PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
June 4, 2026

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/88451562853

PARK CITY REDEVELOPMENT AGENCY MEETING - 1:00 p.m.

ROLL CALL

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

CONSENT AGENDA

1. Request to Approve a Deed and Temporary Construction Easement across a Portion of RDA Parcel No. SCCS-9-9b-1-X (Police Department Property)

ADJOURNMENT

CITY COUNCIL WORK SESSION

1:10 p.m. - Water Impact Fee Update

1:25 p.m. - FY 2027 and 2028 Water Rate Update

1:40 p.m. - Break

1:45 p.m. - Planning Commission Interviews

3:30 p.m. - Break

3:45 p.m. - FY27 Budget Discussion

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. March 2026 Sales Tax Report

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 30, 2026 and May 7, 2026

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a 5-Year Agreement (Contract Amendment) with Cleverciti, LLC, in a Form Approved by the City Attorney's Office, Not to Exceed $1,042,366.90 to Standardize Data Collection across All Paid Parking Assets and Improve Operational Efficiency

2. Request to Authorize the City Manager to Execute a Betterment Agreement Not to Exceed $160,000, in a Form Approved by the City Attorney's Office, for the UDOT Marsac Roundabout Transit Priority Signal Project

VI. NEW BUSINESS

1. Request to Approve a New Level 4 Special Event Permit from Deer Valley to Hold the US Open of Mountain Biking in a Form Approved by the City Attorney's Office
   (A) Public Hearing (B) Action

2. Consideration to Approve Ordinance No. 2026-14, an Ordinance Amending Title 12 of the Municipal Code of Park City to Allow Temporary Leasing Signs for New Developments
   (A) Public Hearing (B) Action

3. Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction Not to Exceed $1,334,150.00 to Construct the Pinnacle Subdivision Waterline Replacement Project
   (A) Public Input (B) Action

VII. 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.**

Redevelopment Agency Staff Report

Subject: **Request to Approve a Deed and Temporary Construction Easement Across a Portion of RDA Parcel No. SCCS-9-9-B-1-X to UDOT**
Author: **John Robertson, City Engineer**
Department: **Engineering**
Date: **June 4, 2026**

Recommendation

Consider approving a request to quitclaim approximately 0.07 acres of RDA-owned property to the Utah Department of Transportation (UDOT), and grant a temporary construction easement on the same property to High Valley Transit (HVT) for the SR-224 Bus Rapid Transit (BRT) project, in forms approved by the City Attorney's Office. This action supports a regionally significant transit investment, enables timely project delivery, and reflects standard intergovernmental cooperation for public infrastructure.

Executive Summary

HVT, on behalf of UDOT, has requested that Park City's Redevelopment Agency (RDA) convey a small portion of property located at 2060 Park Avenue through a quitclaim deed to UDOT and grant a temporary construction easement to HVT to allow for construction equipment and impacts.

The request supports the SR-224 BRT project, which includes federal funding and requires property acquisition for roadway widening and transit infrastructure. The proposed acquisition includes approximately 3,048 square feet (0.07 acres) for permanent right-of-way and 2,609 square feet (0.06 acres) for a temporary construction easement.

An appraisal estimates the value of the acquisition and easement at approximately $481,000; however, HVT has requested the conveyance as a donation consistent with public-to-public transfers for transportation purposes.

Approval of this request will facilitate construction of critical transit improvements, including a BRT station that includes a shelter, general platform, and waiting area to support improved mobility, safety, and reliability along the SR-224 corridor.

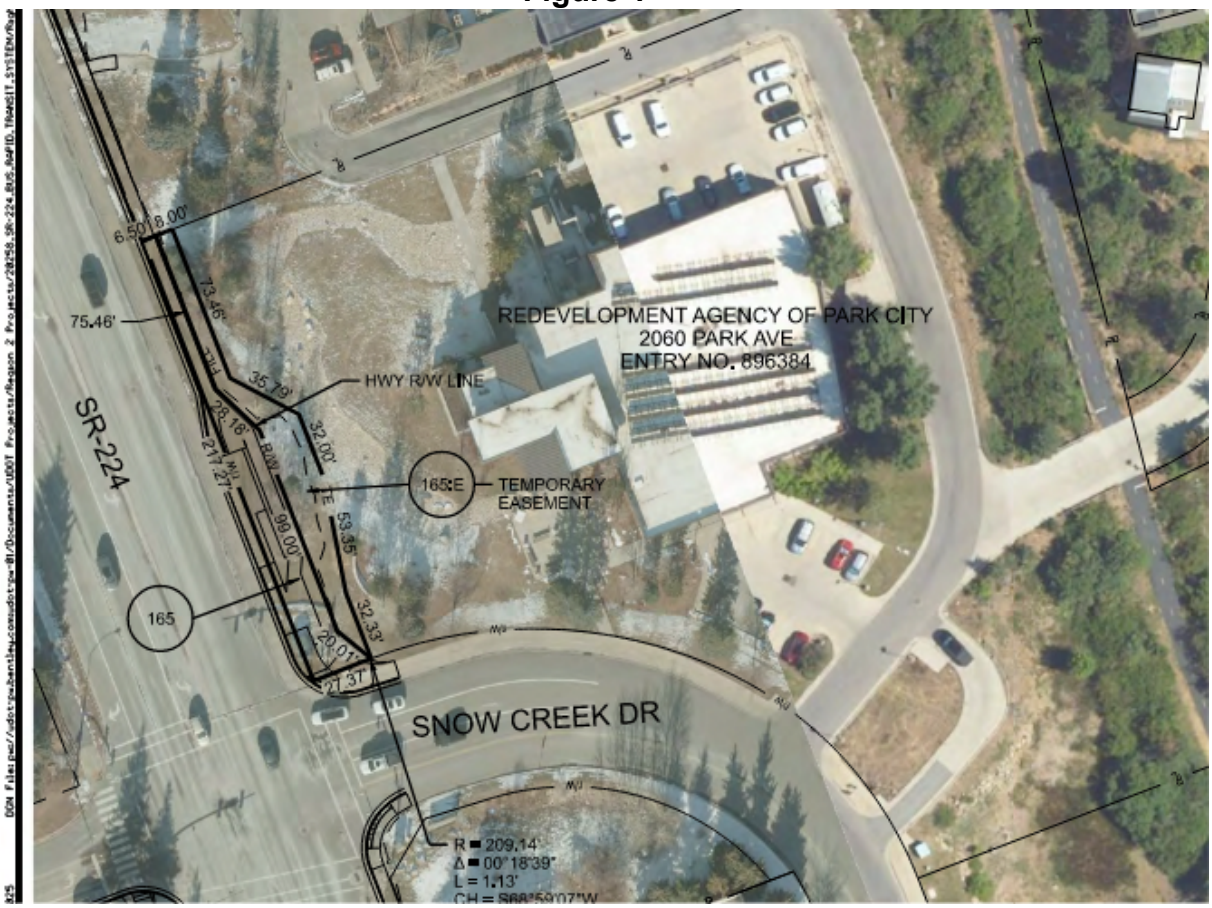
Analysis

HVT is requesting two related real property actions involving RDA Parcel No. SCCS-9-9-B-1-X:

- **Fee Simple Conveyance (165):** Approximately 3,048 square feet (0.07 acres) to be transferred to UDOT for permanent right-of-way.
- **Temporary Construction Easement (165E):** Approximately 2,609 square feet (0.06 acres) to HVT for construction-related activities, limited to a term of up to three years.

- (See Figure 1 below.)

Figure 1



The requested 0.07 acres is a part of RDA Parcel No. SCCS-9-9-B-1-X, that is approximately 2.88 acres and is currently occupied by the Park City Police Department. The proposed acquisition area has been designed to avoid impacts to police operations, access, and site functionality.

The conveyance will enable the construction of a BRT station, including a platform and waiting area. The design relocates the sidewalk behind the station to improve pedestrian safety by reducing conflicts between transit users and through pedestrians. Retaining the sidewalk in its current location would reduce the amount of property required, but would create safety and operational concerns and is therefore not recommended.

Although the appraised value reflects a significant market value, the request to donate the property is consistent with standard practice for intergovernmental transfers supporting public infrastructure. The property will remain in public use as part of the UDOT transportation system.

Failure to approve the request could delay the BRT project, which is a regionally significant investment intended to improve transit efficiency, reduce congestion, and enhance corridor safety within both Summit County and Park City municipal boundaries.

Exhibits

A *Request from High Valley Transit*
B *Police Department response to the HVT request*

High Valley TRANSIT

Date: April 22, 2026

To: Ryan Dickey, Mayor Park City Municipal Corporation

From: Caroline Rodriguez, Executive Director High Valley Transit District

Re: Request for Partial Fee Acquisition and Temporary Construction Easement – 2060 Park Avenue

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High Valley Transit District (HVT) respectfully requests that Park City Municipal Corporation execute a quitclaim deed for nominal consideration ($10) to convey a partial fee acquisition and grant a temporary construction easement on 2060 Park Avenue (Summit County Parcel No. SCCS-9-9B-1-X), owned by the Redevelopment Agency of Park City.

The subject parcel is approximately 2.88 acres and is currently occupied by the Park City Police Department. HVT proposes to acquire approximately 0.07 acres, resulting in a remaining parcel of approximately 2.81 acres. The acquisition area has been defined to ensure no impact to police operations, site access, or overall functionality.

This request supports the SR-224 Bus Rapid Transit (BRT) project. The acquired area will be conveyed to the permanent Utah Department of Transportation (UDOT) public right-of-way for transit infrastructure. A temporary construction easement is also requested for a term of three (3) years from execution and will be released upon completion of construction.

HVT has completed an appraisal and independent review of the required acquisition area, indicating an estimated value of approximately $481,400 if acquired from a private party. As this is a public-to-public transfer for continued transportation use, HVT respectfully requests conveyance for nominal consideration.

This request will support timely project delivery and advance a regionally significant transit investment that improves mobility, safety, and reliability. HVT appreciates Park City Municipal Corporation's continued partnership and consideration.

Caroline Rodriguez

Caroline Rodriguez, Executive Director

1570 Sego Lily Wy, Park City, UT, US, 84098

Chief of Police
Park City Police Department

May 5, 2026

Park City Council
445 Marsac Avenue
Park City, UT
84060

Park City Council Members:

I am writing regarding High Valley Transit's proposed acquisition of parcel 165 and their temporary use of parcel 165E—both located at the corner of Snow Creek Drive and SR-224 in front of the Police Station—as part of the SR-224 Bus Rapid Transit project.

I do not foresee any long-term impact on the Police Department by this action and have no concerns over the taking of the right of way.

Sincerely,

Chief Wade Carpenter

Park City Police Department • 2060 Park Avenue • P.O. Box 1480 • Park City, UT 84060-1480
Phone (435) 615-5500 • FAX (435) 615-4971

City Council Staff Report

Subject: Water Impact Fee Update
Author: Clint McAffee
Department: Public Utilities
Date: June 4, 2026

Recommendation

Discuss additional information requested by Council and confirm direction to adopt the maximum water impact fee shown below.

Water Impact Fee per gallon per minute (gpm) demand	
Current	$16,579
Proposed – 2026	**$26,449**
Proposed – 2027	**$27,140**
Proposed – 2028	**$27,901**
Proposed – 2029	**$28,691**
Proposed – 2030	**$29,513**
Proposed – 2031	**$30,349**
Proposed – 2032	**$31,239**
Proposed – 2033	**$32,165**
Proposed – 2034	**$33,131**
Proposed – 2035	**$34,172**
Proposed – 2036	**$35,258**

Outdoor Water Impact Fee per 1,000 Sq. Ft.	
Current	$1,598
Proposed – 2026	**$2,549**
Proposed – 2027	**$2,615**
Proposed – 2028	**$2,689**
Proposed – 2029	**$2,765**
Proposed – 2030	**$2,844**
Proposed – 2031	**$2,925**
Proposed – 2032	**$3,011**
Proposed – 2033	**$3,100**
Proposed – 2034	**$3,193**
Proposed – 2035	**$3,293**
Proposed – 2036	**$3,398**

Executive Summary

At the April 30, 2026 City Council Meeting, the majority of Council provided direction to return to Council for a public hearing and adoption of the maximum water impact fee as shown above. Council also requested information on impact fee amounts based on escalating the existing water impact fee from 2014 to 2026. This work session is to provide this information in advance of the public hearing and adoption of the new water

impact fee. A representative from Zions Bank, the consultant that prepared the Impact Fee Analysis, will also be present at the work session to answer additional questions.

Analysis

The table below shows four escalation rates applied to the existing water impact fee, which was adopted in 2014 and hasn't changed since.

Water Impact Fee Escalation Scenarios

Year	2.5%	3.0%	3.5%	3.9%
2014	$16,579	$16,579	$16,580	$16,579
2015	$16,993	$17,076	$17,160	$17,226
2016	$17,418	$17,589	$17,761	$17,897
2017	$17,854	$18,116	$18,383	$18,595
2018	$18,300	$18,660	$19,026	$19,321
2019	$18,758	$19,220	$19,692	$20,074
2020	$19,227	$19,796	$20,381	$20,857
2021	$19,707	$20,390	$21,094	$21,670
2022	$20,200	$21,002	$21,833	$22,516
2023	$20,705	$21,632	$22,597	$23,394
2024	$21,223	$22,281	$23,388	$24,306
2025	$21,753	$22,949	$24,206	$25,254
2026	$22,297	$23,638	$25,054	$26,239

Note: Maximum allowable fee in 2026 is $26,449

Next Steps

Pending City Council direction, a Public Hearing would be scheduled to adopt an updated water impact fee. A Notice of Public Hearing must be posted according to state law ten (10) days prior to the scheduled public hearing. The notice, IFFP, IFA, and impact fee ordinance will be made available for public inspection during the 10-day noticing period online and at 1884 Three Kings Drive and 445 Marsac Avenue in Park City.

The updated water impact fee may take effect 90 days after the impact fee is approved.

City Council Staff Report

Subject: Fiscal Years 2027 and 2028 Water Rates
Author: Clint McAffee
Department: Public Utilities
Date: June 4, 2026

Recommendation

Discuss additional information requested by Council and confirm direction to adopt changes to the FY27 and FY28 water rates as shown below.

FY 2027 Single Family Water Rates				
	Small 0 – 0.25 acre	**Medium 0.25 - 0.75 acre**	**Large 0.75 - 1.25 acre**	**Extra Large 1.25+**
Base Rate*	$75	~~$75~~ $85	~~$75~~ $95	~~$75~~ $105
	Volumetric Tier Definitions (Price per Thousand Gallon)			
Tier 1 ~~$7.00~~ $7.51	2 - 5	2 - 5	2 - 5	2 - 5
Tier 2 ~~$10.00~~ $11.37	5 - 20	5 - 30	5 - 40	5 - 50
Tier 3 ~~$20.00~~ $21.65	20 - 25	30 - 45	40 - 60	50 - 75
Tier 4 $37.84	> 25	> 45	> 60	> 75

*Base Rate includes 2,000 gallons usage

FY 2027 Irrigation Rates

Monthly Base Rate (per acre)	Tier 1	Tier 2	Tier 3
~~$150~~ $175	~~$10.00~~ $12.81	~~$20~~ $21.65	$37.84

- FY 2028 Updates:
  - 3% increase to all base and consumption water rates

Executive Summary

At the April 30, 2026 City Council meeting, the majority of Council provided direction to include changes to the FY 27 and FY 28 water rates outlined above in the fee schedule update. Council also requested additional details supporting the rate recommendations, and examples of how the new rates will impact customers. This work session is to provide this information in advance of the June 11th meeting when the fee schedule will be presented to Council for adoption.

Analysis

The need for future water rate increases

Since 2020, the cost to operate and maintain the City's water system has increased significantly. Most of the increase over this period is due to the capital investment required to comply with drinking and stream water quality regulations for water draining from the Judge and Spiro Tunnel. Table 1 below summarizes the actual annual cost increases for operations and capital, and future increases we use as a guide to recommend future water rate changes.

Exhibits A, B, and C include additional detail for the escalation rates shown in Table 1.

Table 1 - Annual Escalation Rates

Expense	Actual Annual Cost Escalation 2020 → 2025	Modeled Future Increases
Operational	19%	3%
Capital	26% - 59%	4%
Revenue	6%	3%

Maintaining our complex water system remains expensive and annual water rate increases are required to offset the inflationary increases for major expenses such as labor, chemicals, electricity, materials, equipment, and capital replacement projects. As shown in Table 1, future operational costs are modeled to increase by 3% per year, and future capital costs at 4% per year. Historically, capital costs have increased at a higher rate than operational costs, and we anticipate the need for more replacement projects due to the age of our infrastructure such as buried pipelines, water storage tanks, pump stations, valves, fire hydrants, communications network, and meters.

Customer Examples

Exhibits D, E, and F show examples of how the proposed FY 27 rate increases change Single Family and Irrigation Customer's water bills.

Next Steps

The Budget Department will return on June 11, 2026, with a fee schedule redline reflecting the Council's direction to adopt Fiscal Year 2027 and 2028 water rates.

Exhibits

Exhibit A – Operational Expense Escalation
Exhibit B – Capital Expense Escalation
Exhibit C – Revenue Growth
Exhibit D – Single Family Residential Examples
Exhibit E - Single Family Residential Examples

Exhibit F – Irrigation Customer Examples

Exhibit A - Operational Expense Escalation

Operational Expense	2020	2021	2022	2023	2024	2025	Annual Escalation Rate (CAGR)
Debt	(526,088)	(5,068,266)	(6,545,682)	(9,393,188)	(9,391,363)	(9,388,188)	78%
JSSD, MRWD, & Weber Basin Contracts	(1,709,472)	(1,898,775)	(1,866,658)	(1,938,925)	(2,869,404)	(3,015,241)	12%
Personnel	(3,105,512)	(2,837,432)	(3,628,168)	(4,531,065)	(5,415,889)	(5,427,484)	12%
Materials, Supplies and Services	(1,340,718)	(1,514,168)	(1,913,010)	(1,961,721)	(2,664,221)	(2,196,077)	10%
Interfund & Insurance Transfer	(1,031,604)	(1,042,585)	(1,134,280)	(1,375,991)	(1,396,630)	(1,542,824)	8%
Contract SVCS/Software License	(1,634,146)	(1,605,583)	(1,955,388)	(2,024,787)	(1,955,882)	(2,295,194)	7%
Utilities	(915,228)	(945,493)	(700,836)	(856,674)	(843,258)	(843,258)	-2%
Total Operational Expenses	**(10,262,768)**	**(14,912,302)**	**(17,744,023)**	**(22,082,351)**	**(24,536,647)**	**(24,708,265)**	**19%**

Large cost increases:

- Debt issued to improve water quality from mine tunnels (3Kings and associated projects)
- Prepayment period with Jordanelle Special Service District (JSSD) ended and the City began paying for delivery in 2024
- 3Kings WTP start up (materials, chemicals, staff, services)
- Increasing labor costs and inflation
- Increasing number of planned and emergency repairs on aging infrastructure

Exhibit B - Capital Expense Escalation

Capital Expense	Start Price	End Price	Period	Annual Escalation Rate (CAGR)
8" Pipe per foot installed	122	307	2020 → 2022	59%
10" Pipe per foot installed	120	385	2020 → 2025	26%
12" Pipe per foot installed	127	324	2020 → 2024	26%
Asphalt Per square yard placed	87	114	2020 → 2025	6%
Service and meter vault installed	12,943	24,599	2020 → 2022	38%
Fire line installed	10,873	44,573	2020 → 2025	33%

Exhibit C - Revenue Growth

Revenue	2020	2021	2022	2023	2024	2025	Annual Escalation Rate (CAGR)
Service Fee Revenue	17,713,704	20,285,069	18,196,952	18,192,815	20,929,740	21,381,724	4%
Total Revenue	20,465,967	22,584,665	20,947,819	21,088,675	25,204,163	27,145,031	6%
Available for Capital Projects (Total revenue – operations and debt)	**10,203,198**	**7,672,363**	**3,203,796**	**(993,676)**	**667,515**	**2,436,766**	

Reference point: to replace all water infrastructure every 100 years, an approximate annual investment of $10M is required

Growth Factors:

- Water rate changes
- Interest on bond proceeds (this will be significantly reduced now that the bond proceeds are spent)
- Charging for City water use
- Increasing volume of water leased to Weber Basin
- Note: service fee revenue for 2025 adjusted to account for extreme dry hot summer
- Note: impact fee revenue for 2025 adjusted for one-time large impact fee

Exhibit D - Single Family Residential Examples

Percent Users Exceeding Summer Water Use	Summer water use (gallons per month)	FY27 vs FY26				Proposed Annual Cost Increase				Proposed Annual Cost			
		Small	Medium	Large	XL	Small	Medium	Large	XL	Small	Medium	Large	XL
70%	2,000	0%	13%	27%	40%	$0	$120	$240	$360	$900	$1,020	$1,140	$1,260
50%	5,000	2%	12%	22%	33%	$19	$139	$259	$379	$1,171	$1,291	$1,411	$1,531
38%	10,000	3%	12%	21%	31%	$39	$159	$279	$399	$1,341	$1,461	$1,581	$1,701
31%	15,000	4%	12%	21%	29%	$63	$183	$303	$423	$1,540	$1,660	$1,780	$1,900
24%	20,000	5%	13%	20%	27%	$87	$207	$327	$447	$1,739	$1,859	$1,979	$2,099
18%	25,000	6%	13%	19%	26%	$114	$231	$351	$471	$2,041	$2,058	$2,178	$2,298
13%	30,000	5%	13%	19%	25%	$126	$255	$375	$495	$2,556	$2,257	$2,377	$2,497
7%	40,000	4%	12%	18%	23%	$134	$309	$423	$543	$3,799	$2,861	$2,775	$2,895
3%	60,000	2%	8%	15%	20%	$134	$375	$533	$645	$6,448	$4,862	$4,085	$3,897
1.4%	80,000	1%	5%	10%	16%	$134	$375	$582	$741	$9,097	$7,511	$6,248	$5,471
0.8%	100,000	1%	4%	7%	12%	$134	$375	$582	$790	$11,746	$10,159	$8,897	$7,634
Number of Customers		2,971	1,596	244	236	2,971	1,596	244	236	2,971	1,596	244	236

Color Legend

- Tier 1
- Tier 2
- Tier 3
- Tier 4

- These tables compare the proposed FY 2027 water rates to FY 2026 water rates
- Cost includes 3.5 months of summer water use plus indoor, and 8.5 months indoor use only

Exhibit E - Single Family Residential Examples

FY 27 Compared to FY 25 - Annual Water Cost Change

Summer water use (gallons per month)	Small			Medium			Large			XL		
2,000	-1%	-22%	-33%	12%	-12%	-24%	26%	-1%	-15%	39%	9%	-6%
5,000	0%	-18%	-27%	10%	-10%	-20%	20%	-1%	-12%	30%	7%	-5%
10,000	1%	-15%	-24%	10%	-7%	-17%	20%	0%	-10%	29%	8%	-3%
15,000	0%	-14%	-22%	8%	-7%	-16%	16%	0%	-10%	24%	6%	-3%
20,000	-1%	-14%	-21%	6%	-8%	-15%	13%	-2%	-10%	19%	4%	-4%
25,000	0%	-11%	-17%	1%	-10%	-17%	7%	-5%	-12%	13%	0%	-7%
30,000	9%	-1%	-8%	-3%	-13%	-19%	2%	-8%	-14%	7%	-4%	-10%
40,000	22%	13%	7%	-8%	-15%	-19%	-11%	-18%	-22%	-7%	-14%	-18%
60,000	17%	12%	8%	-12%	-16%	-18%	-26%	-29%	-31%	-29%	-32%	-34%
80,000	12%	8%	6%	-8%	-11%	-13%	-23%	-26%	-27%	-33%	-35%	-36%
100,000	9%	6%	4%	-6%	-8%	-10%	-18%	-20%	-21%	-29%	-31%	-32%
FY 25 Base Rate (no water included)	$57.73	$77.93	$92.42	$57.73	$77.93	$92.42	$57.73	$77.93	$92.42	$57.73	$77.93	$92.42
Proposed FY 27 Base Rate (2,000 gallons included)	$75	$75	$75	$85	$85	$85	$95	$95	$95	$105	$105	$105
No. of Customers	**1,825**	**627**	**519**	**573**	**543**	**480**	**53**	**65**	**126**	**36**	**39**	**161**

Color Legend

- Tier 1
- Tier 2
- Tier 3
- Tier 4

- This table compares the proposed FY 2027 water rates to the previous FY 2025 water rates
- Most customer's annual water cost will be less than it was in FY 2025
- In 2025, there were 3 different base rates depending on meter size. The table above shows the impact for each of the 3 different base rates, and the number of customers affected

Exhibit F - Irrigation Customer Examples

Irrigated Area	Monthly Water Budget 68% lawn coverage (gallons)	Actual Peak Month Use (gallons)	Actual Total Annual Usage (gallons)	Percent Change	
				Compared to FY 25	Compared to FY 26
14	1,680,000	956,000	2,694,000	-10%	17%
14	1,680,000	2,304,000	6,113,000	-15%	13%
3	360,000	684,000	2,643,000	-3%	9%
1	120,000	137,000	506,000	-8%	14%
1	120,000	62,000	229,000	-5%	18%

City Council
Staff Report

Subject: **Planning Commission Interviews**
Author: **Rebecca Ward, Planning Director**
Date: **June 4, 2026**

Recommendation
Conduct interviews for two upcoming vacancies on the Planning Commission.

Background
The seven-member Planning Commission is a non-political, long-range planning body for the City.[1] The Commission meets the second and fourth Wednesday of each month and reviews and forwards recommendations to the City Council on the General Plan, annexations, Land Management Code amendments, and zoning map amendments. The Commission takes final action on subdivisions, plat amendments, conditional use permits, and master planned developments,[2] as well as appeals of Planning staff decisions.[3]

Commissioners are appointed by the Mayor with advice and consent of the Council[4] and serve four-year terms that expire the second Wednesday in July.[5] Appointments to the Commission are made on a basis which fairly represents the interests of all residents of the community[6] and there should be priority for at least one Commissioner to be a land use professional, including but not limited to experience in construction, planning, architecture, or real estate development.[7]

Members must be residents of Park City and have resided within the City for at least 90 days prior to being appointed.[8] Commissioners are paid $135 per diem for each official meeting up to 4 hours, and $200 for each meeting longer than 4 hours.[9] Two terms expire this year:

[1] Land Management Code (LMC) § 15-12-9
[2] LMC § 15-12-15
[3] LMC § 15-1-18
[4] LMC § 15-12-1
[5] LMC § 15-12-2
[6] LMC § 15-12-4
[7] LMC § 15-12-2
[8] LMC § 15-12-2
[9] Resolution 08-2024

Current Commissioners	Term Expiration
Henry Sigg	July 2026
John Frontero (Chair Pro Tem)	July 2026
Christin Van Dine (Chair)	July 2027
Rick Shand	July 2027
Grant Tilson	July 2028
Seth Beal	July 2028
Adam Strachan	July 2028

Eight applications from Park City residents were submitted for City Council consideration. On May 26, 2026, Tara Stauffer withdrew her application. Seven interviews are scheduled:

Interview Time	**Candidate**
1:45 PM	Henry Sigg
2:00 PM	Nicolas Marin
2:15 PM	Matthew Day
2:30 PM	John Frontero
2:45 PM	Danny Glasser
3:00 PM	Casey Christ
3:15 PM	Beth Kidd

City Council Staff Report

Subject: Budget Review
Author: Budget Team
Department: Budget, Debt, & Grants
Date: June 4, 2026

Recommendation

Review final recommendations for pay plan increases, adjustments made to the FY27 City Manager's Recommended Budget since adoption of the tentative budget, and other final budget adjustments necessary to close out FY26.

Executive Summary

The FY27 City Manager's Recommended Budget was adopted by the City Council on May 7, 2026, after weeks of City Council deliberation and discussion. At the June 4 meeting we will review final adjustments based on Council input and provide additional information on specific items requested by the Council.

Analysis

Changes between the FY27 Tentative Budget and the proposed FY27 Final Budget:

Revenue Updates

Revenue budget projections have been revised to incorporate updated financial data based on year-to-date actuals. The following adjustments align our targets with updated performance and realized revenue streams.

Sales Tax: Following the adoption of the tentative FY27 budget, the March sales tax distribution provided a clearer picture of the cumulative impacts from the past winter's low snowfall. March collections came in nearly 20% below FY25. As a result, FY27 sales tax projections have been revised to a more conservative estimate, with current assumptions trending closer to FY25 actual revenue levels. This adjustment reflects the City's effort to align revenue projections with recent collection trends. The table below shows FY27 final projections.

Tax Revenue	Tentative Budget	Final Budget
General Sales Tax	$ 10,053,838	$ 9,896,106
General Fund Resort Tax	$ 15,378,505	$ 15,927,027
Capital Fund Resort Tax	$ 4,337,526	$ 3,496,177
Additional Resort Tax	$ 8,392,251	$ 8,267,608
Transient Room Tax	$ 4,397,856	$ 4,417,940
Transit Sales Tax	$ 7,673,521	$ 7,525,526
Additional Mass Transit Tax	$ 4,360,218	$ 4,276,125
Total Revenue	**$ 54,593,714**	**$ 53,806,509**

Expense Updates
Some expense lines, such as utility estimates, interfund transfers, and debt service, are minimally adjusted between the tentative and final budgets as more accurate data is received. Material adjustments are summarized below.

Pay Plan: The FY27 Pay Plan establishes a maximum 5% growth cap over the FY26 wage budget. The following table details the personnel increases by fund, including wages, retirement, taxes, reclassifications and new positions. Some funds fall below the 5% cap due to departmental reorganizations or the lower 2% growth rate that was applied to part-time wage pools.

Fund	FY26 Orig Budget	FY27 Orig Budget	Variance $
General Fund	35,988,867	38,090,850	$ 1,891,460.36
Water Fund	4,346,187	4,552,448	$ 206,260.75
Storm Water Fund	751,140	786,327	$ 35,186.84
Golf Fund	1,213,422	1,254,005	$ 40,582.50
Transportation Fund	11,171,182	11,365,028	$ 193,846.32
Parking Fund	1,206,484	1,266,327	$ 59,842.72
Fleet Services Fund	1,391,522	1,459,342	$ 67,820.06

Main Street RDA Historic Preservation Board Grants: As previously discussed, historically the Main Street Redevelopment Agency (RDA) allocated $30,000 annually toward historic preservation grants within the designated boundary. The RDA expired in 2021 and recent state legislation imposes a statutory deadline of December 31, 2026 to expend all remaining agency funds.

Because it is highly improbable that new allocations could be successfully awarded and spent prior to this expiration date, we recommend eliminating the FY27 funding. To ensure the City honors its outstanding commitments, any unspent grant funds previously awarded in prior fiscal years will be fulfilled by either the General Fund or the Lower Park RDA, depending on the property's geographic location.

Emergency Management Reorganization: Emergency Management is currently a stand alone department, reporting to the Police Department. To streamline structure and maximize resource deployment, the FY27 budget proposes absorbing this function directly into Police operations. Using current funding, the department will create an Emergency Management Lieutenant. This position will absorb emergency management, special event coordination support, and traffic management backup. The net fiscal impact of this operational realignment is $700.

Proposed changes to the FY27 Tentative Capital Budget, adopted on May 7, 2026:

TRA009 Transit Rolling Stock Replacement: Updated the 5-year capital plan to reflect the new bus procurement strategy. The revised plan reduces the FY27 budget by $5.4M, from $6.2M to $835K, by delaying major bus purchases to FY28. Corresponding adjustments were made throughout the 5-year capital plan, resulting in a net reduction of approximately $3.5M.

Wayfinding & TDM Technology: Increase requested budget for FY27 and FY28 by $50K, making the budget $150K in both years, based on new project cost estimates.

Library Patio Shades: An additional $30K allocation from the CIP fund balance for FY27 is requested to support the installation of shades on the library patio. The project was planned to be funded primarily through a restaurant tax grant supplemented by $10k from project LIB0617. However, updated information from the County indicates that the final grant award is anticipated to be lower than expected. This adjustment ensures sufficient capital is available to complete the project as scheduled, bringing the total project budget to $50k. The original $10k allocation within LIB0617 will be redirected toward furniture replacement, which was also included in the grant application.

FY26 Budget Adjustments

As the fiscal year draws to a close, the proposed FY26 budget amendments seek to align the budget with actual revenues, expenditures, and shifting operational and capital needs. Debt service schedules and internal fund transfers are also updated to reflect actual spending. Final balances will be solidified during the standard year-end closing process, which incorporates payroll accruals, balance sheet adjustments, and final tax distributions received in July and August.

Our General Fund reserve balance is currently optimized near the 35% statutory ceiling permitted by State Code. These funds will be utilized to absorb the FY26 revenue shortfalls. The final outcome of these balancing measures will be detailed in the audit report and the Annual Comprehensive Financial Report (ACFR).

A summary of the proposed adjustments are outlined below and a detailed list is in exhibit A.

Revenue

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

Sales Tax: After the March sales tax reported a 20% decline to the FY26 budget, we propose an adjustment to our original revenue targets to reflect the notably weak winter performance and early end to the season.

Fund	FY26 Original	FY26 Revised	Variance
Local Option	$ 10,865,411.05	$ 9,499,233.90	$ (1,366,177.15)
Resort Tax	$ 10,186,895.94	$ 10,627,227.81	$ 440,331.87
General Fund	**$ 21,052,306.99**	**$ 20,126,461.72**	**$ (925,845.27)**
Resort Tax	$ 4,339,095.42	$ 3,355,966.68	$ (983,128.74)
Additional Resort Tax	$ 8,624,723.54	$ 7,936,044.39	$ (688,679.15)
Transient Room Tax	$ 4,746,437.76	$ 4,410,148.04	$ (336,289.72)
Capital Fund	**$ 17,710,256.72**	**$ 15,702,159.11**	**$ (2,008,097.61)**
Transit Sales Tax	$ 7,561,378.62	$ 7,223,723.39	$ (337,655.23)
Resort Tax Transportation	$ 4,878,934.87	$ 4,661,064.75	$ (217,870.12)
Additional Mass Transit Tax	$ 4,296,496.68	$ 4,104,635.56	$ (191,861.12)
Transportation Fund	**$ 16,736,810.17**	**$ 15,989,423.70**	**$ (747,386.47)**
Totals	**$ 55,499,373.88**	**$ 51,818,044.53**	**$ (3,681,329.35)**

Property Tax: We recommend reducing General Fund property tax revenue by $1,068,608 to align with updated year-end actuals. This adjustment reflects a refinement of budgeted revenues based on current collection trends and property tax distributions received during the fiscal year.

Building, Planning and Engineering Fees
These targeted fees are charged to builders and developers to recover the costs associated with managing growth, reviewing plans, conducting site inspections, and issuing permits. By aligning these fees directly with development activity, the City ensures that new construction complies with safety, engineering, and zoning standards while protecting existing taxpayers from the financial burden of growth.

Revenue from development-related fees is particularly difficult to forecast because it is driven by factors largely outside the City's control, including project timing, construction valuation, and development activity levels. These revenues are variable and can fluctuate with broader economic conditions, including interest rates, construction costs, supply chain availability, labor markets, and demand in the development industry. As a result, annual fee revenue may vary from year to year. Our FY26 actuals are currently tracking at approximately 50% of budget. We recommend reducing the budget by $3.1m to more closely align with updated projections.

Expenses
School Resource Officer: Utah House Bill 84 (2024) requires the presence of an armed guardian at every school. During the FY26 budget process, we were in discussion with Summit County to secure financial support for this change. Unfortunately, those negotiations were unsuccessful and as discussed on September 25, 2025, a budget adjustment is necessary to cover the wages, benefits and one-time vehicle expense. Park City School District reimburses up to $90k per officer, per year. The net ongoing impact is approximately $98k.

Description	Amount	
Wages, payroll taxes, benefits	$	188,168
Park City School Dist Contribution	$	(90,000)
Net ongoing budget impact	**$**	**98,168**
Vehicle and build out (one-time expense)	$	90,000
Total FY26 budget impact	**$**	**188,168**

Centralization of Communications Department: A centralized communications team was created to deliver consistent messaging and proactive planning. This restructure introduces a single intake process for all requests, significantly increasing response efficiency and most importantly, provides the high-level perspective required to build comprehensive communication campaigns that align with the City's broader goals and initiatives. The reorganization resulted in an overall savings for the City.

Fund	Amount	
Transportation Fund	$	(283,257)
General Fund - Police Dept	$	(91,446)
General Fund - Communications Dept	$	291,390
Net Savings	$	(83,313)

Engineering: Increase professional services expense budget by $101,532 to reflect the revenue received from development related inspection fees at Studio Crossing. This is a budget-neutral adjustment as this fee is charged and paid by the developer.

Property: Increase professional services budget by $15,964 for survey and title work related to the parcels in the Redus property exchange.

FY26 Capital Projects

REC0431 Bubble Repair: Add $210k to secure production, shipment, and installation of modifications to the PC MARC bubble scheduled for September 2026. The former bubble collapsed on March 1, 2024, resulting in a complete loss and insurance claim for all structure components, including the membrane skin, doors, lighting, cabling, and netting. The replacement dome was installed with a taller profile and steeper wall angles, increasing the overall air volume beyond what the existing mechanical system was originally designed to support. This has required operational adjustments, including supplemental circulation fans and increased burner output to maintain adequate heating, placing additional strain on the mechanical system. The manufacturer has offered a warranty discount to revert the structure to its original volume size and wall-angle configuration while upgrading the membrane to a higher-R-value, triple-layer system to improve energy efficiency and reduce demand on the mechanical equipment.

TEC0609 Future Core Software: Increase budget by $260k to account for additional implementation and integration costs associated with the City's core software transition. As the project scope has advanced, additional services and modules were identified as necessary to support full implementation and long-term operational functionality. The adjustment reflects expanded integration, configuration, and data management needs identified during implementation planning and contract refinement.

FY26 Grants and Rollover Funds
Departments apply for various grants throughout the year to help offset costs and the tax burden on PC residents and businesses. If awarded, an adjustment is needed to increase the related expense and revenue accounts to maintain auditing standards. Listed below are all RAP Tax awards received in FY26:

- Ice Arena: $35,397 for the renovation and reconfiguration of the Front Desk area and replacement of furniture;
- PC MARC: $60,000 for shading at the new aquatic center and $140,000 for Park City Community Center Playground equipment;
- City Park: $63,015 for softball field dugout and backstop structure, which includes the wooden structure and chain link material needs; and
- Trails and Open Space: $59,571 for the purchase and seasonal installation of a yurt as a warming facility at Empire View Area.

Exhibits

Exhibit A: FY26 Operating & Capital Budget Adjustments

FY26 Operating Budget Adjustments

Department	Amount	Description
Vacancy Factor - Various Departments	$ -	Allocate based on YTD actuals to various departments - net neutral
State Liquor Enforcement	$ 9,328.69	Adjust budget to align with additional revenue received from State allocation - net neutral
Library	$ 2,000.00	Adjust to refelct increased grant revenue - net neutral
Library	$ 5,000.00	Adjust to align with grant spending in operations vs CIP
Communications	$ 291,390.00	Centralized Communications Dept reorganization
Transportation Planning	$ (283,257.00)	Centralized Communications Dept reorganization
Police Department	$ (91,446.00)	Centralized Communications Dept reorganization
Police Department	$ 12,000.00	K9 Officer Stipend. Unknown cost at FY26 budget adoption
Police Department - School Resource Officer	$ 188,168.00	Wages/benefits for School Resource Officer. Offset of up to $90k from PCSD, net impact is $98,168
Police Department - School Resource Officer	$ 90,000.00	One time vehichle expense for School Resource Officer
Police Department	$ 25,000.00	Increased Public Safety at event - net neutral as we will reimbursed
Engineering	$ 101,352.00	Increase budget to reflect revenue received for Studio Crossing project - Net neutral
Property	$ 15,964.00	Increased expeneses for title and survey work for Redus property exchange
Various Departments		Adjust budget to reflect charges incurred in FY25 but actual expense hit in FY26. Impacts various departments and funds. **General Fund - up to $44,433, Transportation/Parking - up to $15,893**
Recycle Utah Contract	$ 25,000.00	Originally approved and increased in the FY25 budget, error related to software migration in FY26. The FY26 amount was correct in budget discussions and reports but incorrect in database.
Fund 71	$ (1,231,150.00)	Adjust budget to align with debt service schedule
Fund 71	$ 37,000.00	Add $37k expenses for potential arbitrage payment
Sales Tax - Various Funds	$ (3,681,329.35)	See table in staff report for detail
Property Taxes - General Fund	$ (1,068,608.19)	Adjust budget to align with projected revenue
Building, Planning, Engineering Fees	$ (3,188,751.55)	Adjust budget to align with projected revenue
Lower Park Ave RDA (LPRDA) Mitigation payment	$ 152,203.00	Payment fluctuates with revenue collection. Adjusted to reflect increased revenue
LPRDA Property Tax Revenue	$ 111,448.00	Adjust budget to align with projected revenue
LPRDA Property Tax Revenue	$ 373,110.00	Adjust budget to align with projected revenue
Utility Adjustments - Various Departments	$ 154,128.00	Adjusted various utility accounts to account for unbudgeted or underbudgeted expenese. Adjustments included electrical service for new bus chargers and the Kearns Blvd tunnel, and required alarm service for Three Kings
Transportation Federal Grants- Revenue	$ (1,400,000.00)	Adjust budget to align with anticipated grant revenue

FY26 Capital Budget Adjustments

Project	Amount		Description
TRA0203 China Bridge Event Parking	$	377,099	Increased budget to reflect special event parking revenue from the China Bridge garage
TRL0092 Open Space Improvements	$	124,494	Increased budget to reflect the actual balance received from Flagstaff Transfer Fees dedicated for Transportation Planning
TRP0108 Flag Staff Transfer Fees	$	213,117	Increased budget to reflect the actual balance received from Flagstaff Transfer Fees dedicated for Transportation Planning
POL0615 Police Equipment Replacement Fund	$	20,026	Increased budget for DOJ vest grant and other grant revenue received
ENG0752 Clark Ranch Frontage Road	$	100,000	Increased budget to support ongoing project design and planning activities
REC0431 Bubble Repair	$	210,000	Increased budget to fund PC MARC bubble replacement
REC0598 PC MARC Aquatics Replacement	$	80,000	Increased budget for winterization of the new aquatic center and associated equipment
TEC0609 Future Core Software	$	260,000	Increased budget for additional costs related to citywide core software implementation
WAT0341 Regional Interconnect	$	200,000	Net zero adjustment to correct prior year budget allocations
WAT0372 Regionalization Fee	$	(200,000)	Net zero adjustment to correct prior year budget allocations
ENV0447 EV Chargers	$	(61,799)	Transfer budget to Parking for them to manage capital replacement project
TRA0447 EV Chargers	$	61,799	Transfer budget to Parking for them to manage capital replacement project
TEC0075 Equipment Replacement - Computer	$	8,478	Increased budget to recognize recycling revenue from computer equipment and other miscellaneous revenues
IMP0586 Housing Ongoing Asset Improvement	$	3,615,334	Increased budget to reflect revenue received from multiple sources, including Founders Place fees, rental income, sale of affordable housing unit, and allocating Main Street RDA funding for 516 Marsac affordable housing project
ENG0036 Traffic Calming	$	(89,871)	Reduced budget based on current traffic calming project funding needs
STR0006 Pavement Management Implementation	$	54,374	Increased budget to reflect available Class C Road revenue
New18 Laydown Yard Beautification	$	9,000	Increased budget to recognize the lease rent received for Laydown Yard
ENV0611 Misc 5-Acre Site Improvements	$	(30,000,000)	Removed FY26 bond funding planned for deployment in FY27 and FY28
TRL0430 Treasure Hill & Armstrong	$	368,752	Increased budget to reflect remaining bond proceeds available for the project
ENG0576 Ability Way Reconstruction	$	194,400	Increased budget to reflect reimbursement received from NAC for trail reconstruction
LIB0019 Library Development & Donations	$	3,031	Recognized FY26 donations and removed $5,000 that was moved to operations
NEW1 MVB3X Barricades	$	500,000	Reallocated FY27 budget to FY26 to allow earlier purchase using Main Street RDA
BUD0001 Planning/Capital Analysis	$	8,900	Increased budget based on consultant impact fee study estimate

City Council Staff Report

Subject: March Sales Tax and Budget Monitoring
Author: Budget Team
Department: Budget
Date: June 04, 2026

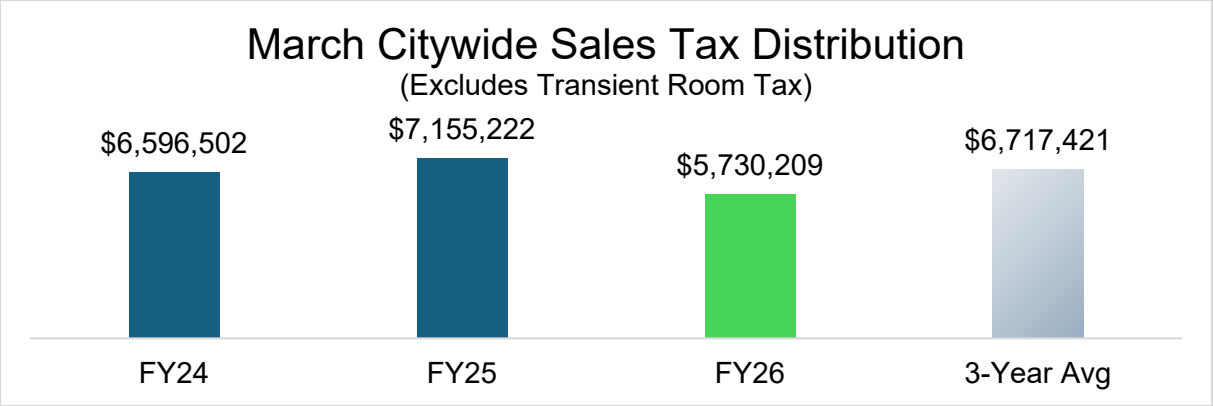
Sales Tax Distribution

The following summarizes the March sales tax distribution:

Citywide Sales Tax Distribution Summary (excludes Transient Room Tax):
Monthly (March):
Revenue: $5,730,209 — down $1,425,013 (-19.9%) vs. March 2025; down $1,335,056 (-18.9%) vs. budget.

Rolling Quarter (January – March):
Revenue: $18,313,067 — down $1,855,216 (-9.2%) vs. same period last year; down $2,221,465 (-10.8%) vs. budget.

Year-to-Date (July – March):
Revenue: $37,103,477 — down $1,396,680 (-3.6%) vs. same period last year; down $2,524,935 (-6.4%) vs. budget.



General Fund Distribution Summary:
Monthly (March):
Revenue: $2,513,639 — down $608,621 (-19.5%) vs. March 2025; down $650,170 (-20.6%) vs. budget.

Rolling Quarter (January – March):
Revenue: $7,996,437 — down $791,388 (-9.0%) vs. same period last year; down $1,184,808 (-12.9%) vs. budget.

Year-to-Date (July – March):
Revenue: $13,884,446 — down $581,500 (-3.4%) vs. same period last year; down $1,539,223 (-8.6%) vs. budget.

Transient Room Tax (TRT) Distribution Summary:
Monthly (March):
Revenue: $679,405 — down $142,095 (-17.3%) vs. March 2025; down $171,674 (-20.2%) vs. budget.

Rolling Quarter (January – March):
Revenue: $2,242,255 — down $216,094 (-8.8%) vs. same period last year; down $308,411 (-12.1%) vs. budget.

Year-to-Date (July – March):
Revenue: $3,846,835 — down $289,332 (-7%) vs. same period last year; down $480,539 (-11.1%) vs. budget.

Sales Tax Analysis

March's sales tax distribution reflects the cumulative effect of a notably weak winter becoming more visible in the final month of the season. Earlier winter distributions showed more resilience than expected, but by March, limited snowpack and weaker late-season conditions were no longer sufficient to support typical levels of activity and spending. Citywide sales tax, excluding Transient Room Tax, was down 19.9% from March 2025 and 18.9% below budget for the month. The rolling quarter was also down 9.2% from the same period last year and 10.8% below budget, showing that the March decline materially changed the winter revenue picture.

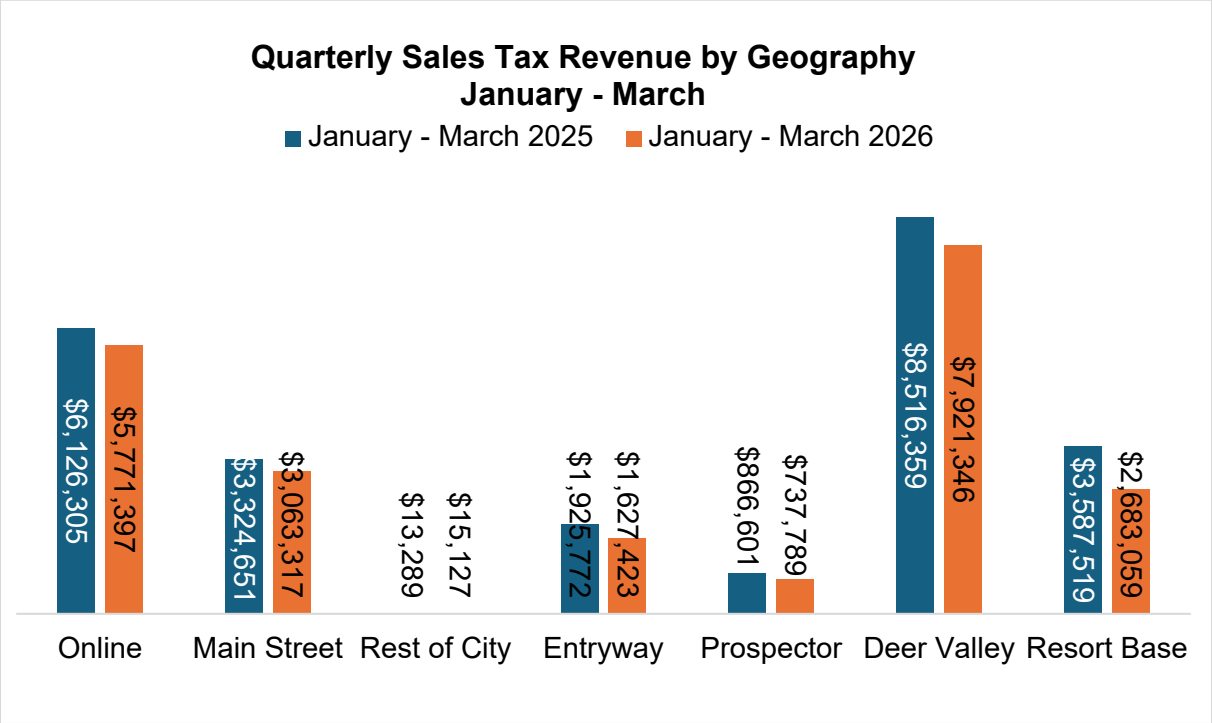
The March result also changed the year-to-date position. Through March, citywide collections are now below both the prior year and the budget, moving from an essentially flat year-to-date position in February to a shortfall. While the local economy held up better than expected through much of the winter, March appears to be the point where the cumulative effect of weak winter conditions translated more directly into sales tax collections.

The General Fund also reflected this weakness, with March collections down sharply from both last year and the budget. As with the citywide sales tax, the March result will need to be considered as part of year-end budget monitoring and FY27 revenue planning, particularly because March is one of the City's most important winter revenue months.

The clearest area of pressure remains resort-driven overnight visitor spending. Recent lodging data indicated declining occupancy and lower revenue per available room through the winter, even as average daily rates held relatively firm. That pattern points to softer demand rather than broad discounting and remains consistent with weaker tourism-related activity, particularly in lodging and visitor-dependent spending categories.

Looking ahead, the March distribution provides the clearest measure yet of how much the weak winter reduced fiscal year performance. The remaining months of the fiscal year will determine how much of that shortfall can be offset as spring and summer activity picks up. Forward-looking lodging indicators suggest conditions may become more supportive, but the City is now entering the final quarter with less cushion than earlier in the year.

This report reflects amounts distributed by the State Tax Commission and therefore lags real-time economic activity.



March Budget Monitoring

Sales and property taxes carry an inherent reporting lag, making year-end projections dynamic as we approach the close of our fiscal year. Based on current indicators, we anticipate revenue shortfalls across all taxes and development-related fees (permitting, licensing, etc.).

Final balances will be solidified during the standard year-end closing process, which incorporates payroll accruals, balance sheet adjustments, and final tax distributions received in July and August.

Our General Fund reserve balance is currently optimized near the 35% statutory ceiling permitted by State Code. These funds will be utilized to absorb the FY26 revenue shortfalls. The final outcome of these balancing measures will be detailed in the audit report and the Annual Comprehensive Financial Report (ACFR).

Revenues

We continue to track 9% below the estimated YTD budget. This trend is primarily driven

by lower property tax and building, planning, and engineering (BPE) fees.

March FY26 Revenue Status Summary
The following table outlines the current year-to-date (YTD) status and strategic comments for each major revenue category as we finalize the FY26 budget adjustments.

Revenue Category	Current Status	Comments
Property Tax	⊠ Below Target	Tracking under budget due to aggressive FY26 targets. We estimate adjusting the interfund transfer will bring final actuals to ~$12.9M, representing a ~$1.5M shortfall. We will propose a year-end budget reduction and realign the FY27 baseline downward.
Sales Tax	◍ Under Review	Reflects actual collections booked through February. A year-end budget reduction is expected in order to align with actuals. After evaluating March receipts we have adjusted our FY27 revenue projections downward.
Licenses & Permits	⊠ Below Target	Building, Planning, and Engineering fees are tracking well below budget and historical averages. We will likely propose a year-end budget reduction and have established a more conservative revenue target for FY27.
Miscellaneous Revenue	◍ On Track	Primarily consists of interest earnings. No immediate adjustments are needed; final totals will be booked by Finance during the standard year-end closing process.
Internal Fund Transfers	◍ On Budget	Tracking on target and will align with planned year-end closing entries.
Overall Total	⊠ **9% Below Budget**	**Driven by low sales and property tax and fee revenue shortfalls.**

Expenses

March FY26 Expense Status Summary
Overall, expenses are tracking 9% below the estimated YTD when excluding IFT, Debt

(which will square up by year-end), and capital transactions, which vary widely, based on project timelines and seasonality. Personnel and materials, services, and supplies are also impacted by seasonality. Managers are reducing or delaying spending where possible as we continue navigating an under-performing winter season. See Exhibit C for a detailed expense report.

Expense Category	Current Status	Comments
Operating Budget *(Materials, Services, Supplies)*	Under Budget	Operating expenditures are tracking 9% below YTD estimates. While heavily influenced by seasonal patterns, department managers are actively monitoring discretionary spending to offset underperforming winter revenues.
Personnel Costs	Under Budget	Personnel expenses remain slightly below projections due to vacancies and seasonality.
Debt Service & Transfers	On Budget	Debt service payments and interfund transfers are tracking on target. These allocations will reconcile with year-end entries from Finance.
Capital Projects (CIP)	Varies by Project	Capital expenditures show wide variance due to seasonality, individual project schedules and delayed/deferred spending.

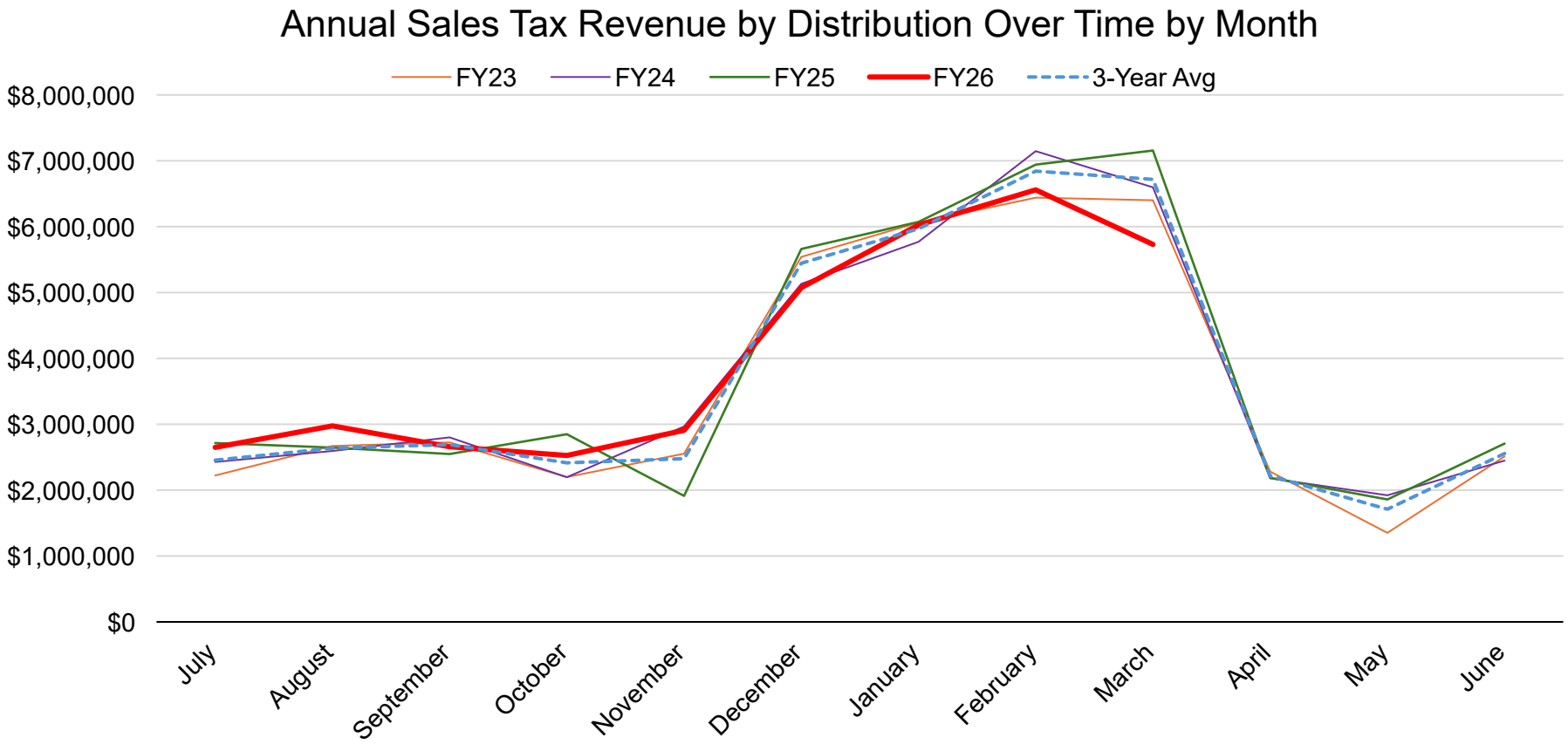
Exhibits

Exhibit A: FY26 March Sales Tax Distribution Data
Exhibit B: March YTD Revenue
Exhibit C: March YTD Expenses

March Sales Tax Distribution

PARK CITY
1884

Sales Tax Distributions



Source: Park City Municipal Corporation. As of May 2026. Note: Excludes Transient Room Sales Tax.

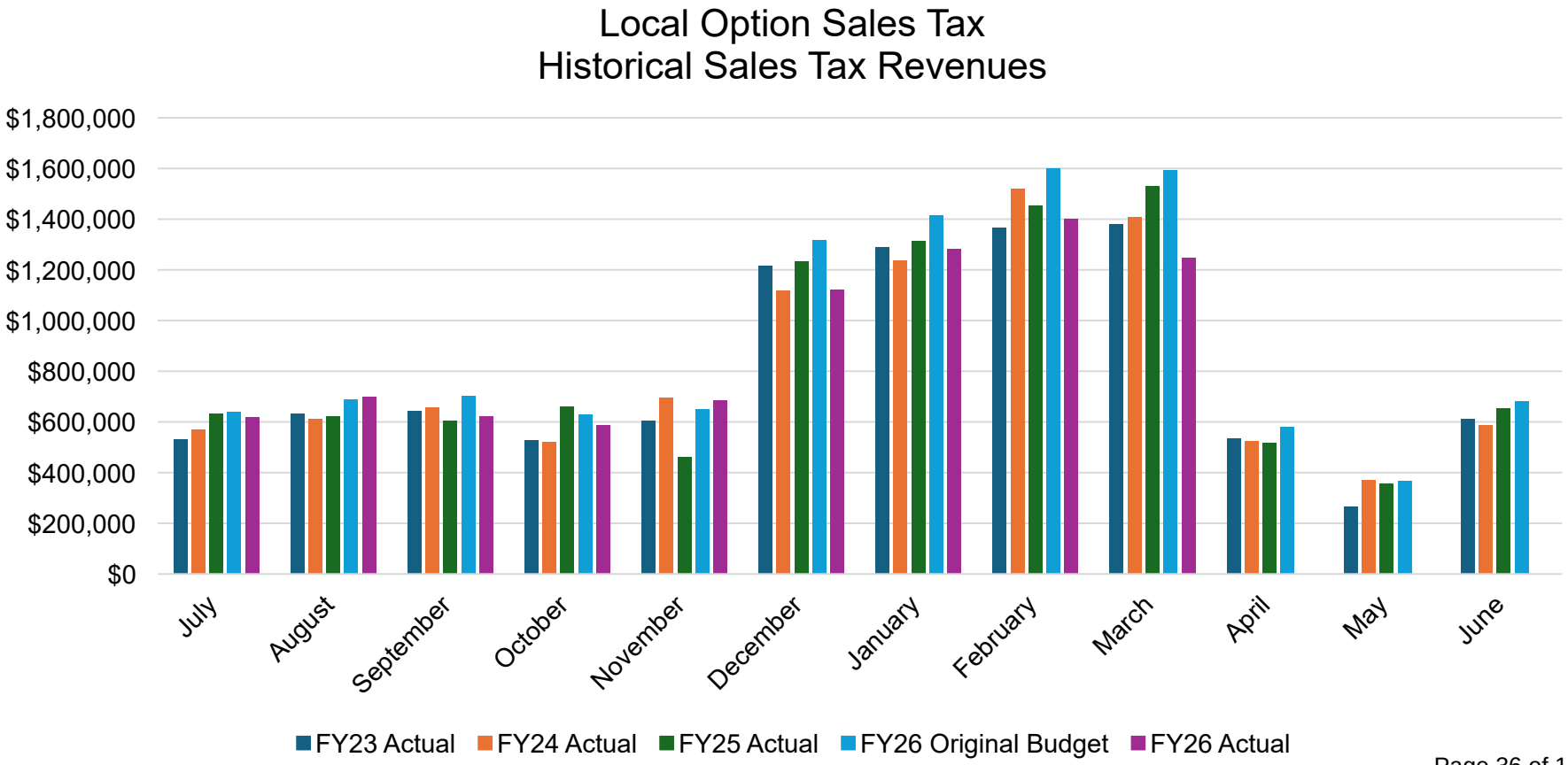
Local Option Sales Tax Distribution

Local Option Sales Tax - Monthly							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Original Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$532,806	$570,791	$634,037	$640,973	$619,299	-2.32%	-3.38%
August	$631,245	$612,827	$623,012	$688,724	$697,269	11.92%	1.24%
September	$641,829	$655,342	$604,981	$701,660	$620,391	2.55%	-11.58%
October	$526,872	$521,364	$661,089	$630,531	$587,862	-11.08%	-6.77%
November	$603,371	$695,129	$460,257	$648,765	$686,489	49.15%	5.81%
December	$1,216,593	$1,116,760	$1,233,701	$1,315,804	$1,121,439	-9.10%	-14.77%
January	$1,288,403	$1,236,790	$1,312,696	$1,415,709	$1,281,332	-2.39%	-9.49%
February	$1,366,459	$1,518,413	$1,453,765	$1,600,423	$1,399,850	-3.71%	-12.53%
March	$1,380,769	$1,408,614	$1,530,462	$1,593,491	$1,246,215	-18.57%	-21.79%

Local Option Sales Tax - Cumulative							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Original Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$532,806	$570,791	$634,037	$640,973	$619,299	-2.32%	-3.38%
August	$1,164,051	$1,183,618	$1,257,049	$1,329,698	$1,316,568	4.73%	-0.99%
September	$1,805,880	$1,838,960	$1,862,030	$2,031,358	$1,936,958	4.02%	-4.65%
October	$2,332,752	$2,360,324	$2,523,119	$2,661,888	$2,524,820	0.07%	-5.15%
November	$2,936,124	$3,055,453	$2,983,376	$3,310,653	$3,211,309	7.64%	-3.00%
December	$4,152,716	$4,172,213	$4,217,077	$4,626,457	$4,332,748	2.74%	-6.35%
January	$5,441,119	$5,409,003	$5,529,773	$6,042,166	$5,614,080	1.52%	-7.08%
February	$6,807,579	$6,927,416	$6,983,537	$7,642,589	$7,013,930	0.44%	-8.23%
March	$8,188,348	$8,336,030	$8,513,999	$9,236,081	$8,260,145	-2.98%	-10.57%

Source: Park City Municipal Corporation. As of May 2026.

Local Option Sales Tax Distribution



Source: Park City Municipal Corporation. As of May 2026.

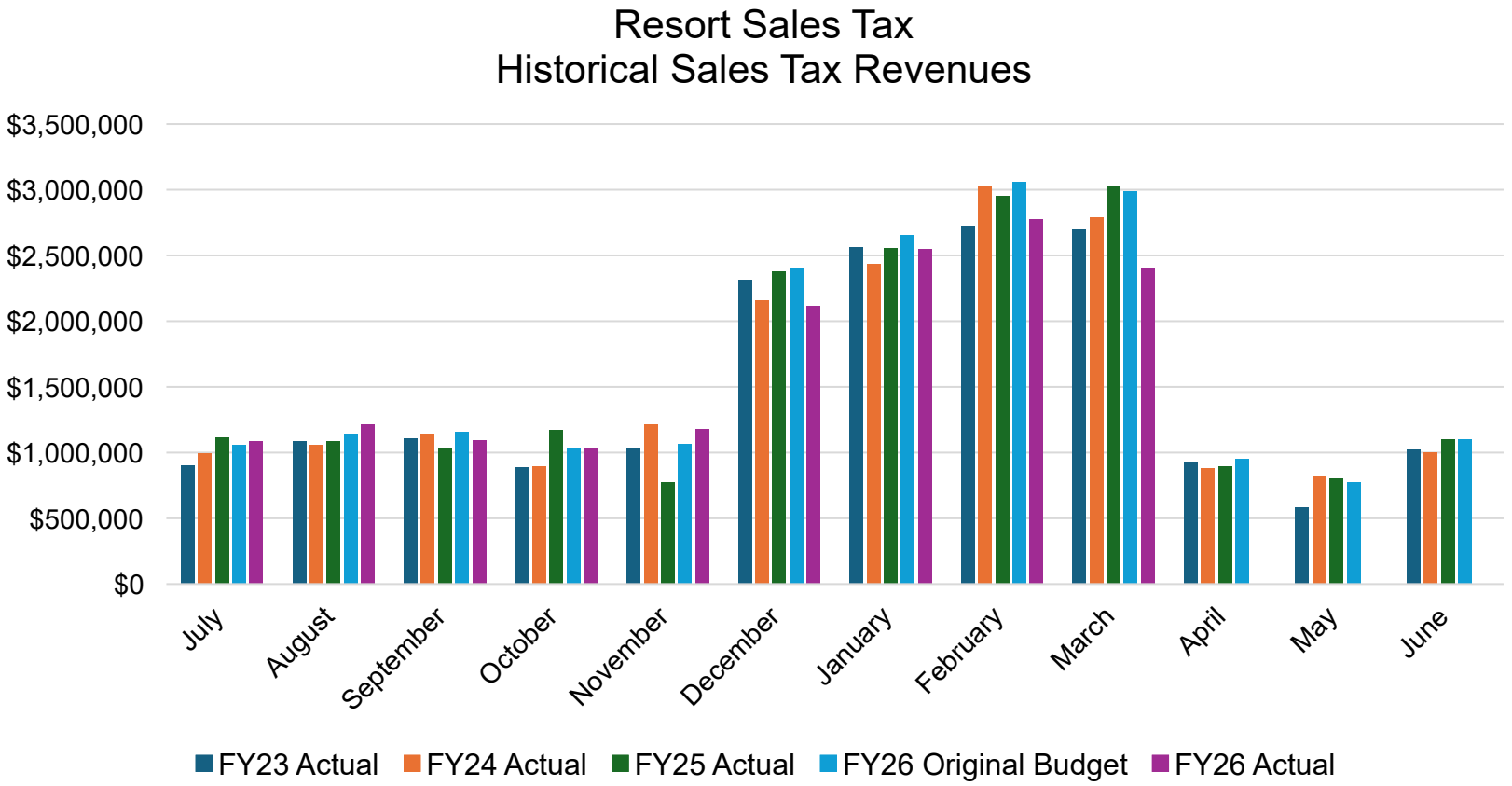
Resort Sales Tax Distribution

Resort Sales Tax - Monthly							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Original Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$902,234	$992,105	$1,112,701	$1,057,362	$1,087,122	-2.3%	2.81%
August	$1,090,337	$1,059,869	$1,086,352	$1,138,116	$1,215,741	11.91%	6.82%
September	$1,110,616	$1,146,679	$1,037,171	$1,158,524	$1,092,154	5.30%	-5.73%
October	$890,992	$893,576	$1,169,253	$1,038,673	$1,039,080	-11.13%	0.04%
November	$1,039,947	$1,212,812	$773,844	$1,064,242	$1,182,681	52.83%	11.13%
December	$2,315,835	$2,158,917	$2,377,602	$2,409,531	$2,119,277	-10.86%	-12.05%
January	$2,564,038	$2,432,537	$2,559,004	$2,656,861	$2,550,252	-0.34%	-4.01%
February	$2,726,224	$3,023,451	$2,952,963	$3,060,296	$2,776,363	-5.98%	-9.28%
March	$2,695,158	$2,786,974	$3,026,430	$2,991,284	$2,409,708	-20.38%	-19.44%

Resort Sales Tax - Cumulative							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Original Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$902,234	$992,105	$1,112,701	$1,057,362	$1,087,122	-2.30%	2.81%
August	$1,992,571	$2,051,973	$2,199,053	$2,195,478	$2,302,864	4.72%	4.89%
September	$3,103,187	$3,198,652	$3,236,224	$3,354,002	$3,395,018	4.91%	1.22%
October	$3,994,179	$4,092,228	$4,405,478	$4,392,675	$4,434,098	0.65%	0.94%
November	$5,034,126	$5,305,040	$5,179,321	$5,456,917	$5,616,779	8.45%	2.93%
December	$7,349,960	$7,463,957	$7,556,923	$7,866,447	$7,736,055	2.37%	-1.66%
January	$9,913,998	$9,896,494	$10,115,927	$10,523,308	$10,286,308	1.68%	-2.25%
February	$12,640,222	$12,919,945	$13,068,890	$13,583,604	$13,062,670	-0.05%	-3.84%
March	$15,335,380	$15,706,920	$16,095,320	$16,574,888	$15,472,378	-3.87%	-6.65%

Source: Park City Municipal Corporation. As of May 2026.

Resort Sales Tax Distribution



Source: Park City Municipal Corporation. As of May 2026.

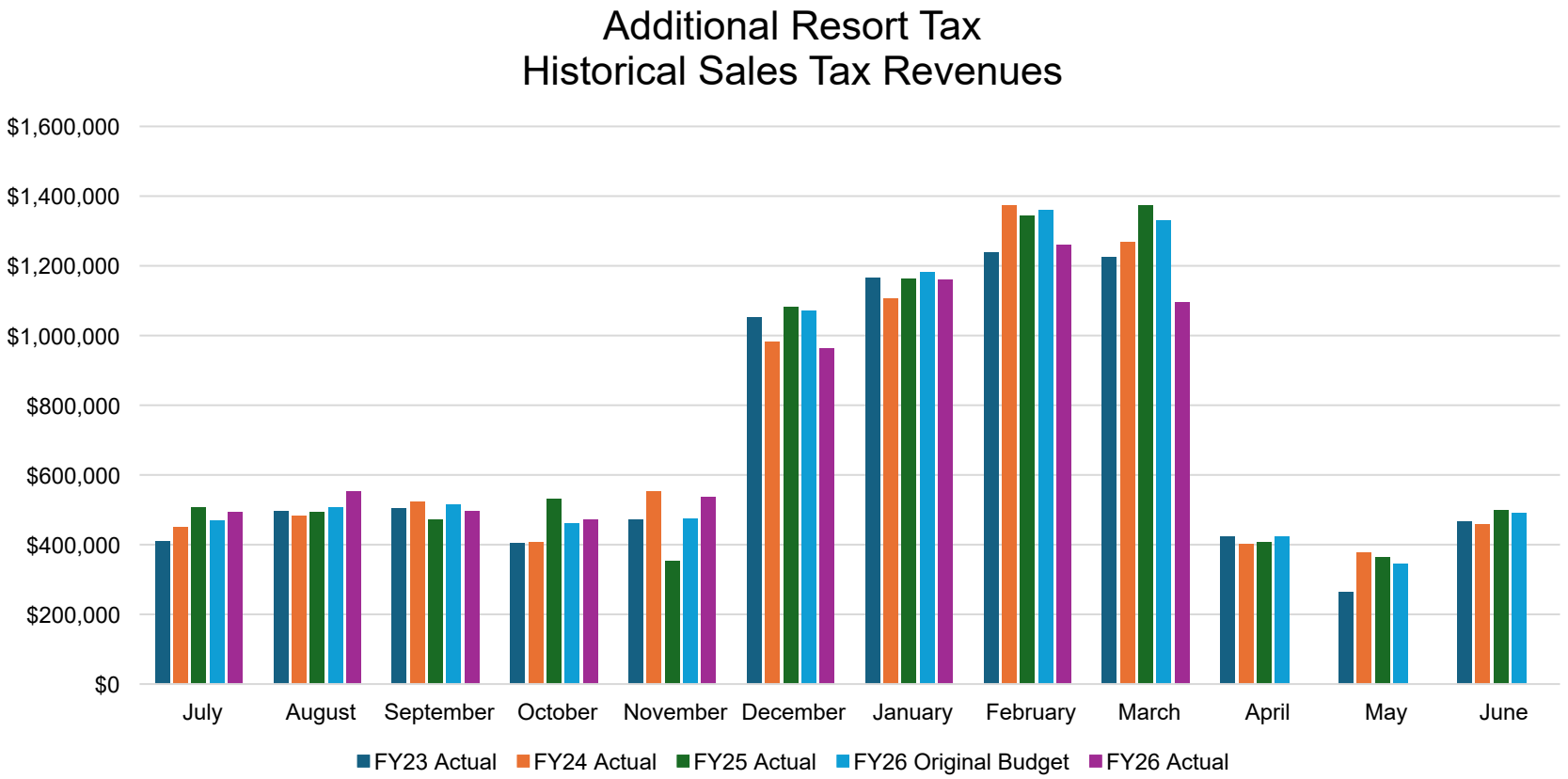
Additional Resort Sales Tax Distribution

Additional Resort Sales Tax - Monthly							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Original Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$410,098	$450,843	$505,773	$469,956	$494,146	-2.3%	5.15%
August	$495,728	$481,736	$493,770	$505,848	$552,579	11.91%	9.24%
September	$504,874	$521,445	$471,424	$514,918	$496,449	5.31%	-3.59%
October	$405,064	$406,125	$531,437	$461,649	$472,281	-11.13%	2.30%
November	$472,578	$551,277	$351,757	$473,014	$537,479	52.80%	13.63%
December	$1,052,556	$981,330	$1,080,732	$1,070,941	$963,315	-10.86%	-10.05%
January	$1,165,489	$1,105,719	$1,163,260	$1,180,870	$1,159,231	-0.35%	-1.83%
February	$1,239,279	$1,374,298	$1,342,632	$1,360,181	$1,260,070	-6.15%	-7.36%
March	$1,225,089	$1,266,815	$1,372,912	$1,329,507	$1,095,360	-20.22%	-17.61%

Additional Resort Sales Tax - Cumulative							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Original Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$410,098	$450,843	$505,773	$469,956	$494,146	-2.30%	5.15%
August	$905,825	$932,579	$999,543	$975,803	$1,046,725	4.72%	7.27%
September	$1,410,700	$1,454,025	$1,470,967	$1,490,721	$1,543,174	4.91%	3.52%
October	$1,815,764	$1,860,150	$2,002,404	$1,952,370	$2,015,455	0.65%	3.23%
November	$2,288,342	$2,411,427	$2,354,161	$2,425,384	$2,552,934	8.44%	5.26%
December	$3,340,897	$3,392,757	$3,434,892	$3,496,325	$3,516,249	2.37%	0.57%
January	$4,506,387	$4,498,476	$4,598,152	$4,677,195	$4,675,480	1.68%	-0.04%
February	$5,745,665	$5,872,774	$5,940,784	$6,037,376	$5,935,550	-0.09%	-1.69%
March	$6,970,754	$7,139,589	$7,313,696	$7,366,883	$7,030,910	-3.87%	-4.56%

Source: Park City Municipal Corporation. As of May 2026.

Additional Resort Sales Tax Distribution



Source: Park City Municipal Corporation. As of May 2026.

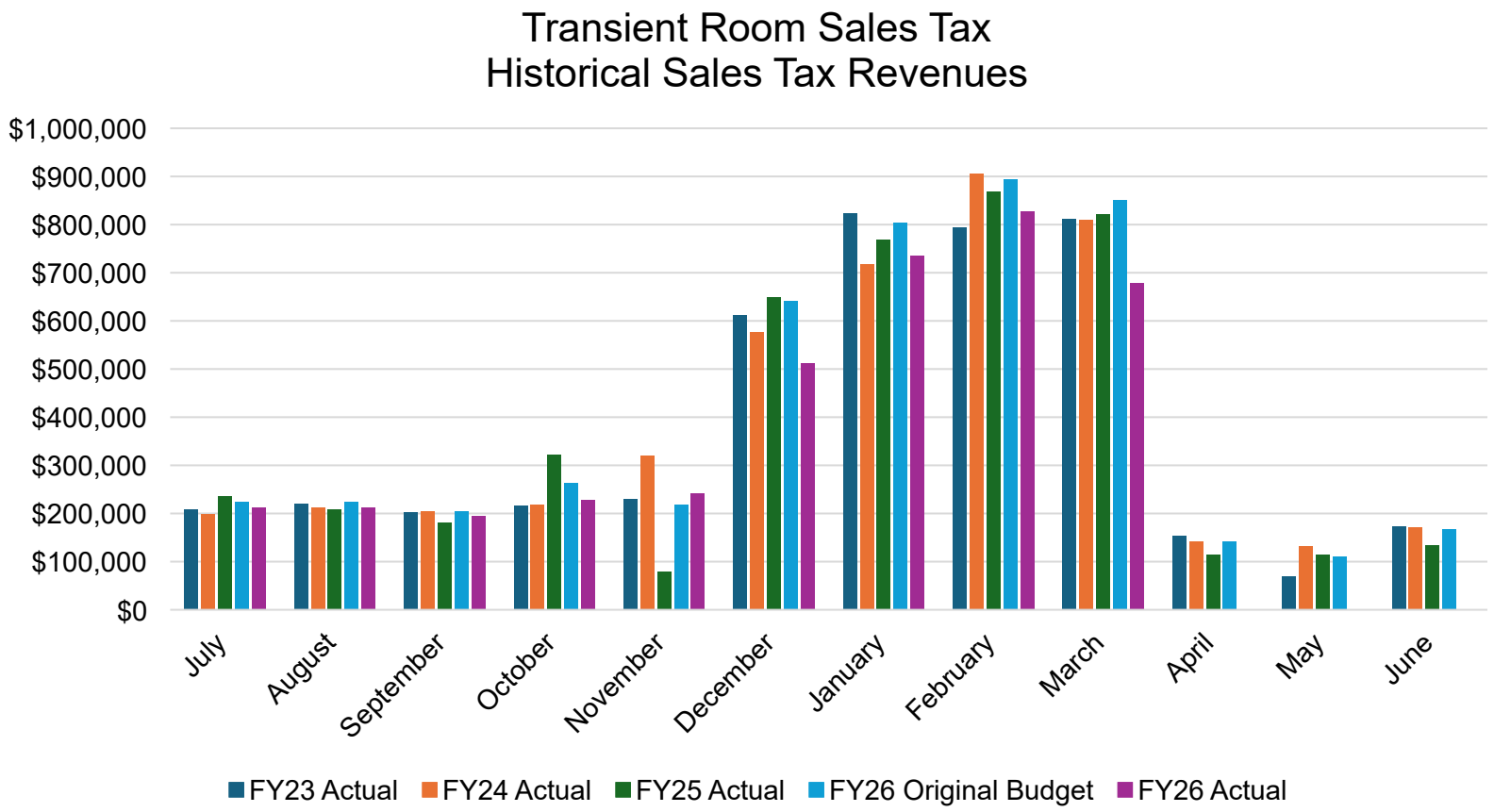
Transient Room Tax Distribution

Transient Room Sales Tax - Monthly							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Original Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$207,936	$199,624	$236,013	$224,285	$212,771	-9.85%	-5.13%
August	$219,874	$212,683	$209,093	$223,615	$213,046	1.89%	-4.73%
September	$203,178	$203,721	$181,611	$205,095	$195,636	7.72%	-4.61%
October	$217,406	$217,701	$322,638	$264,074	$228,208	-29.27%	-13.58%
November	$229,493	$319,441	$78,992	$218,832	$242,357	206.81%	10.75%
December	$611,583	$577,710	$649,471	$640,808	$512,562	-21.08%	-20.01%
January	$823,076	$717,139	$768,614	$804,626	$736,243	-4.21%	-8.50%
February	$793,379	$906,424	$868,234	$894,960	$826,607	-4.79%	-7.64%
March	$811,367	$809,258	$821,500	$851,080	$679,405	-17.30%	-20.17%

Transient Room Sales Tax - Cumulative							
Month	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Original Budget	FY26 Actual	FY26 v FY25, % Variance	Actuals vs Budget
July	$207,936	$199,624	$236,013	$224,285	$212,771	-9.85%	-5.13%
August	$427,810	$412,307	$445,106	$447,899	$425,818	-4.33%	-4.93%
September	$630,988	$616,027	$626,717	$652,995	$621,454	-0.84%	-4.83%
October	$848,393	$833,728	$949,356	$917,069	$849,662	-10.50%	-7.35%
November	$1,077,886	$1,153,169	$1,028,347	$1,135,900	$1,092,019	6.19%	-3.86%
December	$1,689,469	$1,730,880	$1,677,819	$1,776,709	$1,604,581	-4.37%	-9.69%
January	$2,512,545	$2,448,018	$2,446,433	$2,581,335	$2,340,823	-4.32%	-9.32%
February	$3,305,925	$3,354,443	$3,314,667	$3,476,294	$3,167,430	-4.44%	-8.88%
March	$4,117,292	$4,163,701	$4,136,167	$4,327,374	$3,846,835	-7.00%	-11.10%

Source: Park City Municipal Corporation. As of May 2026.

Transient Room Tax Distribution



Source: Park City Municipal Corporation. As of May 2026.

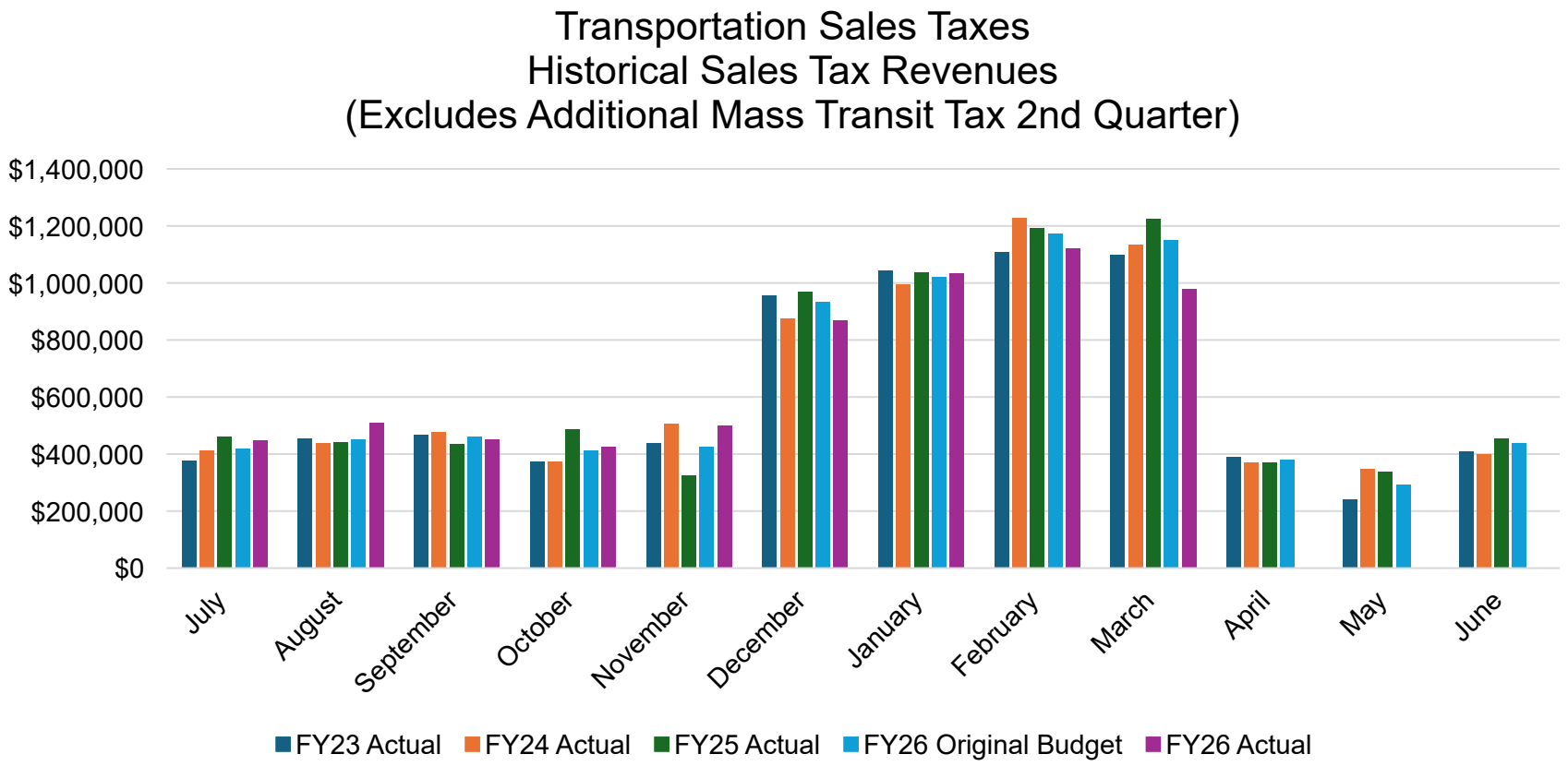
Transportation Sales Taxes Distribution

Transportation Sales Taxes - Monthly							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Original Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$377,116	$413,216	$462,510	$420,603	$448,663	-2.99%	6.67%
August	$453,180	$439,674	$442,599	$451,793	$509,612	15.14%	12.80%
September	$467,427	$477,474	$434,807	$461,145	$449,941	3.48%	-2.43%
October	$375,061	$375,137	$487,245	$413,691	$426,884	-12.39%	3.19%
November	$437,648	$507,667	$326,755	$424,533	$500,820	53.27%	17.97%
December	$955,716	$874,845	$969,064	$932,885	$869,437	-10.28%	-6.80%
January	$1,043,825	$994,634	$1,036,865	$1,022,532	$1,033,700	-0.31%	1.09%
February	$1,107,890	$1,229,933	$1,191,877	$1,172,396	$1,122,059	-5.86%	-4.29%
March	$1,099,522	$1,134,098	$1,225,418	$1,150,982	$978,926	-20.11%	-14.95%

Transportation Sales Taxes - Cumulative							
Month	**FY23 Actual**	**FY24 Actual**	**FY25 Actual**	**FY26 Original Budget**	**FY26 Actual**	**FY26 v FY25, % Variance**	**Actuals vs Budget**
July	$377,116	$413,216	$462,510	$420,603	$448,663	-2.99%	6.67%
August	$830,296	$852,890	$905,110	$872,396	$958,275	5.87%	9.84%
September	$1,297,723	$1,330,364	$1,339,916	$1,333,541	$1,408,216	5.10%	5.60%
October	$1,672,784	$1,705,501	$1,827,162	$1,747,232	$1,835,101	0.43%	5.03%
November	$2,110,432	$2,213,168	$2,153,917	$2,171,765	$2,335,920	8.45%	7.56%
December	$3,066,148	$3,088,013	$3,122,981	$3,104,650	$3,205,357	2.64%	3.24%
January	$4,109,973	$4,082,647	$4,159,846	$4,127,182	$4,239,057	1.90%	2.71%
February	$5,217,863	$5,312,580	$5,351,723	$5,299,578	$5,361,117	0.18%	1.16%
March	$6,317,384	$6,446,678	$6,577,141	$6,450,560	$6,340,043	-3.60%	-1.71%

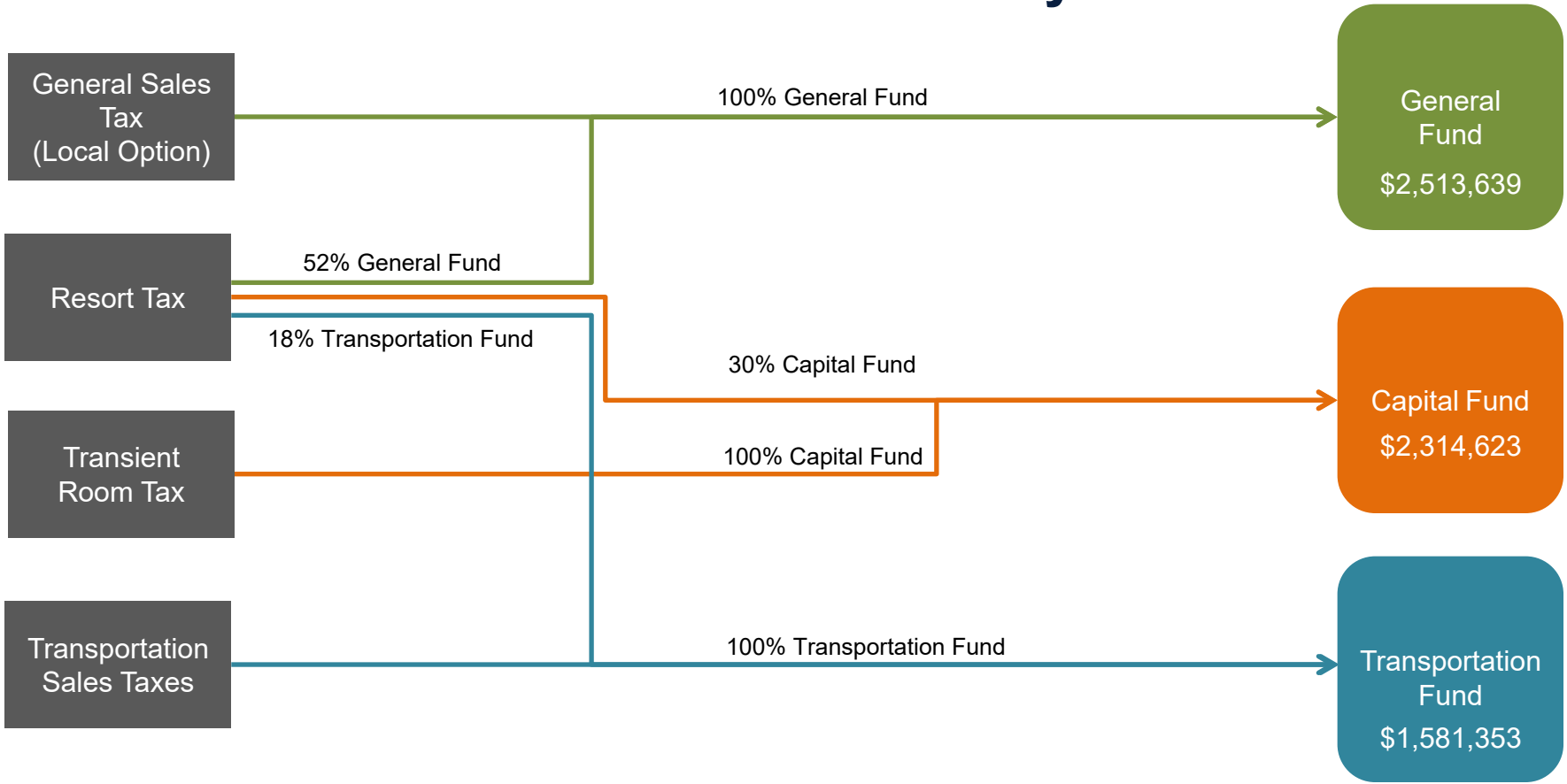
Source: Park City Municipal Corporation. As of May 2026. Note: Transportation Sales Tax does not include the Additional Mass Transit Tax.

Transportation Sales Taxes Distribution



Source: Park City Municipal Corporation. As of May 2026.

March Sales Tax Revenue by Fund



Source: Park City Municipal Corporation. As of May 2026.

Revenue YTD March 2026	FY24	FY25	YTD Actuals	Estm Monthly Budget	Var $	Var %	FY26 Orig Budget
- 011 GENERAL FUND							
Property Taxes	12,347,896	12,434,800	11,676,028	13,769,819	-2,093,791	-15%	$ 14,494,547
Sales Tax	12,831,374	13,116,719	13,328,810	14,105,046	-776,236	-6%	$ 21,052,307
Franchise Tax	2,556,520	2,302,182	2,640,279	2,669,253	-28,974	-1%	$ 4,236,909
Licenses and Permits (BPE fees)	4,453,709	6,348,120	3,814,349	6,069,422	-2,255,072	-37%	$ 7,781,310
Intergovernmental	103,217	102,441	106,130	118,105	-11,975	-10%	123,706
Charges for Services	2,043,080	2,347,250	2,263,484	2,516,347	-252,862	-10%	3,544,150
Fines and Forfeitures	13,856	14,508	18,892	20,488	-1,596	-8%	20,488
Misc. Revenues	310,688	265,398	250,803	259,012	-8,209	-3%	1,726,748
Interfund Transactions (Admin)	2,219,706	2,219,706	2,736,560	3,251,751	-515,191	-16%	4,335,668
Total 011 GENERAL FUND	36,880,046	39,151,123	36,835,336	42,779,242	-5,943,906	-14%	57,315,832
- 012 QUINNS RECREATION COMPLEX							
Intergovernmental		27,092	35,397	0	35,397		4,411
Charges for Services	784,000	884,649	921,302	839,200	82,102	10%	1,118,933
Misc. Revenues					0		
Total 012 QUINNS RECREATION COMPLEX	784,000	911,741	956,699	839,200	117,499	14%	1,123,344
- 022 DRUG CONFISCATIONS							
State Revenue	11,035	30,714	20,557	37,164	-16,607	-45%	37,164
Total 022 DRUG CONFISCATIONS	11,035	30,714	20,557	37,164	-16,607	-45%	37,164
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
Property Taxes	5,356,681	5,230,962	5,831,098	5,794,215	36,883	1%	5,794,215
Misc. Revenues					0		134,000
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FU	5,356,681	5,230,962	5,831,098	5,794,215	36,883	1%	5,928,215
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
Property Taxes	2,842	1,894	203	2,055	-1,852	-90%	2,055
Misc. Revenues				33,000	-33,000	-100%	44,000
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	2,842	1,894	203	35,055	-34,852	-99%	46,055
- 031 CAPITAL IMPROVEMENT FUND							
Sales Tax	6,946,494	7,044,585	7,016,303	10,271,949	-3,255,646	-32%	17,710,257
Impact Fees	308,625	1,438,804	405,773	483,228	-77,455	-16%	644,304
Intergovernmental	1,077,510	722,543	782,089	1,411,202	-629,113	-45%	1,440,002
Misc. Revenues	586,403	1,307,201	570,384	623,319	-52,935	-8%	5,194,324
Bond Proceeds				0	0		30,000,000
Total 031 CAPITAL IMPROVEMENT FUND	8,919,032	10,513,133	8,774,549	12,789,698	-4,015,149	-31%	54,988,887
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
Misc. Revenues					0		137,000
Interfund Transactions (CIP/Debt)	2,319,399	2,319,399	2,577,110	2,319,399	257,711	11%	3,092,532
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	2,319,399	2,319,399	2,577,110	2,319,399	257,711	11%	3,229,532
- 034 REDEVELOPMENT AGENCY-MAIN ST							

Revenue YTD March 2026	FY24	FY25	YTD Actuals	Estm Monthly Budget	Var $	Var %	FY26 Orig Budget
Misc. Revenues				0	0		94,000
Total 034 REDEVELOPMENT AGENCY-MAIN ST	0	0	0	0	0		94,000
- 038 EQUIPMENT REPLACEMENT CIP							
Misc. Revenues	112,383	150,393	17,623	96,390	-78,768	-82%	153,000
Interfund Transactions (CIP/Debt)	1,414,197	1,414,197	1,571,330	1,414,200	157,130	11%	1,885,600
Total 038 EQUIPMENT REPLACEMENT CIP	1,526,580	1,564,590	1,588,953	1,510,590	78,363	5%	2,038,600
- 051 WATER FUND							
Impact Fees	776,558	1,842,982	799,326	1,052,840	-253,514	-24%	1,367,325
Water Charges for Services	16,465,460	19,404,567	21,752,914	19,402,664	2,350,250	12%	26,948,145
Misc. Revenues	537,660	459,852	253,850	605,323	-351,473	-58%	807,097
Total 051 WATER FUND	17,779,678	21,707,401	22,806,090	21,060,827	1,745,263	8%	29,122,567
- 052 STORM WATER FUND							
Water Charges for Services	1,250,248	1,296,103	1,506,014	1,413,443	92,571	7%	1,936,223
Misc. Revenues					0		148,000
Total 052 STORM WATER FUND	1,250,248	1,296,103	1,506,014	1,413,443	92,571	7%	2,084,223
- 055 GOLF COURSE FUND							
Recreation	1,478,105	1,615,566	1,792,676	1,638,109	154,567	9%	2,520,167
Misc. Revenues	13,274	15,084	17,953	96,797	-78,844	-81%	156,124
Interfund Transactions (CIP/Debt)	18,747	18,747	20,830	18,750	2,080	11%	25,000
Total 055 GOLF COURSE FUND	1,510,125	1,649,397	1,831,458	1,753,656	77,802	4%	2,701,291
- 057 TRANSPORTATION & PARKING FUND							
Sales Tax	8,203,269	8,365,100	9,053,403	8,368,405	684,998	8%	16,736,810
Licenses	1,041,781	1,066,313	1,079,917	1,123,327	-43,410	-4%	1,129,231
Intergovernmental	4,409,712	2,396,149	17,032,657	23,000,000	-5,967,343	-26%	25,500,000
Transit Charges for Services	85,692	296,400	-163,700	300,000	-463,700	-155%	300,000
Misc. Revenues	328,546	373,074	534,482	1,106,060	-571,579	-52%	1,436,442
Special Revenues & Resources					0		450,000
Total 057 TRANSPORTATION & PARKING FUND	14,069,000	12,497,036	27,536,758	33,897,792	-6,361,034	-19%	45,552,483
- 058 PARKING FUND							
Special Event Fees	37,216	80,985	40,410	54,791	-14,381	-26%	54,791
Charges for services, Fines & Forfeitures	3,041,890	2,799,497	3,104,803	3,082,765	22,037	1%	3,082,762
Misc. Revenues	150				0		
Total 058 PARKING FUND	3,079,256	2,880,482	3,145,213	3,137,556	7,656	0%	3,137,553
- 062 FLEET SERVICES FUND							
Interfund Transactions (Admin)	2,515,509	2,385,603	2,438,620	2,438,620	0	0%	2,926,350
Total 062 FLEET SERVICES FUND	2,515,509	2,385,603	2,438,620	2,438,620	0	0%	2,926,350
- 064 SELF INSURANCE FUND							
Misc. Revenues	337,500	412,497	476,670	571,999	-95,329	-17%	572,000
Interfund Transactions (Admin)	1,385,586	1,358,415	1,623,080	1,947,691	-324,611	-17%	1,947,693

Revenue YTD March 2026	FY24	FY25	YTD Actuals	Estm Monthly Budget	Var $	Var %	FY26 Orig Budget
Total 064 SELF INSURANCE FUND	1,723,086	1,770,912	2,099,750	2,519,690	-419,940	-17%	2,519,693
- 070 SALES TAX REV BOND - DEBT SVS FUND							
Misc. Revenues	1,119,413	1,006,190	829,540	829,450	90	0%	1,027,528
Interfund Transactions (CIP/Debt)	5,223,987	5,219,451	5,795,510	5,215,961	579,549	11%	6,954,615
Total 070 SALES TAX REV BOND - DEBT SVS FUND	6,343,400	6,225,641	6,625,050	6,045,411	579,638	10%	7,982,143
- 071 DEBT SERVICE FUND							
Property Taxes	9,478,438	11,638,656	8,430,525	8,430,525	0	0%	8,430,525
Misc. Revenues	17,574	20,032	14,008	25,481	-11,473	-45%	25,481
Total 071 DEBT SERVICE FUND	9,496,012	11,658,688	8,444,533	8,456,006	-11,473	0%	8,456,006
- Grand Total							
TOTAL	113,565,778	118,157,824	133,017,989	146,827,565	-13,809,575	-9%	229,283,938

Expenses YTD March 2026	FY24	FY25	YTD Actuals	Estm Monthly Budget	Var $	Var %	FY26 Orig Budget
- 011 GENERAL FUND							
PERSONNEL SERVICES	24,039,512	26,410,816	28,362,203	31,916,359	-3,554,156	-11%	39,515,491
MATERIALS, SUPPLIES AND SERVICES	6,874,662	6,874,237	8,050,611	8,757,622	-707,011	-8%	11,994,841
UTILITIES	667,284	621,814	572,780	691,630	-118,850	-17%	2,015,064
CAPITAL OUTLAY	478,764	118,478	246,292	343,173	-96,881	-28%	539,467
INTERFUND TRANSFER	3,138,138	3,097,152	3,055,428	3,102,622	-47,194	-2%	4,073,905
Total 011 GENERAL FUND	35,198,360	36,566,122	40,287,314	44,811,406	-4,524,092	-10%	58,138,769
- 012 QUINNS RECREATION COMPLEX							
PERSONNEL SERVICES	832,822	833,325	927,761	1,102,865	-175,104	-16%	1,365,452
MATERIALS, SUPPLIES AND SERVICES	170,362	170,842	200,799	263,503	-62,704	-24%	340,395
UTILITIES	108,710	109,433	118,394	115,104	3,290	3%	162,759
CAPITAL OUTLAY	0	0	0	3,750	-3,750	-100%	5,000
Total 012 QUINNS RECREATION COMPLEX	1,111,893	1,113,600	1,246,954	1,485,222	-238,268	-16%	1,873,606
- 022 DRUG CONFISCATIONS							
CAPITAL OUTLAY	11,035	0	0	0	0		
Total 022 DRUG CONFISCATIONS	11,035				0		
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
MATERIALS, SUPPLIES AND SERVICES				7,500	-7,500	-100%	10,000
UTILITIES	4,251	1,725	219	4,674	-4,455	-95%	5,823
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	38,600			24,276	-24,276	-100%	70,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		50,000
INTERFUND TRANSFER	2,319,399	2,319,399	2,319,399	2,441,464	-122,065	-5%	3,092,532
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	2,362,250	2,321,124	2,319,618	2,477,914	-158,296	-6%	3,228,355
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
CONTRACT SVCS/CONSULTING/SOFTWARE LIC		7,300	0	7,507	-7,507	-100%	50,000
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND		7,300	0	7,507	-7,507	-100%	50,000
- 031 CAPITAL IMPROVEMENT FUND							
PERSONNEL SERVICES	1,873				0		
CAPITAL OUTLAY	8,304,286	17,840,623	25,435,586	33,086,707	-7,651,121	-23%	43,727,098
INTERFUND TRANSFER	3,130,857	3,131,001	3,131,271	3,299,922	-168,651	-5%	4,175,025
Total 031 CAPITAL IMPROVEMENT FUND	11,437,017	20,971,624	28,566,857	36,386,629	-7,819,772	-21%	47,902,123
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
CAPITAL OUTLAY	1,371,710	16,936	71,100	175,955	-104,855	-60%	200,000
INTERFUND TRANSFER	2,093,130	2,088,450	2,084,688	2,194,713	-110,025	-5%	2,779,590
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	3,464,840	2,105,386	2,155,788	2,370,669	-214,880	-9%	2,979,590
- 034 REDEVELOPMENT AGENCY-MAIN ST							
CAPITAL OUTLAY	233,561	463,537			0		
Total 034 REDEVELOPMENT AGENCY-MAIN ST	233,561	463,537			0		
- 035 BUILDING AUTHORITY							
CAPITAL OUTLAY		499,965			0		
Total 035 BUILDING AUTHORITY		499,965			0		
- 038 EQUIPMENT REPLACEMENT CIP							
CAPITAL OUTLAY	2,196,534	1,062,405	513,000	1,587,637	-1,074,637	-68%	1,979,000
Total 038 EQUIPMENT REPLACEMENT CIP	2,196,534	1,062,405	513,000	1,587,637	-1,074,637	-68%	1,979,000
- 051 WATER FUND							
PERSONNEL SERVICES	3,826,922	3,908,586	4,026,774	4,188,069	-161,295	-4%	5,185,228

Expenses YTD March 2026	FY24	FY25	YTD Actuals	Estm Monthly Budget	Var $	Var %	FY26 Orig Budget
MATERIALS, SUPPLIES AND SERVICES	3,578,269	3,543,574	2,673,777	3,775,475	-1,101,698	-29%	4,949,409
UTILITIES	599,738	541,519	530,880	798,673	-267,794	-34%	1,142,600
CAPITAL OUTLAY	1,207,130	-4,782,020	3,224,645	3,932,016	-707,371	-18%	5,532,356
DEBT SERVICE	7,117,667	4,785,467	5,507,807	10,746,350	-5,238,543	-49%	9,405,237
INTERFUND TRANSFER	1,152,630	1,152,405	1,253,583	1,325,579	-71,996	-5%	2,723,253
Total 051 WATER FUND	17,482,356	9,149,531	17,217,466	24,766,162	-7,548,696	-30%	28,938,083
- 052 STORM WATER FUND							
PERSONNEL SERVICES	434,804	466,043	464,261	721,951	-257,691	-36%	893,845
MATERIALS, SUPPLIES AND SERVICES	96,587	125,568	44,243	206,860	-162,617	-79%	254,531
UTILITIES	26,556	17,572	21,794	29,898	-8,103	-27%	46,099
CAPITAL OUTLAY	394,322	32,842	-158,341	82,808	-241,150	-291%	406,513
INTERFUND TRANSFER	130,428	130,239	151,785	155,064	-3,279	-2%	202,395
Total 052 STORM WATER FUND	1,082,697	772,263	523,742	1,196,581	-672,839	-56%	1,803,383
- 055 GOLF COURSE FUND							
PERSONNEL SERVICES	681,919	769,553	824,229	1,093,124	-268,895	-25%	1,353,392
MATERIALS, SUPPLIES AND SERVICES	306,246	296,554	379,700	464,271	-84,571	-18%	722,825
UTILITIES	31,893	40,225	23,160	76,227	-53,067	-70%	61,600
CAPITAL OUTLAY	10,569	175,566	443,300	573,778	-130,478	-23%	866,505
INTERFUND TRANSFER	134,964	140,688	159,831	169,955	-10,124	-6%	213,098
Total 055 GOLF COURSE FUND	1,165,590	1,422,587	1,830,220	2,377,355	-547,135	-23%	3,217,420
- 057 TRANSPORTATION & PARKING FUND							
PERSONNEL SERVICES	8,869,406	10,393,157	11,420,006	11,140,313	279,693	3%	13,792,769
MATERIALS, SUPPLIES AND SERVICES	1,172,448	1,346,889	1,346,097	1,310,332	35,765	3%	2,047,814
UTILITIES	264,389	185,681	236,322	226,757	9,565	4%	319,862
CAPITAL OUTLAY	7,336,501	4,167,604	20,827,114	3,274,391	17,552,722	536%	8,298,171
INTERFUND TRANSFER	2,904,615	2,777,220	2,786,877	2,925,779	-138,902	-5%	3,715,829
Total 057 TRANSPORTATION & PARKING FUND	20,547,359	18,870,551	36,616,415	18,877,572	17,738,843	94%	28,174,445
- 058 PARKING FUND							
PERSONNEL SERVICES	940,266	1,113,119	1,146,911	1,236,854	-89,943	-7%	1,531,343
MATERIALS, SUPPLIES AND SERVICES	410,093	381,665	390,390	518,452	-128,062	-25%	692,800
UTILITIES	5,713	23,928	13,028	7,068	5,960	84%	11,400
CAPITAL OUTLAY		93,309	0	122,841	-122,841	-100%	187,000
INTERFUND TRANSFER	92,970	98,964	143,874	130,688	13,186	10%	191,831
Total 058 PARKING FUND	1,449,042	1,710,986	1,694,202	2,015,903	-321,701	-16%	2,614,374
- 062 FLEET SERVICES FUND							
PERSONNEL SERVICES	940,797	1,071,308	1,084,336	1,353,007	-268,671	-20%	1,675,152
MATERIALS, SUPPLIES AND SERVICES	641,260	663,645	519,136	1,009,169	-490,033	-49%	1,321,550
UTILITIES	695,561	605,782	565,332	851,571	-286,238	-34%	1,077,900
CAPITAL OUTLAY			0	6,205	-6,205	-100%	6,205
Total 062 FLEET SERVICES FUND	2,277,619	2,340,736	2,168,804	3,219,952	-1,051,148	-33%	4,080,807
- 064 SELF INSURANCE FUND							
MATERIALS, SUPPLIES AND SERVICES	1,485,858	2,041,940	1,833,448	2,235,110	-401,662	-18%	2,805,402
Total 064 SELF INSURANCE FUND	1,485,858	2,041,940	1,833,448	2,235,110	-401,662	-18%	2,805,402
- 070 SALES TAX REV BOND - DEBT SVS FUND							
DEBT SERVICE	2,580,117	2,518,316	2,478,616	2,547,804	-69,188	-3%	6,964,616
Total 070 SALES TAX REV BOND - DEBT SVS FUND	2,580,117	2,518,316	2,478,616	2,547,804	-69,188	-3%	6,964,616

Expenses YTD March 2026	FY24	FY25	YTD Actuals	Estm Monthly Budget	Var $	Var %	FY26 Orig Budget
- 071 DEBT SERVICE FUND							
DEBT SERVICE	7,236,582	7,168,300	6,315,053	6,289,438	25,615	0%	7,162,376
Total 071 DEBT SERVICE FUND	7,236,582	7,168,300	6,315,053	6,289,438	25,615	0%	7,162,376
- Grand Total							
TOTAL	111,322,710	111,116,773	145,767,499	152,645,355	-6,877,855	-5%	201,912,348
Total Excluding IFT, Debt and Capital Transactions	**72,843,932**	**76,955,445**	**80,863,327**	**89,116,558**	**-8,253,231**	**-9%**	

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

April 30, 2026

The Council of Park City, Summit County, Utah, met in open meeting on April 30, 2026, at 1:15 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 1:17 p.m. Council Member Miller seconded the motion.

RESULT: APPROVED
AYES: Council Members Miller, Toly, and Zegarra
EXCUSED: Council Members Ciraco and Parigian

Council Member Ciraco arrived at 1:19 p.m.

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 2:00 p.m. Council Member Miller seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Toly, and Zegarra
EXCUSED: Council Member Parigian

PARK CITY WATER SERVICE DISTRICT MEETING

ROLL CALL

Attendee Name	Status
Chair Ryan Dickey Board Member Bill Ciraco Board Member Molly Miller Board Member Tana Toly Board Member Diego Zegarra (via Zoom) Adam Lenhard, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	**Present**

Board Member Ed Parigian	**Excused**

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

Chair Dickey opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Dickey closed the public input portion of the meeting.

CONSENT AGENDA

1. Request to Authorize Public Utilities to Extend the Term of the Water Supply Agreement between Salt Lake City Corporation and the Park City Water Service District ending on October 31, 2026:

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

RESULT: APPROVED
AYES: Board Members Ciraco, Miller, Toly, and Zegarra
EXCUSED: Board Member Parigian

ADJOURNMENT

CITY COUNCIL WORK SESSION

Little Kate Pathway Project Update:
Alex Roy and Anna Maki, Transportation Planning, Sgt. Casey Comer, Police, and Billy Kurek, Trails and Open Space, presented this item. Roy stated the proposed improvements would enhance the ability to get to the bus stop. Maki reviewed the scope of the project, including a 12-foot-wide shared use pathway on the north side of Little Kate, an 8-foot-wide shared use pathway on the east side of Lucky John, roadway narrowing from 30 feet to 23.5 feet, and a connection to the existing Holiday Ranch Loop and McPolin pathways. She noted increased safety with this design due to off-street walking and biking, traffic calming elements, high visibility crosswalks, and signage. The project would cost $2,200,000 with the City's portion being $330,000.

Roy indicated biking and walking took priority within the City. A guiding principle of Park City Forward was to have a world class transportation environment. Putting safety first was the primary goal for bikers and pedestrians. The bicycle and pedestrian plan included having a high comfort route on Little Kate for bikes and pedestrians. Separating ebikes was a priority for safe behavior. Maki stated the objective was to reduce vehicle speeds and make this a safe route to school through traffic calming measures.

Maki indicated the community expressed concern for the project due to ebikes and speeding vehicles. There was support for having a pathway separated from traffic. She noted the State Legislature passed ebike regulations and this would give the City more enforcement options. Kurek reviewed the efforts his team made to educate ebike users on speed limits and usage protocols, including signage on pathways and speaking to students at schools. The education was extended to ebike shops as well. Sgt. Comer noted the Police Department was also focused on education for ebike users. Roy displayed examples of directional marking options for the pathway to separate pedestrians from bikers. He noted signage would also be posted. He asked for Council feedback on the design and if they wanted to advance the Little Kate Pathway Project.

Council Member Miller asked why narrowing roadways was effective in slowing down vehicles. Maki stated this project would visually narrow the road and the perception of congestion had been shown to slow down traffic. Council Member Miller asked how this plan would improve snow storage. Maki indicated over two feet of snow storage was planned for the side of the road. The pathway would also serve as snow storage until Public Works could remove the snow. Council Member Miller asked if a sharrow design could be put on the roadway. Roy stated they could look at on-street changes. Council Member Miller thought some bikers would use the roadway instead of the pathway. She asked if there were bike/pedestrian accidents. Comer stated there was one collision in the County, but he did not know of any within the City. He noted this plan would have a curb, whereas now there was no curb to separate pedestrians from vehicles.

Council Member Toly indicated the Rail Trail and McLeod Creek Trail were examples of having shared pedestrian/bike pathways. Maki noted Poison Creek Trail was also shared use, and she stated the users during peak times last September were 100 per hour on the Rail Trail, and 125 per hour for Poison Creek Trail. Little Kate Road had 29-39 users per hour. Council Member Toly asked about impacts to adjacent property owners, to which Maki stated any disruptions to the property would be restored as part of the project, and improvements would not be put on private property.Steven Dennis stated construction for the Monitor pathway and if approved, Little Kate, would be done this summer. People could use deters on Lucky John or other safe walking routes. Council Member Toly stated most of the construction budget was paid through a grant. She asked how the grant would be affected if the project was delayed. Dennis stated the grant was awarded in 2023. As the scope was changed, reprogramming the funds would be difficult to impossible. There was an opportunity to redesign the Little Kate pathway, but it precluded construction on the south side. Council Member Toly asked why a stop sign could not be installed at Little Kate and Lucky John. Dennis stated the sign did not meet the criteria for a stop sign.

Council Member Ciraco asserted the construction area was mapped out to minimize impacts, but now there was not much flexibility to make the project work for the community because of the funding. Dennis stated they could use the majority of the right-of-way, but they were constrained with the footprint that was cleared in the grant. Council Member Ciraco asked if consideration was given to separate pathways for

pedestrians and bikes, possibly on opposite sides of the road. Maki indicated they looked at a buffered bike lane and noted that it would require more space than the current roadway width and would not meet the budget constraints. Council Member Ciraco suggested having a five-foot path on each side of the road. Dennis stated there was the ability to separate with eight foot paths on each side of the road, but it would increase the amount of pavement on that road. Council Member Ciraco asked that they optimize as much of the road as possible to achieve the desired goal.

Council Member Zegarra stated striping the pathway would help with the community's concern. He asked if this project could be evaluated a year from now. Maki stated they were currently gathering counts and speeds, and they could report before and after counts.

Council Member Parigian asked Maki to define comfort. Maki stated high-comfort was the condition bikers felt comfortable. An example would be that if only two cars used the road per hour, bikers might feel comfortable riding in the street. Council Member Parigian didn't see the comfort of pedestrians being considered. Roy indicated the reason the pathway was 12-feet wide was to accommodate multiple users with a comfortable separation. Ebikes could change the comfort level, and they were taking that into consideration. Council Member Parigian asked if bikers would be connected once they left Little Kate. Maki stated the vehicle volumes decreased on the adjacent streets. Council Member Parigian felt pedestrians would not feel more comfortable on the proposed pathway. He asked if the street had to be recrowned, to which Dennis stated they would mill out a good portion of the crown to align it as much as possible. Council Member Parigian asked if there would be the same problems as the Rail Trail. Kurek stated there were user complaints on usage on the Rail Trail, but it remained a pre-eminent transportation and recreation corridor. It was an extreme success story, despite instances of conflict. Dennis stated the corridors functioned differently and some cyclists could remain in the roadway on Little Kate.

Council Member Miller shared that a number of cars had been speeding on Little Kate and traffic on the road needed to be calmed down. She supported moving forward with the pathway and using signage and striping in the best way possible. Council Member Toly wanted to see more with regard to fencing, bollards, and more of a separation between walking and biking. Many people who did not support the pathway were pedestrians who didn't want to share the path with bikers. There was also a group of parents who felt this would not be a safe route to school. She asked to bring back those and other options before moving forward.

Council Member Ciraco did not support the current proposal but supported an improvement on Little Kate. He asked to amend the design, preferably to separate bikes and pedestrians by putting them on opposite sides of the road. Since there weren't any fatalities on this road, feedback should be considered as they designed alternatives.

Council Member Zegarra supported moving forward and was curious about Council Member Ciraco's proposal. Council Member Parigian did not support the proposal as presented. He sent some options to staff to consider. He thought snow removal would be an issue, but it would also be an issue with the current proposal.

John Robertson, City Engineer, stated he knew ebikes were creating issues with transportation. There were a lot of upcoming projects and the new standard for pathways was 12-feet wide. He stated they were looking at separation and increasing the widths of the multi-use paths. There needed to be a Council discussion on this before other projects moved forward, so the projects didn't get delayed. Council Member Ciraco stated that ebikes became an issue in the last five years.

Tim Sanderson, Transportation Director, stated looking at new design alternatives would not be able to be done and still have construction this year. They would move on with the rest of the project and bring this back in the future. If there were specific designs that would make the Council comfortable, they could work that in this season. Council Member Toly indicated she was not comfortable making decisions on the spot. Dennis indicated they could reduce the contract amount that was scheduled for approval at next week's meeting. Then they could do additional design work and come back with Phase 2 to this project. Mayor Dickey felt the Council would like to move the bus stop project forward and come back to discuss this as Phase 2. Council Member Parigian wanted to get the project right, so he supported the phasing of the project.

Water Impact Fee Update:

Clint McAffee and Jason Christensen, Public Utilities, presented this item. McAffee reviewed impact fees affected future City growth. He explained what a water impact fee was and who would pay the fee. He noted updates since the last impact fee increase were the costs related to the 3Kings Water Treatment Plant (3KWTP), growth projections, peak day demands, and updated infrastructure cost estimates.

McAffee stated the 2014 impact fee analysis did not result in raising the fee. Adopting the maximum impact fee of 4% this year and 3% next year with ongoing inflationary adjustments was needed to maintain a positive cash balance. He explained impact fee waivers were only allowed for specific reasons. He asked for Council feedback on passing the Water Impact Fee Facilities Plan (IFFP) and the Water Impact Fee Analysis (IFA) and amending the code to implement the maximum impact fee.

Council Member Zegarra confirmed impact fees had not changed since 2014 and asked if that burden had been put on the water users. McAffee stated much of the cost was because of the 3KWTP, so the effect had mostly been in the last five years. Council Member Zegarra asked if there were payment plans or deferrals of impact fees to small businesses. McAffee stated the problem with incentivizing small businesses was that not all businesses would have a water impact fee. He suggested an economic development grant to help small businesses with impact fees.

Council Member Ciraco asked how the maximum impact fee related to the actual cost incurred. McAffee stated the IFFP looked at the system and analyzed how much growth was left. It also looked at the master plan and what was needed to serve the growth. Then costs were put to those needs. The maximum fee was calculated proportionally to the actual cost.

Lenhard stated the impact was directly proportional to the actual cost. Impact fees are tied to direct growth over a defined time period. Council Member Ciraco knew the use wasn't at capacity at 3KWTP so the costs weren't covered. McAffee explained the fee included the debt, time, remaining bond, and the infrastructure acquired. It was the actual cost of the system. Lenhard stated a lot of the fee structure was dictated by state code.

Council Member Toly asked if the pipe size was considered or if the fee was just set based on the connection. McAffee stated many things were looked at, including sizing requirements, building code, and fixture units. They didn't differentiate between the usage within the business. Council Member Toly asked why an inflationary increase was not put into the fee schedule in 2014. McAffee indicated it was less common back then. Council Member Toly felt a 10-year period was too far out and she suggested looking at it for a 5-year period.

Council Member Miller asked Lenhard if he knew what was standard among other cities in the state and if they charged the maximum fee. Lenhard indicated most cities charged the maximum fee, however the Council could adopt the fee at whatever amount up to the maximum fee. Council Member Miller thought the Council should have a separate conversation to incentivize small businesses. She believed growth should support growth and the burden should not be put on water users. Lenhard noted there were other mechanisms for adjusting an impact fee once the fee was adopted.

Council Member Parigian wanted to look at commercial water impact fees and use other tools to help businesses. He supported raising the rates. Council Member Zegarra supported the maximum increase and asked for a future conversation on ways to support small businesses. Council Member Ciraco supported truing it up with 2.5% percent and having an inflation escalator from here going forward. Council Member Toly didn't support the 59% increase and referred to projects stuck in the Planning process. McAffee stated this could be implemented in phases or other creative ways. Council Member Toly supported the 30% increase with inflationary increases. Council Member Miller asked how many applicants in the Planning pipeline were businesses. She wanted to know how many entities would be broken by the impact fee increase or businesses that would need help. She supported the maximum increase and could support a 5-year period option. Mayor Dickey summarized a majority of the Council supported the maximum impact fee and there was some support for an inflationary fee. He stated this would come back for further discussion and a public hearing would be held prior to adoption. He asked McAffee to model future impact fees with the

inflationary increase. Lenhard indicated he would start working on the Economic Development component of ways to incentivize small businesses.

Discuss Fiscal Year 2027 and 2028 Water Rates:
Clint McAffee and Jason Christensen, Public Utilities, presented this item. McAffee proposed adopting water rates for two years at a time to help HOAs and others to better budget into the future. In 2027, he proposed to increase residential rates only, or apply a 4% increase across the board. He indicated pumping costs into the basin were high, all the infrastructure was degrading and would need replacing, and they operated three water treatment plants. They needed to keep up with increasing costs. He reviewed the water rate increase process from last year. McAffee proposed increasing the base rate for larger properties and aligning the usage tiers with multi-family and commercial tiers. A similar increase was proposed for irrigation rates. He noted in 2028, they would increase all base and consumption rates by 3%.

Council Member Miller questioned the current usage for different sized parcels. Council Member Ciraco asked what was collected in impact fees last year, to which McAffee stated they averaged $1 million per year in impact fee revenue. Council Member Ciraco did not support a 4% water rate revenue increase but supported an inflationary increase of 2.5%. He hoped to make it simple for the public. Mayor Dickey asked if this maintained parity when the rates were adjusted last year, to which McAffee stated no because rates were cut for residential last year which resulted in a $1.8 million deficit.

Council Member Parigian asked what would happen when the 3Kings Water Treatment Plant (3KWTP) bonds were paid off. McAffee stated the bond would be paid off in 2042. He noted the surplus agreement with Weber Basin would go away around that time so the City would lose that revenue source, and he thought the two situations would balance out each other. Council Member Parigian asked if the cash balance would be at a deficit. McAffee stated it was acceptable but the City goal was to have a 25% cash balance of the operations budget. Council Member Parigian didn't think the increase would significantly impact most customers. He asked for more information like what the gross effect would be. He wanted smaller lots not to have a big increase like the larger lots. Council Member Zegarra supported staff recommendation. Council Member Ciraco wanted inflationary increases only across base rates and water rates. Council Member Toly felt the City needed to conserve water to be good stewards. If customers used the water, then they had to pay for the water. She supported the staff recommendation. Council Member Miller supported the staff recommendation.

Regarding 2028 rates, Council Member Ciraco supported a longer rate schedule. Council Members Miller, Toly, and Parigian supported the 3% increase for 2028.

Capital Budget Preview (presented during the regular meeting):
Penny Frates and Jessica Morgan, Budget Department, presented this item. Morgan noted the City needed to plan five years in advance for capital projects. She stated this year had a flat revenue projection, so they asked that budget requests be limited. She

reviewed the bigger projects in progress, including the Bonanza 5-Acre site. The one-time requests included golf course improvements and ice arena hillside structural remediation. The Additional Resorts Communities Sales Tax (ARCST) revenue request was for the Clark Ranch housing development and the Clark Ranch frontage road. Transient Room Tax (TRT) budget requests included the Munchkin/Woodbine vehicle and pedestrian improvements, Payday traffic calming, and the Iron Canyon sidewalk. The Lower Park Avenue RDA budget request was for the senior community center. The Water Fund request was to put class action PFAS lawsuit funds into the Water Fund to use for infrastructure improvements. The Transportation and Parking request was for 83 bus stops.

Council Member Ciraco stated the budget was there if these project requests moved forward. Council Member Toly asked to continue the conversation on adding snowmaking capability to the golf course as irrigation was being looked at. Vaughn Robinson stated he talked with the architects and they were working on that as part of the master plan. Council Member Toly asked to learn more about the Spriggs Barn budget request. Rebecca Ward, Planning Director, stated this was a homestead property and the owners gave an ownership interest to Mr. Spriggs with the intent of operating a trout farm. In 1954, Spriggs sold the property to Osguthorpe. The City purchased both the McPolin Barn and Spriggs Barn. This was a landmark historic structure and the $160,000 budget request was to ensure the barn wouldn't collapse.

Council Member Toly asked if the vision for this barn was that it would be something the public would visit. Ward stated right now, the request was just to stabilize the building. Mayor Dickey asked what it would cost to make the barn usable to which John Robertson, City Engineer, stated $1-2 million. Mayor Dickey wondered if the City would invest in this if nothing was planned. Ward indicated the intent for the request was that the City, as a steward of the landmark historic site, needed to ensure the structure didn't collapse. Council Member Parigian asked if the barn could be moved. Robertson stated it was possible.

Council Member Toly asked if the Payday Traffic Calming project would come back to the Council for approval. John Robertson indicated this request came through the Neighborhoods First Program. They looked at opportunities to reduce speeding along that road and residents requested that the sidewalk be straightened when the road was narrowed. Staff would bring the proposal to the Neighborhoods First Committee for approval, and a contract would be brought to the Council for approval unless the Council wanted to discuss it first. Council Member Ciraco asked that the Council be updated on the public process for this item and if it was robust, then it should come to the Council.

Council Member Parigian asked what the project cost would include and referred to orange striping. Troy Dayley, Public Works Director, indicated his team striped the road to see if it would slow traffic down, but that was not part of this budget.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Molly Miller Council Member Ed Parigian (excused at 7:12p.m.) Council Member Tana Toly Council Member Diego Zegarra via Zoom (excused at 6:45 p.m.) Adam Lenhard, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Parigian indicated last night at Utah Housing Coalition, Park City won two awards and he felt they were well deserved. Also, Rhoda Stauffer, Affordable Housing Specialist, received a lifetime achievement award. Council Member Ciraco noted there was ICE enforcement in the community. He stated Chief Carpenter had a good relationship with ICE and he felt the instances would be few and far between.

Staff Communications Reports:

1. 2026 Fire Backflow Update:

2. Snow Creek Tunnel Design Update:

3. Historic Park City Alliance Annual Update for Centralized Communications and Waste Management:

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

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

Eileen Kintner 84060 stated she participated in the survey for Little Kate, but it was not specific. She wanted a place to stand safely for the bus stops in the area, repairs made to the sidewalk, sidewalk installation, and enforcement with stop signs. She didn't want

to walk with ebikes on the sidewalk. She didn't feel a mixed-use pathway was safe. She suggested widening the bike lane and leveling the sidewalk.

Emily Fisher 84098 Youth Sports Alliance, thanked the City for the great Olympic and Paralympic parade. She felt this was a great community event.

Ellen Hendrickson 84060 opposed the mixed-use path on Little Kate. It was dangerous to put all modes of transportation on the same path. Pedestrians should be separated from bikes, ebikes and scooters. Sidewalks are for walkers. She didn't want to spend money for something that wasn't broken.

George Popehyde opposed the mixed-use path. This was the most dangerous place in town to walk. Bikers passed without warning pedestrians. Bikes belong on the road.

Sebastian Tiegler indicated he went on Little Kate every day and opposed the plan. As a biker, he couldn't go on the path because he went faster than 15 mph. He stated bikers would still be on the road, even if the bike lane was removed. He thought a bike lane was a buffer from the sidewalk and traffic. The plan would make it more difficult for bikers to be on the road with vehicles.

Hal Scudder echoed the sentiments given on the Little Kate Pathway. There were consequences of widened sidewalks. He was against this and asked the Council to reconsider.

Steve Streaner 84060 was against the plan.

Katherine Fagin was encouraged to hear the Council request more design options. She talked to the planners about bump outs at the dangerous spots. As far as the bus stops, they needed serious attention. The ones on Little Kate were poles in the ground and people had to wait in the roadway. She asked if the City match for this project was required. She also sent the following eComment: "I was just almost run over by a speeding vehicle. I called the police department and they will make a report, but I want to let you know. It has been snowing and there is flat light. I was crossing southbound to 2416 Holiday Ranch Loop, on the northwest corner of where Little Kate T's into Holiday Ranch Loop, as far away to the west edge of the intersection from the blind curve as possible, to return home with my dog on a leash with me. I looked very carefully to my left (to the north, into the blind curve) for oncoming cars, and there were none. I was halfway across the westbound lane in the roadway when a car sped towards me in that lane. I immediately assessed that there was not enough time to go back or forward. I froze in my tracks and anxiously waved my arms to get his attention. The driver stopped about 2 ft in front of me. I went to the driver on his side and said "you were going too fast, you almost hit me". He replied that he was going 30 mph, and I said "this is a 25 mpg road and a blind curve, you need to slow down", and he replied "I was going 30" and I repeated what I said. He said to me "you need to be more careful when you cross the road". I repeated myself and said "should I take a photo of your license plate?", and

he immediately sped off. During this exchange, which lasted maybe a minute, another car came speeding around the corner, and immediately stopped short of rear-ending his car. The officer who called me to follow up asked if I would like him to monitor the curve for a while, and I thanked him and said yes. In conversations with one of the Council members, Molly Miller, commented to me recently that on Little Kate, if even one child is hit on that road, that is one child too many. I agree, and add that if one resident is hit by a car knowingly speeding around a blind curve that the City group currently evaluating safety in lower Park Meadows is aware of and has stated to me numerous times that a crosswalk cannot be placed at this intersection, that is one person too many. Please do something permanent about this t-intersection. Someone will be injured or will die."

Betsy Wallace 84060 stated the Bonanza 5-Acre plan was now in the Planning process. She felt the plan blocked the view corridor. She asserted there were other affordable housing projects in town and those should be completed. She noted the 5 acres had toxic soil and that cost should be considered as well. She hoped the City would complete the projects already underway to see if they would decrease the housing in the City before losing that land.

Sean Parker 84060 stated he took the bus from Salt Lake City to Park City and it was an awful experience. It took 2.5 hours to get to Park City. He thought the BOB express would not save time. He asked the Council to challenge High Valley Transit to adopt a direct route to the ski resorts. He noted there were a lot of parking lots for cars, but a direct route would promote Transit ridership.

Chip Hunter 84060 used Little Kate every day and the risks of a multi-use pathway were obvious. He was concerned with the reduced roadway width, especially in the winter with snow. He stated the 2024 transportation report noted the Little Kate route was currently high comfort. He suggested putting additional stop signs at the Lucky John and Racquet Club intersections. He was excited for the new bus stops.

Hong McDonald stated Park Meadows residents used Little Kate and they showed up to give comments. She was concerned about snow storage on this road. She stated the project was estimated at $2.2 million and she didn't know how the project would be done for that amount.

Mark Jacobson 84060 stated they hadn't seen the transparency of the Little Kate project and the timeline for the project. He guessed at the process for the project and asked how long construction would last and how people would get to the MARC. He thanked the police for stopping speeders.

Kelly Pfaff 84060 opposed the Little Kate project and didn't want to change something that wasn't broken. Regarding the Bonanza 5-Acre project, she attended the meetings and it was agreed that it was a mixed-use space. Now she heard it was all affordable housing with open space in the middle and a few stores. She asked for more communication on what was happening with that project.

Ed Thiel 84060 opposed Little Kate. He hoped traffic would slow down. The path was a solution looking for a problem.

Alex Butwinski 84060 echoed that this was a solution looking for a problem. People on the sidewalk were under control, but having bikes and ebikes on the same path as pedestrians was not a good fit. He stated you have to look at common sense. Regarding the budget, he stated the budget should be more readable and then the public might engage more. He suggested simple totals in the columns. The carry forward number was unspent budgeted money. Then more money would come in.

John Menois 84060 stated the Council was considering a pathway on Payday Drive and he felt this was a risk to have bikes on the same path as pedestrians. He requested that Council drop the whole thing.

Donald Seibert eComment: “I had the opportunity to review the Staff updated Little Kate multi use pathway proposal which was provided after community feedback. Unfortunately I will be traveling on the 30th and unable to attend the working session or the council meeting. The update does not include the true costs the project will engender. The costs for paving the 12-foot pathway is acknowledged to be $2.2 Million of which 15% would be paid by the city 85% by grants. Just the asphalt alone for a 3/4 of a mile 12 foot pathway 4 inches deep would likely cost half of that total projected cost. This cost estimate does not mention the cost of taking up the asphalt, regrading, and then repaving Little Kate Rd (road paving not pathway thickness paving), pouring gutters, new connections to the drainage sewers, and fabricating the new curb. What grant is providing for these expenses? The road was recently resurfaced and is in good shape. This major omission in the projected costs of the pathway hints that the Planning Commission has not been entirely forthright to the council and to the community with their proposal.”

Bryn and Jackie Carey eComment: “We are writing in support of Ordinance 2026-06 and urge you to vote yes on April 30th. We were part of the group of residents pushing for Park City's ambitious net-zero goals in 2015. One of our core arguments was straightforward: Park City has the resources, relies on outdoor tourism, and has a responsibility to lead. But we also asked a harder question: if we get clean energy, what about everyone else? What about the rest of the state? This ordinance answers that question. What started as local advocates pushing a mountain resort town to act boldly has resulted in a first-in-the-nation program that now spans 19 Utah communities representing 25% of Rocky Mountain Power's electricity sales. That is a statewide impact. That is how you change the world: you lead locally, prove the model, and bring others with you. This program isn't buying green credits or reshuffling accounting. It will fund the construction of new utility-scale wind, solar, and geothermal projects that would not otherwise be built, specifically for our communities. Nearly every home and business in Park City will have access to clean energy together, at a flat $4/month for residential customers, with no cost to income-qualified residents. Because residents are automatically enrolled and can opt out, the default for our community is clean energy.

That's a powerful statement of where Park City stands. A decade of hard work from residents, city staff, and regional partners has brought us to this moment. Please vote yes."

III. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 9, 2026:

Council Member Toly moved to approve the City Council meeting minutes from April 9, 2026. Council Member Miller seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, and Toly
EXCUSED: Council Member Zegarra

IV. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute an Agreement with Cache Valley Electric Co., in a Form Approved by the City Attorney's Office for the Installation of Five BEB Chargers in the Iron Horse Transit Bus Facility in the Amount Not to Exceed $1,050,000.00:

2. Request to Approve Resolution 06-2026, a Resolution Prohibiting the Use of Ignition Sources, Open Flames, and Fireworks in Park City

3. Request to Authorize the City Manager to Execute an Agreement with Wasatch Ice Hockey Officials Association in a Form Approved by the City Attorney's Office for Ice Hockey Officiating Services, Not to Exceed $130,000:

4. Request to Approve the 2026 Pavement Management Bids and Authorize the City Manager to Enter into Agreements in a Form Approved by the City Attorney's Office with Morgan Pavement Maintenance for Type II Slurry Seals, Not to Exceed $138,785.94; Wasatch Property Maintenance for Bike and Golf Cart Path Overlays Not to Exceed $93,826.77; Wasatch Property Maintenance for Rotomilling, Pavement Overlays, and Utility Adjustments Not to Exceed $1,335,390.68; and Holbrook Asphalt for Crack Sealing Not to Exceed $52,020.00:

5. Request to Authorize the City Manager to Execute a Construction Agreement with Stacy Witbeck, Inc., in a Form Approved by the City Attorney's Office, Not to Exceed $371,308.00, to Construct a Concrete Sidewalk, Curb, and Retaining Wall along SR-224:

6. Request to Authorize the City Manager to Approve a Contract with The Approach, LLC, in a Form Approved by the City Attorney, Not to Exceed

$135,000.00, for Two Prefabricated Pedestrian Bridges for the McLeod Creek Path Bridges Project:

7. Request to Authorize the City Manager to Execute an Agreement with The GreyEdge Group, Inc., in a Form Approved by the City Attorney's Office, Not to Exceed $170,870 for Consultant Services for Phase 2 Development of Geothermal Energy Networks:

8. Consideration to Approve Resolution 09-2026, a Resolution Approving an Amendment to the Governing Document for DV Snow Park Public Infrastructure District Nos. 1–3 to Provide that the Board of Trustees of Each District will be Self-Appointed and Related Changes:

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

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, Parigian, and Toly
EXCUSED: Council Member Zegarra

V. OLD BUSINESS

1. Consideration to Authorize the Mayor to Execute a Special Warranty Deed with Right of Reverter Conveying Approximately 4.18 Acres Located at 5625 Paintbrush Road to the Park City Conservation Association (dba Recycle Utah) to Construct and Operate a Recycling Facility:

Luke Cartin, Lands and Sustainability Director, presented this item and reviewed that Recycle Utah had been looking for a more suitable site for 10 or more years. They would now be constructing a facility for waste diversion and recycling at the Gillmor property. A property benefits analysis (PBA) was performed.

Council Member Parigian was excused at 7:12 p.m.

Council Member Ciraco asked if an appraisal would be performed. Cartin stated title insurance was part of the deal and an appraisal was part of that. Ryan Blair indicated the PBA used the Summit County assessed value for the site. He thought the title insurance would use that amount as well, which was $3.1 million.

Council Member Toly asked what next steps would be. Cartin stated the mayor would sign a special warranty deed. Blair added that title insurance would be issued and conveyance would be given.

Mayor Dickey opened the public hearing.

Sean Parker 84060 stated the public benefits analysis was almost an argument not to move it. The analysis didn't consider how the new location would impact the users. It would inconvenience the Park City residents because they would have to drive farther. He thought there should be a better public benefit. He asked for satellite bins somewhere in town.

Mayor Dickey closed the public hearing.

Mayor Dickey stated this was a long journey with several different Councils. He thanked everyone for getting this completed. Council Member Ciraco asked if there would be satellite recycle locations to which Cartin affirmed.

Council Member Ciraco moved to authorize the Mayor to execute a special warranty deed with right of reverter conveying approximately 4.18 acres located at 5625 Paintbrush Road to the Park City Conservation Association (dba Recycle Utah) to construct and operate a recycling facility. Council Member Miller seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, and Toly
EXCUSED: Council Members Parigian and Zegarra

2. Consideration to Approve Ordinance 2026-06, an Ordinance of Park City Enacting the Community Clean Energy Program:

Luke Cartin, Lands and Sustainability Director, presented this item and reviewed the timeline for having a clean energy program. This program would keep the utility whole. The goal was to have a competitive clean energy rate option. As a Park City resident, there would be a $4 add-on to the utility bill and there was an opt-out option for those not wanting to participate. Rocky Mountain Power would cover outreach and notifications concerning this program. For low-income users, there would be no add-on fee. Cartin explained the next steps, including the outreach from Rocky Mountain Power. The expected bill impact would happen in early 2027.

Mayor Dickey asked how low-income customers would be qualified. Cartin stated there was a qualification process to determine that. Council Member Toly asked if the original 19 entities would sign up for this program. Cartin thought most of them would pass ordinances to be in this program. Council Member Toly asked if entities could join later. Cartin felt there would have to be legislation and then rules to add other entities.

Council Member Ciraco asked if Park City customers could elect another clean energy way. Cartin stated they could put on solar panels or use the Blue Sky Solar program. The advantage was it was built locally but the disadvantage was that it was not built on a big scale. Council Member Ciraco stated the City should be focused on clean energy. Cartin indicated Rocky Mountain Power cancelled some programs so this program was lucky to get approved.

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

Council Member Miller moved to approve Ordinance 2026-06, an ordinance of Park City enacting the Community Clean Energy Program. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, and Toly
EXCUSED: Council Members Parigian and Zegarra

VI. NEW BUSINESS

1. Consideration to Approve the Proposed 2026 Park Silly Sunday Market (PSSM) Supplemental Plan and Level Four Special Event Permit:

Aaron Archie, Special Events Coordinator, stated PSSM was required to come to Council annually to present the supplemental plan. He indicated transportation and public safety were the City's biggest concerns and he detailed mitigations.

Kate McChesney stated they were grateful to be in their 19th year. Council Member Toly felt the China Bridge parking fee was too expensive at $9 per hour and asked for a discussion on that.

Mayor Dickey opened the public hearing.

Sean Parker stated he didn't think parking was expensive enough and referred to the Richardson Flat parking lot. He thought Park City High School should charge for parking or offer better transit out to Richardson Flat.

Mayor Dickey closed the public hearing.

Council Member Toly suggested PSSM dates in October. Council Member Ciraco agreed. McChesney stated the weather was volatile and it got dark earlier.

Council Member Toly moved to approve the proposed 2026 Park Silly Sunday Market Supplemental Plan and Level Four Special Event Permit. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Miller, and Toly
EXCUSED: Council Members Parigian and Zegarra

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, City Recorder

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

May 7, 2026

The Council of Park City, Summit County, Utah, met in open meeting on May 7, 2026, at 2:30 p.m. in the Council Chambers.

Council Member Ciraco moved to close the meeting to discuss property at 2:31 p.m. Council Member Miller seconded the motion.

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

CLOSED SESSION

Council Member Miller moved to adjourn from Closed Meeting at 2:47 p.m. Council Member Ciraco seconded the motion.

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

WORK SESSION

Review Transportation Performance Metrics:
Tim Sanderson, Transportation Director, provided an overview of transportation performance metrics, which are reported to Council on a quarterly basis. Sanderson stated that Mode Split Shift is recommended as the overarching transportation goal, and success means reducing the share of trips made by single-occupant vehicles by making alternative modes safer, easier, and more convenient. Sanderson shared the 2035 Mode Split Target: Walk: 11%, Bike: 7%, Transit: 9%, Carpool: 31%, Drive Alone: 42%, which reduces driving alone by 10%, or approximately 1% point per year.

Robbie Smoot, Data Analyst, highlighted the data metric for Transit On-Time Performance, with a recommendation of 80% on time peak season, and 90% on time off season, or a decrease by 1%, and 2% respectively from baseline metrics. Smoot stated that performance rates are typically tied to resort service routes, where peak traffic times directly impact on-time performance. Smoot introduced the Transit Service

Efficiency metric which measures customers per service hour (total service hours/total customers) and recommends 25 CPRH peak season, 12 CRPH off peak, and coverage services baseline at 12 CPRH peak season, and 7 CPRH off peak. Sanderson addressed the next metric, Residential Coverage, which indicates the proportion of residences within a 0.5 mile of a transit route with a recommended goal of 90% coverage. Council Member Toly asked if staff could pull Summit County tax records to see if this metric serves primary or secondary homeowners. Sanderson confirmed that staff can approach the metric under that lens. Sanderson addressed pull-out adherence metrics, which measures the percentage of vehicles leaving the garage on time relative to the schedule, with a recommendation of 95% on-time completion. Bill De Groot, Transit Manager, mentioned the national average for this metric is 80-85%, and that Park City has an average completion rate of 96-97% already.

Council Member Parigian stated that he took the bus over the weekend, and that it arrived 3 minutes early, which is just as bad as a late bus when considering the pull-out adherence metric. Council Member Ciraco asked if the app reflects the schedule or where the bus is in real-time at any given moment. Sanderson stated that the app reflects both the schedule and the geo-location of the bus. Sanderson introduced the surge parking performance metric which focuses on Main Street Area parking availability during peak times and recommends 90% availability. Sanderson stated that new technology is being installed to help track progress, and the current numbers are theoretical, but staff will modify this metric as they go and adjust accordingly.

Sanderson addressed the customer feedback response metric, which tracks transportation-related customer service requests and complaints, recommending 95% of comments receive a response within 48 hours. Council Member Miller asked about the correlation between complaint response and resolution. Sanderson stated that it's challenging to measure because some complaints are open ended, or are more comments, rather than complaints. Council Member Parigian asked if the 48-hour response is direct or automated. Sanderson stated that it is a direct response. Council Member Parigian asked why customer feedback response did not have a recommendation of 100%. Potter explained that some requests do not require a response, such as bots/spam, but are included in the metric, which lowers the overall response percentage. Council Member Ciraco asked if there is seasonality to the volume of complaints, to which Potter affirmed. Council Member Ciraco inquired if hiring a full-time employee (FTE) would increase the response rate. Potter stated an FTE would not work well due to the ebbs and flows of seasonal complaints. Sanderson added that Transportation is a 24-7 operation, so an FTE may not see many bus operators working a 9-5 p.m. position and thus would not be able to respond appropriately.

Council Member Toly asked if there is a policy in place where staff would bring complaints to Council. Sanderson stated that there is not a policy and requested Council feedback as to what number of complaints might solicit staff to return to Council. Smoot followed up and said most direction for services like the 20 Tan, the

extension of the 9 Purple, and the 6 Express running year-round have come top-down from Council. Council Member Zegarra asked what the trigger for a service route change recommendation would be when a route falls below a certain level of service. Sanderson stated that is a future conversation to be had with Council. Council Member Toly asked how Park City is stacking up against peer communities. Smoot stated Park City outperforms comparable communities. Council Member Toly asked if AI would be used to transform future metrics. Sanderson stated that staff currently uses AI. Council Member Ciraco asked if a weather delay alert can be added to notify riders when buses are delayed due to snow. Potter affirmed that advance notice to the public is top priority. Council Member Ciraco asked how to monitor buses leaving early or arriving late via the app. Smoot said the top of the minute (leaving early) and the bottom of the minute (departure) are monitored on the app and are already standard.

Council Member Miller asked staff to explain surge parking performance. Sanderson stated that it's a measurement and ratio based on VMS signs. Council Member Toly feels that staff can be more aggressive in some metric areas, highlighting solo car ridership, and feels that parking should be looked at quarterly; otherwise, bi-annual reporting can continue. Council Member Toly asked how Transit interacts with hotels and concierges to ensure that guests are using public transit instead of cars. Sanderson stated they already work closely with the Communications Department and Traffic Management Team to ensure hotels are in the loop. Council Member Ciraco agrees with the recommendations but would like to decrease solo car ridership and would like to see gross and net metrics on ridership, and does not have a preference on quarterly or bi-annual reporting.

Mayor Dickey inquired as to how staff manage resident expectations regarding residential coverage within .5 miles of transit. Sanderson stated that it's a Council decision and furthered that coverage routes are designed for locals to circulate around the community, whereas the ridership routes are designed to facilitate fast transit and get cars off the roads. Council Member Parigian would like to see if staff can track metrics on how early a bus is. Sanderson stated that metric is already being tracked but he can break out the specific components of the metrics to analyze it further. Council Member Parigian would like to stick with quarterly reporting. Council Member Miller agrees with the recommendations.

Fire Conditions Update with PC Fire Marshal and Park City Fire District:
Pete Emery, Park City Fire Department Chief, and Mike Owens, Fire Prevention Chief, provided a fire condition update. Owens stated that the El Niño pattern will bring about a warm summer, and the fire season will start earlier. He furthered that Park City has had 32 wildfires within the past 12 years and has burned less than 10 acres. Dave Thacker, Chief Building Inspector, thanked Council for putting fire restrictions in place last week from May 1st to October 31st. Thacker explained that the fire restrictions still allow residents to use LPG barbecues and fire pits with a building permit, but everything else is restricted at this time. He furthered that various outreach and programs, such as the chipping program, the Wildland Urban Interface Code, building and fire department

consulting, risk evaluation for properties, and information mailers have helped to mitigate fire within the community. Chief Emery noted that all seven of the fire stations are equipped with wildland gear and everyone on those engines are red-card certified. Emery stated that the team has been working with UDOT to grade I-80 and use weed kill to minimize the risk of car-related fires. In addition, Emery mentioned that there is a full-time, six-person wildland division between April and October. Council Member Ciraco asked where wildfires might migrate into the Park City area. Owens stated that the biggest threat is Highway 40, Dutch Hollow and Snake Creek side of Wasatch County. Council Member Ciraco inquired if most fires were human-caused. Owen confirmed that humans cause a significant portion but acknowledged that lightning strikes also cause a fair amount. Council Member Ciraco inquired if Park City could create a perimeter defense. Luke Cartin, Lands and Sustainability Director, stated that Thaynes Canyon and Dayley Canyon clearing will help create a perimeter defense.

FY27 Tentative Budget Discussion:

Penny Frates, Senior Budget Analyst, stated that changes between the operating budget preview and tentative budget include contingency budgets: eliminating general, council, snow removal, and abatement contingency budgets in the FY27 Budget, and Elective Officers compensation. Council Member Parigian asked if the budget is balanced, to which Frates confirmed. Council Member Ciraco asked if these categories were 80% through their budgeted amount based on current year. Frates said it would typically match up like that, but with seasonality, it doesn't correlate exactly. Council Member Ciraco asked about the Special Services Contract for the Youth Advisory. Frates said that it was the Childcare Scholarship. Council Member Toly, asked what health insurance is offered to women in the PCMC organization as far as menopause benefits. Sarah Mangeano, HR Director, stated that the City currently offers Hormone Replacement Therapy (HRT), GLP1s, Testosterone, Estrogen, and Progesterone. Frates mentioned that the health care increase is already in the tentative budget.

IT Assessment Findings Presentation by Berry Dunn:

Scott Robertson, IT Director, stated that the IT Team is highly service oriented, but is responding in a highly reactive state. Jeff Martin Project Manager, and Erin Provazek, Engagement Manager from BerryDunn shared the Park City Municipal IT Assessment. Provazek clarified that the study focused specifically on IT Service Delivery and IT staffing. Provazek introduced key challenges and opportunities for improvement: IT is service oriented and operating reactively; informal and decentralized approaches are becoming unsustainable; absence of shared prioritization creates frustration for IT and departments; governance and coordination processes are missing or inconsistently applied; IT staff are delivering a high volume of support, which creates sustainability and burnout risk over time; IT carries the highest support workload among peer agencies limiting availability for training and professional development.

Provazek recommended three different timelines: eight short-term recommendations within 18 months; four medium-term recommendations within 24 months; and three long-term recommendations within 36 months. Short-term goals include: establish clear

roles and accountability for technology related decisions; improve how technology issues and requests are handled so staff experience fewer disruptions; improve how staff are informed when technology changes affect their work; address workload pressure and reliance on a small number of individuals through staff augmentation.

Medium-term goals include: improve visibility into future technology needs and associated costs through lifecycle planning; strengthen coordination between departments and technology staff; improve how technology changes are reviewed and assessed; adjust roles and responsibilities within IT to better support business applications and departments. Long-term goals include: make it easier for staff to find guidance, request services, and resolve common issues; shift focus from fixing the same problems repeatedly to addressing root causes; formalize cross-training and succession planning; create space for professional development and knowledge sharing.

Robertson stated that the IT Team only has 10-20% capacity to work on projects and are working with the Internal Coordination Team to help prioritize requests. Council Member Miller asked if there are any comparison studies between Park City IT and other peer cities. Provazek stated that workload assessment was based on tickets in a given year per IT stat per FTE within each department was significantly higher than other peer cities. Council Member Miller asked if Provazek had specific numbers. Provazek stated that she can provide those numbers at the next Council meeting. Council Member Parigian asked what IT lacking governance means specifically. Provazek clarified that it would be processes and procedures that govern how the department is run, respond to changes, or requests. Council Member Parigian asked if the governance is not good enough, or if it's nonexistent. Robertson stated that there are not any written processes, although a verbal workflow has always existed as a framework. Council Member Parigian asked who was on the Tech Governance Committee. Robertson explained that it is largely comprised of department heads. Council Member Parigian asked if there were any field experts present at those meetings. Robertson stated that IT representation was present. Jodi Emery, Deputy City Manager, stated that the Tech Governance Committee was created to prioritize projects, and department managers are included to help understand how to prioritize when considering the limited capacity. Council Member Parigian asked why the 36-month long-term goals are prioritized as such when they seem like the easiest to implement. Provazek stated that they are focused areas of the original recommendations, not the recommendations themselves.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco	**Present**

Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Adam Lenhard, City Manager Luke Henry, Assistant City Attorney Marissa Marleau, Deputy City Recorder	
None	**Excused**

II. PRESENTATIONS

1. Presentation of the 2026 Cindy Matsumoto Historic Preservation Award and Consideration to Approve Resolution No. 07-2026, a Resolution Proclaiming May 2026 as Historic Preservation Month in Park City:
Jacob Klopfenstein, Planner II, introduced Park City Historic Preservation Board members, Puggy Holmgren, and Lola Beatlebrox to award the Cindy Matsumoto Historic Preservation Award. Holmgren showed before and after photos of the Silver King Coalition Mine and introduced the artist, Rebecca Pledge, who created the piece given to the City for their support. Donald Roll, Co-Chair of Friends of Ski Mountain Mining History, thanked everyone at the City for their support, and gave Mayor Dickey and the Council a Community Stewardship plaque and a book commemorating the project. Beatlebrox stated that there is a Historic Preservation Celebration on Friday, May 8th from 4:00 p.m.-6:00 p.m. at the McPolin Barn.

Council Member Ciraco moved to approve Resolution No. 07-2026, a resolution proclaiming May 2026 as Historic Preservation Month in Park City. Council Member Parigian seconded the motion.

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

COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Toly mentioned that two Main Street businesses, Wasatch Brew Pub and Main Street Pizza and Noodle, closed this month and wanted to pay respect to their legacy. Council Member Ciraco thanked the Historic Preservation Board and Friends of Ski Mining History for their work over the years to make Park City a better place. Council Member Parigian wanted to thank PC Follies for their work and offer congratulations on their 25th anniversary. Council Member Miller thanked everyone who applied for committees and boards.

Staff Communications Reports:

1. February 2026 Sales Tax Report:

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

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

Allison Florence 84060 wished to thank Council Members for their hard work and dedication regarding the Bonanza 5-acre parcel. She noted that Park City open space is heavily used, and cited 2023 survey results, highlighting that 67% of the community acknowledged they would like open space, not housing. Florence respectfully asks Council to step back from the proposal and the contract with the developer to ensure the space is preserved.

Betsy Wallace 84060 stated that a group of 40 community members met at the Bonanza 5-acre parcel to demonstrate their wish for the parcel to be used as a park/open space. Wallace thanked Council Members Toly and Zegarra for their participation and willingness to answer resident questions about the project. She also cited the 2023 survey results stating that the community voted to transform the site to a vibrant community gathering place, not a housing development. She furthered that fewer than 5% of respondents wanted a housing development component, while 67% expressed desire for an open space, or park.

Maddie Hobbes 84060 stated that she and her family chose to live in Park City due to the shared public space and community connection. Hobbes noted that she supports affordable housing but furthered that not every public parcel should have a component of housing. Hobbes stated that the land was purchased with the intention of serving the community and would like to see Bonanza 5-acre turned into a central usable space where community members of all backgrounds can gather.

Lauren Farleigh 84060 stated that she also attended the demonstration at Bonanza 5-acre to show support of the parcel being used as a park, or open space. Farleigh appreciated Council Members Toly and Zegarra's support. She noted that she is pro-housing, but not in this space.

Olivia Boger 84060 would like to implore the Council to revisit the plan for Bonanza 5-acre. Boger stated that survey data from 2023 does not align with the current proposal for the parcel and noted traffic concerns in that area.

Pracilla Watson 84060 stated that where she is from in New Jersey, a major project like Bonanza 5-acre would not be done without a vote from the town and feels that it should go to a referendum. Watson stated that she is pro-affordable housing, but is concerned that if federal funding is received, those units will be filled with people who do not work

in Park City. She furthered that traffic in that area is congested and does not believe that the roadways could support the current proposal.

Katherine Fagin 84060 stated that there was almost an accident on Bonanza earlier in the afternoon and wanted to note that it's a busy roadway even when it's not ski season.

Mayor Dickey closed the public input portion of the meeting.

IV. CONSENT AGENDA

1. Request to Approve Ordinance 2026-08, and Ordinance Amending Title 2, Chapter 3, Section 11 of Park City Municipal Code, Review of Disposals of Significant Parcels of Real Property:

2. Request to Approve Ordinance No. 2026-09, an Ordinance Accepting the Public Improvements for the Moonshadow Condominiums Development Project:
3. Request to Approve Ordinance No. 2026-10, an Ordinance Accepting the Public Improvements for the Huntsman Estates Development Project:

4. Request to Approve Ordinance 2026-11, an Ordinance Adopting the American Public Works Association (APWA) Manual of Standard Specifications, the APWA Manual of Standard Plans, and the Park City 2026 Supplemental Standard Plans and Specifications to be Used for the Design and Construction of Projects:

5. Request to Adopt Resolution 08-2026, a Resolution Proclaiming June 2026 as Pride Month in Park City:

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

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

V. OLD BUSINESS

1. Consideration to Authorize the City Manager to Execute a Construction Agreement with Acme Construction, Inc., in a Form Approved by the City Attorney's Office, Not to Exceed $10,000,000 for the Construction of Phases 2 & 3 of the Bus Stop Improvement Project:
Steven Dennis, Capital Projects Manager, stated that the team will review the project timeline, community feedback, Phases 2 & 3 scope, sequence, and funding, renderings, related approvals, and next steps. Sydney Maves, Senior Transportation Planner, introduced the project timeline and highlighted May through October 2026, which will include contractor approval, and construction. Maves stated that the team has done extensive community engagement and reports positive community feedback and

excitement for the project, specifically noting that staff is seeking a design amendment today to further explore alternate solutions for separated facilities along Little Kate Road. Maves reported that bus stop improvements include: improvements to the 65 existing bus stops; installing 25 new shelters; constructing missing first/last-mile connections; and 750 feet of improved sidewalk. She highlighted the safety and accessibility improvements as: 400 ft of new sidewalk; 20+ new traffic calming elements; 10+ new crosswalks, including Park City's first raised crosswalk; and potential for ¾ mile of separated pedestrian and bicycle facilities on Little Kate, pending additional study. Maves stated that staff is recommending 38 bus stops, slurry and striping for improvement in 2026. In 2027, 27 bus stops and potential Little Kate improvements. Dennis highlighted that funding sources include: Federal at $12,001,135, State at $420,000, County at $2,174,262, PCMC at $2,174,262, and PCMC Other at $500,000 to bring the current total to $17,495,397.

Dennis illustrated what the library bus stop could look like, which moves the crosswalk further South to align it with the main access point into the Library and creates a mirrored opportunity for the Senior Center across the way, aligning the two bus stops. Council Member Toly asked if a raised crosswalk might be appropriate here. Dennis stated that there is not one placed in this location; however, Comstock will be a pilot, and there will be an opportunity to install more moving forward. Dennis stated that the Town Lift stop will be redesigned to bring the curb in to remove the no-parking areas that exist today, and to install a crosswalk. Dennis identified Silver King as another stop and stated that it sits on private property; thus, they have worked to maintain the same ingress and egress. Dennis added that "Art Kids" Bus Stops have fallen into a state of disrepair, and the Public Art Advisory Board (PAAB) recommends deaccessioning.

Maves stated that two existing bus stops are within RDA property; however, no prior easements or agreements can be found to formalize use. She furthered that funding requires establishing permanent property rights, and staff is seeking approval later in this meeting. Alex Roy, Assistant Transportation Planning Manager, presented three concepts to the Council. Adam Lenhard, City Manager, asked how Council would like to process the concepts in relation to public input.

Mayor Dickey stated that there is a public hearing scheduled this evening and he does not want to select any concept at this time. Council Member Toly feels the same as the mayor, and would like to wait on a decision and bring it back as a work session, as she would like to experience Bike Back to School Day before reviewing concepts. Council Member Ciraco agreed that public input is important, but overall thought that reviewing slides and providing staff with input would be reasonable given the time that staff put into creating the options. Mayor Dickey confirmed that Roy could run through the options, but noted that an unscheduled discussion by the Council would not take place. Council Member Parigian suggested that Council Members should go out into the community, rather than hold a work session.

Roy presented Concept 1, which would create separation of bicyclists and pedestrians, improved separation from traffic (compared to existing), and is similar to the existing footprint; Concept 2 includes full separation of all user groups, roadway narrowing/traffic calming, hardscape may stay within existing curb-to-curb, and potentially not environmental documentation required; and Concept 3 includes full separation of all user groups, bicycles travel in direction of vehicle traffic, bike and pedestrian facilities on both sides of the street, and roadway narrowing/traffic calming. Council Parigian does not wish to see bikers and walkers in the same dedicated space. Council Member Miller asked why vertical buffers vs a curb would occur in Concept 1. Roy stated that it's in place for snow maintenance. Council Member Miller would like to understand public feedback before commenting on any of the concepts. Council Member Zegarra likes Concept 2 and wonders if the bike path portion could be reduced from 10 feet to 8 feet. Roy stated that it could be shrunk, and that staff would look into it. Council Member Ciraco stated that Concept 2 is appealing, but would like a wider strip between non-motorized usage. Council Member Toly likes Concept 2 but sees benefits to separating bikers and pedestrians. Roy offered a tour for any Council Members who would like to participate. Council Member Parigian asked if additional funding would go back to the Council contribution. Dennis stated that they could use some of those funds to reduce that contribution, but that it has not been awarded yet.

Mayor Dickey opened public input.

Katherine Fagin 84060 Would like to know where the 15% funding number comes from regarding this project. She furthered that she would like to see a revised bus stop map for the Park Meadows area. Fagin mentioned that she would like to be part of a Little Kate focus group if it were offered.

Alex Bulowski 84060 stated that leaving Little Kate as is, or keeping the existing footprint similar, is appealing. He would like to see the crown of the road illustrated on the drawings so that residents can better see changes on the drawings.

Jeannine Seibrid 84060 would like to see Little Kate was designated as a safety corridor, with all speed limits ticket-enforced, including bicycles and motor vehicles. She added that a center line and a raised crosswalk should be added, as well as all e-bikes classified as motor vehicles.

Mayor Dickey closed public input.

Mayor Dickey asked what the source of the fund balance is. Dennis stated that it is predominantly Transportation Fund in combination with Flagstaff transfer fees. Mayor Dickey asked where the public can find the most up-to-date map of Little Kate. Dennis stated that it will be posted on the Engage webpage.

Council Member Toly moved to authorize the City Manager to execute a construction agreement with Acme Construction, Inc., in a form approved by the City Attorney's

Office, not to exceed $10,000,000 for the construction of Phases 2 & 3 of the Bus Stop Improvement Project. Council Member Miller seconded the motion.

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

2. Consideration to Authorize the City Manager to Execute a Professional Services Agreement with Horrocks Engineers, LLC., in a Form Approved by the City Attorney, Not to Exceed $2,100,000, for Environmental Clearance, Preliminary Engineering, and Final Design Support to Advance the Re-Create 248 Transit Priority Project:

Conor Campobasso, Senior Transportation Planner, stated that this will help the team with environmental clearance, project definition, preliminary engineering, and design support, and will use task authorizations so work proceeds only as directed by the City. Staff will return to Council for future funding authority or amendments as later phases are ready. He stated that they are still waiting on NEPA class of action, action limits, and phasing and packaging. Campobasso stated that funding and near-term path timeline includes: May: execute DPSA and initiate task authorizations; Early Phase: NEPA strategy, class-of-action coordination, action-limit scoping, outreach; Next Return: Additional funding request or amendment as early as July; Ongoing: Pursue county, state, and federal opportunities.

Mayor Dickey asked if this request includes environmental clearances for the Gordo park and ride site. Campobasso confirmed it did. Council Member Parigian asked how much more funding is anticipated. Campobasso stated that it will depend on the next six months regarding environmental clearances, but a rough cost would be around $12 million. Julia Collins, Transportation Planning Manager, stated that as soon as the FTA provides the path for the environmental clearance, staff will know a closer cost assessment.

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

Council Member Toly moved to authorize the City Manager to execute a professional services agreement with Horrocks Engineers, LLC., in a form approved by the City Attorney, not to exceed $2,100,00, for environmental clearance, preliminary engineering, and final design support to advance the Re-Create 248 Transit Priority Project. Council Member Miller seconded the motion.

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

VI. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2026-12, an Ordinance Adopting a Tentative Budget for Fiscal Year 2027 for Park City Municipal Corporation and Its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on June 11, 2026, at a Regular City Council Meeting:

Penny Frates, Senior Budget Analyst, and Hans Jasperson, Budget, Debt & Grants Analyst, requested that the Council approve the Tentative Budget for Fiscal Year 2027. Council Member Parigian asked who decides what projects are approved or denied for each budget cycle. Jessica Morgan, Senior Financial Analyst, stated that a CIP Committee, plus the Executive Team decides which projects move forward based on a set of criteria. Council Member Parigian asked how many staff members are on the CIP Committee Team. Morgan stated that the team is comprised of eight staff members. Council Member Parigian asked if a tight budget year was considered when factoring in program costs. Frates explained that it was considered under all of the criteria categories. Council Member Parigian asked specifically how the locker rooms in the MARC would score compared to a library book locker request. Frates stated that ongoing operational and planning costs were factored into the decision. Council Member Ciraco stated that the MARC charges a membership fee to residents, whereas the Library does not, which may have been a factor in the committee's decision. Council Member Ciraco asked about the decrease in operating budget request. Frates stated that it is reflective of the work done with Water and other funds to rebalance.

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

Council Member Ciraco asked staff to explain the expense summary by fund, Exhibit C, detailing salaries and benefits. Frates stated April hasn't been booked yet, and the end of year accrual will have at least one extra pay period in it.

Council Member Parigian moved to approve Ordinance No. 2026-12, an ordinance adopting a tentative budget for Fiscal Year 2027 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate, and set public hearings to consider adoption of the final budget on June 11, 2026, at a regular City Council meeting. Council Member Toly seconded the motion.

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

2. Consideration to Authorize the Mayor to Execute a Quit Claim Deed, in a Form Approved by the City Attorney's Office, to Transfer Ownership of Land within the Marsac Roundabout to UDOT:

Steven Dennis, Capital Projects Manager, presented an unsolicited request from UDOT to quit-claim approximately 0.5 acres of property surrounding the Marsac Roundabout. Dennis stated that one parcel is owned by PCMC, totaling .52 acres, and the requested

portion is .16 acres. He furthered that the second parcel is owned by the Park City RDA, totaling .47 acres, and the requested portion is .31 acres. Dennis stated that there are various projects on SR224 which has caused UDOT to consider the request. Staff recommends that Council approve because it reduces staff burden in processing permits for a controlled roadway and aligns ownership with operational control, reducing the City's potential liability. Council Member Parigian asked if there are other instances on SR248 where ownership issues arise. Dennis stated that there are a few parcels, including the Cole Sports corner and one adjacent to the Gordo parcel.

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

Council Member Ciraco moved to authorize the Mayor to execute a quit claim deed, in a form approved by the City Attorney's Office, to transfer ownership of land within the Marsac Roundabout to UDOT. Council Member Zegarra seconded the motion.

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

PARK CITY REDEVELOPMENT AGENCY MEETING

ROLL CALL

Attendee Name	Status
Chair Ryan Dickey Board Member Bill Ciraco Board Member Molly Miller Board Member Tana Toly Board Member Diego Zegarra Adam Lenhard, Executive Director Margaret Plane, City Attorney Marissa Marleau, Secretary	**Present**
Board Member Ed Parigian	**Excused**

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

Chair Dickey opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Dickey closed the public input portion of the meeting.

NEW BUSINESS

1. Consideration to Authorize the Chair of the Park City Redevelopment Agency to Grant Easements, in a Form Approved by the City Attorney's Office, for Transit Improvements and Operations:
Steven Dennis, Capital Project Manager, noted that the two existing bus stops are within RDA property; however, prior easements or agreements cannot be found that formalize use. He furthered that funding requires the establishment of permanent property rights and is seeking easement approval. Board Member Parigian asked if the unknown location of the Senior Center would impact the lot easements. Dennis stated that the encroachments are all within the anticipated setbacks required for the parcel, and Sparano and Mooney Architecture stated that it gives them a good opportunity to tie the two public uses together.

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

Board Member Miller moved to authorize the Chair of the Park City Redevelopment Agency to grant easements, in a form approved by the City Attorney's Office, for transit improvements and operations. Board Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Board Members Ciraco, Miller, Parigian, Toly, and Zegarra

2. Consideration to Authorize the Chair of the Park City Redevelopment Agency to Execute a Quit Claim Deed, in a Form Approved by the City Attorney's Office, to Transfer Ownership of Land within the Marsac Roundabout to UDOT:
Steven Dennis, Capital Projects Manager, stated that this is a separate action for the RDA parcel regarding the quit-claim transfer for the Marsac Roundabout that was discussed earlier.

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

Board Member Ciraco moved to authorize the Chair of the Park City Redevelopment Agency to execute a quit claim deed, in a form approved by the City Attorney's Office, to transfer ownership of land within the Marsac Roundabout to UDOT. Board Member Zegarra seconded the motion.

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

ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Marissa Marleau, Deputy City Recorder

City Council Staff Report

Subject: Parking Technology Expansion
Author: Johnny Wasden, Manager
Departments: Parking Services
Date: June 4, 2026

Recommendation

Consider a request to authorize the City Manager to execute an amendment to the existing agreement with Cleverciti, LLC, in a form approved by the City Attorney's Office and Information Technology.

Background

In recent years, PCMC Parking Services has transitioned away from legacy in-ground parking detection systems that have historically experienced reliability and maintenance challenges, particularly during Park City's harsh winter conditions. Snow accumulation, freeze-thaw cycles, road salt, and regular plowing operations have all contributed to reduced sensor performance and increased maintenance requirements over time.

To improve system reliability and better support real-time parking management, the City has already implemented Cleverciti's overhead, camera-based sensor technology in select high-demand areas, including portions of Main Street and the Old Town core. Since installation, the system has demonstrated improved occupancy detection accuracy, reduced maintenance needs, and increased system uptime compared to legacy in-ground sensors.

Unlike traditional in-ground systems, the overhead platform is less susceptible to weather-related impacts and roadway wear, resulting in improved durability and more consistent performance. The City has also been able to use this data to better understand parking utilization patterns, adjust enforcement strategies, and provide more reliable real-time parking availability information to the public.

This expansion is an important step toward creating a more user-friendly parking system that helps residents and visitors find available parking more quickly and easily. By improving access to real-time parking information, the City can reduce unnecessary driving and congestion, improve traffic flow in busy areas, and make parking operations more responsive to community needs over time.

Analysis and Considerations

As Park City continues to experience high visitation and seasonal demand variability, access to consistent and reliable parking data is critical to effective traffic management, operations and policy decisions.

This expansion will:

• Standardize data collection across all paid parking assets, enabling consistent reporting and analysis of occupancy, turnover, and duration
• Improve operational efficiency by integrating real-time occupancy data with enforcement tools and workflows
• Support transportation and mobility goals by providing real-time and historical parking

data that informs demand-based pricing strategies, peak-period traffic management, and mode-shift initiatives, while enabling coordination with transit, pedestrian, and traffic operations planning

• Enhance the customer experience by reducing vehicle circling and providing real-time parking guidance through both digital tools and on-street signage

• Establish scalable infrastructure that integrates with future smart city and mobility initiatives

The platform also positions the City for future expansion by creating a flexible technology foundation that can grow alongside Park City's transportation and parking needs. Because the system uses an open API structure, new tools and capabilities can be added over time without requiring the City to replace or rebuild the underlying infrastructure.

This approach allows Park City to adapt to changing community needs and emerging technologies while protecting the City's long-term investment. As the system expands, it can support additional parking facilities, real-time traveler information, multimodal transportation planning, enforcement tools, pedestrian and bicycle monitoring, wildlife detection, and other smart city applications that improve mobility, safety, and the overall resident experience.

Funding

The total cost of the expansion project includes $325,111.90 in one-time capital costs and $11,954.25 in recurring monthly costs.

Over the 60-month contract term, recurring costs total approximately $717,255.00, resulting in a combined total estimated contract value of $1,042,366.90.

Funding is available through the Parking Enterprise Fund and is supported by parking revenues. No General Fund contribution is required.

Future Considerations

Parking Services will continue coordinating with Transportation Planning, Transit, and Public Safety departments to integrate parking data into broader mobility and traffic management strategies. This includes supporting peak day traffic planning, informing transit service adjustments, improving enforcement deployment, and evaluating opportunities for demand-based pricing.

As the system expands, the data collected will also support long-term planning efforts, including infrastructure investment decisions, multimodal access improvements, and congestion mitigation strategies in high-demand areas.

Conclusion

Approval of this amendment will complete the City's transition to a unified, data-driven parking management system. This investment will improve operational decision-making, enhance enforcement efficiency, and provide more reliable parking availability information to residents and visitors.

The expanded system will also provide critical data to support broader transportation planning efforts, helping the City better manage congestion, improve access to key destinations, and plan for future mobility needs.

Exhibits

Exhibit A- Scope of Work
Exhibit B- Sensor Plans Expansion

Date: 04/29/2026 v05
Quote ID: CCUS2026030902
Client Name: Park City, UT
Project Area: Expansion 3 (onstret) + 4 (Lots) + 5 (Richardson Flat Park & Ride) + Traffic Monitoring
Purchase Type: CAPEX **Sourcewell #**: 120423-CLVR
Agreement Term: 60 Months

	QTY	Unit Price	Sum (one time)	Sum (monthly recurring)
Hardware				
I.o.T. Sensor CCP-120TR ES15: Overhead Sensor with Battery for Night Charging for On-Street and Off-Street Parking Space Management - with Traffic Monitoring capabilities	99	$ 3,150.00	$ 311,850.00	
8-Line Sign with Standard Mounting Bracket: 8-Line FULL MATRIX digital sign for parking guidance at major decision points (79in x 59in)	1	$ 18,158.00	$ 18,158.00	
Sub-Total			~~$ 330,008.00~~	$ -
30% Discount Total to Park City (10% Sourcewell & 20% Partnership)			**$ 264,006.40**	$ -
CleverPortal Software Platform				
Space Management Solution: Realtime Space Detection, CleverPortal dashboard and management tool with live occupancy data, 24/7 Network Management with AI deep learning	1415	$ 4.73		$ 6,685.88
INCLUDED Deep Analytics: Saving historical data, occupancy and parking duration statistics, deep analysis functions, visibility of actual length of stay in live CleverPortal	1415	$ -		$ -
Clever Compliance: Identify violations, guide enforcement officers to violations, integrated with existing enforcement handhelds	1415	$ 3.38		$ 4,775.63
Driver Engagement: User-friendly navigation app for turn-by-turn guidance to parking space and web-based live view that is embeddable on existing websites	1415	$ 0.90		$ 1,273.50
Sign Operation: Ongoing operation, Template Control and Personalizations, 24/7 network monitoring, and cloud connectivity	1	$ 30.00		$ 30.00
Sub-Total				~~$ 12,765.00~~
30% Discount Total to Park City (10% Sourcewell & 20% Partnership)			$ -	**$ 10,212.00**
Traffic Monitoring Software Platform				
Traffic Management Solution: Realtime Traffic Detection with live traffic data, 24/7 Network Management with AI deep learning	10	$ 49.53		$ 495.30
Configuration and Integrations				
I.o.T. Sensor CCP-120TR ES15: Parking Setup and Configuration (Qty = per space)	1415	$ 22.50	$ 31,837.50	
8-Line Sign: Setup and configuration	1	$ 247.50	$ 247.50	
I.o.T. Sensor CCP-120TR ES15: Traffic Setup and Configuration (Qty = cameras)	10	$ 736.60	$ 7,366.00	
Sub-Total			**$ 32,085.00**	
Connectivity				
I.o.T. Sensor CCP-120TR ES15: Cellular Connectivity	99	$ 17.50		$ 1,732.50
8-Line Sign: Cellular Connectivity	1	$ 9.75		$ 9.75
Sub-Total				**$ 1,742.25**
Additional Services				
Consultation, Planning, & Design	1	$ 9,620.50	$ 9,620.50	
Travel expenses for onsite support and training	4	$ 2,000.00	$ 8,000.00	
Shipping for Sensors	99	$ 100.00	$ 9,900.00	
Shipping for Signs	1	$ 1,500.00	$ 1,500.00	
Installation: includes equipment rental, materials, etc - TO BE COMPLETED BY CLIENT	1	$ -	$ -	
Integrations: Existing integrations with Cleverciti - WAIVED	1	~~$ 625.00~~	$ -	
Sub-Total			**$ 29,020.50**	
TOTAL - Upfront Cost (one-time)			**$ 325,111.90**	
TOTAL - Monthly Cost (recurring)				**$ 11,954.25**
EXTENDED WARRANTY (Optional: Not included in current total)				
Hardware Warranty and Software Support for Complete System (starts year 2; remote support and hardware replacement; excludes onsite labor)	1	$ 2,200.05		$ 2,200.05
Sub-Total				**$ 2,200.05**

NOTES:

Client is responsible for installation of hardware. Client to receive on-site training and support from Cleverciti staff.
Client agrees power is available and running 24/7 at each location identified for device
Client agrees to perform any tree trimming that would interfere with device's ability to perform
Client agrees to perform ongoing onsite maintenance of the system (lens cleaning, replacement of failed devices)
Client agrees to secure any necessary permitting required for use of the identified poles
If new poles are required, Client agrees to install poles and run power to additional poles needed for solution coverage and is responsible for civil work
Responsibilities of the parties to be detailed in Scope of Work
Quote assumes Capex approach to pricing for hardware (owned by Client).
Quote is in USD - pricing is valid for 90 days from the date listed at the top of quote
Client agrees that recurring hardware fees shall commence within 60 days of delivery, regardless of installation status
Client agrees to payment by ACH. Please note that payment by check is subject to a 3% handling fee.
Payment Terms: 50% of Upfront Cost (one-time) and first 3 months of Monthly Cost (recurring) due at signing; remainder of Upfront Cost due upon delivery of the relevant HW/Service; Remaining 9 months of Monthly Cost due upon Service Activation and subsequent years billed annually at the start of each service year.
Term of Agreement is 60 Months

Client Name:	Cleverciti Systems Corp.
Authorized Signature:	Authorized Signature:
Date:	Date:

This signed offer constitutes an amendment to the End-User Agreement to Sourcewell Cooperative Contract between Park City Municipal Corporation and Cleverciti Systems, Corp. dated 11/13/2024. It extends the Scope of Services, and increases the total Compensation in accordance with the services and pricing detailed herein.

Cleverciti®

Planning & Simulation

Project name:
PARK CITY, UT – EXPANSION PLAN 2026

Cleverciti®

Planning & Simulation

Park City, UT – Expansion 3 - Onstreet

Overview

Cleverciti®

Overhead Sensors

18

Detection Goals

- ☐ Vehicle identification
- ☐ Parking violation
- ☑ Parking guidance

Parking Spaces

199

Average Accuracy

98%

Park City - Main Street - Overview

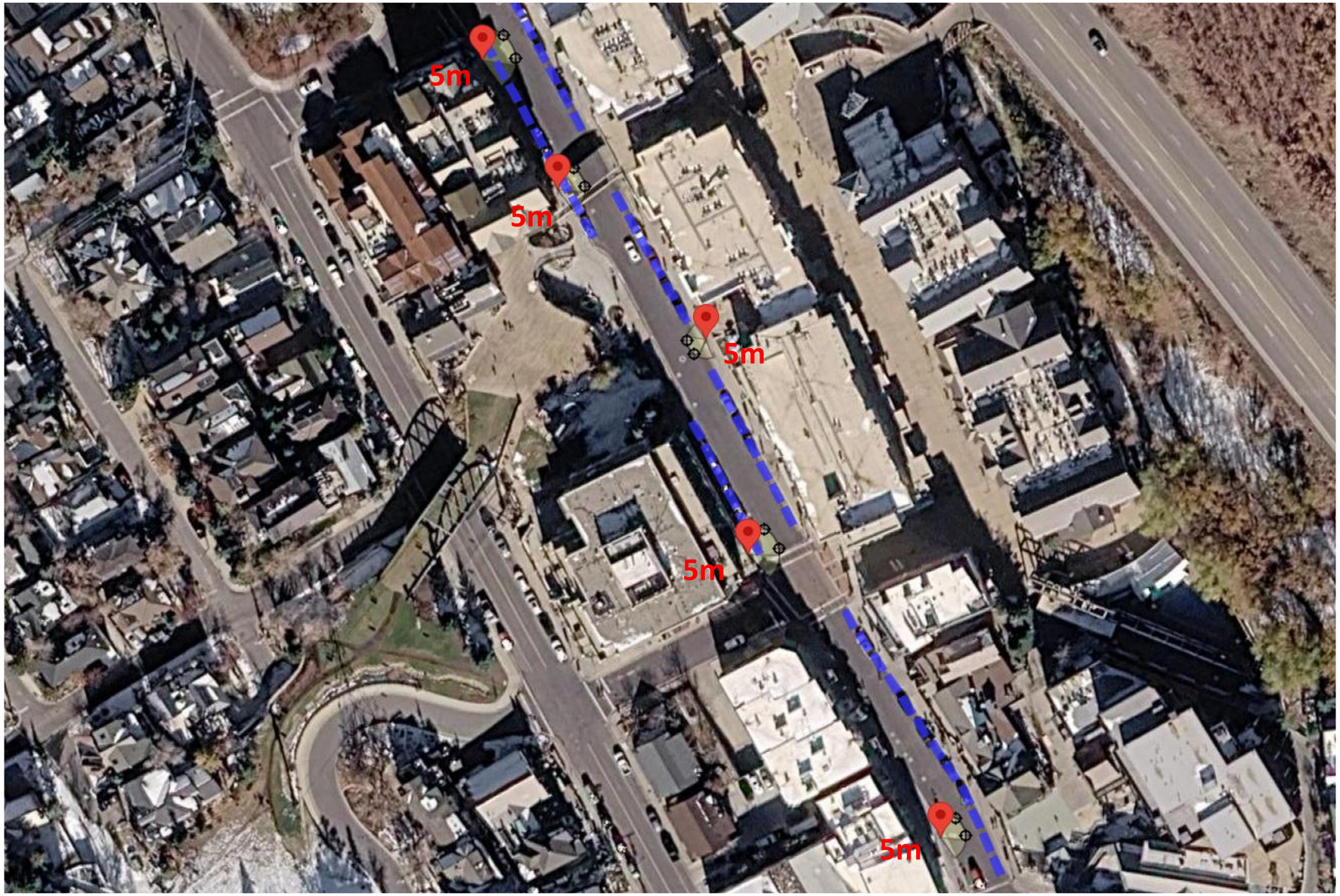
Sensor

Space

Googlemaps:
https://surl.li/rbcjly

Overhead Sensors: 18
Total Slots: 199
Slots Not Visible: 0
Detection performance: 98%

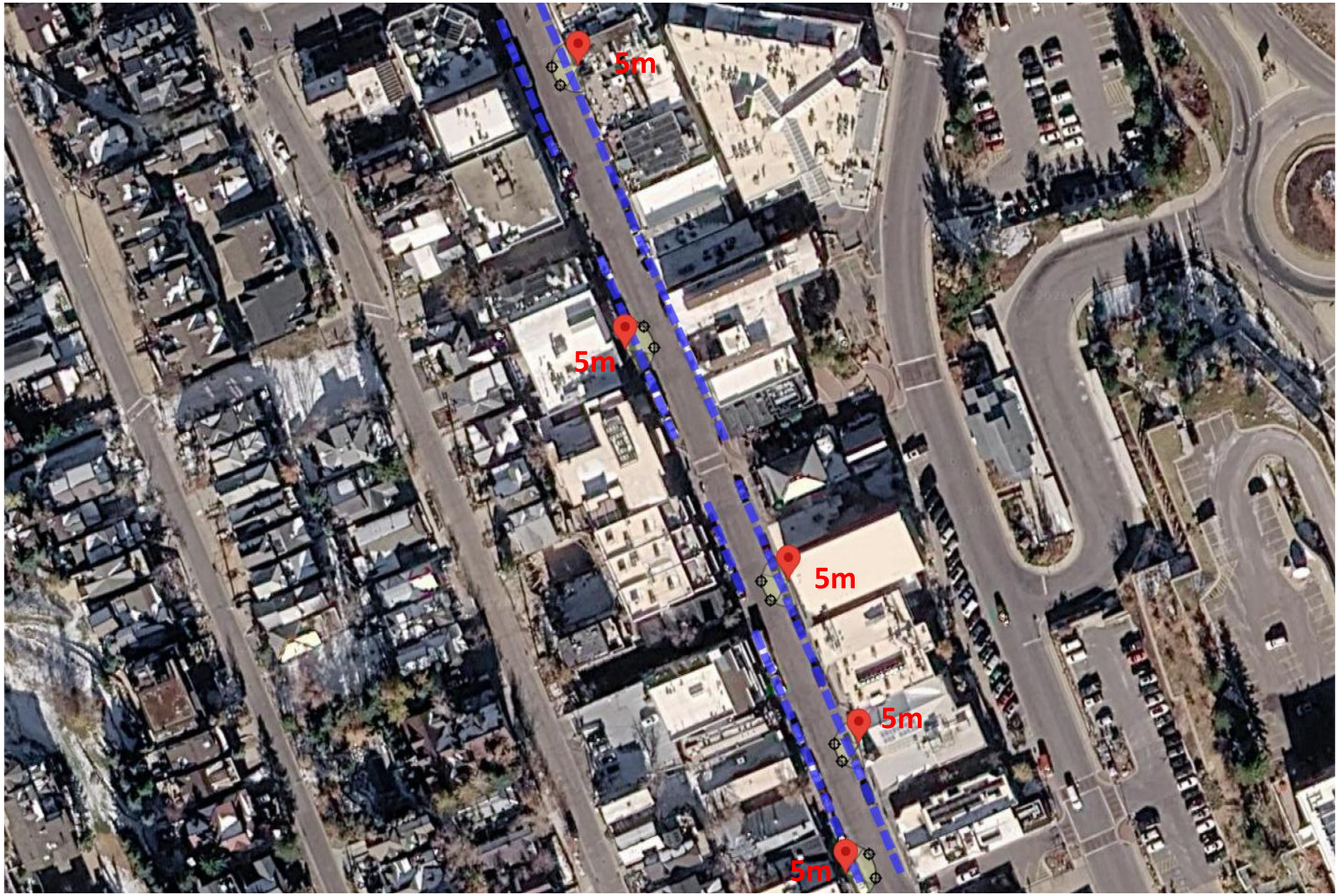
Park City - Main Street (Part-A)



Sensor

Space

Park City - Main Street (Part-B)



Sensor

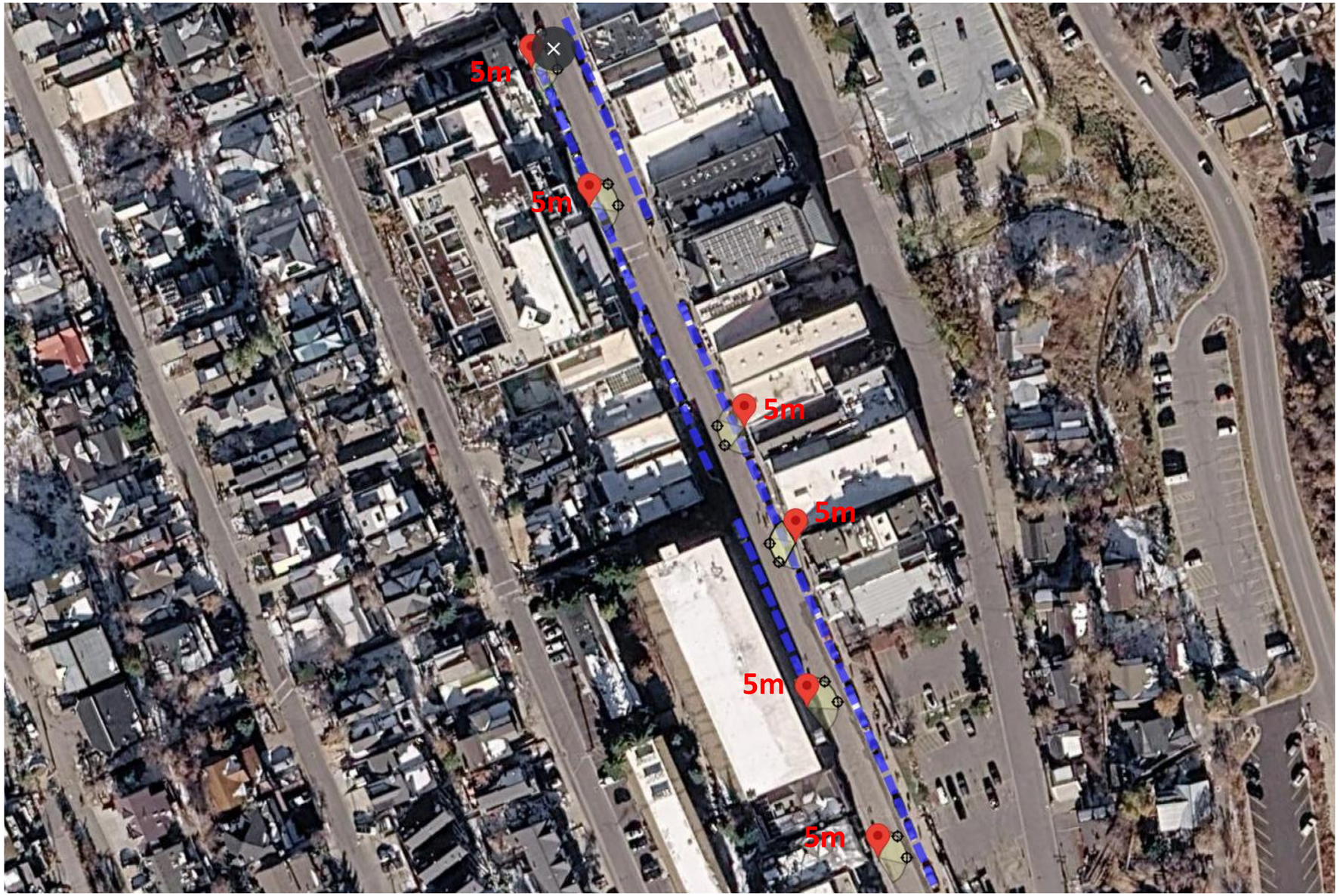
Space

Park City - Main Street (Part-C)

Sensor

Space

Park City - Main Street (Part-D)



Sensor

Space

Cleverciti®

Planning & Simulation

Park City, UT
Expansion 4 - All Lots

Overview

Cleverciti®

Overhead Sensors

32

Detection Goals

- ☐ Vehicle identification
- ☐ Parking violation
- ☑ Parking guidance

Parking Spaces

463

Average Accuracy

97%

Park City - Library Lot (BMW)

There are tree issue in some areas, and trimming will be required

Sensor

Space

Googlemaps:
https://surl.li/rjpagm

Overhead Sensors: 6
Total Slots: 83
Slots Not Visible: 0
Detection performance: 97%

Park City - Mawheny Lot (BMW)

Sensor

Space

Googlemaps:
https://surl.li/rjpagm

Overhead Sensors: 2
Total Slots: 47
Slots Not Visible: 0
Detection performance: 96%

New Pole

Park City - Flag Pole Lot (BMW)

Sensor

Space

Googlemaps:
https://surl.li/hviufp

Overhead Sensors: 5
Total Slots: 57
Slots Recommended For Ground Sensors: 3
Slots Not Visible: 0
Detection performance: 91%

Sweede Alley, Bob Wells Lot, North Marsac Lot (BMW)

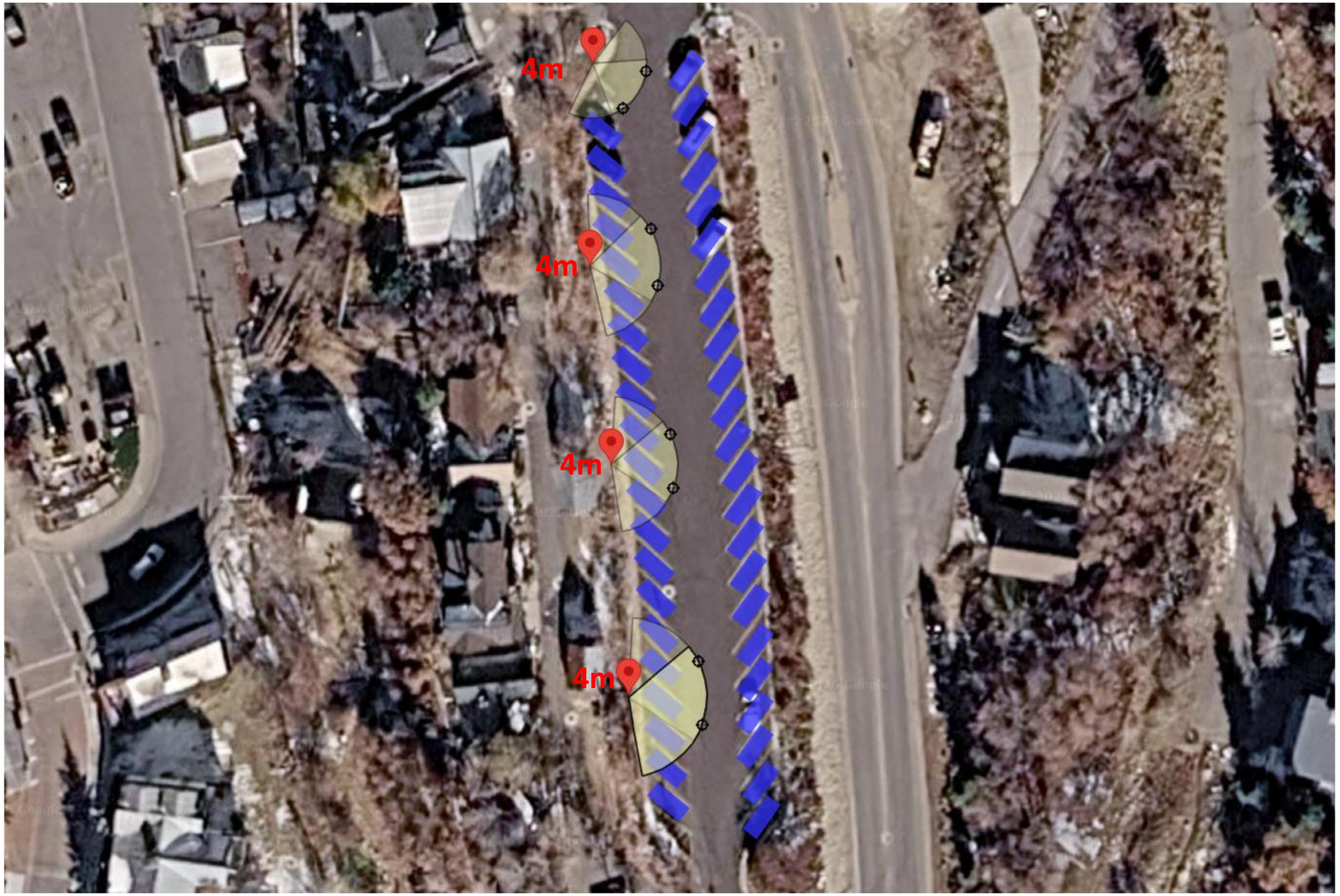
Sensor

Space

Googlemaps:
https://surl.li/hviufp

Overhead Sensors: 9
Total Slots: 123
Slots Not Visible: 0
Detection performance: 93%

Park City - Upper Lot (BMW)



Sensor

Space

Googlemaps:
https://surl.li/mwgzth

Overhead Sensors: 4
Total Slots: 44
Slots Recommended For Ground Sensors: 3
Slots Not Visible: 0
Detection performance: 92%

Park City - Marsac Lot (BMW)

Sensor

Space

Googlemaps:
https://surl.li/mwgzth

Overhead Sensors: 4
Total Slots: 55
Slots Not Visible: 0
Detection performance: 93%

New Pole

Park City - Galeria (BMW)

Sensor

Space

Googlemaps:
https://surl.li/mwgzth

Overhead Sensors: 1
Total Slots: 7
Slots Not Visible: 0
Detection performance: 99%

Park City - Brew Pup_(BMW)

Sensor

Space

Googlemaps:
https://surl.li/mwgzth

Overhead Sensors: 3
Total Slots: 46
Slots Not Visible: 0
Detection performance: 93%

New Pole

Cleverciti

Planning & Simulation

Park City, UT – Expansion 5: Richardson Flats Park & Ride

Overview Cleverciti

Overhead Sensors

36

Detection Goals

- ☐ Vehicle identification
- ☑ Parking violation
- ☑ Parking guidance

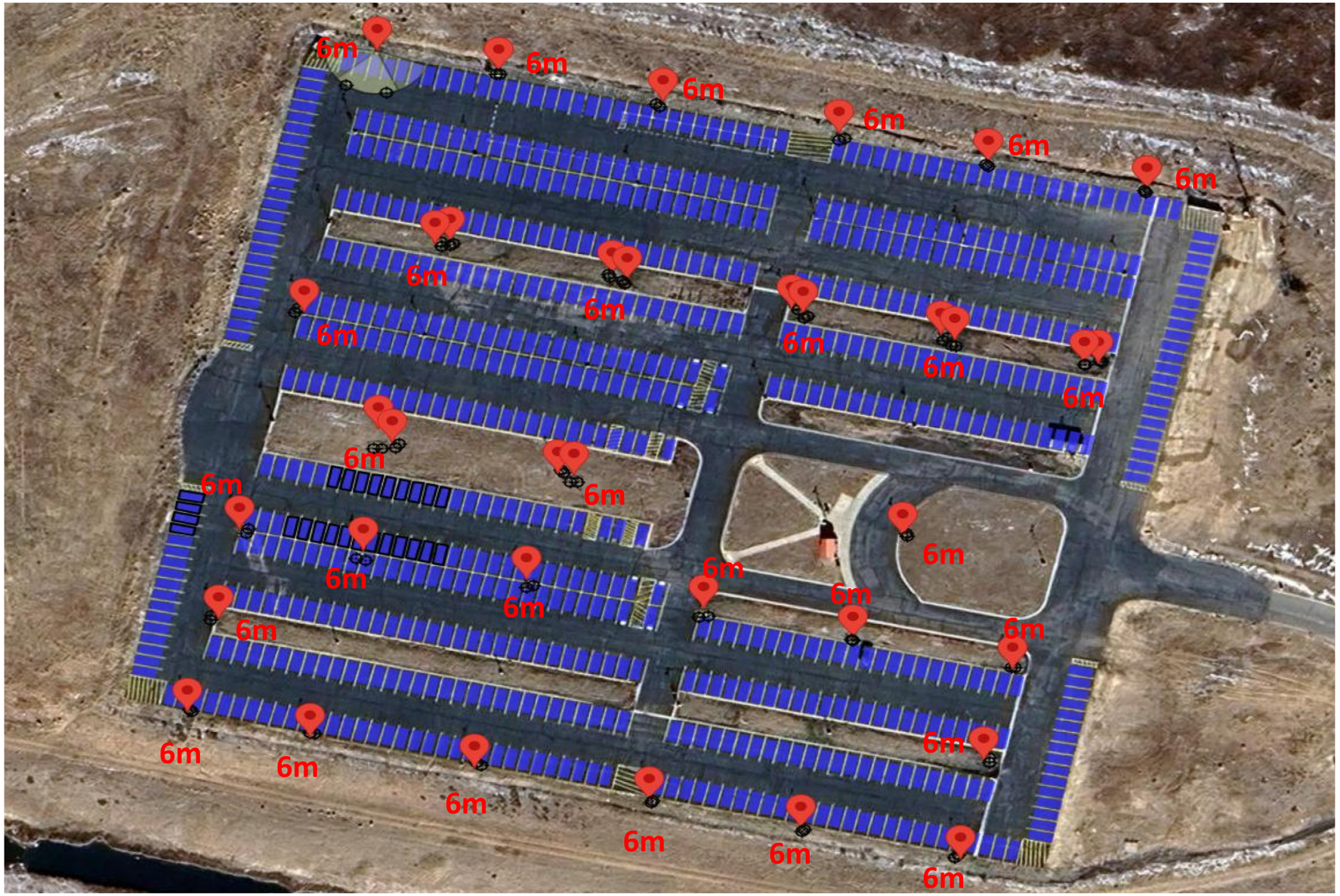
Parking Spaces

753

Average Accuracy

94%

Park & Ride Lot



Sensor

Space

Googlemaps:
https://t.ly/USqNM

Overhead Sensors: 36
Total Slots: 753
Slots Not Visible: 0
Detection performance: 94%

City Council Staff Report

Subject: **Approve a Betterment Agreement for the UDOT Marsac Roundabout Transit Priority Signal Project**
Author: **Steven Dennis**
Julia Collins
Department: **Engineering and Transportation**
Date: **June 4, 2026**

Recommendation

Authorize the City Manager to execute a betterment agreement, in a form approved by the City Attorney's Office, to contribute up to $160,000 to the Utah Department of Transportation (UDOT) Marsac Transit Signal Project.

Executive Summary

For the past two winters, 2024-2025 and 2025-2026, the Peak Traffic Operations Team, in conjunction with UDOT, has installed a temporary transit priority signal on the north leg of the Marsac roundabout. During evening peak egress, the signal could be manually actuated by a police officer to create gaps for buses exiting the Old Town Transit Center (OTTC) to enter the roundabout. In partnership with UDOT, the Transportation Team has collaborated on a design of a permanent version of this signal with refinements to reduce visual impacts.

- The signal heads will be mounted on conventional, black sign poles rather than a large mast arm that overhangs the roadway.
- The signal heads will only be illuminated when a waiting bus is detected, meaning they will be dark the majority of the time.
- The customary "yield" and "stop here" signs have been combined into a display that shows the applicable message in place of additional instructional signage.

Upon execution of the agreement, UDOT intends to install the signal this summer. The work is scheduled to start later this month and wrap up in late August before SR-224 is resurfaced.

Also, as part of this project, UDOT is installing fiber conduit in various locations throughout the SR-224 corridor between SR-248 and the Marsac roundabout. The Transportation, Public Utilities (PU), and Information Technology (IT) Teams have coordinated to fill in key conduit segments and advance the City's fiber communications network.

The proposed betterment agreement outlines financial and maintenance responsibilities for both agencies. For the signal scope, the City's financial contribution will cover 30% of the costs and ensure the project is built and fits the historic Old Town character. There are no ongoing maintenance obligations for the signal or associated infrastructure. For the fiber conduit scope, the City's financial contribution will cover the work performed solely for our benefit, as well as a prorated share of the work benefiting

both agencies. The City will own and maintain the conduit dedicated to the City at the end of the project.

Analysis
During evening peak egress and special events, buses can get delayed at OTTC due to a steady stream of vehicles entering the Marsac roundabout from the north. Keeping buses running to schedule and above 90% on time performance are one of the Transportation Department's key metrics and service standards established on May 7, 2026 by the City Council. During the 2024-2025 winter, the Peak Traffic Operations Team, in conjunction with UDOT, piloted a temporary transit-priority signal to break up the southbound flow of vehicles entering the roundabout and create gaps for our buses to exit OTTC. The pilot collected valuable data that UDOT used, through a standard planning process known as an intersection control study, to rank several alternatives by calculating costs and benefits. This study was shared with the City Council on April 10, 2025.

After a year of design and another successful temporary installation, UDOT is ready to install a permanent transit priority signal. A permanent installation will provide greater opportunities for the Transportation Team because the signal will operate year-round and be automatically activated, eliminating the need for a police officer to activate it. The signal will detect buses waiting to enter the roundabout using light detection and ranging (LiDAR) and trigger the signal. This will improve transit operational efficiency and reduce staffing burden.

Partnering with UDOT to install fiber conduit will reduce the City's costs by eliminating the need for Staff to conduct a procurement and cost-sharing on trenching and pavement restoration.

Funding
UDOT will cover 70% of the costs for the signal scope and manage the project overall. Park City, as a project partner, is responsible for 30% of the signal costs. Through this funding partnership, the City has the opportunity to improve transit service with a solution that fits historic Old Town. The project budget is available through TRP0608, with a 50/50 split coming from external transportation sales tax 3rd quarter county grants and the City's local transportation fund. Additionally, PU and IT will contribute funds from their capital budgets to support the fiber infrastructure. No additional funding is requested at this time.

Exhibits
A. Draft UDOT Betterment Agreement

Local Agency Cost Estimate Betterment Agreement	Betterment Description: 1. Signal construction costs and Park City ITS items.	Estimated Cost for Betterment **$134,295.30**
PIN: 22928 FINET/CID: 75172	Project Number: S-0224(57)5 Project Name: SR-224 & Marsac Avenue, Park City	Agreement Number Date Executed

THIS AGREEMENT made and entered into the date shown below, by and between the **Utah Department of Transportation**, ("**UDOT**"), and **Park City, UT** a political subdivision of the State of Utah. (LOCAL AGENCY)

Subject to the attached provisions, UDOT will include the following betterment work items into the above referenced Project and will oversee construction of the betterment work. Upon signing this Agreement, the Local Agency agrees that the costs shown below are estimates only and the Local Agency is responsible for paying all actual costs associated with these betterment items, based on Contract Unit Bid Prices, and actual quantities placed.

Detailed Description of Betterment Work:

Park City requested a new signal be constructed on State Route 224 (SR-224) & Marsac Avenue, at the roundabout. Additionally, Park City has requested certain ITS items to be installed for Park City purposes, while UDOT is installing ITS improvements for UDOT purposes as part of the project. Park City has agreed to pay for the material and installation cost for each of the following items:

Item No.	Description	Quantity	Estimated Unit Price	Estimated Cost
	ITS Items Below			
	Set Up TC Shoulder Closure	2 ea.	$250.00	$500.00
	Set Up TC Single Lane Closure	2 ea.	$250.00	$500.00
	Maintain TC Shoulder Closure	2 ea.	$200.00	$400.00
	Maintain TC Single Lane Closure	2 ea.	$200.00	$400.00
	Remove Concrete Sidewalk	15 sq ft	$10.00	$150.00

	Remove Concrete Curb & Gutter	45 ft	$25.00	$1,125.00
	Concrete Curb & Gutter (any type)	45 ft	$60.00	$2,700.00
	Concrete Sidewalk	15 sq ft	$18.00	$270.00
	Pothole for Utilities	4 ea.	$400.00	$1,600.00
	1D Conduit	530 ft	$6.75	$3,577.50
	2D Conduit	130 ft	$16.50	$2,145.00
	Conduit trenched in Pavement, 48” cover (Excluding conduit cost)	450 ft	$50.00	$22,500.00
	1 – 2 Conduits bored (Excluding conduit cost)	300 ft	$29.00	$8,700.00
	Type III Junction Box - ITS	2 ea.	$3,300.00	$6,600.00
			Subtotal ITS Items	$51,167.50
	Signal Items Below			
	Mobilization for Installation, Upgrade, or Repair - Tooele, Summit, Wasatch, Utah Counties	1 Lump	$1,200.00	$1,200.00
	Deliver or pick up steel materials at Intermountain Galvanizing, 1085 West 400 North, Lindon, Utah	1 Lump	$1,100.00	$1,100.00
	Set Up TC Single Lane Closure	2 ea.	$250.00	$500.00
	Maintain TC Single Lane Closure	2 ea.	$200.00	$400.00
	Detectable Warning Surface (Cast Iron)	40 sq ft	$150.00	$6,000.00
	Pothole for Utilities	6 ea.	$400.00	$2,400.00
	Traffic Signal/Ped Pole Foundation - 2' x 3'	6 ea.	$800.00	$4,800.00
	Size 6 Cabinet Foundation - Precast	1 ea.	$2,000.00	$2,000.00
	2" Conduit - SDR11 HDPE	1,200 ft	$3.75	$4,500.00
	3 – 4 conduits bored (Excluding conduit cost)	550 ft	$35.00	$19,250.00
	Type A Junction Box	5 ea.	$1,800.00	$9,000.00

	Type B Junction Box	1 ea.	$2,400.00	$2,400.00
	Type C Junction Box	1 ea.	$3,000.00	$3,000.00
	IMSA 20-1, 4 wire, AWG 14 gage	150 ft	$1.75	$262.50
	IMSA 20-1, 7 wire, AWG 14 gage	300 ft	$3.00	$900.00
	RHH-USE2-RHW2, 10 gage	900 ft	$1.50	$1,350.00
	Bare Copper Ground Wire, No. 6	480 ft.	$1.75	$840.00
	Stranded Insulated Ground Wire, AWG 12 gage	50 ft	$1.10	$55.00
	H-Frame - Electrical Disconnect (Std. AT9)	1 ea.	$850.00	$850.00
	5.5', 11' or 15' Traffic Signal/Ped Pole - State Furnished	6 ea.	$250.00	$1,500.00
	Size 6 Cabinet - State Furnished	1 ea.	$1,000.00	$1,000.00
	Type I, II, III Signal Head w/ LED Modules	2 ea.	$1,300.00	$2,600.00
	Blank-Out Sign 30"*30" - State Furnished	2 ea.	$450.00	$900.00
	Audible Pedestrian Signal/Push Button/Sign Assembly - State Furnished	2 ea.	$200.00	$400.00
	LiDAR Detection Sensor - State Furnished	1 ea.	$600.00	$600.00
	RRFB LED Beacon - State Furnished	4 ea.	$230.00	$920.00
	RRFB AC Controller - State Furnished	1 ea.	$500.00	$500.00
	Remove Pavement Marking Paint by Water Blasting	100 ft	$3.00	$300.00
	Pavement Marking Paint - 24" White	48 ft	$4.85	$232.80
	Thermoplastic Message (yield line)	15 ea.	$178.00	$2,670.00
	Thermoplastic Message (crosswalk, stop lines)	250 ft	$11.29	$2,822.50
	Steel Post Sign Mount, Less than 3' wide	5 ea.	$250.00	$1,250.00
	Steel Post Sign Mount, 3' or wider	4 ea.	$500.00	$2,000.00

	Auxiliary Sign Type A	45 sq ft	$75.00	$3,375.00
	Remove Sign Less than 20 sq ft	4 ea.	$175.00	$700.00
	Flexible Delineator Post	1 ea.	$100.00	$100.00
	Relocate Sign Panel	3 ea.	$150.00	$450.00
			Subtotal Signal Items	$83,127.80
	Total Estimated Cost of Betterment Work (ITS + Signal Items)			**$134,295.30**

The total estimated cost of the betterment work shall be advanced / deposited with UDOT prior to advertising / procurement of the Project. The Local Agency shall deposit the amount with UDOT's Comptroller's Office located at UDOT/Comptroller, 4501 South 2700 West, Box 141510, Salt Lake City 84119-1510.

In the event the actual betterment costs are higher, the Local Agency shall pay the additional amount required within 30 days of receiving an invoice from UDOT. In the event the actual betterment costs are lower, UDOT will refund the balance of the amount deposited within 30 days of determining the final cost of the betterment work.

Provisions
(Note: the language in these provisions shall not be changed without prior approval from the Utah AG's office)

The Local Agency desires to include the betterment work items described herein in the project contract work.

UDOT will include the Local Agency's requested betterment work in the project contract provided that the Local Agency pay the actual additional costs and UDOT's project will not be delayed because of the betterments. No betterments will be added to the bid package until this Agreement has been signed by both parties.

The Local Agency, at no cost to the Project, shall provide on-call support from Local Agency's Design Engineer or appropriate representative to correct or clarify issues during construction and to perform the necessary inspection for the Local Agency work installed by the contractor. The Local Agency engineer and / or inspector shall work with and through UDOT's Project Manager or Resident Engineer and shall give no orders directly to UDOT's contractor unless authorized in writing to do so. UDOT's contractor will accomplish the work covered herein on the Local Agency's facilities in accordance with the plans and specifications provided by the Local Agency, including changes or additions to the plans and specifications which are approved by the parties.

The Local Agency, through its inspection of the work, will provide UDOT's Project Manager or Resident Engineer with information covering any problems or concerns the Local Agency may have with acceptance of the facilities upon completion of construction.

Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the project does not relieve the Local Agency of its duty in the performance of this project or to ensure compliance with acceptable standards.

Except in cases of emergency, access for maintenance and servicing of the Local Agency facilities located on UDOT's right-of-way will be by permit issued by UDOT to the Local Agency, and that the Local Agency will obtain the permit and abide by the conditions thereof for policing and other controls in the conformance with Utah Administrative Rules.

I. Indemnification:

UDOT and the Local Agency are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

II. Termination:

This Agreement may be terminated as follows:

a. By mutual agreement of the parties, in writing.
b. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this Agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.
c. By UDOT for the convenience of the State upon written notice to the Local Agency.
d. Upon satisfactory completion of the provisions of this Agreement.

III. Maintenance:

The Local Agency agrees that, upon completion and final inspection of the project construction, to accept, own and maintain the fiber conduit and boxes installed for Local Agency as defined on the project plans at no further cost to UDOT. All other items paid for by the Local Agency as part of this Agreement will be owned and maintained by UDOT at its sole cost.

IV. Payment and Reimbursement to UDOT:

The Local Agency shall be responsible for all actual costs associated with these betterment items.

The Local Agency agrees that if it modifies or cancels this Agreement at any time after it has been signed, the Local Agency agrees to pay any cancellation penalties or costs incurred by UDOT as a result of the betterment work scope being modified or cancelled. In the event the Local Agency fails to reimburse UDOT for the costs included in this Agreement, funding for other Local Agency projects or B&C road funds may be withheld until the entire payment is made.

V. Change in Scope and Schedule:

The Local Agency recognizes that if its project scope or schedule changes from the terms of this Agreement, Local Agency will notify the UDOT Project Manager or Resident Engineer will be notified prior to changes being made. Any costs incurred by UDOT as a result of these scope or schedule changes will be the responsibility of the Local Agency.

In the event there are changes in the scope of the work, extra work, or changes in the planned work covered by this Agreement, a signed written modification to this Agreement is required prior to the start of work on the changes or additions.

VI. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment:

All work of the Company that relates to any agreement with UDOT is subject to Public Law 115-232, Sec. 889 and 2 CFR § 200.216 (the "Telecommunications Laws"). Among other things, the Telecommunications Laws prohibit the use of any sort of "covered telecommunications" equipment or services, which are those provided by a company listed in such laws. The Company shall at all times comply with the Telecommunications Laws. The Company hereby certifies that it has read the Telecommunications Laws and consulted with legal counsel as needed. For all matters which are the subject of any agreement between the Company and UDOT, the Company hereby certifies that it currently conforms with, and will continue to conform with, the Telecommunications Laws in all respects. The Company shall also place this certification in all UDOT-related contracts with subcontractors, consultants, and suppliers for UDOT's benefit. If any government entity having jurisdiction determines that the Company or its associates is not in compliance with the Telecommunications Laws, the Company agrees that it shall promptly notify UDOT of the same and remedy any deficiency.

VII. Miscellaneous:

This Agreement shall constitute the entire agreement and understanding of the parties with respect to the betterments, and shall supersede all offers, negotiations, and other agreements. Any amendment to this agreement must be in writing and executed by authorized representatives of each party.

Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this agreement at the request of the other party.

The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

This Agreement may be executed in counter parts by the parties.

Each party represents that it has the authority to enter into this Agreement.

Language content was reviewed and approved by the Utah AG's office on April 10, 2018.

Local Agency			Utah Department of Transportation		
By		Date	By		Date
Title/Signature of Official			Project Manager		
By		Date	By		Date
Title/Signature of additional official, if required			Region Director		
By		Date	By		Date
Title/Signature of additional official, if required			Comptroller's Office		

City Council Staff Report

Subject: The Deer Valley US Open of Mountain Biking Level 4 Special Event Permit Approval
Author: Chris Phinney
Department: Special Events
Date: June 4, 2026

Recommendation

Hold a public hearing and consider a request to approve a new Level 4 Special Event Permit (**Exhibit A**) from Deer Valley to hold the US Open of Mountain Biking (US Open) in a form approved by the City Attorney's Office and over a "Local Time" period.

Executive Summary

Deer Valley is requesting Council to consider a new Level 4 Special Event to hold the US Open, a four-day professional and amateur downhill mountain biking competition held on September 10 – 13, 2026, which is designated as a "Local Time" period. Park City Code section 4A-2-3(E)(14)(b) states that applications for any new Level Four and Five events held within Ski and Summer Resort Areas over a "Local Time" may be considered and approved by City Council.

Analysis

We recommend approving the US Open Level 4 Special Events Permit (Exhibit A). Deer Valley is an important resort partner, and the US Open is an on-brand sporting event that allows Deer Valley to showcase their world-class resort and our world-class city in 2026. The event also aligns with Park City's identity as a destination for outdoor recreation and competitive mountain sports.

Deer Valley proposes using the Bald Eagle Mountain trail system adjacent to the Snow Park Lodge area and parking lots 1 and 2 on September 10, 11, 12, and 13, 2026, as the venue for the downhill mountain biking competition. The supplemental plans are attached as **Exhibit B.** Highlights include:

Deer Valley Operations:

- Use of private property
    - Snow Park area of the Deer Valley resort.
- Attendance:
    - Thursday, September 10: 1,500.
    - Friday, September 11: 2,500.
    - Saturday, September 12: 3,000.
    - Sunday, September 13: 2,000.
- Ticketing:
    - General Admission tickets to the event are free. Deer Valley is requesting that attendees RSVP to receive their free ticket to the event. This system

will allow Deer Valley and the City to track the number of planned attendees.

- Traffic Management Plan

  Because this is a first-year event occurring during an active September weekend, transportation mitigation and public safety coordination have been a primary focus of staff review.
  - As with the Deer Valley concerts, any event days that are expecting over 3,000 attendees will require the full transportation mitigation plan (**Exhibit C**).
  - Deer Valley will provide periodic updates on ticket RSVPs to help coordinate the need for the full transportation mitigation plan.
  - Saturday, September 12, The Deer Valley Concert Series has a planned concert. This will take place after the US Open and is not part of the US Open Special Event Permit. Transportation mitigation planning will be based on tickets sold. All concert dates selling more than 3,000 tickets will require the full transportation mitigation plan. (**Exhibit B**).
- Parking
  - Deer Valley will use the Snow Park parking lots to park attendees. However, lots 1 and 2 will be used as rider pit and sponsor areas. As a result, the available parking for the event will be limited to lots 3, 4, 5, and 6.
  - Deer Valley has requested non-exclusive parking privileges in the Richardson Flat Park and Ride lot (R. Flat) (400 - 600 spaces, dependent on park and ride usage) and the Park City High School lot (210 spaces).
  - Overflow road parking will be approved and as part of this Special Event, Deer Valley will not be charged for any overflow parking days.
- Noise
  - Deer Valley is requesting a 90-decibel noise exemption under Park City Code section 6-3-11.
- Road Closure:
  - No road closures are planned for this event.
- Security Plan
  - Deer Valley will contract with Kane Security for venue crowd control and drop and load management.
  - Kane Security will conduct bag searches and metal detecting screenings for attendees at the venue entrances.
- Sustainability Plan
  - Deer Valley will manage all trash and recycling services.
  - A bike valet will be located at the Snow Park Lodge.
  - Deer Valley will provide a water bottle filling station at Snow Park Lodge.
  - The US Open is a Styrofoam-free event.

City Operations:

Public safety:

- The risk assessment for the event highlights needs related to venue and crowd control due to nearby trails, and transportation mitigation operations.
    - Nine officers are required within the venue for traffic management, crowd control, perimeter security, and eight officers for traffic control along Deer Valley Drive (DVD).
    - A Public Safety fee estimate of $36,600 has been shared with Deer Valley.

Transit and Transportation Management:

- Transit and Transportation Management are key to ensuring the event runs smoothly and minimizes disruption for attendees and Old Town residents.
    - Event attendees will take Transit from Richardson Flat to Deer Valley via the OTTC with a 40-minute frequency.
    - Variable Message Signs (VMS) will be used to communicate traffic directions to satellite parking lots and traffic flow direction.

Special Event Level Determination:
On April 14, 2026, the Special Events department received a new permit application from Deer Valley for the US Open. After evaluation of the application and supplemental documents, the event has been determined to be a Level Four special event and a Community Identifying Event (Park City Code section 4A-1-1.11). The level determination is as follows:

- Special event: The US Open qualifies as a Special Event.
    - The US Open is a sporting event, held for profit, that impacts the City for four consecutive days.
    - The US Open may impact the safe and efficient flow of transportation.
    - The US Open will require public safety staffing beyond their normal scope of operations.
- Level Four Special Event: The US Open qualifies as a Level Four Special Event.
    - The US Open will have attendance throughout the event times estimated to be between 2,000 to 3,000.
    - The US Open will have moderate to major impacts to the surrounding areas.
    - The US Open will have moderate to major transportation impacts.
    - The US Open will require public safety needs beyond normal operations to include venue and traffic control support.
- Community Identifying Event: The US Open qualifies as a Community Identifying Event.
    - The US Open honors Park City's unique community goals and enhances collective goodwill that ties to the history of Park City's sport traditions.
    - The US Open fundamentally aligns with the City's Critical Priorities.

- The US Open attendance is targeted primarily at local participation and marketing outside the Wasatch Back region is secondary.
- The US Open offers free general admission viewing areas to all attendees (residents, visitors, and underserved populations).

Event Calendar:
The weekend of September 10 to 13 will be a busy event weekend in town. However, we have determined, per section 4A-2-8A of the Park City Code, that the events will not adversely impact one another due to geographical and temporal separation, proposed times and anticipated attendance of the events. The table below shows approved Special Event Permits for the weekend.

Date	Event	Level	Attendance	Location
September 10, 2026	No Events			
September 11, 2026	Offset Biergarten	2	500	South City Park
September 12, 2026	Barn Tours	2	100	McPolin Barn
September 12, 2026	Deer Valley Concert Series*	4	2,500 – 3,500	Deer Valley Snow Park
September 13, 2026	Park Silly Sunday Market	4	15,000	Main Street
September 13, 2026	Tour De Suds	2	450	South City Park to Daily Canyon

Event Level Limits:
Per section 4A-2-3G of the Park City Code, the City restricts the number of Special Event permits annually, based on event level. The following table shows the event level limits.

Event Level	Event Level Limit	2026 Planned Event Levels	Remaining
One	Unrestricted	25	Unrestricted
Two	Unrestricted	42	Unrestricted
Three	17	10	9
Four	10	8	2*
Five	6	3	3

*For 2026 the planned Level Four events are eight, including the US Open. The planned Level Four events will possibly reach their cap in 2027 with the addition of the Shaun White Winter Snow League and if the Park City Song Summit returns.

Funding

A City Services Fee estimate of $41,544 has been provided to the US Open, per section 4A-2-10 of the Park City Code. The table below outlines the fee breakdown. A final assessment of City costs will occur upon completion of the Special Event. All City costs will be the responsibility of the US Open.

Item	Fee Description – per Park City Fee Schedule	Cost
City Service Fee	Level 4 Special Event Permit Application Fee (CIE rate)	$384
City Service Fee	Police Services (366 hours, $100/hr rate)	$36,600
City Service Fee	Use of Permanent VMS Boards (7 boards, $120 each/day, 4 days)	$3,360
City Service Fee	Building Permit (Fire Permit, inspections x 4 days)	$1,200
Total Fees		**$41,544**

Exhibits

Exhibit A **Draft 2026 Deer Valley US Open of Mountain Biking Special Event Permit**

Exhibit B **2026 Deer Valley US Open of Mountain Biking Supplemental Plan**

Exhibit C **2026 Deer Valley US Open of Mountain Biking transportation mitigation plan.**

SPECIAL EVENT PERMIT

Type of License: **Level Four**
Event Name: **2026 Deer Valley US Open of Mountain Biking**
Event Date(s): **September 10 – 13, 2026**
Event Location: **Deer Valley Resort Snow Park Lodge, Bald Mountain Trail System**
Permittee: **Deer Valley**
Contact Person: **Jason Dominguez, j.dominguez@deervalley.com**
Approved By: **Special Events Manager, Chris Phinney**
Approval Date: **June 4, 2026**

The 2026 Deer Valley US Open of Mountain Biking is to be held at the Deer Valley Snow Park Lodge, Bald Mountain Trail System on September 10-13, 2026, from 8:00 am to 7:00 pm.

Use Areas, Operations Plans, Transportation and Parking Plans, Insurance, and Hold Harmless Waiver shall be attached to this permit as an exhibit and finalized no later than July 27, 2026. This Level Four Special Event Permit has been issued under the authority described within the Park City Code Title 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The 2025 Deer Valley US Open of Mountain Biking is a Level Four Special Event. The event is a unique cultural and entertainment activity, held for profit purposes, occurring for a limited duration that impacts the City by using and impacting City property, requiring licensing and services beyond the normal scope of business, and creating public impacts through the following:
    a. Interruption of the safe and efficient flow of transportation in Park City including public rights of way, which may include minimal impacts on streets or sidewalks necessary for pedestrian movement.
    b. Use of public property and facilities.
    c. Use of City parking facilities.
    d. Need for public safety beyond their normal scope of operations.
    e. Requires licensing and services beyond the normal scope of business; and
    f. Temporary events that do not normally occur within the permitted venue use.
2. The 2025 Deer Valley US Open of Mountain Biking has been determined as a Level Four event due to:
    a. Attendance throughout the event time period is estimated to be above 5,000 people and the event is in a non-consecutive series;
    b. Creates moderate to major impacts to the surrounding area and cannot be held within the existing venue or use areas;
    c. Has moderate transportation needs including removal of parking, requires a transportation mitigation plan, requires offsite parking plan, road closures, moderate to major residential transportation mitigation, and requires increased Park City Transit or a transportation provider; and
    d. Requires public safety staffing needs beyond their normal operations, including moderate venue support and transportation mitigation and public safety personnel.

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3. The Event is a Community Identifying Event due to:
    a. Honors Park City's unique community goals and enhances the collective goodwill that features distinct traditions and authentic local culture, including ties to the people, places, and history of Park City;
    b. The event fundamentally aligns with the City Council's critical priorities and core values;
    c. Attendance is targeted primarily at local participation from Park City and Summit County residents, employees, and businesses;
    d. The event provides free options for local Park City and Summit County; and
    e. The event offers free options for underserved populations.
4. The events will end by 6 p.m. on each date. The Permittee has worked with PCMC staff to develop a Transportation Plan to coordinate egress for the event to lessen transportation impacts. This Transportation Plan will be put into action on any event date that has 3,000 tickets or more reserved.
5. The 2025 Deer US Open of Mountain Biking estimates overall attendance in 2026 will be 10,000. The 2025 Deer Valley US Open of Mountain Biking shall work with staff to address the challenges and opportunities created by higher attendance, working to maintain public safety, health, and welfare, as well as minimizing traffic and transportation impacts to the City, including a Transportation Plan for safe egress on concert dates that have sold 3,000 tickets or more.
6. The Permittee has established a weather and emergency plan and will train staff and volunteers in the procedures of the plans. The applicant 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 applicant is aware that weather could interfere with the possibility of the event's proposed activities. If the event was to be canceled due to dangerous weather conditions, they would notify the general public and participants in the event. The applicant understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal, and Emergency Management have the right to cancel or postpone the event at any time due to weather or emergency conditions.
7. The events associated with the 2025 Deer Valley US Open of Mountain Biking will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
8. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services. The 2026 Deer Valley US Open of Mountain Biking agrees to work in good faith with the City and Summit County Health Department to develop and agree upon health protocols and conduct businesses consistent with Utah requirements.
9. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
10. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of PCMC 4A-2-4(I) and has not failed to conduct a previously authorized event in accordance with the law or terms of a license.

<u>Conclusions of Law</u>:

1. The application is consistent with the requirements of the Park City Code, Title 4A.

<u>Conditions of Approval</u>:

1. The Permittee, at its cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. 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.

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3. The Permittee is required to provide supplemental documents including a transportation and traffic control plan, contingency plans, site identification, and a detailed map showing specifics of event operations as described in section 4A-2-7 of the Park City Code. Such documents shall be reviewed and approved with conditions administratively by the Special Events Manager in coordination with the Chief of Police, Transportation Manager, and Chief Building Official.
4. The Permittee has requested an exemption to the noise ordinance pursuant to section 6-3-11 of the Park City Code on the basis of subsection 6-3-11(B)(3) because the Permittee is performing an activity that there is no reasonable alternative and relief from restriction have been granted by the Chief of Police including that the noise from the stationary source of sound shall not exceed a ninetieth percentile sound pressure level (L90) of:
    - September 10–13, 2026 from 8:00 am to 7:00 pm.

    Any sound outside these timeframes as listed above shall be kept to the noise levels outlined in section 6-3-9 of the Park City Code. The Permittee shall work to orient noise activities to minimize sound impacts on the neighboring residents, businesses, and public facilities. If a complaint is received by Park City Police Department, the Police Department will investigate the complaint from the source of the complaint. If asked by the Park City Special Event staff or Police Department, the Permittee shall turn the noise down to mitigate concerns of noise from surrounding residents, businesses, or public facilities. The Permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise exemption as outlined above.
5. At its own cost and expense, the Permittee shall maintain the following mandatory insurance coverage to protect against claims for injuries to persons or property damage that may arise from or relate to the performance of this Agreement by the Permittee, its agents, representatives, employees, or subcontractors for the entire duration of this Agreement or for such longer period of time as set forth below. Prior to commencing any work, the Permittee shall furnish a certificate of insurance as evidence of the requisite coverage. The certificate of insurance must include endorsements for additional insured, waiver of subrogation, primary and non-contributory status, and completed operations.
    a. 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).
    b. 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.
    c. Liquor Liability Coverage (**if applicable**). The Permittee shall maintain liquor liability insurance as applicable with limits of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) aggregate.
    d. 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.
    e. Umbrella/Excess Coverage. The insurance limits required by this section may be met by either

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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.

f. Insured Parties. Each policy and all renewals or replacements, except those policies for Professional Liability, and Workers Compensation and Employer's Liability, must name City (and its officers, agents, and employees) as additional insureds on a primary and non-contributory basis with respect to liability arising out of work, operations, and completed operations performed by or on behalf of the Permittee.

g. 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.

h. 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.

i. Cancellation. Should any of the Permittee's required insurance policies under this Agreement be cancelled before the termination or completion of this Agreement, The Permittee must deliver notice to City within 30 days of cancellation. City may request and the Permittee must provide within 10 days certified copies of any required policies during the term of this Agreement.

j. 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.

k. 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.

l. Unmanned Aircraft Liability Coverage. Service provider shall maintain Unmanned Aircraft Liability coverage with minimum limits of at least Five Million Dollars ($5,000,000) per occurrence with a waiver of subrogation in favor of Park City Municipal Corporation and Deer Valley.

6. The Permittee is required to provide a sufficient number of traffic controllers, signs, and other equipment as required by City, not limited to barriers, fencing, traffic devices, monitors for crowd control and safety, and such measures as directed by the City, County or State Staff in order to ensure that any safety, health, or sanitation equipment, services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety and the environment, adequate offsite parking and traffic circulation in the vicinity of the event and other services or facilities as necessary to ensure compliance with City ordinances in a plan approved by the Transportation Director, Chief of Police and Chief Building Official in accordance with the Transportation Demand

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Management Plan, Park City Risk Assessment and International Building and Fire Code.

7. All third-party approvals including the Park City School District, Summit County, and State permit approvals required for this event shall be secured by the week prior to the event and submitted to Park City Municipal Corporation.
8. 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.
9. Estimated City Services in 2026 are $41,544. Deer Valley is responsible for paying these fees.
10. Deer Valley has coordinated with the Fire Marshall and Public Safety Personnel regarding the placement of emergency staff and equipment and anticipates that Fire and EMS will be staged at the Snow Park Lodge at Deer Valley.
11. The Permittee is responsible for securing all City, County, and State permit approvals required for this event by July 1, 2025, and submitted to Park City Municipal Corporation.
12. The approval identification provided with the approval of this permit must be in possession of the Permittee at all times and must be made available for inspection when requested by governmental authorities. The Permittee is responsible for providing a schedule of events and access to any site for purposes of Code Enforcement or public safety as outlined by Park City Code section 4A-2-4.

PASSED AND APPROVED this Thursday, the 4th day of June 2026.

PARK CITY MUNICIPAL CORPORATION

_____

City Manager, Adam Lenhard

Attest:

_____

City Recorder

Approved as to form:

_____

City Attorney's Office

_____

Permittee

Attachments:

A. Park City's Hold Harmless and Indemnification Agreement
B. Certificate of Insurance
C. Emergency Operations Plan

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D. Noise Restriction Relief Approved Application
E. Schedule of Events

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Park City Municipal Corporation

Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

APPLICATIONS DO NOT CONSTITUTE AS A PERMIT.
PERMITS ARE APPROVED BY THE SPECIAL EVENTS DEPARTMENT OR CITY COUNCIL AFTER COMPLETE APPLICATIONS ARE REVIEWED UNDER PARK CITY MUNICIPAL CODE 4A.

Applications for Level 3, 4, or 5 Special Event Permits are due:
First Friday in October for events occurring between March and August
First Friday in April for events occurring between September and February

Events that are determined a 1 or 2 are exempt from these deadlines but must submit a complete application no later than 30 days prior to an event.
Please Note: The City reserves the right to restrict the number of event permits annually. Applications for new events may not be considered during Peak and Local Time Periods as mentioned in Sections 4A-2-3(E-F). Incomplete applications cannot be reviewed. Applications submitted after the deadlines as described above may be denied. Business/Organization listed as applicant must match the Hold Harmless and Proof of Insurance to be considered for approval. For more information, please visit www.parkcity.org or contact us at stephanie.valdez@parkcity.org.

IF YOU HAVE QUESTIONS OR WOULD LIKE TO SCHEDULE A MEETING BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT:

Chris Phinney **chris.phinney@parkcity.org** **435-615-5194**

APPLICATION FEES & EXPENSES

First Amendment Event Permit	$40.00
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

- 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.

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: US Open of Mountain Biking | DATE(S) OF EVENT: 9/10 - 9/13, 2026

FIRST TIME EVENT: ✔ Yes No | ANNUAL EVENT: Yes No | IF ANNUAL, HOW MANY YEARS:

ANNUAL EVENT THAT WILL BE THE SAME AS LAST YEAR: Yes No

ANNUAL EVENT THAT WILL HAVE CHANGES FROM LAST YEAR: Yes No

NAME OF APPLICANT (FIRST & LAST): Jeff Brower

TITLE / POSITION: VP of Lodging & Sales

BUSINESS /ORGANIZATION NAME: Deer Valley Resort, LLC

IS BUSINESS / ORGANIZATION A REGISTERED NON-PROFIT?: Yes, a copy of IRS paperwork is attached ✔ No

MAILING ADDRESS FOR BUSINESS / ORGANIZATION: PO Box 1525

CITY, STATE, ZIP: Park City, UT 84060

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: 2250 Deer Valley Drive S	
CITY, STATE, ZIP: Park City, UT 84060	
PHONE (PRIMARY): 435-645-6528	PHONE (SECONDARY): 435-649-1000
EMAIL:	
BUSINESS / ORGANIZATION WEBSITE: https://www.deervalley.com/	
SOCIAL MEDIA LINKS: https://www.instagram.com/deervalleyresort/ - https://x.com/Deer_Valley - https://www.linkedin.com/c	

DAY OF EVENT PRIMARY CONTACT

ON-SITE DAY OF PRIMARY CONTACT NAME (FIRST & LAST): Jason Dominguez	
ON-SITE DAY OF PRIMARY CONTACT CELL PHONE: 785-764-9146	
ON-SITE DAY OF PRIMARY CONTACT EMAIL: j.dominguez@deervalley.com	

PUBLIC EVENT INFORMATION

WEB SITE FOR PUBLIC EVENT INFORMATION: deervalley.com	
PHONE NUMBER FOR PUBLIC EVENT INFORMATION: 435-649-1000	
EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: marketing@deervalley.com	
	Event description is attached as a separate document with supplemental materials and contingency plan.

EVENT LEVEL DETERMINATION

THE EVENT WILL INCLUDE THE FOLLOWING ACTIVITIES: (Check all that apply)

✔ FESTIVAL / FAIR	☐ PARADE	☐ SKI / SNOW BOARD	☐ RUN	✔ BIKE	☐ WALK	✔ TRAIL USE	✔ CONCERT	☐ CULINARY	✔ FILMING

☐ ARTS & CULTURE EVENT	☐ HOLIDAY CELEBRATION	✔ RECREATION / SPORTING EVENT	OTHER:

THE EVENT WILL INVOLVE THE USE OF: (Check all that apply)

☐ MAIN STREET	✔ RESORT PROPERTY	☐ SCHOOLDISTRICT PROPERTY	☐ PRIVATE PROPERTY	☐ CITY PARKS	☐ CITY FIELDS	☐ CITY FACILITY RENTAL	☐ RESIDENTAL AREAS	☐ PARK CITY LIMITS	☐ MULTI-JURISDICTION	✔ AMPLIFIED SOUND

THE TARGET MARKET FOR THIS EVENT IS: (Check all that apply)

✔ YOUTH / FAMILIES	✔ ADULTS	✔ LOCAL	✔ STATE - WIDE	✔ REGIONAL	✔ NATIONAL	✔ INTER NATIONAL	✔ SPECTATORS	✔ PARTICIPANTS	OTHER:

THIS EVENT WILL: (Check all that apply)

☐ LIMIT # OF PARTICIPANTS	✔ BE FREE FOR SPECTATORS	☐ BE FREE FOR PARTICIPANTS	✔ INCLUDE VENDORS OR SPONSOR	✔ OPEN TO THE PUBLIC
☐ LIMIT # OF SPECTATORS	☐ CHARGE ADMISSION FOR SPECTATORS	☐ CHARGE PARTICIPANTS	☐ NOT INCLUDE VENDORS OR SPONSOR	☐ PRIVATE EVENT

THIS EVENT WILL BE HELD: (Check all that apply)

EVENT DATE(S): 9/10/2026 - 9/13/2026

☐ MONDAY	☐ TUESDAY	☐ WEDNESDAY	✔ THURSDAY	✔ FRIDAY	✔ SATURDAY	✔ SUNDAY

☐ WEEKLY	☐ MONTHLY	☐ SERIES	☐ ONE DAY

NUMBER OF EVENT(S): 4	NUMBER OF CONSECUTIVE DAYS: 4

Park City Municipal Corporation

Special Event Permit Application

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Park City, Utah 84060

ONE DAY EVENT HOUR(S)	
EVENT START TIME:	EVENT END TIME:
EVENT SET-UP DATE:	EVENT BREAK-DOWN DATE:
EVENT SET-UP TIME(S):	EVENT BREAK-DOWN TIME(S):

MULTIPLE DAY EVENT HOUR(S)			
DAY: Thursday	DATE: 9/10	START TIME: 8 AM	END TIME: 6 PM
EVENT SET-UP DATE: 9/8 & 9/9		BREAK-DOWN DATE: N/A	
SET-UP TIME(S): 8 AM - 6 PM		BREAK-DOWN TIME(S): N/A	
DAY: Friday	DATE: 9/11	START TIME: 7 AM	END TIME: 6 PM
EVENT SET-UP DATE: N/A		BREAK-DOWN DATE: N/A	
SET-UP TIME(S): N/A		BREAK-DOWN TIME(S): N/A	
DAY: Saturday	DATE: 9/12	START TIME: 7 AM	END TIME: 7 PM
EVENT SET-UP DATE: N/A		BREAK-DOWN DATE: N/A	
SET-UP TIME(S): N/A		BREAK-DOWN TIME(S): N/A	
DAY: Sunday	DATE: 9/13	START TIME: 7 AM	END TIME: 6 PM
EVENT SET-UP DATE: N/A		BREAK-DOWN DATE: 9/14 & 9/15	
SET-UP TIME(S): N/A		BREAK-DOWN TIME(S): 8 AM - 6 PM	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	

INCLEMENT WEATHER INFORMATION			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		EVENT BREAK-DOWN DATE:	
EVENT SET-UP TIME(S):		EVENT BREAK-DOWN TIME(S):	

✔	No inclement weather date is required and the event will be held rain or shine. I understand the event may be cancelled or postponed by the City due to hazardous or damaging conditions.

EVENT ATTENDANCE	
IF ANNUAL EVENT:	
TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR:	TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR:
ESTIMATED # OF PARTICIPANTS: 500 - 600	ESTIMATED # OF VENDORS: 15 - 25
ESTIMATED # OF SPECTATORS: 8000 - 10000	ESTIMATED # OF VOLUNTEERS: 30 - 40
ESTIMATED # OF STAFF: 65 - 75	ESTIMATED DAILY ATTENDANCE: 2000 - 3500
ESTIMATED HIGHEST TOTAL ATTENDANCE AT ONE TIME: 4000	ESTIMATED HIGHEST TOTAL ATTENDANCE OF ENTIRE EVENT: 12000

✔	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

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SIDEWALK & STREET USE							
THE EVENT WILL HAVE: (Please check all that apply)							
STREETS							
	STREET CLOSURE MAP IS ATTACHED				CLOSURE SIGN/MARKING INFORMATION IS ATTACHED		
	ROLLING CLOSURE		PARTIAL CLOSURE		FULL CLOSURE		NO CLOSURE
NAMES OF STREETS TO BE CLOSED:				TIMES (START / END OF CLOSURE):			
				START:		END:	
				START:		END:	
				START:		END:	
				START:		END:	
REASON FOR CLOSURE:							
SIDEWALKS							
	SIDEWALK CLOSURE MAP IS ATTACHED				CLOSURE SIGN / MARKING INFORMATION IS ATTACHED		
	PARTIAL CLOSURE		FULL CLOSURE	✔	NO CLOSURE		CROWD CONTROL PLAN
ADDRESS:							
ADDRESS OF CLOSURE: (FROM / TO)				TIMES: (START / END OF CLOSURE)			
FROM:		TO:		START:		END:	
FROM:		TO:		START:		END:	
FROM:		TO:		START:		END:	
FROM:		TO:		START:		END:	
REASON FOR CLOSURE:							
TRAILS							
	TRAIL COURSE MAP IS ATTACHED				COURSE / SIGN MARKING INFORMATION IS ATTACHED		
NAMES OF TRAILS TO BE USED:							
No public trails will be closed, all used trails on DV property							
PARADE							
ASSEMBLY AREA:			DISBANDING AREA:			# OF PARADE ATTENDEES:	
PARADE IS:							
WALKING ONLY		VEHICLES & WALKING		VEHICLES ONLY		WILL HAVE ANIMALS	
OTHER PARADE INFO:							

Park City Municipal Corporation

Special Event Permit Application

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CITY PARKING FACILITIES REQUEST

GENERAL PARKING

HOW MANY PARKING SPACES DOES THE EVENT NEED?

☐ MAIN STREET	☐ CHINA BRIDGE	☐ FLAGPOLE LOT	☐ BREW PUB LOT
☐ SANDRIDGE PARKING LOTS	☐ PARK AVENUE	☐ CITY PARK	☐ MAWHINNEY LOT
☐ QUINNS LOT	☑ RICHARDSON FLATS	OTHER:	

WILL THE EVENT PROVIDE TRANSPORTATION SERVICES TO THE EVENT FROM PARKING AREAS?:		YES	✔	NO
WILL THE EVENT HAVE ADA PARKING AVAILABLE?:	✔	YES		NO
WILL THE EVENT WILL REQUIRE PARKING REMOVAL?:		YES	✔	NO

☐ The event will require parking removal as indicated below, and I will complete a special use of public parking application as required with the Park City Parking Services Department

NAME OF AREA OR STREETS:	BETWEEN:
START / END TIME:	REASON:
NAME OF AREA OR STREETS:	BETWEEN:
START / END TIME:	REASON:
NAME OF AREA OR STREETS:	BETWEEN
START / END TIME:	REASON:
NAME OF AREA OR STREETS:	BETWEEN:
START / END TIME:	REASON:

TRANSPORTATION

WILL THE EVENT PROVIDE ALTERNATIVE TRANSPORTATION OPTIONS?

☑ BUS	☑ BIKE	☑ WALK

NAME OF TRANSPORTATION PROVIDER / COMPANY:

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:

☐ MINERS HOSPITAL AT CITY PARK	☐ PARK CITY LIBRARY MEETING ROOMS	☐ JIM SANTY AUDITORIUM
☐ SOUTH CITY PARK	☐ CITY PARK COVERED BBQ AREA	☐ CITY PARK GAZEBO / STAND
☐ CITY PARK SOFTBALLFIELD	☐ CITY PARK RUGBY FIELD	☐ SKATE PARK AT CITY PARK
☐ QUINN'S SPORTS COMPL FIELDS	☐ ROTARY PARK	☐ SCHOOL DISTRICT FIELDS
☐ DIRT JUMP PARK	☐ PARK CITY ICE ARENA	☐ OTHER:

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City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

✔ I understand all temporary structures and flammable materials must be approved by the Park City Building Department. Such approvals will require a fire/building permit to be submitted 10 days prior to the event, as well as an on-site inspection the day of the event.

☐ TEMPORARY BLEACHERS	✔ INFLATABLES	☐ CANOPIES	☐ TEMPORARY BADGES	☐ TEMPORARY LIGHTING

✔	TENTS 10X10 OR UNDER	HOW MANY?: 30-50	
✔	TRAILER	HOW MANY?: 2-5	
✔	STRUCTURES OVER 6 FEET TALL	PURPOSE: Truss finish arch	HOW MANY: 1

DOES EVENT HAVE ELECTRICAL NEEDS?:	✔ YES	☐ NO	DOES EVENT REQUIRE USE OF GENERATORS?:	☐ YES	✔ NO
WILL YOU BE REQUESTING PERMITS FOR FIREWORKS?:				☐ YES	✔ NO
WILLTHE EVENT REQUIRE THE USE OF FLAMMABLE MATERIALS, FUELS, OR GASSES?:				✔ YES	☐ NO

NAME SUCH MATERIALS: diesel, fuel, gasoline

WASTE MANAGEMENT AND RECYCLING

✔ THE EVENT WILL PROVIDE ITS OWN GARBAGE CANS AND WASTE MANAGEMENT.

✔ THE EVENT WILL PROVIDE ITS OWN DUMPSTERS, WHICH IS INDICATED ON THE SITE MAP.

☐ THE EVENT WILL USE THE CITY'S GARBAGE CANS AND WASTE MANAGEMENT, REQUIRING ADDITIONAL FEES.

☐ THE EVENT WILL USE THE CITY'S DUMPSTERS, REQUIRING ADDITIONAL FEES.

☐ THE EVENT WILL HIRE A COMPANY AND PROVIDE RECYCLING SERVICES FOR THE FOLLOWING MATERIALS:

☐ PLASTIC	☐ PAPER	☐ ALUMINUM	☐ GLASS	☐ CARDBOARD	☐ COMPOST	☐ OTHER

☐ THE EVENT WILL UTILIZE CITY RESTROOM FACILITIES.

✔ THE EVENT WILL BRING ITS OWN RESTROOMS AND SANITARY STATIONS.
(May be required by Summit County Health Department or Park City Building Department)

WILL ANIMALS BE AT THE EVENT?:		YES	✔	NO	IF YES, PLEASE DESCRIBE TYPE OF ANIMALS AND WASTE PLANS.

TYPES OF ANIMALS:

☐ I HAVE INCLUDED THE PLACEMENT OF THE ANIMALS IN THE SITE MAP OR LINE UP IN THE CONTINGENCY PLAN

WILL DOGS BE ALLOWED AT THE EVENT?:		YES	✔	NO		LEASHED		UNLEASHED

✔ The Waste Management Plan and Environmental Management Plan have been attached to this application as described above.

FOOD & MERCHANDISE SALES

✔ I understand that all vendors must obtain a Park City Business license. All vendors serving food and drink may also be required to obtain a food service or food handler permit from Summit County.

WILL THERE BE SALE OF MERCHANDISE?:	✔	YES		NO
WILL THERE BE COMPLIMENTARY FOOD?:		YES	✔	NO
WILL THERE BE SALE OF FOOD?:	✔	YES		NO
WILL THERE BE ALCOHOL FOR SALE?:	✔	YES		NO

✔ BEER	✔ WINE	☐ LIQUOR

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P.O. Box 1480
Park City, Utah 84060

	I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.
✔	I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL MAY REQUIRE OTHER PERMITS.

WILL FOOD ITEMS BE PRE-PACKAGED?:	✔	YES		NO
WILL FOOD ITEMS BE COOKED ON SITE?:	✔	YES		NO

✔	I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.

WILL FOOD ITEMS BE PREPARED OFFSITE?:	✔	YES		NO

DESCRIBE ITEMS: Some food will be prepared in our day lodge kitchens

TEMPORARY SIGNS

WILL THERE BE TEMPORARY SIGNS AT THE EVENT?:	✔	YES		NO

	I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZES AND LOCATIONS IN THE CONTINGENCY PLAN.

SAFETY - SECURITY

✔	THE EMERGENCY AND SECURITY PLAN HAS BEEN INCLUDED IN THE OPERATIONS PLAN, AS WELL AS CROWD CONTROL, ACCESS, AND FIRST AID. AFTER REVIEW OF THIS APPLICATION, REQUIREMENTS FOR EMTS, FIRE, AND POLICE SERVICES WILL BE DETERMINED AS PART OF THE CONDITIONS OF APPROVAL OF THIS EVENT. THE SPECIAL EVENTS DEPARTMENT WILL BE ABLE TO GIVE THE APPLICANT AN ESTIMATE OF SUCH CITY SERVICE REQUIREMENTS UPON REQUEST.

THE EVENT WILL HAVE AMPLIFIED SOUND:	✔	YES		NO
THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL:	✔	YES		NO

COMMUNICATION NEEDS

WILL THERE BE INSTALLATION OF AN ANTENNA FOR COMMUNICATION NEEDS?:		YES	✔	NO

	INSTALLATION OF AN ANTENNA FOR COMMUNICATION IS INDICATED IN THE SITE PLAN WITH SPECIFICATIONS.

MARKETING OF EVENT

PROPER MARKETING OF YOUR EVENT IS VITAL TO ITS SUCCESS. PLEASE CONTACT THE PARK CITY CHAMBER FOR ADDITIONAL INFORMATION AND ASSISTANCE: www.visitparkcity.com

✔	I HAVE CHOSEN TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.
	I HAVE CHOSEN NOT TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.

WHO IS THE TARGET MARKET FOR THIS EVENT?: Mountain curious indiviudals and families

WHERE IS THE TARGET MARKET FOR THIS EVENT?: (choose all that apply)

✔ LOCAL	✔ REGIONAL	✔ NATIONAL	✔ INTERNATIONAL

WILLTHIS EVENT BE FILMED AND TELEVISED?: (choose all that apply)	✔	YES		NO

LOCAL	REGIONAL	✔ NATIONAL	INTERNATIONAL

PLEASE LIST ALL ADVERTISEMENT INCLUDING MEDIA COVERAGE, NEWSPAPER, AND MAGAZINES:

MEDIA (RADIO/TV):

NEWSPAPER: MISC

MAGAZINES: MISC

OTHER: Delayed on Youtube & other Social Media Platforms

PLEASE SELECT RANGE OF MARKETING BUDGET:

$100 OR UNDER	$100 - $500	$500 - $1,000	$1,000 - $2,500	✔ ABOVE $2,500

Park City Municipal Corporation

Special Event Permit Application

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Park City, Utah 84060

APPLICANT AGREEMENT & SIGNATURE			
I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.			
Name (Printed):	Jeff Brower		
Signature:		**Date:**	September 10 - 13

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:

Deer Valley Resort, LLC

Name of Event Permittee (applicant's business, organization or individual name)

US Open of Mountain Biking

Name of Special Event

September 10 - 13, 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: _____

By: _____

Print Name: Jeff Brower

Address: 2250 Deer Valley Drive S, Park City, UT 84060

Phone Number: 435-615-2301

Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

This outdoor special event emergency operations plan (EOP) is meant to train event volunteers/personnel as well as to create a more specific EOP for events. It is the event organizer/responsible party's duty to train event personnel in the following potential emergencies and to make sure that all key and supervisory event personnel are documented on the attached section with a number to contact them at during the event, their assignment and its location. With this event EOP, a map of all areas that the event will encompass is included. It outlines the area of the event, evacuation routes and ingress/egress for emergency personnel.

Fire & Medical Emergencies

Police, Fire and Ambulance will respond based on the initial call. Police personnel are trained in first aid and can provide stabilization until the ambulance arrives.

In Case of a Medical Emergency:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information).Give the nature of emergency,
2. Location (Your specific site location),
3. Your name and phone number where you can be called back,
4. Do not move victim unless absolutely necessary,
5. And stay on the telephone until the Dispatcher has all needed information and allows you to hang up.

In Case of a Fire:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information).
2. Give the nature of emergency and the location. Stay on the phone long enough to answer any questions the dispatcher might have. This will ensure that proper equipment and personnel respond. Police will provide rescue, traffic, communications and crowd control.
3. Alert people in the immediate vicinity to evacuate to safest designated areas. [SEE ATTACHED MAP(S)]
4. Use fire extinguisher if the fire is small and you have been trained in how to operate the device.
5. Never breathe the smoke from fire. Stay low and crawl if necessary to avoid it. Smoke from some plastics and other common materials are toxic. Stay upwind so combustion products will blow away you.
6. **DO NOT REENTER THE AREA**. If a life may be in jeopardy, notify the professionals and let them enter with proper equipment. A significant number of fire fatalities result when people who have successfully evacuated a fire area return to retrieve a valued item or to search for someone missing.

Weather Related Emergency

The on-site event organizer will be responsible for determining if weather conditions become a hazard to personnel/patrons at the activity. Choose the safest alternative.

Before Any Event:

Before any event, the on-site event organizer shall research types of weather that may occur during the particular time of year the event is scheduled. Once potential hazardous weather or conditions are identified, mitigation, preparedness and training efforts will be included in the event planning.

Lightning:

In the event of weather conditions with the potential of lightning activity, careful monitoring of the weather dynamics is required. Such factors as the developing cloud patterns in the area, the lightning, and thunder activity should be considered. In conditions where there is observable thunder and lightning, outdoor activities shall be suspended until thunder can no longer be heard.

There is no safe place outside when thunderstorms are in the area. Evacuate to substantial buildings, enclosed parking structures and hard-topped vehicles are safe options. A safe building is one that is fully enclosed with a roof, walls and floors, and has plumbing or wiring (excludes temporary, portable, or metal buildings).

Lightning Safety Rules:

- Keep an eye on the sky,
- If you see or hear a thunderstorm coming, immediately suspend outside activity and go to a safe building or vehicle,
- Postpone activities promptly; do not wait for rain.
- If you cannot get to a shelter, stay away from trees,
- If you are out in a field, get to the lowest point,
- Move away from a group of people,
- Avoid metal,
- Avoid contact with electrical equipment or cords,
- Avoid contact with plumbing,
- Stay away from windows and doors, and stay off porches,
- Do not lie on concrete floors and do not lean against concrete walls.

Wind:

Power outages may occur with as little as twenty-five mile per hour winds and can up-root trees with shallow roots. If an event has tents, be cautious of the stability of the structure. All tents must have a City permit, have 50# of weight per leg and be inspected by the PCMC Building Dept. Wind can pose a hazard to participants or spectators, and if the on-site event organizer determines that winds pose a life safety issue, then activities shall be suspended.

Hail:

Most hailstorms develop in the presence of cumulonimbus clouds and other severe weather phenomena. Hailstones can cause serious damage, notably to automobiles, aircraft, skylights, glass-roofed structures, and people. Hailstorms rarely last more than 15 minutes. Some safety tips for hailstorms that an on-site event organizer should know or may want to pass on to participants are as follows:

- If you are outside, get inside.
- If you cannot find shelter, at least find something to protect your head.
- Stay away from windows.

Excessive Heat:

Heat is the number one weather-related killer in the United States, resulting in hundreds of fatalities each year. On average, excessive heat claims more lives each year than floods, lightning, tornadoes, and hurricanes combined. In planning for outdoor activities during a heat wave, consider certain precautions, e.g., can the event be scheduled in the morning or evening hours when it is cooler? The on-site event organizer will offer or encourage participants to:

- Drink or have plenty of water available. Avoid alcoholic and high sugar drinks.
- Encourage participants to wear lightweight, light-colored, and loose-fitting clothing,
- Wear a wide-brimmed hat, sunglasses, and sunscreen.

Provide cooling places with misting stations.

Microburst Rainfall:

Microburst rainfalls occur within a plume of air with high amounts of moisture are directed around a cold-core low or tropical cyclone. Flash flooding can frequently occur in of slow-moving thunderstorms in urban environments where less plants and bodies of water are present to absorb and contain the extra water. Should excessive rainfall occur during an event, the on-site event organizer will:

- Listen to the radio or television for information.
- Be aware that flash flooding can occur. If the event site is in a low-lying area with the potential to flood, move immediately to higher ground.

- Be aware of streams, drainage channels, and other areas known to flood suddenly.
- Let participants know not to walk through moving water. Six inches of moving water can make you fall.
- Let participants know not to drive in flooded areas. If floodwaters rise around a car, abandon it. Move to higher ground.

Ice Storm:
Ice storms are caused by liquid precipitation freezing on cold surfaces and leads to the gradual development of a thickening layer of ice. The accumulation of ice during the storm can be extremely destructive. Trees and vegetation can be destroyed and ice can down power lines, causing loss of heat and communication lines. Because ice storms are usually slow developing, the on-site event organizer will monitor the weather before, during, and after the event. Mitigation efforts may include sanding or salting walkways, stairways, and roads, shortening the event, or offering shuttle service to minimize the number of cars and/or pedestrians on hazardous roadways.

Blizzard:
- Find a dry shelter. Cover all exposed parts of the body
- If shelter is not available:
  - Prepare a lean-to, wind break, or snow cave for protection from the wind.
  - Build a fire for heat and to attract attention. Place rocks around the fire to absorb and reflect heat.
  - Do not eat snow. It will lower your body temperature. Melt it first.

Earthquake:
The danger of an earthquake is high however it is unknown when such earthquake will happen. Should the large earthquake that's predicted happen (that is a 7.0 magnitude in the valley), it may result in a 5.6-5.8 magnitude here in Park City and surrounding areas. Precautions should be in place should the earthquake occur and event personnel should be aware of the danger and the procedures for safety and evacuation.
- Initially Drop Cover and Hold On
- Stay calm and await instructions from emergency personnel or a designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by a designated official. Be aware of falling objects as you exit a structure or hazards on the ground or in the area.

Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Event Details

Event Name: US Open of Mountain Biking
Date(s) of Event: September 10 - 13, 2026
Event Location(s): Deer Valley Resort, LLC
Street Address of Event: 2250 Deer Valley Drive, S

On-site Day of Event Organizer/Responsible Party (please print clearly)

Primary Coordinator
Name: Jason Dominguez
Mobile Number: 785-764-9146

Co-Coordinator
Name: Devan Egan
Mobile Number: 508-944-2611

Co-Coordinator
Name: _____
Mobile Number: _____

Other Event Personnel, i.e. volunteers, security, parking

Name: Tristian Pierson
Mobile Number: 307-201-1157
Assignment: Guest Services Manager
Assignment Location: Snow Park Lodge Roving? – Yes ☑ No ☐

Name: Jamie Harper
Mobile Number: 908-307-9184
Assignment: Volunteer Manager
Assignment Location: Snow Park Lodge Roving? – Yes ☑ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____ Roving? – Yes ☐ No ☐

Outdoor Special Event
Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

EMERGENCY – Dial 911

Park City Police Dept --------- 435 -615-5500
(Non-Emergency Number)

Park City Fire Dist -------- 435-940-2500
(Non-Emergency Number)

Summit County Sheriffs ------- 435-615-3600
(Non-Emergency Number)

Summit County Health ---- 435-333-1500
(Non-Emergency Number)

Park City Building Department - 435-615-5100

Park City Special Events:
Chris Phinney ---------- 435-602-3539
Rachel Roadfuss ---------- 435-659-9695
Aaron Archie ---------- 801-641-5505

Park City Emergency Management - 435-615-5911
(24hr On-Call Number)

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: US Open of Mountain Biking	**Organization/ Business:** Deer Valley Resort, LLC
Total Estimated Attendance at Event: 8,000 - 10,000	**Number of Vendors:** 15 - 25
Date of Event: September 10 - 13, 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.).	Jason Dominguez
Email Address: j.dominguez@deervalley.com	**Cell Phone:** 785-764-9146
Signature of Event Producer:	**Date:**

✓	Standard	✓	Extaordinary Measures
✔	Complete Environmental Management Plan and attach as part of the Supplemental Plan for your event.		Use vendors that have an environmental policy, recycle and compost, use local food sources, use energy efficient appliances, or otherwise offset their carbon footprint.
✔	Use electric spider boxes for power needs.		Eliminate the use of fossil fuels for on site power needs.
	Use sand or other reusable ballasts for securing tents instead of water.		Commit to and publicize water conservation efforts at event.
	Recycling is required in all areas of the event. Recycling containers must be paired with trash cans.		Sponsors/Vendors distribute bags, bottles, or serving material made from recycled material, or that can be reused or recycled.
	Event Applicant materials printed on at least 30% post consumer recycled paper. Distributed items must be made from recycled materials that can be reused, recycled or reconsumed.	✔	Event Applicant does not offer printed materials. All promotional materials are available electronically.
✔	Remind guests to bring their reusable bags and water bottles. Use, sell, or proote reusable bags and waterbottles.		Event Applicant does notsell or give away plastic bottled water unless the bottle is compostable. *(To try using watering stations and reusable containers).*
✔	Reusable banners, eco-friendly promotional material or recycle (i.e., banners into shopping bags).	✔	Use reusable linens instead of paper or plastic table covers.
✔	Encourage the use of bicycles, buses, shuttles, carpools or other public transit to and from the event. This must be promoted on event website and marketing.	✔	Offer a Bike Valet (Summer Events - May through October)
	Enforce a no idling policy for staff, volunteers, vendors and attendees.	✔	Incorporate alternative transportation plans into your event. Supplement City Transit with additional transit options. (This must be approved before implementing).
	Use eco-friendly serving utensils (compostable, plant-based or made from recycled materials) and eliminate the use of regular plastic cups and pre-packaged servings.	✔	Provide vegetarian meal options. Be local - offer food or vendor items that are made, grown and produced within 100 miles of Park City.
✔	Be Styrofoam Free!	✔	Be Glass Free!
	Prepare food with reusable cutlery and dishes, or products that can be composted.	✔	Serve food in bulk – (avoid cans, bottles, sugar packets and serve at stations)
✔	Wastewater must be properly disposed of into the sanitary sewer system, i.e., floor sink or mop sink, etc., and it is prohibited to dispose of gray water into the storm sewer or directly onto the ground.		Tell us what else you are doing. We love new ideas and solutions!!

For Municipal Purposes

Trash Plan Approved by:	**Date:**
Public Works:	**Date:**
Health Department:	**Date:**
Sustainability Department:	**Date:**

Park City Permit for Relief of Noise Restrictions

A Permit for Relief of Noise Restrictions is required of any person or company that engages in an activity in violation of Park City Code 6-3. Per the Park City Code Section 6-3-11, applications for a permit for relief from the noise restrictions may be made to the Chief of Police as it pertains to special events, community, or private functions or events. Any permit granted by the Chief of Police, or his/her designee shall contain all conditions upon which the permit has been granted, including, but not limited to, the effective dates, time of day, location, sound pressure level, or equipment limitation and name and contact information for the on-scene officiator. The applicant is required to provide an on-site officiator at the event to ensure compliance with the noise restrictions and be available for contact if there are complaints. Additionally, the applicant is required to provide a map of the event location showing stages, speakers and other sources of noise.

Applicant's Name: Jeff Brower

Phone #: 435-615-2301 Address: 2250 Deer Valley Drive S Park City, UT 84060

Purpose of Activity and description of noise-making activity and equipment:
US Open of Mountain Biking race announcements and amplified music

Address of Event (property on which noise generating activity will occur): 2250 Deer Valley Drive S

Date(s) of Event: 9/10-9/13 Time of Amplified Noise (Include Sound Check): TBD

Type of Noise Generated: _____

Estimated Maximum Number of People in Attendance: 8,000 - 10,000

Level of Noise Permitted: 90 db

I, Jeff Brower, acknowledge and understand Park City Code 6-3 and certify that all information stated above is correct. As the applicant, I will have amplified sound no higher than a decibel limit of 90 db between the times of 9 AM to 10 PM (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: September 10 - 13

Responsible person who will be attending the event and will be monitoring noise levels:

Onsite Officiator: Jason Dominguez Phone: 785-764-9146

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 hose 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.

COMMUNITY IDENTIFYING EVENT APPLICATION

Park City Municipal Code, Section 4A-1.1.11(B)(6)

Special Event Applicants may complete this Application to be evaluated as a Community Identifying Event (CIE). Those that are determined to be a CIE may qualify for the following benefits:

- Allowance during Peak and Local Times
- Exceptions for Fee Reduction
- Lower Event Application Costs
- Exempt from Event Level Limits

All CIE Applications should be submitted with the Special Event Permit Application. Send to Stephanie Valdez in the Special Events Department at stephanie.valdez@parkcity.org. For questions, please call 435.640.5063.

NAME OF EVENT: US Open of Mountain Biking	DATE(S) OF EVENT: September 10 - 13
NAME OF APPLICANT (First & Last): Jeff Brower	
TITLE/POSITION: VP of Lodging	
BUSINESS/ORGANIZATION: Deer Valley Resort, LLC	

For more information regarding the City's community goals, priorities and values, please click here.

1. 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.

US Open of Mountain Biking contributes to collective goodwill by reinforcing Park City's reputation as a global leader in sustainable outdoor events. We align with the city"s goals of responsible land use, environmental awareness, and economic balance by minimizing impacts, celebrating existing infrastructure, and encouraging participants and spectators to engage thoughtfully with the community. The result is a legacy event that strengthens Park City"s identity, amplifies local pride, and leaves lasting positive impressions long after race weekend concludes.

2. Does your event fundamentally align with the City's Critical Priorities and Core Values as adopted by the City Council? If yes, how so?

Yes. The US Open of Pro Mountain Biking directly aligns with the City's Critical Priorities and Core Values by advancing sustainable recreation, environmental stewardship, and year?round economic vitality while celebrating Park City's globally recognized trail culture. The event promotes responsible land use, community inclusion, and youth engagement, reinforcing Park City's commitment to outdoor access, health, and preservation of its mountain heritage.

3. 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.

Yes. The US Open of Pro Mountain Biking is intentionally designed to prioritize attendance from Park City residents, local employees, and Wasatch Back businesses, with programming, volunteer opportunities, and engagement tailored first to the local riding and outdoor community.

4. Does the event provide free or affordable options for local Park City resident attendance?If so, how?

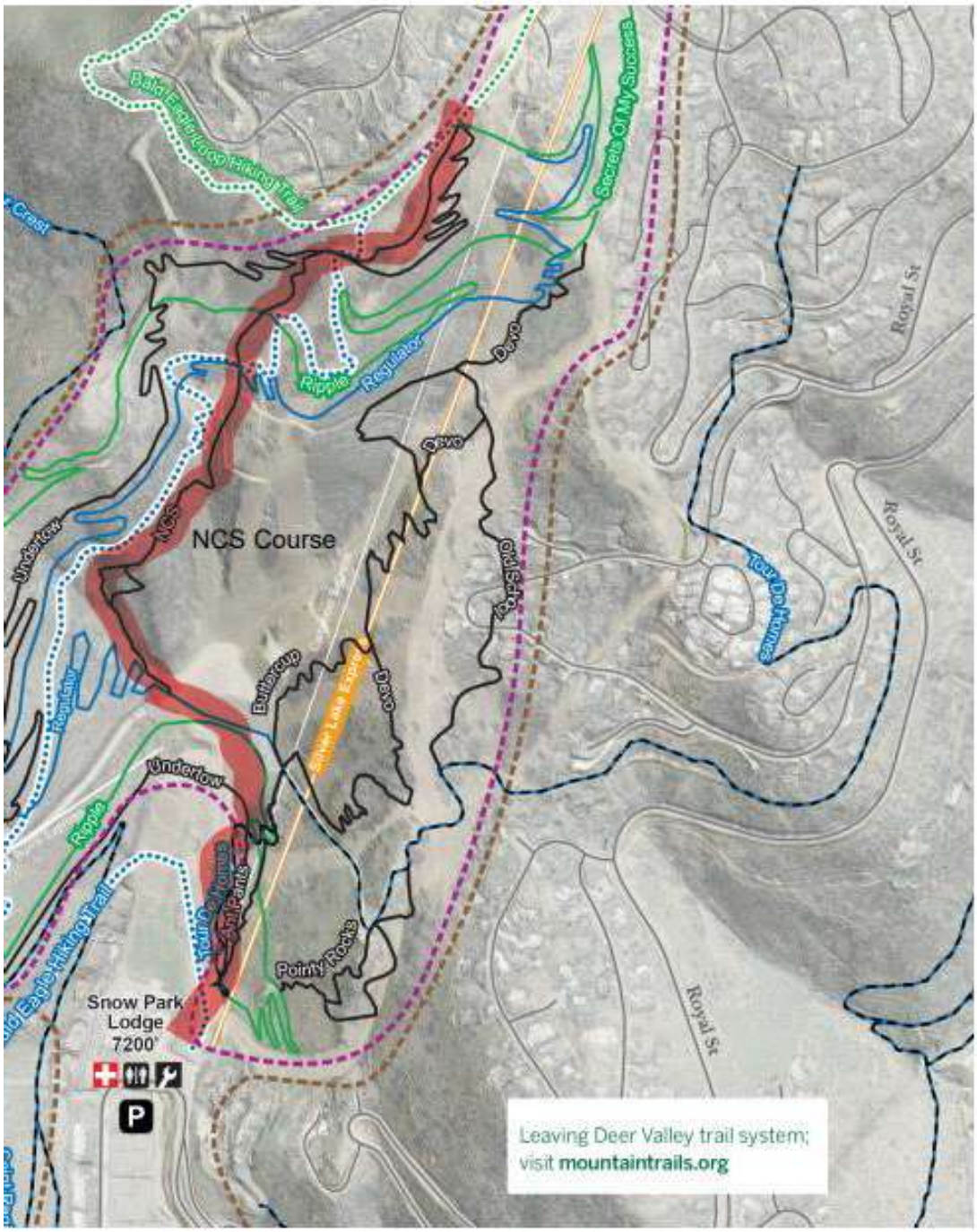
Yes. The US Open of Pro Mountain Biking offers free general admission viewing areas.

5. Does the event offer free or affordable options for underserved populations? If so, how?

Yes. The US Open of Pro Mountain Biking provides free and low cost access for underserved populations through free general admission viewing, community festival areas. The addition of adaptive category also represents this initiative.

Event Parking
Event Venue
Event Venue
Viewing Area
along NCS Trail

US Open Race will take place on the NCS trail on Bald Eagle Mountain



US Open of Mountain Biking
Deer Valley Resort

Evacuation, Cancellation & Medical Services Plan

Evacuation Plan

Spectators will be directed by staff out of the venue through the Executive Parking Lot, the lower level of Snow Park Lodge, or the gate between Carpenter Express and Silver Lake Express Chairlifts. From those locations spectators will continue to parking lots 3-6. There is a sound system with a microphone at the venue to make any necessary announcements.

For the "Best Whip" event on the "Stadium", all spectators will be directed down the summer road and then through the above exits to parking lots 3-6.

Eighteen (18) members of the same group of staff and event volunteers that would assist the guests along the evacuation route are trained to assist guests with transportation needs. They will all be in contact by radio or cell phone with the Guest Services Manager who is responsible for spectator transportation and parking for the event.

Deer Valley's Crisis Communication and Disaster Plans appoint the on-duty Patrol Director, Chris Erkkila, as Incident Commander in case of a major emergency. If Mr. Erkkila is unavailable, the IC position would be filled by our Vice President of Mountain Operations, Steve Graff. If Mr. Graff is unavailable, the IC position will be filled by our Senior Director of Mountain Operations, Garrett Lang.

Deer Valley's Incident Command Post will be the 2002 room, located on the first floor of Snow Park Lodge. If the 2002 room is unavailable, the Incident Command Post will be the Bald Eagle Room, located on the second floor of Snow Park Lodge.

Chris Erkkila
435-645-6771 –desk
801-718-4555 –cell
cerkkila@deervalley.com

Steve Graff
435-645-6904 – desk
435-513-2796 – cell
sgraff@deervalley.com

Garrett Lang
435-615-6217– desk
607-329-2871 – cell
glang@deervalley.com

Evacuation Routes

Competition Personnel can be directed to exit around the east side of Snow Park Lodge through the Executive parking lot located on the East side of Snow Park Lodge which would in turn take them directly to the parking lots. 'B' on diagram.

OR

Foot traffic can be directed to the lower level of the Snow Park Lodge. From there they proceed down the stairs to the tunnel and tram turnaround. By taking this path, foot traffic would go under the area where emergency response vehicles would be responding and would flow directly into the parking lots, tram-turnaround and shuttle service area. 'C' on diagram.

OR

If there was a need to avoid the Snow Park Lodge, competition personnel could be directed to exit on the west side of the base area, between the Carpenter Express Chairlift and the Silver Lake Express Chairlift, out the 20-foot gate and then down to the parking lots. 'D' on diagram.

Event Delay/Cancellation:

Most delays are due to weather. Should a delay of this type occur, announcements will be made informing the spectators of the delay and the anticipated length of the delay. There is a sound system with a microphone at the venue to make any necessary announcements. If events need to be rescheduled they will not be rescheduled outside of approved dates (9/10-13, 2026).

Medical Information:

Deer Valley Resort will ensure the presence of qualified emergency treatment providers (EMTs) at the venue in compliance with the requirements of Summit County regarding the number of attendees of the event. The EMTs will be there before the event starts, and leave after the competitors have left the venue. If necessary an ambulance can access the First Aid Room located on the east side of Snow Park Lodge. If additional medical attention is needed, competition personnel will be transported to one of the following:

Local medical facility:

Park City Instacare
1750 Sidewinder Dr.
Park City, Utah 84060
435-649-7640

OR

Park City Medical Center
900 Round Valley Drive
Park City, UT 84060
435-658-7000

Air ambulance will be available, if needed. Injured competitors or personnel will be transported to:

University Medical Center
50 North Medical Drive
Salt Lake City, Utah
801-585-5000

Intermountain Medical Center
5121 Cottonwood St
Murray, UT
801-507-7000

Primary Children's Hospital
100 Mario Capecchi Drive
Salt Lake City, UT 84113
801-662-1000

Primary and Secondary LZs

Two possible LZs are shown as 'E' and 'F' on the diagram. The GPS coordinates of all Deer Valley Resort LZ locations are on file with both AirMed and Life Flight.

DEER VALLEY

Trash, Waste, and Recycling Plan

Deer Valley staff will manage all trash, waste, and recycling for the event in accordance with the standard waste management procedures of the resort.

Vendor and Concession Plan

Deer Valley food and beverage concession stands will be available at the event site, offering a variety of food and drink options. Food items for this concession will be prepared in the Snow Park Lodge or in existing onsite kitchens.

The vendor village will be located in the Snow Park Plaza, Snow Park Lodge Grounds and Drop off Area just below Snow Park Lodge, featuring partner vendors of the Pro Downhill Series. A finalized list of vendors will be provided by Pro Downhill Series one month before the event.

Security Plan

Deer Valley will contract with Kane Security to provide staff for the Event venue on number of projected attendees as well as transportation plans. Exact number and locations will be provided to the City as soon as possible. Security staff will be placed at key locations to help communicate event security details. These are, but not limited to, entrance and exit locations, high traffic junctions in the venue, parking lots, and VIP and/or athlete only access areas.

MARKETING LAUNCH BRIEF

FOX US Open of Mountain Biking

Hosted by Deer Valley Resort | ~~September 11–13, 2026~~
September 10 -13, 2026

Campaign Name	FOX US Open of Mountain Biking — Host Announcement & Bike Product Launch
Prepared By	Deer Valley Marketing
Date	April 10, 2026
Status	ACTIVE — Pre-Launch
Spokesperson	Todd Bennett, President & COO, Deer Valley Resort

CAMPAIGN OBJECTIVE

Announce Deer Valley Resort as the official host venue for the FOX US Open of Mountain Biking (September 11–13, 2026), the finale of the Monster Energy Pro Downhill Series presented by Continental. Leverage the announcement to drive awareness and conversion for Deer Valley's summer bike products launching April 23, 2026, including Bike Park passes, bike haul lift tickets, and trail access experiences.

KEY MESSAGES

- Deer Valley Resort is the official host of the FOX US Open of Mountain Biking, the final stop of the US National Mountain Bike Championship series.
- Three days of world-class downhill racing ~~(Sept. 11–13)~~ Sept. 10 - 13 featuring pro, amateur, youth, and adaptive athletes on Bald Eagle Mountain.
- The event showcases Deer Valley's extensive trail system, bike park, Carpenter Lift access, and rider amenities at the Snow Park base area.
- Deer Valley's 2026 summer bike products—including Bike Park day passes, season passes, and lift-access packages—go on sale April 23, 2026, at deervalley.com.
- An estimated 10,000 attendees are anticipated over the three-day competition weekend.

TARGET AUDIENCES

Segment	Profile	Channels
Core MTB Enthusiasts	Active mountain bikers, downhill racers, bike park regulars; ages 18–45; follow pro downhill series	Instagram, YouTube, MTB media (Pinkbike, Vital MTB), email, paid social
Local Community	SLC, Park City, Summit & Wasatch County residents; outdoor recreation enthusiasts; families	KPCW radio, Park Record, DV & local email lists, all DV social channels, on-site signage

Summer Visitors & Tourists	Deer Valley season passholders; summer lodging guests; regional drive-market travelers, destination travelers	deervalley.com, email, retargeting, OTB guests of DV, resort app
National Media	Sports & outdoor journalists; cycling/MTB press; travel & lifestyle outlets	Press release, media outreach, press kit, media day invite

LAUNCH TIMELINE & PHASED ROLLOUT

PHASE 1: HOST ANNOUNCEMENT | April 20, 2026

Objective: Generate earned media and organic buzz by announcing Deer Valley as the official host of the FOX US Open of Mountain Biking.

Tactic	Details	Owner / Notes
Press Release	Dedicated PR distributed via wire and targeted media list; embargoed until April 20 AM	Communications (Riley Elliott); distribute to national sports, outdoor, cycling, and local media
deervalley.com	Publish on resort website; update Events page with FOX US Open listing;	Digital / Web / App team; (Lauren/Erin Pinta)
Social Media	Announcement posts across Instagram, Facebook, X/Twitter; teaser video/reel;	Social media team; (Ryan/Mia) coordinate with Pro Downhill organizers for co-branded content and athlete tags when needed
Email	Announcement email to full subscriber list and bike-segment audience; include save-the-date CTA for Sept. ~~11–13~~ 10 - 13	Email marketing; (Makaela) segment bike interest list for priority send on April 23rd
Internal Comms	Notify resort staff, sales, and guest services of announcement;	Marketing Ops (Sarah/Riley)

PHASE 2: KPCW RADIO — TODD BENNETT INTERVIEW | April 22, 2026

Objective: Engage the local Park City community and tease Deer Valley's summer bike products ahead of the April 23 on-sale date.

Tactic	Details	Owner / Notes
KPCW Interview	Todd Bennett appears on KPCW to discuss Winter Recap and will tease summer products and the event.	Communications; (Riley) coordinate scheduling with KPCW and Todd's office- COMPLETE
Talking Points	**Event:** Deer Valley's inaugural year hosting the series finale; world-class downhill on Bald Eagle Mountain via NCS trail **Bike Products:** Tease that DV Access Pass and summer trail access go on sale April 23	Todd is prepped with Talking Points (Riley) - COMPLETE

	Community: Vendor Village on Snowpark Lawn open to public; estimated 10,000 attendees; benefits to local economy **Vision:** Part of Deer Valley's Expanded Excellence initiative; year-round mountain destination	
Social Amplification	Share audio clip from the KPCW interview across social channels; tag KPCW	Social media team; (Ryan/Mia) If possible post day of or day after interview airs

PHASE 3: BIKE PRODUCT LAUNCH (ON-SALE) | April 23, 2026

Objective: Drive conversion for Deer Valley's 2026 summer bike products. Leverage the US Open momentum to maximize early-season sales.

Tactic	Details	Owner / Notes
Website: deervalley.com	Bike products live for purchase: Bike Park day passes, season passes, lift-access packages; dedicated landing page with US Open callout; homepage hero takeover	Digital / E-commerce; QA product pages by April 22 EOD
Email Campaign	Launch email to full list and bike-segmented audience: "Bike Season Is Here" messaging; feature products + US Open tie-in; early-bird or bundle incentive if applicable	Email marketing; coordinate creative with brand team
Paid Social & SEM	Launch paid campaigns on Meta (Instagram/Facebook), Google Search, and YouTube; target MTB enthusiasts, past Deer Valley summer visitors, and lookalike audiences	Performance marketing; budgets per media plan
Organic Social	On-sale announcement posts; product feature carousel; countdown stories; athlete/influencer UGC if available	Social media team; coordinate with brand for assets
Retargeting	Retarget website visitors from April 20 PR traffic who did not convert; serve bike product ads	Performance marketing; pixel/audience setup by April 19
On-Resort Signage	Digital displays and physical signage at Snow Park Lodge, East Village, and lift terminals promoting bike product on-sale and US Open	Resort ops / signage team; install by April 22

FULL-FUNNEL MARKETING STRATEGY

Funnel Stage	Goal	Tactics	KPIs
AWARENESS (Top)	Introduce Deer Valley as the host venue to MTB community and general audience	Press release (April 20) KPCW radio interview (April 22) Organic social announcement Influencer/athlete seeding	Media impressions Press pickup count Social reach & engagement Website traffic (new visitors)
CONSIDERATION (Mid)	Educate audience on Deer Valley's bike park, trails, and summer experience; build intent to purchase	Email nurture sequence Blog/content on deervalley.com Video content (trail previews, course walk) Paid social (awareness + traffic)	Email open/click rates Time on site / pages per session Video views & completion rate Product page visits
CONVERSION (Bottom)	Drive bike product purchases and early commitment to summer visits	Bike product on-sale (April 23) Targeted email with purchase CTA Paid search Retargeting (site visitors) On-resort signage & staff upsell	Bike Park pass revenue Units sold (day pass, season, lift) Conversion rate KPIs on paid channels Email revenue attribution
LOYALTY (Retention)	Re-engage buyers and build anticipation through summer into event weekend	Post-purchase email series Exclusive passholder content US Open countdown content Community events / group rides Resort app push notifications	Repeat purchase rate Passholder renewal App engagement US Open weekend attendance NPS / guest satisfaction

EVENT DETAILS (FROM AGREEMENT)

The following details are sourced from the executed Event License Agreement for reference in all marketing materials. All marketing using organizer trademarks must be jointly agreed upon before use.

Event Name	FOX US Open of Downhill Mountain Biking
Competition Dates	~~September 11–13, 2026 (Friday–Sunday)~~ September 10 - 13, 2026 (Thursday - Sunday)

	September 9 - 13, 2026 (includes Wednesday setup/course walk)
Full Event Window	~~September 10–13, 2026 (includes Thursday setup/course walk)~~
Track Access (Organizer)	September 4–14, 2026
Race Venue	Bald Eagle Mountain — NCS trail (existing downhill track with mutually agreed alterations)
Lift Access	Carpenter Lift — limited to athletes, team staff, media, and event staff unless otherwise agreed
Vendor Village	Snowpark Lawn / Parking Lots — open daily during event
Complimentary Passes	Up to 2,250 Bike Park day passes provided by Deer Valley; 50 lift tickets to Organizer
Estimated Attendance	10,000 over three competition days
Key Activations	US Open Race, Vendor Village, Best Whip (Sat. 5–6:30 PM at Stadium Above Snowflake Lift), Lodge Access at Snowpark Lodge, Space Access at Silver Baron Lodge
Series Context	Series finale of the 2026 Monster Energy Pro Downhill Series presented by Continental (5 race stops)

APPROVAL & COMPLIANCE NOTES

- **Trademark Usage:** All marketing using Organizer's trademarks (FOX, Monster Energy, Pro Downhill, etc.) must be jointly agreed upon before use per Exhibit B.
- **Monster Energy Activation:** Monster branding, sampling, and sales are restricted to Organizer's event footprint only. No sampling outside event area. No sales at DV-operated outlets/restaurants/POS. Existing Red Bull branding/POS remains intact.
- **Marketing & Media Approval:** All marketing & media must be agreed by both parties in writing prior to public launch
- **Host Obligations:** Deer Valley provides track prep, lift access, vendor village space, parking, WiFi, medical/patrol, staff support, and meals for Pro Downhill staff.

KEY DATES SUMMARY

Date	Milestone	Phase
April 10	Brief finalized; creative development begins	Pre-Launch (Carly)
April 14	All creative assets due for review; email and web copy finalized	Pre-Launch
April 20	Press release distributed; website updated; social announcement, email blast to Bike Audiences	Phase 1
April 22	Todd Bennett KPCW radio interview airs; social amplification if possible	Phase 2

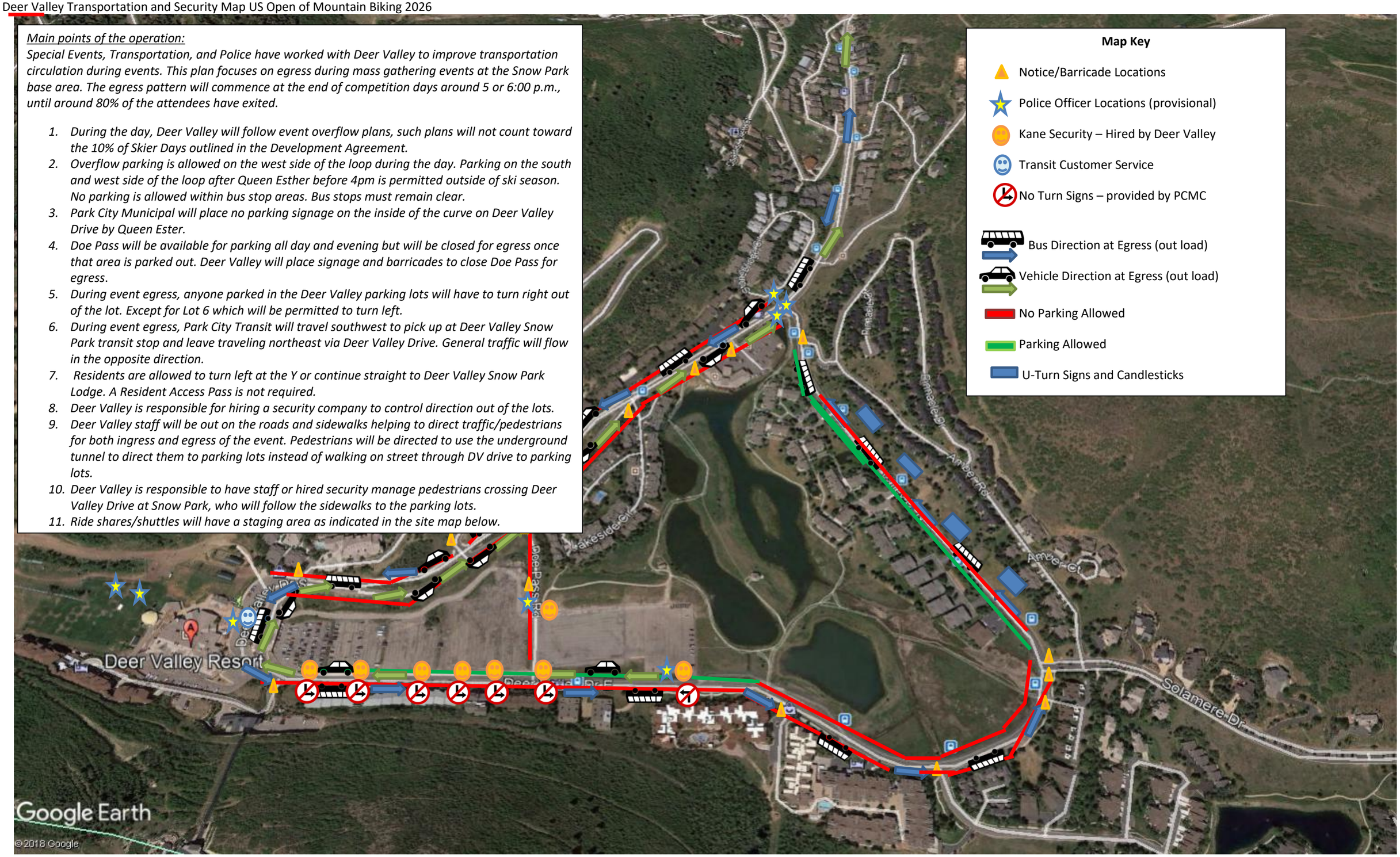
April 22	Event listed and Product pages live, ready for on-sale on April 23rd	Pre-Launch
April 23	Bike products on sale at deervalley.com; launch email; campaigns live	Phase 3
April 23 – Sept.	Sustain campaigns; content cadence; retargeting; loyalty/retention, more details coming	Ongoing
Sept. 4–13	Organizer track access window; on-site event build-out	Event
Sept. 11–13	FOX US Open of Mountain Biking competition weekend	Event

Prepared by Deer Valley Marketing | Distribution: Marketing, Communications,

Main points of the operation:

Special Events, Transportation, and Police have worked with Deer Valley to improve transportation circulation during events. This plan focuses on egress during mass gathering events at the Snow Park base area. The egress pattern will commence at the end of competition days around 5 or 6:00 p.m., until around 80% of the attendees have exited.

1. *During the day, Deer Valley will follow event overflow plans, such plans will not count toward the 10% of Skier Days outlined in the Development Agreement.*
2. *Overflow parking is allowed on the west side of the loop during the day. Parking on the south and west side of the loop after Queen Esther before 4pm is permitted outside of ski season. No parking is allowed within bus stop areas. Bus stops must remain clear.*
3. *Park City Municipal will place no parking signage on the inside of the curve on Deer Valley Drive by Queen Ester.*
4. *Doe Pass will be available for parking all day and evening but will be closed for egress once that area is parked out. Deer Valley will place signage and barricades to close Doe Pass for egress.*
5. *During event egress, anyone parked in the Deer Valley parking lots will have to turn right out of the lot. Except for Lot 6 which will be permitted to turn left.*
6. *During event egress, Park City Transit will travel southwest to pick up at Deer Valley Snow Park transit stop and leave traveling northeast via Deer Valley Drive. General traffic will flow in the opposite direction.*
7. *Residents are allowed to turn left at the Y or continue straight to Deer Valley Snow Park Lodge. A Resident Access Pass is not required.*
8. *Deer Valley is responsible for hiring a security company to control direction out of the lots.*
9. *Deer Valley staff will be out on the roads and sidewalks helping to direct traffic/pedestrians for both ingress and egress of the event. Pedestrians will be directed to use the underground tunnel to direct them to parking lots instead of walking on street through DV drive to parking lots.*
10. *Deer Valley is responsible to have staff or hired security manage pedestrians crossing Deer Valley Drive at Snow Park, who will follow the sidewalks to the parking lots.*
11. *Ride shares/shuttles will have a staging area as indicated in the site map below.*



Deer Valley Transportation and Security Map US Open of Mountain Biking 2026

Deer US Open of Mountain Biking

Overflow Parking Plan

Street Parking:

Deer Valley will utilize overflow street parking along Deer Valley Drive if our parking lots fill up during the event. We will follow typical overflow street parking protocol, which includes the following:

Once the Deer Valley parking lots reach capacity, Deer Valley staff will contact the PCPD Dispatch Center and advise that the overflow parking plan has been implemented.

- The dispatch center will notify the PCPD Watch Commander.
- The PCPD Watch Commander will follow an established PCPD protocol which includes:
    - Opening a case in the police records management system with the nature, "Overflow Parking".
    - The Watch Commander will send police and transit supervisor resources to the area as soon as practicable to assess the overall safety of the situation, enforce parking violations, and coordinate with PCMC Public Works and Deer Valley staff with regard to snow removal or surface treatment.
    - The Watch Commander will notify the Police Operations Captain and the Transit Supervisor.
    - The Watch Commander will note in the end of shift watch log that the overflow plan was implemented and describe any safety concerns or issues associated with overflow parking.
    - The Operations Captain will track the number of days, and regularly compare those numbers with Deer Valley Staff to ensure that both PCMC and Deer Valley's numbers are consistent.

Because overflow street parking is limited to the west side of Deer Valley Drive it, it will be critical for Deer Valley staff to notify drivers in advance of the proper direction of travel to accomplish overflow parking. Once overflow parking has been initiated, Deer Valley will send a staff member with signage and an orange traffic wand, to the Y intersection to indicate to drivers travelling south on Deer Valley Drive, toward Snow Park Lodge, to turn left at the Y for overflow parking. In the event that vehicles do not turn left and enter the overflow parking from the wrong direction, Deer Valley staff will utilize a portion of lot 6 as a safe area for drivers to pull through and park on the overflow section on Deer Valley Drive. Once the overflow section on Deer Valley Drive next to Deer Valley's parking lots is full, Deer Valley staff will direct

drivers onto Doe Pass to head back to the Y intersection, at which time they would turn right to reach additional street parking. Deer Valley staff will be present at the Y intersection and at the designated turn around. Deer Valley staff will also change the direction of their loading zone at the Snow Park Lodge to be consistent with the traffic flow direction necessary to safely accomplish overflow parking.

Once overflow parking has been activated, the Transit Operations Center may activate VMS signs located on major roads leading into Park City and/or coordinate the use of social media and other forms of media to notify the public that Deer Valley parking is full and encourage patrons to utilize transit. Deer Valley will also utilize community outreach methods to notify patrons of the overflow situation.

Once overflow street parking is maxed, Deer Valley staff will advise patrons to utilize Richardson Flats' parking area and take public transit into the resort. Deer Valley is working with the HPCA Executive Committee to have this use of Richardson Flats parking approved. Deer Valley staff members will hand out directions to guests that need to know where to go or they will direct them to use the GPS on their phones. Additionally, Deer Valley staff will inform guests how to get to Old Town Transit Center from Richardson Flats.

Deer Valley Special Event Transportations Plans

Main Points of Contact (* is as main contact)

Deer Valley

- *Jason Dominguez 785-764-9146
- TBD

Park City Municipal

- *Aaron Archie- Special Events 801.641.5505
- Chris Phinney- Special Events 435.602.3539
- Bill de Groot- Transit 435.731.6417
- Vaifoa Lealaitafea- PD
- Andrew Leatham- Traffic Operations 385.602.4219

Kane Security

- *TBD

Special Event Operation Plan

Equipment:

- 50 Bike Barricades – PCMC will deliver to Deer Valley. Deer Valley staff will place barricades in parking lots and in the plaza.
    - 7 bike barricades to be placed at the exits of all lots and Doe Pass.
    - Bike barricades are to be placed in the plaza area to close the area.
    - Bike barricades are to be placed to help guide attendees to use lodge stairs to exit to lots.
    - Bike barricades or cones to be placed to make a bus loading corral to help with bus overloading and rushing to the bus in a mob.
- 16 residential notification signs to be placed no later than the first day of the event. Special Events department to place.
- No parking signage is to be placed on the outside of the Deer Valley Loop. Deer Valley to provide, Deer Valley Staff to place and manage. Signage will be provided by PCMC Staff.
- 7 No left turn signs to be placed in the lots by Deer Valley. Signage provided by PCMC.
- Road Closed signage to be placed at Doe Pass by Special Events no later than the first day of the event.

Parking:

- Event day parking will follow the Peak Day Overflow parking plan.
- All overflow parking (day and evening) will take place on the inner side of Deer Valley Loop. This will include overflow parking from Solamere to the Y. Cars should be parked headed South to follow all car egress traffic flow.

- Overflow parking on event days will not count toward the resort's 10% of allowed overflow days.
- All overflow parking will Egress South (clockwise) towards Snow Park Lodge.
- All Snow Park parking lots will exit right from the lot. All lots will have no left turn in place. This will be managed by Kane and PD.
- Parking will be allowed on Doe Pass, however, once it is parked out it will be closed for main lot egress. This will be managed by Deer Valley. Possible Kane location.
- Candlestick delineators to be placed with no U-turn between Solamere and the Y intersection.

Communications:

- Park City Municipal Staff (Special Events & Streets) will post 16 notice barricades by Wednesday, prior to the event. The neighborhood side of the barricade will notice residents of traffic pattern changes and include a contact number. The street side of the barricade will read residential area, no through traffic.
- Event text messaging will add a message about planning ahead of event start times to help prevent last-minute transit ridership. Deer Valley to post on their platforms as well City platforms.

Police Operations:

- PD will manage the traffic flow at the Y intersection.
- Transit will be made a priority to help elevate egress timing. Busses leaving the event via the counterclockwise direction on Deer Valley Loop will be let out at the Y first.
- Communication between the Transit representative at Snow Park Lodge loading area and PD to let PD know of loaded buses coming toward the Y. Event channel on radios to be used and scanned to help keep busses flowing.

Event day operation schedule:

- Beginning at 2:00 p.m. PCPD will begin the egress plan. We expect this plan to run until 6:00 or 6:30 p.m. Police Department will be responsible for making this call and communicating to the necessary parties. The key contacts for each organization shall decide if the plan is to end earlier and will be in communication with others on their team to communicate. This means the following:
- 3 PCPD officers will be posted at the Y at Deer Valley Loop.
    - Residential Traffic will be allowed to turn left at Y.
    - Deer Valley will provide notice to the fire station that the traffic pattern is changing, and of course, we will allow any Emergency Personnel/Vehicles to enter the roadways as needed.
- 7 Kane Security will be posted, one at each parking lot exit.
- PCPD will have a position at lot 6 to assist the Kane Security staff there.
- Deer Valley will place signage and staff (Kane?) Doe Pass to close the road after it is parked out. No egress will be allowed through Doe Pass.
- 2 PCPD officers to remain in the DV venue.

- 1 Transit Customer Service Agent to be at Transit Stop to assist guests +2/3 Kane to assist pedestrian crossing.
- Taxi/Ride Share drop and go will be in the open lane of the Drop off Area.
- Deer Valley to set up a cueing maze to help load the buses.
- Kane Security will work to try to direct people down through Snow Park Lodge Tunnel as much as possible to assist with pedestrian flow.
- PCMC will deliver 50 bike barricades and no left turn signs on Wednesday prior to event.

City Council
Staff Report

Subject: **Municipal Sign Code Amendments**
Application: **PL-26-06819**
Author: **Virgil Lund, Planner II**
Date: **June 4, 2026**
Type of Item: **Sign Code Amendments**

Recommendation

(I) Review proposed amendments to Municipal Code Title 12 *Sign Code* § 12-2-1(U) *Definitions* and § 12-10-2 *Temporary Signs* to allow new developments to advertise for-lease units, (II) conduct a public hearing, and (III) consider approving Ordinance No. 2026-14.

Description

Applicant:	Planning Department
Zoning District:	All Zoning Districts within City Limits
Reason for Review:	The City Council approves amendments to the Sign Codes.

Terms that are capitalized as proper nouns throughout this staff report are defined in Municipal Code of Park City § 12-2-1.

Summary

The Challenge: The existing definitions and regulations for Real Estate and Construction Marketing Signs do not allow the advertising of for-lease Units.

Real Estate Signs

- These are small-scale, temporary signs typically used for individual residential or commercial sales.
- Definition: Signs advertising the sale or lease of a specific parcel of property.
- Size: Maximum 3 sq. ft.
- One allowed per parcel (plus limited "Open House" exceptions).
- Permit: Not required if complying with standards.
- Placement: Parallel to the street; minimum 10' setback from curb.[1]

Construction Marketing Signs

These are larger temporary signs designed for the initial construction of development projects.

- Definition: Signs for projects with 4+ dwelling units or 4,000+ sq. ft. of commercial area, used during the construction phase.
- Size: Maximum 24 sq. ft.
- One allowed per project.

[1] MCPC § 12-10-2(F)

- Duration: Must be removed upon issuance of the last temporary Certificate of Occupancy, unless a $5,000 deposit is paid for a single 6-month extension.
- Placement: Minimum 20' setback from curb (subject to limits of disturbance).[2]

On December 11, 2025, the City Council requested Staff review the existing Sign Code to identify potential amendments to provide greater flexibility for leasing signs for projects with units for lease that are under construction. Staff researched comparable communities and met with leasing agents from the Studio Crossing and EngineHouse developments and conducted work sessions with the Planning Commission to explore potential updates.

The Opportunity: The purpose of the Sign Code is to strike a balance between public safety and aesthetic concerns while allowing "each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner."[3] Staff researched comparable communities and drafted code to allow developers to advertise for-lease units after certificates of occupancy have been issued. The proposed amendments align with this purpose of the Sign Code to allow developers to advertise for-lease units and to install one Temporary Portable Sign per business in the Community Transition Zoning District, currently the only Zoning District with commercial uses wherein these temporary signs are prohibited.

The existing Sign Code contains a gap that does not allow new developments to advertise for-lease units after construction has completed. The proposed amendments help to bridge this gap after a certificate of occupancy is received for residential units and the Construction Marketing Signs are removed. Projects like Studio Crossing would be able to advertise for-lease units on their property after certificates of occupancy have been issued. The proposed amendments allow one Construction Marketing Sign or Leasing Sign to be installed. For projects with multiple phases of construction, the proposed standards would apply. One Construction Marketing Sign or Leasing Sign could be installed. As part of Construction Mitigation Plans (CMP), developers and contractors will install fencing around the Limits of Disturbance (LOD) of the project. Many times, LOD fences will have mesh screening with graphics, messaging, or branding. While mesh screening and signage on the LOD fence is not a standard CMP requirement, the Sign Code does not restrict or prohibit this type of messaging on the mesh windscreens on the LOD fences.

At work sessions on February 25, 2026 (Meeting Packet, Item 5.A; Minutes, p. 2) and April 22, 2026 (Meeting Packet, Item 4.B; Minutes, p. 6), the Planning Commission discussed and evaluated potential amendments to the Sign Code. On May 13, 2026, the Planning Commission opened a public hearing and forwarded a positive recommendation for City Council's consideration of the proposed Sign Code amendments (Meeting Packet, Item 4.B; Video Recording).

This staff report summarizes recommended updates to the Sign Code.

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[2] MCPC § 12-10-2(C)
[3] MCPC § 12-1-1

Analysis

The proposed Sign Code amendments include revisions to Title 12, Sections 12-2-1(U) *Definitions* and 12-10-2 *Temporary Signs* to create a new definition and regulations for Leasing Signs and to allow Temporary Portable Signs in the Community Transition Zoning District.

Proposed amendments to the Sign Code include the following:

- New definition for "Leasing Sign" in Sign Code § 12-2-1(U) *Definitions.*
- Amendment to Sign Code § 12-10-2(C)(7) stating "[a] Construction Marketing Sign and a Leasing Sign shall not be displayed on the same project site at the same time. The installation of a Leasing Sign requires the immediate removal of any existing Construction Marketing Sign(s)."
- Amendment to Sign Code § 12-10-2(G)(4) adding the Community Transition (CT) Zoning District to allow Temporary Portable Signs.
    - This means developments such as Studio Crossing, Peace House, US Ski and Snowboard Campus, and the Park City Medical Campus could install these signs to help improve pedestrian wayfinding by allowing Temporary Portable Signs (freestanding A-frame signs) throughout the developments. One Temporary Portable Sign is allowed per business. The new business tenants at Studio Crossing will be able to advertise on private property to help attract customers.
- Addition of Sign Code § 12-10-2(I) for Leasing Sign requirements:

  LEASING SIGNS. To facilitate the initial occupancy of large-scale developments containing more than ten (10) residential units or more than twenty thousand square feet (20,000 sq. ft.) of commercial floor area, one (1) Leasing Sign is permitted per street frontage.
    - SIZE. Leasing Signs shall not exceed thirty-two square feet (32 sq. ft.) in area.
    - DURATION. Leasing Signs may be installed upon the issuance of the first Certificate of Occupancy and must be removed within twelve (12) months or 90% occupancy, whichever occurs first. A Construction Marketing Sign and a Leasing Sign shall not be displayed on the same project site at the same time. The installation of a Leasing Sign requires the immediate removal of any existing Construction Marketing Sign(s).
    - PLACEMENT. Leasing Signs must meet the same setback standards as Construction Marketing Signs.
    - SPACING AND SEPARATION. Where a development qualifies for more than one (1) Leasing Sign due to multiple street frontages, no two (2) Leasing Signs shall be placed within fifty feet (50') of one another as measured along the property line. Each sign must be oriented toward and clearly visible from the specific street frontage for which it was permitted.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed

this report.

Exhibit
A: Draft Ordinance

Ordinance No. 2026-14

AN ORDINANCE AMENDING TITLE 12 OF THE MUNICIPAL CODE OF PARK CITY TO ALLOW TEMPORARY LEASING SIGNS FOR NEW DEVELOPMENTS

WHEREAS, the purpose of the Sign Code is to allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner;

WHEREAS, the City reviews the Sign Code on a regular basis and identifies necessary amendments to address specific Sign Code issues raised by the City Council;

WHEREAS, the City Council, seeing requests from Developers to allow greater flexibility for advertising for-lease units, directed the Planning Department to update and evaluate the Sign Code regarding leasing signs;

WHEREAS, Municipal Code of Park City Section 12-1-1 establishes Planning Commission authority and duty to interpret the Sign Code;

WHEREAS, on February 22, 2026 and April 22, 2026, the Planning Commission held a work session and provided input on the drafting of the proposed Sign Code changes;

WHEREAS, on May 13, 2026, the Planning Commission held a duly noticed public hearing to receive input on the proposed Sign Code amendments, and forwarded a positive recommendation to City Council;

WHEREAS, on June 4, 2026, the City Council held a duly noticed public hearing;

WHEREAS, it is in the best interest of Park City, Utah, to amend the Sign Code to update regulations related to leasing signs;

WHEREAS, Park City seeks to implement content-neutral temporary leasing sign standards to promote new developments, encourage affordable housing investments, and regulate construction sites according to the City's General Plan; and

WHEREAS, the proposed Sign Code amendments are consistent with the following purposes of the Utah Municipal Land Use, Development, and Management Act Section 10-20-101, Purposes – General land use authority:

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1. The purposes of this chapter are to:
    a. provide for the health, safety, and welfare;
    b. promote the prosperity;
    c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
    d. provide fundamental fairness in land use regulation;
    e. facilitate orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability; and
    f. protect property values.

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

SECTION 1. FINDINGS. The analysis section of the staff reports of the May 13, 2026 Planning Commission and June 4, 2026 City Council meetings, are incorporated herein. The recitals above are incorporated herein as findings of fact.

SECTION 2. AMEND MUNICIPAL CODE OF PARK CITY, SIGN CODE TITLE 12. AMENDING SIGN CODE SECTIONS 12-2-1(U) *Definitions* and 12-10-2 *Temporary Signs* as outlined in Attachment 1.
SECTION 3. SEVERABILITY. Invalidity of a section or a part of a section of this ordinance shall not affect the validity of the remaining sections or parts of sections.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 4th OF JUNE, 2026.

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PARK CITY MUNICIPAL CORPORATION

_____
Ryan Dickey, Mayor

Attest:

_____
City Recorder

Approved as to form:

_____
City Attorney's Office

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Attachment 1

12-2-1 Definitions

SIGN. An object, device, or structure, or part thereof, situated outdoors or indoors which is used to advertise, identify, display, or attract attention to an object, person, institution, organization, business, product, service, event, idea, or location. Includes the sign structure, supports, lighting system, and any attachments, ornaments, or other features used to attract attention. Includes banners, billboards, building directories, display boxes, electronic display terminals, flags, reproductions, theater marquees. Also includes but is in no way limited to the following categories:

1. Sign, Abandoned. Any sign applicable to a use which has been discontinued for a period of at least three (3) months.
2. Sign, Animated. A rotating or revolving sign, or a sign in which all or a portion of the sign moves in some manner.
3. Sign, Awning. Any sign painted on or attached to an awning.
4. Sign, Bench. A sign placed in any manner on an outdoor bench or other outdoor furniture.
5. Sign, Business Identification. A sign which identifies only the name, logo, and/or address of a commercial use.
6. Sign, Cabinet. A sign that consists of a frame covered by translucent material. The entire structure is one (1) unit. Does not include changeable-copy signs.
7. Sign, Canopy. Any sign painted or attached to a canopy.
8. Sign, Changeable-Copy. A manually operated sign that displays graphics or a

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message that can be easily changed or altered.

9. Sign, Construction. A temporary sign placed on a construction site.
    a. Construction Marketing Sign. A construction sign identifying the financial institution of a development; may include a plat map and real-estate information for purposes of marketing units within the development.
    b. Construction Identification Sign. A sign identifying the contractors and builders responsible for a project or development.
    c. Combined Construction Sign. A combination of a construction identification sign and construction marketing sign.
10. Sign, Electronic Message. A permanent sign that changes copy electronically using switches and electric lamps.
11. Sign, Entrance/Exit. A sign that facilitates vehicle traffic into and out of a site by designating the entrance or exit to the premises.
12. Sign, Flashing. A sign that contains an intermittent or flashing light source, or a sign that includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source.
13. Sign, Freestanding. A sign that is supported by one (1) or more uprights or braces which are fastened to or embedded in the ground or a foundation in the ground and not attached to any building.
14. Sign, Garage-Sale. A temporary sign that announces a garage sale, yard sale, or similar event.
15. Sign, Hanging. A sign attached underneath a canopy, awning, or colonnade.
16. Sign, Historic. A sign that by its construction materials, age, prominent location,

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unique design, or craftsmanship, provides historic character, individuality, and a sense of place or orientation regarding clues to a building's history.

17. Sign, Historic Replication. A sign which is an exact replication, including materials and size, of a historic sign which once existed in the same location.
18. Sign, Home-Occupation. A sign that identifies a home occupation, as that term is defined in the Land Management Code.
19. Sign, Hours-of-Operation. A sign that displays the hours during which the building's commercial occupant serves the public; includes "open" and "closed" signs.
20. Sign, Inflatable. Any inflatable object used as a sign or for promotional purposes.
21. Sign, Internally Illuminated. A sign with a face that is lit or outlined by a light source located within the sign.
22. Sign, Leasing. A Temporary Sign used for the initial advertising and lease-up of a new development containing ten (10) or more Residential Units or twenty thousand square feet (20,000 sq. ft.) or more of Commercial Floor Area. A Leasing Sign may be displayed only after the issuance of the first Certificate of Occupancy for the project.
23. Sign, Luminous-Tube. A sign that is outlined by or which has characters, letters, figures, or designs that are illuminated by gas-filled luminous tubes, such as neon, argon, etc.
24. Sign, Municipal Identification. A sign designed specifically for the purpose of notifying motorists of Park City's municipal boundary and welcoming them to Park City.

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25. Sign, Name-Change. A temporary sign that informs the public about a change in a business name or commercial building tenant. Includes temporary occupancy of an existing business by a convention-sales license-holder pursuant to Section 4-3-9 of this Code.
26. Sign, Non-Conforming (Legal). Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of the Code and any amendments thereto, and which now fails to conform to all applicable regulations and restrictions of this Code.
27. Sign, Off-Premises. A sign which directs attention to a business, commodity, service, or attraction at a location other than the premises on which the sign is located.
28. Sign, On-Premises. A sign which directs attention to a business, commodity, service, or attraction on the premises on which the sign is located.
29. Sign, Pole. A freestanding sign that is supported by one (1) upright of not greater than twelve inches (12") in diameter and is not attached or braced by any other structure.
30. Sign, Portable. A sign that can be moved from place to place and is not permanently affixed to the ground or a building.
31. Sign, Projecting. A sign which is attached to a building or other structure, oriented perpendicular to the street, and extending in whole or in part more than six inches (6") beyond any wall of the building or structure.
32. Sign, Projection. A sign that uses a beam of light to project a visual image or message onto a surface.

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33. Sign, Real-Estate. A temporary sign advertising the sale, rental, or lease of the premises or part of the premises on which the sign is displayed.
34. Sign, Roof. A sign erected or painted upon or above the roof or parapet of a building, including ground signs that rest on or overlap a roof. Includes signs mounted on a mansard-style roof.
35. Sign, Special-Sale. A temporary sign used to advertise a special sale.
36. Sign, Temporary. A sign which is intended for use during a limited time of six months or less.
37. Sign, Umbrella. A sign painted on or attached to an umbrella, including name brands and symbols.
38. Sign, Vacancy. A sign which advertises the current availability for occupation of a nightly rental.
39. Sign, Vehicle. Any sign, logo, or advertisement placed, painted, attached, or displayed on a vehicle.
40. Sign, Video. A sign that involves animated visual messages which are projected on a screen.
41. Sign, Wall. A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building.
42. Sign, Wind. Any propeller, whirling, or similar device that is designed to flutter, rotate, or display other movement under the influence of the wind. Includes “gasoline flags,” and may include certain banners.
43. Sign, Window. A sign installed upon or within three feet (3') of a window, visible from the street, and larger than two square feet (2 sq. ft.) in area. Does not

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include merchandise displays.

44. Sign, Yard. A temporary non-commercial sign.

12-10-2 Types of Temporary Signs

. . . .

C. CONSTRUCTION MARKETING SIGNS. To allow for initial marketing of projects containing four (4) or more dwelling units, or at least four thousand square feet (4,000 sq. ft.) of commercial floor area, a construction marketing sign is allowed on the property during the construction phase of the building or project.

1. SIZE. The total sign area of the construction marketing sign shall not exceed twenty-four square feet (24 sq. ft.) in area.
2. HEIGHT. Construction marketing signs may not exceed seven feet (7') above finished grade. Signs mounted on a construction barricade or fence may not extend above the height of the barricade or fence.
3. LOCATION. A construction marketing sign may not be closer than twenty feet (20') to the curb line, or edge of pavement if there is no curb. If that twenty foot (20') setback places the sign within the construction limits of disturbance, the sign may be placed closer to the street, but no more than ten feet (10') outside of the construction limits of disturbance.

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Construction-marketing signs must be located in a manner that does not obstruct the view for normal passenger vehicles of adjoining streets from the driveway of the site.

Construction marketing signs shall not be located in the side or rear-yard setbacks. In the HCB District, Prospector Commercial Subdivision, and other areas that have been approved or zoned with no setback or side-yard requirements, the sign may be located on the construction barricade or fence surrounding the site, even if that places the sign within the public right-of-way.

Where there are conditions such as heavy vegetation on the property or extremely steep terrain that make the sign-placement standards of this Title impractical because of their effect on the sign's visibility, the Planning Director may grant an exception to the sign setback standards. However, the Planning Director is not authorized to grant any exception to the size or street-orientation standards of this Title.

4. INFORMATION. Information on the construction marketing sign may include a plat map and real-estate information for the project.
5. NUMBER OF SIGNS. One (1) construction marketing sign is permitted per project.
6. ZONING RESTRICTIONS. Construction marketing signs are permitted in all zoning districts.
7. DURATION. Construction marketing signs shall be removed from the premises upon issuance of the last temporary certificate of occupancy for the project from

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the Building Department. A Construction Marketing Sign and a Leasing Sign shall not be displayed on the same project site at the same time. The installation of a Leasing Sign requires the immediate removal of any existing Construction Marketing Sign(s).

The Planning Director or his/her designee may issue a six (6) month extension for the display of the construction marketing sign after the last temporary certificate of occupancy has been issued upon the applicant's payment of a forfeitable deposit of $5,000. Such deposit shall be forfeited to the City if the construction marketing sign remains beyond the six (6) months allowed by the extension.

G. TEMPORARY PORTABLE SIGNS. Businesses located in a private plaza may display temporary portable signs to advertise or identify their businesses. Such temporary portable signs must be placed within the boundaries of the private plaza and are subject to the following criteria:

1. SIZE. No temporary portable sign may exceed twelve square feet (12 sq. ft.).
2. NUMBER OF SIGNS. Only one (1) temporary portable sign is allowed per business.
3. ORIENTATION. Temporary portable signs are allowed only on private property, and must not impede pedestrian circulation or ADA or fire access. No temporary portable signs will be permitted on City-owned property, including any City-owned right-of-way.
4. ZONING RESTRICTIONS. Temporary portable signs are allowed only within the CT, HCB, HRC, GC, LI, RD and RC zoning districts.

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5. DESIGN. Fluorescent colors and reflective surfaces are prohibited on portable signs. Reflective colored materials that give the appearance of changing color are also prohibited.

6. ILLUMINATION. Illumination of temporary portable signs is prohibited.

. . . .

I. LEASING SIGNS. To facilitate the initial occupancy of new large-scale developments containing more than ten (10) residential units or more than twenty-thousand square feet (20,000 sq. ft.) of commercial floor area, one (1) Leasing Sign is permitted per street frontage.

1. SIZE. Leasing Signs shall not exceed thirty-two square feet (32 sq. ft.) in area.

2. DURATION. Leasing Signs may be installed upon the issuance of the first Certificate of Occupancy and must be removed within twelve (12) months or 90% occupancy, whichever occurs first. A Construction Marketing Sign and a Leasing Sign shall not be displayed on the same project site at the same time. The installation of a Leasing Sign requires the immediate removal of any existing Construction Marketing Sign(s).

3. PLACEMENT. Leasing Signs must meet the same setback standards as Construction Marketing Signs.

4. SPACING AND SEPARATION. Where a development qualifies for more than one (1) Leasing Sign due to multiple street frontages, no two (2) Leasing Signs shall be placed within fifty feet (50') of one another as measured along the property

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line. Each sign must be oriented toward and clearly visible from the specific street frontage for which it was permitted.

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City Council Staff Report

Subject: **Pinnacle Subdivision Waterline Replacement Project**
Silver Spur Construction – Construction Agreement
Author: **Harrison Holley, Public Utilities Engineer**
Department: **Public Utilities - Water**
Date: **June 4, 2026**

Recommendation

Authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney's Office, with Silver Spur Construction to construct the Pinnacle Subdivision Waterline Replacement Project, in an amount not to exceed $1,334,150.00

Executive Summary

Park City Public Utilities maintains and continually updates condition and performance records for the City's underground water infrastructure as part of its Asset Management Program. Staff annually evaluates replacement priorities using multiple criteria including pipe condition, break history, asset criticality, coordination with roadway and utility projects, operational impacts, risk to service reliability, and available funding. The Pinnacle Subdivision in Lower Deer Valley has experienced multiple water line breaks in recent years, and condition assessments identified segments of the pipeline as being in critical condition. These failures have resulted in emergency repairs, water loss, roadway damage, and interruptions to water service within the community.

In December 2025, staff retained Aqua Engineering to complete the design of the waterline replacement project and provide construction support and technical services.

In accordance with the City's procurement policy, the project was publicly advertised from April 23 through May 15, 2026, with a public bid opening held on May 21, 2026. The selected contractor was determined to be the lowest responsive and responsible bidder and has demonstrated experience completing similar utility infrastructure projects. Construction is anticipated to begin June 12, 2026, and be substantially complete by October 15, 2026.

Working in coordination with the City's Communications Department, staff has developed a proactive outreach program to inform stakeholders about the purpose of the project, anticipated schedule, construction impacts, and traffic restrictions.

Funding

The funding for the project is from water service fees and is included in the adopted Water budget.

Exhibits

A Bid Tabulation

B Communications Plan

Bid Tabulation
5/19/22 3:00:00 PM
PARK CITY MUNICIPAL CORPORATION
Pinnacle Subdivision Waterline Replaccement Project

	Contractor	Base Bid	Bid Add 1	Total Bid
1.	Silver Spur	$ 1,277,910.00	$ 56,240.00	$ 1,334,150.00
2.	Forge Industrial	$ 1,418,193.25	$ 54,184.54	$ 1,472,377.79
3.	MC Green & Sons	$ 1,587,794.00	$ 68,470.00	$ 1,656,264.00
4.	Century Excavation	$ 1,593,246.83	$ 104,420.20	$ 1,697,667.03
3.	TriCo	$ 2,377,721.52	$ 71,419.20	$ 2,449,140.72

Pinnacle Subdivision Waterline Replacement
Communications Strategy Brief

Last updated: 5/22/26

Communications Lead: Summer Pessatore; Emma Prysunka

Department Lead: Griffin Lloyd, Harrison Holley – Public Utilities Engineers

Objective

Develop and implement a proactive communications plan for the upcoming summer Capital Improvement Project.

Project Overview

Replace aging waterlines in the Pinnacle Subdivision that have a documented leak history to improve reliability and reduce ongoing maintenance impacts.

Proposed Communications Strategy

Because this project has a very limited geographic impact and includes technical details that are best communicated by the project team, our goal is to support you in reaching residents effectively while ensuring accurate, timely information is shared.

Deliverables & Timelines

Deliverable	Due Date/Go Live	Team Member	Status	Notes
Contact HOA: Bob Burnside – Pinnacle HOA Manager (435) 640-1003 (435) 647-3795	At Water Dept. discretion	Water Dept. Project Manager	Ongoing	Because the project is highly localized, we recommend you connect directly with the Pinnacle HOA to share project details and confirm any neighborhood-specific protocols. If the HOA recommends a preferred way to reach out to residents, please let us know and we'll assist with messaging, timing, and content.
Door hangers/flyers	Week of 5/18/2026	Water team/ Comms team	Complete 5/22/2026	Distributed to entire Pinnacle Subdivision
Next Door platform- can post to a specific neighborhood *This can also reach nearby	One week before work begins Day work is scheduled to begin	Comms team		

neighborhoods as appropriate)	Day work is scheduled to be completed For any other updates			
Internal (PCMC and partners) Stakeholder Communication	As needed	Water Dept. Project Manager		We recommend that you alert all internal stakeholders who may receive questions or who need awareness of the project timeline. Our team can assist with drafting this internal notice, if helpful.

Audiences

Pinnacle Subdivision residents

Internal stakeholders and community partners

Given the small scope of the project, we do **not** recommend citywide communications.

Budget (for any marketing materials)

Water Dept.

Suggested Copy

Proposed Door Hanger Verbiage:

Construction Notice: Pinnacle Subdivision

Park City Municipal will be upgrading aging waterlines in your neighborhood to improve reliability and reduce maintenance issues.

What to Expect

- Waterline and meter replacement
- Construction-related traffic and access impacts
- Planned intermittent water shutdowns (advance notice will be provided when possible)

Schedule
Spring–Fall 2026

Questions? Contact:
Griffin Lloyd, Public Utilities Engineer
435.615.5323
griffin.lloyd@parkcity.gov