommendations in 2001 were as follows:

- Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.
- This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- The slope of the waste dump is approximately 50 percent revegetated; the rest of the slope remains bare.
 - The exposed sections are likely unvegetated due to the steepness of the slope or their use as roads and ski runs.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 43–46):

- The dump has been regraded to create dirt roads and a ski slope.
- An artificial stream and pond have been constructed on the west side of the dump.
- No serious condition issues (such as erosion) were noted; it is likely that the vegetation and grading prevent or limit erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly-West Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Partial revegetation has been successful, and unvegetated parts of the waste dump are used for ski runs and roads; no additional revegetation efforts are recommended.

Additional Recommended Work

No additional work is recommended at this time.



Figure 43. Overview of Daly-West Mine Waste Dump, facing west, from Highway 224.



Figure 44. Overview of top of Daly-West Mine Waste Dump, facing northwest.



Figure 45. Overview of Daly-West Mine Waste Dump, facing southwest.



Figure 46. Overview of Daly-West Mine Waste Dump, facing northeast.

Diamond-Nemrod Mine Waste Dumps

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Diamond-Nemrod Mine Waste Dumps, which is excerpted here:

The Diamond-Nemrod waste dumps are located high on the steep hillside above the Daly-West Mine, and are clearly visible from a distance. The associated Farish Shaft is filled and no longer visible. (Bowes et al. 2000:97)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the dump[s] remains relatively intact. Vegetation has been growing up on portions of the dump, although there is still some bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- These mine dumps will be mulched with a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- However, access to these sites is limited and the merits of establishing access for the purpose of revegetating the mine dumps will have to be made prior to any work.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed for either waste dump.
- The slope of the Diamond Waste Dump is partially revegetated (approximately 30 percent); large portions of the slope remain bare, likely due to the steepness of the slope and soil composition.
- The slope of the Nemrod Waste Dump is partially revegetated (approximately 50 percent); large portions of the slope remain bare, likely due to the steepness of the slope and soil composition.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 47–54):

- A mountain bike trail parallels the northwest side of the slope of the Diamond Waste Dump.
- A large hole (approximately 12 feet in diameter) is present in the ground at the northwest corner of the Nemrod Waste Dump; the cause of the hole is unclear but may be mining related.
- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Diamond Mine Waste Dump and for the Nemrod Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.



Figure 47. Overview of Diamond Waste Dump, facing west.



Figure 48. Overview of Diamond Waste Dump, facing northeast.



Figure 49. Overview of Diamond Waste Dump, facing south.



Figure 50. Overview of Diamond Waste Dump, facing southeast.



Figure 51. Overview of Nemrod Waste Dump, facing west.



Figure 52. Overview of Nemrod Waste Dump, facing east.



Figure 53. Overview of Nemrod Waste Dump, facing north.



Figure 54. Hole in ground northwest of Nemrod Waste Dump, facing northeast.

Anchor Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Anchor Mine Waste Dump, which is excerpted here:

The Anchor Mine waste dump is a massive feature located in upper Empire Canyon. It is clearly visible from a great distance and is one of the largest and best preserved of the dumps in Empire Canyon. (Bowes et al. 2000:101)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the dump remains relatively intact. It is a large waste dump and a highly visible part of a mining landscape, although there has been major recontouring of the east side of the dump for a ski run. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Some revegetation has already taken place on this mine feature.
- This is one of the largest mine features in the Flagstaff Project.
- The steep long slopes of the mine dump will make any revegetation efforts difficult.
- The surface of the dump will be covered with soil as it is available.
- The top of the steep slopes will be mulched and seeded with a mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the Anchor Mine is at the top of the slope.
- The slope of the waste dump is almost entirely revegetated (approximately 90 percent) with low grass. The exposed sections are likely unvegetated due to the steepness of the slope.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 55–56):

- Terracing was observed on the slope; the cause is unclear but may be intentional and represent regrading.
- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

No additional work is recommended at this time.



Figure 55. Overview of Anchor Mine Waste Dump, facing north.



Figure 56. Overview of Anchor Mine Waste Dump, facing northwest. Note terracing of slope.

Quincy Mine Hoist Plant

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Quincy Mine Hoist Plant, which is excerpted here:

This feature consists of the remains of the hoist plant for the Quincy Mine shaft. It is located in middle Empire Canyon, just upslope of the Daly-West Mine. A rectangular area and traces of rock foundations define the area that was occupied by the hoist building.

A two-cylinder steam-driven hoist is still mounted on its concrete pad. The hoist is powered by a double-acting, crosshead-type engine, which, like many hoist engines and marine windlasses, is integrated into the same iron frame as the hoist. Historic photos depict what appears to be the same kind of hoist being used as a winch at the Anchor Mine for raising ore cars in an incline. This hoist could even be the same hoist as the one at the Quincy, since it was common to buy, sell, trade, and move equipment from one mine to another.

Located between the hoist engine and the mine shaft, and apparently within the area once covered by the hoist building, are the remains of a boiler, consisting of the lower portion of its brick enclosure and the boiler's lower water drum.

The larger, upper drum has been removed, and the bricks from the upper part of the brick enclosure are scattered around the base of the boiler. There are also some remaining vertical iron or steel straps that may have acted as supports or anchors for the brick boiler enclosure. It is difficult to make a determination of the boiler type without removing the debris that covers the remains of the boiler and firebox.

In addition to the boiler and engine, the remains of a mortared-brick pad are located immediately north of the hoist engine. Large bolts protrude from the pad in several places. The north edge of the pad is located approximately 12 feet north of the north edge of the hoist engine pad. This feature may have been associated with the headframe structure. Most of the pad is covered with soil and could not be examined.

The foundation of the hoist plant is little more than a trace, with some irregular rocks visible at the ground surface level. More of the foundation may be intact below the ground surface. (Bowes et al. 2000:79–80)

Existing conditions were described in the 2001 HPP Summary as follows:

The hoist building is no longer standing, but some pieces of lumber and roofing material can be seen on the ground within the area defined by the hoist building foundations. These items are badly deteriorated and mixed with forest detritus. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the Quincy Mine is located across a ski run approximately 400 feet to the northeast.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 57–60):

- As noted in the 2000 HPP, only the foundation, hoist, and building elements (including scrap metal, bricks, and concrete) remain (Bowes et al. 2000:79–82). These elements are all in poor condition.
 - The portions of mortared brick are severely deteriorated, including mortar loss and the displacement of bricks.
 - Concrete is also deteriorated, including cracking and scaling.
 - Metal elements of the hoist are corroded.
 - Other building elements are dispersed throughout the undergrowth and were visible only to a limited extent.
 - Extensive plant growth has occurred throughout the site, with plants often growing directly on or through building elements; in some cases, this plant growth has resulted in heaving or displacement.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

- Although the condition of the hoist plant is poor, the level of difficulty in stabilizing an already extremely decayed resource likely makes most treatment options unfeasible. Possible treatment options to assist in the long-term preservation of resources include the following:
 - Pruning plants to prevent additional damage to building elements and to make existing resources more visible to visitors. However, this option may result in theft or vandalism of the remaining materials.
 - Conducting additional archaeological survey to fully record the site. This option would be time- and cost-intensive and was not required by the 2001 HPP Summary.
 - Implementing treatments to stabilize extant resources, such as repairing concrete or replacing and repointing brick. This option would be time- and cost-intensive and was not required by the 2001 HPP Summary.



Figure 57. Overview of Quincy Mine Hoist Plant, facing west.



Figure 58. Overview of Quincy Mine Hoist Plant brick foundations, facing west.



Figure 59. Overview of Quincy Mine Hoist Plant, facing south.



Figure 60. Overview of Quincy Mine Hoist Plant, facing northwest.

Quincy Mine Shaft and Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Quincy Mine Shaft and Waste Dump, which is excerpted here:

The Quincy Mine shaft is located in the middle Empire Canyon area, directly above the Daly-West Mine site. Little remains of the shaft, since it has been filled in. However, the fill has settled, and a depression clearly shows where the shaft is located. The shaft is directly adjacent to the remains of the hoist plant.

The waste dump at the Quincy Mine is located in the middle Empire Canyon area, directly above the Daly-West Mine site. From a distance, it is the most visible feature of the Quincy Mine. (Bowes et al. 2000:83–84)

Existing conditions were described in the 2001 HPP Summary as follows:

The shaft has been filled in and concavity exists over the filled shaft to suggest its location adjacent to the hoist plant. The basic form of the waste dump remains intact. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Revegetation efforts at the top of this mine dump have already started.
- The upper slopes have also been mulched.
- There is a good population of pine trees on the slope of the dump and efforts to cover the steep slope of the dump have been restricted by the trees.
- A seed mix that consists of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance was used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the Quincy Mine is located across a ski run approximately 400 feet to the northeast.
- The slope of the waste dump is entirely revegetated with grass, forbs, and pine trees.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 61–64):

- The ground above the shaft has subsided, leaving a depression marking the original location of the shaft.
- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

No additional work is recommended at this time.



Figure 61. Overview of Quincy Mine Shaft site, facing south.

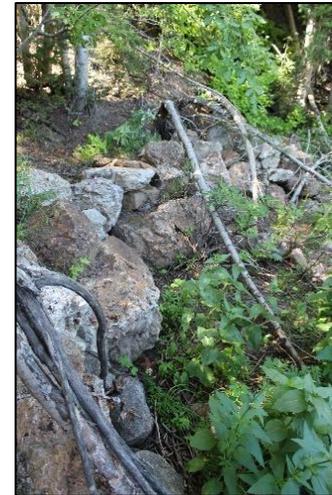


Figure 62. Overview of Quincy Mine Shaft, facing west.



Figure 63. Overview of Quincy Mine Shaft, facing south.



Figure 64. Overview of Quincy Mine Waste Dump, facing southeast.

Little Bell Mine Ore Bin

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Little Bell Mine Ore Bin, which is excerpted here:

The Little Bell ore bin or "bunker" is a historic structure in middle Empire Canyon, located on the east-facing slope of the Little Bell Mine waste dump and approximately 175 feet east of the Little Bell Mine shaft.

A modern ski slope is located approximately 15 feet east of the ore bin, and two water pipes used for snow-making operations are located about ten feet northeast of the structure. The ski slope occupies the area where the mine's boarding house once stood, and also covers a road that once passed in front of the ore bin. Preliminary research on the Little Bell Mine suggests a construction date of ca. 1900.

The ore bin was used for short-term storage and redistribution of ore from the Little Bell mine, sometimes called "staging." Ore car tracks, now gone, went from the shaft works to the top of the ore bin. Ore cars were tipped to dump their loads into the ore bin, which would hold the ore until the next horse-drawn ore wagon arrived, at which time the gates at the bottom of the ore bin were opened to allow the ore to pour into the wagon. From there, the wagons transported the ore to beneficiation facilities, such as a mill or smelter. . . .

The ore bin is constructed of wood, excepting the steel-and-iron loading gate doors, nails, steel bracing rods, and other fasteners. The wood is probably a fir species that was imported from the Pacific Northwest. It was quite common at that time to import wood from out of state, since the area's mining operations had used up most of the mature trees in the area for mine timbers and building surface works.

The footprint of the structure measures 12' x 24'. For descriptive purposes, the structure can be divided into two basic components: the ore bin itself and the support structure. The ore bin itself is approximately 17'4" high, plus the height of the support structure. The front wall of the ore bin, including the support structure, is approximately 24 feet high from the top of the front footing. The back wall of the ore bin is approximately 17'4" high from the top of the rear footing.

The support structure consists of a framework of rough-sawn timbers. The front portion of the support structure consists of seven vertical posts, six cross-braces, and a beam across the top, which is in two pieces, joined by a shiplap joint at the center. The timbers in the front portion of the support structure consist of 8" x 8" posts, beams, and cross braces, with slight dimensional variations in their cross sections. The cross braces lean toward the center of the front of the structure (i.e., the three cross braces on the left side lean to the right, and vice-versa). This assembly rests upon a 16" x 16" timber footing.

It is not known if anything lies below this footing. The rear section of the support structure consists of a timber footing placed in the side of the mine waste dump. Owing to the condition of the rear footing, it is difficult to ascertain the original dimensions of the timbers or if anything lies behind or below them. The front and rear sections of the support structure are joined by seven 8" x 8" beams laid front-to-rear, which rest on the top beam of the front support assembly and on the rear footing. Each of these seven

beams are supported by a 6" x 8" cross brace between the mid point of the beam and the intersection of the corresponding front vertical support post and the front footing.

The ore bin itself is a single-cell structure that has a steeply slanted floor (approximately 45 degrees) that allows the ore to slide down toward the two loading gates that are located at the bottom of the front wall. Its basic construction consists of a timber framework that is lined with wooden planks to form the ore storage cavity. The ore bin uses a greater variety of rough-sawn dimensional lumber than the support structure. Its construction is relatively simple, and all elements are visible, with the exception of certain internal joint structures, such as mortise-and-tenon joints. The preliminary inspection revealed no evidence of paint, varnish, shellac, or other finish coating on the structure. . . .

Seven steel or iron rods are used to secure the front and rear walls against the outward force of ore in the bin. These rods are located about two-thirds of the way up the front wall of the ore bin, and join the front and rear wall posts together. The ends of the rods are threaded and secured with a nut and a cast-iron washer. One of the rods is broken (missing a section inside the bin), but its ends are intact.

The two gate doors were operated by a rack-and-pinion mechanism that raised and lowered them inside a cast-iron track mounted inside the jambs. Two cast-iron rack gears are still riveted to each of the steel gate doors, but the pinion assemblies are missing. (Bowes et al. 2000:88–90)

Existing conditions were described in the 2001 HPP Summary as follows:

The overall effect of the damage to the ore bin is that the entire structure is supported only by the central support posts and cross braces at the front and rear of the structure, making its support base effectively much smaller and creating a precarious and dangerous situation. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing.
- Interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
- Additional building stabilization will occur in summer 2001. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed.
- The 2001 recommendation relating to the installation of a roof over the ore bin has not been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 65–72):

- Stabilization measures have been taken, such as the replacement of rotted wood posts and the installation of concrete footings for the posts. The posts have also been excavated; soil no longer touches the wood structural members. All sagging and displacement have been corrected.

- Lack of a roof (installation/construction of which was included in the 2001 HPP Summary work recommendations) likely contributes to deterioration. Rain infiltrates the base and walls of the structure, and it fills with snow during the winter. Due to the high walls, snow likely remains for an extended time, resulting in extensive moisture infiltration and damage to lower structural elements, such as the floor joists.
- Other wood boards are weathered and cracked. Some boards have been lost.
- If left untreated, these conditions may result in further deterioration and eventual collapse of the bin.

Work Required to Meet 2001 HPP Summary Recommendations

- Work recommendations in the 2001 HPP Summary relating specifically to the interpretive sign have been fulfilled.
- An all-weather roof has not yet installed or constructed over the ore bin. To reduce or eliminate snow accumulation and further moisture damage on the bin interior, the addition of a flat covering remains a recommendation; this covering could consist of weathered boards with gaps between them, or it could consist of a more impermeable roof concealed under boards or set slightly below the wall tops on the bin interior to minimize visual changes. Adequate ventilation must be maintained on the bin interior.
- The majority of serious structural issues relating to the wood posts have been corrected to meet the 2001 recommendations.

Additional Recommended Work

- Rotted joists or other structural members should be monitored and replaced in kind when their condition threatens the structural stability of the ore bin.
 - Rotted or damaged wood members should be consolidated and retained to the greatest extent possible, using epoxy or another appropriate compound. If retention of the original materials does not prove feasible, rotten sections of wood should be replaced in kind with treated lumber, whereas sound sections should be retained to the maximum extent possible.
- Missing boards or wall elements should be replaced in kind when required to preserve the physical or structural integrity of the ore bin.



Figure 65. Overview of Little Bell Mine Ore Bin, facing northwest.



Figure 66. Overview of Little Bell Mine Ore Bin, facing southwest.



Figure 67. Overview of Little Bell Mine Ore Bin, facing southeast.



Figure 68. Overview of Little Bell Mine Ore Bin, facing east.



Figure 69. Overview of Little Bell Mine Ore Bin, facing west. Note deteriorated boards at top of walls.

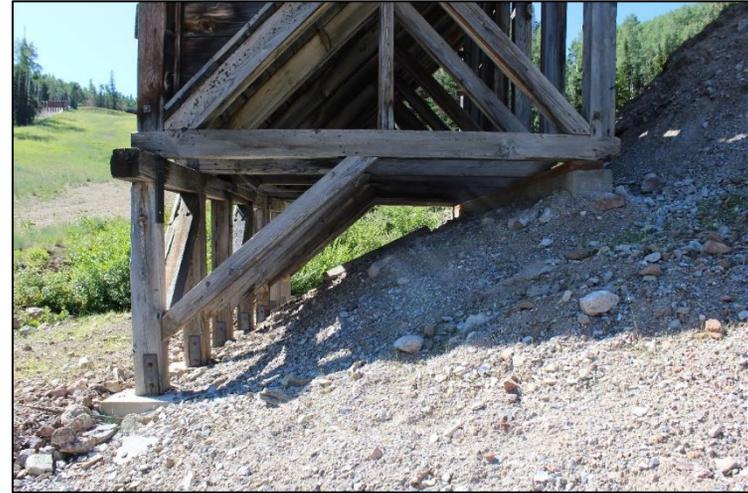


Figure 70. Concrete footings and repaired wood posts supporting Little Bell Mine Ore Bin, facing south.



Figure 71. Deteriorated structural member, north end of Little Bell Mine Ore Bin, facing northwest. Note the 1-foot-long probe illustrating depth of rot.



Figure 72. Close up of north gate for Little Bell Mine Ore Bin, with damaged and missing boards visible, facing west.

Little Bell Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Little Bell Mine Waste Dump, which is excerpted here:

The Little Bell Waste dump is located in middle Empire Canyon, adjacent to the Little Bell ore bin and shaft and south of the Quincy Mine. The mine shaft has been filled in and very little remains of that feature, but the dump is still visible. (Bowes et al. 2000:94)

Existing conditions were described in the 2001 HPP Summary as follows:

The dump is essentially unaltered part of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- This feature has been partially revegetated.
- Efforts will continue by adding mulch and available soil to the surface.
- A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed.
- The slope of the waste dump is mostly revegetated (approximately 90 percent) with grass and low forbs.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 73–75):

- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

No additional work is recommended at this time.



Figure 73. Overview of Little Bell Mine Waste Dump, facing southwest.



Figure 74. Overview of Little Bell Mine Waste Dump, facing west.



Figure 75. Overview of Little Bell Mine Waste Dump, facing northwest.

White Pine Mine Log Structure

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the White Pine Mine Log Structure, which is excerpted here:

The remains of a log structure are located below the White Pine Mine and above the Anchor Mine. It has been suggested that this structure may have been a miner's cabin associated with the White Pine Mine. Further research would be necessary to determine its history.

The structure consists of a one-room, one-story log [structure], with a footprint of approximately 16' x 22'. The highest point of the remaining structure is the northwest corner, which is about nine feet above the current ground level.

The structure once had an attic or loft, as evidenced by notches cut into logs at ceiling height and the remains of some of the loft's floor joists that are visible in and above the debris. The door opening is at the north side of the structure, facing downslope, possibly in consideration of an escape route in the event of an avalanche. Each of the other three walls have one window opening.

The wall logs were built with V-notch construction, also known as "sharp notch," and vary somewhat in size, typically ranging from about 8 to 11 inches in diameter. The sides of a number of the wall logs, both inside and outside of the structure, have been hewn to form a slightly flattened surface. An initial inspection of a few of the flattened areas showed no evidence of the use of an adz to create the flat sides, which were probably hewn with an axe. Chinking strips, split from logs, were nailed into the interstices between the log courses. Other supplementary chinking materials, such as cement or clay, would have been used to seal the joints, but the actual material(s) used are unknown at this time. The cabin uses cut nails in its construction, which were still in common use until the late 1880s or early 1890s, when wire nails began to take over in popularity as the result of cheaper mass-production methods.

The foundation structure, if any, is unknown. It was typical for simple log structures such as this to have been built upon leveled sill logs, although stone foundations were not unusual. (Bowes et al. 2000:105)

Existing conditions were described in the 2001 HPP Summary as follows:

The roof is missing and may have fallen in. The attic or loft has fallen down, and a few of its remaining structural elements are still visible, mixed in among the debris inside the structure. These components are in poor condition, due to normal processes of weathering and decay. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 76–79):

- The structure is largely collapsed. The roof is no longer extant, and the logs making up the walls have partially shifted and fallen out of their original configuration. According to the 2000 HPP, this condition was present during of original recordation (Bowes et al. 2000:105).
- The lower logs were damp at the time of survey. Given that the structure’s location is set into a steep slope, moisture may infiltrate down the slope and collect at the sill logs at the rear of the structure.
- The structure is surrounded by thick vegetation, which increases moisture retention in the logs and accelerates decay.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

- Methods to divert moisture and runoff from the structure, to dry soil, and to prevent further deterioration of log sills should be considered. Possible methods for doing so include the following:
 - Regrading the hill around the cabin to direct waterflow away from the structure
 - Removing low vegetation (such as bushes) surrounding the structure



Figure 76. Overview of White Pine Mine Log Structure, facing northeast.



Figure 77. Overview of White Pine Mine Log Structure, facing east.



Figure 78. Overview of White Pine Mine Log Structure, facing southwest.



Figure 79. Detail of logs and notching, White Pine Mine Log Structure, facing east.

White Pine Mine Waste Dumps

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the White Pine Mine Waste Dumps, which is excerpted here:

Ridge-Line Waste Dump – This waste dump is located on a saddle at the ridge line at the top of Empire Canyon. This feature has sometimes been attributed to the Utah Mine. However, it appears to be located on the White Pine claim, whereas the Utah claim is located to the south, on the other side of the ridge line. A map by Gorlinski (1893) depicts a shaft on the Utah claim, but does not show a shaft at the ridge line on the White Pine claim, although if the White Pine shaft was inactive at that time, it may not have been included for that reason. However, a 1901 USGS survey (published 1903) does show a shaft on the ridge line that appears to be in the White Pine claim. Hence, it appears that the ridge-line shaft and associated waste dump are probably associated with the White Pine Mine. In any case, the shaft has been filled and is no longer visible, and its associated waste dump has been heavily disturbed and/or recontoured.

Downslope Waste Dump – This feature is located a short distance downslope and to the north of the ridge-line waste dump. It has been attributed to the White Pine operation, although it is apparently adjacent to an adit portal, rather than a shaft. A 1901 USGS survey (published 1903) shows an adit portal at what appears to be the correct location. This adit might lead to the White Pine Mine shaft, but this has not been ascertained. This waste dump is located on the War Eagle claim, which became part of the Anchor Mining Company group of claims, probably in 1885. The relationship of the War Eagle claim to the White Pine claim prior to 1885 has not been determined. This waste dump appears to be intact and basically unaltered from its historic form, other than some minor erosion. (Bowes et al. 2000:103)

Existing conditions were described in the 2001 HPP Summary as follows:

The ridge-line waste dump has been altered significantly by recontouring operations and other work in the area. The downslope waste dump appears to be intact and in stable condition. (SWCA 2001)

Work recommendations in 2001 were as follows:

- This small mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed for either waste dump.
- The slope of the Ridgeline Waste Dump is not revegetated; the waste dump remains open and bare of any vegetation.
- The slope of the Downslope Waste Dump is partially revegetated (approximately 30-40 percent). Grasses cover portions of the waste dump, and a number of spruces are also growing on the slope; the majority of the waste dump remains barren.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 80–86):

- For the Ridgeline Waste Dump, no serious condition issues (such as erosion) were noted; the flat grade of the dump likely precludes significant erosion.
- The majority of the Downslope Waste Dump appears to be stable, but a significant erosional gully was observed on the east side of the slope.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Ridgeline Waste Dump and for the Downslope Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

- Regrade the east side of the Downslope Waste Dump to prevent additional or ongoing erosion.



Figure 80. Overview of White Pine Mine Ridgeline Waste Dump, facing southeast.



Figure 81. Overview of White Pine Mine Ridgeline Waste Dump, facing north.



Figure 82. Overview of White Pine Mine Ridgeline Waste Dump, facing south.



Figure 83. Overview of White Pine Mine Downslope Waste Dump, facing east.



Figure 84. Overview of White Pine Mine Downslope Waste Dump, facing northeast.



Figure 85. Overview of White Pine Mine Downslope Waste Dump, facing northwest.



Figure 86. Erosion on east side of White Pine Mine Downslope Waste Dump, facing northeast.

Flagstaff Mine Waste Dumps

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Flagstaff Mine Waste Dumps, which were discussed as a single resource. The description is excerpted here:

The Flagstaff Mine waste dump is located near the top of Flagstaff Mountain, between Ontario Canyon and Empire Canyon. It is not a tall feature, but is spread over a fairly wide area around the shaft location. It is probably in its original form. (Bowes et al. 2000:113)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of this waste dump appears to be intact and more or less in its original form. Some vegetation is grown on parts of the waste dump, but there is still a considerable amount of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to Flagstaff Development Agreement. EPMOA advises that revegetation efforts have not been completed on this site and interpretive signage has not been installed.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Flagstaff Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.

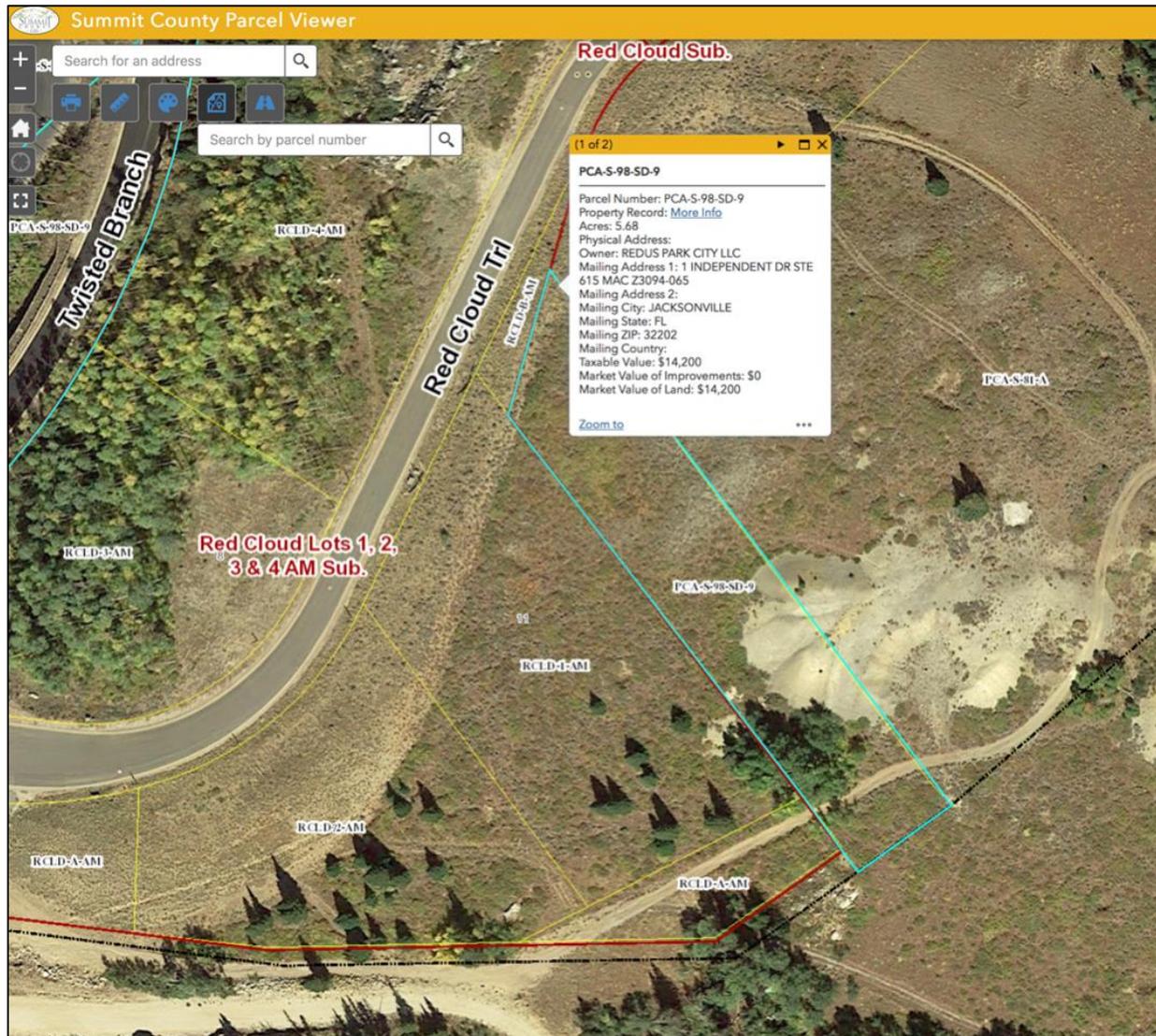


Figure 87. Aerial imagery showing portion of mine dump on property owned by the EPMOA. Image provided by EPMOA.

Naildriver Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Naildriver Mine Waste Dump, which is excerpted here:

The Naildriver Mine waste dump is located in the eastern portion of the Flagstaff Mountain Resort project area. It is the only significant remaining historic feature of the Naildriver Mine. The Naildriver shaft was plugged with concrete in 1980 and no historic features of the shaft remain visible. One item of note is that the Naildriver shaft was 2,980 feet deep—more than the height of two Empire State Buildings. (Bowes et al. 2000:115)

Existing conditions were described in the 2001 HPP Summary as follows:

The dump has not been significantly altered. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- However access is restricted and an evaluation will need to be completed to assess the merits of establishing access to the mine dump to revegetate it.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to the Flagstaff Development Agreement. EPMOA notes that revegetation efforts have not been completed on this site and interpretive signage has not been installed.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Naildriver Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.

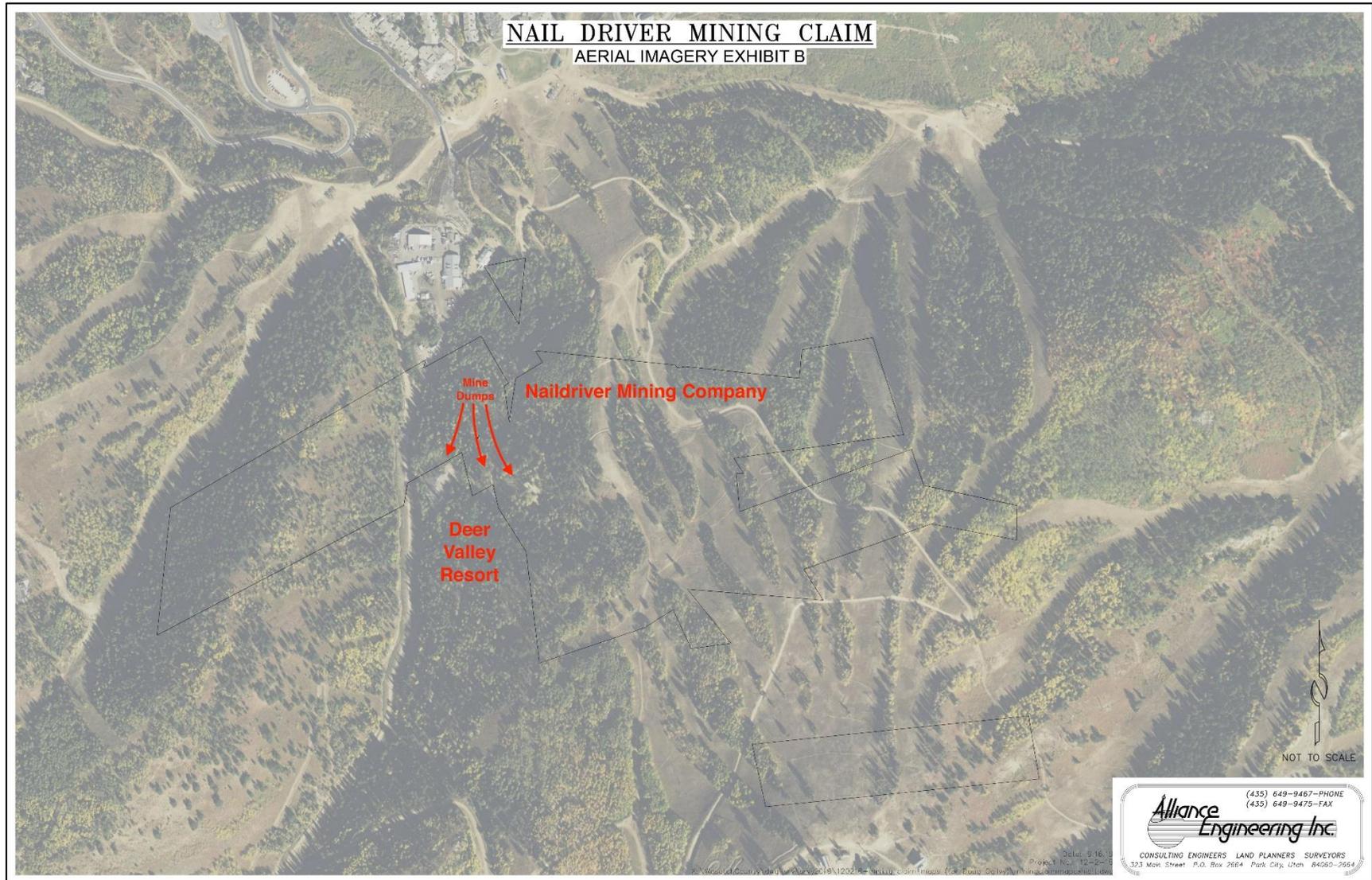


Figure 88. Aerial imagery showing location of Nail Driver Waste Dump and land ownership. The area in the black border is owned by the Naildriver Mining Company. Image by Alliance Engineering, Inc.

SUMMARY AND CONCLUSIONS

In summary, the mining resources addressed in this HPP Update are dispersed across 19 sites and include 10 buildings or structures, four shafts, and 13 waste dumps (Table 2). All buildings and structures are abandoned and are generally in fair to poor condition. However, except for the Judge Mining and Smelting Company Office, the treatments recommended in the 2001 HPP Summary typically involved the creation and installation of interpretive signage and did not include stabilization or restoration. Interpretive signage has not yet been installed at most of these sites (see Table 2). Additional treatment recommendations in this update are not required by the terms of the Development Agreement between the EPMOA and PCMC but are suggested as measures that will stabilize and preserve the resources in their current condition.

The shafts generally could not be observed but are presumed to be in good condition. The waste dumps are generally in good condition as well. Treatments recommended in the 2001 HPP Summary involved both the installation of interpretive signage and the mulching and seeding of waste dumps. Signage has not been installed at most sites, but efforts at revegetation have been made with some success (see Table 2).

The results of the HPP Update are more fully summarized in Table 3, which presents the resources in order of treatment priority. For each resource, the treatment recommendations are also prioritized according to which are most important for ongoing preservation. The 2019 Treatment Completion Summary column identifies whether the treatment recommendations stipulated in the 2001 HPP Summary have been addressed.

Table 2. Sites Included in the 2019 HPP Update and 2001 HPP Summary Work Recommendation Fulfillment Status

Sites Included in the 2019 HPP Update	Resource Type	2001 HPP Summary Work Recommendations Fully Met?
Judge Mining and Smelting Company Office	Building	No
Anchor (Daly-Judge) Drain Tunnel	Structure	No
American Flag Mine Waste Dump	Waste dump	No
Ontario Mine Shaft No. 3	Shaft	No
Daly Mine No. 1 Waste Dump	Waste dump	No
Daly Mine No. 2 Shaft	Shaft	No
Daly-West Mine Headframe, Shaft, and Hoist	Structures (2) and shaft	No
Daly-West Mine Fire Hydrant Shacks	Structures (3)	No
Daly-West Mine Waste Dump	Waste dump	No
Diamond-Nemrod Mine Waste Dumps	Waste dump (2)	No
Anchor Mine Waste Dump	Waste dump	Yes
Quincy Mine Hoist Plant	Structure	Yes
Quincy Mine Shaft and Waste Dump	Shaft and waste dump	Yes
Little Bell Mine Ore Bin	Structure	No
Little Bell Mine Waste Dump	Waste dump	Yes
White Pine Mine Log Structure	Structure	Yes
White Pine Mine Waste Dumps	Waste dump (2)	No
Flagstaff Mine Waste Dumps	Waste dump (2)	No

Sites Included in the 2019 HPP Update	Resource Type	2001 HPP Summary Work Recommendations Fully Met?
Naildriver Mine Waste Dump	Waste dump	No

Table 3. Summary of Treatment Recommendations

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Judge Mining and Smelting Company Office	<p>The building site will be cleaned of debris in summer 2001.</p> <p>With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p> <p>After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development.</p>	<p>The building has a number of moderate to severe condition issues (see the 2019 Condition Assessment section for this resource for a detailed description).</p> <p>The most serious issues are the build-up of debris and soil at the foundation and against the walls, wall movement, and the collapse of the roof.</p> <p>Less serious issues include a detached metal cornice, spalling concrete on the walls, damage to the boards blocking windows and doors, and the build-up of animal refuse in the interior.</p>	<p>The building should be stabilized in its current condition.</p> <p>Walls should be monitored for movement yearly, and a treatment plan should be created if severe movement is noted (McMullin 2019).</p> <p>The roof should be repaired; bracing should also be installed, as indicated in the engineer's report (McMullin 2019). The roof system should be fully documented with drawings and photographs before and after treatment.</p> <p>Portions of the detached metal cornice should be reattached or be replaced in kind as necessary.</p> <p>Damaged boards blocking windows and doors should be replaced.</p> <p>Spalling concrete of main walls should be treated by improving site drainage through the removal of soil and debris and by repairing the roof; however, removing soil has the potential to destabilize the slope and is not a recommended treatment unless ongoing structural damage to walls is noted (McMullin 2019).</p> <p>Animal refuse should be removed from the interior of the building.</p> <p>Interpretive sign explaining the history and function of the building should be created and installed to meet recommendations in the 2001 HPP Summary.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p> <p>The 2001 HPP Summary recommendation relating to the restoration and reuse of the building did not take place. Instead, measures have been taken to stabilize the building in its current condition. Additional work required to achieve stabilization is detailed in this HPP Update.</p>
Little Bell Mine Ore Bin	<p>With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing.</p> <p>Interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p> <p>Additional building stabilization will occur in summer 2001.</p>	<p>Stabilization measures have been taken, such as the replacement of rotted wood posts and the installation of concrete footings for the posts. The posts have also been excavated; soil no longer touches the wood structural members. All sagging and displacement have been corrected.</p> <p>Lack of a roof (installation/construction of which was included in the 2001 HPP Summary work recommendations) likely contributes to deterioration. Rain infiltrates the base and walls of the structure and it fills with snow during the winter. Due to the high walls snow likely remains for an extended time, resulting in extensive moisture infiltration and damage to lower structural elements, such as the joists.</p> <p>Other wood boards are undergoing weathering and cracking. Some boards have been lost.</p>	<p>A noninvasive all-weather roof should be installed or constructed over the ore bin to meet recommendations in 2001 HPP Summary. This covering could consist of weathered boards with gaps between them, or it could consist of a more impermeable roof concealed under boards or set slightly below the wall tops on the bin interior to minimize visual changes. Adequate ventilation must be maintained on the bin interior.</p> <p>Rotted joists or other structural members should be replaced in kind. Rotted or damaged wood members should be consolidated and retained to the greatest extent possible. If retention of the original materials does not prove feasible, rotten sections of wood should be replaced in kind with treated lumber, and sound sections should be retained to the maximum extent possible.</p> <p>Missing boards or wall elements should be replaced in kind.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.</p> <p>The 2001 HPP Summary recommendation relating to the installation of a roof over the ore bin has not been addressed.</p>
Daly-West Mine Headframe, Shaft, and Hoist	<p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity.</p>	<p>The headframe, shaft, and hoist are all still present at the site.</p> <p>The headframe collapsed in 2018 and now lies on its side near the other resources.</p> <p>The metal structural members of the headframe are deformed as a result of the collapse.</p> <p>A wood fence has been erected around the headframe, shaft, and hoist to prevent access to the area; this fence replaces a chain-link security fence present in 2000 (Bowes et al. 2000:70). The wood fence blocks view of resources and changes site layout from 2001 configuration.</p> <p>The shaft is no longer operable and is now covered with a metal grate. There is plant growth surrounding the shaft.</p> <p>The hoist, which is in the open, is corroded and the concrete pad has minor amounts of spalling.</p>	<p>If possible, the headframe should be returned to its original upright configuration; however, if returning it to its upright configuration is unfeasible, it should be left as-is.</p> <p>Areas of corrosion on the hoist mechanism should be scraped to a sound surface, and the painted sections should be repainted to match current color scheme.</p> <p>Plant growth should periodically be removed from around the shaft opening.</p> <p>Concrete should be monitored for further deterioration; if deterioration becomes severe or pervasive, it should be repaired using NPS (2007) preservation standards.</p> <p>The current wood fence, which blocks the view of visitors to the site, should be removed and replaced with a fence allowing greater visibility while also providing security, such as a chain-link or metal post fence.</p> <p>Interpretive sign specifically for the Daly-West Mine Headframe, Shaft, and Hoist should be created and installed to meet recommendations in the 2001 HPP Summary. The interpretive sign should explain its original use and the circumstances of its collapse.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p>

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Daly-West Mine Fire Hydrant Shacks	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	The Fire Hydrant Shacks were subject to a range of conditions, including the following: <ul style="list-style-type: none"> • Wood shingles and corrugated metal roofing missing and detached from roof • Vertically displaced wood sills and walls • Weathered wood and missing boards on walls • Plant growth against walls and inside building • Missing doors • Rodent holes at foundation • Signs of insect activity (bore-holes) in wood of walls and roof 	Detached or missing roofing materials should be reattached or replaced in kind. Foundations should be stabilized for Shacks No. 1 and No. 3. Detached, missing, or deteriorated building elements, such as wood wall boards, should be reattached or replaced in kind. Vegetation should be cleared from around buildings. Doors similar in design and materials to that of Shack No. 1 should be installed for Shacks No. 2 and No. 3. Interpretive sign specifically for the Daly-West Mine Fire Hydrant Shacks should be created and installed to meet recommendations in the 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.
White Pine Mine Log Structure	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	The structure is largely collapsed. The roof is no longer extant, and the logs making up the walls have partially shifted and fallen out of their original configuration. According to the 2000 HPP, this condition was present during the original recordation (Bowes et al. 2000:105). The lower logs were damp at the time of survey. Given that the structure's location is set into a steep slope, moisture may infiltrate down the slope and collect at the sill logs at the rear of the structure. The structure is surrounded by thick vegetation, which may also cause moisture retention.	Methods to divert moisture and runoff from the structure, to dry soil, and to prevent further deterioration of log sills should be considered. Possible methods for doing so include regrading the hill around the cabin to direct waterflow away from the structure and removing low vegetation (such as bushes) surrounding the structure.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.
Quincy Mine Hoist Plant	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	As noted in the 2000 HPP, the foundation, hoist, and building elements (including scrap metal, bricks, and concrete) remain (Bowes et al. 2000:79–82). All remaining building elements are in poor condition.	Although the condition of the hoist plant is poor, the level of difficulty in stabilizing an already extremely decayed resource likely makes most treatment options unfeasible. Possible treatment options to assist in the long-term preservation of resources include the following: <ul style="list-style-type: none"> • Trimming back plants to prevent additional damage to building elements and to make existing resources more visible to visitors • Conducting additional archaeological survey of the site to record resources • Implementing treatments to stabilize extant resources, such as repairing concrete or replacing and repointing of brick 	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.
Ontario Mine Shaft No. 3	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity.	The hoist house, headframe, and shop buildings remain in good condition and are still in use. The hoist remains operable. Slope of waste dump is partially revegetated (approximately 70 percent); portions of the slope remain bare. No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.	Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation. Interpretive sign specifically for the Ontario Mine Shaft No. 3 and Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary. Additional signage describing nonoriginal site elements, such as the square-set timbering and tram tower, would also facilitate interpretation of the Ontario Mine Shaft No. 3.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.
White Pine Mine Waste Dumps	This small mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	For the Ridgeline Waste Dump, no serious condition issues (such as erosion) were noted; the flat grade of the dump likely precludes significant erosion. The majority of the Downslope Waste Dump appears to be stable, but a significant erosional gully was observed on the east side of the slope.	Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation. The east side of the Downslope Waste Dump should be regraded to prevent additional or ongoing erosion. Interpretive signs specifically for both waste dumps should be created and installed to meet recommendations in the 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Slope of Ridgeline Waste Dump is not revegetated; the waste dump remains open and bare of any vegetation. Slope of Downslope Waste Dump is partially revegetated (approximately 30–40 percent). Grasses cover portions of the waste dump, and a number of spruces are also growing on the slope; the majority of the waste dump remains barren.

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Quincy Mine Shaft and Waste Dump	<p>Revegetation efforts at the top of this mine dump have already started.</p> <p>The upper slopes have also been mulched.</p> <p>There is a good population of pine trees on the slope of the dump and efforts to cover the steep slope of the dump have been restricted by the trees.</p> <p>A seed mix that consists of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance was used.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>The ground above the shaft has subsided, leaving a depression marking the original location of the shaft.</p> <p>No serious condition issues (such as erosion) were noted.</p>	<p>No additional work is recommended at this time.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.</p> <p>Work recommendations from the 2001 HPP Summary have been fulfilled regarding revegetation. Slope of waste dump is entirely revegetated with grass, forbs, and pine trees.</p>
Diamond-Nemrod Mine Waste Dumps	<p>These mine dumps will be mulched with a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.</p> <p>However, access to these sites is limited and the merits of establishing access for the purpose of revegetating the mine dumps will have to be made prior to any work.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity.</p>	<p>Slope of Diamond Waste Dump is partially revegetated (approximately 30 percent); large portions of the slope remain bare.</p> <p>The exposed sections are likely unvegetated due to the steepness of the slope.</p> <p>Slope of Nemrod Waste Dump is partially revegetated (approximately 50 percent); large portions of the slope remain bare.</p> <p>The exposed sections are likely unvegetated due to the steepness of the slope.</p> <p>A mountain bike trail parallels the northwest side of the slope of Diamond Waste Dump.</p> <p>A large hole (approximately 12 feet in diameter) is present in the ground at the northwest corner of Nemrod Waste Dump; the cause of the hole is unclear but may be mining related.</p> <p>No serious condition issues (such as erosion) were noted.</p>	<p>Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.</p> <p>Interpretive signs specifically for both waste dumps should be created and installed to meet recommendations in the 2001 HPP Summary.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed for either waste dump.</p> <p>Work recommendations from the 2001 HPP Summary have been partially fulfilled regarding revegetation.</p>
American Flag Mine Waste Dump	<p>Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.</p> <p>This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.</p> <p>The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity.</p>	<p>Slope of waste dump is partially revegetated (approximately 50 percent); the rest of the slope remains bare.</p> <p>No serious condition issues (such as erosion) were noted; it is likely that the vegetation and the rock retaining wall at the base of the slope prevent or limit erosion.</p>	<p>Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.</p> <p>Work recommendations from the 2001 HPP Summary have been partially fulfilled regarding revegetation.</p>
Little Bell Mine Waste Dump	<p>This feature has been partially revegetated.</p> <p>Efforts will continue by adding mulch and available soil to the surface.</p> <p>A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>Slope of waste dump is mostly revegetated (approximately 90 percent) with grass and low forbs.</p> <p>No serious condition issues (such as erosion) were noted.</p>	<p>No additional work is recommended at this time.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.</p> <p>Work recommendations from the 2001 HPP Summary have been mostly fulfilled regarding revegetation.</p>

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Daly-West Mine Waste Dump	<p>Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.</p> <p>This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>The dump has been regraded.</p> <p>Portions of the waste dump are in use as dirt roads.</p> <p>The dump has also been regraded for use as a ski slope.</p> <p>An artificial stream and pond have been constructed on the west side of the dump.</p> <p>No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.</p>	<p>Interpretive sign specifically for the Daly-West Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.</p> <p>Due to the partial revegetation and the use of portions of the waste dump for ski runs and roads, no additional revegetation efforts are recommended.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p> <p>Slope of waste dump is partially revegetated (approximately 50 percent); the rest of the slope remains bare.</p>
Flagstaff Mine Waste Dumps	<p>A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to the Flagstaff Development Agreement. EPMOA advises that revegetation efforts have not been completed on this site and interpretive signage has not been installed.</p>	<p>Interpretive sign specifically for the Flagstaff Mine Waste Dumps should be created and installed to meet recommendations in the 2001 HPP Summary.</p> <p>Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p> <p>Work recommendations from the 2001 HPP Summary have not been fulfilled regarding revegetation.</p>
Naildriver Mine Waste Dump	<p>This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.</p> <p>However access is restricted and an evaluation will need to be completed to assess the merits of establishing access to the mine dump to revegetate it.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to Flagstaff Development Agreement. EPMOA advises that revegetation efforts have not been completed on this site and interpretive signage has not been installed.</p>	<p>Interpretive sign specifically for the Naildriver Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.</p> <p>Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p> <p>Work recommendations from the 2001 HPP Summary have not been fulfilled regarding revegetation.</p>
Daly Mine No. 1 Waste Dump	<p>Revegetation efforts have already begun on this mine site.</p> <p>A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>Stands of aspen and spruce, along with bushes and forbs, cover the entire slope.</p> <p>Due to recontouring, recent residential development to the northeast, and revegetation, the slope is no longer easily identifiable as a waste dump.</p> <p>No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.</p>	<p>Interpretive sign relating specifically to the waste dump should be created and installed to meet recommendations in 2001 HPP Summary.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p> <p>Slope of waste dump is almost entirely revegetated (approximately 90–100 percent).</p>
Anchor (Daly-Judge) Drain Tunnel	<p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>Some evidence of water infiltration (such as staining and minor cracks in concrete) is present, but no evidence of significant or ongoing damage is visible.</p> <p>The shed-roofed portal protecting the entrance to the tunnel was installed in 2008 (as evidenced by the date inscribed on the metal posts supporting the roof); roofline partially obscures historic inscription panel over tunnel entrance.</p> <p>Tunnel continues to be maintained by the municipality as part of Park City's culinary water system.</p>	<p>Interpretive sign explaining the history and function of the tunnel in relation to the Judge, Anchor, and Daly Mines and its ongoing function as the water source for Park City should be created and installed to meet recommendations in the 2001 HPP Summary.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p>
Daly Mine No. 2 Shaft	<p>Much of this mine feature has been covered.</p> <p>A thick soil cover will be placed on this mine dump.</p> <p>This will be followed by the addition of a seed mix that will consist of species a close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>The Daly Mine No. 2 Shaft could not be found during survey.</p>	<p>For work recommendations, the 2001 HPP Summary conflates the Daly Mine No. 2 Shaft with the Daly Mine No. 1 Waste Dump.</p> <p>Interpretive sign specifically for the Daly Mine No. 1 Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.</p> <p>Given the distance between the estimated locations of the Daly Mine waste dump and shaft, the unclear present location of the shaft, and the lack of extant resources, no separate interpretive sign for the Daly Mine No. 2 Shaft needs to be installed. The installation of a sign for the Daly Mine No. 1 Waste Dump that incorporates a discussion of the shaft will adequately meet the 2001 HPP Summary recommendations.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.</p>

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Anchor Mine Waste Dump	<p>Some revegetation has already taken place on this mine feature.</p> <p>This is one of the largest mine features in the Flagstaff Project.</p> <p>The steep long slopes of the mine dump will make any revegetation efforts difficult.</p> <p>The surface of the dump will be covered with soil as it is available.</p> <p>The top of the steep slopes will be mulched and seeded with a mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.</p> <p>With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.</p>	<p>Terracing was observed on the slope; the cause is unclear but may be intentional and represent regrading.</p> <p>No serious condition issues (such as erosion) were noted.</p>	<p>No additional work is recommended at this time.</p>	<p>The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.</p> <p>Slope of waste dump is almost entirely revegetated (approximately 90 percent) with low grass.</p> <p>The exposed sections are likely unvegetated due to the steepness of the slope.</p>

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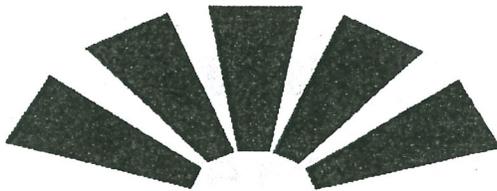
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APPENDIX A

2001 Historic Preservation Plan Summary: Exhibit 6



FLAGSTAFF MOUNTAIN RESORT
A PLANNED RESORT COMMUNITY
DEER VALLEY, UTAH

HISTORIC PRESERVATION PLAN
EXHIBIT 6

MAY 2001
REVISED AND APPROVED DECEMBER 2001

PREPARED FOR:
FLAGSTAFF MOUNTAIN PARTNERS
P.O. BOX 1450
PARK CITY, UTAH

HISTORIC PRESERVATION PLAN

Prepared for

FLAGSTAFF MOUNTAIN RESORT

Plan Summary

Exhibit 6

May 2001

Revised and Approved December 2001

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EXECUTIVE SUMMARY

The Historic Preservation Plan dated August 2000 is a 127-page detailed document produced for Flagstaff Mountain by SWCA, Inc., Environmental Consultants. The document describes in great depth the history of the area and the historic sites found within the Flagstaff Mountain Annexation Boundary.

Accompanying this plan summary is a chart that reviews the same information in an abbreviated format. It includes a brief description of every important site within the Boundary, together with a short history, an overview of the existing conditions, and recommendations for preservation work associated with each. Additionally, the chart includes information regarding a proposed phasing timeline for restoration or remediation of the sites together with a proposed signage format.

Figure A is a map depicting the Historic Sites and is intended as an aid to the reader in locating each site within the Flagstaff Mountain Annexation Boundary.

Concurrent with the first CUP authorizing construction of residential units, FMP will submit to Staff a plan detailing the repairs and stabilization of the historic structures and public protection plan for these structures and mining features. The maintenance and ongoing protection efforts for those buildings, which are not part of an ongoing operation, will become the responsibility of the master homeowners association.

FLAGSTAFF MOUNTAIN

Historic Sites and Preservation Plan

CHART – 5 PAGES

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Ontario Mine Shaft No.3	The shaft was used to haul ore and waste rock from the workings and to transport miners and equipment in and out of the mine. It also served as an extra exit point and ventilation shaft.	The No.3 shaft is located in the middle Ontario Canyon, west of and adjacent to State Road 224. The associated complex is situated atop a large historic mine waste dump. All of the surface works were replaced in 1970s and consist of a complex of metal buildings that houses offices, a workshop or garage, concentrator equipment, conveyors, the shaft works, and the Silver Mine Adventure museum in the shaft works building. This site is located on 6.19 acres.	The No.3 shaft and the modern surface works appear to be in good overall condition. Despite the end of the mining activities in the area, the shaft is still operational, and still serves the needs of underground work crews who continually maintain several miles of drain tunnels that supply water to the Park City Culinary water system and to the Jordanelle Water Conservancy district.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Anchor (Daly-Judge) Drain Tunnel	The tunnel and its portal are associated with ventilation, water drainage, ore haulage, and access for equipment, utilities, and employees.	The drain tunnel is located approximately one mile up Empire Canyon. The portals covered extension is directly adjacent to the east wall of the Judge Mining & Smelting Company office building. Access to the tunnel is secured with a hinged steel grating that allows ventilation. A doorway in the changing room in the rear section of the office building connects directly to the tunnel. This opening is covered with steel grating. The portal itself is of concrete construction, and its covered extension is a wood frame structure with galvanized corrugated steel panels.	The portal appears to be in generally good condition. The tunnel is being maintained as part of Park City culinary water system, and it is assumed that this feature is still structurally sound. However, there are some wooded patches on the east wall of the portal extension that may need to be secured. The condition of the sills and the bottoms of the wooden posts in the east wall is unknown. There are some loose corrugated roofing panels at the northeast corner of the roof of the Judge Mining & Smelting Company Office building, this problem would be addressed by deficiency mitigation work on that structure.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Judge Mining & Smelting Company Office	The building housed administrative offices for the Judge Mining & Smelting Company operations, which include mining, milling, and smelting operations, and their continued maintenance. It also provided shower and lavatory facilities for mine workers.	The office is located adjacent to the extension of the Anchor (Daly-Judge) Drain tunnel portal. It is a simple, front-gabled, one-story, concrete-walled structure that is divided into two functional areas. The front section was used as an office and is subdivided into six rooms. The rear section consists of a large Changing Room for miners that connects with the Anchor (Daly-Judge) Drain tunnel via a doorway in its east wall. A small shedroofed extension on the west side of the building serves as an entry to the rear section.	All of the building's walls, plus at least one internal wall, are constructed of poured concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J.M. & S. Co. -1920" incised into the front gable above to the original entrance. All of the windows, with the exception of three windows on the east wall of the Changing Room, are wood-framed, double-hung windows, without counterweights or springs. The building appears to be in fair condition, but is in need of some repairs.	The building site will be cleaned of debris in summer 2001. With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development.

**FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART**

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Explosives Bunker	The bunker was used to store explosives, which is clear from the large incised sign on the façade.	This feature is located against a hillside, a few hundred feet north of the Judge Mining & Smelting Company office building. It consists of a concrete explosives bunker that appears to have been used by the Judge Mining & Smelting Company.	This bunker appears to be in excellent condition and unaltered, with the possible exception of some hasps or locking hardware that might be original, but could have been welded to the steel door at a later date. However, the interior of the structure was not available for inspection, so its condition is unknown.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
American Flag Mine Waste Dump	This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	This feature is located one mile up Empire Canyon, on the east side of the canyon and opposite the site of the Daly-Judge Mill. Very little remains of the American Flag Mine itself, although it may have some potential to yield archaeological remains. This site is located on .60 acres.	The basic form of the waste dump has been significantly altered by landslides and other activities in the area. Vegetation has been growing up on portions of the dump.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly Mine No.1 Waste Dump	This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located in upper Empire Canyon, About a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. This site is located on .51 acres.	This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining land landscape. Vegetation has grown up on portions of the dump, although there is still a small amount of bare material exposed to view.	Revegetation efforts have already begun on this mine site. A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly Mine No.2 Shaft	The shaft was used to haul ore and waste rock from the workings and to transport miners and equipment in and out of the mine. It also served as an extra exit point and ventilation shaft.	The shaft is located in upper Empire Canyon, About a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. Little remains today from these operations, except some scattered rock foundations or retaining walls, composed of coursed and uncoursed rough stone.	The rock walls are in poor condition and the area has been heavily disturbed.	Much of this mine feature has been covered. A thick soil cover will be placed on this mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly - West Mine Headframe, Shaft and Hoist	The headframe, shaft, and hoist was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.	The headframe, shaft, and hoist are located in upper Empire Canyon, about a quarter of a mile above the Daly No.2 Shaft.	These features are still in operable condition and are maintained as an emergency exit and ventilation source for the drain tunnels.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Daly - West Mine Fire Hydrant Shacks	These features provided sources of pressurized water for fire fighting or other purposes.	These three fire hydrant or water connection shacks are located at the Daly-West Mine, just upslope from the headframe. One shack has a fire hydrant inside and the others have smaller water pipes and valves. All are painted red with white trim, perhaps as a requirement to indicate their function as water sources for fire fighting.	Other than some missing galvanizing roofing panels and typical weathering, these sheds are in reasonably good condition and do not appear to have been significantly altered over time.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly - West Mine Waste Dump	The dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	This feature is a large waste dump in the middle part of the Empire Canyon that is associated with the Daly-West mine. This site is located on 14.55 acres.	This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining land landscape. Vegetation has grown up on portions of the dump, although there is still a large amount of bare material exposed to view.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Quincy Mine Hoist Plant	The boiler and hoisting engine were used to operate the Quincy Mine shaft equipment, which was used to carry miners, equipment, and supplies in and out of the mine workings, and to haul ore out of the mine.	This feature consists of the remains of the hoist plant for the Quincy Mine Shaft. It is located in middle Empire Canyon, just upslope of the Daly-West Mine. A rectangular area and traces of rock foundations define the area that was occupied by the hoist building.	The hoist building is no longer standing, but some pieces of lumber and roofing material can be seen on the ground within the area defined by the hoist building foundations. These items are badly deteriorated and mixed with forest detritus.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Quincy Mine Shaft and Waste Dump	The shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft. The dump was used to discard waste rock that was removed from a mine in order to access high-grade ore deposits.	These two features are located in the middle Empire Canyon area, directly above the Daly-West Mine site. Little remains of the shaft, since it has been filled in. However, the fill has settled, and a depression clearly shows where the shaft is located. This site is located on 1.92 acres.	The shaft has been filled in and concavity exists over the filled shaft to suggest its location adjacent to the hoist plant. The basic form of the waste dump remains intact.	Revegetation efforts of the top of this mine dump has already started. The upper slopes have also been mulched. There is a good population of pine trees on the slope of the dump and efforts to cover the steep slope of the dump have been restricted by the trees. A seed mix that consists of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance was used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Little Bell Mine Ore Bin	The ore bin was used for short-term storage and redistribution of ore from the Little Bell mine, sometimes called "staging."	The bunker is located in middle Empire Canyon, on the east-facing slope of the Little Bell Mine waste dump and approximately 175 feet east of the Little Bell Mine shaft. The ore bin is constructed of wood, excepting the steel-and-iron loading gate doors, nails, steel bracing rods, and other fasteners. The footprint of the structure measures 12' x 24'.	The overall effect of the damage to the ore bin is that the entire structure is supported only by the central support posts and cross braces at the front and rear of the structure, making its support base effectively much smaller and creating a precarious and dangerous situation.	With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing, and interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Additional building stabilization will occur in summer 2001.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Little Bell Mine Waste Dump	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The waste dump is located in middle Empire Canyon adjacent to Little Bell ore bin and shaft and south of the Quincy Mine. The mine shaft has been filled in and very little remains of that feature, but the dump is still visible. This site is located on 2.82 acres.	The dump is essentially unaltered part of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.	This feature has been partially revegetated. Efforts will continue by adding mulch and available soil to the surface. A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Diamond-Nemrod Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located high on the steel hillside above the Daly-West Mine, and are clearly visible from a distance.	The basic form of the dump remains relatively intact. Vegetation has been growing up on portions of the dump, although there is still some bare material exposed to view.	These mine dumps will be mulched with a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. However, access to these sites is limited and the merits of establishing access for the purpose of revegetating the mine dumps will have to be made prior to any work. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Anchor Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is a massive feature located in upper Empire Canyon. It is clearly visible from a great distance and is one of the largest and best preserved of the dumps in Empire Canyon.	The basic form of the dump remains relatively intact. It is a large waste dump and a highly visible part of a Mining land landscape, although there has been major recontouring of the east side of the dump for a ski run. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.	Some revegetation has already taken place on this mine feature. This is one of the largest mine features in the Flagstaff Project. The steep long slopes of the mine dump will make any revegetation efforts difficult. The surface of the dump will be covered with soil as it is available. The top of the steep slopes will be mulched seeded with a mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
White Pine Mine Log Structure	The original purpose of this structure has not been determined. It may have been a residence, or it could have functioned as an administrative building.	The remains of the log structure are located below the White Pine Mine and above the Anchor Mine. The structure consists of a one-room, one-story log building, with a footprint of approximately 16' x 22'. The highest point of the remaining structure is the northwest corner, which is about nine feet above the current ground level.	The roof is missing and may have fallen in. The attic or loft has fallen down, and a few of its remaining structural elements are still visible, mixed in among the debris inside the structure. These components are in poor condition, due to normal processes of weathering and decay.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
White Pine Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The Ridge-Line Waste Dump is located on a saddle at the ridge line at the top of Empire Canyon. The Downslope Waste Dump is located a short distance downslope and to the north of the ridge-line waste dump. This site is located on .43 acres.	The ridge-line waste Dump has been altered significantly by recontouring operations and other work in the area. The downslope waste dump appears to be intact and in stable condition.	This small mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

**FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART**

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Flagstaff Mine Shaft	The shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.	The shaft is located near the top of the Flagstaff Mountain, which lies between Empire Canyon and Ontario Canyon. The shaft has been capped with a concrete slab and very little remains of the mining operation other than its waste dump and some scattered materials.	The structural integrity of the slab is unknown. Some dilapidated fencing surrounds the concrete slab, but is no longer protecting it.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Flagstaff Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located near the top of the Flagstaff Mountain, between Ontario Canyon and Empire Canyon. It is a tall feature, but is spread over fairly wide area around the shaft location. This site is located on 1.07 acres.	The basic form of this waste dump appears to be intact and more or less in its original form. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.	This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Naildriver Mine Waste Dump	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located in the eastern portion of the Flagstaff Mountain Resort project area. It is the only remaining historic feature of the Nail Driver Mine. This site is located on .43 acres.	The dump has not been significantly altered. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.	This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. However access is restricted and an evaluation will need to be completed to assess the merits of establishing access to the mine dump to revegetate it. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

APPENDIX A

FIGURES

Figure 1. Location of Project Area
Figure 2. Open Space

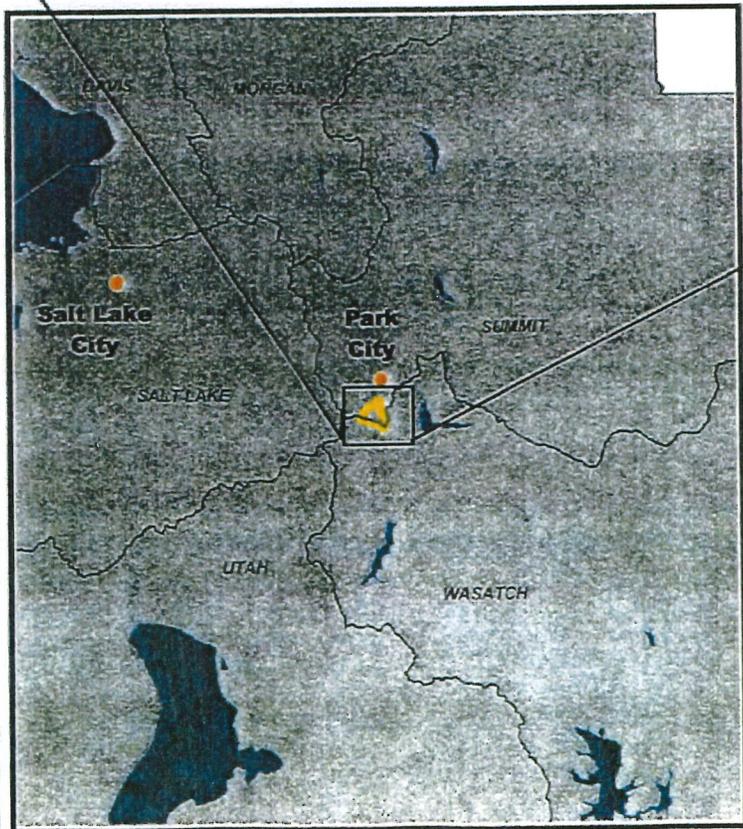
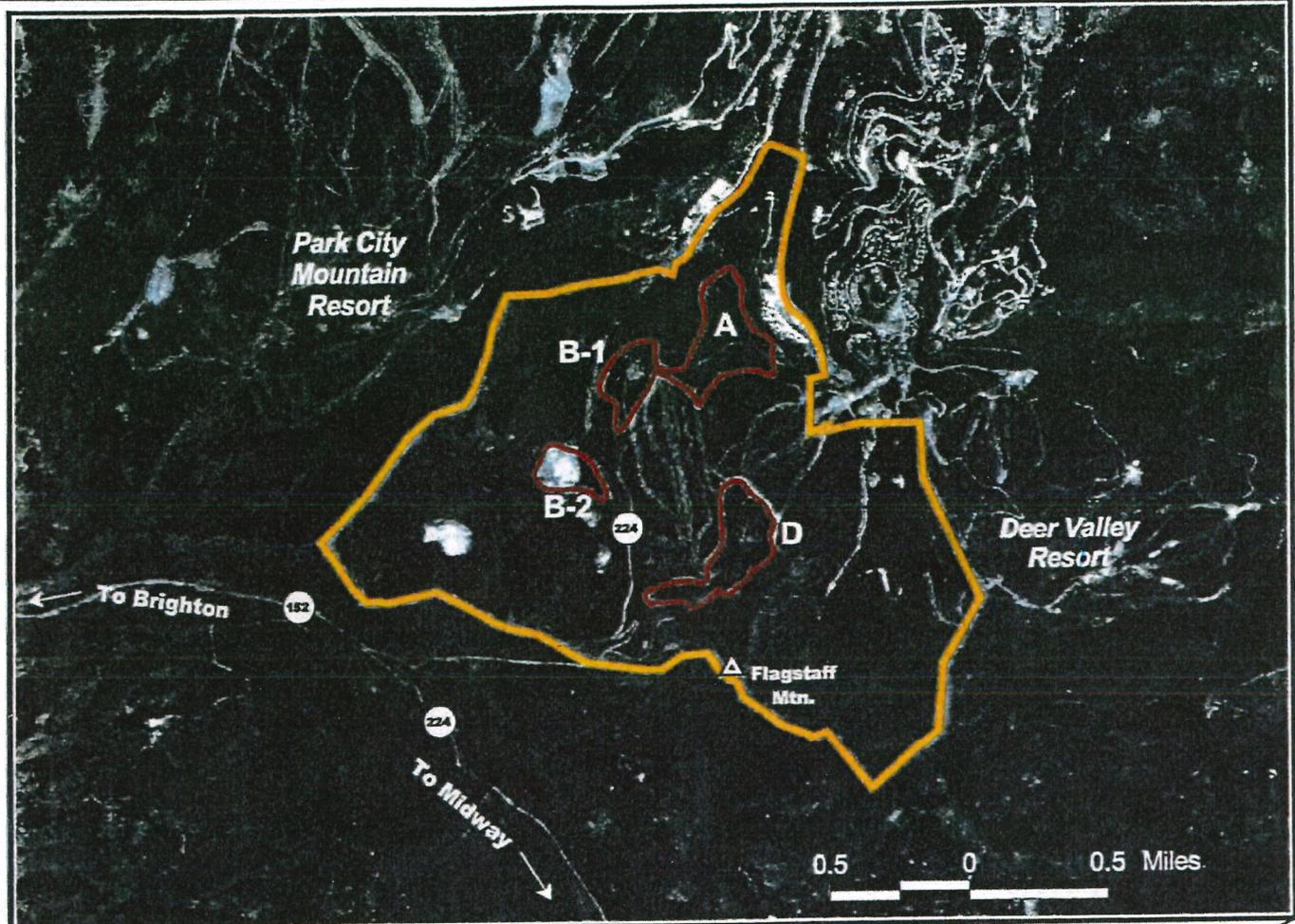


Figure 1. Location of Flagstaff Mountain Resort Plan Area, Summit County, Utah.

SWA INC.



\\slow_valley\dmb_natural\ap\Figure 1. Flagstaff Project Location Layout (10-11-2008)

Figure 2. Open Space

Lift Lines

-  Ski Lift (Existing)
-  Ski Lift (Proposed)
-  Project Boundary

Open Space

-  Developed Recreational Open Space (DROS)
-  Developed Recreational Open Space (DROS)- Centennial Draw Wildlife Management Area
-  Lady Morgan Protected Open Space (POS)
-  Undeveloped Recreational Open Space (UROS)
-  Prospect Ridge Viewshed

Protected Open Space (POS)

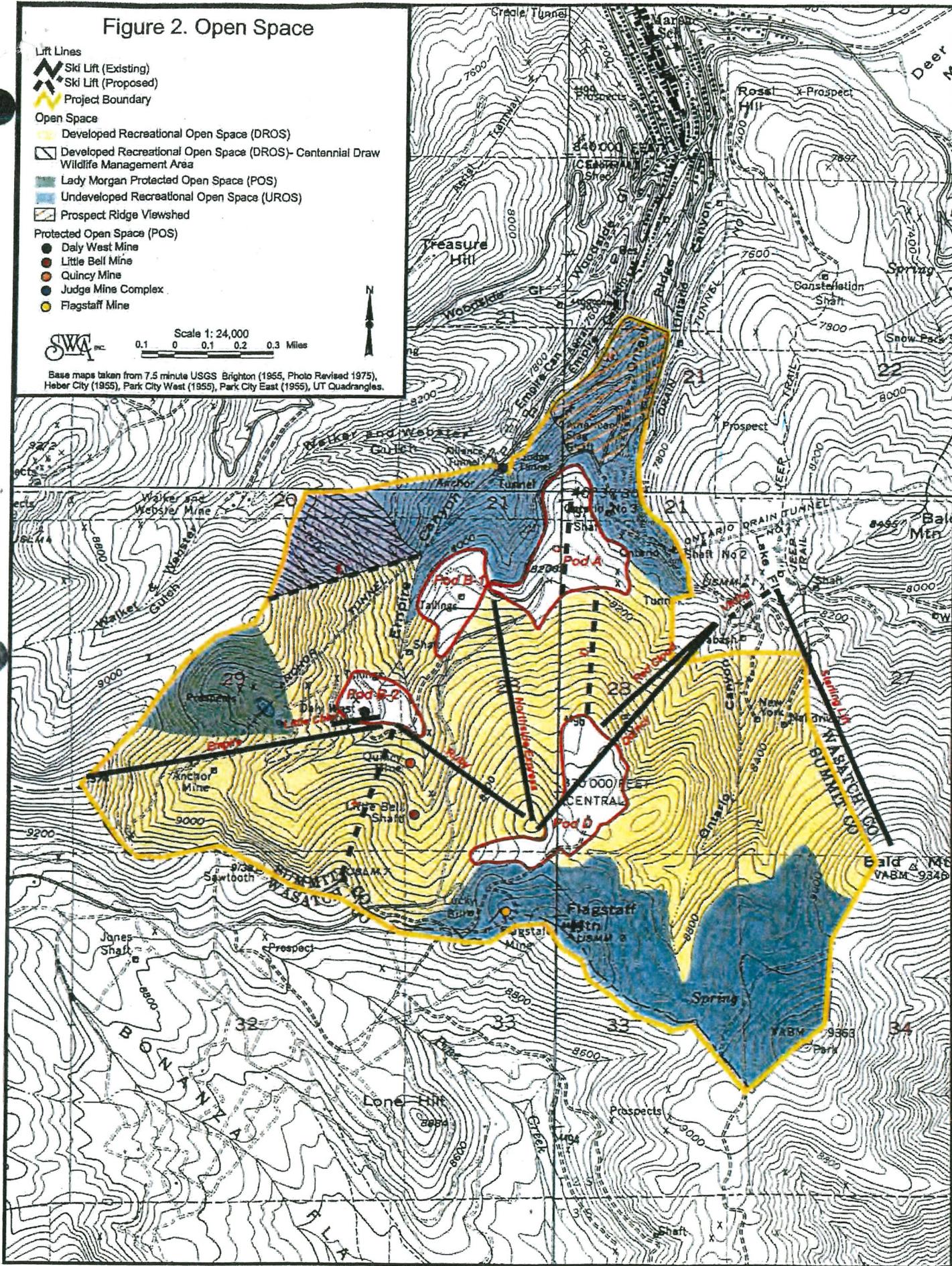
-  Daly West Mine
-  Little Bell Mine
-  Quincy Mine
-  Judge Mine Complex
-  Flagstaff Mine



Scale 1: 24,000
0 0.1 0.2 0.3 Miles



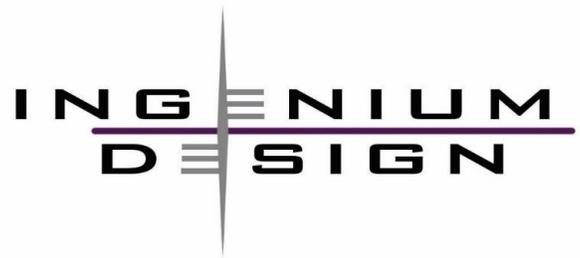
Base maps taken from 7.5 minute USGS Brighton (1955, Photo Revised 1975), Heber City (1955), Park City West (1955), Park City East (1955), UT Quadrangles.



©Clear valley/davis_rakel.april@utah.gov 2. Flagstaff open space layout (10-11-2000)

APPENDIX B

2019 Engineering Report for Judge Mining and Smelting Company Office



October 9, 2019

JUDGE BUILDING STABILIZATION
19.077

DOUGLAS OGILVY
Empire Pass EPMOA
Park City, UT

RE—STRUCTURAL FINDINGS & RECOMMENDATIONS

DEAR DOUGLAS—

This letter summarizes the findings of our structural observations and calculations for the Judge Mine Office Building. We visited the structure on October 13, 2019 and visually observed the condition of the building and took dimensional field measurements.

Based on our observations and calculations, we have prepared roof repair drawings. These address missing, broken, and overstressed wood purlins and decking. The structural steel trusses have adequate capacity.

The walls on the south end of the structure are tipping towards the west. It appears the soil build up on the east side is pushing the east wall, which is then pushing the west wall by way of the trusses. Because the east wall may be stabilizing the slope, we do not recommend removing the soil in this area, unless a geotechnical engineer assess the slope stability. Additionally, it is unclear if the walls are continuing to move. We therefore recommend monitoring the movement of the walls each year. This can be done by a surveyor, or someone with the necessary knowledge and skill. If the walls show movement over 2-3 inches at the top, we can develop a repair plan.

There is a small, overhang on the west side of the building. The concrete has been eroded here. We do not recommend repair currently, as the concrete is hard in the wall that remains, and the roof framing cantilevers sufficiently to carry the roof loading.

Respectfully,

Paul W. McMullin, SE, PhD
Structural Engineer



GENERAL STRUCTURAL NOTES

A— GENERAL

- Bring conflicts or omissions in the plans and specifications to the immediate attention of the Engineer.
- By submission of bid, the contractor shall acknowledge acceptance of the contract documents as adequate definition of the scope of work. Contractor shall familiarize themselves with all contract documents and conduct a complete field survey. Change orders based on inadequate scope definition will not be accepted.
- Written approval is required for any change to the work. Change approval does not constitute approval of a change order.
- Shop drawing review does not relieve the Contractor, Fabricator, Erector, or other supplier from completing the work in accordance with the plans and specifications.
- Do not scale drawings.
- The Contractor is responsible for means, methods, procedures, techniques and sequences.
- Perform all work in accordance with owner, local, state, and federal safety requirements.
- Time material delivery to ensure uninterrupted work.
- Keep all materials off the ground and protect them from deterioration.
- Do not cut any structural member without written approval from the Structural Engineer.
- Plan installation of new work and any modification of existing work to ensure minimal interference with facility operation. All system shutdowns shall be coordinated with the owner.

B— QUALITY CONTROL

- Report any non-conforming work immediately to the Contractor and Structural Engineer.
- Construct work in a thorough, workmanlike manner, according to the plans and specifications.
- The owner, or owner's agent, shall reject any sub-standard work or material at their sole discretion.
- Check all dimensions and verify all field conditions and existing equipment locations prior to ordering materials or starting work.
- Contractor shall ensure quality of work through in-house means or by hiring a third party.
- Owner shall engage a third party to inspect and test work indicated in the sections below.
- Special inspectors shall be qualified and demonstrate competence to the satisfaction of the building official or owner.
- Distribute inspection and testing reports to the Owner, Contractor, Engineer, and jurisdiction when required, within 5 working days.
- Correct any non-conforming work before continuing with dependent work.
- Observation of construction work by Ingenium Design is not for approval or special inspection.

C— BASIS OF DESIGN

CODES	ASCE 7-16
The intent of this project is solely to stabilize the roof structure. It does not bring the structure to a condition that makes it inhabitable.	

RISK CATEGORY	I

SNOW LOADS	
Importance Factor I_s	0.80
Ground Snow Load p_g	180 lb/ft ²
Exposure Factor C_e	1.0
Thermal Factor C_t	1.2
Flat Roof Snow Load p_r	121 lb/ft ²
Sloped Roof Snow Load p_s	73 lb/ft ²

D— TIMBER

Conform to the latest edition of the following—
 National Design Specification for Wood Construction (NDS)
 Manual for Engineered Wood Construction
 ASTM D5456 Standard Specification for Evaluation of Structural Composite Lumber Products
 AITC A190 American National Standard for Structural Glued Laminated Timber
 ASTM AD3737 Standard Practice for Establishing Allowable Properties for Structural Glued Laminated Timber
 AWPA U1 and M4

D.1 MATERIALS

FRAMING MEMBERS			
	Type	Species/MOE	Grade
SAWN LUMBER			
	Dressed Lumber	DF	No. 2
	5x and greater	DF	No. 1
	Studs	DF	Stud
	Blocking/Misc	DF	No. 2
	LVL	2.0 E	$F_b=2,750$ lb/in ²
	Pressure treat, or wrap in tar paper, timber in contact with concrete, masonry, or soil		

OTHER MATERIALS

Structural Panels			
	Typical	Exposure 1	
	Outside	Exterior	
	High Humidity	Exterior	
Wood Bolts		ASTM A307	
Connection Plate		ASTM A36	
Proprietary Metal Plate Connectors		Simpson™ or approved equal	
Nails	All nails sizes are common		
Galvanize	Exterior steel		
	Steel in contact with pressure treated lumber		

D.2 CONSTRUCTION

FRAMING	
Coordinate openings with other trades	
Fasteners	Nail as indicated in the plans Follow the IBC minimum nailing requirements where not indicated

STRUCTURAL PANELS

Orientation	Orient long panel dimension perpendicular to framing members
Blocking	Block roof and floor panels where indicated Block all wall panels
Nailing	Min spacing, 6" at edges, 12" in field
Gap	1/8" between panels 1/2" at wall/roof edges

D.3 QUALITY

INSPECTION	
Construction	Construction follows the plans and specifications
Grade Stamps	Material has grade stamps indicating conformance with the specified material grades above
	nd anchor placement

E— POST INSTALLED ANCHORS

E.1 STANDARDS

Conform to the latest edition of the following—
 ACI Manual of Concrete Practice
 ACI 301 Specifications for Structural Concrete
 ACI 318 Building Code Requirements for Structural Concrete and Commentary
 ACI 355.2 Qualification of Post-Installed Mechanical Anchors in Concrete and Commentary
 ACI 355.4 Qualification of Post-Installed Adhesive Anchors in Concrete and Commentary

E.2 MATERIALS

CONCRETE ADHESIVE ANCHORS	Standard	Type
Threaded Rod	ASTM F1554	Gr 36, GALV
Adhesives		
Hilti	ICC-ES-ESR-3814	HIT-RE 500 V3
Simpson	ICC-ES-ESR-2508	SET-XP
	IAPMO UES ESR-263	AT-XP

E.3 CONSTRUCTION

- Use post-installed anchors only where specified in details, or approved in writing.
- Do not substitute post-installed anchors for cast-in-place anchors unless approved in writing for the specific condition.
- Alternate manufacturers must be approved in writing by the Structural Engineer prior to use. Alternate submittals must provide minimum capacities equal to or greater than those listed above.
- Install anchors in strict accordance with ICC Evaluation Reports and manufacturers recommendations.
- Concrete must be 21 days old before installation of adhesive anchors.
- Holes in unreinforced masonry shall be drilled with the hammer function off.

E.4 QUALITY

- Provide special Inspection according to the ICC Evaluation Report and IBC.
- Test 50% of non-redundant anchors (column, brace, boundary elements, hold-downs) and 10% of redundant elements.
- Test anchors to the following loads.

CONCRETE ADHESIVE ANCHORS TENSION TEST VALUES

Bar Size	Anchor Diameter (in)	Embedment (in)	Test Force (pounds)
#3	3/8	6	3,500
#4	1/2	6	7,500
#5	5/8	8	11,000
#6	3/4	9	15,000
#7	7/8	11	20,000
#8	1	12	26,000
#9	1 1/8	14	31,000
#10	1 1/4	16	35,000

For embedments shorter than those listed, reduce the test force by the ratio of the actual embedment to embedment listed above

F— ABBREVIATIONS

(E)	Existing	HD	Hold Down
AA	Adhesive Anchor	HORIZ	Horizontal
AB	Anchor Bolt	HAS	Headed Stud Anchor
ABV	Above	HVY	Heavy
ADDIT	Additional		
ALT	Alternate	ID	Inside Diameter
		INT	Interior
B/	Bottom of		
B/B	Back to Back	JST	Joist
BLK	Blocking	JT	Joint
BM	Beam		
BN	Boundary Nail	K	kip
BOTT	Bottom	LB	pound
BP	Base Plate	LVL	Laminated Veneer Lumber
BRCG	Bracing	LW	Lengthwise
BRG	Bearing		
BTWN	Between		
		MAX	Maximum
c/c	Center to center	MIN	Minimum
CANT	Cantilever	MISC	Miscellaneous
CJ	Control Joint		
CJP	Complete Joint Penetration	NS	Near Side
		NTS	Not to Scale
CL	Centerline		
COL	Column	oc	On Center
CONC	Concrete	OD	Outside Diameter
CONN	Connection	OH	Opposite Hand
CONT	Continuous	OPP	Opposite
CONTR	Contractor	OSB	Oriented Strand Board
CTR	Center		
CW	Crosswise	PC	Piece
		PEN	Penetration
DBA	Deformed Bar Anchor	PERP	Perpendicular
DBL	Double	PL	Plate
DCW	Demand Critical Weld	PLF	Pounds per Foot
DET	Detail	PNL	Panel
DIA	Diameter	QTY	Quantity
DIAG	Diagonal		
DIM	Dimensions	R	Radius
DWG	Drawing	REF	Reference
		REINF	Reinforcing
		REQ	Required
EA	Each		
EF	Each Face		
EW	Each Way	SCHD	Schedule
EXT	Exterior	SECT	Section
φ	Diameter	SHTG	Sheathing
		SIM	Similar
FLG	Flange	SP	Spaced
FLR	Floor	SS	Stainless Steel
FND	Foundation	STD	Standard
FS	Far Side	STIFF	Stiffener
FTG	Footing	STL	Steel
FV	Field Verify	SW	Shear Wall
		SYM	Symmetrical
ga	Gage		
GALV	Galvanize	T & B	Top and Bottom
GLB	Glue-Lam Beam	T/	Top of
GMN	General Mech Notes	Thru	Through
GRT	Grout	TYP	Typical
GSN	General Struct Notes		
		UN	Unless Noted
		VERT	Vertical
		W/	With

GENERAL STRUCTURAL NOTES

JUDGE ROOF STABILIZATION

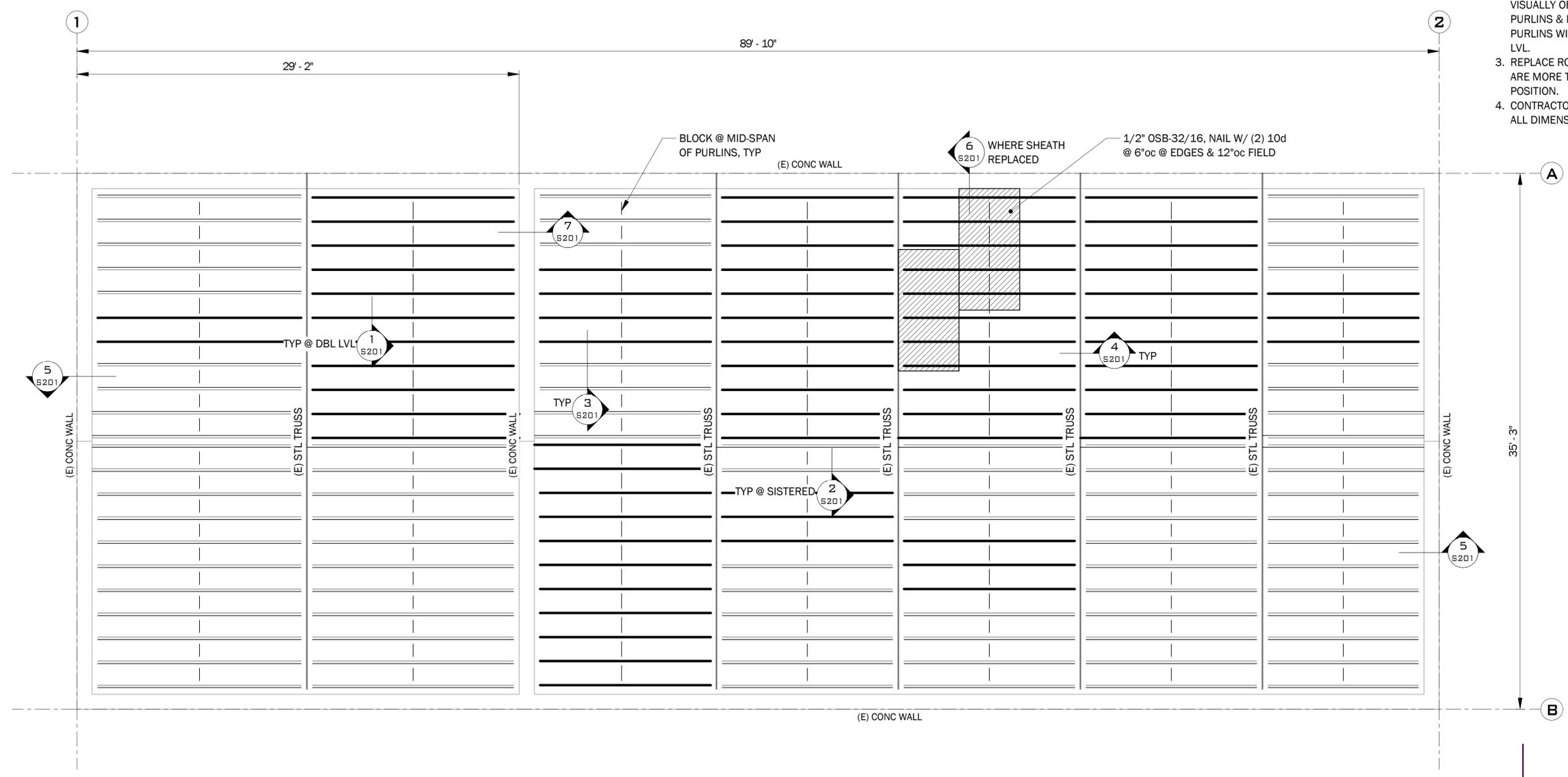
JUDGE MINING & SMELTING BUILDING,
EMPIRE PASS (DEER VALLEY, UTAH)

DATE: 2019-10-8
BY: M. GUSTAFSON

DESCRIPTION: FOR CONSTRUCTION

REV: 0

PROJECT #: 19_077
PRELIMINARY
DATE: 2019-10-8
DRAWN: M. GUSTAFSON
ENG: P. McMULLIN
PHONE #: 801.413.7672



PLAN NOTES & LEGEND	
	(2) 1 3/4"x5 1/2" LVL NAILED TOGETHER
	(E) 2 1/2"x5 1/2" TIMBER NAILED TO (1) 1 3/4"x5 1/2" LVL

- NOTES**
1. CONTRACTORS BID TO CLEARLY INDICATE QUANTITY OF JOISTS TO BE REPLACED & JOISTS STRENGTHENED. PROVIDE UNIT COST FOR EACH.
 2. JOIST REPAIR QUANTITY IS BASED ON FIELD OBSERVATIONS FROM THE GROUND. CONTRACTOR TO VISUALLY OBSERVE ALL (E) PURLINS & REPLACE ANY BROKEN PURLINS WITH (2) 1 3/4"x5 1/2" LVL.
 3. REPLACE ROLLED PURLINS THAT ARE MORE THAN 15° OUT OF POSITION.
 4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

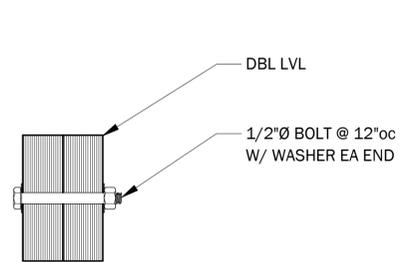
INGENIUM DESIGN
INGENIUM DESIGN, US

1 ROOF FRAMING PLAN
S200 1/4" = 1'-0"

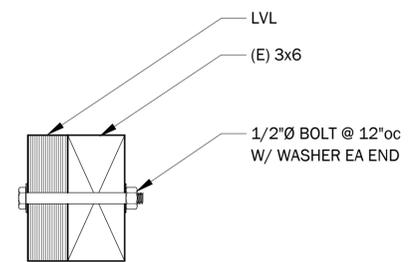
ROOF FRAMING PLAN
JUDGE ROOF STABILIZATION
JUDGE MINING & SMELTING BUILDING,
EMPIRE PASS (DEER VALLEY, UTAH)

REV	DESCRIPTION	DATE	BY
0	FOR CONSTRUCTION	2019-10-8	M. GUSTAFSON

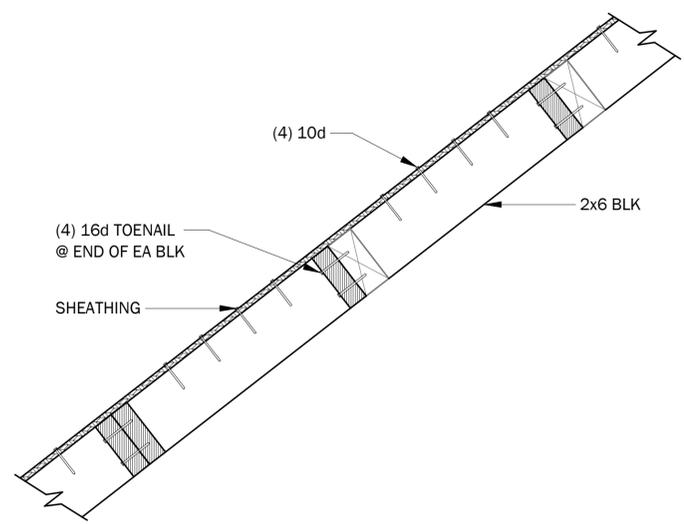
PROJECT #: 19_077
PRELIMINARY
DATE: 2019-10-8
DRAWN: M. GUSTAFSON
ENG: P. McMULLIN
PHONE #: 801.413.7672



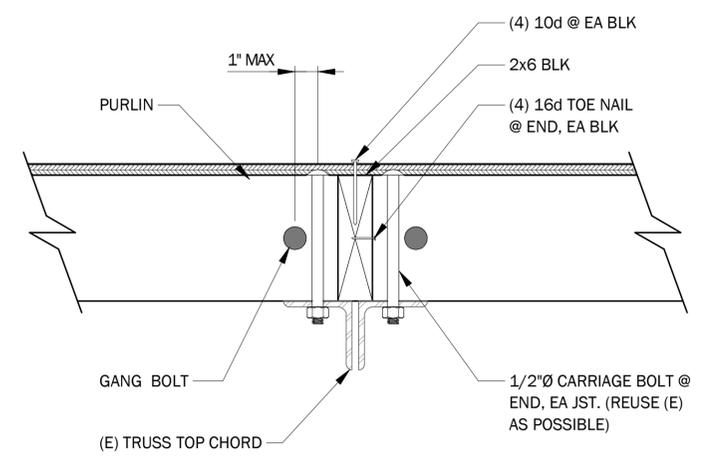
1 GANG @ DOUBLE LVL
S201 NO SCALE



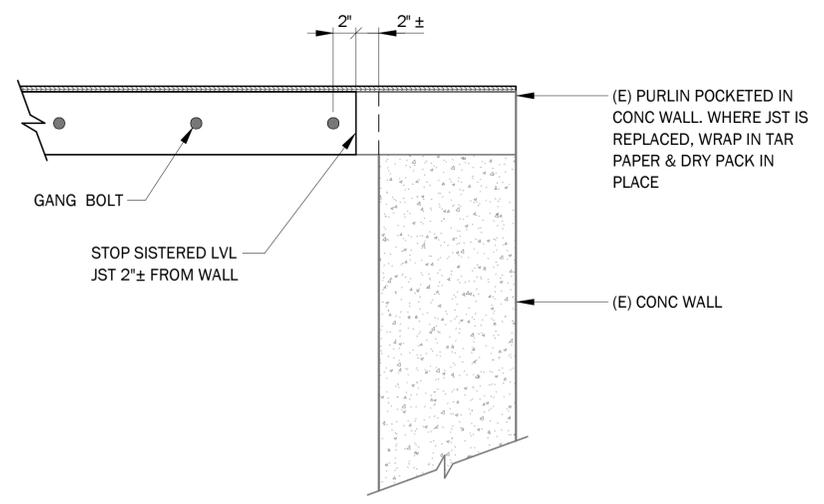
2 SISTER GANG DETAIL
S201 NO SCALE



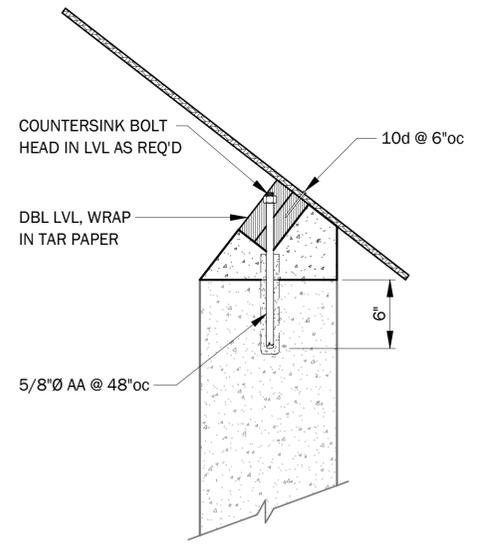
3 TYPICAL BRIDGING
S201 NO SCALE



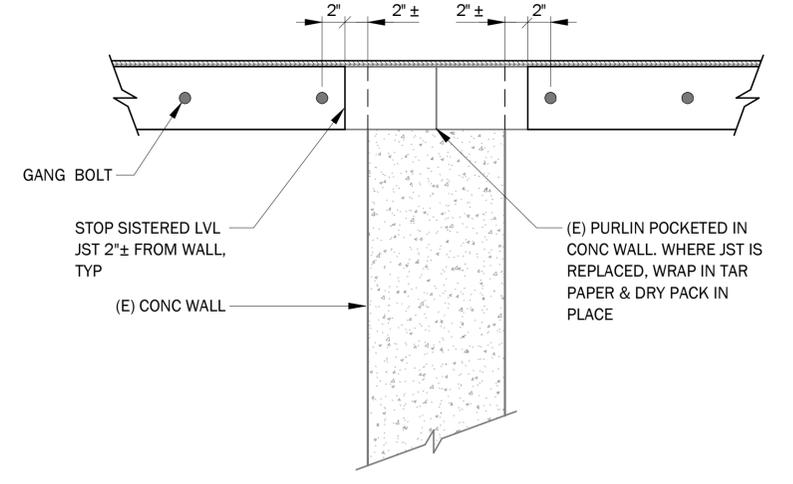
4 PURLIN CONNECTION @ TRUSS
S201 NO SCALE



5 PURLIN PERPENDICULAR TO CONCRETE WALL
S201 NO SCALE



6 JOIST PARALLEL TO CONCRETE WALL
S201 NO SCALE



7 PURLIN PERPENDICULAR TO CONCRETE WALL
S201 NO SCALE



FRAMING DETAILS
JUDGE ROOF STABILIZATION
JUDGE MINING & SMELTING BUILDING,
EMPIRE PASS (DEER VALLEY, UTAH)

REV	DESCRIPTION	DATE	BY
0	FOR CONSTRUCTION	2019-10-8	M. GUSTAFSON

PROJECT #: 19_077
PRELIMINARY
DATE: 2019-10-8
DRAWN: M. GUSTAFSON
ENG: P. McMULLIN
PHONE #: 801.413.7672

City Council Staff Report

Subject: Water Conservation Plan Adoption
Author: Jason Christensen
Department: Public Utilities
Date: December 18, 2025



Recommendation

Conduct a public hearing and review and adopt resolution 30-2025, approving 2025 Park City Water Conservation Plan in compliance with the State of Utah Water Conservation Plan Act ([Utah Code § 73-10-32](#)).

Executive Summary

The 2025 Water Conservation Plan outlines Park City's progress in water conservation, establishes updated conservation goals, and fulfills the State's five-year plan update requirement. As of this year, Park City met its 2020 goal of reducing water loss (leaks, meter errors, etc.) to 22 percent, representing a 33 percent reduction from 2019 levels. Continued emphasis on system efficiency, leak detection, and customer engagement will be necessary to maintain this performance and to achieve future reductions in demand.

The plan reflects Park City's unique setting as a resort community with high seasonal population variability with most homes non-primary residences. It maintains a practical and measurable conservation goal focused on water loss control, while continuing successful demand-side programs such as the Landscaping Incentive Program and WaterSmart customer portal.

Analysis

The Utah Water Conservation Plan Act requires municipalities to update and submit a water conservation plan every five years. Park City's last update was completed in 2020, at which time the Council adopted a target of a 33 percent reduction in water loss by 2030, using 2019 as the baseline.

Since 2000, Park City residents and businesses have reduced their average water use per account by approximately 50 percent. Major accomplishments include:

- Deployment of advanced metering infrastructure and a customer WaterSmart portal (55 percent enrollment rate).
- Implementation of automated leak notifications (2,735 alerts sent in 2024).
- Creation of 34 District Metered Areas (DMAs) for near real-time system loss tracking.
- Launch of landscape incentive programs and participation in Weber Basin's conservation partnership.

1. Conservation Achievements

Water Loss Reduction: In 2024, system loss was reduced to 22 percent of treated water, meeting the 2030 target. The conservation plan recommends we continue with the existing target as year over year loss varies, and this focus is needed to ensure we remain at this percentage loss.

Usage Efficiency: Average water use per single-family account has declined by 51 percent since 2000.

Customer Engagement: Over half of all utility customers actively use the WaterSmart portal to track and reduce consumption.

System Monitoring: Park City's zoned metering and leak detection program has received regional recognition for innovation and cost efficiency.

2. Conservation Goal

The 2025 Plan reaffirms the existing goal of maintaining water loss at or below 22 percent through 2030 and proposes a future 6 percent reduction in demand by 2040, consistent with Weber River Basin regional targets. Reducing water loss remains expensive and will require continued investment in locating and replacing old and failing infrastructure. This is an alternative goal to the States Regional Water Conservation goal, and is appropriate for 3 reasons:

- Substantial community effort as reflected in demand side conservation that has occurred since 2000.
- The target used by the State depends on primary residents, making the number difficult for a resort community where the majority of residences are water users but are not primary residents.
- Opportunity exists to reduce water loss by focusing on asset management and replacement to reduce water loss.

3. Best Management Practices

The plan documents ongoing and new Best Management Practices, including:

- Tiered year-round [water rates](#).
- Hourly metering and customer access to [real-time data](#).
- Six mailed conservation reports per year per account.
- Active leak detection, meter management, and system asset replacement.
- [Turf removal](#) incentives (\$3 per sq ft through Utah Water Savers partnership).
- Education and outreach at schools and community events.

4. Supply and Demand Outlook

Modeling through 2065 indicates adequate water supply under both average and dry-year conditions provided we meet our water conservation goals. No new source development is anticipated within the planning window. The City remains a wholesale supplier to the Weber Basin Water Conservancy District under an existing agreement.

5. Fiscal and Operational Implications

Ongoing conservation programs are funded within the approved Water Enterprise Fund budget. The primary fiscal benefit of continued loss reduction is operational efficiency—saving approximately \$320,000 annually in treatment and energy costs associated with non-revenue water.

Exhibits

1. Draft Resolution No. 30-2025 – Adopting the 2025 Water Conservation Plan
2. Exhibit A – Park City 2025 Water Conservation Plan (full document)
3. Appendix A-1 – FY 2026 Water Rates Schedule

Resolution 30-2025

A RESOLUTION ADOPTING THE 2025 PARK CITY WATER CONSERVATION PLAN

WHEREAS, the City Council of Park City, Utah, desires to adopt the 2025 Park City Water Conservation Plan as required by UCA 73-10-32.

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

Exhibit B: 2025 Park City Water Conservation Plan is hereby adopted by the City Council.

This resolution was passed and adopted on the 18th day of November, 2025.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

Park City 2025 Water Conservation Plan



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2. <i>Provide graph with reliable supply through 2060, water use projections and efficient use projections.</i>	15
3. <i>If, after reaching conservation targets, use exceeds supply, list future water sources and cost projections.</i>	15
4. <i>Describe, when applicable, occurrences of groundwater depletion, aquifer recharge (artificial and natural) and storage and recovery practices.</i>	16
Groundwater depletion does not appear to occur in our area. The aquifers tapped by Park City wells appear to recover each spring and return to artesian water flowing out of the well under pressure during wet years.	16
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Water Conservation Plan 2025

This document is Park City's 2025 Water Conservation Plan. It consists of two parts: the first contains information on performance metrics, current successes, and our Conservation Goal. The second, Appendix A, includes more detailed information and provides the State with requested data.

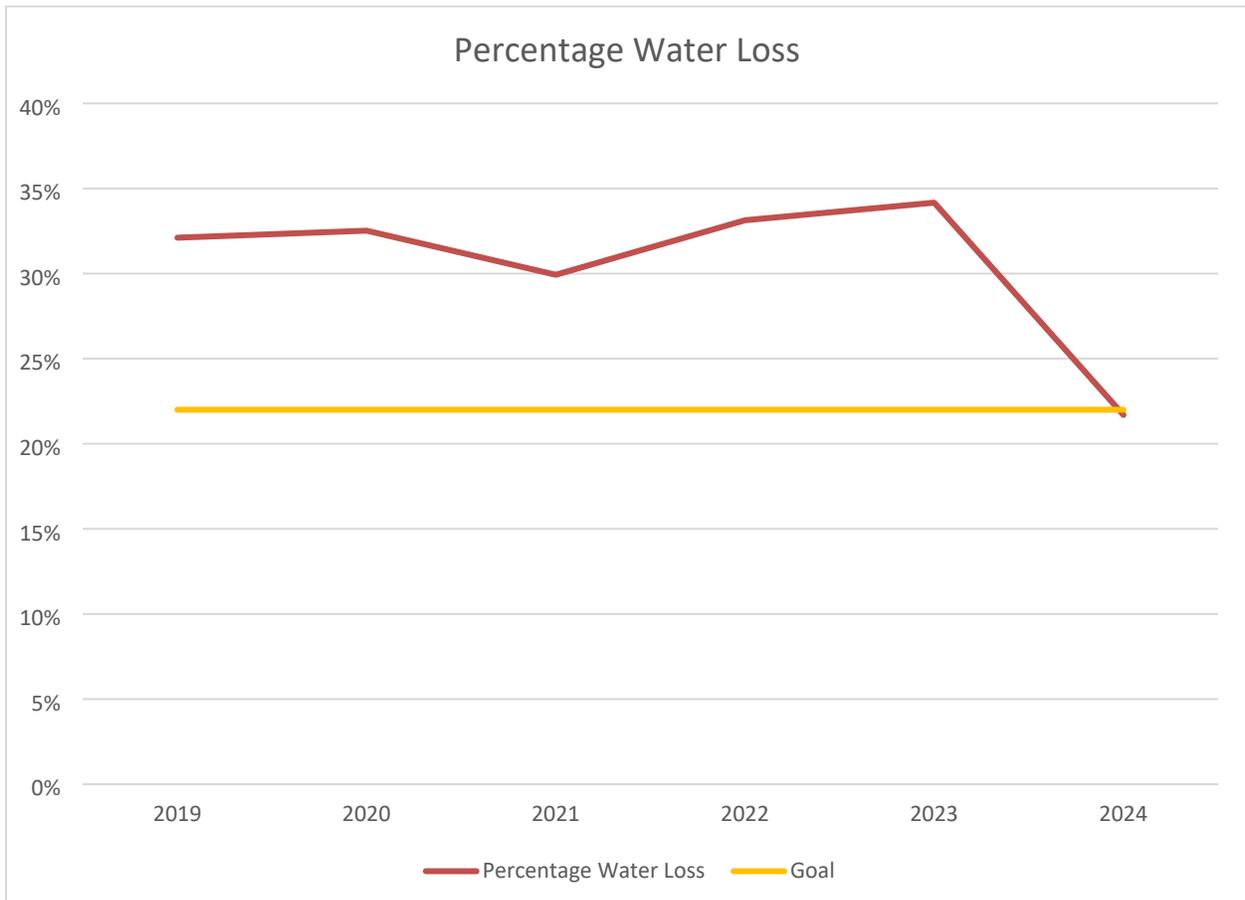
Purpose

Under the Water Conservation Plan Act (Utah Code § 73-10-32), water systems are required to prepare a Water Conservation Plan and update the plan no less frequently than every five years. The City last updated our water conservation plan in 2020.¹

In the 2020 Water Conservation Plan, the City adopted a target of a 33% reduction in water loss by 2030, using 2019 as the baseline measurement year. This sets a goal of no more than 22% water loss by 2030. This was in place of the Weber Basin regional conservation goal. The decision was made for three reasons: 1. The impact of reducing water loss was meaningful and more attainable than demand-side targets. 2. Residents of Park City have significantly reduced their water usage by approximately 50% since 2000. 3. Gallons per person per day (GPCD) targets are misleading in a resort town where housing stock is primarily 2nd homes.

¹ https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/parkcity/resolutions/documents/1603121841_22-2020_Water_Conservation_Plan_Resolution.pdf

Discussion



Park City has made significant progress towards our water loss goal, and in 2024, we are actually at our loss target of 22%. We believe, however, that additional work is needed to maintain this target, as the 2024 data represents a substantial reduction in loss from the prior year and will require continued focus to stabilize at this target. The loss level will likely retreat towards the average without continued focus. For this reason, we will leave our existing goal in place. This loss reduction is equivalent to eliminating all the water we bill for Multi-Family Residential water, or an approximately 50% reduction in Single Family Residential use.

The regional water conservation goal for the Weber River Basin (the majority of Park City falls within this Basin) is a 20% reduction in gallons per capita per day. Park City is selecting a water conservation goal of a 33% reduction in water loss using 2019 as the starting measure. This results in less water being conserved than under the regional goal. The primary reason is that a water conservation goal based on population (gallons per capita/person per day) understates the number of people Park City serves. Approximately 30% of the City's housing stock is occupied by primary residences. Thus, 70% does not contribute to the per capita calculation; the regional conservation goal represents 5 times the water reduction for Park City compared to a 100% primary occupancy community. This is before factoring in the increased water needed to support a resort economy with a substantial visitor influx, which does not show up in the per capita calculation either.

The City strongly believes in water conservation, as seen by our 50% reduction in per-connection water demand for Single-Family, Multi-Family, and Irrigation Connections since 2000. We continue to reflect this conservation ethos by adopting a conservation goal of a 33% reduction in water loss, while continuing all of our active water conservation programs.

Highlighting a few Programmatic Successes

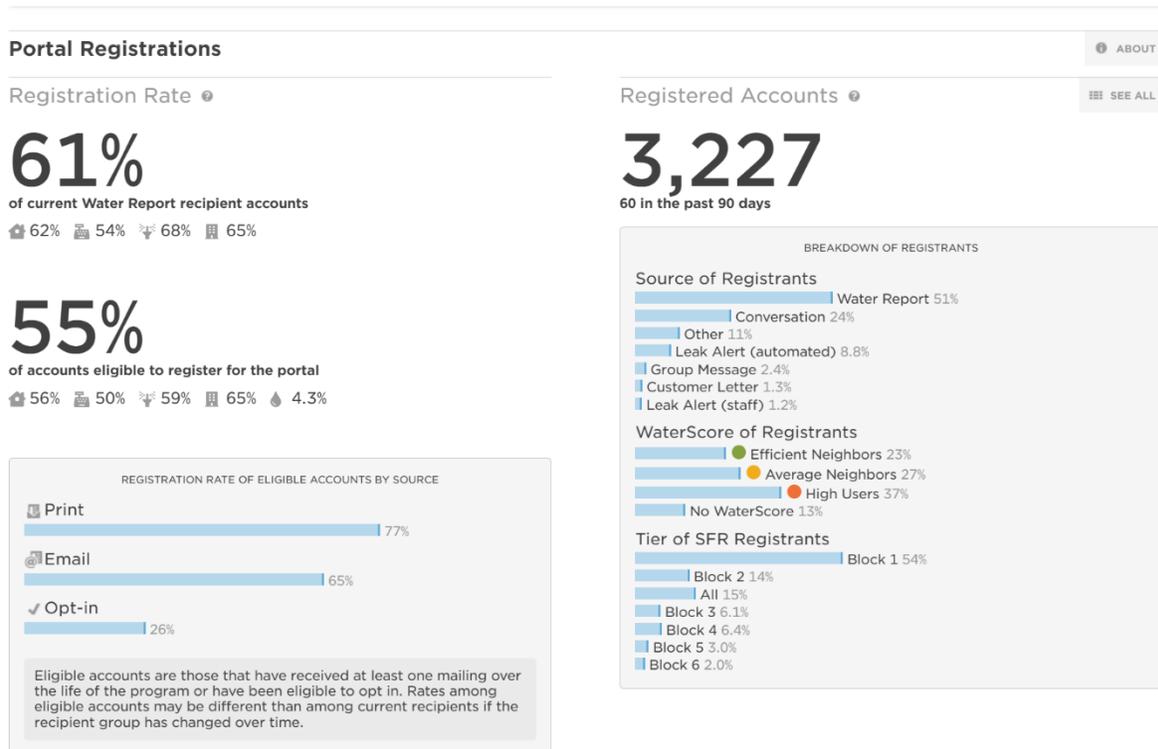
Below are a few highlights of our water conservation programs.

Landscaping Incentive Program

Park City’s Landscape Incentive Program was launched in May 2023. Since then, there have been numerous inquiries, with many customers noting that they intend to help the community save water. The success of the community’s turf removal thus far is evident, with almost 65,000 square feet of grass having been replaced with low-water-use and fire-wire plants! There are many more projects in the works presently, either being planned or starting this summer.

WaterSmart Portal Enrollment

55 percent of all customers have registered for the Watersmart Customer Portal. This is an exceptionally high registration percentage, and the highest among WaterSmart software’s customers. Once registered, these customers can view the library of water conservation suggestions, set up custom alerts based on their water usage, and view hourly data on how they use water.



Automated Leak Notifications

The City sent 2,735 automated leak alerts in the last year. If each account only received one alert, this would mean that half of all accounts had some kind of automated leak notification within the past year. These alerts leverage the City’s investment in remote meter reading technology, and help our customers save both money and water.

Alerts ⓘ

VIEW NOT ALERTED

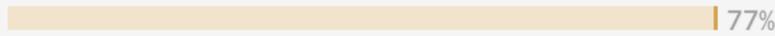
2,735 alerted

In the past 12 months

@ 2,578 📱 307 📞 25 👤 61 📧 0

RATES OF ENGAGEMENT AS A PERCENT OF ALERTS SENT

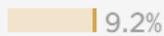
Emails Opened



Emails Clicked



Digitally Resolved



Near Real Time Tracking of System Loss

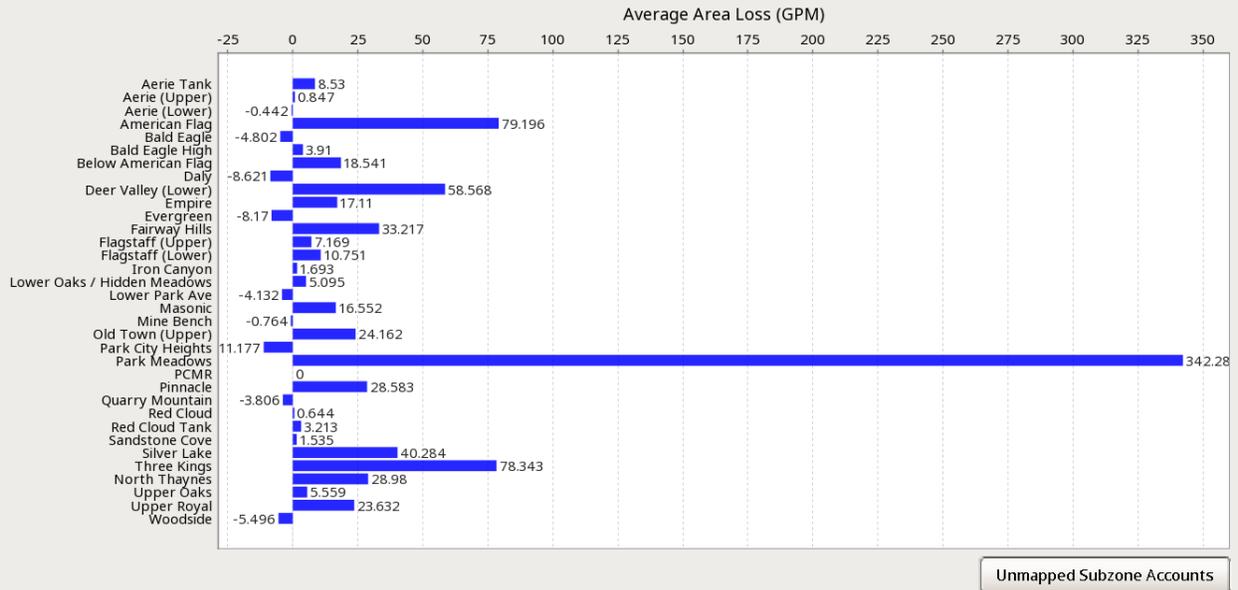
We have successfully broken down our water distribution network into smaller zones, and combined those zones with customer metering data. This allows for a zone by zone calculation of where water is not being accounted for, which usually indicates system leaks in an area. This has been done very cost effectively by leveraging an existing system, and is on the cutting edge of water loss management in the United States. The City has received several awards for this work.

Since the 2020 Water Conservation Plan, we have gone from 20 smaller zones to 34 zones. This further division into smaller zones enables more precise identification of water loss and associated leaks. This has contributed to our reduction in water loss in 2024 by allowing Public Utilities to target resources to higher loss areas.

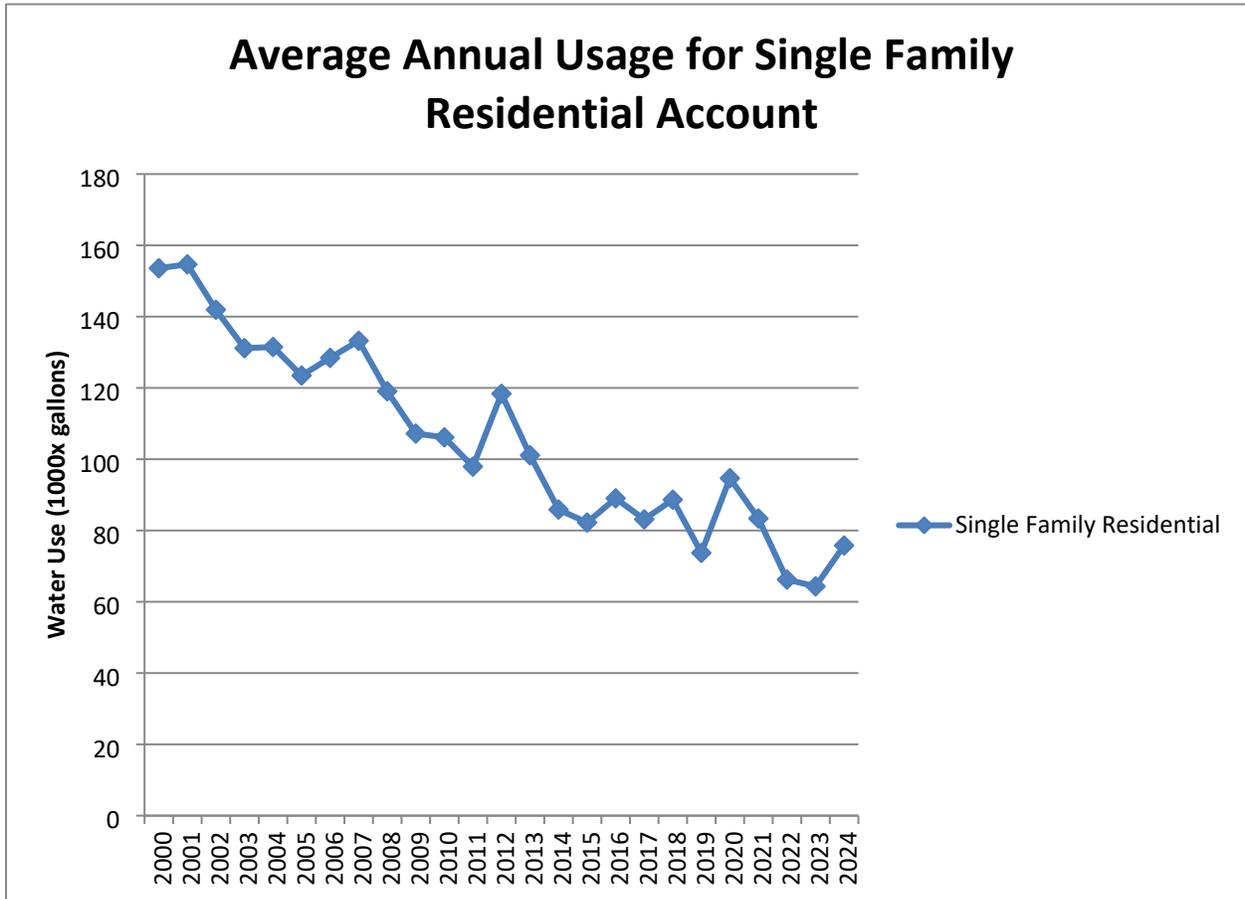
DMA Summary

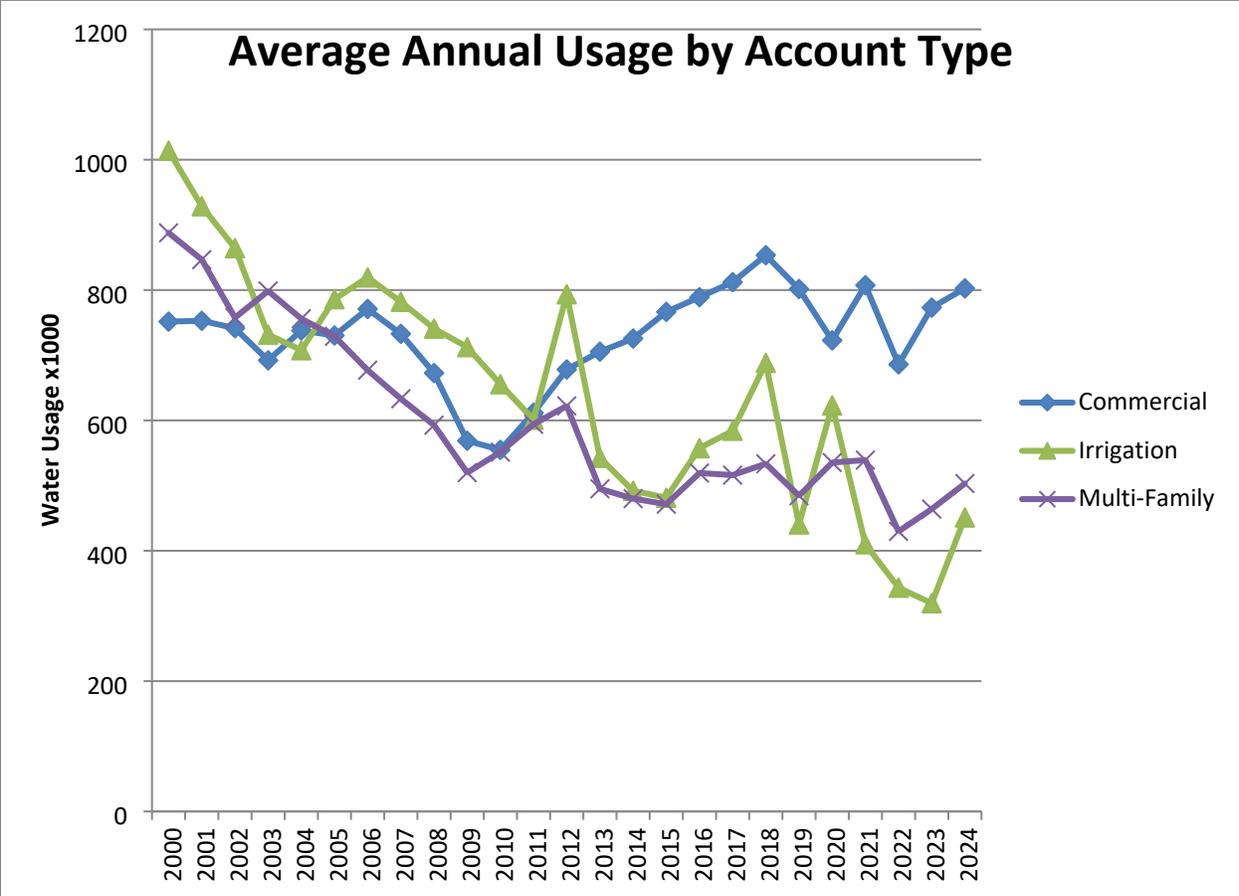
Average Loss						Change Setp...	Area	Days to ...	Avera...
ARTK 9 GPM	UPAR 1 GPM	LWAR -0 GPM	AMFG 79 GPM	BALD -5 GPM	BEHI 4 GPM	<input checked="" type="checkbox"/>	Aerie Tank	3	8.53
BAFG 19 GPM	DALY -9 GPM	LWDV 59 GPM	EMP 17 GPM	EVGN -8 GPM	FAIR 33 GPM	<input checked="" type="checkbox"/>	Aerie (Upper)	3	0.85
UFLG 7 GPM	LFLG 11 GPM	ICYN 2 GPM	LOHM 5 GPM	LOPA -4 GPM	MASO 17 GPM	<input checked="" type="checkbox"/>	Aerie (Lower)	3	-0.44
MNBH -1 GPM	OLD 24 GPM	PCHT -11 GPM	PRKM 342 GPM	PCMR 0 GPM	PNCL 29 GPM	<input checked="" type="checkbox"/>	American Flag	3	79.2
QMTN -4 GPM	REDC 1 GPM	REDT 3 GPM	SAND 2 GPM	SLLK 40 GPM	THRK 78 GPM	<input checked="" type="checkbox"/>	Bald Eagle	3	-4.8
NTHN 29 GPM	UPOK 6 GPM	UPRL 24 GPM	WOOD -5 GPM			<input checked="" type="checkbox"/>	Bald Eagle High	3	3.91
						<input checked="" type="checkbox"/>	Below American Flag	3	18.54
						<input checked="" type="checkbox"/>	Daly	3	-8.62
						<input checked="" type="checkbox"/>	Deer Valley (Lower)	3	58.57
						<input checked="" type="checkbox"/>	Empire	3	17.11
						<input checked="" type="checkbox"/>	Evergreen	3	-8.17
						<input checked="" type="checkbox"/>	Fairway Hills	3	33.22
						<input checked="" type="checkbox"/>	Flagstaff (Upper)	3	7.17
						<input checked="" type="checkbox"/>	Flagstaff (Lower)	3	10.75
						<input checked="" type="checkbox"/>	Iron Canyon	3	1.69
						<input checked="" type="checkbox"/>	Lower Oaks / Hid...	3	-4.13
						<input checked="" type="checkbox"/>	Lower Park Ave	3	16.55
						<input checked="" type="checkbox"/>	Masonic	3	-0.76
						<input checked="" type="checkbox"/>	Mine Bench	1	12.36

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Set Days To Average	3	790.79
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Average Annual Usage by Account Type



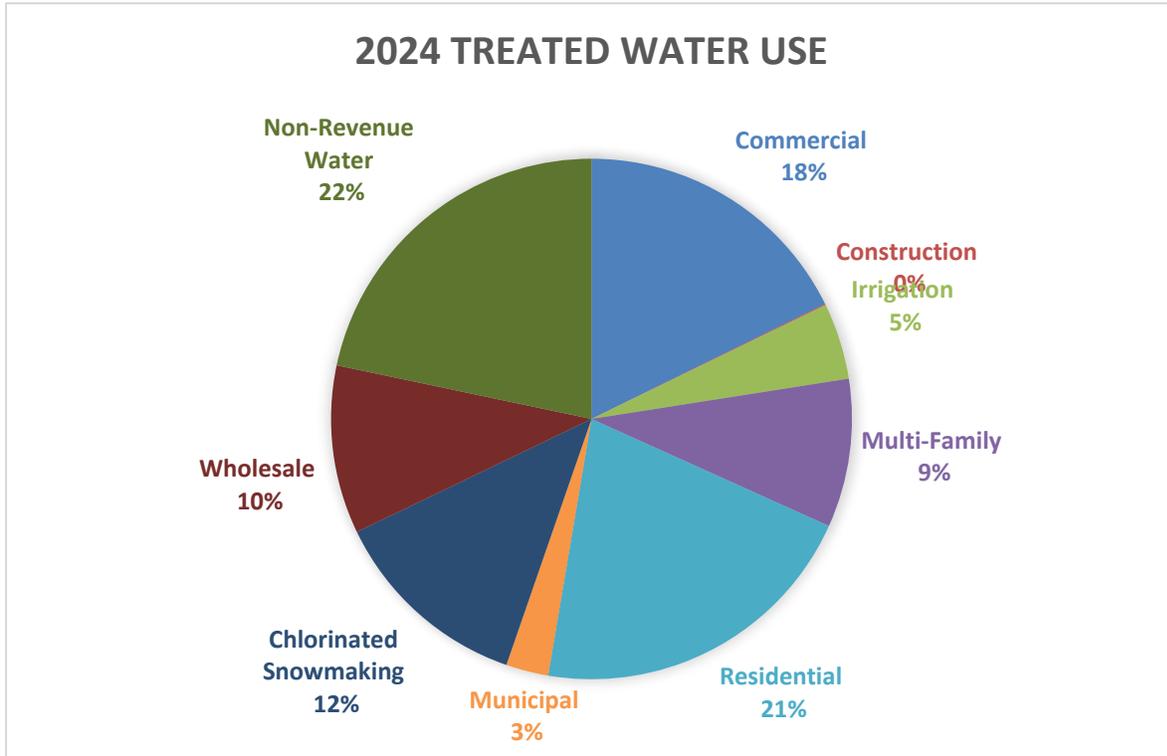


Usage per account has decreased substantially since 2000 for Irrigation, Multifamily, and Residential Accounts. Commercial accounts, on average, use more per account. This reflects, in part, a limitation of the gallons-per-account metric. This metric doesn't account for the increase in the size of a commercial account in Park City. Businesses, such as hotels, are larger and serve more people on average than they did in 2000. Commercial accounts are also more tied to economic conditions. You can see the recession starting in 2007 in the commercial data, and the decrease in Commercial water use during the first year of COVID-19.

The table below shows the percentage change from 2000 to 2024.

Account Type	Percentage Change in Water Usage from the Year 2000	Number of Accounts in 2024
Commercial	7% Increase	378
Irrigation	56% Decrease	180
Multi-Family	43% Decrease	314
Residential	51% Decrease	4,727

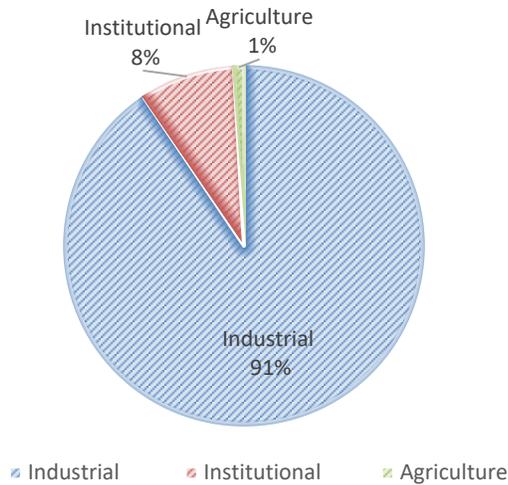
A final data point is a pie chart on the treated drinking water that was used by the community in 2024 and a table providing the usage in gallons.



2024 Treated Water Usage Gallons	
Commercial	303,375,000
Construction	1,190,000
Irrigation	81,198,000
Multi-Family	157,996,000
Residential	358,258,000
Municipal	45,151,000
Chlorinated Snowmaking	214,984,740
Water Loss/Non-Revenue Water	179,065,228
Total Water Produced	1,712,755,690

Most of our reporting is focused on treated water use. Information on non-treated water is also provided here, so we do not lose sight of non-treated water use. The line between water uses and downstream obligations and flows can become difficult. The City has additional downstream commitments not included in the following table. Instead, this table is based on consumptive use reported to the State. While the City has a small, pressurized irrigation system, it is used exclusively by the City and the School District.

UNTREATED WATER 2024



2024 Untreated Water Usage Gallons		
Industrial	Park City Mountain Snowmaking	231,828,965
Institutional	PCMC Golf Course, PCCC Golf Course, Fields, and Parks	21,890,703
Agricultural	Willow Ranch Subdivision Agriculture Water Agreement	2,274,782
Total Water Used		255,994,450

Appendix 1: State Requested Data

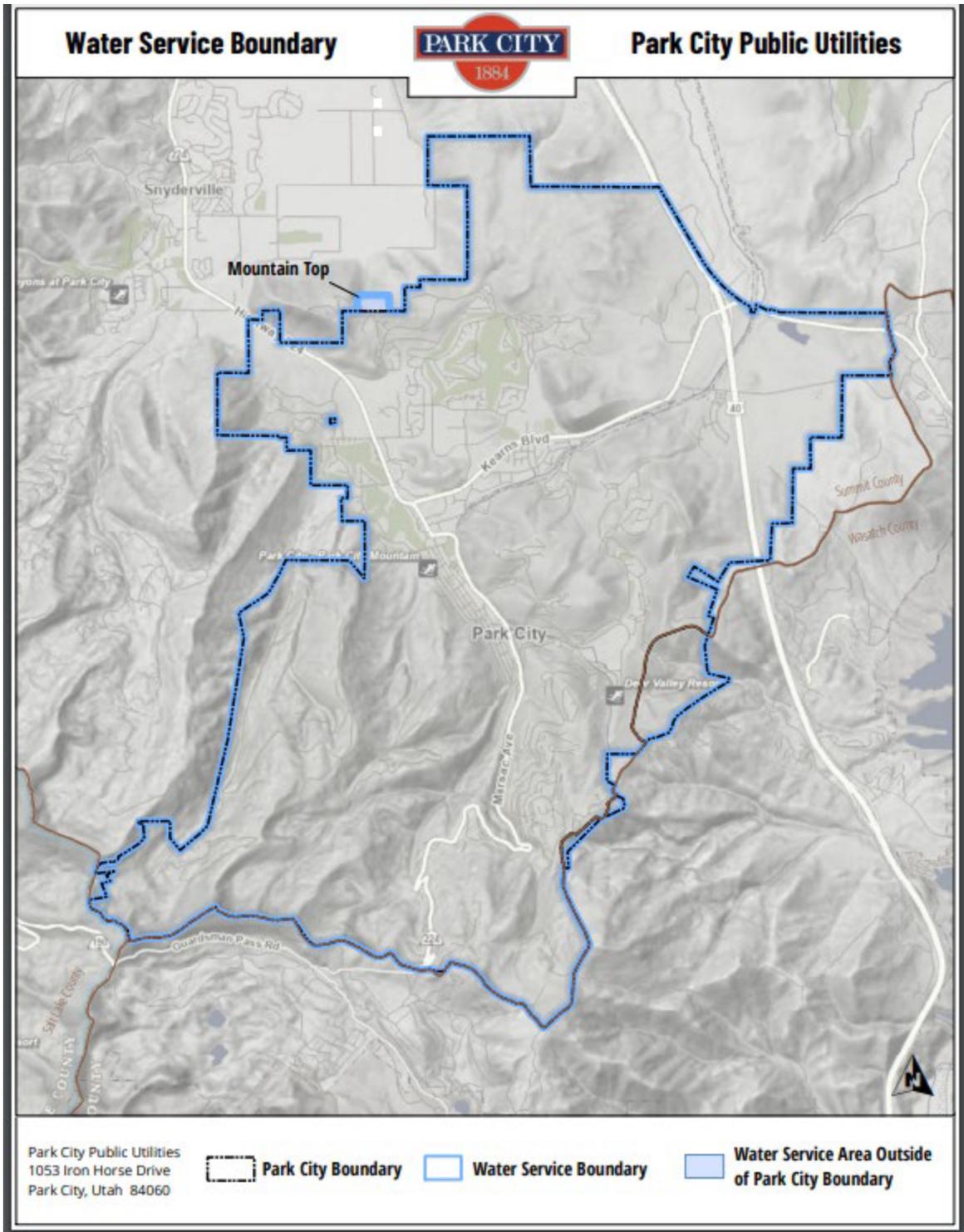
The State has requested that Conservation Plans contain specific data. The information in Appendix 1 is laid out to meet those State Requirements².

System Profile and Supply Information

1. Map of Service Area

Park City’s service area is adopted by City Council and found in Park City Municipal Code 13-1-30 and shared below.

² <https://conservewater.utah.gov/wp-content/uploads/2022/12/2025-Water-Conservation-Plan-Guide.pdf>



2. Water Connections

2024 Accounts by PCMC Account Type	
Residential	4,727

Multi-Family	314
Commercial	378
Irrigation	180
Municipal	110
Snowmaking	2

Park City bills accounts based on the above classifications.

2024 Accounts by UDNR	
Residential	5,131
Commercial	468
Institutional	110
Industrial	2

The State tracks water consumption based on these account types. The following conversions are used to convert from Park City types to the State’s system.

Conversion	
UDNR Types	Park City Types
Residential	Residential + Multi-Family + 50% Irrigation
Commercial	Commercial + 50% Irrigation
Institutional	Municipal
Industrial	Snowmaking

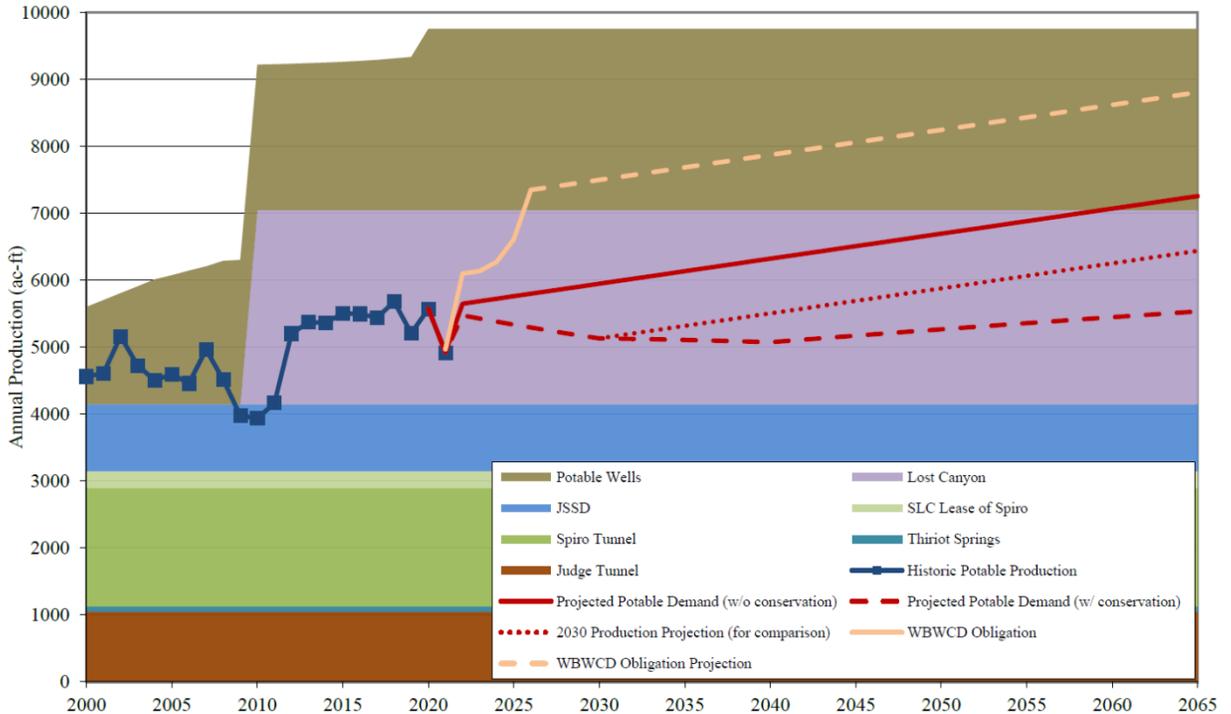
Supply

1. Chart current water supply, categorized by source.

Dry Year Reliable Water Supply			
Source	Type	Supply (gpm)	Supply (acre-ft)
Potable Wells	Well	2,950	2,705
Judge Tunnel	Tunnel	640	1,049
Thiriot Springs	Spring	0	76
Spiro Tunnel	Tunnel	2,157	1,768
Lease of SLC Spiro Rights	Purchased	371	253
JSSD Connection	Tunnel	1,000	1,000
Lost Canyon	Purchased	3,600	2,900
Total Supply		10,718	9,751

The chart above provides information on Park City’s reliable water supply, in gallons per minute and acre-feet. Supply in gpm may be greater as these values are taken from dry year production, not the average year. Park City’s system is best understood by reviewing gallons per minute available during peak demand (usually in July) during a dry period. We design our system to meet demand under this scenario and use the available gallons per minute from sources. Gallons per minute at a constant rate do not equal supply in acre feet, as water rights, water source, and operational limitations constrain supply.

2. Provide graph with reliable supply through 2060, water use projections and efficient use projections.



The graph above shows that Park City is not anticipating the need for additional water source capacity within the model’s time window (2065).

Park City is a significant wholesaler to the Weber Basin Water Conservancy District (WBWCD). This water sale reduces the cost of owning and operating Park City’s water system. This graph illustrates that this obligation is in effect for five years, with the potential to extend into the future, as indicated by the orange dotted line. Under either future scenario, Park City currently has an adequate water supply.

3. If, after reaching conservation targets, use exceeds supply, list future water sources and cost projections.

Current projections do not show Park City exceeding supply. If future resources are needed, Park City entered the Western Summit County Master Agreement in 2013³. In part, this agreement provides for Park City, Summit Water, and Mountain Regional to share water resources. After all existing water resources are exhausted, Weber Basin becomes responsible for building an additional water importation project into the Snyderville Basin. Conceptually,

³ <https://www.parkrecord.com/news/summit-county/city-weber-basin-approve-agreement/>

several options have been discussed, but the triggering event has not yet occurred for a project. It will certainly be more expensive than any existing source that the City currently has.

4. *Describe, when applicable, occurrences of groundwater depletion, aquifer recharge (artificial and natural) and storage and recovery practices.*

Groundwater depletion does not appear to occur in our area. The aquifers tapped by Park City wells appear to recover each spring and return to artesian water flowing out of the well under pressure during wet years.

Billing

1. *Include a copy of the system's water rate structure.*

Park City's water rates are part of the City's fee schedule. They were most recently adopted on June 12, 2025, and are available online here: <https://parkcity.gov/departments/water-rates-fy26> and in Appendix A1 at the end of this report.

System Water Loss Control

As of 2024, water loss was 371,537,722 gallons of water loss or non-revenue water. That equates to 707 gallons per minute, at an operational cost of \$320,000 or about 1.5% of our revenue. The operational cost of this loss is the energy, chemicals, and filter life used to treat this water. This loss equated to 22% of the treated water placed into our system. Significant progress has been made over the past 5 years, and loss has been reduced by approximately 10%.

1. *Leak detection and repair methods*

Water Loss or Non-Revenue water has been a focus of the City's since 2018. Progress is being made on this issue. Most recently that can be seen in our use of the following tools:

District Metered Areas

These are our most helpful tools, representing a core tool in our search for leaking pipes. Individual sections of Park City's water system are identified, and all water flowing in and out of that section is measured. The difference between measured inputs and outputs is the water loss in that area. This information is used to target resources at high-loss areas.

Permalogger with Advanced Metering Infrastructure connections

A permalogger is a remote water leak listening device. They can be used to listen overnight for an active leak. We have connected these devices to our Advanced Metering Infrastructure and can remotely monitor suspected areas for leaks.

CityWorks Work Order Tracking

We are documenting all repairs in the CityWork work order tracking system. This data provides a window into system performance in specific areas and informs future repair and replacement decisions.

Asset Management Plan

The strategic asset management plan is being developed, and water loss and repairs in an area are important inputs used to recommend capital investments in the system.

Acoustic Listener

We have purchased an acoustic listener and trained our distribution operators in its use. This reduces the repair time and the need to spend on an outside firm for leak detection.

Service Line Repair Policy

We have identified service line failure as a significant cause of water loss, specifically poly service lines from the 70s and 80s. When a leak is identified on a poly service line, the entire line is replaced rather than repaired.

2. *Water and revenue losses*

Park City's losses are almost exclusively real, e.g., water leaks, rather than apparent, e.g., billing meters under reading. In 2024, the City lost 371,537,722 gallons of water, or 707 gallons per minute. We value that water at its variable cost, defined here as the cost in energy, chemicals, and filters. The variable cost of that water is approximately \$454 per gallon per minute, for a total cost of \$320,000.

The practices to minimize that loss are listed under Leak Detection and Repair Methods.

3. *List current water measurement methods and practices.*

All billing connections to the system are metered. All billing meters are connected to an Advanced Metering Infrastructure and read once an hour. The data is transmitted back to the City every 4 or 5 hours. This data is available to our customers through our water portal, Watersmart.

Smaller meters are not currently replaced on an age based system. In 2017, a statistical sample of smaller meters found them to be 99.7% accurate based on American Water Works Association Standards. As meters are replaced, they are replaced with solid-state meters that do not require calibration. These solid-state meters also have a defined life, typically 20 years.

Over the past 10 years, all meters 3" and larger have been replaced. Following this replacement, the majority of larger meters will be replaced every 10 - 20 years, depending on the expected life of their batteries.

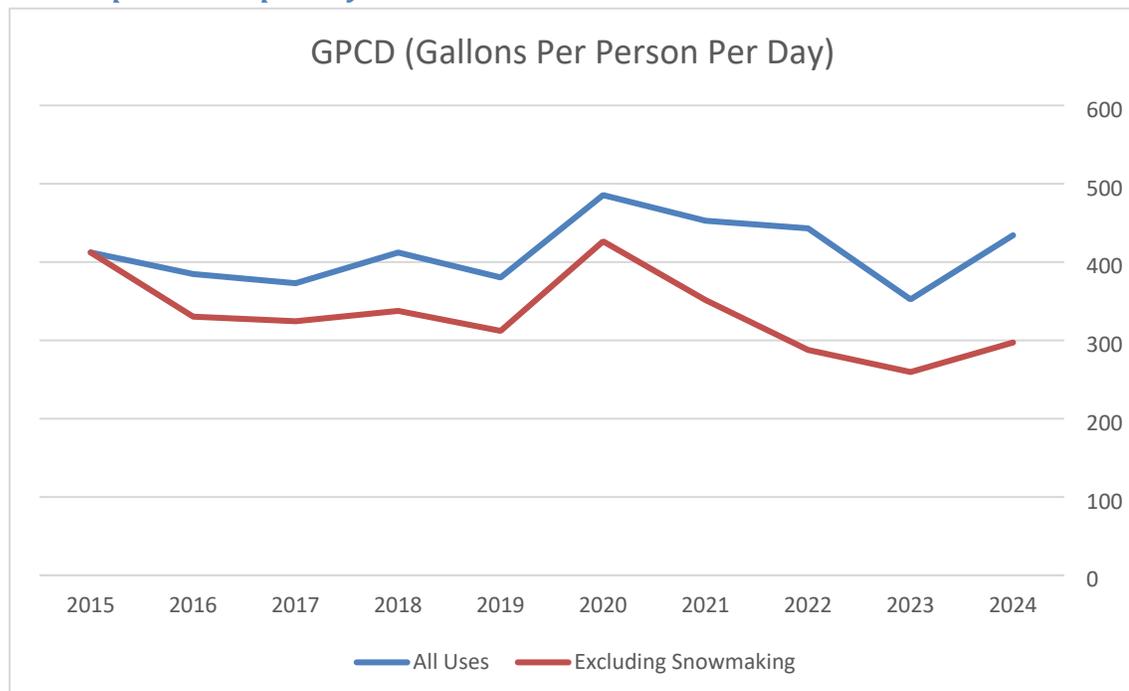
Water Use and Measurement

1. List Current Total Potable and Non-Potable Water Deliveries by Volume (Acre-feet)

2024 Deliveries in Acre Feet						
UDNR Type	Residential	Commercial	Industrial	Institutional	Agriculture	Wholesale
Potable	1,708.92	1,055.62	659.76	138.56	n/a	549.53
Non-Potable	n/a	n/a	711.35	67.17	6.98	n/a

The chart above displays in Acre Feet the amount of water that goes to each of the usage types as reported to the Utah Division of Water Rights.

2. Gallons per Person per Day over time



The data used to generate this chart is data submitted to the Utah Division of Water Rights since the year 2015. It includes Non-Potable Water.

The gallons per capita per day chart above is based on billing data and SCADA records. The city began reporting non-potable water in 2019, and the convergence in 2015 is a data anomaly rather than reality.

Snowmaking contributes to Park City's GPCD amounts, but is minimally consumptive. It is predicted that snowmaking will continue to increase, due to climate change. For both these reasons, a GPCD value excluding snowmaking is also provided.

Over 70% of homes in Park City are either vacant or second homes.⁴ These homes still require water, including outdoor irrigation during peak demand times. However, they do not contribute people to the per capita calculation, resulting in a higher GPCD value than communities with a higher primary home percentage.

3. *Current per capita water use in gallons per capita per day*

2024 Gallons Per Person Per Day			
	Potable	Non-Potable	Total
Residential	171	-	171
Commercial	105	-	105
Institutional	14	7	21
Industrial	66	71	137
Agriculture	-	1	1
Total	356	78	434

This chart breaks down 2024 usage by gallons per day. This chart also includes non-potable water, which is typically outside the scope of the metrics we create. Non-potable water is primarily for snowmaking, municipal irrigation, and some agricultural delivery.

Conservation Practices

1. *New Best Management Practices*

Park City has developed a leading water conservation program that has reduced water usage (excluding water loss and snowmaking) by 25% since 2000 based on GPCD and approximately 50% based on average usage per account. This program comprises several ongoing operational programs, each with corresponding expenses. The City will continue to support those, while focusing on the opportunity presented by further reducing water loss.

To capture this opportunity, the City will:

Summary	Additional Description
Proactively search for leaks.	Continue to develop proactive measures to search for leaks, such as training and utilizing existing operators for leak correlation.
Break Park Meadows zone down.	Reduce the size of the Park Meadows district metered zone to facilitate better loss location.
Set a meter age target.	Define an appropriate meter age target based on performance.

⁴ [70% of homes in Park City are vacant or second homes - TownLift, Park City News, PARK CITY'S HOUSING NEEDS ASSESSMENT 2021](#)

Increase Asset Replacement Expenditures	As funding allows, increase asset management or replacement expenditures to reduce water loss.
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2. Conservation Goal

- Park City’s water conservation goal in 2020 was a 33% reduction in water loss by 2030, or restated, no more than 22% water loss.
 - This goal was first adopted in our 2020 Water Conservation Plan, and we achieved it in 2024, reducing the loss to 22%. Because water loss as a percentage can vary based on demand, we will continue to focus on water loss and plan to achieve no more than 22% water loss. We want this number at or below 22% for several consecutive years.
- We will continue our successful demand-side conservation measures and anticipate adopting a future target of a further 6% reduction in demand by the year 2040, consistent with the Weber River Drainage State target.

3. List of Current Conservation Best Management Practices

Best Management Practice	Description & Evaluation
Tier Rate Structure	Park City has year round tiered water rates. Water pricing has likely had the greatest impact on water usage.
Meter All Connections	All Park City connections are metered, as discussed earlier in the report. Data on how water is being used is critical to any conservation program.
Consumer portal with hourly usage.	Park City provides access to a customer portal: parkcity.watersmart.com. All account holders can access this service and view their hourly water consumption. Users can also set up usage alerts for text, email or phone call notifications. This is a core component of our conservation program. 50% of all Park City customers have registered for this service.
6x a Year Customized Mailed Conservation Suggestion	All account holders receive by mail or email 6 reports a year outlining their water usage and ways they could reduce their water consumption. This serves as a great reminder of conservation programs and how a property could reduce water usage.
Landscape Incentive Program	Partnered with the State and Weber Basin Water Conservation District to provide a cash incentive of \$3 per square foot of turf removed.
Utahwatersavers.com	Smart Controllers are one of the first things we recommend to someone looking to save water or reduce their water bill. We take advantage of State funding by referring people to utahwatersavers.com for rebate information.

Annual Water Fair	Park City Public Utilities participates in the Annual Water Fair for 4 th Graders, and provides information on how they get their water and how to use less water.
Implement a Water Conservation Plan	Park City has had a conservation plan since the early 2000's.
Active Leak Detection Program	Starting in 2018 the City has enhanced our active leak detection program with active measures to detect leaks. This has resulted in operations savings and is bearing fruit through reduced water demand.
Perform System Water Audit	The City has made investments in the SCADA system to be able to track water as it moves through the system. This allows for hot spots to be identified and addressed through asset replacement expenditures.
Bill Print with Comparison	Each bill print has a comparison to a neighborhood average and to that property's usage last year at the same time.

4. *List of Conservation Ordinance & Standards*

Item	Location
Waste Water Prohibition	Park City Municipal Code 13-1-21
Water Shortage Plan	Park City Municipal Code 13-1-26 , 13-1-22
Drought Plan	Park City Municipal Code 12-1-26

5. *City Codes/Updates pertaining to Gray Water and Construction Standards*

Gray water usage policy is set at the Health Department level.⁵ Park City does not further regulate the use of Grey Water. Construction Standards or Building Codes are set at the State level⁶, and Park City's practices are consistent with State Law.

6. *New Development Requirements*

Park City has adopted a version of the Weber Basin Water Conservancy Districts model water conservation ordinance for new developments⁷. This was a precondition to our participation in the landscape incentive program.

7. *Names and Contact information for those responsible for meeting the efficiency goals.*

Name	Title	Contact Information
Susan Cordone	Conservation Coordinator	Susan.cordone@parkcity.org

⁵ <https://rules.utah.gov/publicat/code/r317/r317-401.htm>

⁶ <https://le.utah.gov/xcode/Title15A/Chapter1/15A-1-S204.html>

⁷ <https://www.utah.gov/pmn/files/1037025.pdf>

Jason Christensen	Water Resources Manager	jason.christensen@parkcity.org
Clint McAfee	Public Utilities Director	clint.mcafee@parkcity.org
Mayor & City Council	Mayor & City Council	https://www.parkcity.org/government/city-council

8. *Access to the Water Conservation Plan*

After adoption, the Water Conservation Plan will reside on the www.parkcity.gov website, and access will be provided to local media and those served by Park City’s water department.

Appendix A-1 Water Rates

Water Rates FY26
Water Base Rates
July 1, 2025-June 30, 2026
Effective July 1, 2025

Single Family Residential

Lot Size	Base Rate
0 - .25 Acres (Small)	\$75.00
.26 - .74 Acres (Medium)	\$75.00
.75 - 1.25 Acres (Large)	\$75.00
1.25+ Acres (Extra Large)	\$75.00

Multi-Family

Meter Size	Base Rate
3/4"	\$78.19
1"	\$132.69
1.5"	\$283.45
2 "	\$591.10
3"	\$1,538.31
4"	\$2,792.71
6"	\$5,264.34

Commercial

Meter Size	Base Rate
3/4"	\$93.83
1"	\$159.23
1.5"	\$340.14
2 "	\$709.33
3"	\$1,845.85
4"	\$3,351.25
6"	\$6,317.21

Irrigation

Acres Irrigated	Base Rate
.5 Acres	\$75
1 Acre	\$150
2 Acres	\$300
3 Acres	\$450
4 Acres	\$600
5 Acres	\$750
6 Acres	\$900
7 Acres	\$1,050
8 Acres	\$1,200
9 Acres	\$1,350
10 Acres	\$1,500
11 Acres	\$1,650
12 Acres	\$1,800
13 Acres	\$1,950
14 Acres	\$2,100
15 Acres	\$2,250
16 Acres	\$2,400

All Customers Year-Round Tier Consumption

Single Family Residential	Block 1 (Inc. in Baserate)	Block 2 (Indoor)	Block 3 (Outdoor Optimized)	Block 4 (Outdoor Mild Conservation)	Block 5 (Outdoor without Conservation)
Price per 1,000 gallons	\$0.00	\$7.00	\$10.00	\$20.00	\$75.00
Small	0-2,000	2,001- 5,000	5,001-20,000	20,001 – 25,000	Over 25,000
Medium	0-2,000	2,001 – 5,000	5,001 – 30,000	30,001 – 40,000	Over 40,000
Large	0-2,000	2,001 – 5,000	5,001 – 40,000	40,001 – 60,000	Over 60,000

Multi Family Consumption	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
Price per 1,000 gallons	\$7.51	\$9.92	\$12.81	\$18.06	\$25.23	\$37.84
3/4" Meter Allowance in Block	0- 5,000	5,001 – 10,000	10,001 – 20,000	20,001 – 30,000	30,001-40,000	Over 40,000
1" Meter, Allowance in Block	0- 10,000	10,001 – 20,000	20,001 – 30,000	30,001 - 40,000	40,001-70,000	Over 70,000
1.5" Meter, Allowance in Block	0- 20,000	20,001 – 30,000	30,001- 50,000	50,001 – 90,000	90,001-130,000	Over 130,000
2" Meter, Allowance in Block	0 - 30,000	30,001- 50,000	50,001 – 90,000	90,001– 130,000	130,001-150,000	Over 150,000
3" Meter, Allowance in Block	0 - 40,000	40,001 – 110,000	110,001 – 150,000	150,001 – 200,000	200,001-400,000	Over 400,000
4" Meter, Allowance in Block	0 - 130,000	130,001 – 150,000	150,001 – 200,000	200,001 - 400,000	400,001-600,000	Over 600,000
6" Meter, Allowance in Block	0- 150,000	150,000 – 200,000	200,001 – 400,000	400,001 – 800,000	800,001-1,000,000	Over 1,000,000

Commercial Consumption	Block 1	Block 2	Block 3	Block 4	Block 5
Price per 1,000 gallons	\$9.92	\$12.81	\$18.06	\$25.23	\$37.84
¾" Meter, Allowance in Block	0 – 5,000	5,001 – 10,000	10,001- 20,000	20,001-30,000	Over 30,000
1" Meter, Allowance in Block	0 – 10,000	10,001 – 30,000	30,001-90,000	90,001-150,000	Over 150,000
1.5" Meter, Allowance in Block	0 – 30,000	30,001 – 50,000	50,001-130,000	130,001- 400,000	Over 400,000
2" Meter, Allowance in Block	0 – 50,000	50,001 – 90,000	90,001-200,000	200,001-600,000	Over 600,000
3" Meter, Allowance in Block	0 – 130,000	130,001 – 150,000	150,001- 400,000	400,001-1,000,000	Over 1,000,000
4" Meter, Allowance in Block	0 – 150,000	150,001 – 400,000	400,001-800,000	800,001-1,000,000	Over 1,000,000
6" Meter, Allowance in Block	0 – 200,000	200,001 – 100,000,000	1,000,001-1,600,000	1,600,001-1,800,000	Over 1,800,000

Irrigation Consumption	Block 1	Block 2	Block 3
Price per 1,000 gallons	\$10.00	\$20.00	\$37.84
.5 Acres	0-50,000	50,001-60,000	Over 60,001
1 Acre	0-100,000	100,001-120,000	Over 120,001
2 Acres	0-200,000	200,001-240,000	Over 240,001
3 Acres	0-300,000	300,001-360,000	Over 360,001
4 Acres	0-400,000	400,001-480,000	Over 480,001
5 Acres	0-500,000	500,001-600,000	Over 600,001
6 Acres	0-600,000	600,001-720,000	Over 720,001
7 Acres	0-700,000	700,001-840,000	Over 840,001
8 Acres	0-800,000	800,001-960,000	Over 960,001
9 Acres	0-900,000	900,001-1,080,000	Over 1,080,001
10 Acres	0-1,000,000	1,000,001-1,200,000	Over 1,200,001
11 Acres	0-1,100,000	1,100,001-1,320,000	Over 1,320,001
12 Acres	0-1,200,000	1,200,001-1,440,000	Over 1,440,001
13 Acres	0-1,300,000	1,300,001-1,560,000	Over 1,560,001
14 Acres	0-1,400,000	1,400,001-1,680,000	Over 1,680,001
15 Acres	0-1,500,000	1,500,001-1,800,000	Over 1,800,001
16 Acres	0-1,600,000	1,600,001-1,920,000	Over 1,920,001

Construction Water

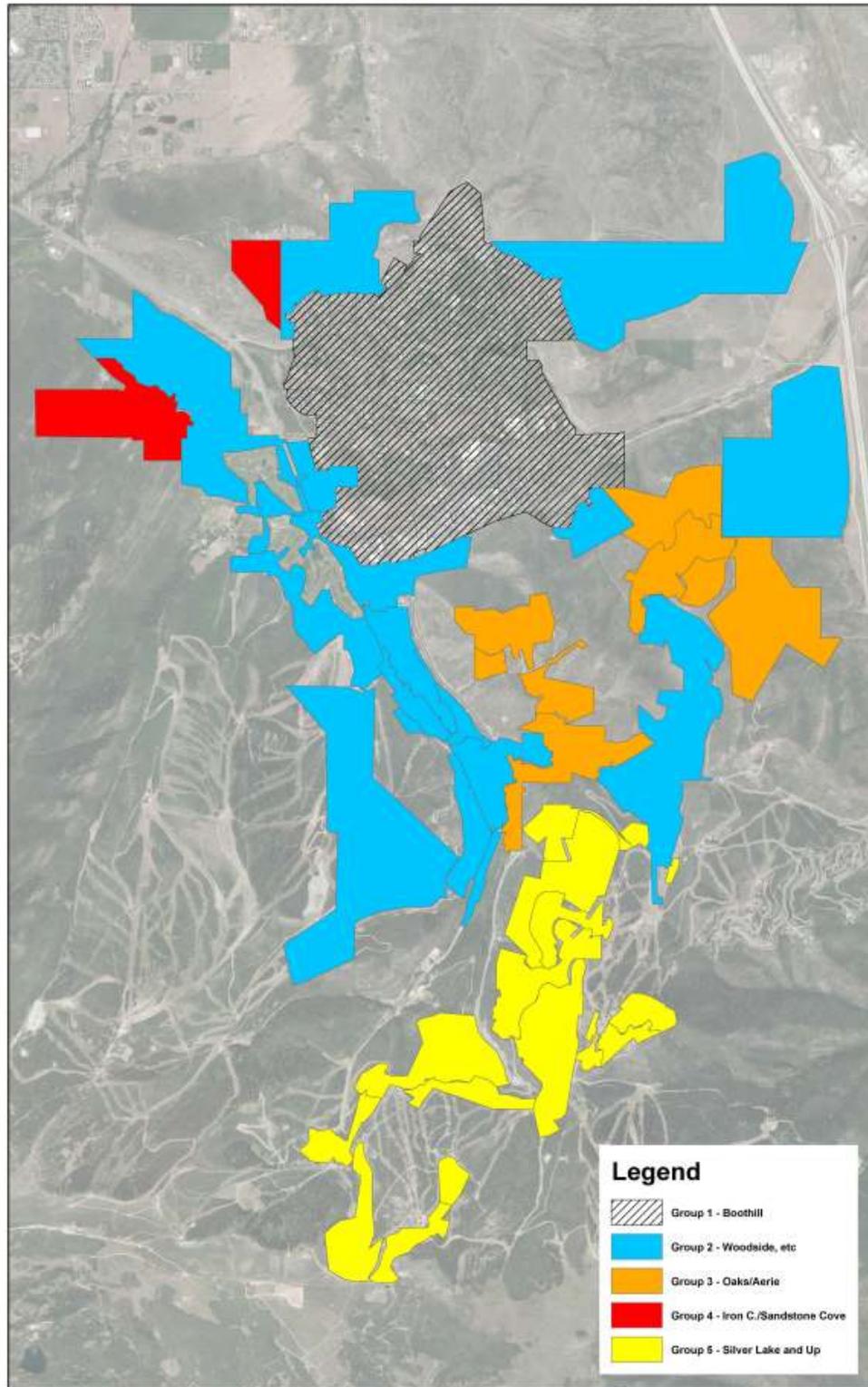
Monthly Base Rate - \$385.61.00 \$15.60/k-gal

Pumping Surcharge Fee

For all water billed on or after July 1, 2025

Surcharge Group No.	Surcharge Group	Pressure Zone Numbers Included in Group	Cost (\$/kgal)
1	Boothill	29	\$0.71
2	Woodside, etc.	8, 10, 17, 18, 19, 20, 21, 22, 23,24,25,26,27,42,48,49,30,32	\$1.69
3	Oaks/Aerie	11, 12, 13, 14, 15, 16	\$2.95
4	Iron Canyon / Sandstone Cove	28, 31	\$3.70
5	Silver Lake and Up	1, 2, 3, 4, 5, 6, 7, 34, 37, 38, 39, 40, 41	\$5.04

Pumping Surcharge Map

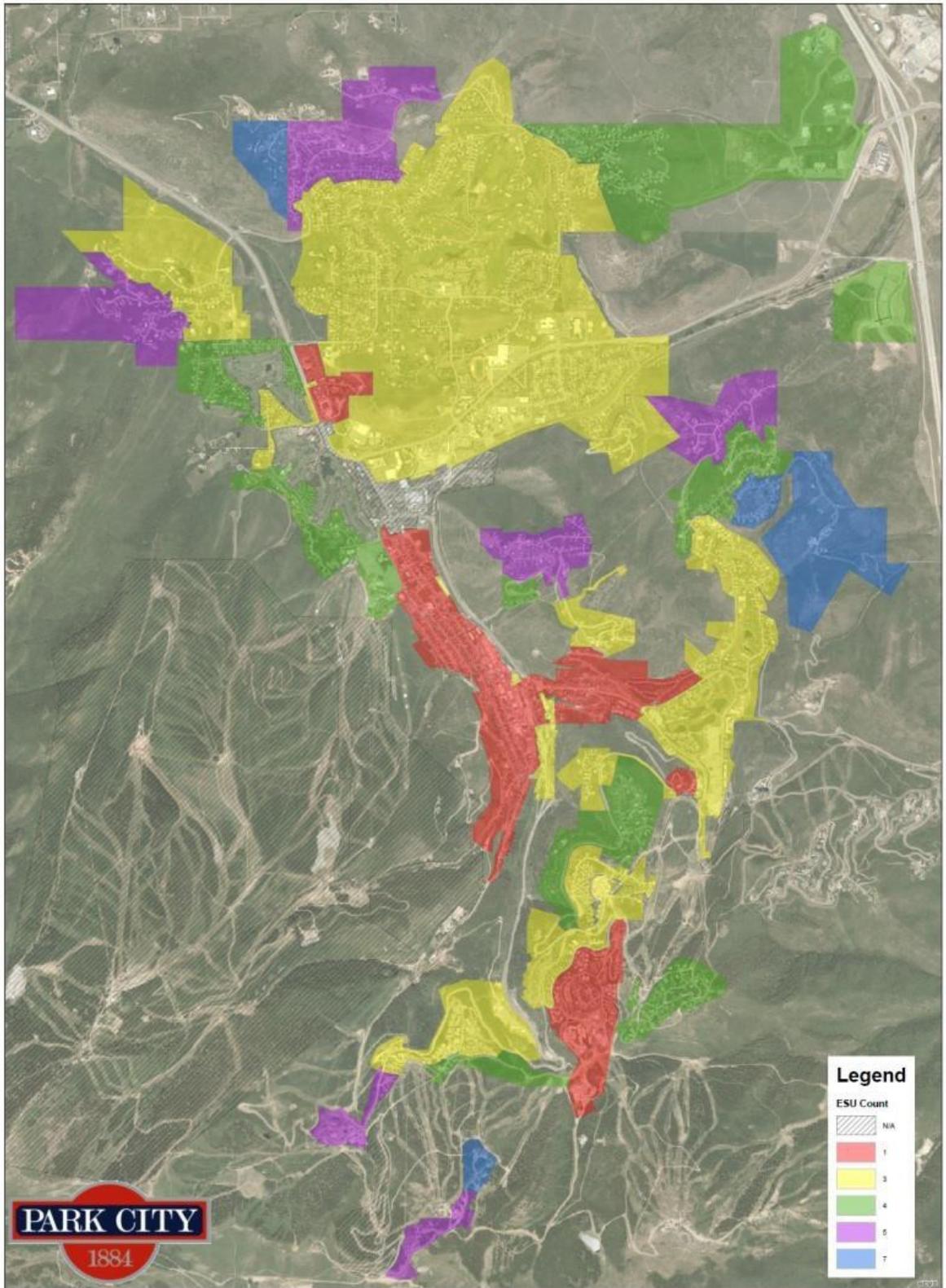


Stormwater Fee

For all water billed on or after July 1, 2025

ESU Count	Stormwater Zone	Fee (\$7.28 per ESU)
1	2, 7, 16, 17, 18, 19, 20, 21, 23, 27, 51	\$7.28
2		\$14.56
3	3, 4, 6, 8, 10, 16, 25, 26, 29, 38	\$21.85
4	1, 5, 12, 15, 24, 26, 32, 37, 48	\$29.13
5	13, 14, 28, 30, 39, 41, 47	\$36.41
6		\$43.69
7	11, 31, 40, 42	\$50.97
Commercial	---	\$7.28 Per ESU
Multi-Family	---	\$7.28 Per Dwelling Unit

Park City Stormwater Utility Map





City Council Staff Report

Subject: 2026 Olympic & Paralympic Homecoming Parade Supplemental Plan and Level Four Special Event Permit Approval

Author: Rachel Roadfuss

Department: Special Events & Economic Development

Date: December 18, 2025

Recommendation

Hold a public hearing and consider approving the Youth Sports Alliance (YSA) 2026 Olympic and Paralympic Homecoming Parade (Parade), and Level Four Special Event Permit, for Friday, April 3, 2026, on Historic Main Street.

Executive Summary

The [2026 Winter Olympics](#) will be held in Milan and Cortina d'Ampezzo, Italy, from February 6 to 22, 2026, and the Winter Paralympics will be held from March 6 to 15, 2026. For these Olympic Games, more than 80 athletes will have ties to Utah.

In 2018 ([report](#), [minutes](#) p.11) and 2022 ([report](#), [minutes](#) p. 9), the [YSA](#) hosted a community parade to celebrate the Winter Olympic and Paralympic legacy and athletes in Park City and Utah. The Parade included athlete floats, autograph sessions, speeches, a local band, and a stage on lower Main Street. The scope of this year's event will be similar to the 2022 event, with the only material change being the removal of food and alcohol sales. This year's event will focus on the athletes and Utah's past, present, and future Olympic Legacy.

We recommend approval of the Parade. The Parade is a great example of who we are as a community and part of the athletic cloth and foundation by which Park City has been established. The event summary shows how the event fits within the Park City Municipal Code section [4A-2](#), and provides a review of the supplemental plan.

Analysis

The YSA Special Event Application (Exhibit A) includes a Main Street closure for a parade and concert on lower Main Street.

According to section [4A-1-1.7\(A\)](#), the Special Event Manager has determined that, based on YSA's Application (Exhibit A), the activity proposed is a Special Event based on the following criteria and findings:

1. It is a unique cultural and entertainment activity, produced by a non-profit entity, occurring for a limited duration of time that impacts the City by having use of and impacts on City Property and requiring licensing and services beyond the scope of normal business as defined by title 4A; and
2. The proposed event creates public impacts through:

- Interruption of the safe and efficient flow of transportation in Park City, including streets and public rights of way, which include temporary road closures, impacts on streets and sidewalks necessary for the safe and efficient flow of transportation and pedestrian movement in Park City;
 - Use of Public property and facilities;
 - Use of City parking facilities;
 - Use of amplified sound that is above Title 6 of the municipal code; and
 - Need for public safety beyond their normal scope of operations.
3. According to section [4A-1-1.7\(B\)\(4\)](#), the Special Event Manager has determined the event is a Level Four Event due to:
- Attendance throughout the event is estimated to be 1,500 to 2,000;
 - Has moderate to major transportation needs including removal of parking, requires a transportation mitigation plan and minor to moderate residential transportation mitigation and requires Park City Transit rerouting; and
 - Requires public safety staffing needs beyond their normal operations, including moderate to major support in the venues and minor to moderate traffic control.

Based on current applications under review, the Special Events Department anticipates staying within the Council-[established cap of ten Level Four Events](#) per [Event Level Limits 4A-2-3\(F\)\(3\)](#). Furthermore, the event is not held during [Peak Time Periods 4A-2-3\(D\)](#), but rather during the off-season. There are no other pending applications for Special Events on April 3, 2026, and therefore no conflicts with other events ([Conflicting Event Applications 4A-2-5](#)).

According to section [4A-2-3\(H\)](#) of the municipal code, “City Council shall review and either approve with conditions or deny new Level Four events.” Per section [4A-2-3\(H\)\(4\)](#), “a new Level Four event shall mean a Level Four event that has not renewed for a period exceeding one year.” Per section [4A-2-3\(H\)](#), “the review shall be heard at a duly noticed public hearing of the City Council. The Special Events Manager has reviewed the application and has found that it complies with the standards outlined in section [4A-2-4](#), and shall record its determination with written findings of fact, conclusions of law, and conditions of approval” (Exhibit B).

Supplemental Plan Overview:

Parking

- Main Street between Seventh and Ninth Street will be noticed for no parking at 1:00 p.m., hard closure begins at 2:00 p.m.
- Seventh Street to Top of Main will be noticed for no parking at 3:00 p.m., hard closure begins at 4:00 p.m.
- The parade will begin at 5:00 p.m. and paid parking and traffic will return to Main Street south of Seventh Street after the parade (estimated between 5:30 and 6:00 p.m.).

- After the parade, Main Street from Seventh to Ninth Street will remain closed until 10:00 p.m. for the concert and clean-up.
- Parking will return as soon as event cleanup is completed. A small section of parking will also be removed on Park Avenue near Harvest for parade management, and the Brew Pub Lot will be closed for parade setup.
- China Bridge
 - paid parking will begin at 3:00 p.m. with normal parking rates (\$3/hour, max \$18/day, first hour free).
- YSA is also working to secure parking at the School District and will rely on normal transit with 15-minute frequency to Main Street. YSA is also promoting carpooling.

Road Closure, Transit, Security, and Traffic Impacts

- From 2:00 to 10:00 p.m., Main Street from Seventh to Ninth Street will be closed to traffic.
- From 4:00 p.m. to 6:00 p.m. Seventh Street to the top of Main/Swede Alley will be closed to traffic.
- This includes side streets such as Fourth, Fifth, Seventh, and Heber Avenue. This will cause Transit to suspend service connections on Heber Avenue and Park Avenue during the parade.
- Transit Impacts –
 - Transit will post closure notices at the affected stops on Park Avenue. All other routes using Park Avenue and Heber will be rerouted to Deer Valley Drive.
 - Regular transit service will resume after the parade, estimated by 6:00 p.m. Transit does not recommend a bus lane on Deer Valley Drive for the event due to relatively lower attendance estimates and anticipated traffic volume.
- Residential Impacts –
 - Mitigation efforts are required to prevent cut-through traffic on Seventh and Eighth Streets, Park Avenue, and Upper Old Town/Hillside. This will be staffed by Police and Kane Security, like other Level Four and Level Five events.
- Traffic Circulation –
 - Two-way traffic will be permitted on Swede Alley to the southernmost entrance to China Bridge.
 - Vehicles will turn into the parking garage to prevent cut-through traffic on Hillside/Upper Old Town Residences.
 - All traffic on Park Avenue will be local traffic to residences or business access.
 - Traffic traveling on Swede Alley and Park Avenue will not be able to enter Main Street between 4:00 and 6:00 p.m.

Noise Impacts

- While the concert is a local band organized by Mountain Town Music, we anticipate 1,500 to 3,000 people (depending on weather conditions).
- The concert is expected to last from 5:30 to 7:00 p.m., and YSA has requested a noise variance per section [6-3-11](#) of the Municipal Code. This has been granted for up to 80 decibels during the event.

Signage & Banners on City Lights

- YSA’s sign plan will be reviewed per sections [12-11](#) regarding Banner on City Light Standards and [12-12](#) Special Event Sign Plans.
- The Special Events, Planning, and Parks Department will administratively review signs once received and ensure they “contribute to the overall resort atmosphere or theme of the Special Event consistent with the purpose, and any commercial advertising is secondary to the design.”

Outreach

- The Special Events Department required YSA to coordinate with HPCA regarding the event. (Exhibit C - HPCA’s support of the event). Additional outreach will be conducted by YSA leading up to the event on the radio, in the local newspaper, and with merchants and residents.

Funding

City Service Fees are estimated at \$11,996.70 (see chart below). YSA applied for a Special Event Fee Reduction (SEFR), which is within administrative authority to approve (request is below \$25,000). Because the event complies with [4A-2-9](#) and is a unique community event occurring once every four years, we recommend a 100% fee waiver if Council approves the event.

YSA Event Fee Estimate			
Item	Fee	Hours/Number of Items	Total Cost
Special Event Application Fee	\$383.60	1	\$383.60
Police Fees	\$100	69	\$6,900
Building Permit	\$180	1	\$180
City Light Pole Banner Installation	\$893.10	1	\$893.10
Facilities & Equipment (Additional Restroom Cleaning & Trash Can Placement	\$300	1	\$300
*Kane Security - Residential Mitigation & Bollard Installation	\$35	24	\$840
**Special Use of Parking Permit	\$2,500	1	\$2,500
*Kane is a hard cost. Estimated 6 Kane Staff needed for residential mitigation, ped xing and bollard installation			
Total Fees			\$11,996.70

Exhibits

Exhibit A YSA Event Application
Exhibit B Draft Special Event Permit
Exhibit C Letter of Support from HPCA



Park City Municipal Corporation Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

PERMITS ARE APPROVED BY THE SPECIAL EVENTS DEPARTMENT OR CITY COUNCIL AFTER COMPLETE APPLICATIONS ARE REVIEWED UNDER PARK CITY MUNICIPAL CODE 4A.

APPLICATIONS DO NOT CONSTITUTE AS A PERMIT.

Applications for Level 3, 4, or 5 Special Event Permits are due:
First Friday in October for events occurring between March and August
First Friday in April for events occurring between September and February

Events that are determined a 1 or 2 are exempt from these deadlines but must submit a complete application no later than 30 days prior to an event.
Please Note: The City reserves the right to restrict the number of event permits annually. Applications for new events may not be considered during Peak and Local Time Periods as mentioned in Sections 4A-2-3(E-F). Incomplete applications cannot be reviewed. Applications submitted after the deadlines as described above may be denied. Business/Organization listed as applicant must match the Hold Harmless and Proof of Insurance to be considered for approval. For more information, please visit www.parkcity.org or contact us at stephanie.valdez@parkcity.org.

IF YOU HAVE QUESTIONS OR WOULD LIKE TO SCHEDULE A MEETING BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT:

Chris Phinney chris.phinney@parkcity.org **435-615-5194**

APPLICATION FEES & EXPENSES

First Amendment Event Permit	\$40.00	<ul style="list-style-type: none"> Application levels are determined by the Special Events Department after reviewing Event Pre-App. Additional fees for other city services will be estimated and provided to the applicant upon request and receipt of a complete application. Applicants may incur additional expenses from other city, county, or state jurisdictions. Fee reductions for city services are considered bi-annually. Fee reduction applications are due at the time the Special Event Application is due.
Level 1 Special Event Permit	\$820.00	
Level 2 Special Event Permit	\$976.00	
Level 3 Special Event Permit	\$1,810.00	
Level 4 Special Event Permit	\$3,836.00	
Level 5 Special Event Permit	\$10,376.00	
Community Identifying Event	10% of above	

AS THE APPLICANT YOU UNDERSTAND & AGREE TO THE FOLLOWING:

- To ensure prompt and accurate processing of your application, ensure that all supplemental materials and documentation accompany your application. Failure to do so will constitute an incomplete application and may delay review and approval processes. I understand a complete application shall include this application plus transportation, parking, and traffic control plan, weather/emergency plan, waste and recycling plan, staff and volunteer plan, community impact outreach and notification plan, vendor or concession plan, sponsor and marketing plan, noise exemption request, site map, and permission for use of properties, along with a contingency plan, operations plan, planned rest areas, water, and toilet facilities, and will ensure that participants obey the conditions of the Special Event Permit and all other generally applicable traffic laws, lights, and signs as stated in Section 4A-2-7.
- Park City Municipal Corporation requires a Certificate of Insurance in an amount to be determined by the City Attorney's Office according to Section 4A-2-6 of the Park City Municipal Code. Submitting incomplete application information may delay the ability to determine the amount required. The amount of insurance required by the City Attorney's office is final and the applicant shall be required to submit proof of coverage including naming Park City Municipal Corporation, 445 Marsac, P.O. Box 1480, Park City, Utah 84060 as additionally insured prior to the start of any event activity.
- After the application is evaluated, the applicant will be responsible for providing proof that he or she has obtained other permits as necessary from city, county, or state agencies.
- I understand that as the applicant, I will assume and reimburse the City for any and all costs and expenses determined by Park City Municipal Corporation. Park City Municipal Corporation may require a deposit to cover such expenses. I may incur costs from other departments or other jurisdictional agencies. I understand I can request an estimate of City Services for the event upon submitting a complete application and that should I choose to, I can request a reduction of fees for some services as pertains to Park City Municipal Code 4A-2-11 through the bi-annual fee reduction application and process.
- I understand I am able to request a meeting with the Special Events Department prior to submitting an application and that this application does not constitute as a valid permit. I understand that permits are approved by the Special Events Department or City Council in writing after complete applications are reviewed under the Standards for Permit Approval in Park City Municipal Code 4A-2-4.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME OF EVENT: YSA Olympic and Paralympic Homecoming Parade		DATE(S) OF EVENT: April 3, 2026	
FIRST TIME EVENT:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ANNUAL EVENT:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> IF ANNUAL, HOW MANY YEARS: every 4 years
ANNUAL EVENT THAT WILL BE THE SAME AS LAST YEAR:		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
ANNUAL EVENT THAT WILL HAVE CHANGES FROM LAST YEAR:		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
NAME OF APPLICANT (FIRST & LAST): Laurie Santoro			
TITLE / POSITION: Business Manager			
BUSINESS / ORGANIZATION NAME: Youth Sports Alliance			
IS BUSINESS / ORGANIZATION A REGISTERED NON-PROFIT?:		Yes, a copy of IRS paperwork is attached <input checked="" type="checkbox"/>	No <input type="checkbox"/>
MAILING ADDRESS FOR BUSINESS / ORGANIZATION: PO Box 681698			
CITY, STATE, ZIP: Park City, Utah 84068			

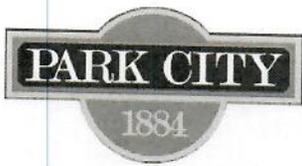


Park City Municipal Corporation

Special Event Permit Application

Special Events Department
 City Hall, Third Floor
 445 Marsac Avenue
 P.O. Box 1480
 Park City, Utah 84060

PHYSICAL ADDRESS OF BUSINESS / ORGANIZATION: 725 Parkway Drive										
CITY, STATE, ZIP: Park City, Utah 84098										
PHONE (PRIMARY): 435-214-0792	PHONE (SECONDARY): 925-984-0960									
EMAIL: laurie@ysausa.org										
BUSINESS / ORGANIZATION WEBSITE: https://ysausa.org										
SOCIAL MEDIA LINKS: @youthsportsalliance @ysautah										
DAY OF EVENT PRIMARY CONTACT										
ON-SITE DAY OF PRIMARY CONTACT NAME (FIRST & LAST): Laurie Santoro										
ON-SITE DAY OF PRIMARY CONTACT CELL PHONE: 925-984-0960										
ON-SITE DAY OF PRIMARY CONTACT EMAIL: laurie@ysausa.org										
PUBLIC EVENT INFORMATION										
WEB SITE FOR PUBLIC EVENT INFORMATION: https://ysausa.org/										
PHONE NUMBER FOR PUBLIC EVENT INFORMATION: 435-214-0792										
EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: admin@ysausa.org										
Event description is attached as a separate document with supplemental materials and contingency plan.										
EVENT LEVEL DETERMINATION										
THE EVENT WILL INCLUDE THE FOLLOWING ACTIVITIES: (Check all that apply)										
<input type="checkbox"/> FESTIVAL / FAIR	<input checked="" type="checkbox"/> PARADE	<input type="checkbox"/> SKI / SNOW BOARD	<input type="checkbox"/> RUN	<input type="checkbox"/> BIKE	<input type="checkbox"/> WALK	<input type="checkbox"/> TRAIL USE	<input checked="" type="checkbox"/> CONCERT	<input type="checkbox"/> CULINARY	<input type="checkbox"/> FILMING	
<input type="checkbox"/> ARTS & CULTURE EVENT	<input type="checkbox"/> HOLIDAY CELEBRATION		<input type="checkbox"/> RECREATION / SPORTING EVENT		<input type="checkbox"/> OTHER:					
THE EVENT WILL INVOLVE THE USE OF: (Check all that apply)										
<input checked="" type="checkbox"/> MAIN STREET	<input type="checkbox"/> RESORT PROPERTY	<input type="checkbox"/> SCHOOL/DISTRICT PROPERTY	<input checked="" type="checkbox"/> PRIVATE PROPERTY	<input type="checkbox"/> CITY PARKS	<input type="checkbox"/> CITY FIELDS	<input type="checkbox"/> CITY FACILITY RENTAL	<input type="checkbox"/> RESIDENTIAL AREAS	<input checked="" type="checkbox"/> PARK CITY LIMITS	<input type="checkbox"/> MULTI-JURISDICTION	<input checked="" type="checkbox"/> AMPLIFIED SOUND
THE TARGET MARKET FOR THIS EVENT IS: (Check all that apply)										
<input checked="" type="checkbox"/> YOUTH / FAMILIES	<input checked="" type="checkbox"/> ADULTS	<input checked="" type="checkbox"/> LOCAL	<input type="checkbox"/> STATE - WIDE	<input type="checkbox"/> REGIONAL	<input type="checkbox"/> NATIONAL	<input type="checkbox"/> INTER NATIONAL	<input checked="" type="checkbox"/> SPECTATORS	<input checked="" type="checkbox"/> PARTICIPANTS	<input type="checkbox"/> OTHER:	
THIS EVENT WILL: (Check all that apply)										
<input type="checkbox"/> LIMIT # OF PARTICIPANTS	<input checked="" type="checkbox"/> BE FREE FOR SPECTATORS	<input checked="" type="checkbox"/> BE FREE FOR PARTICIPANTS	<input checked="" type="checkbox"/> INCLUDE VENDORS OR SPONSOR	<input checked="" type="checkbox"/> OPEN TO THE PUBLIC						
<input type="checkbox"/> LIMIT # OF SPECTATORS	<input type="checkbox"/> CHARGE ADMISSION FOR SPECTATORS	<input type="checkbox"/> CHARGE PARTICIPANTS	<input type="checkbox"/> NOT INCLUDE VENDORS OR SPONSOR	<input type="checkbox"/> PRIVATE EVENT						
THIS EVENT WILL BE HELD: (Check all that apply)										
EVENT DATE(S):										
<input type="checkbox"/> MONDAY	<input type="checkbox"/> TUESDAY	<input type="checkbox"/> WEDNESDAY	<input type="checkbox"/> THURSDAY	<input checked="" type="checkbox"/> FRIDAY	<input type="checkbox"/> SATURDAY	<input type="checkbox"/> SUNDAY				
<input type="checkbox"/> WEEKLY		<input type="checkbox"/> MONTHLY		<input type="checkbox"/> SERIES	<input type="checkbox"/> ONE DAY					
NUMBER OF EVENT(S): 1			NUMBER OF CONSECUTIVE DAYS: 1							



Park City Municipal Corporation

Special Event Permit Application

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ONE DAY EVENT HOUR(S)			
EVENT START TIME: 5:00pm		EVENT END TIME: 7:00pm	
EVENT SET-UP DATE: April 3, 2026		EVENT BREAK-DOWN DATE: April 3, 2026	
EVENT SET-UP TIME(S): 2:00pm		EVENT BREAK-DOWN TIME(S): 7:00-9:00pm	
MULTIPLE DAY EVENT HOUR(S)			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
INCLEMENT WEATHER INFORMATION			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		EVENT BREAK-DOWN DATE:	
EVENT SET-UP TIME(S):		EVENT BREAK-DOWN TIME(S):	
<input checked="" type="checkbox"/>	No inclement weather date is required and the event will be held rain or shine. I understand the event may be cancelled or postponed by the City due to hazardous or damaging conditions.		
EVENT ATTENDANCE			
IF ANNUAL EVENT:			
TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR:		TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR:	
ESTIMATED # OF PARTICIPANTS: 100		ESTIMATED # OF VENDORS: 2	
ESTIMATED # OF SPECTATORS: 1500-2000		ESTIMATED # OF VOLUNTEERS: 40-50	
ESTIMATED # OF STAFF: 12		ESTIMATED DAILY ATTENDANCE: 1500-2000	
ESTIMATED HIGHEST TOTAL ATTENDANCE AT ONE TIME: 2000		ESTIMATED HIGHEST TOTAL ATTENDANCE OF ENTIRE EVENT: 2000	
<input checked="" type="checkbox"/>	I anticipate the event to have an attendance of 500 or more people and understand, as the applicant, I may be required to obtain a mass gathering permit from summit county: http://www.summitcountyhealth.org/		



Park City Municipal Corporation

Special Event Permit Application

Special Events Department
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 445 Marsac Avenue
 P.O. Box 1480
 Park City, Utah 84060

SIDEWALK & STREET USE							
THE EVENT WILL HAVE: (Please check all that apply)							
STREETS							
<input checked="" type="checkbox"/>	STREET CLOSURE MAP IS ATTACHED			CLOSURE SIGN/MARKING INFORMATION IS ATTACHED			
<input checked="" type="checkbox"/>	ROLLING CLOSURE	<input checked="" type="checkbox"/>	PARTIAL CLOSURE	<input checked="" type="checkbox"/>	FULL CLOSURE		NO CLOSURE
NAMES OF STREETS TO BE CLOSED:			TIMES (START / END OF CLOSURE):				
Main Street: 7th - Sweede Alley			START: 3:00pm	END: 5:30pm			
Main Stree: 7th-9th Street			START: 2:00pm	END: 9:00pm			
7th Street: Main - Park Ave.			START: 3:00pm	END: 5:30pm			
Park Ave: 7th - 9th Street			START: 3:00pm	END: 5:30pm			
REASON FOR CLOSURE: Parade will start at Brew Pub parking lot at 5:00pm, staging floats will begin at 4:00pm. Parade expected to run 1/2 hour. Lower Main (7th-9th St) will remai closed for speeches, autograph signing, and concert ending at 7:00pm. Olympians will get off of their float on Park Ave between 7th and 9th then progress to the stage on Lower Main Street.							
SIDEWALKS							
	SIDEWALK CLOSURE MAP IS ATTACHED			CLOSURE SIGN / MARKING INFORMATION IS ATTACHED			
<input type="checkbox"/>	PARTIAL CLOSURE	<input type="checkbox"/>	FULL CLOSURE	<input type="checkbox"/>	NO CLOSURE		CROWD CONTROL PLAN
ADDRESS:							
ADDRESS OF CLOSURE: (FROM / TO)			TIMES: (START / END OF CLOSURE)				
FROM:	TO:	START:	END:				
FROM:	TO:	START:	END:				
FROM:	TO:	START:	END:				
FROM:	TO:	START:	END:				
REASON FOR CLOSURE:							
TRAILS							
	TRAIL COURSE MAP IS ATTACHED			COURSE / SIGN MARKING INFORMATION IS ATTACHED			
NAMES OF TRAILS TO BE USED:							
PARADE							
ASSEMBLY AREA: Brew Pub Parking Lot		DISBANDING AREA: Park Ave. btwn 7th & 9		# OF PARADE ATTENDEES: 200-300			
PARADE IS:							
<input type="checkbox"/>	WALKING ONLY	<input checked="" type="checkbox"/>	VEHICLES & WALKING	<input type="checkbox"/>	VEHICLES ONLY	<input checked="" type="checkbox"/>	WILL HAVE ANIMALS
OTHER PARADE INFO:							



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CITY PARKING FACILITIES REQUEST

GENERAL PARKING

HOW MANY PARKING SPACES DOES THE EVENT NEED?

<input type="checkbox"/> MAIN STREET	<input type="checkbox"/> CHINA BRIDGE	<input type="checkbox"/> FLAGPOLE LOT	<input checked="" type="checkbox"/> BREW PUB LOT
<input type="checkbox"/> SANDRIDGE PARKING LOTS	<input checked="" type="checkbox"/> PARK AVENUE	<input type="checkbox"/> CITY PARK	<input type="checkbox"/> MAWHINNEY LOT
<input type="checkbox"/> QUINNS LOT	<input type="checkbox"/> RICHARDSON FLATS	OTHER:	

WILL THE EVENT PROVIDE TRANSPORTATION SERVICES TO THE EVENT FROM PARKING AREAS?: YES NO

WILL THE EVENT HAVE ADA PARKING AVAILABLE?: YES NO

WILL THE EVENT WILL REQUIRE PARKING REMOVAL?: YES NO

The event will require parking removal as indicated below, and I will complete a special use of public parking application as required with the Park City Parking Services Department

NAME OF AREA OR STREETS: Main Street	BETWEEN: Sweede Alley & 7th Street
START / END TIME: 3:00pm/5:30pm	REASON: Parade
NAME OF AREA OR STREETS: Main Street	BETWEEN: 7th St. - 9th St.
START / END TIME: 2:00pm/9:00pm	REASON: parade, speeches, concert, cleanup, autogra
NAME OF AREA OR STREETS: Park Ave.	BETWEEN 7th St. - 9th Street
START / END TIME: 4:00/6:00pm	REASON: Float parking and Olympian drop at end of p
NAME OF AREA OR STREETS: Brew Pub Parking Lot	BETWEEN:
START / END TIME: 3:00pm/5:30 pm	REASON: Staging, float parking, and VIP parking

TRANSPORTATION

WILL THE EVENT PROVIDE ALTERNATIVE TRANSPORTATION OPTIONS?

<input type="checkbox"/> BUS	<input type="checkbox"/> BIKE	<input type="checkbox"/> WALK
---------------------------------	----------------------------------	----------------------------------

NAME OF TRANSPORTATION PROVIDER / COMPANY:

PHONE: _____ EMAIL: _____

THE APPLICANT IS PROVIDING SHUTTLE OR BUS TRANSPORTATION OUTSIDE OF THE CITY'S SCHEDULE AND HAS INCLUDED BUS DROP OFF AREA ON THE SITE MAP ATTACHED WITH THIS APPLICATION.

THE APPLICANT IS PROVIDING BIKE TRANSPORTATION AT THE EVENT AND HAS INCLUDED BIKE PARKING AREAS ON THE SITE MAP WITH THIS APPLICATION.

ADDITIONAL TRANSPORTATION INFORMATION:

PUBLIC FACILITY USE

CHECK ALL THAT APPLY:	<input type="checkbox"/> MINERS HOSPITAL AT CITY PARK	<input type="checkbox"/> PARK CITY LIBRARY MEETING ROOMS	<input type="checkbox"/> JIM SANTY AUDITORIUM
	<input type="checkbox"/> SOUTH CITY PARK	<input type="checkbox"/> CITY PARK COVERED BBQ AREA	<input type="checkbox"/> CITY PARK GAZEBO / STAND
	<input type="checkbox"/> CITY PARK SOFTBALLFIELD	<input type="checkbox"/> CITY PARK RUGBY FIELD	<input type="checkbox"/> SKATE PARK AT CITY PARK
	<input type="checkbox"/> QUINN'S SPORTS COMPL FIELDS	<input type="checkbox"/> ROTARY PARK	<input type="checkbox"/> SCHOOL DISTRICT FIELDS
	<input type="checkbox"/> DIRT JUMP PARK	<input type="checkbox"/> PARK CITY ICE ARENA	<input type="checkbox"/> OTHER:



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I understand all temporary structures and flammable materials must be approved by the Park City Building Department. Such approvals will require a fire/building permit to be submitted 10 days prior to the event, as well as an on-site inspection the day of the event.

<input type="checkbox"/> TEMPORARY BLEACHERS	<input type="checkbox"/> INFLATABLES	<input type="checkbox"/> CANOPIES	<input type="checkbox"/> TEMPORARY BADGES	<input type="checkbox"/> TEMPORARY LIGHTING
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TENTS 10X10 OR UNDER HOW MANY?: 10-12

TRAILER HOW MANY?:

STRUCTURES OVER 6 FEET TALL PURPOSE: HOW MANY:

DOES EVENT HAVE ELECTRICAL NEEDS?: YES NO DOES EVENT REQUIRE USE OF GENERATORS?: YES NO

WILL YOU BE REQUESTING PERMITS FOR FIREWORKS?: YES NO

WILL THE EVENT REQUIRE THE USE OF FLAMMABLE MATERIALS, FUELS, OR GASSES?: YES NO

NAME SUCH MATERIALS: propane for heaters on stage

WASTE MANAGEMENT AND RECYCLING

THE EVENT WILL PROVIDE ITS OWN GARBAGE CANS AND WASTE MANAGEMENT.

THE EVENT WILL PROVIDE ITS OWN DUMPSTERS, WHICH IS INDICATED ON THE SITE MAP.

THE EVENT WILL USE THE CITY'S GARBAGE CANS AND WASTE MANAGEMENT, REQUIRING ADDITIONAL FEES.

THE EVENT WILL USE THE CITY'S DUMPSTERS, REQUIRING ADDITIONAL FEES.

THE EVENT WILL HIRE A COMPANY AND PROVIDE RECYCLING SERVICES FOR THE FOLLOWING MATERIALS:

<input checked="" type="checkbox"/> PLASTIC	<input type="checkbox"/> PAPER	<input checked="" type="checkbox"/> ALUMINUM	<input type="checkbox"/> GLASS	<input checked="" type="checkbox"/> CARDBOARD	<input type="checkbox"/> COMPOST	<input type="checkbox"/> OTHER
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THE EVENT WILL UTILIZE CITY RESTROOM FACILITIES.

THE EVENT WILL BRING ITS OWN RESTROOMS AND SANITARY STATIONS.
 (May be required by Summit County Health Department or Park City Building Department)

WILL ANIMALS BE AT THE EVENT?: YES NO IF YES, PLEASE DESCRIBE TYPE OF ANIMALS AND WASTE PLANS.

TYPES OF ANIMALS: Rancho Luna Lobos may participate with a team of sled dogs. Working on confirmation. Other dogs will n

I HAVE INCLUDED THE PLACEMENT OF THE ANIMALS IN THE SITE MAP OR LINE UP IN THE CONTINGENCY PLAN

WILL DOGS BE ALLOWED AT THE EVENT?: YES NO LEASHED UNLEASHED

The Waste Management Plan and Environmental Management Plan have been attached to this application as described above.

FOOD & MERCHANDISE SALES

I understand that all vendors must obtain a Park City Business license. All vendors serving food and drink may also be required to obtain a food service or food handler permit from Summit County.

WILL THERE BE SALE OF MERCHANDISE?: YES NO

WILL THERE BE COMPLIMENTARY FOOD?: YES NO

WILL THERE BE SALE OF FOOD?: YES NO

WILL THERE BE ALCOHOL FOR SALE?: YES NO

<input type="checkbox"/> BEER	<input type="checkbox"/> WINE	<input type="checkbox"/> LIQUOR
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I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.			
I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL MAY REQUIRE OTHER PERMITS.			
WILL FOOD ITEMS BE PRE-PACKAGED?:	YES	NO	
WILL FOOD ITEMS BE COOKED ON SITE?:	YES	NO	
I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.			
WILL FOOD ITEMS BE PREPARED OFFSITE?:	YES	NO	
DESCRIBE ITEMS:			
TEMPORARY SIGNS			
WILL THERE BE TEMPORARY SIGNS AT THE EVENT?:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
<input checked="" type="checkbox"/> I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZES AND LOCATIONS IN THE CONTINGENCY PLAN.			
SAFETY - SECURITY			
<input checked="" type="checkbox"/> THE EMERGENCY AND SECURITY PLAN HAS BEEN INCLUDED IN THE OPERATIONS PLAN, AS WELL AS CROWD CONTROL, ACCESS, AND FIRST AID. AFTER REVIEW OF THIS APPLICATION, REQUIREMENTS FOR EMTS, FIRE, AND POLICE SERVICES WILL BE DETERMINED AS PART OF THE CONDITIONS OF APPROVAL OF THIS EVENT. THE SPECIAL EVENTS DEPARTMENT WILL BE ABLE TO GIVE THE APPLICANT AN ESTIMATE OF SUCH CITY SERVICE REQUIREMENTS UPON REQUEST.			
THE EVENT WILL HAVE AMPLIFIED SOUND:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
COMMUNICATION NEEDS			
WILL THERE BE INSTALLATION OF AN ANTENNA FOR COMMUNICATION NEEDS?:	YES	<input checked="" type="checkbox"/> NO	
INSTALLATION OF AN ANTENNA FOR COMMUNICATION IS INDICATED IN THE SITE PLAN WITH SPECIFICATIONS.			
MARKETING OF EVENT			
PROPER MARKETING OF YOUR EVENT IS VITAL TO ITS SUCCESS. PLEASE CONTACT THE PARK CITY CHAMBER FOR ADDITIONAL INFORMATION AND ASSISTANCE: www.visitparkcity.com			
<input checked="" type="checkbox"/> I HAVE CHOSEN TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.			
<input type="checkbox"/> I HAVE CHOSEN NOT TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.			
WHO IS THE TARGET MARKET FOR THIS EVENT?:			
WHERE IS THE TARGET MARKET FOR THIS EVENT?: (choose all that apply)			
<input checked="" type="checkbox"/> LOCAL	<input type="checkbox"/> REGIONAL	<input type="checkbox"/> NATIONAL	<input type="checkbox"/> INTERNATIONAL
WILL THIS EVENT BE FILMED AND TELEVISED?: (choose all that apply)			
<input checked="" type="checkbox"/> LOCAL	<input type="checkbox"/> REGIONAL	<input type="checkbox"/> NATIONAL	<input type="checkbox"/> INTERNATIONAL
PLEASE LIST ALL ADVERTISEMENT INCLUDING MEDIA COVERAGE, NEWSPAPER, AND MAGAZINES:			
MEDIA (RADIO/TV): KPCW, Town Lift, Fox 13, KSL			
NEWSPAPER: Park Record, Deseret News, Salt Lake Tribune			
MAGAZINES: PC Magazine			
OTHER: Social Media, 7 Partner winter sport teams' newsletters, YSA newsletter			
PLEASE SELECT RANGE OF MARKETING BUDGET:			
<input type="checkbox"/> \$100 OR UNDER	<input type="checkbox"/> \$100 - \$500	<input type="checkbox"/> \$500 - \$1,000	<input checked="" type="checkbox"/> \$1,000 - \$2,500
			<input type="checkbox"/> ABOVE \$2,500



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APPLICANT AGREEMENT & SIGNATURE

I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.

Name (Printed):	Laurie Santoro	
Signature:	<i>Laurie Santoro</i>	Date: 9/9/2025

**Community Identifying Event Application:
YSA Olympic and Paralympic Homecoming Parade
Youth Sports Alliance**

April 3, 2026

Laurie Santoro, Business Manager: laurie@ysausa.org

Describe how your event honors Park City's unique community goals and enhances the collective goodwill that features legacy events, distinct traditions, and authentic local culture, including ties to the people, places, and history of Park City. Outside events that partner with a local nonprofit or business to check a box will not meet this criteria.

Park City -- Main Street especially -- was the visual seen around the world during the 2002 Salt Lake City Olympics Games. Since then, Park City remains alive in the global imagination as a place where the Olympic dreams came true and where future Olympians continue to be raised. There is no better place to celebrate Park City's Olympic heritage than in Old Town with our neighbors and friends.

In 2026, the Youth Sports Alliance (YSA) will once again host a homecoming parade on Main Street to welcome home Park City Nation – hometown and homegrown athletes representing our community in the Milan–Cortina Games – as well as celebrate the accomplishments of winter and summer Olympians from all eras who live in the greater-Park City area. This year is especially meaningful: not only is it an Olympic year, but it also marks a major milestone in our countdown to hosting the Games again.

Athletes training with YSA's partner winter sports clubs based in Park City, along with participants from our afterschool programs, will walk in the parade or ride on floats alongside the Olympians and Paralympians who inspire them – connecting our past, present, and future in one shared celebration. This is the fifth time that we will host the event on Main Street.

Since our founding in 2002, YSA has helped develop and support local winter sport clubs and launched afterschool programs that introduce children to a wide range of sports and fitness activities — from skiing and mountain biking to break dancing and speedskating. Dozens of athletes who grew up in these clubs have gone on to compete in the Olympics. In 2022, three athletes who first tried their sport through YSA's afterschool programs — Ashley Farquharson, Jared Shumate, and bronze medalist Casey Dawson — represented the United States (and Park City) in Beijing.

The event's success is built on collaboration with our community partners who we work with on our afterschool programs -- Park City Mountain/Vail Resorts, Deer Valley Resort, National Ability Center, Park City Chamber of Commerce, Park City Ice Arena, Park City Municipal Corporation, Summit County, US Ski & Snowboard Association, White Pine Touring and Woodward Park City. All have a part in the planning of this quadrennial event. In turn, the parade provides a platform to shine a spotlight on our community and local sport venues, their roles in the 2002 Games, and their contributions to future Games.

The parade began in 2010 as a small, local gathering on a weekday evening — pickup trucks carrying local Olympians and Paralympians down Main Street, ending with a meet-and-greet at Town Lift Plaza. By 2018, it had grown to include more than 40 Olympians from across Utah. Our most recent celebration in 2022 brought together thousands of residents and visitors to honor over 60 Olympians and Paralympians, generating national media coverage while giving locals an opportunity to connect with their sports heroes.

This event embodies Park City's Balance — it draws visitors and boosts local businesses while staying true to our small-town pride and traditions. It fosters Connection by creating moments where children meet their role models, neighbors cheer together, and community members from every walk of life share in our Olympic story. It celebrates Experience by showcasing the history, venues, and people who make Park City unique — and by ensuring the celebration is free, welcoming, and accessible to all.

The Main Street Olympic & Paralympic Parade has become a cherished Park City tradition — one that reflects our history, strengthens our community, and shares our spirit with the world.

Does your event fundamentally align with the cities, critical priorities, and core values as adopted by the city council if yes, how so?

Yes. The Park City Nation Olympic & Paralympic Parade directly supports Park City's Core Principles of Balance, Connection, and Experience while advancing several City Council Focus Areas. This event embodies Balance by drawing visitors and boosting local businesses while staying true to our small-town pride and traditions. It fosters Connection by creating moments where children meet their role models, neighbors cheer together, and the entire community shares in our

Olympic story. It celebrates Experience by showcasing the history, venues, and people that make Park City unique.

This tradition strengthens our community, generates positive national attention, highlights our world-class sports culture, and inspires active lifestyles. It reflects our commitment to equity by providing a celebration – like our afterschool programs – that is truly for everyone, regardless of background or means. We also support sustainability by encouraging walking, biking, and public transit to Main Street.

Is your event's attendance targeted primarily at local participation from Park City residents, employees and businesses? A growth or marketing model to bring attendance from outside of the Wasatch Back region should be secondary to local attendance and participation.

This parade is first and foremost for our friends, neighbors, and families in the greater Park City area. It is a celebration rooted in our community — designed to bring residents, local employees, and businesses together in a shared moment of pride. While we welcome Olympians from all eras who reside throughout Utah, our commitment remains to the people who call Park City home.

Does the event provide free or affordable options for local Park City resident attendance if so, how. This community event is free and open to everyone.

Does the event offer free or affordable options for underserved populations? If so, how? Everyone in our community is encouraged to attend this free event, specific efforts will be made to publicize this event to the Spanish-speaking community through direct emails to program participants and their families as well as through our partners at the Youth United Fund.



PARK CITY MUNICIPAL CORPORATION
Special Event Indemnification Agreement

This Indemnification Agreement must be completed and returned to the Special Event Manager at least ten (10) working days prior to the event or the event will be cancelled.

PLEASE PRINT:

Youth Sports Alliance
Name of Event Permittee (applicant's business, organization or individual name)
YSA Olympic and Paralympic Parade
Name of Special Event
April 3, 2026
Date(s) of Event

Each person signing this Agreement represents and warrants that: 1) he or she is duly authorized and has legal capacity to execute and deliver this Agreement on behalf of the Event Permittee; 2) the execution and delivery of the Agreement and the performance of the Event Permittee's obligations hereunder have been duly authorized; and 3) the Agreement is a valid legal agreement and binding on the Event Permittee and is enforceable in accordance with its terms.

Each person signing this Agreement represents and warrants to Park City Municipal Corporation that the Event Permittee has insurance coverage in place that: 1) covers the scope of activities associated with this event, and 2) the insurance coverage limits meet or exceed the coverage specified and required to obtain this permit.

For and in consideration of the issuance of this permit by Park City Municipal Corporation (PCMC) authorizing the use of City streets and/or City owned or other public property for use by the Special Event, Event Permittee hereby agrees to indemnify and defend PCMC, together with its officers, agents, servants, employees, PCMC event volunteers and their successors, from and against all claims, loss, or demands for damages, including claims for loss of life, personal injury or wrongful death and/or damage to property arising out of the conduct of the Special Event and further agrees that Event Permittee shall indemnify PCMC irrespective of whether the scope or limits of Event Permittee's insurance policies adequately cover any of the aforementioned claims or demands, except for any claim arising out of the sole negligence or willful misconduct of the City or its employees.

EVENT PERMITTEE

Date: 9/9/25

By: Emily S. Fisher

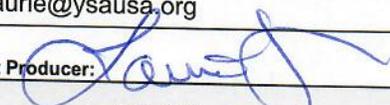
Print Name: Emily S. Fisher

Address: 725 Parkway Dr. Park City, Utah 84098

Phone Number: 435-214-0792

GREEN EVENTS CHECKLIST:

Thank you for helping us to preserve Park City's environment!
 We are committed to the preservation and enhancement of the environment for our community and guests.
 Please submit this checklist along with your permit application.
 Contact your Special Event Coordinator for more information or questions.

Name of Event: YSA Olympic and Paralympic Homecol		Organization/ Business: YouthSportsAlliance	
Total Estimated Attendance at Event: 1500-2000		Number of Vendors: 2	
Date of Event: April 3, 2026			
Name of person responsible for overseeing green event practices for your event, including training staff and volunteers in sustainable practices: (recycling, composting, reuse, waste and energy reduction, etc.).		Laurie Santoro	
Email Address: laurie@ysausa.org		Cell Phone: 925-984-0960	
Signature of Event Producer: 		Date: 9/18/2025	
<input checked="" type="checkbox"/>	Standard	<input checked="" type="checkbox"/>	Extraordinary Measures
	Complete Environmental Management Plan and attach as part of the Supplemental Plan for your event.		Use vendors that have an environmental policy, recycle and compost, use local food sources, use energy efficient appliances, or otherwise offset their carbon footprint.
	Use electric spider boxes for power needs.		Eliminate the use of fossil fuels for on site power needs.
<input checked="" type="checkbox"/>	Use sand or other reusable ballasts for securing tents instead of water.		Commit to and publicize water conservation efforts at event.
	Recycling is required in all areas of the event. Recycling containers must be paired with trash cans.		Sponsors/Vendors distribute bags, bottles, or serving material made from recycled material, or that can be reused or recycled.
	Event Applicant materials printed on at least 30% post consumer recycled paper. Distributed items must be made from recycled materials that can be reused, recycled or reconsumed.		Event Applicant does not offer printed materials. All promotional materials are available electronically.
<input checked="" type="checkbox"/>	Remind guests to bring their reusable bags and water bottles. Use, sell, or proote reusable bags and waterbottles.		Event Applicant does notsell or give away plastic bottled water unless the bottle is compostable. (To try using watering stations and reusable containers).
	Reusable banners, eco-friendly promotional material or recycle (i.e., banners into shopping bags).	<input checked="" type="checkbox"/>	Use reusable linens instead of paper or plastic table covers.
<input checked="" type="checkbox"/>	Encourage the use of bicycles, buses, shuttles, carpools or other public transit to and from the event. This must be promoted on event website and marketing.		Offer a Bike Valet (Summer Events - May through October)
<input checked="" type="checkbox"/>	Enforce a no idling policy for staff, volunteers, vendors and attendees.		Incorporate alternative transportation plans into your event. Supplement City Transit with additional transit options. (This must be approved before implementing).
	Use eco-friendly serving utensils (compostable, plant-based or made from recycled materials) and eliminate the use of regular plastic cups and pre-packaged servings.		Provide vegetarian meal options. Be local - offer food or vendor items that are made, grown and produced within 100 miles of Park City.
<input checked="" type="checkbox"/>	Be Styrofoam Free!	<input checked="" type="checkbox"/>	Be Glass Free!
	Prepare food with reusable cutlery and dishes, or products that can be composted.		Serve food in bulk – (avoid cans, bottles, sugar packets and serve at stations)
	Wastewater must be properly disposed of into the sanitary sewer system, i.e., floor sink or mop sink, etc., and it is prohibited to dispose of gray water into the storm sewer or directly onto the ground.		Tell us what else you are doing. We love new ideas and solutions!!
For Municipal Purposes			
Trash Plan Approved by:		Date:	
Public Works:		Date:	
Health Department:		Date:	
Sustainability Department:		Date:	



Park City Permit for Relief of Noise Restrictions

A Permit for Relief of Noise Restrictions is required of any person or company that engages in an activity in violation of Park City Code 6-3. Per the Park City Code Section 6-3-11, applications for a permit for relief from the noise restrictions may be made to the Chief of Police as it pertains to special events, community, or private functions or events. Any permit granted by the Chief of Police, or his/her designee shall contain all conditions upon which the permit has been granted, including, but not limited to, the effective dates, time of day, location, sound pressure level, or equipment limitation and name and contact information for the on-scene officiator. The applicant is required to provide an on-site officiator at the event to ensure compliance with the noise restrictions and be available for contact if there are complaints. Additionally, the applicant is required to provide a map of the event location showing stages, speakers and other sources of noise.

Applicant's Name: Youth Sports Alliance

Phone #: 435-214-0792

Address: 725 Parkway Drive, Park City, Utah 84098

Purpose of Activity and description of noise-making activity and equipment:

Olympic and Paralympic Homecoming Parade: parade down Main Street, followed by Speeches, autograph signing, and local concert

Address of Event (property on which noise generating activity will occur): Main St/Lower Main

Date(s) of Event: 4/3/2026 Time of Amplified Noise (Include Sound Check): 4:00pm-8:00pm

Type of Noise Generated: vehicles, amplified music

Estimated Maximum Number of People in Attendance: 2000

Level of Noise Permitted: 80DB

I, Laurie Santoro, acknowledge and understand Park City Code 6-3 and certify that all information stated above is correct. As the applicant, I will have amplified sound no higher than a decibel limit of 80 between the times of 4:00 to 8:00 (all permits expire at 10:00 PM). Should I violate the terms of the agreement, I will immediately remedy the situation or be subject to the penalties listed below.

Signature:

Date:

9/8/2025

Responsible person who will be attending the event and will be monitoring noise levels:

Onsite Officiator: Emily Fisher

Phone: 435-640-8520

Please Note:

The officiator in charge of the event is responsible to monitor and maintain the permissible sound levels spelled out in this permit. Additionally, the officiator is responsible to mitigate complaints received by the Park City Police Department. Failure to mitigate complaints immediately, once brought to the officiator's attention, may result in a criminal citation and/or a revocation of this permit.

Approved by (PCPD): _____

Signature:

Date:

The applicant may be required to contact surrounding property owners. When completed, documentation of those contacts (with contact information) shall be provided.

Required Information:

The following residential property owners have no objection to the type of noise that will occur at the location, and at the date and time, given above:

The following residential property owners have objection to the type of noise that will occur at the location, and at the date and time, given above:

Please Note: As per Park City Code Section 6-3-4, the Police Department shall be responsible for the administration of these rules and regulations and any other powers vested in it by law and shall make inspections of any premises and issue orders as necessary to effect the purposes of these regulations, and do any and all acts permitted by law that are necessary for the successful enforcement of these regulations.

As per Park City Code Section 6-3-14, the Police Department may upon discovery or report of a violation be able to issue a criminal citation for the violation or may file a report with the City Prosecutor's Office for review and issuance of information and summons to court to answer the charges.

As per Park City Code Section 6-3-15, any person who is found guilty of violating any of the provisions of these rules and regulations, either by failing to do those acts required herein or by doing a prohibited act, is guilty of an infraction. Each day such violation is committed, or permitted to continue, shall constitute a separate violation. The City Attorney may initiate legal action, civil or criminal, requested by the Department abate any condition that exists in violation of these rules and regulations. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating any of these rules and regulations shall be liable for all expenses incurred by the Department in removing or abating any nuisance or other noise disturbance.



SPECIAL EVENT PERMIT

Type of Permit: Level 4 Special Event
Event Name: YSA Olympic & Paralympic Homecoming Parade
Event Date(s): April 3, 2026
Event Location: Main Street
Permittee: Youth Sports Alliance (YSA)
Contact Person: Laurie Santoro, Business Director
Approved By: City Council of Park City
Approval Date: December 18, 2025

The Special Event Department has approved a Level Four Special Event Permit for the YSA Olympic & Paralympic Homecoming Parade 2026. This Special Event Permit has been issued under the authority described within the Park City Code Section 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

- 1) The YSA Olympic & Paralympic Homecoming Parade will take place on Friday, April 3, 2026, from 1:00 p.m. to 9:00 p.m. including set-up and break down.
- 2) Per section [4A-1-1.11\(A\)](#), YSA Olympic & Paralympic Homecoming Parade is a Special Event based on the following:
 - a) The activity is a Special Event, as it is a unique cultural and entertainment activity, produced by a non-profit entity, occurring for a limited duration of time that impacts the City by having use of and having impacts on City Property and requiring licensing and services beyond the scope of normal business and liquor regulations as defined by title 4A. The proposed event creates public impacts through:
 - (i) Interruption of the safe and efficient flow of transportation in Park City, including streets and public rights of way, including full closures and impacts on streets and sidewalks necessary for the safe and efficient flow of transportation and pedestrian movement in Park City;
 - (ii) Use of City property;
 - (iii) Use of City parking facilities; and
 - (iv) Need for public safety staffing beyond their normal scope of operations.
- 3) Per section [4A-1-1.11\(B\)](#), the event is a Level Four event due to:
 - a) Attendance throughout the duration of the event time is estimated to be 2,000 maximum;
 - b) Moderate impacts to surrounding areas;
 - c) Has moderate to major transportation needs including removal of parking, requires a transportation mitigation plan and minor to moderate residential transportation mitigation and requires Park City Transit rerouting; and

- d) Requires public safety staffing needs beyond normal operations including moderate to severe support in the Venue, and moderate to severe transportation mitigation.
- 4) The Event is a Community Identifying Event due to:
 - a) Honors Park City's unique community goals and enhances the collective goodwill that features legacy events, distinct traditions, and authentic local culture, including ties to the people, places, and history of Park City; and
 - b) The event fundamentally aligns with the City Council's critical priorities and core values; and
 - c) Attendance is targeted primarily at local participation from Park City residents, employees, and businesses; and
 - d) The event provides free options for local Park City residents; and
 - e) The event offers free options for underserved populations.
- 5) YSA Olympic and Paralympic Homecoming Parade provides positive economic, cultural and community value and aligns with the goals as outlined in the Park City General Plan. The cultural and community event celebrates Park City and Utah's Olympic and Paralympic Legacy and creates a complete community through its core values and partnerships in Park City with both businesses and the community as a whole and provides diversity and uniqueness to the Park City Event Calendar. The event does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, or locations. The reason for hosting the event in Park City on Main Street is consistent with Park City's goals to create a complete community. The event is not primarily retail in nature and provides community and ancillary economic benefit to the City through sales tax, overnight visitation, marketing and branding as compared to community impacts and costs of services.
- 6) The permittee has secured permission from the school district to allow the use of their parking areas.
- 7) YSA Olympic & Paralympic Homecoming Parade is a New Event that did not exist on the 2025 event calendar.
- 8) The event is not held during Peak Time Periods, but rather during the off season.
- 9) The City restricts the number of Special Event Permits annually. Level Four events are capped at 10 annually. This event falls within Level Four event-level limits for 2026.
- 10) The permittee has established weather and emergency plans. The permittee has established these plans to maximize the safety of event attendees, volunteers, staff, and the general public. There are no weather dates for the event, but the permittee is aware that weather could interfere with the possibility of the event's proposed activities. In the case that the event is canceled due to dangerous weather conditions, the applicant would notify the general public as well as participants involved in the event. The permittee understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal, and/or Emergency Management have the right to cancel or postpone the event or portions of the event at any time due to weather or emergency conditions.
- 11) The conduct of the YSA Olympic & Paralympic Homecoming Parade will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.
- 12) The conduct of the YSA Olympic & Paralympic Homecoming Parade will not require the diversion of so great a number of police, fire, or other essential public employees from normal duties as to prevent reasonable police, fire, or other public services

protection to the remainder of the City. Personnel from Park City Fire Department and Police Department are required for the event.

- 13) YSA Olympic & Paralympic Homecoming Parade is expecting approximately 2,000 attendees which will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
- 14) There are no other Event Permits that have been granted in Park City Limits on April 3, 2026; therefore, YSA Olympic & Paralympic Homecoming Parade will not interfere with the provision of City services in support of other events or governmental functions.
- 15) The event provides sufficient traffic controllers, signs and other City-required barriers and traffic devices, monitors for crowd and safety, safety, health, sanitation and facilities to reasonably ensure that the event will be conducted without creating unreasonable negative impacts to the area with due regard for safety and the environment. Additionally, the event provides adequate transportation, off-site parking, and traffic circulation.
- 16) Staff finds the YSA Olympic and Paralympic Homecoming Parade promotes the City Council's Goals of creating a sense of place. The event furthers Park City's role as a world-class, multi-seasonal destination while maintaining a balance with our sense of community. Youth Sports Alliance helps to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience and offering year-round athletic programs to local youth.
- 17) The event does not create an imminent possibility of violent or disorderly conduct likely to endanger public safety or cause significant property damage.
- 18) The event does not partner with a Disruptive Technology.
- 19) This application was submitted by Laurie Santoro of the Youth Sports Alliance. Laurie has worked with City Staff to ensure that all conditions of the event will be met. The permittee has demonstrated an ability and willingness to conduct the event pursuant to the terms and conditions of the Park City Code and has never failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

- 1) The application is consistent with the requirements of the Park City Code, Title 4A, Chapter 2.

Conditions of Approval:

- 1) The permittee shall ensure that all activities abide by the laws and parameters set forth by Standards for Permit Approval, section [4A-2-4](#).
- 2) All plans for tents and other temporary structures as well as flammable materials must be submitted and approved by the Building Department.
- 3) The permittee shall provide all required permits required by local agencies, along with any associated fees and must abide by all applicable requirements in the Park City Code.
- 4) As according to section [6-3-11](#) of the Park City Code, a permit for relief from the noise restrictions based on undue hardship has been made to the Chief of Police. The permittee has been granted a permit for relief from the noise restrictions by the Chief of Police not to exceed 80 dBs for the following date and times:
 - a) April 3, 2026, from 4:00 pm - 8:00 pm

The permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses, and public facilities. If a complaint is received by Park City Police Department, they will investigate the complaint. If asked by the Park City Special Events or Police Department, the permittee shall turn noise down to mitigate concerns of noise from surrounding residents, businesses, or public facilities.

- 5) The permittee is required to submit an Emergency Operations Plan to be approved by the Chief of Police and the City's Emergency Manager. The Park City Special Events, Police, Fire, Building Official/Fire Marshal, and Emergency Management have the right to cancel the event upon any condition, violation, or weather that jeopardizes the life, safety, or property of the residents or visitors of Park City.
- 6) The permittee is required to complete an environmental sustainability plan for the event including waste, recycling, and other environmental sustainability items in accordance with the Park City Special Event Green Event Checklist and will report data from such plan post-event.
- 7) The permittee is required to complete a debrief of the event and provide information to Park City Municipal no later than 3 months after the event.
- 8) The permittee is responsible for securing all City, County, and State permit approvals required for this event and shall be secured by no later than the Friday before the event date and submitted to Park City Municipal.
- 9) The permittee's use of barricades and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event
- 10) The permittee will provide an official vendor and sponsor list and a sign plan for the event. All handouts, flyers, banners, and other signage shall comply with the Park City Sign Code and be approved by the Planning Department.
- 11) The approval identification provided with the approval of this permit must be in possession of the permittee at all times while on location and must be made available for inspection when requested by City authorities or the public.
- 12) The permittee shall provide to the Special Events Manager proof of liability insurance in the amounts specified below and shall further name Park City Municipal Corporation as an additional insured. The permittee shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.

At its own cost and expense, the Permittee shall maintain the following mandatory insurance coverage to protect against claims for injuries to persons or property damage that may arise from or relate to the performance of this Agreement by the Permittee, its agents, representatives, employees, or subcontractors for the entire duration of the event or for such longer period of time as set forth below. Prior to commencing any work, the Permittee shall furnish a certificate of insurance as evidence of the requisite coverage. The certificate of insurance must include endorsements for additional insured, waiver of subrogation, primary and non-contributory status, and completed operations.

- i. Commercial General Liability Insurance. The Permittee shall maintain commercial general liability insurance on a primary and non-contributory basis in comparison to all other insurance, including City's own policies of insurance, for all claims against City. The policy must be written on an occurrence basis with limits not less than \$2,000,000 per occurrence and \$4,000,000 aggregate for personal injury and property damage. Upon request of City, the Permittee must increase the policy limits to at least the

amount of the limitation of judgments described in Utah Code § 63G-7-604, the Governmental Immunity Act of Utah (or successor provision), as calculated by the state risk manager every two years and stated in Utah Admin. Code R37-4-3 (or successor provision).

- II. Automobile Liability Coverage. The Permittee shall maintain automobile liability insurance with a combined single limit of not less than \$2,000,000 per accident for bodily injury and property damage arising out of the ownership, maintenance, and use of owned, hired, and non-owned motor vehicles. This policy must not contain any exclusion or limitation with respect to loading or unloading of a covered vehicle.
- III. Workers' Compensation Insurance and Employer's Liability. The Permittee shall maintain workers' compensation insurance with limits not less than the amount required by statute, and employer's liability insurance limits of at least \$1,000,000 each accident, \$1,000,000 for bodily injury by accident, and \$1,000,000 each employee for injury by disease. The workers' compensation policy must be endorsed with a waiver of subrogation in favor of "Park City Municipal Corporation" for all work performed by the Permittee, its employees, agents, and Subcontractors.
- IV. Umbrella/Excess Coverage. The insurance limits required by this section may be met by either providing a primary policy or in combination with umbrella / excess liability policy(ies). To the extent that umbrella/excess coverage is used to satisfy the limits of coverage required hereunder, the terms of such coverage must be following form to, or otherwise at least as broad as, the primary underlying coverage, including amending the "other insurance" provisions as required so as to provide additional insured coverage on a primary and non-contributory basis, and subject to vertical exhaustion before any other primary, umbrella/excess, or any other insurance obtained by the additional insureds will be triggered.
- V. Insured Parties. Each policy and all renewals or replacements, except the policies for Workers Compensation and Employer's Liability, must name City (and its officers, agents, and employees) as additional insureds on a primary and non-contributory basis with respect to liability arising out of work, operations, and completed operations performed by or on behalf of the Permittee.
- VI. Waiver of Subrogation. The Permittee waives all rights against City and any other additional insureds for recovery of any loss or damages to the extent these damages are covered by any of the insurance policies required under this Agreement. The Permittee shall cause each policy to be endorsed with a waiver of subrogation in favor of City for all work performed by the Permittee, its employees, agents, and Subcontractors.
- VII. Quality of Insurance Companies. All required insurance policies must be issued by insurance companies qualified to do business in the state of Utah and listed on the United States Treasury Department's current Department of Treasury Fiscal Services List 570 or having a general

policyholders rating of not less than "A-" in the most current available A.M. Best Co., Inc.'s, Best Insurance Report, or equivalent.

- VIII. Cancellation. Should any of the Permittee's required insurance policies under this Permit be cancelled before the termination or completion of the event, the Permittee must deliver notice to City within 30 days of cancellation. City may request and the Permittee must provide within 10 days certified copies of any required policies during the term of this Agreement.
- IX. Additional Coverage. Notwithstanding anything to the contrary, if the Permittee has procured any insurance coverage or limits (either primary or on an excess basis) that exceed the minimum acceptable coverage or limits set forth in this Agreement, the broadest coverage and highest limits actually afforded under the applicable policy(ies) of insurance are the coverage and limits required by this Agreement and such coverage and limits must be provided in full to the additional insureds and indemnified parties under this Agreement. The parties expressly intend that the provisions in this Agreement will be construed as broadly as permitted to be construed by applicable law to afford the maximum insurance coverage available under the Permittee's insurance policies.
- X. No representation. In specifying minimum Permittee insurance requirements, City does not represent that such insurance is adequate to protect the Permittee from loss, damage or liability arising from its work. The Permittee is solely responsible to inform itself of types or amounts of insurance it may need beyond these requirements to protect itself.]

PASSED AND APPROVED this Thursday, the 18th Day of December, 2025.

PARK CITY MUNICIPAL CORPORATION

Acting City Manager, Jodi Emery

Attest:

Michelle Kellogg, City Recorder
Approved as to form:

Luke Henry, Assistant City Attorney

Laurie Santoro, Youth Sports Alliance

Attachments:

- A. Park City's Hold Harmless and Indemnification Agreement
- B. Certificate of Insurance
- C. Site Plan
- D. Transportation and Parking Plan
- E. Signed Permit for Relief of Noise Restrictions

DRAFT



PARK CITY MUNICIPAL CORPORATION
Special Event Indemnification Agreement

This Indemnification Agreement must be completed and returned to the Special Event Manager at least ten (10) working days prior to the event or the event will be cancelled.

PLEASE PRINT:

Youth Sports Alliance
Name of Event Permittee (applicant's business, organization or individual name)

YSA Olympic and Paralympic Parade
Name of Special Event

April 3, 2024
Date(s) of Event

Each person signing this Agreement represents and warrants that: 1) he or she is duly authorized and has legal capacity to execute and deliver this Agreement on behalf of the Event Permittee; 2) the execution and delivery of the Agreement and the performance of the Event Permittee's obligations hereunder have been duly authorized; and 3) the Agreement is a valid legal agreement and binding on the Event Permittee and is enforceable in accordance with its terms.

Each person signing this Agreement represents and warrants to Park City Municipal Corporation that the Event Permittee has insurance coverage in place that: 1) covers the scope of activities associated with this event, and 2) the insurance coverage limits meet or exceed the coverage specified and required to obtain this permit.

For and in consideration of the issuance of this permit by Park City Municipal Corporation (PCMC) authorizing the use of City streets and/or City owned or other public property for use by the Special Event, Event Permittee hereby agrees to indemnify and defend PCMC, together with its officers, agents, servants, employees, PCMC event volunteers and their successors, from and against all claims, loss, or demands for damages, including claims for loss of life, personal injury or wrongful death and/or damage to property arising out of the conduct of the Special Event and further agrees that Event Permittee shall indemnify PCMC irrespective of whether the scope or limits of Event Permittee's insurance policies adequately cover any of the aforementioned claims or demands, except for any claim arising out of the sole negligence or willful misconduct of the City or its employees.

EVENT PERMITTEE

Date: 9/9/25

By: Emily S. Fisher

Print Name: Emily S. Fisher

Address: 725 Parkway Dr. Park City, Utah 84098

Phone Number: 435-214-0792



December 10, 2025

RE: Youth Sports Alliance Post Olympic Parade & Community Celebration

It is our understanding on April 3, 2026, the Youth Sports Alliance (YSA) wishes to host a parade highlighting both future Olympic hopefuls and returning Utah Olympic Athletes to Main Street. The parade is anticipated to begin at 5:00 p.m. The community is welcome participate in the spirit of the games, support local businesses, and enjoy festivities on Town Lift Plaza before heading to Lower Main Street for a concert until 7:00 p.m.

On behalf of the HPCA, we respectfully submit our support of the event as outlined above.

Best regards,

Ginger Wicks

Ginger Wicks
Executive Director