

Ordinance No. 2026-17

AN ORDINANCE ADOPTING THE 2024 WATER IMPACT FEE FACILITIES PLAN, THE 2024 WATER IMPACT FEE ANALYSIS, AND AMENDING TITLE 11, CHAPTER 13, SECTIONS 1 AND 2 OF THE PARK CITY MUNICIPAL CODE RELATED TO WATER IMPACT FEES.

WHEREAS, the Utah Impact Fees Act authorizes municipalities to impose impact fees to ensure that new development pays its proportionate share of the costs of public facilities required to serve growth.

WHEREAS, Park City Municipal Corporation adopted its current Water Impact Fee Facilities Plan, Water Impact Fee Analysis, and water impact fee schedule in 2014.

WHEREAS, since 2014, the City has completed significant capital improvements to its water system, including infrastructure necessary to comply with state and federal water quality requirements, address treatment capacity constraints, improve system reliability, and provide service for future growth.

WHEREAS, the City retained Bowen Collins & Associates and Zions Public Finance to prepare an updated Water Impact Fee Facilities Plan ("IFFP") and Water Impact Fee Analysis ("IFA") in accordance with the Utah Impact Fees Act.

WHEREAS, notice of the proposed adoption of the IFA, IFFP, enactment of proposed impact fees, and the required public hearing were provided in accordance with the applicable state law.

WHEREAS, the City Council conducted a duly noticed public hearing on June 25, 2026.

WHEREAS, the City Council finds that adoption of the IFFP, IFA, and amendments to Title 11, Chapter 13, Sections 1 and 2 is in the best interest of the residents of Park City and is necessary to ensure that future growth pays its proportionate share of water system capital infrastructure costs.

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

Section 1. Adoption of IFFP and IFA. The 2024 Water Impact Fee Facilities Plan and 2024 Water Impact Fee Analysis, attached as Exhibits A and B, are hereby approved and adopted.

Section 2. Amendment of Impact Fees. Title 11, Chapter 13, Sections 1 and 2 of the Park City Code is amended as outlined in Exhibit C.

Section 3. Repeal of Conflicting Documents and Ordinances. At the time the impact fees approved by this Ordinance become effective, the conflicting sections of all previously adopted impact fee facility plans, impact fee analyses, and impact fees shall be repealed.

Section 4. Effective Date. This Ordinance shall become effective upon publication. The water impact fees adopted herein shall become effective in accordance with the Utah Impact Fees Act.

PASSED AND ADOPTED this 25th day of June, 2026.

PARK CITY MUNICIPAL CORPORATION

Mayor Ryan Dickey

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

11-13-1 Definitions

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

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

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

11-13-2 Assessment And Calculation Of of Impact Fees

~~A. ASSESSMENT OF IMPACT FEES.~~ The City shall collect the following Impact Fees from any applicant seeking a Building Permit: **If the Impact Fees based on a yearly schedule are not updated before the final year stated for the fee, the fee shown for the final year will continue to apply.**

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

2020 PCMC IMPACT FEE ANALYSIS UPDATE

Impact Fee Schedule (Calendar Year 2020)

	Parks, Recreation, Trails, Open Space	Public Safety	Transportation	Total
Single Family				
Per Unit	\$3,917.62	\$306.21	\$703.55	\$4,927.38
Duplex & Multi Family				

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

B. 2. Water Impact Fee Schedule:

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

Outdoor				Fee by Fiscal Year										
Yard Area (Irrigated Sq Ft)	Peak Day Gallons	1 Gpm (Gal)	Gpm Demand	2026 Proposed Fee	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Calculated Per 1,000 Sq Ft	138.8	1,440	0.0964	\$2,549 \$1,598	\$2,615	\$2,689	\$2,765	\$2,844	\$2,925	\$3,011	\$3,100	\$3,193	\$3,293	\$3,398

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

				Fee by Fiscal Year										
Unit Size (Sq. Ft.)	Peak Day	1 Gpm (Gal)	Gpm Demand	2026 Proposed Fee	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Less than 1,000	298	1,440	0.2067	\$5,468 \$3,428	\$5,611	\$5,768	\$5,931	\$6,101	\$6,274	\$6,458	\$6,650	\$6,849	\$7,064	\$7,289
1,001 – 2,000	400	1,440	0.2776	\$7,341 \$4,602	\$7,533	\$7,744	\$7,963	\$8,191	\$8,423	\$8,670	\$8,927	\$9,196	\$9,484	\$9,786
2,001 – 3,000	539	1,440	0.3740	\$9,891 \$6,200	\$10,150	\$10,434	\$10,730	\$11,037	\$11,350	\$11,682	\$12,029	\$12,390	\$12,779	\$13,186

3,001 – 4,000	687	1,440	0.4771	\$12,618 \$7,910	\$12,947	\$13,310	\$13,687	\$14,079	\$14,478	\$14,903	\$15,344	\$15,805	\$16,302	\$16,820
4,001 – 5,000	817	1,440	0.5671	\$15,000 \$9,403	\$15,391	\$15,823	\$16,271	\$16,737	\$17,211	\$17,716	\$18,241	\$18,789	\$19,379	\$19,995
More than 5,001	983	1,440	0.6829	\$18,061 \$11,322	\$18,533	\$19,052	\$19,592	\$20,153	\$20,724	\$21,332	\$21,964	\$22,624	\$23,335	\$24,076

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

	Impatient Treatment	250	0.1736	240	\$4,591 \$2,878.36	\$4,711	\$4,843	\$4,981	\$5,123	\$5,268	\$5,423	\$5,584	\$5,751	\$5,932	\$6,121
	Outpatient Treatment B occupancy	5	0.0035	100	\$91 \$57.57	\$94	\$96	\$99	\$102	\$105	\$108	\$111	\$115	\$118	\$122
	Sleeping Area	5	0.0035	120	\$91 \$57.57	\$94	\$96	\$99	\$102	\$105	\$108	\$111	\$115	\$118	\$122
Commercial Laundry (per washer)	B occupancy	580	0.4027	Per Machine	\$10,653 \$6,677.80	\$10,931	\$11,237	\$11,556	\$11,887	\$12,223	\$12,582	\$12,955	\$13,344	\$13,763	\$14,201
Retail	M occupancy	10	0.0069	60	\$183 \$115.13	\$188	\$193	\$199	\$204	\$210	\$216	\$223	\$230	\$237	\$244
Swimming Pool or Skating Rink	A-3, A-4 occupancies														
	Rink or Pool Area	10	0.0069	50	\$183 \$115.13	\$188	\$193	\$199	\$204	\$210	\$216	\$223	\$230	\$237	\$244
	Decks	10	0.0069	15	\$183 \$115.13	\$188	\$193	\$199	\$204	\$210	\$216	\$223	\$230	\$237	\$244

4. ~~d.~~—Non Standard Impact Fee Calculation.

Non-Standard Users Impact Fee Formula

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