



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
June 25, 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/85396116413>

CLOSED SESSION - 1:30 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

WORK SESSION

4:45 p.m. - Review the Vision Study for Three Kings Drive Right-of-Way Walkability Improvements

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

III. APPOINTMENTS

1. Re-Appoint Pam Ross and Appoint Mindy Fauntleroy to the Nonprofit Services Advisory Committee for a Term Ending June 30, 2029
2. Re-Appoint Holland Lincoln and Jody Whitesides, and Appoint Austin Lau and Meredith Riley to the Recreation Advisory Board for Terms Ending June 30, 2029
3. Re-Appoint Greg Hembrock to the Library Board for a Term Ending June 30, 2029

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

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 4 and 11, 2026

VI. CONSENT AGENDA

1. Request to Adopt Resolution 13-2026, a Resolution Adopting the FY27 Utah Retirement Systems Contributions for Tier 2 Public Safety Employees, Effective July 1, 2026, for Park City Municipal Corporation

2. Request to Adopt Resolution 14-2026, a Resolution Approving the Cable Television Franchise Agreement Between Comcast of Utah II, Inc. and Park City Municipal Corporation and Authorizing the City Manager to Execute the Agreement
3. Request to Authorize the City Manager to Execute Contracts, in a Form Approved by the City Attorney's Office and as Recommended by the Public Art Advisory Board, Not to Exceed \$115,000 for the Design and Installation of Artwork at Twenty Bus Shelters as Part of Park City's Bus Stop Improvement Project Phase II
4. Request to Authorize the Mayor to Execute an Easement, in a Form Approved by the City Attorney's Office, Granting Rocky Mountain Power the Ability to Install, Operate, and Maintain Electrical Infrastructure within City Park
5. Request to Approve an Amendment to the Construction Contract with Bailey Builder's Inc., to Increase the Not-to-Exceed Cost to \$1,970,000 and Extend the Term by Two Months, in a Form Approved by the City Attorney's Office, for the Redevelopment of 516 Marsac Avenue into Employee Housing

VII. NEW BUSINESS

1. Consideration to Approve Ordinance 2026-16, an Ordinance Amending Title 2, Chapter 8, Section 18 of the Park City Code, Related to the Neighborhoods First Streets Committee
(A) Public Input (B) Action

VIII. APPOINTMENT

1. Appoint Mike Geer and Carder Lamb (Alternate) to the Neighborhoods First Streets Committee for Terms Ending June 25, 2029

IX. OLD BUSINESS

1. Consideration to Approve Ordinance 2026-18, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Officers for Fiscal Year 2026–2027 in Park City, Utah
(A) Public Input (B) Action
2. Consideration to Approve Ordinance 2026-15, an Ordinance Adopting a Revised Budget for Fiscal Year 2026 and a Final 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
(A) Public Hearing (B) Action
3. Consideration to Approve Ordinance 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 Code Related to Water Impact Fees
(A) Public Hearing (B) Action

X. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

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



City Council Staff Report

Subject: Thaynes / Three Kings Phase II Vision and Implementation

Author: Logan Jones, Anna Maki, and Julia Collins

Department: Engineering & Transportation Planning

Date: June 25, 2026

Recommendation

Staff requests City Council review the alternatives identified in the Three Kings Vision Study (Exhibit A) and provide direction regarding the preferred alternative to advance into final design.

Council direction will allow staff to proceed with final design, refine project costs, and continue stakeholder coordination to deliver a balanced and implementable solution that improves pedestrian safety while minimizing neighborhood impacts.

Executive Summary

Three Kings Drive currently lacks a continuous and safe pedestrian facility, resulting in conflicts between vehicles and pedestrians—particularly during winter months when snow storage further narrows the roadway. The corridor serves residents, visitors, transit users, and key destinations including Silver Star and Park City Mountain Resort, making it an important missing link in the City’s active transportation network.

Following completion of Phase I improvements along Thaynes Canyon Drive in 2025, the City initiated the Thaynes / Three Kings Phase II, with the initial step of a Vision Study to evaluate corridor constraints, stakeholder needs, and potential design solutions. This effort included evaluation of six alternatives and engagement with residents, operational partners, and the Park City Municipal Golf Course.

Based on technical analysis, operational considerations, and community input, the Vision Study identified a recommended alternative consisting of a 6-foot sidewalk, bicycle improvements within the roadway, and targeted roadway narrowing to improve safety and reduce vehicle speeds. The recommendation reflects significant community input, including a shift away from a shared-use path concept, keeping improvements within existing City-owned right-of-way, and refinements intended to minimize impacts to neighborhood character and adjacent properties.

Staff is seeking Council direction regarding the preferred alternative to allow the project to advance into final design.

Background

Planning for improvements along this corridor began in 2018 through Neighborhood Traffic Management Program (NTMP) requests related to traffic calming and pedestrian safety concerns. These early discussions identified speeding issues, lack of safe pedestrian infrastructure and the need for improved walking and biking connectivity between surrounding neighborhoods, transit stops, and recreational destinations.

In response to these identified needs, the City pursued and was awarded \$960,000 in 2020 through the Utah Department of Transportation’s (UDOT) Transportation

Investment Fund (TIF) grant program. The funding was intended to support safer walking and biking connections between the McLeod Creek Pathway, Park City Mountain Resort, and surrounding neighborhoods as an alternative to the SR-224 pathway corridor.

Advancement of the walkability improvements was subsequently delayed due to the COVID-19 pandemic and ongoing community discussions regarding potential parking opportunities and corridor uses along Thaynes Canyon Drive. In 2022, staff hired Kimley-Horn consultants to complete a parking analysis for the Thaynes Canyon Drive / Hotel Park City area. The study evaluated parking demand associated with golf, Nordic skiing, restaurants, lodging, and surrounding uses.

On [July 13, 2023](#), City Council expressed support for continued walkability improvements within the corridor while ultimately not pursuing additional parking expansion based on the study's conclusion that existing parking capacity generally met demand.

Feb 2024–Current, staff launched the [Thaynes / Three Kings Walkability project Engage-page](#), which has continued to serve as the primary hub for project updates and public outreach.

On [March 7, 2024](#), City Council approved the design contract for Phase I improvements along Thaynes Canyon Drive.

[March 20, 2025](#), City Council approved a Construction Agreement with Geneva Rock for construction of the Thaynes Canyon Phase I improvements. The project was completed and opened to the public in September 2025.

[April 10, 2025](#), City Council approved a Design Professional Services Agreement with Kimley-Horn Associates for the second phase of Thaynes & Three Kings Drive improvements, which included preparing a corridor vision study, design services of the roadway, developing construction documents for bidding purposes, and providing construction support services.

During summer 2025, Kimley-Horn completed survey and subsurface utility engineering work and other data gathering to help inform the alternatives analysis and vision study.

October 15, 2025: The project was discussed at the Transportation Project Open House.

November 13, 2025 – Neighborhood Meeting (noticed through mailers to all property owner along Three Kings Dr. and HOA emails lists): Approximately 30 residents participated (14 in person and 16 virtually), along with Council Member Ciraco, City staff, and design consultants. During the meeting, an alternatives analysis was presented and discussed with the public with the goal of collecting feedback. Feedback generally favored a sidewalk alternative over a wider shared-use path, particularly along the southern portion of the corridor.

An online survey soliciting additional feedback on the alternatives analysis was conducted between November 2 and December 1, 2025, and received four responses. Public input received through the neighborhood meeting, online survey, and other outreach efforts was incorporated into and summarized within the Final Vision Study.

June-July 2026: The final vision study with incorporated public input showing modifications to the proposed alternative, was disseminated in the following ways:

- Door to door outreach along Three Kings Dr. June 2026
- Engage Page updated with Vision Study and future public input opportunities
- HOA Emails – requesting that the flyer be shared with their HOA members
- Project shared at the Citywide Spring Projects Open House on June 2, 2026.

Supporting Long Term Planning Efforts

In 2022, the City adopted [Park City Forward, the Long-Range Transportation Plan](#), which establishes a modal hierarchy prioritizing walking and biking as the City’s highest transportation modes. This direction was reinforced in the [2024 Bicycle and Pedestrian Plan](#), which identifies projects intended to improve safety, connectivity, and comfort for people walking and biking.

Within these planning efforts, Three Kings Drive is identified as a high-priority, short-term project serving as an important connection between existing facilities along Thaynes Canyon Drive and Empire Avenue.

In 2023, the City initiated corridor visioning for Thaynes Canyon Drive and Three Kings Drive, resulting in construction of Phase I improvements along Thaynes Canyon Drive in 2025. The Three Kings Phase II Vision and Implementation advance the next phase of this effort and provides the next phase in connecting the walkability network and destinations.

Analysis

Corridor Need

Three Kings Drive currently lacks a continuous and reliable pedestrian facility, while it is also a major connection for trails, commercial, residential, and bus stops. Existing sidewalks and bicycle markings are intermittent or substandard, requiring residents, employees, and visitors to share space with vehicles in the roadway. These conditions become particularly challenging during winter months when snow storage further narrows the available roadway.

The corridor serves as an important connection between neighborhoods, transit stops, recreational destinations, and commercial areas. In 2025, the corridor’s 13 transit stops served approximately 27,415 annual riders. Providing a continuous pedestrian facility would build upon the Phase I improvements along Thaynes Canyon Drive and support the City’s broader goal of safe, year-round multimodal access.

Three Kings Alternatives Considered

The Vision Study evaluated a range of 6 alternatives, which included:

1. Do nothing
2. West side sidewalk

3. East side pathway continuous on roadway
 - 3a. East side pathway with north end golf course alignment
4. East-side sidewalk continuous on roadway
 - 4a. East-side sidewalk with north end golf course alignment

Alternatives were evaluated based on criteria found on the top row of Figure 2 below.

	Feasibility	Connectivity	Wayfinding	User Experience	Pedestrian Comfort	Cyclist Comfort	Driver Comfort	Public Support	Constructability	Utility Impacts	Property Impacts	Golf Course Impact	Maintenance	Cost
1. Do Nothing	High	Low	Low	Low	Low	Low	High	Med	High	Low	Low	Low	Low	Low
2. West Side Sidewalk	High	Med	Med	Med	Med	Low	High	Med	Low	High	High	Low	Med	High
3. East Side Pathway Continuous on Roadway	Med	High	High	High	High	High	Med	Low	Low	Med	High	High	High	High
3a. East Side Pathway with North End Golf Course Alignment	Med	Med	Low	High	High	High	Med	Low	Low	Med	Med	High	High	High
4. East Side Sidewalk Continuous on Roadway	High	High	High	Med	High	Low	High	High	Med	Low	Med	Med	Med	Med
4a. East Side Sidewalk with North End Golf Course Alignment	Med	Med	Low	Med	High	Low	High	High	Med	Low	Med	High	Med	Med

Figure 2: Concept Evaluation Summary

Public and Stakeholder Input

Public input consistently identified pedestrian safety—particularly during winter months—as a key concern, even among residents hesitant about additional infrastructure. Feedback generally favored:

- A narrow, lower-impact facility rather than a 12’ shared-use path
- Preserving vegetation and neighborhood character
- Minimizing additional pavement and avoiding a wider corridor aesthetic

Input also highlighted that the corridor functions differently by segment, with stronger support for improvements in the southern portion and greater sensitivity to change in the northern portion.

Coordination with operational stakeholders—including the City’s Streets Department and the Park City Municipal Golf Course—further informed the analysis. From a maintenance perspective, the west side of the corridor receives less sunlight, resulting in more persistent snow and ice and creating ongoing winter maintenance challenges.

An alternative alignment behind the driving range was also evaluated but determined to be impractical due to operational conflicts, safety concerns, and a constrained pinch point near Hole #10 that cannot safely accommodate shared use.

Preferred Alternative

The Vision Study’s recommended concept includes:

- A continuous 6-foot sidewalk along the east side of the corridor
- Placement behind curb and gutter to provide separation from traffic
- Targeted roadway narrowing in select locations to minimize impacts to adjacent properties

This approach would maintain a predictable and intuitive pedestrian route while balancing the community's preference for a less intrusive design than what was implemented during Phase I. Specific roadway narrowing locations and property impacts will continue to be refined during final design.

Funding

Approximately \$1,676,027.00 remains available within the project budget, consisting of previously secured funding sources, including UDOT grant funds, Summit County Third Quarter Transportation Sales Tax (TST) grant funds, and Transit Fund allocations.

Of this remaining budget:

- \$345,530.96 is committed to completing the existing Phase II design contract with Kimley-Horn
- \$24,000.00 is anticipated to cover remaining Phase I costs

This leaves most of the available funding to support advancement of the recommended alternative into final design and construction.

If Council supports an alternative and moving into final design, staff will proceed with using available funds and will return with an implementation and construction plan in the winter months.

No additional funding is being requested at this time.

Exhibits

A – Three Kings Vision Study

PARK CITY

1884

THREE KINGS VISION PLAN STUDY

April 16, 2026

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BACKGROUND AND HISTORY

This document summarizes the rationale, feasibility, and recommendations for active transportation, safety, and connectivity improvements along Three Kings Drive between Thaynes Canyon Drive and Empire Avenue in Park City.

Thaynes Canyon Drive and Three Kings Drive are an important north-south connection for the neighborhoods west of Park Avenue (SR-224). These roads connect homes with the Park City Municipal Golf Course, Park City Mountain Resort, Silver Star Plaza, and ultimately to Park City’s Main Street Historic District. The study area for this Vision Plan is Three Kings Drive from Thaynes Canyon Drive to Empire Ave. Within these limits, Three Kings’ right-of-way ranges from approximately 48’ to 50’. The curb-to-curb width is approximately 31’, and pavement width is approximately 26’. The typical section is based on an assumed consistent 50’ right-of-way along the corridor.

PLANNING BACKGROUND

Park City Municipal Corporation (PCMC or City) has a rich history of supporting multimodal transportation and active transportation initiatives. The City Council has adopted a core principle of “Experience”, which states that “Park City should maintain and enhance the unique characteristics that makes our community a place of choice to live, work, play, and create for as many as possible - fostering an inclusive and welcoming environment within a family-friendly community.” In addition to this core principle, the Council has a transportation-focused priority to “Provide access to destinations for residents, employees, and visitors through safe, year-round, and convenient multimodal transportation options.” Further, the City has a focus on neighborhoods to “Enhance neighborhood livability by reducing traffic, improving trailhead parking, sidewalks, bike lanes, and [mitigating] the impacts of short-term rentals.” These priorities and goals can be found on the City Council website here: [Relevant Priorities and Goals](#).

In 2022, PCMC adopted a Long-Range Transportation Plan as a supplement to the General Plan called Park City Forward. This plan defined modal hierarchy for transportation planning within the city, establishing pedestrian and bicycle travel as the highest priority transportation modes.

In 2024, PCMC adopted a Bike and Pedestrian Plan for the City which identified initiatives that will make walking and bicycling in Park City safer and more convenient. This plan identified Three Kings as a supplemental connection, bridging a gap between multiple high-comfort facilities (Thaynes Canyon Drive and Empire Ave). This facility was designated as having high readiness and high project value. This resulted in this facility being a High Priority Short Term project, ranked 8th in priority for the City.

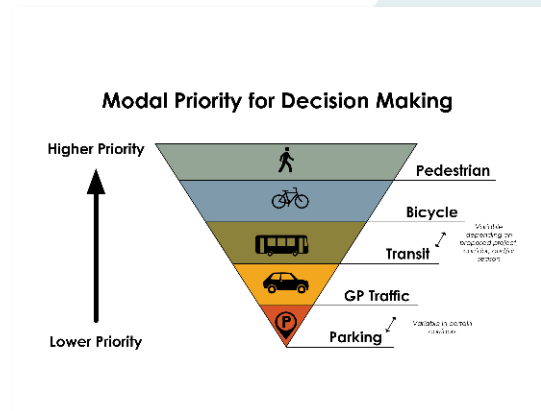


Figure 1 - PCMC Modal Priorities

PROJECT HISTORY

Planning for improvements along this corridor began in 2018, driven by resident requests for traffic calming through the Neighborhood Traffic Management Program (NTMP). These early concerns focused on speeding, pedestrian safety, and overall neighborhood livability.

- In 2020, the City submitted a UDOT Active Transportation grant application to support the development of a more connected walking and biking network on both sides of SR-224. The ATIF grant was awarded for developing the network on the west side of SR-224.
- In 2021, improvements associated with the Snow Creek Olympic Pathway were constructed and funded by the City in coordination with a waterline project, advancing active transportation infrastructure connection to the SR-224 pathway spine.
- In 2022, an additional NTMP request was submitted by residents citing ongoing concerns related to speeding, walking conditions, and traffic behavior. That same year, the City implemented peak-day traffic mitigation improvements, including eliminating certain left turns and adding signage to improve traffic flow and safety.

In 2023, Park City Municipal Corporation (PCMC) initiated corridor visioning for Thaynes Canyon Drive and Three Kings Drive to further explore bicycle and pedestrian improvements. Vision study documents were developed for both corridors, evaluating a range of potential active transportation enhancements. This effort resulted in the identification of two key improvements: a shared-use pathway along Thaynes Canyon Drive between Park Avenue (SR-224) and Three Kings Drive and a new sidewalk connection along Snow Creek Drive between Park Avenue (SR-224) and the McLeod Creek Trail. These improvements were delivered as part of the Thaynes Pathway Phase 1 project, which was completed in 2025.

Following the implementation of Phase 1, PCMC recognized that Three Kings Drive presents a more complex corridor context. The area includes a high concentration of residents, local businesses, and operational partners whose access, safety, and day-to-day operations could be affected by future changes.

In response, PCMC elected to revisit and expand the corridor vision for Three Kings Drive. This next phase of planning focuses on deeper stakeholder engagement, evaluation of potential impacts, and analysis of a broader range of design options prior to advancing additional improvements.

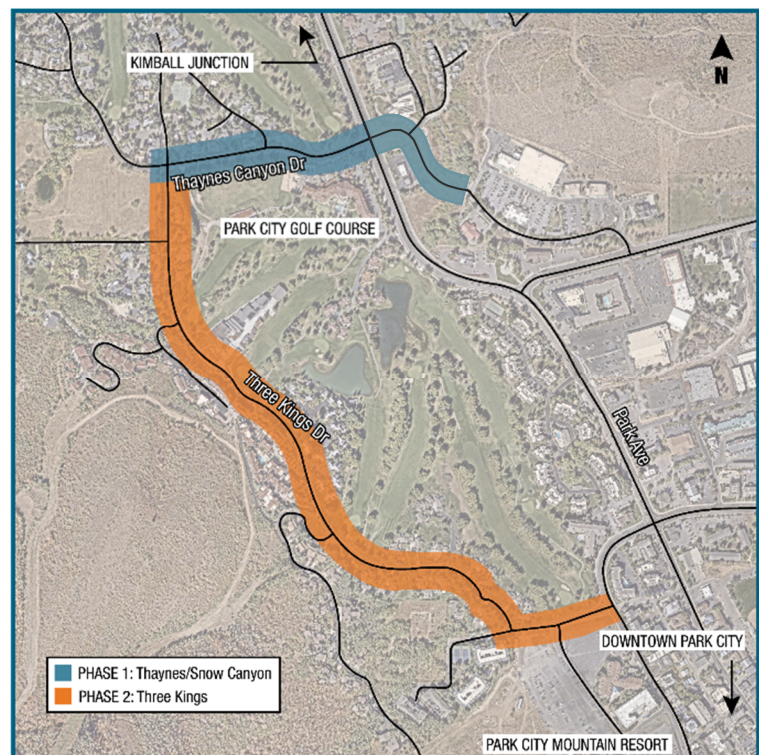


Figure 2 - Project Phasing

EXISTING CONDITION

RIGHT-OF-WAY (ROW)

- Total width ranges from approximately 48' to 50'

TYPICAL ROADWAY SECTION

- Curb-to-curb width is approximately 30'
- Pavement width is approximately 26'
- Lanes widths are approximately 13' in each direction
- No shoulders

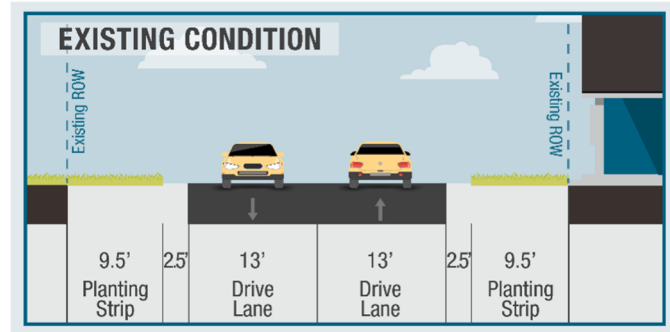


Figure 2 – Three Kings Drive Existing Typical Section

EXISTING FEATURES

- Inconsistent sidewalk on west side of road only for approximately 0.31 miles. Sidewalk does not meet the City's 6-foot width standard. Sidewalk was installed and is maintained privately as part of developer obligations
- No sidewalk on east side
- No existing bike facilities
- Some depressed driveways into parking garages along the east side that drop below the roadway elevation
- Roadway frontage along portions of the Park City Municipal Golf Course, with proximity to several greens and tee boxes
- Roadway frontage along the Water Treatment plant
- **Transit:** 14 bus stops along this corridor with annual ridership of 24,428 (2024) including boardings and alightings. 3 routes served (Green, Blue, and Citywide) including late-night service from 11:40 pm to 1:40 am
- **Traffic**
 - AADT approximately 1,000 (2024)
 - Average speed of 23.8 (2024) with posted speed limit of 20 mph
- **Land Use:** Approximately 46 parcels including condominiums, commercial, single-home properties, and critical public infrastructure including the Three Kings Water Treatment Plant

CONCEPT EVALUATION PROCESS AND INPUT

CONCEPTS EVALUATED

Based on the existing conditions and project goals, four concepts were considered for evaluation:

- 1. Do Nothing (Existing Condition):** Retains current configuration with two travel lanes and limited private sidewalk on the west side.
- 2. Sidewalk on West Side of Roadway:** Adds sidewalk on the west side for complete connectivity; replaces existing sidewalk with substandard widths with 6-foot sidewalk to meet current standards.
- 3. Shared-Use Path (SUP) on East Side of Roadway:** Constructs a 10-foot shared-use path on the east side located behind curb and gutter. This concept also included the evaluation of an alternative design where the pathway ran between homes and the driving range north of the water treatment plant.
- 4. Sidewalk on East Side of Roadway:** Adds a 6-foot sidewalk on the east side located behind curb and gutter. This concept also included the evaluation of an alternative design where the sidewalk ran between homes and the driving range north of the water treatment plant.

EVALUATION CRITERIA

The following criteria were considered in evaluation of the alternatives:

- **Feasibility:** Technical/regulatory constraints and constructability.
- **Connectivity:** Links to transit stops, neighborhoods, and existing and planned facilities.
- **Wayfinding:** Ease of understanding of where a person is, where they need to go, and how to get there within their physical environment.
- **User Experience:** Comfort, ADA accessibility, winter operations, and wayfinding.
- **Safety/Comfort:** Separation from traffic, sight distance, golf course safety, and crossing treatments.
- **Public Input:** Community input, including residents directly adjacent to the proposed project.
- **Constructability:** Drainage, utilities, staging, and duration of construction.
- **Utility Impacts:** Hydrants, valves, irrigation laterals, communication pedestals, electrical transformers, and potential relocations.
- **Property Impacts:** Easements/acquisitions, driveway impacts, fence adjustments, landscape restoration.
- **Cost:** Overall cost of project, including design costs, community engagement, and construction.
- **Maintenance:** Ability to maintain hardscape infrastructure, landscaping, and ongoing maintenance such as snow removal, street sweeping, and pavement rehabilitation.

PUBLIC INPUT SUMMARY

PCMC gathered public input (Feb 2024–Dec 2025) using several public outreach methods:

- **Engage Page:** PCMC received 15 comments from 10 unique commenters
- **Online Survey:** Conducted Nov 2–Dec 1, 2025. The survey had 4 respondents.
- **Neighborhood Meeting:** Held on Nov 13, 2025; (~30 residents, 14 in person, 16 virtual), with participation by Council Member Ciraco, City staff, and design consultants.

The results of these outreach efforts identified several key comment themes which are highlighted below:

- **Broad Recognition of Pedestrian Safety Issues:** Lack of pedestrian facilities along the corridor presents safety issues and conflicts between vehicles and pedestrians. Additional narrowing of space due to snow storage during the winter leads to increased conflicts, particularly between Silver Star and PCMR.
- **Segment-Specific Preferences:** The southern segment of the corridor (Silver Star → PCMR) received strong support for improvements; residents adjacent to the northern segment (Thaynes Canyon Drive → Silver Star) preferred maintaining rural character and raised concerns about visual impact, drainage, vegetation, and operations.
- **Support for Low-Impact, Narrow Designs:** There was a general preference for a sidewalk over a shared-use path, a preference for an east-side alignment which has less individual property impacts, and a preference for minimal new asphalt. Comments generally indicated a desire to avoid a wide, asphalt-heavy aesthetic as was constructed along Thaynes Canyon Drive.
- **Interest in Alternative Alignments and Segmented Solutions:** Suggestions included exploring an alternative alignment that leaves the roadway ROW and utilizes the golf course, running along the maintenance facility access road and along the back of the driving range.

Specific outreach efforts highlighted the following:

- **Online Survey:** 3 of 4 respondents preferred a sidewalk (Concept #4), prioritizing safety and least-impact, segment-based solutions; an alternative driving-range alignment surfaced on the north end of the study area.
- **Neighborhood Meeting:** Consensus on unsafe winter walking—especially southern segment. Northern segment concerns included vegetation loss along property frontages, drainage/retaining-wall risks, visual/character impacts, and bus/delivery operations; preferences favored a narrow, east-side sidewalk south of the water treatment plant with either no sidewalk north of there or an alternative alignment at back of driving range.

See Appendix B for full public input documentation.

GOLF COURSE INPUT SUMMARY

The Park City Municipal Golf Course has frontage along Three Kings Drive throughout much of the corridor. The project team met onsite with course managers to understand golf course operations and constraints that could impact any improvements along the corridor. In summary, the primary considerations that course managers requested the project team evaluate and prioritize in the design are the following:

- **Loss of driving range length and overall functionality:** The Park City Municipal Golf Course's driving range already has length limitations that require the course to implement mitigations to golf balls going beyond its limits. Even small reductions in range length would require a permanent "no drivers" policy and limit usability of driving range.
- **Impacts to newly constructed nursery green south of driving range:** The Park City Municipal Golf Course has invested substantial time, funds and labor into the nursery green between the driving range and Hole #10. Any potential path between in this area would disrupt the nursery green and require substantial effort and expense to relocate, build, and reestablish a similar nursery green elsewhere.
- **Conflicts with maintenance access, deliveries, and traffic required to operate and maintain golf course:** The access road behind the driving range is used up to 10 times daily throughout the golf season for maintenance trips through the corridor. A public path conflicting with these vehicular movements would create safety hazards and impact course operations.
- **Pinch point and safety conflicts near green #10:** Adding cyclists and pedestrians to the existing mix of golf carts and maintenance vehicles in the area around green #10 presents potential conflict and hazards.
- **General safety risk of errant-ball hazards:** Errant golf balls present a potential hazard along the alignment, particularly around green #10. This increases liability and public safety risks, potentially requiring a continuous net or fence.
- **Loss of course length or impact to maintenance of tee boxes:** Limited space between tee boxes and the roadway would impact maintenance operations and potentially require tee box relocation.

See Appendix C for full summary of conversations with golf course managers and input documentation.

CONCEPT EVALUATION SUMMARY

Concept-level designs were developed for each of the options to identify and measure impacts based on evaluation criteria. These impacts, in addition to the results of public and golf course input, were then put into a matrix to allow for succinct and objective comparison of alternatives. A summary of this analysis is below:

Table 1 - Concept Evaluation Results

	Feasibility	Connectivity	Wayfinding	User Experience	Pedestrian Comfort	Cyclist Comfort	Driver Comfort	Public Support	Constructability	Utility Impacts	Property Impacts	Golf Course Impact	Maintenance	Cost
1. Do Nothing	High	Low	Low	Low	Low	Low	High	Med	High	Low	Low	Low	Low	Low
2. West Side Sidewalk	High	Med	Med	Med	Med	Low	High	Med	Low	High	High	Low	Med	High
3. East Side Pathway Continuous on Roadway	Med	High	High	High	High	High	Med	Low	Low	Med	High	High	High	High
3a. East Side Pathway with North End Golf Course Alignment	Med	Med	Low	High	High	High	Med	Low	Low	Med	Med	High	High	High
4. East Side Sidewalk Continuous on Roadway	High	High	High	Med	High	Low	High	High	Med	Low	Med	Med	Med	Med
4a. East Side Sidewalk with North End Golf Course Alignment	Med	Med	Low	Med	High	Low	High	High	Med	Low	Med	High	Med	Med

Based on the concept evaluation, **Concept #4 – East Side Sidewalk Continuous on Roadway** is the recommended concept for the Three Kings corridor.

CONCEPT EVALUATION RESULTS

Concept #4 – East Side Sidewalk Continuous on Roadway had the most favorable results for seven of the fourteen evaluation criteria. The only criteria where this alternative scored low was in cyclist comfort, a score it shared with two of the other alternatives. This concept can be constructed without acquisition of any additional permanent right-of-way.

The following adjustments are recommended to accommodate specific concerns from the public and golf course:

- A continuous 6-foot sidewalk behind curb and gutter along the east side of the corridor from the intersection of Empire Avenue and Silver King Road, along Three Kings Drive, and connecting to the existing pathway at Thaynes Canyon Drive.
- Reduced roadway width in specific locations to limit impacts from sidewalk addition. These locations are:
 - On the north end of the project along the property frontage for 1920, 1940, 1960, and 1980 Three Kings Drive, the roadway width will be narrowed to 23' to accommodate the sidewalk while limiting impacts to property frontages.
 - Adjacent to 1480 Three Kings, the roadway width will be narrowed to 23' to accommodate the sidewalk while still accommodating the depressed driveway.
 - Adjacent to Golf Course the roadway width can be narrowed to 23' to accommodate the sidewalk while limiting impacts to existing tee boxes and maintaining safe distance from greens and ball flights.

The alternative alignment at the back of the driving range was deemed impractical due to the proximity to active golf play and the associated risk of golf balls entering the pedestrian space.

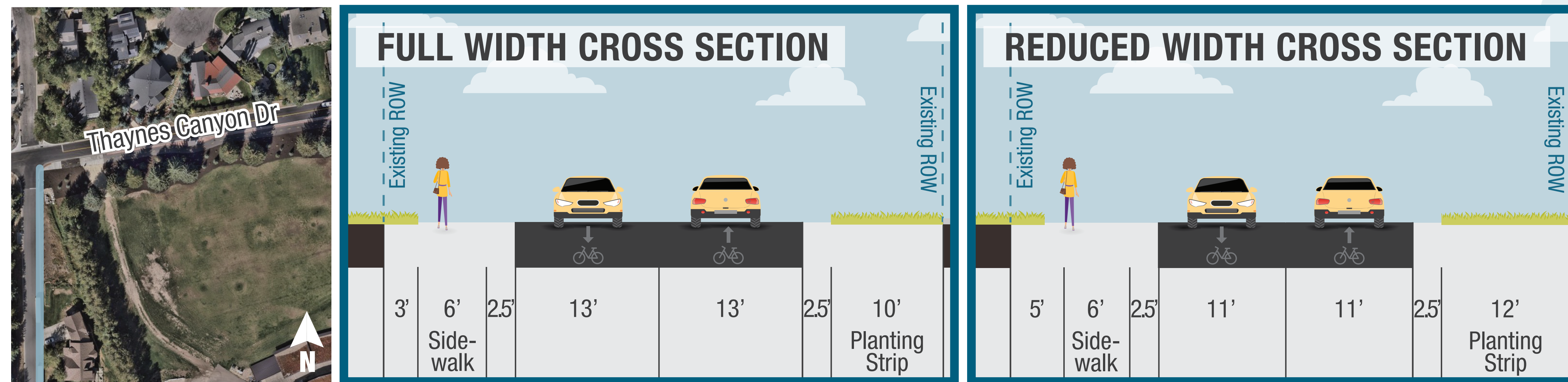
While the risk of errant golf balls could be mitigated through design interventions (e.g. netting), the alignment is ultimately constrained by a critical pinch point between Hole 10 and the adjacent creek. The available width within this segment is insufficient to accommodate separated or safely shared circulation for golf carts, maintenance vehicles, and pedestrians. As a result, this segment would introduce unavoidable safety and operational conflicts that cannot be addressed through reasonable design modifications.

Additionally, maintaining a continuous, predictable pedestrian facility along the road corridor provides a safer and more intuitive connection for adjacent homeowners and users.

See Appendix A for concept plan set of **Concept #4 – East Side Sidewalk**.

Appendix A – Concept Design Plans

6' EAST SIDE SIDEWALK



Appendix B – Public Input Summary

Public Input Summary for Alternatives Analysis

Thaynes Canyon / Three Kings Pathway Phase II

Public Input Period: February 2024 – December 2025

1. Public Engagement Overview

PCMC gathered public input through three primary channels:

Engage Page

- 15 comments submitted
- 10 unique commenters

Online Survey (Nov 2 – Dec 1, 2025)

- 4 total respondents

Neighborhood Meeting (Nov 13, 2025)

- ~30 residents (14 in person, 16 virtual)
- Council Member Ciraco
- City staff (Communications, Engineering, Transportation Planning)
- Design consultants (Kimley-Horn)

Public input was evaluated alongside cost, constructability, maintenance, operations, engineering constraints, and safety considerations as part of the Alternatives Analysis.

2. Themes Consistent Across All Engagement Channels

A. Broad Recognition of Pedestrian Safety Issues

Most participants acknowledged:

- Winter narrowing leading to pedestrian–vehicle conflicts
- Heavy pedestrian activity near Silver Star and PCMR
- Safety concerns in the *southern* corridor segment

Even some residents opposed to the project agreed:

There are real safety challenges during winter and high-demand periods.

B. Clear Difference Between Corridor Segments

Southern Segment (Silver Star → PCMR)

- Most support for improvements
- Higher pedestrian volumes and more conflicts
- General consensus that *something* is needed for pedestrian safety

Northern Segment (Thaynes Canyon Dr. → Silver Star)

- Strong preference to maintain existing “rural character”
- Some residents believe the roadway works well today and no changes are needed
- Construction fatigue after multi-year Water Treatment Facility project
- High concern about visual impact, drainage, vegetation, and bus/delivery operations

C. Strong Support for Low-Impact, Narrow Designs

Across all engagement channels, residents consistently favored:

- A narrow sidewalk over a multiuse path
- East-side alignment (better sun, fewer impacts, simpler maintenance)
- Landscape buffers
- Minimal new asphalt
- Avoiding the wide, asphalt-heavy look of Phase I

D. Interest in Alternative Alignments and Segmented Solutions

Many residents recommended:

- A driving-range alignment to avoid impacts to the northern residential area
- A segmented approach, applying more infrastructure where demand is highest, and less where it is not

3. What We Heard by Engagement Channel

A. Engage Page (15 comments)

Supportive Feedback Focused On:

- Winter safety issues and “near misses”
- Heavy tourist foot traffic walking in the roadway

- Preference for a narrow sidewalk
- Preference for east-side alignment

Opposing Feedback Focused On:

- Belief that safety issues are minimal or nonexistent in the northern section
- Low pedestrian volumes not justifying construction
- Concerns about vegetation removal and drainage disruption
- Desire to maintain neighborhood character
- Opposition even to minimal paths in some cases

Common Suggestions

- East-side alignment
- Driving-range routing
- Narrow footprint with buffers

B. Online Survey (4 respondents)

Key Results

- **3** out of 4 preferred Alternative 2 (narrow sidewalk, maintained roadway width)
- Safety was the top priority
- Strong preference for least-impact, segment-based solutions
- Driving-range alignment again surfaced as an attractive alternative

C. Neighborhood Meeting (~30 residents)

Key Safety Observations

- General agreement that winter conditions create unsafe walking conditions
- Most discussions focused on the southern segment

Concerns Specific to the Northern Segment

Residents emphasized:

- Loss of vegetation and screening
- Drainage and retaining-wall risks

- Visual and character impacts
- Roadway narrowing and its effect on bus/delivery operations

Design Preferences

- Narrow sidewalk
- East side of the road
- Landscape buffers
- Avoiding Phase I's aesthetic

Alternative Alignments

- High interest in exploring the golf-course/driving-range alignment
-

4. Synthesis of Public Input

Across all engagement channels:

Most Residents Agree:

- Pedestrian safety *is* an issue, especially in the southern segment
- A narrow, east-side sidewalk with landscape buffering is the least impactful solution
- Different corridor segments have different needs and should be treated differently
- Vegetation, neighborhood character, and drainage protection are priorities

Some Residents Believe:

- No improvements are needed at all
- Current roadway conditions are functioning adequately
- Any new pedestrian facility would negatively impact the neighborhood

Many Residents Suggested:

- Explore the driving-range alignment
 - Apply a segmented design approach
-

5. Conclusion

Public input supports improving pedestrian safety while minimizing neighborhood impacts.

Most residents favor:

- A narrow, east-side sidewalk

- A segmented design approach
- Preservation of vegetation and neighborhood character
- Evaluating alternative alignments, including the driving-range concept

A minority of residents prefer no changes to the corridor.

**This public input will be integrated with technical, financial, operational, and environmental considerations as PCMC develops a preferred alternative.*

This is a copy of All of the Comments from when the “forum was open beginning with Phase 1 on 13 of February 2024 to Dec. 4, 2025.

Share your concerns or improvement ideas for this area:

The City seeks feedback about this project, including concerns about/in the area and any improvements you might wish to see.

Share your concerns or improvement ideas for this area: on Facebook Share Share your concerns or improvement ideas for this area: on Twitter Share Share your concerns or improvement ideas for this area: on LinkedIn Email Share your concerns or improvement ideas for this area: link

15 comments

[Recently active](#) [Posted first](#)

- mprice20 21 days ago

Safety during the winter needs to be addressed. Adding a sidewalk on Three Kings Dr is a solution that works and is low impact. One side is all that is needed. I walk it daily for work and have experienced close calls and witnessed numerous issues involving large groups heading to PCMR and even children running to the pool. A sidewalk from Three Kings Water/Silver Star to PCMR would satisfy the majority of foot traffic and a sharrow from Thaynes Canyon Dr to PCMR could suffice for bike traffic.

[Reply](#) Do you agree? [Agree0](#) [Disagree0](#)[Alert moderator](#)

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- ALBParkCity 21 days ago

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- rpov 21 days ago

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- Jo 11 months ago

I have lived off of Three Kings Drive for over 20 years, and we have such a limited population who walk in this neighborhood, but I can appreciate those who are not used to having a place to walk. The street is VERY narrow and I cannot comprehend taking away the existing roadway for the 5 people who might use it per day! The neighborhood barely can accommodate two buses when they meet at the same time, nevermind taking away from the front lawns of the community which exists now. If it is decided for the walk to continue, please continue to create this sidewalk on the EAST side as shown on the drawings of Three Kings. Our 40 year old pine trees thank you also!

[Reply](#) Do you agree? [Agree1](#) [Disagree0](#) [Alert moderator](#)[Hide replies \(2\)](#)

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link

- skigirl3 23 days ago

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- Larrygi40 6 months ago

To: Park City Planning Department Subject: Comments Regarding Proposed Walkway on Three Kings Drive Adjacent to 1700 3 Kings Drive, #160 Dear Planning Department, We are writing to express our concerns regarding the proposed installation of an 18-foot-wide walkway along the easement adjacent to Three Kings Drive. Our property at 1700 3 Kings

Drive, #160 directly borders the area under consideration, and we would like to respectfully raise several important issues for your review and consideration.

1. Drainage and Flooding Risk Our unit sits at a lower elevation than the roadbed, and we have experienced water accumulation issues in the past. The current grassy slope and existing grade help to mitigate stormwater runoff from the roadway. Flattening this area and introducing an impervious or semi-pervious walkway surface could alter the natural drainage pattern and increase the risk of runoff toward our building. Any modification to the easement should be accompanied by a comprehensive stormwater management plan to ensure that no additional water is directed toward our property.
2. Structural Integrity of Retaining Wall The outdoor patio space at our unit is enclosed by a timber retaining wall that supports the elevated landscaping along the easement. Any excavation, grading, or vibration associated with walkway construction may destabilize this wall or compromise its integrity. We request that an engineering assessment be conducted to evaluate the impact of nearby construction, and that measures be taken to reinforce or protect the retaining structure if work proceeds.
3. Loss of Privacy and Vegetation The existing green space and hedging along the easement provide a natural buffer from road traffic and contribute to the privacy and character of our outdoor living area. Installation of a public walkway in close proximity to our home would reduce this buffer and increase foot traffic near our patio. We respectfully request that, should the walkway move forward, additional landscaping or privacy screening be incorporated to offset this impact.
4. Aesthetic and Community Considerations We have lived on Three Kings Drive for over a decade and have not observed significant conflicts between pedestrian and vehicular traffic along this portion of the road, even during peak winter or summer seasons. The current shared use of the street appears to function safely and harmoniously. We urge the city to carefully weigh whether the proposed walkway would materially improve safety or access, especially given the potential disruption to established landscaping and property boundaries. We appreciate the City's efforts to improve accessibility and safety in our neighborhood and hope that these comments will be taken into account during planning and design. We would be happy to meet onsite with planners or engineers to further discuss our concerns. Thank you for your attention and consideration.

Sincerely, Lawrence and Kathleen Hurwitz
1700 3 Kings Drive, #160 Park City, Utah 84060

[Reply](#) Do you agree? [Agree2](#) [Disagree0](#) [Alert moderator](#)[Hide reply \(1\)](#)

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- o BurtonKloster 24 days ago

Larry, I agree with your comments. Given the water culvert problem and the flooding you have experienced from the drainage going into your living room, this would be a disaster for you and others within Payday. I strongly encourage you to meet with the City officials and share with them your concerns. Regards, Burton Kloster, Silver Star.

[Reply](#) Do you agree? [Agree0](#) [Disagree0](#)[Alert moderator](#)

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- BurtonKloster 24 days ago

As a full-time Silver Star resident overlooking Three Kings Drive, I strongly oppose this bike lane proposal. The facts are clear: bicycle traffic here is minimal, while the road currently handles significant vehicle traffic including food trucks for the Silver Star Cafe, linen and beverage delivery vehicles, and a public busses. Reducing road width for an under-utilized bike lane is poor resource allocation that will negatively impact both Silver Star and Payday Condo residents. Oh, and by the way, teenagers love to rip up and down Three Kings on their motorized bikes, popping wheelies and having fun. They would never use this bike lane. This is a well intentioned idea that has no practical value, and actually detracts from home owner value in Thaynes. How about this instead: Let's address the real infrastructure need by repairing the deteriorating sidewalks along Three Kings Drive instead, all at a fraction of the cost of this proposed sidewalk.

[Reply](#) Do you agree? [Agree0](#) [Disagree0](#)[Alert moderator](#)

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- apw1964 24 days ago

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[Reply](#) Do you agree? [Agree2](#) [Disagree0](#)[Alert moderator](#)

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- AnotherThaynesResident 5 months ago

I appreciate what you are trying to do with this project, even though I never thought there was a great need for it, but the current result is an absolute eyesore. It looks like you have basically widened the road into three lanes, particularly when you view the road from the corner of Three Kings and Thaynes Canyon Drive, and because you have a driveway edge adjacent to the pedestrian crossing by Hotel Park City (presumably for golf/x-country maintenance vehicles), but it makes the path look like a road that can be driven on. I really don't understand why it needs to be that wide and there is no buffer or vegetation between the road and the new path, it's just a massive expanse of asphalt. Please, please do not do the same thing to Three Kings Drive! If a sidewalk must be installed on Three Kings, please make it narrower, make it attractive with vegetation/buffer etc and please have the sidewalk go first along the top of the driving range and then meet Three Kings at the intersection with Silver Star to keep going on to the resort (on the East side of the street). I doubt you are able to change much with what you have done on Thaynes Canyon Drive, but if you're able to add some trees or something to break up the appearance, that would be much appreciated as it doesn't add anything to the neighborhood in its current state.

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- ccw1920 6 months ago

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- Larrygi40 6 months ago

Dear City Planners: Subject: Feedback on Proposed Walkway/Bikepath Renovation on Three Kings Drive Thank you for the opportunity to comment on the proposed renovation and addition of a walkway or bike path along Three Kings Drive. We have owned a home on Three Kings Drive for the past 13 years and have consistently found that pedestrians and vehicles have been able to share the roadway without issue, both during the summer and winter seasons. In our experience, the current configuration has functioned safely and effectively. We have previously experienced flooding issues in the area, which the city has worked to address through water mitigation efforts and topographic adjustments. We are concerned that additional landscaping or hardscape changes associated with the proposed project could unintentionally disrupt these efforts and lead to renewed flooding. In addition, we value the existing trees and natural vegetation along Three Kings Drive. The construction of a new walkway could negatively impact the mature landscape that contributes so much to the natural beauty and character of the neighborhood. We appreciate the city's efforts to enhance safety and infrastructure and hope these concerns will be taken into account as the planning process continues. Sincerely, Lawrence and Kathleen Hurwitz Owners, 1700 Three Kings Drive, #160 Park City

[Reply](#) Do you agree? [Agree3](#) [Disagree0](#)[Alert moderator](#)

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- mprice20 over 1 year ago

I would like to have a walk/bike path. During the winter when the road narrows and the tourist crowds walk the road I have seen and experienced close calls while walking to work.

[Reply](#) Do you agree? [Agree1](#) [Disagree2](#)[Alert moderator](#)

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- ccw1920 over 1 year ago

I have lived on Three Kings Dr for 27 years and have never seen any problem arising from bike riders or pedestrians with vehicular traffic. Motorists are aware of riders and walkers for the most part. Building a sidewalk or bike path is not only unnecessary but would destroy dozens of mature trees and other landscapes. This is a very different street than Holiday Ranch Loop which had more than enough room to install a bike path.

Appendix C – Golf Course Input Documentation

ALTERNATIVE ALIGNMENT AT BACK OF DRIVING RANGE

- **Loss of Driving Range Length and Overall Functionality:**
 - Routing a public path behind the range would require shifting the hitting line forward and reducing the overall landing-zone length.
 - Prior to the aspens growing in on the back of the range, the spring season is already “irons only” leading to complaints from users.
 - Even small reductions in range length would force a permanent “no drivers” policy, eliminating use of the full set of clubs. Estimated 10-15% reduction in revenues.
 - The course already uses limited-flight balls to make the space functional; losing additional yardage pushes the facility below minimum standards for a full-swing practice range.
 - Reducing the range length would increase ball-flight risk, requiring a continuous net for protection.
 - Installing a net of that scale would introduce significant capital and long-term maintenance costs as well as negatively affecting the viewshed.
 - The driving range is a major component of the golf enterprise fund, generating roughly \$80–95k per year and supporting lessons, junior camps, and general player development.
 - Customer service would be negatively impacted. There would still be a portion of users that could hit a driver but would most likely not be allowed to which would cause complaints to staff frequently if the range were shortened. Putting up a net would allow longer clubs to be used but would also encourage some users to use a driver when they shouldn’t.
- **Impacts to Newly Constructed Nursery Green. The proposed spur would pass directly through the newly established nursery-green area:**
 - This nursery green took over 13 years of advocating and planning before approval and is critical for a high-elevation course dealing with snow mold, elk damage, dog/human wear, and annual turf repairs, acting as an insurance policy against these and other damages.
 - The golf course has already invested substantial funds and labor, with sod planned for installation this spring.
 - The location, adjacent to the maintenance facility, is strategic for staff access, winter protection, irrigation, controlling public access/use of, and day-to-day operational efficiency.
 - The crew recently expanded the maintained turf south of this area to speed up play on the 10th hole; those improvements would also be lost.
 - Additional asphalt in this area would likely slow play, with balls rolling farther out of sight and requiring more searching and retrieval.
 - If a path were installed here, the nursery green would be displaced, requiring a new location—one that would not be strategically and conveniently located near the maintenance facility—and full re-establishment from scratch.
- **Conflicts With Maintenance Access, Deliveries, and Operational Traffic exist between the proposed path alignment and the daily vehicle/equipment traffic required to operate and maintain the golf course:**

- The access road behind the driving range is used daily throughout the golf season for maintenance activities and would create conflicts with public pathway users.
- Golf staff make up to 10 daily maintenance trips through this corridor—in addition to regular mowing operations—for routine turf work, irrigation checks, hauling materials, and responding to course conditions.
- Monthly sand deliveries require 3–4 heavy-truck trips per day for two consecutive days, creating peak-use periods that would directly overlap with any public path users.
- During fall cleanup, staff use this road heavily to haul leaves, creating a high-frequency traffic pattern that is not compatible with pedestrians or bicyclists.
- Equipment turning, trailer backing, and material hauling require the full roadway width and adjacent clear areas, leaving no safe way to mix these operations with the general public.
- Any fencing or physical separation required for a public path would restrict or block the access needed for mowers, utility carts, and other equipment critical to maintaining the range and nearby greens.
- **Pinch Point and Safety Conflicts Near the #10 Green:** The area near the #10 green is highly constrained, with limited playing space between the green and the cart path (which is only four feet from Three Kings Drive).
 - The existing cart path is tightly pinned between the creek/ditch on one side and the green/bunker on the other. This is where golfers naturally congregate and where carts stage/park while putting, leaving effectively no room to widen the path.
 - Adding walkers and bicyclists, on top of golf carts and maintenance vehicles, would create unavoidable conflict and safety issues.
 - If an additional path were added at this pinch point, the alignment would require crossing or covering the creek, navigating limited City-owned right-of-way, and avoiding the flume/measurement structure, all while meeting grading and safety standards.

OTHER GENERAL GOLF COURSE CONCERNS

- **General Safety Risk of Errant-ball hazards:** along the potential alignment (particularly around the 10th, 12th, and 14th greens) increase liability and public-safety risks, potentially requiring a continuous net or fence.
- **Loss of Course Length or Impact to Maintenance of Tee Boxes:** Limited space between tee boxes and the roadway would impact maintenance operations and potentially require tee box relocation. The course has already been shortened from historic length and reduction in length would reduce functionality.



Thaynes Pathway Phase 2 Final Design

Project Site Visit

11/25/25

MEETING NOTES

Date: 11/25/25
Time: 11:30am
Location: Golf Course
Re: Thaynes Pathway Phase 2 Final Design Field Visit – Golf Course

WELCOME – INTRODUCTIONS

Attendees:

- Chris Price (Kimley-Horn)
- Theo Gochnour (Kimley-Horn)
- Logan Jones (Park City)
- Vaughan Robinson (PC Golf Course)
- Tony Larsen (PC Golf Course)

OVERVIEW

- Purpose of site visit was to evaluate potential for sidewalk or pathway within the golf course limits, at the rear of the driving range and along the east side of Three Kings Drive adjacent to the golf course. The project team wanted to understand site constraints and operational concerns related to the potential addition of any multi-modal facilities in the area.
- Concern about path width – 12' wide path was sued on Thaynes Canyon Drive and doesn't seem necessary. Golf course was told it needed to be this width to meet standards. If placed at back of driving range, reduced width is desired to limit impact to length of range. Overall reduced width along entire alignment may reduce impacts to golf course.
- History – golf course existed prior to the homes on the north end of Three Kings Drive. Driving range length was reduced when hotel was built. Any reduction in length could impact functionality of driving range. Currently golfers cannot use drivers until vegetation is established on trees at rear (generally first month of golf season). Even minor reduction in range length would require no-drivers all season.
- Homeowners at rear of range complain about getting hit with golf balls on both their house, and on vehicles on the opposing side of their house. Some homeowners have requested golf net in the area.
- Is there option to pipe ditch and place path on top? May be presented as alternative to homeowners. Confirm that City owns this property.



Thaynes Pathway Phase 2 Final Design

Project Site Visit

11/25/25

- Golf course would prefer sidewalk on west side of Three Kings if possible to avoid all conflicts with golf operations. Team explained the cost/constraints/ challenges of using that side including retaining walls and driveway impacts.
- If placing path at back of driving range, team must consider cost of golf net and life-cycle cost of maintenance.
- Steep grade at back of range – would likely require retaining wall for path grading
- Many tree roots at back of range could be issue for path as well
- Green Nursery – golf course just put a lot of effort into establishing green nursery on southwest end of driving range. This would fall within potential alignment of pathway. Would be expensive and difficult to re-establish this and golf course would have to identify another area. The current area is near maintenance facilities and optimal for operations.
 - If pathway in area, nursery would need fencing to keep people out
- Weather station – NOAA facility in area also could impact alignment. Also has some underground power connections between poles.
- Access Road – up to 10 deliveries/day on this road, would be challenging to have other users on this. Sand is brought in once/month (3-4 trips/day for 2 days). Leaves are dumped in bins in fall using road.
- “Pinch Point” near #10 green – existing cart path barely fits between green/bunker and ditch. This is where carts park next to green and would cause conflict with path users. City owns small triangle area between ditch and Three Kings Drive. Path could squeeze through here to avoid cart path but would need to cross ditch.
 - There is also a measurement flume for the ditch in this area that would need to be protected
- Concern for proximity of path near the #10, #12, and #14 greens.... Balls are often hit past the green and present hazard to path users.
- Liability issues for errant golf balls – liability is generally considered responsibility of golfer, but City would need professional legal opinion to confirm.
- General consensus amongst group that if pathway was no closer to golf course than existing roadway, risk would not increase beyond existing
- Concern for reducing tee box sizes or configuration on all holes. Some of these have already been reduced over the years and golf course cannot lose overall length or lose playable area. Also, small tee boxes are difficult to mow and turn around equipment on, which causes damage over time.
 - Specific concern about maintaining variable length of par 3 holes for course variability and viability

Additional Detail Needed on “Golf-Course Spur” Alternative – Summary of Impacts from Golf Course Management

1. Loss of Driving Range Length and Overall Functionality

Routing a public path behind the range would require shifting the hitting line forward and reducing the overall landing-zone length. As discussed on site:

- Prior to the aspens growing in on the back of the range, the spring season is already “irons only” leading to complaints from users.
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- Reducing the range length would increase ball-flight risk, requiring a continuous net for protection.
- Installing a net of that scale would introduce significant capital and long-term maintenance costs as well as negatively affecting the viewshed.
- The driving range is a major component of the golf enterprise fund, generating roughly **\$80–95k per year** and supporting lessons, junior camps, and general player development.
- Customer service would be negatively impacted. There would still be a portion of users that could hit a driver but would most likely not be allowed to which would cause complaints to staff frequently if the range were shortened. Putting up a net would allow longer clubs to be used but would also encourage some users to use a driver when they shouldn't.

2. Elimination of the Newly Built Nursery Green

The proposed spur would pass directly through the newly established nursery-green area:

- This nursery green took over 13 years of advocating and planning before approval and is critical for a high-elevation course dealing with snow mold, elk damage,

dog/human wear, and annual turf repairs, acting as an insurance policy against these and other damages.

- The team has already invested substantial funds and labor, with sod planned for installation this spring.
- The location, adjacent to the maintenance facility, is strategic for staff access, winter protection, irrigation, controlling public access/use of, and day-to-day operational efficiency.
- The crew recently expanded the maintained turf south of this area to speed up play on the 10th hole; those improvements would also be lost.
- Additional asphalt in this area would likely slow play, with balls rolling farther out of sight and requiring more searching and retrieval.
- If a path were installed here, the nursery green would be completely displaced, requiring a new location—one that would not be strategically and conveniently located near the maintenance facility—and full re-establishment from scratch.

The nursery green is a very valuable asset to the golf course. We sustain damage every year due to snow mold in the spring, ice damage from the winter, wildlife damage from (elk, deer, geese, dogs), bad plugs from changing hole locations, Golfers taking divots out of the greens, summer turf disease and heat stress, just to name a few. With the nursery green we will have ready to go sod to make repairs and keep the golf course playable for our customers. Without the nursery we have dead spots, divots and poor playing conditions on the putting surfaces.

- The nursery green will also double as a place to teach lessons for chipping and putting.
- Relocating the nursery green will require a large enough area where we have irrigation and be close enough to the maintenance shop so we can maintain it, (mowing, fertilizing, over seeding). We typically do the maintenance on the nursery green last to ensure we don't interfere with golf and that if we come up short on fertilizer or other materials, we still maintain a high-quality playing surface on the actual greens. Currently with the size of the golf course and it already being trimmed down over the years from other projects, there are not any great locations left due to relocate it to. The only areas that could accommodate a nursery green

are either far away from the maintenance shop, in locations that have no irrigation or are not conducive to growing grass.

- Most golf course have a full-size nursery green for all of these reasons. During the summer if you have damage on a green, it is very difficult to find bent grass sod. Most companies only grow enough bent grass sod for the spring and then spend the rest of the season growing the next years batch. This is why it is so valuable to have a nursery green on hand near the maintenance facility.

3. Severe Pinch Point and Safety Conflicts Near the #10 Green

The area near the #10 green is already highly constrained, with limited playing space between the green and the cart path (which is only four feet from Three Kings Drive). The field visit highlighted several specific concerns:

- The existing cart path is tightly pinned between the creek/ditch on one side and the green/bunker on the other.
- This is where golfers naturally congregate and where carts stage/park while putting, leaving effectively no room to widen the path.
- Adding walkers and bicyclists, on top of golf carts and maintenance vehicles, would create unavoidable conflict and safety issues.
- If an additional path were added at this pinch point, the alignment would require crossing or covering the creek, navigating limited City-owned right-of-way, and avoiding the flume/measurement structure, all while meeting grading and safety standards.
- Errant-ball hazards along the entire potential alignment (particularly around the 10th green) increase liability and public-safety risks, potentially requiring a continuous net or fence over roughly **620 feet directly bordering the 10th hole**.
- Safety concerns of public following path to and through the maintenance building instead of its intended path.
- Snow removal becomes very difficult along the path with a net on one side and stream on the other.

4. Conflicts With Maintenance Access, Deliveries, and Operational Traffic

Significant operational conflicts exist between the proposed path alignment and the daily vehicle/equipment traffic required to operate and maintain the golf course:

- The access road behind the driving range is used daily throughout the golf season for maintenance activities and would create conflicts with public pathway users.
- Golf staff make up to 10 daily maintenance trips through this corridor—in addition to regular mowing operations—for routine turf work, irrigation checks, hauling materials, and responding to course conditions.
- Monthly sand deliveries require 3–4 heavy-truck trips per day for two consecutive days, creating peak-use periods that would directly overlap with any public path users.
- During fall cleanup, staff use this road heavily to haul leaves, creating a high-frequency traffic pattern that is not compatible with pedestrians or bicyclists.
- Equipment turning, trailer backing, and material hauling all require the full roadway width and adjacent clear areas, leaving no safe way to mix these operations with the general public.
- Any fencing or physical separation required for a public path would restrict or block the access needed for mowers, utility carts, and other equipment critical to maintaining the range and nearby greens.
- We use Skid steers, the leaf sweeper machine, F-250 work truck and 16' dump Trailer used for hauling green waste, sand, landscape materials pallets of rocks. Along with the rest of the equipment used to maintain the golf course, greens mowers, tee mowers, fairway mowers, rough mowers, utility vehicles
- We receive fertilizer deliveries that require large box trucks to drive down the path, other equipment pick up and drop off that require full size trucks and transport trailers.
- Employee access for on call emergencies, irrigation emergencies
- Dump trucks will deliver topsoil, gravel, and road base on a as needed basis
- During the spring and fall when we are getting the golf course ready to open and close, we heavily use the existing driveway. On a typical spring day, we will probable

haul 2 – 3 loads of green waste, multiple trips hauling sand for the spring top dressing, 2-3 parts runs, 20 –30 trips with our utility vehicles and mowers.

- During normal summer operations we still have 20 – 30 trips with our mowers and utility vehicles per day, 1 – 2 trips hauling green waste per week 6 – 8 trips hauling sand per month and other fertilizer, parts, and landscape deliveries.
- April through November we have 4 full time staff that park at the Maintenance building 7 days per week (adding an additional 8 trips per day) and November through March we have 2 full time staff parking at the maintenance building % days per week.



City Council Staff Report

Subject: Nonprofit Advisory Committee Appointment

Author: Hans Jaspersen

Department: Budget, Debts & Grants

Date: June 25, 2026

Recommendation

Consider reappointing Pam Ross and appointing Mindy Fauntleroy to the Nonprofit Services Advisory Committee for three-year terms, beginning July 1, 2026, and ending June 30, 2029.

Background

Established by City Council resolution on [August 22, 2024](#), and governed by Park City Code § 2-8-19, the Nonprofit Services Advisory Committee provides funding recommendations for Public Service Contracts and Emerging Community Needs Grants.

Committee Structure and Membership Guidelines

Park City Code [Chapter 2-8](#) outlines governance for City boards, commissions, and committees. Key provisions include:

- Appointments are made by the Mayor with the advice and consent of the Council;
- Individuals should only serve on one City board at a time; PCMC employees are not eligible;
- Terms are three years, with a limit of two consecutive full terms; and
- Terms should be staggered to promote continuity.

Park City Code § [2-8-19](#) further specifies:

- The Nonprofit Services Advisory Committee consists of five to seven members;
- All members must live, work, volunteer, own property, or own a business within Park City municipal boundaries;
- A majority of members must have their primary residence within Park City municipal boundaries;
- Priority should be given to individuals with experience in nonprofit organizations or in delivering or accessing nonprofit services;
- Elected officials may not serve on the Committee;
- Members may not be employed by or serve on the board of a nonprofit that applies or is likely to apply for City grant funding; and
- Members must recuse themselves from evaluating or discussing any application for funding from a nonprofit with which they have had business dealings currently or within the past 24 months.

Selection Process & Recommendation

Between March 11 and April 8, 2026, the City accepted applications to fill two Committee vacancies, receiving 12 applications. Ten applicants participated in

interviews conducted by a selection panel consisting of Councilmember Molly Miller, Committee members Danny Glasser, Elyse Kats, and Ingrid Contreras, and staff liaison Hans Jaspersen.

Following review and discussion, the panel recommended reappointing Pam Ross and appointing Mindy Fauntleroy as a new Committee member.

Pam Ross

Pam Ross is a Prospector resident with extensive professional experience in all phases of the grantmaking process, having directed both national and local philanthropic portfolios for workforce development and charitable giving initiatives. She currently serves as chair of the Nonprofit Services Advisory Committee and is a founding member of the Committee. As chair, Ross has played a key role in establishing a more structured grant review process and strengthening engagement with nonprofit partners, funders, and the community.

Mindy Fauntleroy

Mindy Fauntleroy has served for over 15 years as the president of [Make it Better Foundation](#), a Chicago-based nonprofit with a mission to support and promote the most impactful nonprofits in their sector. She brings substantial experience in analyzing the effectiveness of nonprofit programs and services. Fauntleroy designed the Foundation’s application and evaluation processes, which support more than 45 nonprofits annually. She lives in Park Meadows and volunteers with several local nonprofits.

If these appointments are approved by a majority of the City Council, the Nonprofit Services Advisory Committee will consist of the following members:

Name	Term End
Pam Ross	June 30, 2029
Mindy Fauntleroy	June 30, 2029
Elyse Kats	June 30, 2028
Danny Glasser	June 30, 2027
Sloane Johnson	June 30, 2027
Chris Neff	June 30, 2027
Ingrid Contreras	June 30, 2027



City Council Staff Report

Subject: Recreation Advisory Board Appointments
Author: Tate Shaw, Assistant Recreation Director
Department: Recreation Department
Date: June 25, 2026

Recommendation

After reviewing applications and conducting interviews, we recommend Council provide advice and consent to the following Park City residents who have been nominated by the Mayor to serve on the Recreation Advisory Board (RAB) for the terms outlined below:

Name	Term End
Holland Lincoln (reappointment)	June 2029
Jody Whitesides (reappointment)	June 2029
Austin Lau	June 2029
Meredith Riley	June 2029

Appointments to the RAB are made by the Mayor with the advice and consent of the City Council ([Park City Municipal Code 2-4-14\(A\)](#)).

Analysis

The Recreation Advisory Board advises the City Council on matters related to parks and recreation. The Board consists of five to nine members with three-year staggered terms. RAB vacancies are created by terms that end each June.

This year’s RAB recruitment was posted on the Park City Website, Park Record Newspaper, KPCW, and social media. We received 11 applications, of which nine qualified. Two applicants were seeking reappointment. We recommend appointing four individuals to the Board, each for a three-year term, which will result in the Board having nine members.

The interview committee consisted of Council Liaison Ed Parigian, RAB Chairperson Susan Mayo, Recreation Division Manager Heather Todd, and Assistant Recreation Director Tate Shaw. We interviewed all applicants with the goal of building and maintaining a board whose members consider all aspects of recreation and do not singularly focus on a particular issue, sport, constituency, capital project, facility amenity, or areas outside of the Board’s advisory realm.

The Mayor nominates Holland Lincoln (reappointment), Jody Whitesides (reappointment), Austin Lau and Meredith Riley for appointments.

With these recommended appointments, the Recreation Advisory Board Roster would be:

Name	Term End
Holland Lincoln	June 2029
Jody Whitesides	June 2029
Austin Lau	June 2029
Meredith Riley	June 2029
Julian Coffman	June 2028
Abby McNulty	June 2028
David Kleinman	June 2028
Susan Mayo	June 2027
Kathy Carey	June 2027

Attachments

Exhibit A: Interview Questions

Exhibit A

Recreation Advisory Board *Interview Questions*

1. (Tate) What recreation facilities or programs do you or your family participate in?
2. (H) What is the role of public recreation in the community?
3. (Ed) What are your views on the issue of public recreation facilities versus private facilities?
4. (Susan) Of the three issues you listed in question 12 of the application, what do you perceive to be the single greatest improvement that could be made to the recreational offerings in Park City?
5. (Ed) If selected to be on RAB, what would you want to see accomplished within the next three years?
6. (Susan) What are your thoughts on the level of taxpayer support recreation should receive. In other words, should the department be funded with user fees, taxes or a combination of the two. Why?
7. (Tate) Any questions for us?



City Council Staff Report

Subject: FY27 Library Board Appointment Recommendation
Author: Adriane Herrick Juarez
Department: Library
Date: June 25, 2025

Recommendation

The reappointment of Greg Hembrock to the Library Board for a second 3-year term beginning July 2026.

Background

The Park City Municipal Code and the Utah State Code require that municipal Library Board appointments be made effective July 1. The Library Board must have between five and nine members according to City Code 2-8-17(B), and Park City residents must fill all vacancies. Board members serve without compensation and may not serve more than two successive full terms.

The Park City Library Board has nine members and one open seat for the upcoming Fiscal Year 2027. As allowed by City Code Section 2-8-5, Greg Hembrock reapplied for his seat and is eligible to serve an additional term.

Park City Library Board FY26	Term Expiration Date
Debra Stafsholt (Chair)	June 2028, 2 nd Term
Greg Hembrock (Vice-Chair)	June 2026, 1 st Term
Marissa Day	June 2027, 1 st Term
Sharon Serpico Hanson	June 2028, 2 nd Term
Janet Kiholm Smith	June 2027, 1 st Term
Ann Sowder	June 2028, 2 nd Term
Patricia Stokes	June 2027, 2 nd Term
Jo-Anne Ting	June 2028, 1 st Term
Andrea Zavala	June 2027, 2 nd Term

Analysis

An advertisement for a Library Board vacancy was made public, and applications for Board positions were available on the Park City Municipal and Library websites.

Eight new applications and one renewal application were received before the April 30 application deadline. These were reviewed, and interviews were conducted by a subcommittee comprised of Councilmember Parigian (Liaison), Adriane Herrick Juarez (Library Director), and Debra Stafsholt (Board Chair). Based on the subcommittee's review of the applicants, a report was provided to the full Park City Library Board in its May 20 meeting, and a vote was taken to recommend that the Mayor, with the consent of Council, reappoint Greg Hembrock for a second 3-year term beginning July 1, 2026.

A letter from the Library Board Chair, Debra Stafsholt (Attachment A), provides details on the recommendation. If the recommended candidate is approved, nine voting board members will be maintained on the Library Board.

June 25, 2025

Mayor Ryan Dickey and City Council
Park City Municipal Corporation
Park City, UT 84060

Dear Mayor and City Council,

The Park City Library Board had one opening this year. We interviewed 8 applicants of excellent caliber. Wednesday, May 20, 2026, after candidate review during a closed portion of our meeting, we unanimously elected Greg Hembrock our Vice Chair to fill the opening. He was up for his second term and has been an involved and committed Vice Chair. I was delighted to see such a fine group of applicants. They were all encouraged to reapply for next year's openings.

It gives me great pleasure to announce Greg Hembrock as our elected Chair recommendation for FY2027, pending your approval. Greg and his wife Bonnie have been Park City residents for 13 years. He is a retired Senior Vice President of Sales and Marketing at New Century Health. Greg exhibits valuable leadership and people skills. His wife Bonnie is on the Board of the Friends of the Library.

Thank you for your continued support of the library. The Board appreciates your consideration of the above recommendation.

Debra Stafsholt

Debra Stafsholt

FY26 Library Board Chair



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

June 4, 2026

The Council of Park City, Summit County, Utah, met in open meeting on June 4, 2026, at 1:00 p.m. in the Council Chambers.

PARK CITY REDEVELOPMENT AGENCY MEETING

ROLL CALL

Attendee Name	Status
Chair Ryan Dickey Board Member Bill Ciraco (arrived at 1:22 p.m.) Board Member Molly Miller Board Member Ed Parigian Board Member Tana Toly Board Member Diego Zegarra Adam Lenhard, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

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

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

1 **RESULT: APPROVED**

2 **AYES:** Board Members Miller, Parigian, Toly, and Zegarra

3 **EXCUSED:** Board Member Ciraco

4
5 **ADJOURNMENT**

6
7 **CITY COUNCIL WORK SESSION**

8
9 **Water Impact Fee Update:**

10 Clint McAfee, Public Utilities Director, displayed a scale of impact fee escalation
11 scenarios and indicated a 3.9% increase each year since 2014 would result in the
12 proposed maximum fee as of 2026. He stated operational expenses increased 19% per
13 year and the 3Kings Water Treatment Plant was a large driver for that increase. He
14 noted waterline replacement costs had increased 26%-59% each year since 2020.
15 Mayor Dickey summarized that if the City had kept up with inflation, the amount would
16 be the same as the proposed maximum fee of \$26,449. The impact fees would help
17 cover the cost of the 3KWTP operations, so if the impact fees were not received, the
18 rate payers would have to make up the difference.

19
20 Council Member Toly asked if McAfee needed to get the 3.9% annual increase, to
21 which McAfee stated any lower rate would result in higher water rates for all users to
22 keep the systems operating and maintained. Adam Lenhard, City Manager, stated the
23 dollar amount was what needed to be approved. Council Member Toly added that the
24 amount would increase by a certain percentage each year. Lenhard indicated the
25 impact fee maximum was based on the current water projects. McAfee explained the
26 process for arriving at the maximum fee based on estimated growth of the City. The
27 Council was comfortable implementing the maximum water impact fee.

28
29 Council Member Ciraco arrived at 1:22 p.m.

30
31 **FY 2027 and 2028 Water Rate Update:**

32 McAfee recommended pausing the rate increases this year and performing a water rate
33 study to determine the appropriate rates to charge beginning in FY2028. He displayed a
34 graph showing the increased costs in expenses for water pipes, meter vaults, debt
35 payment, water delivery contracts, labor, materials, interfund transfers and contract
36 services. He reviewed the rate increases for the past few years.

37
38 Council Member Ciraco asked if any of the waterline replacement work could be
39 brought in-house. McAfee stated one of the challenges with in-house would be the cost
40 of equipment and labor, and the work could only be performed six months of the year,
41 so the other six months the equipment and labor would sit. Council Member Ciraco
42 stated the water rates could not increase 19% per year because that was not
43 sustainable. He asked for metrics on how much water the City used compared to the
44 rest of the state. He felt that would indicate how responsible the City was compared to

1 the state. He thought there needed to be another way to balance the revenues with the
2 expenses. Council Member Ciraco also wanted to understand charging all single-family
3 residences the same base rate. McAfee indicated conservation was a balance, but he
4 didn't want people to abuse water use.

5
6 Council Member Toly asked for a discussion on water conservation and then have
7 those values dictate what would be done next year. She asked how many water pipes
8 still needed to be replaced. McAfee stated they needed to replace two miles of pipe per
9 year. Council Member Toly asked to see what AI was doing with water as the water rate
10 study was done. Council Member Parigian asked when the debt would be paid for
11 3KWTP to which McAfee stated in 2042, and debt issues could be discussed during the
12 rate study discussions. The Council agreed to not increase water rates this year and to
13 instead implement a water rate study.

14
15 **Planning Commission Interviews:**

16 Mayor Dickey and the Council members interviewed the following applicants for the
17 open seats on the Planning Commission: Henry Sigg, Nicolas Marin, Matthew Day,
18 John Frontero, Danny Glasser, Casey Christ, and Beth Kidd.

19
20 **FY27 Budget Discussion:**

21 Penny Frates, Hans Jaspersen, Jessica Morgan, and Sarah Mangano presented this
22 item. Mangano reviewed that staff recommended a 2% COLA and a 3% merit increase
23 for a total employee compensation increase of 5%. Council Member Ciraco asked how
24 experience differed from placement in the pay band. Mangano indicated most
25 employees with at least four years' experience were put in the middle of their pay band.
26 Council Member Toly asked how the COLA percentage was decided. Mangano stated
27 the Mountain West CPI was averaged at 2.8%. She recommended lowering the COLA
28 that would be distributed in order to focus on merit increases.

29
30 Council Member Parigian stated COLA was not equitable since food and utilities went
31 up the same amount regardless of pay. He asked if Council was interested in looking at
32 different ways to apply the COLA in future years. The Council agreed to have that
33 discussion. They supported the staff recommendation for the COLA and merit.

34
35 Council Member Ciraco clarified that merit was based on performance reviews. Council
36 Member Toly asked for this discussion to come back in a few months. Mangano stated
37 shifting COLA would be a drastic change for the employees so she would want to
38 communicate any change beginning in January.

39
40 Mayor Dickey asked if there was Council support to discuss the Council compensation
41 again and track the Council's pay compared to the employees' pay since 2015. Council
42 Member Miller supported another discussion but stressed her priority was to ensure that
43 a broader range of residents could serve on the Council. Council Member Parigian felt
44 the last meeting's discussion was botched and he wanted another discussion on

1 Council compensation. Council Member Ciraco asked that staff do the work without an
2 expectation from the Council.

3
4 Council Member Toly felt this conversation came down to the value of the local
5 leadership the value of who could serve. Other cities had different budgets and different
6 workloads. She felt the County Council was the closest comparable. She hoped to
7 approach compensation in a respectful manner. Council Member Zegarra was open to
8 revisiting the discussion. Margaret Plane, City Attorney, asked if the Council
9 compensation item should be a standalone item or included with the budget item on
10 next week's agenda. Mayor Dickey didn't have a preference. Plane stated they would
11 add a compensation item to Old Business with public input, and then it could be
12 adopted with the budget on June 25th.

13
14 Mangano reviewed that the City covered the Public Safety employee contribution
15 portion to their retirement fund if they were on the Tier II pension track. She noted this
16 contribution would increase from 4.73% to 5.98%.

17
18 Council Member Miller stated her goal was to operationalize the Arts Master Plan and
19 she had worked with Park City Summit County Arts Council to create an arts manager
20 position. Frates stated the budget request was for \$65,000 for a full-time position and
21 the County would match that amount. Jasperson noted the City already funded a Public
22 Art Advisory Board (PAAB) facilitator and a CREATE PC affordable maker space
23 program. He gave options for funding the position and stated if there were no offsets, it
24 could be funded with reserve money.

25
26 Council Member Toly felt this request was similar to funds given to some other
27 nonprofits. Council Member Miller stated the arts was an essential part of strengthening
28 the economy and this was a good start. Council Member Parigian wanted to know how
29 progress would be determined. Council Member Ciraco struggled with funding this out
30 of the General Fund. He asked if there were other funds that could fund this position.
31 Council Member Toly asserted the contract would be key to the position so there would
32 be accountability. Council Member Zegarra supported the position and stated the City
33 and County should collaborate to ensure this would meet everyone's needs. Council
34 Member Toly noted that there should be a backup plan in case the County did not fund
35 this in their budget, such as hiring a part-time person. Council Member Parigian
36 supported having this position in the grant program. Frates indicated that the Arts
37 Council would have to apply every year to keep this position if it was funded through the
38 grant program. The Council supported putting this position in the budget and requested
39 that the job description be included in next week's Council packet.

40
41 Frates reviewed a budget request to increase the Historic Preservation Board grant in
42 the Main Street RDA. They received notice that all the funds in that RDA needed to be
43 spent by the end of 2026. They proposed removing \$30,000 from the FY27 Main Street
44 RDA budget, leaving a balance of \$97,136 for FY27. The Council supported the
45 request.

1 Morgan stated there was a FY26 capital request for \$500,000 for barricades and trailers
 2 for upcoming summer events. This would be funded by the Main Street RDA. Mayor
 3 Dickey asked if the bollard installation project had been completed. Frates indicated this
 4 was different than the bollard project on Main Street. Captain Rob McKinney explained
 5 the need for mobile barricades and trailers. Mayor Dickey asked if there would be a
 6 bollard project that would look cleaner than the barricades. McKinney felt the barricades
 7 would better serve the need. The Council supported this request.

8
 9 Council Member Parigian asked about the softball field dugout budget request. Frates
 10 indicated the request hinged on a grant and now the grant was approved, so they would
 11 move forward with it. Council Member Parigian was not sure the dugout was needed.
 12 Jasperson indicated he could check with the Recreation Team and they could talk about
 13 it at the next meeting.

14
 15 Council Member Toly moved to close the meeting to discuss personnel at 4:45 p.m.
 16 Council Member Ciraco seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

21
 22 Council Member Miller moved to adjourn from Closed Meeting at 5:30 p.m. Council
 23 Member Ciraco seconded the motion.

RESULT: APPROVED

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

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Adam Lenhard, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

31

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

2
3 **Council Questions and Comments:**

4 Council Member Toly recognized the beginning of Pride Month. She noted that
5 Saturday was the opening of the new pool at the MARC. She congratulated all those
6 graduating from school this year. Council Member Toly reviewed that the Council retreat
7 this year was the best she remembered and indicated they discussed goals for the City
8 that would make the community even better.

9
10 Council Member Ciraco echoed Council Member Toly's wish for a happy Pride Month.
11 He congratulated the seniors on their high school graduation. He went on CityTour last
12 week and he had a lot of takeaways from Vail and Breckenridge, Colorado. He
13 congratulated the Boys Lacrosse Team for winning the state championship.

14
15 Council Member Miller stated they had a great CityTour and she thanked Scott Van
16 Hartesvelt and Paige Galvin for all their work. She read a statement regarding public
17 discourse around the Bonanza 5-Acre project. She didn't think anything was worth the
18 mistreatment by one person to another person. The Council was listening to public input
19 but that didn't mean they had to do what one group wanted. She saw many rude
20 comments made to staff at the Spring Projects Open House. Nobody had a right to put
21 hands on others out of anger. The residents were better than this and must act like it.
22 Council Member Parigian stated the Bonanza project had been talked about for years. It
23 had now been voted on and moved to the Planning Commission. From all the public
24 surveys, only eight people out of 872 wanted open space. He encouraged people to
25 learn the facts on this project. Mayor Dickey stated everyone was welcome to their
26 opinion, but they couldn't abuse the City staff. He encouraged the public to talk to the
27 Council because staff was only doing what the Council directed.

28
29 Ken Fisher, Recreation Manager, stated the pools were ready for the summer season
30 and would open June 6th. He thanked the Council and staff for their trust and support.

31
32 **Staff Communications Reports:**

33
34 **1. March 2026 Sales Tax Report:**

35 Penny Frates, Acting Budget Director, stated the revenue was flat until March, which
36 was historically the biggest sales tax month. March sales tax was down 20%. Robbie
37 Smoot indicated January sales tax exceeded the prior year. But in March, many
38 employees were laid off and that was reflected in the lower sales tax revenue. He
39 estimated summer might become an economic factor. Council Member Ciraco asked if
40 Smoot knew where the tax revenue came from. Smoot stated Main Street was a big
41 factor. The resort tax revenue suffered compared to Main Street.

42
43 **III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON**
44 **THE AGENDA)**

1 Mayor Dickey reviewed the Council gave direction during the work session to reconsider
2 Council compensation next week. On water rates, the Council gave direction to not
3 raise water rates for the coming year. He opened the meeting for any who wished to
4 speak or submit comments on items not on the agenda.

5
6 Ken Erwin Pack 84060 congratulated the Council on their great pay raises. He asked if
7 the Bonanza project was a done deal. Mayor Dickey explained there were two paths for
8 the project. The Council approved the plan and the land use application was now
9 presented to the Planning Commission. In the meantime, the Council would be working
10 on a development agreement for the public/private partnership with Brinshore.

11
12 Bill Johnson was disheartened to hear that Council sent the opposition to the Planning
13 Commission. He stated Council could pull the project back for design reasons, but he
14 could see that the Council did not intend to do that.

15
16 Dana Williams loved a lot of people in the City. He thanked the Council for the
17 comments regarding staff. He stated there was a big outcry about the design and the
18 Planning Commission was only there to see if the project fit the LMC requirements. He
19 was concerned about putting commercial space in that area and he thought the design
20 could be relooked at to preserve the view corridor. He apologized for the treatment
21 given to Council Member Miller.

22
23 Katherine Fagin 84060 was disheartened about what she learned at the open house
24 about the bus stop project. She spoke before about the importance of Holiday Ranch
25 and Little Kate, which have 30 total bus stops. Now, all of Holiday Ranch was omitted
26 for the construction plans for 2026. She knew the number of transit users on Holiday
27 Ranch was increasing and now this part of the project would not be done until Little
28 Kate was done. She wanted to bring this to Council's attention.

29
30 Julia Collins, Transportation Planning Manager, indicated they understood construction
31 timelines would impact users. Holiday Ranch Loop and the whole area in Park
32 Meadows were part of the improvement plan. It made sense to cluster construction, and
33 since they were still studying the Little Kate portion of the project, they bumped the
34 construction on Holiday Ranch until next year.

35
36 Katie Madsen eComment: "I want to give you my support for your compensation
37 increases as I know you're getting a lot of pushback from some community members.
38 As someone who has worked in public administration in local government and
39 nonprofits my whole career I know how hard Council Members work in the Summit
40 County/Park City community. I think it is reasonable to bring your compensation up
41 similar to the Summit County Council's. And I realize it's not just for yourselves but also
42 for future council members. I think it will help enable middle class workforce individuals
43 who want to run for office but struggle to do so for financial reasons."
44

1 Kelly Pfaff eComment: "I was flying home from a business trip when I read an article
2 about Molly Miller have an aggressive interaction with someone at that event. That
3 made me so sad to hear and I texted her immediately upon landing. I have no idea who
4 this person is whether they are part of P.L.A.C.E PC <https://place-pc.com/> or not. But
5 let's be clear, our group is not about "Aggression" but "Discussion," We've asked for a
6 meeting with Ryan Dickey to discuss the city's goals - not limited to Bonanza Five
7 Acres, but a collaborative meeting of the minds to understand what the city needs and
8 what the public needs. We believe there are solutions to every problem and/or ways to
9 create a win/win in every circumstance. We would very much like the opportunity to sit
10 in a room together and discuss the 5 acre project before it goes into City Planning. We
11 want the chance to "be heard" and not through news articles and websites. Please we
12 kindly request for this opportunity before June 10th. Look forward to hearing from you."
13

14 Mayor Dickey closed the public input portion of the meeting.
15

16 **IV. CONSIDERATION OF MINUTES**
17

18 **1. Consideration to Approve the City Council Meeting Minutes from April 30, 2026**
19 **and May 7, 2026:**
20

21 Council Member Toly moved to approve the City Council meeting minutes from April 30,
22 2026, and May 7, 2026. Council Member Parigian seconded the motion.

23 **RESULT: APPROVED**

24 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

25 **V. CONSENT AGENDA**
26

27
28 **1. Request to Authorize the City Manager to Execute a 5-Year Agreement with**
29 **Cleverciti, LLC, in a Form Approved by the City Attorney's Office, Not to Exceed**
30 **\$1,042,366.90 to Standardize Data Collection across All Paid Parking Assets and**
31 **Improve Operational Efficiency:**
32

33 **2. Request to Authorize the City Manager to Execute a Betterment Agreement Not**
34 **to Exceed \$160,000, in a Form Approved by the City Attorney's Office, for the**
35 **UDOT Marsac Roundabout Transit Priority Signal Project:**
36

37 Council Member Ciraco moved to approve the Consent Agenda. Council Member Miller
38 seconded the motion.

39 **RESULT: APPROVED**

40 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

41 **VI. NEW BUSINESS**
42
43

1 **1. Request to Approve a New Level 4 Special Event Permit from Deer Valley to**
2 **Hold the US Open of Mountain Biking in a Form Approved by the City Attorney's**
3 **Office:**

4 Chris Phinney, Special Events Manager, and Garrett Lang, Deer Valley Mountain
5 Operations Senior Director, Carly Driscoll, Marketing Director, and Jason Dominguez,
6 Catering and Conference Sales Manager, presented this item. Phinney stated this event
7 request was during a local time period, which meant no events would take place during
8 that time period. He recommended approving the event and noted Deer Valley had
9 been a good partner with the City. This request was an athletic event and would
10 showcase Deer Valley's world class resort and our world class town.

11
12 Lang stated Deer Valley hosted World Cup freestyle events and many athletic events in
13 years past. This was for the athletes and their families as well as spectators. Driscoll
14 indicated this national event had been going since 2003. It would be held September
15 10-13, and it would show off the trails and world class venue. Lang explained the layout
16 of the event and stated spectators needed a ticket, but the event was free.

17
18 Driscoll reviewed the benefits of hosting this event: the economic impact would drive
19 spending and increase lodging, Park City would have tourism exposure, community
20 pride, youth inspiration, support of local business, and there would be positive media
21 exposure establishing Park City as a mountain biking mecca. They anticipated 200-300
22 athletes attending. Lang indicated there would be safety planning, traffic coordination,
23 and public outreach efforts so the community could understand the impacts. Phinney
24 estimated there would be about 3,000 visitors per day during the event. He explained
25 the traffic plan for the event.

26
27 Council Member Toly stated many people would bike into the event, and she asked
28 about a bike plan. Phinney indicated the bikes would use the bike lanes and paths.
29 There was also overflow street parking. Council Member Toly asked about the outreach
30 to the residents of Deer Valley. Driscoll stated they had ongoing communication with the
31 HOAs in the form of emails and newsletters and the residents were always aware of the
32 events that were happening. Council Member Toly asked if this event would return
33 annually or if it went to different places each year. Driscoll stated it was intended to
34 continue each year, but they were using this year as a test to see how it would go.

35
36 Council Member Ciraco felt this was an amazing event and he thanked Deer Valley for
37 hosting it. He hoped it would be a continual event. Council Member Miller was excited to
38 see this event come to life and wanted it to be a long-lasting tradition. Council Member
39 Zegarra asked if there was a cap on tickets, to which Driscoll said no. Council Member
40 Ciraco asked Deer Valley to reach out to the local mountain biking teams to which they
41 affirmed. Council Member Parigian asked if this was a new event or if it used to be held
42 all over the country. Driscoll stated it went all over the country and Deer Valley wanted
43 to be one of the five stops that they went to.

44
45 Mayor Dickey opened the public hearing.

1 Nick Van Dine 84060 competed in Deer Valley races from 1999-2007 and it was
2 disappointing when they lost that event. He thought it was important to bring it back and
3 stated it was one of the coolest cycling events in the U.S. He asserted there were 250
4 people at Park City schools that are in the mountain biking program.

5
6 Tyler Barnes 84098 was new to the community. He had a long background in mountain
7 biking, and he stated events like this provided many benefits to the community. He
8 thought this would bring a great economic impact to the community.

9
10 Graham Wagner 84060 thanked Deer Valley for putting on this event. He especially
11 liked the gravity racing and was excited to see it. This event carried a big prize purse,
12 and it would attract an international crowd as well.

13
14 Mike Tobia 84098 stated he and his kids were mountain bikers and he was excited to
15 do this with his kids.

16
17 Jeff Thalhammer stated his kids were on the Park City Mountain Biking Team and he
18 supported this event.

19
20 Mitchell Andrus eComment: "I'm writing in support of the proposed Fox US Open of
21 Mountain Biking in Deer Valley this September. As a teenager, I raced my first mountain
22 bike race in 2000 at the NORBA Nationals. I also raced that series again in 2001. This
23 was a big-deal national race series that brought professional racers from all over the
24 world. It was a huge boon for mountain biking in Park City and Utah, and we need
25 something like that again!! More national attention to mountain biking, please. Solder
26 Hollow gets it with the UCI XC World Cup racing the following weekend. That's a big
27 deal; look it up if you're not aware. With shorter ski seasons, we need to take summer
28 sports seriously and push the resorts to build more MTB infrastructure. DV and PC are
29 great venues for this. LETS GOOOO!"

30
31 Traci Vaughn-Grutta eComment: "As a local Utah resident, a passionate fan of
32 mountain biking, and the parent of a Category 1, 17-year-old downhill mountain bike
33 racer, I am writing to express my enthusiastic support for approving the US Open event
34 at Deer Valley this September. Last year, our family traveled across the country to
35 Killington, Vermont, so my son could compete on a national stage. While it was
36 incredible for him to interact with top-level athletes and industry sponsors, it highlighted
37 a major gap: Utah has some of the best mountain biking terrain in the world, yet our
38 local downhill talent lacks a premier national-level race in their own backyard. Bringing
39 the US Open to Deer Valley would elevate the visibility of Utah's gravity athletes and
40 allow our legendary local fan base to show up and support the sport. Furthermore, I
41 have seen firsthand the unique atmosphere and financial impact of this exact event. The
42 US Open is a highly produced festival featuring top announcers, prominent brand
43 activations, and massive spectator appeal. During our trip to Vermont, our family stayed
44 in a local short-term rental, shopped at local grocery stores, rented equipment from local
45 bike shops, and dined daily at local restaurants. Bringing this caliber of event to Park

1 City in September provides a massive, proven economic boost exactly when the
2 community needs it most—during the traditional shoulder season. Utah is already
3 proving it can handle world-class cycling by hosting a UCI Cross-Country event this
4 year. Approving the US Open at Deer Valley allows us to prove we can "do it all,"
5 cementing Park City as a premier, year-round gravity destination and opening the door
6 for future global events like UCI Downhill World Cups. I urge the council to approve this
7 proposal and bring the vibrant energy and economic power of the US Open back to
8 Deer Valley's iconic dirt."
9

10 Rob Russell eComment: "I am writing in support of Deer Valley Resort's request to host
11 the US Open of Mountain Biking. As the father of a junior mountain bike racer who
12 competes nationally and internationally, I have seen firsthand the positive impact that
13 high-level cycling events can have on young athletes, families, local communities, and
14 small businesses. Opportunities to compete, spectate, and learn from the world's best
15 riders inspire the next generation and strengthen the outdoor recreation culture that has
16 long been part of Utah's identity, and the West. As someone who regularly travels to
17 major mountain bike events and lives in proximity to Aspen, CO, I have seen how well-
18 organized events can create lasting benefits that extend far beyond race weekend.
19 They bring families together, encourage healthy lifestyles, create opportunities for local
20 youth, and introduce new visitors to the community. I believe Deer Valley has the
21 experience, infrastructure, and commitment necessary to host this event responsibly
22 and successfully. With proper planning and communication, the US Open of Mountain
23 Biking can be a source of pride for Park City and a positive experience for residents,
24 visitors, athletes, and local businesses alike. Further, Clay Harper and his team with the
25 Pro Downhill Series organizes events that rival the best events in the country. Thank
26 you for your time, consideration, and service to the community. I respectfully encourage
27 you to support Deer Valley's permit request and help bring this exciting event to Park
28 City."
29

30 Boston Bryant eComment: "I'm writing to ask you guys to please approve Deer Valley
31 Resort's request to host the US Open of Mountain Biking here in Park City. As a 16-
32 year-old who races mountain bikes competitively both nationally and internationally,
33 having an event this huge in our own backyard would be insane. It's an unbelievable
34 opportunity for local riders like me to see how we stack up against the best, and it really
35 puts our community on the map for the whole country to see. Park City is basically built
36 for this. Riding is a massive part of our culture and reputation here, so hosting the US
37 Open just makes sense. It's going to bring in a ton of people, give a major boost to local
38 businesses and show everyone why this town is one of the best spots in the world for
39 outdoor sports. Deer Valley definitely has the trails and the setup to pull this off. If we
40 plan it right, the US Open is going to be an awesome experience for the locals, the
41 visitors, the businesses, and all the athletes competing. Thanks for taking the time to
42 read this and for everything you do for the town. I really hope you guys approve the
43 permit and help bring this event to Park City."
44

1 Hollie Bryant eComment: “I am writing in support of Deer Valley Resort’s request to host
2 the US Open of Mountain Biking in Park City. As the parent of a junior mountain bike
3 athlete who competes nationally and internationally, I believe this event will have a
4 positive on athletes, families, local businesses. Hosting an event of this caliber in Park
5 City would provide an incredible opportunity for young riders while showcasing our
6 community on a national stage. The US Open is a natural fit with our outdoor culture,
7 heritage, and reputation. It would attract visitors, support local businesses, and further
8 strengthen Park City’s standing as a world-class recreation destination. I believe Deer
9 Valley has the experience and infrastructure necessary to host this event. With proper
10 planning, the US Open can be a positive experience for residents, visitors, athletes, and
11 businesses alike. Thank you for your time, consideration, and service. I respectfully
12 encourage you to support Deer Valley’s permit request and help bring this exciting
13 event to Park City.”
14

15 Colby Bryant eComment: “I am writing in support of Deer Valley Resort’s request for a
16 permit to host the US Open of Mountain Biking in Park City. As the parent of a junior
17 mountain bike athlete who competes throughout the United States and internationally, I
18 understand the value that events of this caliber bring to athletes, families, local
19 businesses, and host communities. Having the opportunity for young riders to compete,
20 learn from, and be inspired by some of the best athletes in the sport is invaluable, and
21 hosting such an event close to home would be especially meaningful for many Utah
22 families. Park City has long been recognized as one of North America’s premier
23 mountain biking destinations. With its extensive trail network, strong cycling culture, and
24 history as one of the earliest and longest-running hosts of gravity racing, it is a natural fit
25 for an event like the US Open. This event aligns with Park City’s heritage, outdoor
26 recreation culture, and continued commitment to being a world-class destination for
27 sport and tourism. In addition to celebrating our community’s deep roots in mountain
28 biking, the US Open would generate meaningful economic activity for local businesses
29 through lodging, dining, retail purchases, and tourism-related spending. Similar events
30 have demonstrated the strong interest and attendance that mountain biking can attract,
31 bringing visitors who often return to experience the community again in the future.
32 Through my involvement in the mountain bike community, I have seen firsthand how
33 well-organized events create lasting benefits. They encourage healthy lifestyles, provide
34 positive opportunities for youth, support local businesses, and bring communities
35 together around a shared passion for outdoor recreation and sport. I am confident that
36 Deer Valley has the experience, infrastructure, and operational expertise necessary to
37 host this event responsibly and professionally. With thoughtful planning and
38 communication, the US Open of Mountain Biking can be a positive experience for
39 residents, visitors, athletes, and businesses while further strengthening Park City’s
40 reputation as a leading outdoor recreation destination. Thank you for your time,
41 consideration, and service to our community. I respectfully encourage you to support
42 Deer Valley’s permit request and help bring this exciting event to Park City. I look
43 forward to seeing our community come together this fall to celebrate both the sport and
44 the unique mountain biking legacy that Park City has built over many decades.”
45

1 Jackie Steiner eComment: “I am writing in support of Deer Valley Resort’s request to
2 host the US Open of Mountain Biking this September. As a member of Utah’s mountain
3 biking community and a parent of a competitive athlete, I see this event as a
4 tremendous opportunity for Park City, Utah, and the sport of downhill mountain biking.
5 Hosting a national-level event at Deer Valley would showcase Utah’s world-class riding,
6 highlight local athletes, and reinforce Park City’s longstanding role in gravity racing and
7 mountain bike culture. For athletes and families across the state, having the US Open in
8 Utah is especially meaningful. Competing at this level often requires expensive travel
9 across the country. Bringing the event here significantly reduces those costs while
10 allowing more Utah athletes to participate, gain exposure, and compete against the best
11 riders in the sport. This event would also provide substantial economic benefits by
12 attracting athletes, families, spectators, and industry partners from around the country.
13 Those visitors will support local hotels, restaurants, shops, and businesses while
14 experiencing everything Park City has to offer. Just as importantly, Deer Valley’s
15 willingness to invest in and support downhill mountain biking demonstrates a
16 commitment to helping the sport grow. Hosting the US Open creates opportunities for
17 local youth, inspires the next generation of riders, and strengthens Utah’s position as a
18 premier destination for mountain biking. I believe Deer Valley has the experience,
19 infrastructure, and commitment necessary to host this event responsibly and
20 successfully. I respectfully encourage you to support Deer Valley’s permit request and
21 help bring this incredible opportunity to Park City. Thank you for your time,
22 consideration, and service to the community.”
23

24 Candice Smoot eComment: “I wanted to let you know that my family supports Deer
25 Valley’s request for a permit to host the US Open of mountain biking. We are so excited
26 for more athletes and supporters to experience the amazing bike trails that Summit
27 County has to offer. I can’t imagine a better host city than Park City with its natural
28 beauty, hospitality, shopping and great food. We also look forward to the business it will
29 bring during the shoulder season. As mountain bikers we love the opportunity for Park
30 City to host such a great event. Thank you for your consideration and time!”
31

32 Zoë Harbertson eComment: “I’m writing in support of Deer Valley Resort’s request for a
33 permit to host the US Open of Mountain Biking as a coach and athlete that would love
34 to participate in an event of this caliber in our backyard. I believe this will not only help
35 bolster our local business, but is also in alignment with our community, our culture and
36 our goals. With appropriate management and messaging I believe this event could be
37 an incredible opportunity for our residents, our workforce and our visitors to come
38 together to celebrate sport at the highest level and Park City’s history as one of the first
39 and longest running hosts of gravity racing in North America. I look forward to the
40 councils support for this incredible opportunity and gathering together this fall to
41 celebrate our community and sport.”
42

43 Lance Clifford eComment: “I am writing in support of Deer Valley Resort’s request to
44 host the US Open of Mountain Biking. As the father of a junior mountain bike racer who
45 competes nationally and internationally, I have seen firsthand the positive impact that

1 high-level cycling events can have on young athletes, families, local communities, and
2 small businesses. Opportunities to compete, spectate, and learn from the world's best
3 riders inspire the next generation and strengthen the outdoor recreation culture that has
4 long been part of Utah's identity. Park City has a rich history in mountain biking and
5 gravity racing. Hosting an event of this caliber is a natural fit for the community and
6 reinforces Park City's reputation as one of North America's premier outdoor recreation
7 destinations. The US Open would bring visitors from across the country and around the
8 world, generating economic activity for local businesses while showcasing the incredible
9 trails, scenery, and hospitality that make Park City special. As someone who works in
10 tourism-related industries and regularly travels to major mountain bike events, I have
11 seen how well-organized events can create lasting benefits that extend far beyond race
12 weekend. They bring families together, encourage healthy lifestyles, create
13 opportunities for local youth, and introduce new visitors to the community. I believe Deer
14 Valley has the experience, infrastructure, and commitment necessary to host this event
15 responsibly and successfully. With proper planning and communication, the US Open of
16 Mountain Biking can be a source of pride for Park City and a positive experience for
17 residents, visitors, athletes, and local businesses alike. Thank you for your time,
18 consideration, and service to the community. I respectfully encourage you to support
19 Deer Valley's permit request and help bring this exciting event to Park City."
20

21 Marnie O'Malley eComment: "I am writing in strong support of Deer Valley Resort's
22 request for a permit to host the US Open of Mountain Biking in Park City. As the parent
23 of a young rider on a mountain biking team, I have had the privilege of watching my son
24 fall in love with this sport. Mountain biking has given him confidence, determination,
25 responsibility, and a sense of belonging. It has taught him how to work hard, overcome
26 challenges, and support his teammates—lessons that extend far beyond the trail. For
27 young riders like my son, the opportunity to see world-class athletes compete in our
28 own backyard would be incredibly meaningful. Events like the US Open inspire kids to
29 dream bigger, work harder, and believe that their goals are within reach. It is rare to
30 have the chance to bring that level of competition and inspiration directly to the
31 community where they ride and train. Mountain biking is part of what makes Park City
32 special. Our community has a rich history in the sport, and hosting the US Open would
33 celebrate that legacy while showcasing Park City as a place where outdoor recreation,
34 youth development, and community come together. It would also provide meaningful
35 benefits to local businesses and create an exciting opportunity for residents and visitors
36 to gather around something that reflects the values and culture of our town. As a parent,
37 I would love for my son and so many other local kids to experience the excitement,
38 inspiration, and sense of community that an event like this can bring. I believe the US
39 Open would be a positive addition to Park City and an investment in the next generation
40 of riders. Thank you for your time, consideration, and service to our community. I
41 respectfully encourage you to support this opportunity and help make this event a
42 reality."
43

44 R.G. Pattison eComment: "I would like to thank you for considering this amazing
45 opportunity. I think it would be amazing to have the US Open here in Utah and draw

1 loads of athletes, tourists, and fun! Thanks on behalf of Outlaw and the entire
2 community.”
3 Scott House eComment: “I’m writing in support of Deer Valley Resort’s request for a
4 permit to host the US Open of Mountain Biking as a 20+ year member of the Park City
5 workforce, a previous resident, community servant and parent of a young athlete who
6 would cherish the opportunity to participate in an event of this caliber in our backyard. I
7 believe this will not only help bolster our local business, but believe this event is
8 squarely in alignment with our heritage as a community, our culture and our goals. With
9 appropriate management and messaging I believe this event could be an incredible
10 opportunity for our residents, our workforce and our visitors to come together to
11 celebrate sport at the highest level and Park City’s history as one of the first and longest
12 running hosts of gravity racing in North America. I look forward to the councils support
13 for this incredible opportunity and gathering together this fall to celebrate our community
14 and sport. Thank you for your service, your time and consideration.”
15

16 Eric Porter eComment: “This comment is in strong support of approving the Special
17 Event Permit for the US Open of Mountain Biking at Deer Valley. This event will be a
18 short term and long term benefit to our community. First off our local athletes young and
19 old will get to race their bikes alongside the best racers in the world, our national
20 champions, our heroes. Usually our local athletes have to travel around the country to
21 enter a race of this caliber, it will be great to have a home round for them, and introduce
22 new riders to the sport of DH racing. Economically this will bring more visitors to fill beds
23 and restaurants during a time of year that is starting to slow down for out of town
24 visitation. Finally, this will bring new residents and businesses to our community. My
25 first visit to Park City was in 2001 for the NORBA National Downhill Race. This
26 community made such a big impact on me that I moved to Old Town Park City in 2005
27 and have lived in this community continually since then, raising my family here.”
28

29 Alissa Van Wie eComment: “I’m writing to support Deer Valley hosting the U.S. Open.
30 This event provides a great opportunity for our local youth athletes to see the best in the
31 field.”
32

33 Ben Pattison eComment: “As an active member of the Utah mountain biking community,
34 riding cross-country and downhill trails across the state, I strongly support the approval
35 of this permit. Bringing nationally recognized events to the state adds to the reputation
36 of our world-class facilities, as well as gives opportunity for locals to experience world-
37 class racing. We are seeing a resurgence in the success of US racers on the internal
38 circuit, now is great time to take up the chance to host such an event.”
39

40 Stephanie Leonard eComment: “I am writing to express my strong support of Deer
41 Valley Resort's request for a permit to host the US Open of Mountain Biking. As a
42 parent of two expert level mountain bike racer, our family travels extensively throughout
43 the United States and Internationally to attend competitions. These events not only
44 provide valuable athletic opportunities for young athletes but introduce families to new
45 communities, destinations and local businesses. Hosting the US Open of Mountain

1 Biking at Deer Valley would showcase Park City as a premier outdoor recreation
2 destination to hundreds of athletes, families, coaches and spectators from across the
3 country and around the world. Events of this caliber generate significant economic
4 benefits through lodging, dining, shopping and tourism related spending while
5 highlighting Deer Valleys Bike Park. Park City has earned a reputation as a leader in
6 outdoor recreation and hosting the US Open of Mountain Biking would further
7 strengthen that reputation. Deer Valley has the experience, infrastructure and
8 commitment to excellence necessary to successfully host an event of this magnitude
9 while providing a positive experience for participants and residents alike. Thank you for
10 your consideration and for your continued support of outdoor recreation and high caliber
11 competitive events.”

12
13 Sydney Thorson eComment: “I wanted to share my support for the Fox US Open of
14 Mountain Biking. These are exactly the kind of events that we need in our community to
15 showcase the incredible recreation and hospitality Park City is known for. Additionally,
16 this event will bring in locals and visitors alike to drive revenue in town during our
17 shoulder season.”

18
19 Chris Spealler eComment: “I am writing in support of Deer Valley Resort’s request to
20 host the US Open of Mountain Biking. My son is a junior mountain bike racer who
21 competes nationally and internationally. Gravity based mountain biking has been an
22 instrumental aspect of his mental and social health. I have seen firsthand the positive
23 impact that high-level cycling events can have on young athletes, families, local
24 communities, and small businesses through a number of the team events we have done
25 with him. Opportunities to compete, spectate, and learn from the world’s best riders
26 inspire the next generation and strengthen the outdoor recreation culture that has long
27 been part of Utah’s identity. I have been a local to Park City for nearly 25 years, 19 of
28 which my family has owned and operated a small business in town. I have great
29 memories of the Scott Enduro Cup being held in Deer Valley in the past. Park City's
30 history in mountain biking and gravity racing provide an excellent alignment with the
31 event and I believe can help to continually progress the movement of mountain biking
32 and highlight Park City with how both have evolved over the years. Hosting an event of
33 this caliber is a natural fit for the community and reinforces Park City’s reputation as one
34 of North America’s premier outdoor recreation destinations. The US Open would bring
35 visitors from across the country and around the world, generating economic activity for
36 local businesses, which I appreciate and value as one myself, while showcasing the
37 incredible trails, scenery, and hospitality that make Park City special. The benefits go far
38 beyond the competitive weekend but brings our community together, welcomes those
39 from around the world to experience all that Park City has to offer, and support our local
40 businesses. It's an exciting opportunity to have the caliber of riders come thorough with
41 a chance to both race, and experience the additional trails, activities, and community
42 gatherings Park City has to offer. I am confident, and believe that Deer Valley has the
43 experience, infrastructure, and commitment necessary to host this event responsibly
44 and successfully. With proper planning and communication, the US Open of Mountain
45 Biking can be a source of pride for Park City and a positive experience for residents,

1 visitors, athletes, and local businesses alike. Thank you for your time, consideration,
2 and service to the community. I respectfully encourage you to support Deer Valley’s
3 permit request and help bring this exciting event to Park City.”
4

5 Scott Hove eComment: “Thanks a lot for considering DV’s interest in holding the US
6 Open of Mountain biking this fall. Deer Valley has a long history of downhill racing and it
7 has been a while since we’ve had a big race here. Solitude brought the Monster DH
8 here last year, which was awesome, and that series is growing. Mountain biking has
9 changed a lot in Park City in the last handful of years. Park City has always been a
10 cross country biking mecca, but there are a lot of new downhill trails. This is changing
11 the face of mountain biking here and bringing a lot more visitors and locals onto these
12 great new trails. The US Open at DV would solidify that Utah wants to continue to grow
13 downhill racing in the state and that Park City/ DV want to be at the forefront of that.”
14

15 Maya and Thomas Lazenby eComment: “I’m reaching out to share my enthusiastic
16 support for Deer Valley Resort’s request to host the US Open of Mountain Biking. As a
17 mother of a 13yr old mountain bike racer, I can’t tell you how exciting it would be to have
18 an event of this caliber in Park City! Beyond the thrill for our local athletes, I truly believe
19 this event is a perfect fit for who we are as a community – it celebrates our rich heritage,
20 our love of sport, and our values. Deer Valley has the experience, infrastructure, and
21 commitment to host this event responsibly and successfully. I’m confident that with
22 thoughtful planning and management, this could be such a special opportunity for all of
23 us – residents, local workers, and visitors alike – to come together and celebrate what
24 makes Park City the amazing mountain town that it is! I’m hopeful you’ll support this
25 exciting opportunity, and I’m already looking forward to cheering alongside our
26 community this fall! Thank you so much for your time, consideration, and service to this
27 great community. I encourage you to support Deer Valley’s permit request and help
28 bring this exciting event to Park City.”
29

30 Mayor Dickey closed the public hearing.
31

32 Council Member Toly stated this event was exciting and she was happy this event was
33 coming back. Council Member Ciraco thanked Deer Valley for their public outreach and
34 was grateful for the public comments that were submitted and given.
35

36 Council Member Ciraco moved to approve a new Level 4 Special Event Permit from
37 Deer Valley to hold the US Open of Mountain Biking in a form approved by the City
38 Attorney’s Office. Council Member Zegarra seconded the motion.

39 **RESULT: APPROVED**

40 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

41
42 **2. Consideration to Approve Ordinance No. 2026-14, an Ordinance Amending Title**
43 **12 of the Municipal Code of Park City to Allow Temporary Leasing Signs for New**
44 **Developments:**

1 Virgil Lund, Planning Department, presented this item and reviewed that Council
2 directed staff to look at the existing sign code to identify potential amendments to
3 provide greater flexibility for leasing signs. The proposed amendments would bridge the
4 gap. Once the Certificate of Occupancy has been issued, the development could post
5 the signs. Staff researched comparable communities and met with leasing agents. The
6 amendments set new regulations for leasing signs. He noted there was unanimous
7 approval from Planning Commission.

8
9 Council Member Zegarra felt this would help with affordable housing advertising and he
10 supported it. Council Member Ciraco thanked staff for getting this done.

11
12 Mayor Dickey opened the public hearing. No comments were given. Mayor Dickey
13 closed the public hearing.

14
15 Council Member Zegarra moved to approve Ordinance No. 2026-14, an ordinance
16 amending Title 12 of the Municipal Code of Park City to allow temporary leasing signs
17 for new developments. Council Member Toly seconded the motion.

18 **RESULT: APPROVED**

19 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

20
21 **3. Consideration to Authorize the City Manager to Execute a Construction**
22 **Agreement, in a Form Approved by the City Attorney, with Silver Spur**
23 **Construction Not to Exceed \$1,334,150.00 to Construct the Pinnacle Subdivision**
24 **Waterline Replacement Project:**

25 Harrison Holley, Public Utilities Engineer, reviewed the deterioration of water lines in
26 this area. He stated construction impacts would be minimal. Construction was planned
27 for mid-June and it would be completed in mid-October.

28
29 Council Member Ciraco asked if this project would replace all the lines in the streets.
30 Holley stated this was a planned unit development, so it was all done around the same
31 period. They would replace the water main in the road and the connections to the
32 meters. Council Member Toly asked if this was the only waterline project being done
33 this summer. Holley stated they put out an RFP for another project and would bring that
34 contract back to Council soon.

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

37
38 Council Member Ciraco moved to authorize the City Manager to execute a construction
39 agreement, in a form approved by the City Attorney, with Silver Spur Construction not to
40 exceed \$1,334,150.00 to construct the Pinnacle Subdivision Waterline Replacement
41 Project. Council Member Miller seconded the motion.

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



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

June 11, 2026

The Council of Park City, Summit County, Utah, met in open meeting on June 11, 2026, at 4:45 p.m. in the Council Chambers.

Council Member Miller moved to close the meeting to discuss property at 4:49 p.m. Council Member Zegarra seconded the motion.

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

CLOSED SESSION

Council Member Zegarra moved to adjourn from Closed Meeting at 5:34 p.m. Council Member Miller seconded the motion.

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

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Adam Lenhard, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. APPOINTMENTS

1 **1. Re-Appoint Kara Beal and Molly Guinan, and Appoint Tori Stuart, Ariel Goos,**
2 **and Alexandra Stoelze, to the Public Art Advisory Board with Terms Expiring**
3 **June 30, 2029:**
4

5 Council Member Toly moved to re-appoint Kara Beal and Molly Guinan, and appoint
6 Tori Stuart, Ariel Goos, and Alexandra Stoelze, to the Public Art Advisory Board with
7 terms expiring June 30, 2029. Council Member Miller seconded the motion.

8 **RESULT: APPROVED**

9 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

10
11 **2. Re-Appoint John Frontero and Appoint Matthew Day to the Planning**
12 **Commission for Four-Year Terms through 2030:**
13

14 Council Member Ciraco moved to re-appoint John Frontero and appoint Matthew Day to
15 the Planning Commission for four-year terms through 2030. Council Member Toly
16 seconded the motion.

17 **RESULT: APPROVED**

18 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

19
20 John Frontero thanked the Council for trusting him and asserted that important
21 decisions were made at the Planning Commission. Matthew Day thanked the Council
22 for being appointed. He moved here 14 years ago and had served on the Appeals Panel
23 prior to this appointment.
24

25 **III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**
26

27 **Council Questions and Comments:**

28 There were no questions or comments made by the Council or staff.
29

30 **Staff Communications Reports:**
31

32 **1. Fourth of July and America250 Celebration Updates and Reminders:**
33

34 **IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON**
35 **THE AGENDA)**
36

37 Mayor Dickey opened the meeting for any who wished to speak or submit comments on
38 items not on the agenda.
39

40 Jocelyn Scudder 84060 invited all to the Latino Arts Festival starting tomorrow at
41 Canyons Village. She thought it would be a wonderful display of the Latino heritage.
42

1 Sara Milligan 84060 opposed the current proposal for the Bonanza 5-Acre site. She
2 didn't think the City needed more affordable housing in the densest part of town. She
3 thought the land could be a park or a new City Hall. It was difficult to see the Council
4 push the project through when there was growing opposition. She also didn't think there
5 was a conversation on helping new residents belong in the community. She and her
6 husband worked hard to be able to afford to live here. She pursued excellence and
7 wanted the Council to do the same.

8
9 Maddy Hobbs 84060 stated she used to think process was boring, but now she thought
10 process was the only thing standing between the Council and doing whatever they
11 wanted. She heard a councilmember say they didn't want to hear about the 5-acre
12 project anymore, but that's what they were supposed to do as a Council. Regarding the
13 Council compensation, she stated Council voting to double their salary was something
14 that should have been brought to the voters. The 5-acres had a process failure. She
15 reviewed the results of the survey given three years ago, and 61% wanted open space.
16 She thought the Council was ignoring the wishes of the respondents. A good process
17 was getting the right information at the right time. Since Sundance and the Kimball Arts
18 Center departed from the original vision for the site, she requested to run the surveys
19 again. She encouraged all residents to share their opinions.

20
21 Suze Weir 84060 asked how the decision was made to spend \$2 million to decide how
22 to widen SR248. She didn't think that money should be spent on a two-year study when
23 people knew it needed to be widened.

24
25 Gib Berry eComment: "Attached is a geospatial screening exhibit related to the Deer
26 Valley / Park City / MIDA area. I am not asking Park City to accept an interpretation
27 from the map. I am asking that the material be placed in the record as supplemental
28 screening information where City interests, public lands, former mining landscapes,
29 open-space values, infrastructure planning, and potential cultural-resource review may
30 overlap. My narrow process questions are: What City office or staff member tracks
31 MIDA-related development impacts affecting Park City boundaries, open space, historic
32 landscapes, trails, utilities, transportation, or adjacent sensitive terrain? If a project
33 involves state/federal participation, permitting, funding, or approvals, who is responsible
34 for confirming the applicable cultural-resource review pathway, including SHPO or
35 Section 106 review where required? If Park City receives supplemental screening
36 information from the public, what is the preferred method for placing it in the record
37 without publicly disclosing any sensitive site-location information?"

38
39 Mayor Dickey closed the public input portion of the meeting.

40 41 **V. CONSIDERATION OF MINUTES**

42 43 **1. Consideration to Approve the City Council Meeting Minutes from May 21 and** 44 **22, 2026:**

1 Council Member Toly moved to approve the City Council meeting minutes from May 21
2 and 22, 2026. Council Member Miller seconded the motion.

3 **RESULT: APPROVED**

4 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

5
6 **VI. CONSENT AGENDA**

7
8 **1. Request to Adopt Resolution 12-2026, a Resolution Adopting Revised**

9 **Procurement Rules:**

10 Council Member Ciraco asked if these rules were changed because of a bus
11 procurement, to which it was affirmed. He asked that when it came back, that the
12 Council should understand pairing with the State of Utah versus other states. Herdrich
13 stated a reason behind that was that UTA did not sign onto the contract and the Federal
14 government asked every state not to run their own procurement, so the City had to work
15 with Washington to get the buses. Council Member Ciraco felt this was straight forward,
16 but he didn't want to make this an automatic thing for non-standard purchases.

17
18 Council Member Parigian asked how the City knew it would get the best deal if an RFP
19 was not issued. Herdrich stated most bus procurements took 12-18 months and it took a
20 lot of staff time and a lot of time for the bus company. There were future purchases for
21 cutaway buses where an RFP would be issued.

22
23 Council Member Ciraco moved to approve the Consent Agenda. Council Member
24 Parigian seconded the motion.

25 **RESULT: APPROVED**

26 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

27
28 **VII. OLD BUSINESS**

29
30 **1. Discuss Compensation for Elective Officials:**

31 Sarah Mangano, Human Resources Director, was present for this item. Council Member
32 Ciraco asked about the Colorado Association of Ski Towns (CAST) compensation
33 survey results and noted some counties were included. Mangano stated she did not
34 include Summit County because they were not a member of CAST and she also didn't
35 include Whistler, Canada. Council Member Ciraco thought Summit County should have
36 been included since they were a comparable entity. He also had hoped to see other
37 comparable cities within Utah. Mangano stated she didn't have municipal compensation
38 readily available. Council Member Ciraco thought Council compensation should be
39 analyzed against other municipalities because the City had relations with other entities
40 throughout the state and he didn't want to be overly compensated compared to them.

41
42 Council Member Toly stated she spoke with CAST members that were on the survey,
43 and the entity that requested the survey was working on adjusting pay and had asked if

1 there was a pay philosophy of other CAST members. Mayor Dickey noted he did not
2 request the survey results from CAST, but it was emailed to all CAST members last
3 week, so he asked that it be included in this week's packet. Mangano admitted she
4 didn't have all the resources that CAST used in the survey, but she felt there were a
5 variety of factors included in a compensation study that CAST didn't use.

6
7 Mayor Dickey opened public input.

8
9 Matt Nagie 84060 stated the compensation proposal resonated with him because he
10 ran for City Council in 2023 and there was a lot of conversation around the workload of
11 the Council. He was a teacher at the time, and he wondered if a teacher would be able
12 to serve on the Council. There was more to this conversation than compensation. He
13 hoped to hear what it meant to be a council member. There were broader questions he
14 would like answered.

15
16 Sara Milligan stated if the quickness of this decision was reflective of the 5-acres
17 project, then the 5-acres needed to be reconsidered.

18
19 Charlie Sturgis, former Mountain Trails Foundation Director, stated there was a
20 difference between the wage of a nonprofit and the cost of living in Park City. He didn't
21 think the Council had the workload of a part-time position. With a budget over \$100
22 million, he didn't want to skimp on the Council's wages. To keep good people, you need
23 to pay them as if they were in the private sector. You get what you pay for. The
24 residents elected a good Council.

25
26 Joanna Kahn indicated she was married to a former Council member, Max Doilney, and
27 she agreed that the job of the Council stayed on the Council's mind constantly. This was
28 more than a part time job. She felt an obligation to share her family's experience. So
29 many people were unable to serve on the Council because they could not afford it. They
30 had to look at the value of the people serving on the Council.

31
32 Neil Hafer 84060 thanked the Council for looking at the compensation again after
33 approving the raises. He didn't know why the Council didn't receive a raise in over 10
34 years. He hoped that Council would think about the future Council members and build in
35 wages. He encouraged the Council to be transparent not only in wages but how much
36 time was spent working for the City. He asserted the majority of people voted for you
37 and they trusted you to make the City great.

38
39 Patricia Kipp 84060 stated Park City deserved a Council and Mayor that felt it was a
40 duty to serve. This was not a career. Not everyone could afford to serve on the Council.
41 Everyone on the Council made a choice to serve knowing the compensation. If they
42 were going to make decisions, they should make it for future Councils or put it to a
43 referendum because the raises that were approved were appalling. A council member
44 told her that enriching themselves was not the goal. This service was not elitist and
45 should not be a career.

1 Matias Alvarez 84098 stated his family moved here in 1962. The people who stuck
2 around at that time learned to adapt. He supported the compensation change and he
3 thought the government should move toward professional stewardship because of the
4 nature of the City. He referred to the Blue Ribbon Commission study a few years ago
5 and noted they studied the wages but not the job. This Council managed over a \$100
6 million budget and that affected everyone. He thought the residents were getting a deal.
7 He heard comments that the Mayor and Council were figureheads and the City
8 Manager ran everything. To that he related a parable that disagreed with those
9 comments.

10
11 Andrea Begart 84060 was concerned with the way the raises were approved. She
12 thought the residents should have a say in the Council's compensation. Park City was
13 at the top of Council compensation compared to other resort cities. If there were any
14 wage increases, they should be effective after the next election. She thought the way
15 the raises were approved inflamed half the residents.

16
17 John Greenfield 84060 was pleased with the language he heard tonight and felt the
18 conversation was respectful. He didn't think a pay raise should be on a consent agenda.
19 He felt the consent agenda should be used conservatively. He reviewed the other
20 commenters' comments. The last election was hard, and he apologized to Council
21 Member Zegarra for his letter about him in the last election.

22
23 Will Segos 84098 indicated the Council did a hard job and it was underappreciated most
24 of the time. It took courage to bring compensation up to where it should be.

25
26 Robert Gurs eComment: "I think it would be better if increases did not take effect until
27 next term. Unusual for legislators to vote on their own pay (recognizing of course that
28 they are likely to be re-elected). Also, I don't know if the PC Council has made a strong
29 case as to why it needs to be nearly full time. Most cities of this size have very part time
30 councilors and rely on city managers to handle city operations. Time consuming
31 community outreach by councilors is important, and it obviously takes time to get up to
32 speed on agenda issues and to provide oversight for staff. However, does PC's council
33 micromanage too much?? Just a question."

34
35 Jeremy Rubell eComment: "The elected official compensation increase should be
36 limited to a simple inflation adjustment. Math in the June 11 report shows some stretch
37 logic to satisfy direction from the Park City Council (kudos to city staff, it's their job), but
38 some components are loosely relevant and not the core issue anyway. This change
39 fundamentally alters the nature of the role without having the real conversation
40 regarding our local form of government. Our city already employs professional staff and
41 a city manager with deep expertise and relevant education, compensated accordingly:
42 strong salaries, excellent benefits, and guaranteed contracts. Compensation packages
43 often exceed \$200,000 for managers, with executives approaching \$300,000, plus
44 severance parachutes into the millions. Park City's elected officials are meant to
45 represent the voice of the people and guide policy, not be experts in all aspects of

1 government administration to the point it's a full-time job. That's why the main
2 qualification to influence hundreds of millions of dollars and our community direction is
3 less about an accomplished resume and more about a perception of who cares most or
4 who our friends' friends are. If we're turning elected officials into full-time professionals
5 and sidelining the staff's expertise, then we should offset it by reducing staff pay. Fair's
6 fair, although it's a really bad idea. Making elected office a career invites trouble: like
7 temptation of bowing to influence to protect personal income, eroding true community
8 interests. If you can't live here on the new full-time salary without a second job, then you
9 can't serve. Or is having two jobs OK in that scenario? A family of four AMI is almost
10 \$170,000. Seems this policy is one of unintended exclusion, impacting the "forgotten
11 middle" and families. Plugging one hole opens up multiple new ones. If the goal is truly
12 greater inclusion, get creative: Stagger meeting times for different worker shifts, hold
13 occasional weekend or weekday meetings on slower days for hospitality workers, and
14 keep remote attendance fully open. Money doesn't solve this. And let's be honest, a
15 councilor adamant the raise is for inclusion tried to restrict remote attendance last year,
16 despite many residents having to travel for work to afford living and raising families
17 here. It's OK to exclude them? Quite the plot twist. If the massive raise is truly
18 warranted, prove it's not self-serving. Implement it in two stages, announcing it before
19 the next election cycles (June 2027 and June 2029), effective the following Jan. 1
20 before the elected take office. That way we'll see impacts on candidacy (good or bad)
21 before it even takes effect instead of playing pick-a-number with taxpayer dollars. Doing
22 it now isn't just a bad look. It's bad governance. And in case anyone would benefit from
23 a refresher when an independent citizen committee researched this issue from 2022-
24 2023, four public files are attached. Ryan Mayor Dickey and Tana Council Member Toly
25 were both sitting councilors. Consider how that lands... we don't like the answer from
26 experienced folks in our community who donated almost a year of their time studying
27 the topic so we'll just do what we want. Please keep the role what it was meant to be:
28 genuine public service."
29

30 Calvin Regan eComment: "I want to register my strong objection to the pay increases
31 approved for the mayor and council. The initial proposal was excessive, and even the
32 revised amounts remain far above what comparable resort towns of similar size pay
33 their elected officials. At a time when residents are being told that affordability is a
34 priority, the city continues to expand its budget and raise taxes. Affordability cannot be
35 achieved through constant increases in spending. It is achieved by reducing expenses,
36 something this city government rarely seems willing to do. Homeowners continue to
37 shoulder higher tax burdens while the city grows its operational costs year after year.
38 Other states are exploring ways to ease the financial pressure on residents. Florida, for
39 example, is considering eliminating property taxes for primary homeowners. Whether or
40 not that model fits Park City, it demonstrates that governments can think creatively
41 about reducing taxes rather than defaulting to raising them. Serving in local government
42 is a privilege. These positions are meant for individuals who want to give back to their
43 community — not for those seeking long-term, career-style compensation. If the council
44 is truly committed to bringing in more diverse voices and perspectives, then term limits
45 for both councilmembers and the mayor should be implemented. Term limits ensure

1 regular turnover, fresh ideas, and broader representation. Our nation’s early leaders
2 understood the importance of stepping aside. George Washington had to be persuaded
3 to serve a second term, and although he would have easily won a third, he refused. He
4 believed his service was complete and that new leadership was essential to a healthy
5 republic. That principle — voluntary transition and renewal — became a defining feature
6 of American democracy. Park City should embrace that same spirit. If we want a
7 government that reflects the full diversity of our community, we must create a structure
8 that encourages new voices, not one that incentivizes long-term incumbency and
9 escalating compensation. Park City’s previously approved elected-official compensation
10 levels materially exceed those paid in comparable Western destination resort
11 communities. While Park City faces legitimate housing, growth, tourism, and
12 governance challenges, peer communities with similar or greater tourism intensity
13 generally compensate mayors between approximately \$20,000 and \$50,000 annually
14 and council members between approximately \$10,000 and \$40,000 annually. Park
15 City’s approved compensation places it well above the median and likely above the 90th
16 percentile of comparable resort-town elected-official compensation. The strongest
17 comparator in my view is Jackson, Wyoming. Even Jackson’s compensation of roughly
18 \$50,000 for the mayor and \$41,000 for council members remains dramatically below
19 Park City’s previously approved new compensation structure. I feel the council was tone
20 deaf in approving these raises for themselves. The job is part time - regardless of what
21 people may say. The argument about not getting good people to run for office because
22 of the pay - that is a red herring - plenty of good people of all backgrounds run and will
23 continue to run. Some because they are passionate, some because they want the
24 power of the position. We don’t need our tax dollars being spent to increase pay of part
25 time politicians. Fewer politicians is always better for the people.”

26
27 Mayor Dickey closed public input.

28
29 Council Member Miller asked if wages could be set for future councils. Margaret Plane,
30 City Attorney, stated the Council could pass an ordinance but they couldn’t bind a future
31 council. Council Member Zegarra affirmed the process could have been better. The
32 intent was not to rush the raises through, but it could have been discussed more. He
33 stated there was no standard, but he was grateful for staff’s efforts to report on a
34 methodology.

35
36 Council Member Parigian agreed City issues were always at the top of mind of the
37 Council. He related that people came to him with arguments and he had to be the fact
38 checker and historian and reply to all of them to set the record straight. He thought
39 tonight the Council was trying to correct their mistake from a couple of weeks ago and
40 have a more detailed discussion on the Mayor and Council compensation. He thought
41 some entities didn’t give themselves raises because they saw that other entities hadn’t
42 increased raises. He wanted to break out of that circle of comparison and vote on a
43 substantial raise for future councils. He wanted to take the 2015 salary and apply the
44 cost-of-living index for each year for their current raise. Then they could schedule a
45 compensation review in the fall and talk about everything, such as part time versus full

1 time, what entities should be comparable, etc. He wanted to be responsive to the
2 community and continue as a liaison and respond to emails, but he could do less if that
3 was what the community wanted.

4
5 Council Member Miller made her decisions on affordability, and she voted to increase
6 the wages now because they could not bind future councils. She felt the correct number
7 for Council compensation was the number that would allow future Council members to
8 survive. If it was not competitive, being a Council member would be a luxury option.

9
10 Council Member Toly stated she talked about this her entire time on Council. She could
11 be on the Council because she had a business and didn't have a mortgage. But being
12 on the Council forced her to hire a manager for her business. The conversation was
13 why the Council role was undervalued. She called all the resort towns in Utah and they
14 agreed this was a hard conversation. She reviewed questions not asked by the CAST
15 survey or the Blue Ribbon Commission. With regard to the City's budget, it ranked next
16 to large cities such as Sandy and Murray. There was not a metric that worked with Park
17 City's. She suggested that the Council could look at factors such as budget, workload,
18 AMI, philosophy of elected officials, ratio of property tax to sales tax, number of
19 employees, state and legislature structure of a city governance, home cost, model of the
20 County Council, how the mayor was elected, and types of council government. The
21 County Council was the closest comparable and they earned \$70,000. She stated this
22 was not put on a Consent Agenda. The state required a public hearing and that's what
23 happened a few weeks ago. She thought a wage philosophy was needed, such as
24 comparing the wages to the AMI for the City. Council Member Toly indicated the AMI for
25 a single person in the City was \$117,000. She suggested having Council make a
26 percentage of the AMI since that was a good indicator of what people in the City were
27 earning. She supported increasing the Council's wages with a merit raise consistent to
28 the recommendation in the staff report of \$34,373 to \$37,657.

29
30 Council Member Ciraco reviewed that he supported a 10% raise but not a raise at the
31 level approved three weeks ago. He asserted there was no shortage of people filing to
32 run for Council. There was no service without sacrifice. When he was younger, he could
33 not serve, but now he was able to serve. Nobody should quit their job to serve on the
34 Council because this was not a job. He was not opposed to Council getting a raise and
35 noted the healthcare payout had increased tremendously, and he considered that a
36 raise. He supported 10% after the next election cycle. Council Member Parigian added
37 the staff COLA increase should be incorporated into the Council wage increase
38 annually. Mangano indicated the years that staff received COLA, the Council also
39 received it.

40
41 Council Member Zegarra agreed that service was a sacrifice. He felt the wage of
42 \$34,373 to \$37,657 was a sacrifice. He would love to consider livability and affordability.
43 He supported the \$37,657 as displayed in the packet effective now. Council Member
44 Ciraco wanted to dispel the notion that because he was 50 that he couldn't understand

1 someone in their 20s. Anyone voted into office was capable to do it. Nothing was more
2 valuable than someone's vote.

3
4 Mayor Dickey indicated talking about your own pay was awkward. There were many
5 folks who couldn't afford to do this job and he wanted to attract a broad set of
6 candidates. There was an entire demographic missing from the Council. He felt higher
7 pay would attract a broad set of candidates. There was no good time to increase
8 Council wages and he agreed the conversation should have not been rushed. He asked
9 to apply Council wages the same as staff wages, including COLA and merit. He felt that
10 was reasonable.

11
12 Council Member Ciraco stated the people ages 20-35 wouldn't be on Council because
13 of the expensive costs of campaigning. Also, regarding the time commitment, he offered
14 to take more responsibility like more liaison roles from other members because he had
15 the time. Council Member Toly didn't want to give up her duties. She loved being on
16 Council and wanted public service to be valued. Council Member Miller supported
17 \$37,657 that Council Member Zegarra proposed. She agreed with Council Member Toly
18 that this topic should be discussed in depth in the fall. Council Member Ciraco felt the
19 people did value the Council because the raises were the top of the state.

20
21 Mangano reviewed the City had grown significantly since 2015 so comparables were
22 hard to figure. She explained how she arrived at the numbers in the report. Mayor
23 Dickey felt the numbers in the report were reasonable.

24
25 Council Members Zegarra and Miller supported \$37,657. Council Member Parigian
26 supported \$31,964, and requested a future discussion on a compensation policy for
27 future councils. Council Member Ciraco supported \$31,964 but wanted it to go into
28 effect after the next election. Council Member Toly supported \$34,373. After some
29 discussion, Council Members Miller, Zegarra, and Toly supported increasing Council
30 wages to \$34,373 and bringing it back to include in the final budget. Mangano asked for
31 direction on Mayor compensation. Council Member Parigian asked if the 1.94x Council
32 pay was satisfactory to the rest of the Council. Mayor Dickey stated the mayor was
33 much more work than Council. Council Member Toly asked to bring that back in the fall
34 as well. The majority of the Council wanted to keep the Mayor's wage at 1.94x of
35 Council wages, which would be 66,663.62.

36 37 **VIII. NEW BUSINESS**

38 39 **1. Public Hearing for Ordinance 2026-15, an Ordinance Adopting a Revised** 40 **Budget for Fiscal Year 2026 and a Final Budget for Fiscal Year 2027 for Park City** 41 **Municipal Corporation and its Related Agencies and Authorizing the Computation** 42 **of the Property Tax Rate at a No Tax Increase Rate:**

43 Hans Jasperson, Penny Frates, and Jessica Morgan, Budget Department, presented
44 this item. Morgan reviewed additional items to the adjusted FY26 budget and an
45 adjustment for the FY27 budget. She noted additional revenue was received from a

1 library grant, state funds were received for the Police Department, library donations, and
2 increased backflow prevention money. There was also updated construction costs for
3 516 Marsac Avenue. The Lower Park RDA had an interfund transfer for the senior
4 center that would go into the FY27 budget.

5
6 Jasperson asked the Council about the Arts Council Director position that was
7 discussed last week and noted the job description was included in the packet. He knew
8 the Council was concerned with this ongoing expense and he suggested various ways
9 of funding the position. Council Member Toly asked to discuss the position at the next
10 joint Council meeting with the County Council. The Council supported \$32,500 in the
11 budget for that position.

12
13 Jasperson reviewed the softball field dugout project and stated that project was in the
14 design phase to be brought up to code. Council Member Parigian indicated nothing was
15 wrong with the backstop and dugout, but for insurance purposes a roof was needed.
16 Troy Dayley, Public Works Director, stated they would bring the dugout up to code by
17 installing additional uprights in the backstop and putting a mesh fabric roof over the
18 dugout in the case of a foul ball. Utah Risk Management Agency (URMA), the City's
19 insurance company, required the roof. He stated there was an engineering expense to
20 design it so the total cost could be \$2,000 over the grant received.

21
22 Mayor Dickey opened the public hearing. No comments were given.

23
24 Council Member Miller moved to continue Ordinance 2026-15, an ordinance adopting a
25 revised budget for Fiscal Year 2026 and a final budget for Fiscal Year 2027 for Park
26 City Municipal Corporation and its related agencies and authorizing the computation of
27 the property tax rate at a no tax increase rate, to June 25, 2026. Council Member
28 Parigian seconded the motion.

29 **RESULT: CONTINUED TO JUNE 25, 2026**

30 **AYES:** Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

31
32 **2. Consideration to Adopt Resolution 11-2026, a Resolution Amending the Fee**
33 **Schedule:**

34 Hans Jasperson, Budget Analyst, noted an additional change since this item was last
35 discussed. The Stormwater fee had a 3% inflationary increase. He noted the Planning
36 Team looked at other cities for options around the Affordable Master Planned
37 Development fees and also appeals fees. If the Council wanted a discussion on that,
38 they could come back at a future meeting.

39
40 Council Member Parigian advocated for a refund to the appellant if they won the appeal.
41 Ward indicated the question of a successful appeal could be complicated. They had
42 numerous appeals that were referred to the Appeal Panel that were overturned.
43 Currently, the appeal fee was for the time spent processing the appeal. If actual costs
44 were recouped the cost would be \$2,700, but the fee was set at \$500, and it had been

1 \$500 since 2010. They did research with other jurisdictions and found that one
 2 jurisdiction had a baseline fee and if the costs were less than the baseline, the
 3 remainder was refunded. Council Member Parigian felt if entities didn't change the
 4 comparables, other entities wouldn't change it. He suggested waiting until all appeals
 5 were exhausted to see who won, and then determine a refund. Ward noted staff could
 6 provide more information or analysis before a decision was made. Mayor Dickey asked
 7 for a staff communication report on the appeal process so the Council could decide if
 8 they wanted a future work session on this.

9
 10 Mayor Dickey opened the public hearing. No comments were given. Mayor Dickey
 11 closed the public hearing.

12
 13 Council Member Miller moved to adopt Resolution 11-2026, a resolution amending the
 14 Fee Schedule. Council Member Toly seconded the motion.

15 **RESULT: APPROVED**
 16 **AYES:** Council Members Ciraco, Miller, Toly, and Zegarra
 17 **NAY:** Council Member Parigian

18
 19 **IX. ADJOURNMENT**

20
 21 **PARK CITY REDEVELOPMENT AGENCY MEETING**

22
 23 **ROLL CALL**

Attendee Name	Status
Chair Ryan Dickey Board Member Bill Ciraco Board Member Molly Miller Board Member Ed Parigian Board Member Tana Toly Board Member Diego Zegarra Adam Lenhard, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

25
 26 **PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE**
 27 **AGENDA)**

28
 29 Chair Dickey opened the meeting for any who wished to speak or submit comments on
 30 items not on the agenda. No comments were given. Chair Dickey closed the public input
 31 portion of the meeting.
 32

1 **NEW BUSINESS**

2
 3 **1. Consideration to Approve Resolution RDA 02-2026, a Resolution Adopting the**
 4 **Fiscal Year 2026 Revised Budget and the Fiscal Year 2027 Budget for Park City**
 5 **Redevelopment Agency:**

6 Hans Jaspersen, Budget Analyst, stated the Main Street RDA expired and the funds
 7 needed to be spent by end of this calendar year.

8
 9 Chair Dickey opened the public hearing. No comments were given. Chair Dickey closed
 10 the public hearing.

11
 12 Board Member Toly moved to approve Resolution RDA 02-2026, a resolution adopting
 13 the Fiscal Year 2026 Revised Budget and the Fiscal Year 2027 Budget for Park City
 14 Redevelopment Agency. Board Member Ciraco seconded the motion.

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

17
 18 **ADJOURNMENT**

19
 20 **PARK CITY MUNICIPAL BUILDING AUTHORITY MEETING**

21
 22 **ROLL CALL**

Attendee Name	Status
Chair Ryan Dickey Board Member Bill Ciraco Board Member Molly Miller Board Member Ed Parigian Board Member Tana Toly Board Member Diego Zegarra Adam Lenhard, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

24
 25 **PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE**
 26 **AGENDA)**

27
 28 Chair Dickey opened the meeting for any who wished to speak or submit comments on
 29 items not on the agenda. No comments were given. Chair Dickey closed the public input
 30 portion of the meeting.

31
 32 **NEW BUSINESS**

1 **1. Consideration to Approve Resolution MBA 01-2026, a Resolution Adopting the**
2 **Fiscal Year 2027 Budget for Park City Municipal Building Authority:**
3

4 Chair Dickey opened the public hearing. No comments were given. Chair Dickey closed
5 the public hearing.
6

7 Board Member Parigian moved to approve Resolution MBA 01-2026, a resolution
8 adopting the Fiscal Year 2027 Budget for Park City Municipal Building Authority. Board
9 Member Ciraco seconded the motion.

10 **RESULT: APPROVED**

11 **AYES:** Board Members Ciraco, Miller, Parigian, Toly, and Zegarra

12
13 **ADJOURNMENT**

14
15 With no further business, the meeting was adjourned.
16
17

Michelle Kellogg, City Recorder

Resolution No. 13-2026

A RESOLUTION ADOPTING THE FY27 UTAH RETIREMENT SYSTEMS CONTRIBUTIONS FOR TIER 2 PUBLIC SAFETY EMPLOYEES, EFFECTIVE JULY 1, 2026, FOR PARK CITY MUNICIPAL CORPORATION

WHEREAS, certain Utah Retirement Systems contributions may be adopted and amended at the discretion of the City Council and are subject and subordinate to applicable federal and state laws, rules, and regulations, and local ordinances; and

WHEREAS, the purpose of the contributions is to support retirement needs for public safety officers, but neither any contract nor implied contract rights are created hereby; and

WHEREAS, the City Manager, City Attorney's Office, Human Resources Department, and Police Department have reviewed the proposed Utah Retirement Systems contribution rates, see Attached as Exhibit A, and recommend adoption by the City Council; and

WHEREAS, the City Council deems it in the best interest of public safety employees of Park City Municipal Corporation to formally adopt them;

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

SECTION 1. ADOPTION: The Utah Retirement Systems contributions, attached hereto, are hereby adopted and thereto adopted by the City Manager.

SECTION 2. EFFECTIVE DATE: This Resolution shall take effect on July 1, 2026.

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

Utah Retirement Systems
 Final Tier 2 Retirement Contribution Rates as a Percentage of Salary and Wages
 Fiscal Year July 1, 2026 - June 30, 2027

	Final Tier 2 Hybrid Retirement System								Final Tier 2 Defined Contribution Plan							
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	Employee	Employer	(1)	(2)	(3)	(4)	(5)	Employee	Employer
	Employee Tier 2 DB Rate	Employer Hybrid Plan DB Plan Rate	Employer Hybrid Plan DC Plan Rate	Death Benefit*	Tier I Amortization %	Total Employer Rate (2) + (3) + (4) + (5)	Total Required Contribution (1) + (6)	Increase (Decrease) From Prior Year	Increase (Decrease) From Prior Year	Employee Tier 2 Rate	Employer Tier 2 Rate	Death Benefit*	Tier I Amortization %	Total Required Contribution (1)+(2)+(3)+(4)	Increase (Decrease) From Prior Year	Increase (Decrease) From Prior Year
Public Employees																
Contributory Retirement System																
11- Local Government	1.30	10.00	0.00	0.08	4.87	14.95	16.25	0.49	(1.00)	0.00	10.00	0.08	4.87	14.95	0.00	(1.00)
Public Employees																
Noncontributory Retirement System																
15- Local Government	1.30	10.00	0.00	0.08	3.11	13.19	14.49	0.49	(1.00)	0.00	10.00	0.08	3.11	13.19	0.00	(1.00)
16- State and School	1.30	10.00	0.00	0.08	8.94	19.02	20.32	0.49	0.00	0.00	10.00	0.08	8.94	19.02	0.00	0.00
18- Higher Education	1.30	10.00	0.00	0.08	9.94	20.02	21.32	0.49	0.00	0.00	10.00	0.08	9.94	20.02	0.00	0.00
Public Safety																
Contributory Retirement System																
23- Other Division A (2.5% COLA)	5.98	14.00	0.00	0.08	10.77	24.85	30.83	1.25	(0.50)	0.00	14.00	0.08	10.77	24.85	0.00	(0.50)
Public Safety																
Noncontributory Retirement System																
42- State	5.98	14.00	0.00	0.08	16.96	31.04	37.02	1.25	(0.50)	0.00	14.00	0.08	16.96	31.04	0.00	(0.50)
43- Other Division A (2.5% COLA)	5.98	14.00	0.00	0.08	10.25	24.33	30.31	1.25	(0.50)	0.00	14.00	0.08	10.25	24.33	0.00	(0.50)
75- Other Division A (4.0% COLA)	5.98	14.00	0.00	0.08	11.41	25.49	31.47	1.25	(0.50)	0.00	14.00	0.08	11.41	25.49	0.00	(0.50)
44- Salt Lake City	5.98	14.00	0.00	0.08	24.20	38.28	44.26	1.25	0.00	0.00	14.00	0.08	24.20	38.28	0.00	0.00
45- Ogden	5.98	14.00	0.00	0.08	26.30	40.38	46.36	1.25	0.00	0.00	14.00	0.08	26.30	40.38	0.00	0.00
46- Provo	5.98	14.00	0.00	0.08	19.61	33.69	39.67	1.25	0.00	0.00	14.00	0.08	19.61	33.69	0.00	0.00
47- Logan	5.98	14.00	0.00	0.08	17.87	31.95	37.93	1.25	(0.50)	0.00	14.00	0.08	17.87	31.95	0.00	(0.50)
48- Bountiful	5.98	14.00	0.00	0.08	26.89	40.97	46.95	1.25	0.00	0.00	14.00	0.08	26.89	40.97	0.00	0.00
49- Other Division B (2.5% COLA)	5.98	14.00	0.00	0.08	9.95	24.03	30.01	1.25	0.00	0.00	14.00	0.08	9.95	24.03	0.00	0.00
76- Other Division B (4.0% COLA)	5.98	14.00	0.00	0.08	10.94	25.02	31.00	1.25	(2.00)	0.00	14.00	0.08	10.94	25.02	0.00	(2.00)
Firefighters' Retirement System																
31- Division A**	5.98	14.00	0.00	0.08	0.00	14.08	20.06	1.25	0.00	0.00	14.00	0.08	0.00	14.08	0.00	0.00
32- Division B**	5.98	14.00	0.00	0.08	0.00	14.08	20.06	1.25	0.00	0.00	14.00	0.08	0.00	14.08	0.00	0.00

* Employer paid active member death benefit (75% of salary) per Utah Code Section 49-22-501 and 49-23-501.

** For Firefighters, the fire insurance premium offset was applied first to the amortization charge, leaving no amount owed to Tier I by employers for Tier 2 Firefighters



City Council Staff Report

Subject: Consideration to Adopt Resolution 14-2026 Approving the Cable Television Franchise Agreement between the City and Comcast, and Authorizing Execution of the Agreement

Authors: John Robertson, P.E.
Luke Henry

Department: Engineering and City Attorney's Office

Date: June 25, 2026

Recommendation

Adopt Resolution 14-2026 and authorize the City Manager to execute the Cable Television Utility Franchise Agreement between Park City Municipal Corporation and Comcast of Utah II, Inc. in a form approved by the City Attorney's Office.

Executive Summary

Comcast of Utah II, Inc. ("Comcast") is a cable television provider. The proposed resolution and franchise agreement would grant Comcast the non-exclusive right to install, operate, and maintain their cable system within the City's rights-of-way for a term of 15 years. In exchange, the City would receive a franchise fee. The agreement also controls many other aspects related to Comcast's use of the City's rights-of-way.

Analysis

A franchise is a contractual right to use the public right-of-way. Franchise agreements create binding requirements for the governmental entity that grants the franchise and the company that receives it. The terms of a granted franchise vary depending on the type of utility or company involved, the proposed use, and other factors. They commonly include agreed-upon language related to the scope of use, insurance, indemnification, fees, and more.

The Comcast Franchise Agreement mirrors the All West Cable Television Franchise Agreement that [Council approved on September 5, 2024](#).

This franchise would allow Comcast the non-exclusive right to install, construct, repair, replace, reconstruct, operate, maintain, and retain a cable system in, on, over, under, upon, across, and along public rights-of-way to provide cable service in the City's municipal boundaries. The Comcast Franchise Agreement is specific to allowances within the public right-of-way. The use of other city-owned property is not allowed under the franchise and would require a separate negotiation. Additionally, the franchise agreement does not alleviate Comcast's obligation to obtain appropriate permitting and approvals from the City for their proposed work or maintenance.

Components of note in the proposed Comcast Cable Television Franchise Agreement include:

- The franchise would be in effect for 15 years.

- The franchise covers public rights-of-way within the City's municipal boundaries.
- Comcast must maintain insurance and indemnify the City for claims arising from Comcast's franchise or its acts or omissions under the franchise.
- The agreement requires that Comcast provide the City with current maps and records defining the location of their installed systems.
- Comcast agrees to comply with the policy of the City to have lines and cables placed underground to the greatest extent reasonably practicable.
- Comcast agrees to pay the City a sum equal to 5% of its Gross Revenues as defined in the Agreement.
- Comcast agrees to comply with all applicable laws and regulations, including, specifically, compliance with the Contaminated Soils Ordinance of the Park City Code and right-of-way permitting.
- Future renewals would be processed pursuant to federal law.
- Upon termination of the franchise, Comcast must remove its facilities unless the City allows them to remain.

Attachments

Exhibit A: Comcast Cable Television Utility Franchise Agreement

Exhibit B: Resolution 14-2026

FRANCHISE AGREEMENT BETWEEN PARK CITY MUNICIPAL CORPORATION AND COMCAST OF UTAH II, INC. REGARDING OPERATION OF A CABLE TELEVISION SYSTEM WITHIN THE CITY OF PARK CITY, UTAH

This Franchise Agreement is between Park City Municipal Corporation, a Utah municipal corporation (the "**City**"), and Comcast of Utah II, Inc. ("**Comcast**" or "**Grantee**").

The City acknowledges that Comcast has the financial, legal, and technical ability to provide the services, facilities, and equipment necessary to meet cable-related needs of the community.

The City and Comcast desire to enter into a franchise agreement to allow Comcast to operate and maintain a cable system that will be mutually beneficial to Comcast and City residents.

The parties therefore agree as follows:

1. Definitions.

1.1. "Basic Service" means any cable service tier which includes the retransmission of local television broadcast signals.

1.2. "Cable Service" has the same meaning as defined at 47 U.S.C. § 522(6) as the same may be amended from time to time.

1.3. "Cable System" has the same meaning as defined at 47 U.S.C. § 522(7) as the same may be amended from time to time, except that as used herein, it specifically refers to the Grantee's Cable System within the Franchise Area.

1.4. "City" means Park City Municipal Corporation and includes the City's officers, agents, employees, elected and appointed officials, departments, boards, and commissions.

1.5. "Council" means the governing body of the City.

1.6. "Franchise Area" means that area within the municipal boundaries of Park City, Utah, including any additions and excluding any areas removed from the municipal boundaries during the term of this agreement.

1.7. "Grantee" or "Comcast" means Comcast of Utah II, Inc., its successors, and assigns, and any person or entity (A) who provides Cable Service over the Cable System and directly or through one or more affiliates owns a significant interest in the Cable System, or (B) who otherwise controls or is responsible for, through any arrangement, the management and operation of the Cable System.

1.8. "Gross Revenues" means any and all revenues of Grantee as determined according to generally accepted accounting principles consistently applied, derived directly or indirectly, arising from or attributable to operation of the Cable System in the Franchise Area, including:

- a. Revenue from all charges for services provided to Subscribers of entertainment and non-entertainment services (such as leased access fees and home shopping revenue);
- b. Revenue from all charges for the insertion by Grantee of commercial advertisements upon the Cable System in the Service Area;

- c. Revenue from all charges for the installation, connection and reinstatement of equipment necessary for the utilization of the Cable System and the provision of Subscriber and other services in the Service Area; and
- d. Grantee's pro rata portion of any revenues on a subscriber base basis derived from any other person or source arising from or attributable to Grantee's operation of the Cable System in the Service Area, to which the Franchising Authority is authorized to apply a franchise fee under federal, state or local law as it may exist from time to time during the term of the franchise.

Gross Revenues do not include any fees or taxes which are imposed directly or indirectly on any Subscriber by any governmental unit or agency, and which are collected by the Grantee on behalf of a governmental unit or agency. Gross Revenues do not include revenues which cannot be collected by the Grantee and are identified as bad debt; provided, that if revenue previously representing bad debt is collected, this revenue shall be included in Gross Revenues for the collection period.

1.9. "Person" means any natural person, company, or entity of any kind.

1.10. "Public Way" means the surface of and the space above and below any public street, way, place, right of way, road, highway, freeway, bridge, tunnel, lane, path, bike path, alley, court, sidewalk, parkway, drive, boulevard, or communications or utility easement dedicated for compatible uses, by whatever name called, in existence during the term of this agreement and all extensions of those Public Ways and additions to those Public Ways within the Franchise Area. Public Way shall not include bike paths or trails not dedicated for utility services or compatible uses.

1.11. "Subscriber" means any Person who lawfully receives any Cable Service from the Grantee.

2. Grant from the City.

2.1 Grant of Authority. As further specified in this agreement, the City hereby grants to Comcast the non-exclusive right and privilege to install, construct, repair, replace, reconstruct, operate, maintain, and retain a Cable System in, on, over, under, upon, across, and along any Public Ways to provide Cable Service in the Franchise Area. The rights granted to Grantee by this agreement do not include the right to situate the Cable System on poles or other property owned by entities other than the City and situated in the Public Ways. It shall be the responsibility of Grantee to negotiate any pole-attachment agreements or similar agreements with the owners of such poles or facilities, and to pay to such owners any required compensation.

2.2 Non-Exclusive Grant. The right to use and occupy Public Ways for the purposes set forth in this agreement is not exclusive to Grantee. This agreement does not establish any priority for the use of the Public Ways by Grantee or by any present or future franchisees or other permit holders. In the event of any dispute as to the priority of use of the Public Ways, the first priority shall be to the public generally, the second priority to the City in the performance of its various functions, and thereafter, as between Grantee and other franchisees and permit holders, as determined by the City in the exercise of its powers, including the police power and other powers reserved to and conferred on it by the State of Utah.

2.3 Competitive Equity.

2.3.1 If, during the term of this agreement, the City grants an additional franchise or authorization to construct or operate a Cable System or provide Cable Services to any part of the Franchise Area, and Grantee believes that the material provisions thereof, considered as a whole, are more favorable or less burdensome than those contained herein, Grantee shall have 90 days from the date of the City's grant of the competitor's franchise or similar authorization, to petition the City in writing for relief. Such petition shall (1) explain the basis for the Grantee's belief it is entitled to relief; (2) identify any material provisions it wishes to amend or repeal; (3) provide text for any proposed amendments together with an explanation of why the proposed amendments are necessary; and (4) confirm whether Grantee is willing to accept any additional material obligations that may be contained within the competitor's franchise or authorization that are not contained within Grantee's agreement.

2.3.2 Upon receipt of such petition, the City shall have 60 days to notify Grantee either: (i) that City is willing to enter into negotiations with Grantee to amend its agreement; or (ii) that City believes the material obligations of the competitor's franchise are, considered as a whole, not materially more favorable than the material obligations under this agreement and that the new competitor is not being afforded a competitive advantage. In the event the City notifies Grantee that it is willing to enter into negotiations to amend the agreement, the City and Grantee shall use best efforts in good faith to negotiate the proposed modifications to achieve competitive equity of regulatory and financial burdens, consistent with any limitations on the City's regulatory authority, and will endeavor to conclude such negotiations within 60 days from the date of such City notice. In the event the City notifies Grantee that subsection 2.3.2(ii) applies, Grantee may notify the City that it elects to immediately commence the renewal process under 47 U.S.C. § 546 and to have the remaining term of the agreement shortened to not more than 36 months. The parties further agree that: (1) Grantee may not withhold, delay or enjoin any performance or otherwise refuse to comply with its obligations under this agreement whether or not it believes it is entitled to relief under this provision; (2) any relief shall be prospective only, and limited to the relief agreed upon, or the modifications obtained through any renewal of this agreement; (3) the City will not be liable for any damages to the Grantee for any breach of this provision; (4) in no event will the City be required to refund or to offset against future amounts due the value of benefits already received; and (5) Grantee may not obtain any relief from obligations it may have under settlements or other contracts with the City via this provision.

2.3.3 Notwithstanding anything contained herein to the contrary, this competitive equity provision does not apply if the City is ordered or required to issue a franchise or other authorization on different terms and conditions, or the City is legally unable to comply with the provisions of this section; and the relief is contingent on the new competitor actually commencing provision of Cable Service in the City to its first customer, and continuously providing such service. Further, should the new competitor fail to continuously provide service for a period of six months, the City has the right to implement this agreement with its original terms upon three months' notice to Grantee. Finally, this provision does not apply to: (i) open video systems, and common carrier systems exempted from franchise requirements pursuant to 47 U.S.C. § 571; (ii) systems that serve less than 10% of the geographic area of the City; (iii) systems where video programming services are only delivered over the public Internet or wireless networks; (iv) telecommunications services; or (v) existing cable franchises for entities

occupying the Public Ways as of the date of this agreement.

2.4 Common Use of Facilities. In order to minimize adverse impacts to the Public Ways, City facilities, and the public caused by construction, repair, and maintenance activities of multiple utility franchisees, the City encourages and requires the shared use of utility and utility-type facilities by franchisees and permittees whenever practicable, in Grantee's discretion. Grantee shall use good faith efforts to determine the location and existence of excess capacity on existing poles or existing conduit and utilize such capacity to the extent possible under such terms and conditions as Grantee may negotiate with the owners of such poles or conduits. Grantee further agrees to use good faith efforts to provide access to its own excess conduit, if any, to another franchisee or permittee on mutually acceptable terms and conditions. This section shall not be construed to prohibit Grantee from leasing a conduit to another provider, so long as the lessee has obtained a franchise or other authorization to use the Public Way from the City.

3. Term of Franchise. The franchise and rights granted in this agreement commence on the date of the final passage of this agreement and continue in force and effect for 15 years after the date of this agreement, subject to any subsequent modifications the City and Grantee may agree on in writing.

4. Conditions of Franchise.

4.1 Conditions of Public Way Occupancy.

4.1.1. The Cable System installed by Grantee within the Franchise Area shall be located so it causes minimum interference with the public use of the Public Ways and with the rights and reasonable convenience of property owners who adjoin the Public Ways. The Cable System shall be constructed and operated in compliance with applicable governmental codes.

4.1.2. In case of disturbance, damage, or injury of any Public Way or other public or private property, real or personal, by Grantee, Grantee shall, at its expense and in accordance with City standards and specifications and generally accepted construction practices, restore such Public Way or property in as good of condition as it was in immediately prior to the disturbance. Grantee's restoration must start promptly and not more than 14 days after being aware or notified or any issue, weather permitting, unless otherwise authorized by the City Engineer. Upon the failure of Grantee to complete such repair or restoration in a reasonably timely manner, the City may effect the same, and Grantee shall promptly reimburse the City for the City's actual, reasonable, and documented costs in connection with such repair or restoration.

4.1.3. Upon receipt of reasonable advance written notice, to be not less than 10 business days in the event of a temporary relocation, and no less than 90 days for a permanent relocation, Grantee shall, at its expense, protect, support, temporarily disconnect, relocate in the same Public Way or other public place, or remove from the Public Way or other public place, any components of the Cable System when lawfully required by the City by reason of traffic conditions, public safety, street vacation, freeway and street construction, change or establishment of street grade, installation of sewers, drains, or water pipes, or any other type of structures or improvements by the City. Unless otherwise permitted by the City, Grantee shall remove any portion of the Cable System, including all supporting structures, poles, transmission and distribution system and other appurtenances, fixtures or property from the Public Ways, in over, under, along, or through which they are installed within six months of their abandonment.

Likewise, if a private property owner who is not receiving service from Grantee requests removal from its private property, Grantee shall remove the drop line from the feeder cable in the Public Way to said building or premises on the said private property within six months of such request. Additionally, if public funds are available to any utility company for the purpose of defraying the cost of any temporary disconnection, relocation, or removal of any components of the Cable System, such funds shall be made available to Grantee.

4.1.4. Grantee shall, on the request of any Person holding a building moving permit issued by the City, temporarily raise or lower its wires to permit the moving of buildings, provided: (a) the expense of such temporary raising or lowering of wires is paid by the Person requesting the service, including, if required by Grantee, making such payment in advance and (b) Grantee is given not less than three business days advance notice.

4.1.5. It is the policy of the City to have lines and cables placed underground to the greatest extent reasonably practicable. In furtherance of this policy, the Grantee agrees as follows:

- (1) Grantee shall place newly constructed lines and cables underground within the City, to the extent that there are no available existing aerial facilities. In any regions of the City where the transmission distribution facilities of the respective public or municipal utilities are both aerial and underground, the Grantee shall consult with the City Engineer to determine whether the construction will be aerial or underground, and wherever possible (depending on the location, connection route, and pole condition) construct, operate and maintain all of its transmission and distribution facilities, or any part thereof, underground.
- (2) In any area of the City in which there are no aerial facilities other than antennas or other facilities required to remain above ground in order to be functional, or in any portion of the Public Ways in which all telephone, electric power wires and cables reasonably capable of undergrounding have been placed underground, Grantee shall not be permitted to erect poles or to run or suspend wires, cables, or other facilities thereon, but shall lay such wires, cables, or other facilities underground in the manner requested by the City, provided that such underground locations are actually capable of accommodating the Grantee's cable and other equipment without technical degradation of the Cable System's signal quality.
- (3) In the event of a City-driven facilities relocations project that requires conversion of overhead facilities to underground, such as projects that may include, but not be limited to: road widening, surface grade changes, or sidewalk installation, Grantee agrees to bear the costs of converting Grantee's Cable System from an overhead system to an underground system as follows:
 - (a) Engineering. To ensure proper space and availability in the supplied joint trench, Grantee shall pay for the work (time and materials) necessary to complete Cable System related engineering and coordination with the other utilities involved in the project.
 - (b) Cost(s). Grantee shall pay its proportionate share of the cost of labor and materials necessary to place its cables, conduits, and vaults/pedestals in the supplied joint trench and/or stand-alone cable trench. If, however, the City's costs for Grantee

are not agreeable to Grantee, then Grantee shall have the right to hire its own contractor(s) to complete the work within the joint trench.

(c) If Grantee decides to use its own contractor(s) to complete its portion of the work, then Grantee and its contractor(s) are responsible for coordinating with the City to provide reasonable notice and time to complete the placement of Grantee's cables, conduits, and vaults/pedestals in the trench. If the Grantee fails to complete the above work within the time prescribed and to the City's reasonable satisfaction, the City may cause such work to be done and bill the reasonable cost of the work to the Grantee, including all reasonable costs and expenses incurred by the City due to Grantee's delay. In such an event, the City shall not be liable for any damage to any portion of the Grantee's Cable System. Within 45 days of receipt of an itemized list of those costs, the Grantee shall pay the City.

(d) Within the underground conversion area, Grantee shall cooperate with the City and its contractor on any on-site coordination. The City shall be responsible for traffic control, trenching, backfill, and restoration of all work performed by its contractor. The Grantee shall be responsible for traffic control, trenching, backfill, and restoration of all work performed by its contractor for stand-alone cable trenches.

(4) To ensure the efficient and timely performance of undergrounding and other activities requiring utility cooperation and coordination in the Public Way, Grantee shall participate in utility coordination meetings called by the City from time to time.

4.1.6. The parties agree that Grantee may trim trees overhanging any Public Ways in the Franchise Area to prevent branches from coming into contact with Grantee's wires and cables, except that, at the option of the City, such trimming may be done by the City or under the City's supervision and direction at Grantee's expense.

4.1.7. Subject to any applicable state or federal regulations, the parties agree the City may make additional use, for any public purpose, of any poles or conduits controlled or maintained exclusively by or for Grantee in any Public Way, provided: (a) the City's use does not interfere with Grantee's use, (b) the City's use does not commercially compete with Grantee, and (c) the City holds Grantee harmless for all claims, demands, causes of actions, suits, actions, proceedings, damages, costs, or liabilities of every kind and nature whatsoever arising out of the City's use of Grantee's poles or conduits.

4.2. Safety Requirements.

4.2.1. Grantee must at all times employ ordinary care and shall install and maintain in use commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injuries, or nuisances to the public.

4.2.2. All structures and all lines, equipment, and connections in, over, under, and upon all Public Ways in the Franchise Area that are within Grantee's control must be kept and maintained by Grantee in a safe and suitable condition and in good order and repair.

4.2.3. Grantee agrees that Grantee will not perform work in the Public Ways without an

approved traffic control plan. Grantee shall submit a traffic control plan to the City Engineering Department before conducting any work in the Public Ways that may impact traffic. The City Engineer or the City Engineer's designee shall make reasonable efforts to approve the plan or work with Grantee to adjust the plan so that it can be approved.

4.3 Compliance with Applicable Law and Regulations.

4.3.1. In constructing, maintaining, and operating the Cable System, Grantee shall comply with all applicable Federal, State, and local laws, regulations, and ordinances. Grantee specifically agrees to comply with Title 11, Chapter 15 (the Contaminated Soils Ordinance) of the Park City Municipal Code when conducting any land-disturbing activity under this agreement.

4.3.2. Nothing in this agreement will be construed as a waiver by the City of its general police powers, and the City has the right to amend its local rules and regulations related to its general police powers in managing Public Ways.

4.3.3. Neither the franchise nor this agreement relieves Grantee of the obligation to obtain permits, licenses, and other approvals from the City necessary for the construction, repair, or maintenance of the Cable System. Grantee must comply with the City municipal code and other rules and permissions relating to the construction, repair, or maintenance of the Cable System by obtaining building permits and any other permits, licenses, and approvals where required by law, ordinance, or rule.

4.4 Location of Facilities. Grantee shall keep accurate, complete, and current maps and records of the Cable System. Subject to applicable confidentiality provisions, Grantee shall make available electronic copies of such maps and records to the City within 30 days of a request from the City.

4.5 Service to Public Buildings. Grantee shall, upon request, provide one outlet of Basic Service and the most commonly subscribed to tier other than Basic Service to those City offices, police stations, and other City buildings that are passed by its Cable System. The outlets shall not be used to distribute or resell cable services in or throughout such buildings. Grantee shall not be required to provide an outlet to such buildings where the drop line from the feeder cable to said building or premises exceeds 125 cable feet unless the appropriate governmental entity agrees to pay the incremental cost of such drop line in excess of 125 cable feet. If additional outlets are provided to such buildings, the building owner shall pay the usual installation fees associated therewith, including, but not limited to, labor and materials. Grantee intends to provide the cable service in this section on a complimentary basis, however if the Grantee decides in future to charge for the cable service, it shall provide the City with at least 120 days' prior written notice. Such notice shall document the proposed offset or service charges calculated consistent with then-applicable law so that the City can make an informed decision as to whether to continue to receive the services. Upon written notice from Grantee, the City shall be given the full 120 days to review the list of outlets receiving complimentary service and shall have the right to discontinue receipt of all or a portion of the outlets receiving complimentary service provided by Grantee. In the event applicable law is overturned in whole or in part by action of the FCC or through judicial review or an act of Congress, the City and Grantee will meet promptly to discuss what impact such action has on the provision of the cable services to which this section applies. If any complimentary cable services are discontinued or charged for pursuant to this section and subsequently applicable law provides that these complimentary services are no longer included in the definition of "franchise fee," then the City has a right to have these services restored or continued for

the betterment of the community on a complimentary basis upon 60 days written notice to Grantee.

4.6 Emergency Use.

4.6.1. In accordance with and at the time required by the provisions of FCC Regulations Part 11 and other applicable provisions as may from time to time be amended, Grantee shall install, if it has not already done so, and maintain an Emergency Alert System (EAS). This EAS shall at all times be operated in compliance with federal and state law and regulations in order that emergency messages may be distributed over the Cable System in accordance with federal and state EAS requirements and plans and any other applicable requirements as may from time to time be amended.

4.7 System Capabilities.

4.7.1 The Cable System will be designed to the most current specifications which Grantee has deployed in systems of similar size and characteristics provided that Grantee shall not be required to provide technology or service which is deemed to be experimental by industry standards. At minimum, the Cable System will provide: (1) Fiber Optic Backbone Transportation; (2) Widely deployed fiber-optic conductors; (3) Fully activated return capability.

4.7.2 Subject to the other terms and conditions of this Franchise and state and federal law, Grantee may incorporate technological developments into the Cable System at any time. In addition, after the fifth anniversary of the Effective Date of this Franchise and then again after the tenth anniversary of the Effective Date of this Franchise, the City and Grantee shall discuss technological developments and their incorporation into the Cable System in the Franchise Area. Nothing contained in this agreement shall require Grantee to incorporate such additions if such additions are not economically or technically feasible or if incorporation of such additions will adversely affect the operation, financial condition, or market development of the Cable System. Grantee shall not unreasonably withhold incorporating technological developments into the Cable System.

5. Bonds and Surety.

5.1 Grantee shall not be required to obtain or maintain bonds or other surety as a condition of being awarded the Franchise or continuing its existence. Grantee and the City recognize that the costs associated with bonds and other surety may be ultimately borne by the Subscribers in the form of increased rates for Cable Services. Initially, no bond or other surety will be required. In the event that one is required in the future, the City agrees to give Grantee at least 90 days prior written notice thereof stating the exact reason for the requirement.

5.2 Notwithstanding the above provision, Grantee shall be responsible for standard performance bonds and insurance required for encroachment permits for work done within Public Ways.

6. Operational Standards; Force Majeure.

6.1. Grantee shall operate and maintain its Cable System in full compliance with the standards and

guidelines set forth by the Federal Communications Commission. Grantee's workmanship must comply with the American Public Works Association (APWA) standards and specifications and the City's supplemental standards and specifications.

6.2 Grantee shall not be held in default hereunder, for any cause beyond Grantee's control, including, without limitation, acts of God, fire, flood, earthquakes, hurricane, unavoidable casualty, extraordinary delays in transportation, strikes, lockouts, picketing, boycotts, embargoes, pandemics, acts or omissions of common carriers, or other emergency conditions including weather conditions incompatible with good quality workmanship.

7. Grantee Contact for Complaints. Grantee shall maintain a business office or agent which Subscribers may telephone during regular business hours without incurring added message or toll charges, so that complaints regarding cable television operations may be promptly reported to Grantee.

8. Access to Cable Service. Grantee shall not deny service, deny access, or otherwise discriminate on the availability, rates, terms, or conditions of Cable Services provided to residents on the basis of race, color, creed, religion, ancestry, national origin, gender, sexual orientation, disability, age, familial status, marital status, or status with regard to public assistance. Grantee shall comply at all times with all applicable Federal, State and local laws and regulations relating to nondiscrimination. Grantee shall not deny or discriminate against any group of actual or potential residential Subscribers in the City on access to or the rates, terms, and conditions of Cable Service because of the income level or other demographics of the local area in which such group may be located.

9. Franchise Fee Payments.

9.1. Grantee shall pay the City a sum equal to 5% of the Gross Revenues per annum.

9.2. Grantee will pay the franchise fee payments in quarterly installments. The payment of franchise fees shall be made on a quarterly basis and shall be due 45 days after the close of each calendar quarter. The payment must be made on the basis of the preceding quarter's Gross Revenues. Each payment shall be accompanied by a brief report prepared by a representative of the Grantee showing the basis for the computation. Gross Revenue will be reported by category. The City may add a service charge of 1.5 percent per month of the total amount due for late payments. No acceptance of any payment by the City shall be construed as a release or an accord and satisfaction of any claim the City may have for further or additional sums payable as a franchise fee or for the performance of any other obligation of the Grantee. The Grantee shall be released of further responsibility for any unclaimed past or undue franchise fees for a particular calendar year following the agreed resolution of a City financial audit or financial review of Grantee's books and records related to payments for that year or years.

9.3. The records of Grantee reflecting the information relevant in determining Gross Revenues described in this section will be available for inspection by the City or its duly authorized representative at all reasonable hours and upon reasonable notice of not less than 15 business days. The City shall have the right to audit Grantee's records. Upon the completion of any such audit by the City, the City shall provide to the Grantee a final report setting forth the City's findings in detail, including any and all substantiating documentation. In the event of an alleged underpayment, the Grantee shall have 30 days from the receipt of the report to provide the City with a written response agreeing or refuting the results of the audit, including substantiating documentation. Based on these

reports and responses, the parties shall agree upon a “Finally Settled Amount.” “Finally Settled Amount” for purposes of this section means the agreed upon underpayment, if any, to the City by the Grantee as a result of any such audit. If the parties cannot agree on a “Finally Settled Amount,” the parties shall submit the dispute to a mutually agreed upon mediator within 60 days of reaching an impasse. The costs of mediation will be evenly split by the parties. In the event an agreement is not reached at mediation, either party may bring an action to have the dispute amount determined by a court of law. Any Finally Settled Amount due to the City shall be paid to the City within 30 days. Once any Finally Settled Amount is paid to the City, the City shall have no further rights to audit or challenge the payment for that period. The City shall bear the expense of its audit of the Grantee’s books and records unless the Finally Settled Amount reflects and underpayment of 5% or more. Grantee’s reimbursement of audit costs shall not exceed \$15,000, regardless of the cost of the audit. Grantee and its affiliates shall maintain for a period of five years all records reasonably necessary to document its compliance with this agreement.

9.4. Grantee shall acquire and maintain an active Park City business license during the term of this agreement. The City will not charge a fee related to that business license. The franchise fee payments described in this section shall be in lieu of any and all other franchise, business license, occupation, privilege, pole, wire, instrument, excise, or other taxes except general ad valorem property taxes, sales taxes, and other special improvement taxes lawfully levied by the City or any other subdivision of the State of Utah pursuant to law.

9.5. Grantee is authorized to charge and collect the franchise fee from Subscribers in addition to any current or futures charges for Cable Services approved by the City in the same manner as such billing and collection is authorized under the utility franchises issued by the City.

10. Indemnification.

10.1 Indemnification of the City. Grantee shall, at its sole cost and expense, indemnify and hold harmless the City, its officers, elected officials, employees and agents (“City Parties”) from and against all liability, obligations, damages, penalties, claims, costs, charges, losses, fees, judgments, causes of action, and expenses (including legal fees) arising from any claim of personal injury or property damage or equitable relief that may be imposed upon, incurred by, or be asserted against any of the City Parties by reason of any exercise of Grantee’s franchise or any act or omission of Grantee, its personnel, employees, agents, contractors, subcontractors, or affiliates which may arise out of or be in any way connected with (i) the construction, installation, operation, maintenance, or condition of the Cable System or Cable Service including any claims of invasion of the right of privacy, for defamation of any person, firm or corporation, for the violation or infringement of any copyright, trademark, trade name, service mark, or patent, or a failure by the Grantee to secure consents from the owners or authorized distributors of programs to be delivered by the Cable System, or for violation of any other right of any person, or (ii) Grantee’s failure to comply with any Federal, State, or local statute, ordinance, or regulation. Grantee’s indemnification obligation does not extend to liability to the extent that the personal injury or property damage is caused by the negligence or willful misconduct of the City Parties.

10.2 Defense of the City. In the event any action or proceeding is brought against the City by reason of any matter for which the City is entitled to indemnification under this agreement, Grantee shall upon notice from the City, at Grantee’s sole cost and expense, resist and defend the action or proceeding with legal counsel reasonably acceptable to the City. Grantee will not admit liability in any matter on behalf of the City without the written consent of the City. If the City elects to defend any action or proceeding itself

and does not call upon Grantee to provide a defense pursuant to this provision, then the City must obtain consent from Grantee with regard to the City's engagement of counsel, experts, accountants, or other consultants in order for Grantee to be responsible for reasonable fees and expenses. Grantee may not unreasonably withhold consent.

10.3 Assumption of Risk. Grantee undertakes and assumes for its officers, agents, contractors and subcontractors, and employees all risk of dangerous conditions, if any, on or about any City-owned or controlled property, including Public Ways.

10.4 Notice, Cooperation, and Expenses. The City must give Grantee prompt notice of any claim made against it or the commencement of any action, suit, or other proceeding covered by the provisions of this section. Nothing in this agreement prevents the City from cooperating with Grantee and participating in the defense of any litigation by the City's own counsel.

10.5 Additional Indemnifications. The City may require Grantee to execute specific and additional indemnifications in connection with issuing any permits related to performance under this agreement.

11. Insurance.

11.1. Required Insurance. At all times during the term of this agreement, plus any time after termination, revocation or expiration during which removal of facilities or restoration is occurring, Grantee shall obtain, maintain, and pay all premiums for all insurance policies described in this section, so as to protect the public. Simultaneous with the execution of this agreement, Grantee shall provide the City with certificates of insurance evidencing all required coverage. Grantee shall also provide certificates of insurance evidencing all required coverage to City each year with its business license renewal application. Failure to obtain and maintain any insurance policy required by this section will be deemed a material breach of this agreement and may be grounds for termination of this agreement and the franchise. Required insurance must consist of the following:

11.1.1. Commercial General Liability. Commercial general liability insurance, including premises operations liability, completed operations liability, independent contractors liability, contractual liability coverage, railroad protective coverage and coverage for property damage from perils of explosion, collapse, or damage to underground utilities, commonly known as XCU coverage, in an amount not less than \$2,000,000 per occurrence, with a \$3,000,000 aggregate limit.

11.1.2. Automobile Liability. Automobile liability insurance that provides coverage for owned, hired, and non-owned automobiles in the minimum amount of a combined single limit of \$2,000,000 per occurrence. This policy must not contain any exclusion or limitation with respect to loading or unloading of a covered vehicle.

11.1.3. Workers' Compensation. Workers' compensation and employer's liability insurance sufficient to cover all of Grantee's employees pursuant to Utah law. This requirement includes those who are doing business as an individual and as a sole proprietor as well as corporations and partnerships. In the event any work is subcontracted, Grantee shall require its subcontractor(s) similarly to provide worker's compensation insurance for all of the subcontractor's employees, unless a waiver of coverage is allowed and acquired pursuant to Utah law.

11.1.4. Umbrella Policies. The coverage amounts set forth above may be met by a combination of underlying (primary) and umbrella policies so long as in combination the limits equal or exceed those stated. If more than one insurance policy is purchased to provide the coverage amounts set forth above, then all policies providing coverage limits excess to the primary policy shall provide drop down coverage to the first dollar of coverage and other contractual obligations of the primary policy, should the primary policy carrier not be able to perform any of its contractual obligations or not be collectible for any of its coverages for any reason during the term of this agreement, or (when longer) for as long as coverage could have been available pursuant to the terms and conditions of the primary policy.

11.2. Additional Insured/Claims Made Basis. The City shall be named as an additional insured on all policies (other than policies for workers' compensation and employer's liability). Any notice of cancellation of coverage must be delivered to the City in accordance with policy provisions, which shall include an endorsement indicating that the policy may not be canceled or modified without providing 30 days prior written notice to the City. Grantee shall annually provide the City with certificates of insurance evidencing such coverage. All insurance policies (other than workers' compensation and employer's liability insurance) must be written on an occurrence basis and not on a claims-made basis, to the extent such coverage is commercially reasonably available.

11.1. No Limitation of Liability. No recovery by the City of any sum by reason of any insurance policy required by this agreement will form any limitation upon the liability of Grantee to the City or to other Persons.

11.2. Qualified Carriers. All insurance must be effected under valid and enforceable policies insured by insurance carriers licensed to do business in the State of Utah or by surplus line carriers on the State Insurance Commissioner's approved list of companies qualified to do business in the State of Utah. All insurance carriers and surplus line carriers shall be rated A- or better by A.M. Best Company.

11.3. Contractors. Grantee's contractors and subcontractors working in the Public Ways shall carry in full force and effect commercial general liability, automobile liability and workers' compensation and employer's liability insurance commensurate with the scope of their work. In the alternative, Grantee, at its expense, may provide such coverages for any or all its contractors or subcontractors (such as by adding them to Grantee's policies).

11.4. Insurance Primary. Grantee's insurance coverage shall be primary insurance with respect to the City, but only for actions of Grantee and for whom Grantee is responsible. Any insurance or self-insurance maintained by Grantee shall be in excess of Grantee's insurance and will not contribute to Grantee's insurance (where "insurance or self-insurance maintained by the City" includes any contract or agreement providing any type of indemnification or defense obligation provided to, or for the benefit of the City, from any source, and includes any self-insurance program or policy, or self-insured retention or deductible by, for, or on behalf of the City).

11.5. Changes to Limits. Grantee shall increase the limits of such insurance to at least the amount of the Limitation of Judgments described in Section 63G-7-604 of the Governmental Immunity Act of Utah, as that amount is amended under Section 63G-7-605, by legislation, or judicial opinion.

12. Procedures for Default or Other Action Against Grantee.

12.1. The occurrence at any time during the term of this agreement of any one or more of the following events shall constitute an event of default by Grantee under this agreement:

12.1.1. The failure of Grantee to pay the franchise fee (and, in the case of delinquent payments, all required service charges thereon) within 30 days after the due dates specified herein.

12.1.2. Grantee's material breach or violation of any of the terms, covenants, representations, or warranties contained herein or Grantee's material failure to perform any obligation contained herein.

12.1.3. Grantee's failure to pay or cause to be paid any governmentally imposed taxes of any kind whatsoever, including but not limited to real estate taxes, income taxes, and personal property taxes on or before their due date; provided, however, Grantee shall not be in default hereunder with respect to the non-payment of taxes which are being disputed in good faith in accordance with applicable law.

12.1.4. The dissolution or termination, as a matter of law, of Grantee.

12.1.5. If Grantee files a voluntary petition in bankruptcy; is adjudicated insolvent; obtains an order for relief under Section 301 of the Bankruptcy Code (11 U.S.C. § 301); files any petition or fails to contest any petition filed against it seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief for itself under any laws relating to bankruptcy, insolvency or other relief for debtors; seeks or consents to or acquiesces in the appointment of any trustee, receiver, master, custodian or liquidator of Grantee, or any of Grantee's property and/or the Franchise and/or of any and all of the revenues, issues, earnings, profits or income thereof; makes an assignment for the benefit of creditors; or fails to pay Grantee's debts generally as they become due.

12.2. The City shall give written notice to the Grantee of the event of default, and the Grantee, within 30 calendar days of such notice, shall commence efforts to remedy the event of default identified in the notice and shall have 45 calendar days from the date it receives notice to cure the event of default.

12.3. The notice required by section 12.2 must clearly state the action or proposed action to be taken, the time provided for response, and such other procedures as may be specified by the City.

13. Remedies. Upon the occurrence of any uncured event of default as described in Section 12, the City will be entitled to exercise any and all of the following cumulative remedies:

13.1 Because the Grantee's failure to comply with provisions of this agreement will result in injury to the City, and because it will be difficult to estimate the extent of such injury, the City and the Grantee agree that liquidated damages may be assessed against the Grantee for uncured material violations of the agreement. The City may impose liquidated damages in the amount of \$75 per day for each uncured violation of the franchise. These damages represent both parties' best estimate of the damages resulting from the violation.

13.2 The City, acting by or through its City Council, shall have the right to revoke the franchise for cause. If the City elects to pursue this remedy, a hearing shall be held, and notice must be given to Grantee of the date and the time of such hearing, whether public participation will be allowed, and the procedures by which such participation may occur. Grantee may participate in such hearing. If at the conclusion of the hearing, the City revokes the franchise for cause, the City shall retain any portion of the franchise fee and other fees or payments paid to it, or which are due and payable to it, to the date of the forfeiture and termination. The City's right to terminate the grant of the franchise pursuant to this Section is not a limitation on the City's right of revocation.

13.3 The commencement of an action against Grantee at law for monetary damages.

13.4 The commencement of an action in equity seeking injunctive relief or the specific performance of any of the provisions which, as a matter of equity, are specifically enforceable.

13.5 Any other rights and remedies provided by law or in equity. The City and Grantee understand and intend that such remedies may be cumulative to the maximum extent permitted by law and the exercise by the City of any one or more of remedies will not preclude the exercise by the City, at the same or different times, of any other such remedies for the same uncured event of default.

14. Procedure Upon Termination. Upon revocation, termination, or expiration of this agreement, unless an extension is granted, Grantee shall discontinue the provision of Cable Services, and all rights of Grantee to use the Public Ways for its Cable System for the provision of Cable Services shall cease. Unless otherwise agreed by the City in writing or provided herein, Grantee shall remove its Cable System from Public Ways within six months of the revocation, termination, or expiration of this agreement. This provision shall not apply to facilities constructed and owned by Grantee or an affiliated entity of Grantee, where such facilities are used by Grantee or the affiliated entity to lawfully provide services other than Cable Service. Upon removal of its Cable System, Grantee shall also restore any property, public or private, to the condition in which it existed prior to the installation, erection, or construction of its Cable System, including any improvements made to such property prior to the construction of the Cable System. Restoration of municipal property, including but not limited to the Public Ways, must be in accordance with the directions and specifications of The City, and all applicable laws, ordinances, and regulations, at Grantee's sole expense. If such removal and restoration is not completed within six months after the revocation, termination, or expiration of this agreement, unless otherwise provided by applicable law, all of Grantee's property remaining in the affected Public Ways will, at the option of the City, be deemed abandoned and shall, at the option of the City, become its property or the City may obtain a court order compelling Grantee to remove same. In the event Grantee fails or refuses to remove the Cable System or to satisfactorily restore all areas to the condition in which they existed prior to the original construction of the Cable System, the City, at its option, may perform such work and collect the actual, reasonable, and documented costs thereof from Grantee. No surety on any performance bond nor any letter of credit then in effect shall be discharged until the City has certified to Grantee in writing that the Cable System has been dismantled, removed, and all other property restored, to the satisfaction of the City

15. Approval Required for Transfer. Grantee shall not sell or transfer its Cable System to another, other than a Person controlling, controlled by, or under common control with Grantee, nor transfer this agreement or any rights under this agreement to another, without prior written notification to the City and prior written approval by the City. No sale or transfer of Grantee's assets used in the performance of this agreement shall

be effective until the purchaser or transferee has filed in the office of the City Recorder an instrument duly executed reciting the fact of such sale or assignment accepting the terms of this agreement and agreeing to perform all the conditions contained in this agreement. Neither this section nor other sections of this agreement will preclude the mortgaging, hypothecating, or assigning of rights in the Cable System, or the pledge of stock by Grantee for the purpose of financing.

16. Renewals. Renewal of the franchise will follow the procedures specified in section 626 of the Cable Communications Policy Act of 1984, 47 U.S.C. § 546 as may be amended or preempted and superseded by the provisions of any subsequent provision of federal or state law. Notwithstanding anything to the contrary set forth in this Section, the Grantee and the City agree that at any time during the term of the Franchise, while affording the public appropriate notice and opportunity to comment, the City and the Grantee may agree to undertake and finalize informal negotiations regarding renewal of the Franchise and the City may grant a renewal thereof.

17. Miscellaneous Provisions.

17.1. Unless otherwise prescribed in this agreement, all matters required to be filed with the City must be filed with the City Recorder.

17.2. Grantee shall assume the cost of publication of this agreement when publication is required by law. A bill for publication costs shall be presented to Grantee by the City.

17.3. Throughout the term of this Franchise, Grantee shall provide to the City, and keep up to date, a single point of contact with a telephone number that can be reached 24 hours a day, seven days a week for communications on technical and operations issues.

17.4. Throughout the term of this Franchise, each party shall maintain and file with the other a local address for the service of notices by mail. All notices shall be sent to such respective address, and such notices shall be effective upon the date of mailing. At the effective date of this Franchise:

a. Grantee's address shall be:

Comcast of Utah II, Inc.
9602 South 300 West
Sandy, UT 84070
Attention: Government Affairs

With a copy to:
Comcast Cable
1701 John F. Kennedy Boulevard
Philadelphia, PA 19103
Attention: Legal Department

b. City's address shall be:

Park City Municipal Corporation
ATTN: City Attorney's Office
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060

18. City Police Power. Grantee shall at all times during the life of this agreement be subject to all lawful exercise of the police power by the City. The City reserves the right to adopt such ordinances as may be necessary to the exercise of its police power. Such regulation must be reasonable and not in derogation of the rights granted in this agreement.

19. Separability. If any part of this agreement is for any reason held invalid by the decision of any court or regulatory body of competent jurisdiction, such decision will not affect the validity of the remaining portions. The invalidity of any portion of this agreement will not abate, reduce, or otherwise affect any consideration or other obligation required of Grantee.

20. Approval by City Council and Effective Date. This agreement will become effective when all the parties have signed it with the prior approval of this agreement by resolution of the City Council adopted at a public meeting duly noticed under Utah law. The date of this agreement will be the date this agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature).

[SIGNATURE PAGE TO FOLLOW]

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

PARK CITY MUNICIPAL CORPORATION

Date: _____

Ryan Dickey
Mayor

ATTEST:

Park City Recorder

APPROVED AS TO FORM:

City Attorney's Office

COMCAST OF UTAH II, INC.

Date: _____

By: _____

Title: _____

Resolution 14-2026

A RESOLUTION APPROVING THE CABLE TELEVISION UTILITY FRANCHISE AGREEMENT BETWEEN COMCAST OF UTAH II, INC. AND PARK CITY MUNICIPAL CORPORATION

WHEREAS, Comcast of Utah II, Inc. (the "Company") desires to provide certain cable services within Park City, Utah (the "City"), and in connection therewith to establish a network in, under, along, over, and across present and future streets, alleys and rights-of-way of the City, consisting of cable lines and cables, together with all necessary and desirable appurtenances; and

WHEREAS, the City, in the exercise of its police power, ownership, use or rights over and in the public rights-of-way, and pursuant to its other regulatory authority, believes it is in the best interest of the public to provide to the Company, and its successors, a non-exclusive franchise to operate its business within the City; and

WHEREAS, the City and the Company propose to enter into a Franchise Agreement, the substantially final form of which has been presented to the City Council at the meeting at which this Resolution is being considered for adoption; and

WHEREAS, the City desires to approve the execution and delivery of such Franchise Agreement and to otherwise take all actions necessary to grant the referenced Franchise to the Company; and

WHEREAS, the City believes this Resolution to be in the best interests of the citizens of the City,

NOW, THEREFORE, be it resolved by the City Council of Park City, Utah, that:

The City Manager is authorized to execute the attached Franchise Agreement Between Park City Municipal Corporation and Comcast of Utah II, Inc. Regarding Operation of a Cable Television System Within the City of Park City, Utah in a form approved by the City Attorney's Office.

This resolution is passed and adopted this 25th day of June, 2026.

PARK CITY MUNICIPAL CORPORATION

Mayor Ryan Dickey

Attest:

City Recorder

Approved as to form:

City Attorney's Office

City Council Staff Report

Subject: Bus Shelter Art Phase II – Artist Selection Recommendations

Author: Stephanie Valdez

Department: Economic Development/Public Art

Date: June 25, 2026

Recommendation

Consider a request to authorize the City Manager to execute contracts, in a form approved by the City Attorney’s Office and as recommended by the Public Art Advisory Board (PAAB), with the PAAB’s recommended artists for the design and installation of artwork at twenty bus shelters as part of Phase II of Park City’s Bus Stop Improvement Project.

Executive Summary

In 2025, eight bus shelters received public art installations, marking the initial phase of visual enhancements to the City’s transit infrastructure.

On [January 8, 2026](#), the City Council approved the PAAB Strategic Plan for 2026, which included Bus Shelter Art Phase II.

On [May 7, 2026](#), the City Council approved the construction agreement for Phases II and III of the Bus Stop Improvement Project, advancing implementation of the bus shelter improvement efforts

The PAAB, in collaboration with the Transportation Planning team, issued a call to artists for public art installations at twenty-one bus shelters in Phase II, building on the success of Phase I and advancing the City’s commitment to integrating public art into transit infrastructure improvements. The scope was later adjusted to twenty bus shelters. The City issued the RFP on February 2, 2026, and closed on May 1, 2026.

The theme “Timeless Connections” reflects the heart of Park City, weaving together its storied past, dynamic present, and exciting future. This theme invites artists to explore the relationships, histories, and transformations that have shaped the community over time, including its rich heritage, natural beauty, vibrant culture, and distinctive color palette. This phase also includes variations in bus shelter sizes, allowing artists to respond to different scales and site conditions across the system.

Analysis

The City received 130 proposals from 49 artists, demonstrating strong interest and engagement in the opportunity. Several artists submitted multiple proposals, contributing to the high volume of submissions. Of the participating artists, 16 were local, 15 were regional, and 18 were from outside the state, reflecting a diverse pool of creative talent from both within and beyond the region.

The PAAB engaged in a robust deliberation process, reviewing a highly competitive pool of proposals and acknowledging the consistently high quality of submissions.

After a thorough and thoughtful evaluation process, the PAAB recommends Adrianna Allegretti, Anna Leigh Moore, Anna Nizhoni, Brooke Smart, Daniel Bell, Elizabeth Walsh, Emily Miquelon, Libby Peterkort, Miller Delbridge and Scout Maziarz's submissions as described in Exhibit A.

Funding

Public art has been financed primarily through two funding sources in the Capital Improvement Plan (CIP). The first is a direct allocation to the Public Art capital project (ART0089) through a General Fund transfer. The second is a 1% contribution from qualifying capital improvement projects.

The City has allocated \$115,000 for artwork, with funding distributed based on shelter size as outlined below.

- Fifteen 4' x 8' shelters: \$5,000 per shelter, \$75,000 total
- Four 6' x 15' shelters: \$7,500 per shelter, \$30,000 total
- One 6' x 24' shelter: \$10,000 total

Exhibits

Exhibit A – Bus Shelter Artwork: Artist Selection Recommendations

EXHIBIT A

Adrianna "AD"
Allegretti Town Lift
(6'x24')



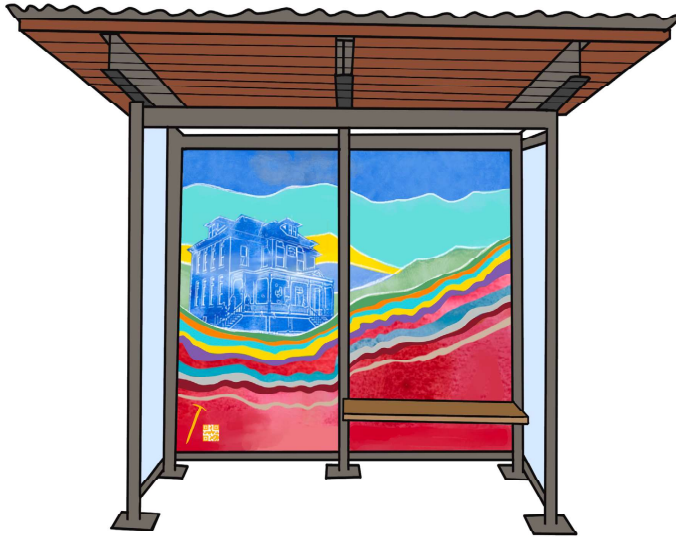
Silver King
(4'x8')



Adrianna "AD" Allegretti
Blue Mining
(4'x8')



Anna Leigh Moore
Miners Hospital
(4'x8')



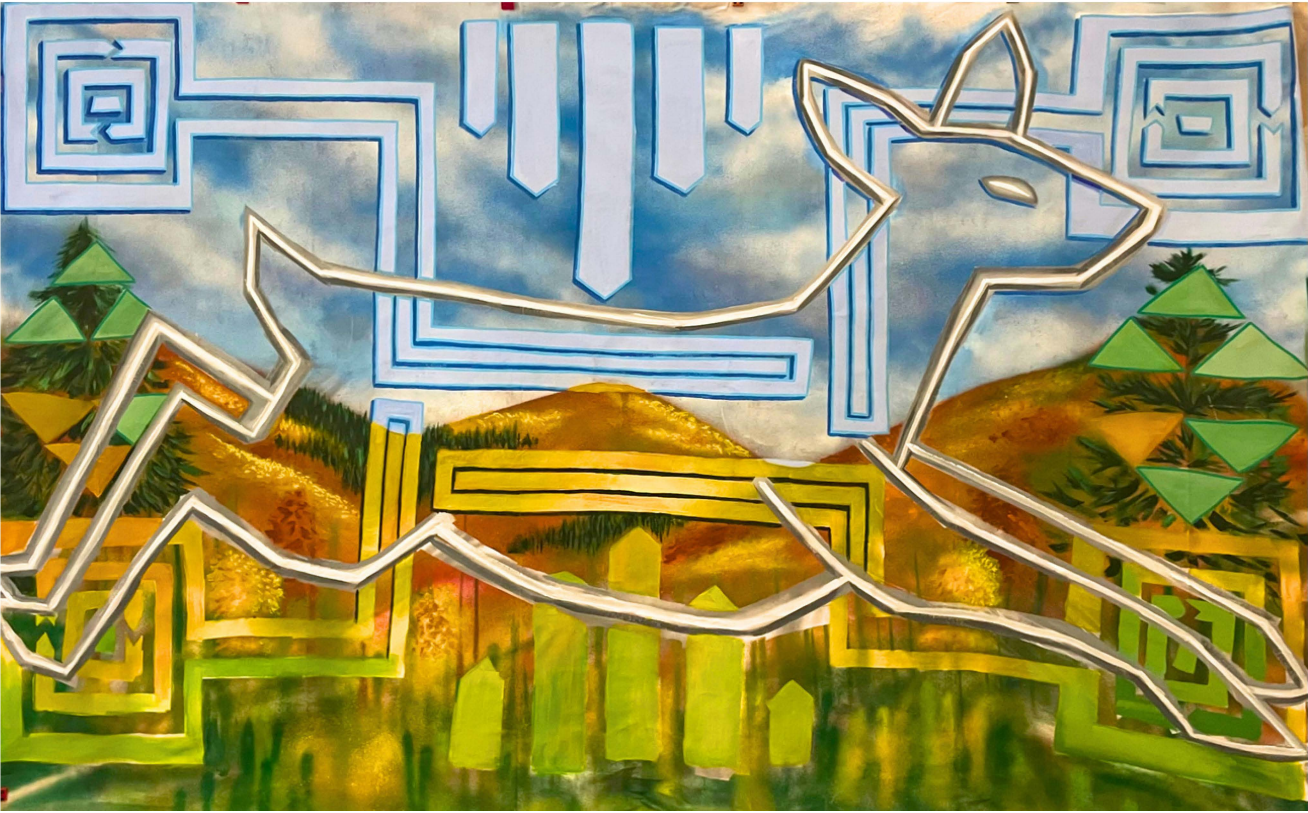
Ontario Mill
(4'x8')



Daly Judge Mill
(4'x8')



Anna Nizhoni
Leaping Deer
(4'x8')



Bird Houses
(6'x15')



Brooke Smart
(4'x8')



Daniel Bell
(4'x8')



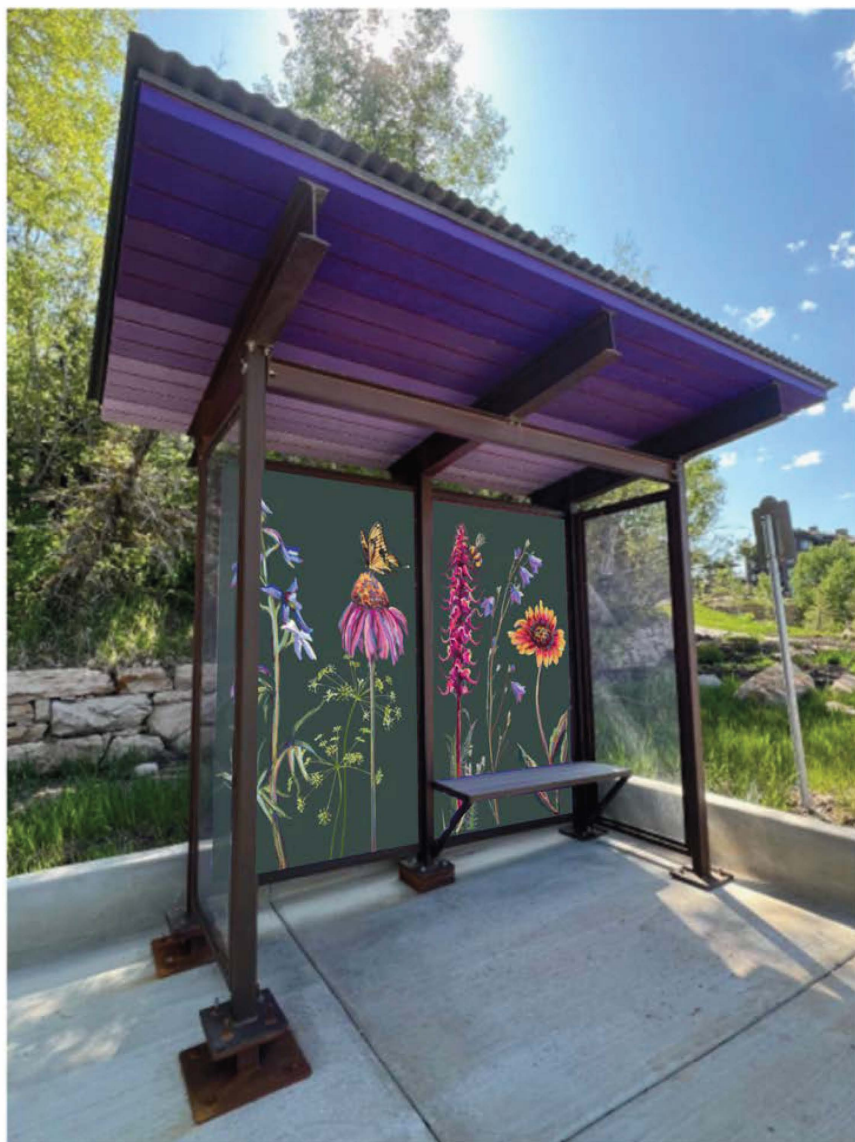
Elizabeth Walsh
Moose (Green)
(4'x8')



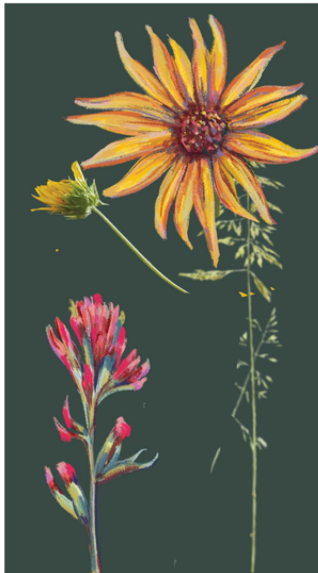
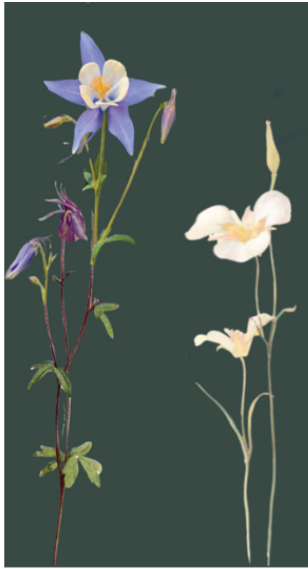
Meadowlark (Teal & Yellow)
(4'x8')



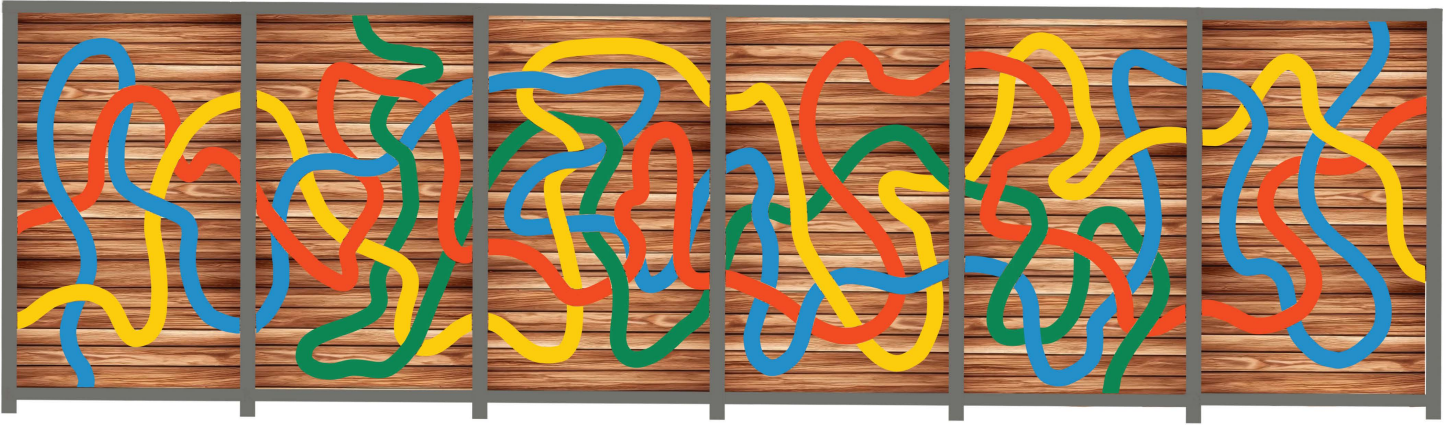
Emily Miquelon
Wildflowers
(4'x8')



Wildflowers 2 with Background Variation
(4' x 8')
TBD – Artist Collaboration with City Staff



Libby Peterkort
The Wiggles
(4'x8")



Leaf Peeping
(4'x8')

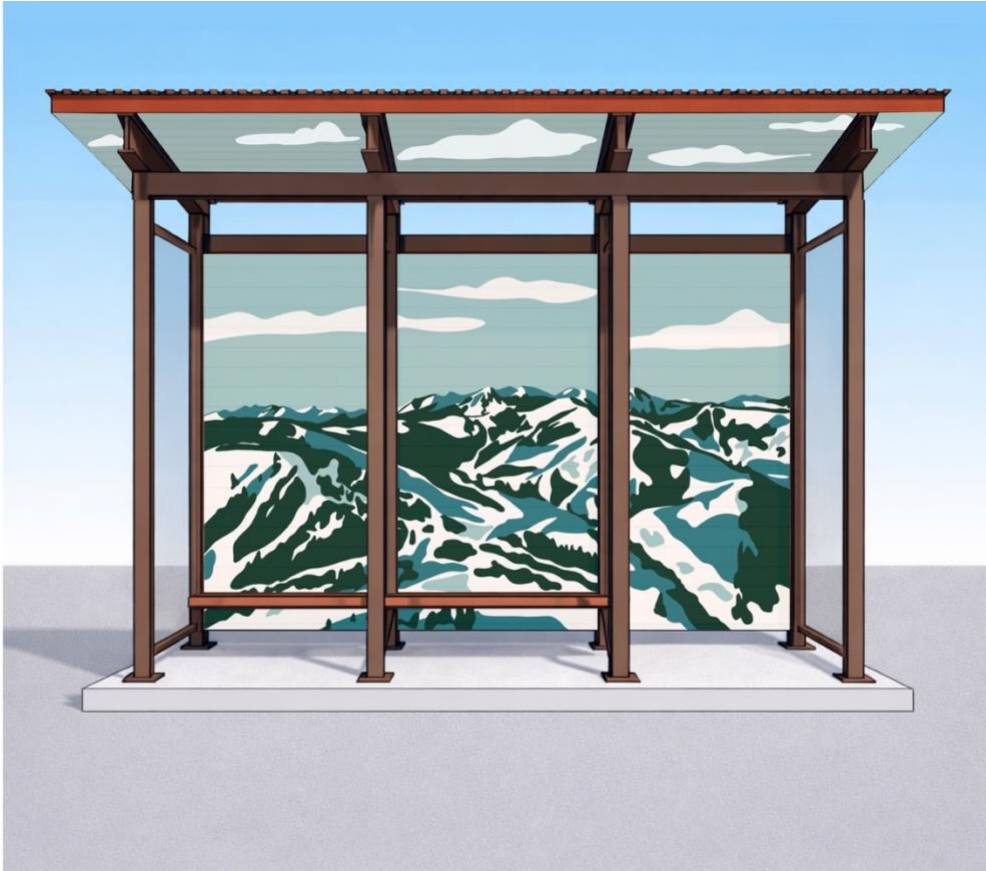


Start Secrets
(6'x15')

Type text here



Miller Delbridge
(6'x15')



Rhythms of the Ridge
(4'x8')



Scout Maziarz
(6'x15')





City Council Staff Report

Subject: Grant an Easement to Rocky Mountain Power for Electrical Infrastructure in City Park
Author: Steven Dennis
Department: Engineering
Date: June 25, 2026

Recommendation

Authorize the Mayor to execute an easement, in a form approved by the City Attorney's Office, granting Rocky Mountain Power (RMP) the ability to install, operate, access, repair, replace, and maintain electrical infrastructure within City Park.

Executive Summary

Rocky Mountain Power currently owns and maintains overhead electrical distribution infrastructure within existing easements that generally parallel Sullivan Road through City Park. As part of the Community Center Project, new electrical service has been undergrounded between the new Community Center building and the area near the intersection of Sullivan Road and 15th Street, where a new utility pole is needed to connect the underground service to RMP's existing distribution system.

The originally proposed location for the new pole conflicts with pedestrian improvements planned as part of the Bus Stop Improvement Project. To avoid conflicts with the associated sidewalk, accessibility, and pedestrian circulation improvements, the pole and related infrastructure must be placed farther back from the roadway. This revised location falls outside the area covered by RMP's existing easements.

Granting the proposed easement will allow RMP to relocate, install, operate, and maintain the necessary electrical infrastructure in a location that supports service to the Community Center while preserving the City's planned pedestrian improvements along Sullivan Road. The easement will also provide RMP with the access rights necessary to safely maintain its facilities in the future.

Analysis

Park City and RMP have a long-standing working relationship, both through individual City capital projects and through the City's franchise relationship with RMP. RMP's infrastructure is essential to providing reliable electrical service to City facilities, residents, and businesses, and coordination with RMP is a routine part of delivering public projects that affect existing utility systems.

In this instance, the City's Community Center Project requires new electrical service, and the City's Bus Stop Improvement Project is upgrading pedestrian and transit-related access in the same general area. The overlap of these two projects created a conflict between the location of the new electrical pole and the planned pedestrian

improvements. Relocating the pole farther from the roadway resolves that conflict and allows both projects to move forward in a coordinated manner.

Because the revised pole location is outside the area of RMP's current easement rights, a new easement is required. The easement will define the area where RMP may place and maintain its infrastructure and grant RMP the rights necessary to access the facilities for maintenance, repair, replacement, and operation.

Approval of the easement is in the City's interest because it enables the orderly relocation of utility infrastructure, avoids impacts to planned pedestrian improvements, supports delivery of electrical service to the Community Center, and provides clear long-term rights and responsibilities for the utility facilities located within City property. The relocation also supports the City's broader goal of coordinating public infrastructure investments to minimize conflicts among utilities, pedestrians, transit users, and City facilities.

Funding

RMP will perform the relocation work at its sole cost to support the Community Center and Bus Stop Improvement Projects under the current franchise agreement. No additional funding is being requested at this time.

Exhibits

A. Draft RMP Easement

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Hunter Talbot

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: Park City Bus Stops Phase 2 &3

WO#: 7595059/7394625

RW#:

RIGHT OF WAY EASEMENT

For value received, Park City Municipal Corporation, (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 31.32 feet in width and 213.15 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **Summit** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit “A” attached hereto and by this reference made a part hereof:

Legal Description: Beginning at a point 641.90 feet N.00°17'48"W. along the Quarter section line and East 1,590.55 feet from the Southwest Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence N.22°15'13"W. 31.36 feet; thence N.63°51'58"E. 120.20 feet; thence S.02°15'23"E. 159.75 feet; thence N.27°41'33"W. 58.44 feet; thence N.02°15'23"W. 60.16 feet; thence S.64°50'12"W. 80.43 feet to the point of beginning.

The above described easement contains 5,981 square feet or 0.137 acre, more or less.

Assessor Parcel No.

CPSD-1-X

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the

right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this _____ day of _____, 20__.

GRANTOR

GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF _____)
) ss.
County of _____)

On this ___ day of _____, 20___, before me, the undersigned Notary Public in and for said State, personally appeared _____(name), known or identified to me to be the _____ (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of _____ (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notary Signature)

NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires: _____ (d/m/y)

Acknowledgment by Trustee, or Other Official or Representative Capacity:

STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared _____ (representative's name), known or identified to me to be the person whose name is subscribed as _____ (title/capacity in which instrument is executed) of _____ and acknowledged to me that (he/she/they) executed the same.

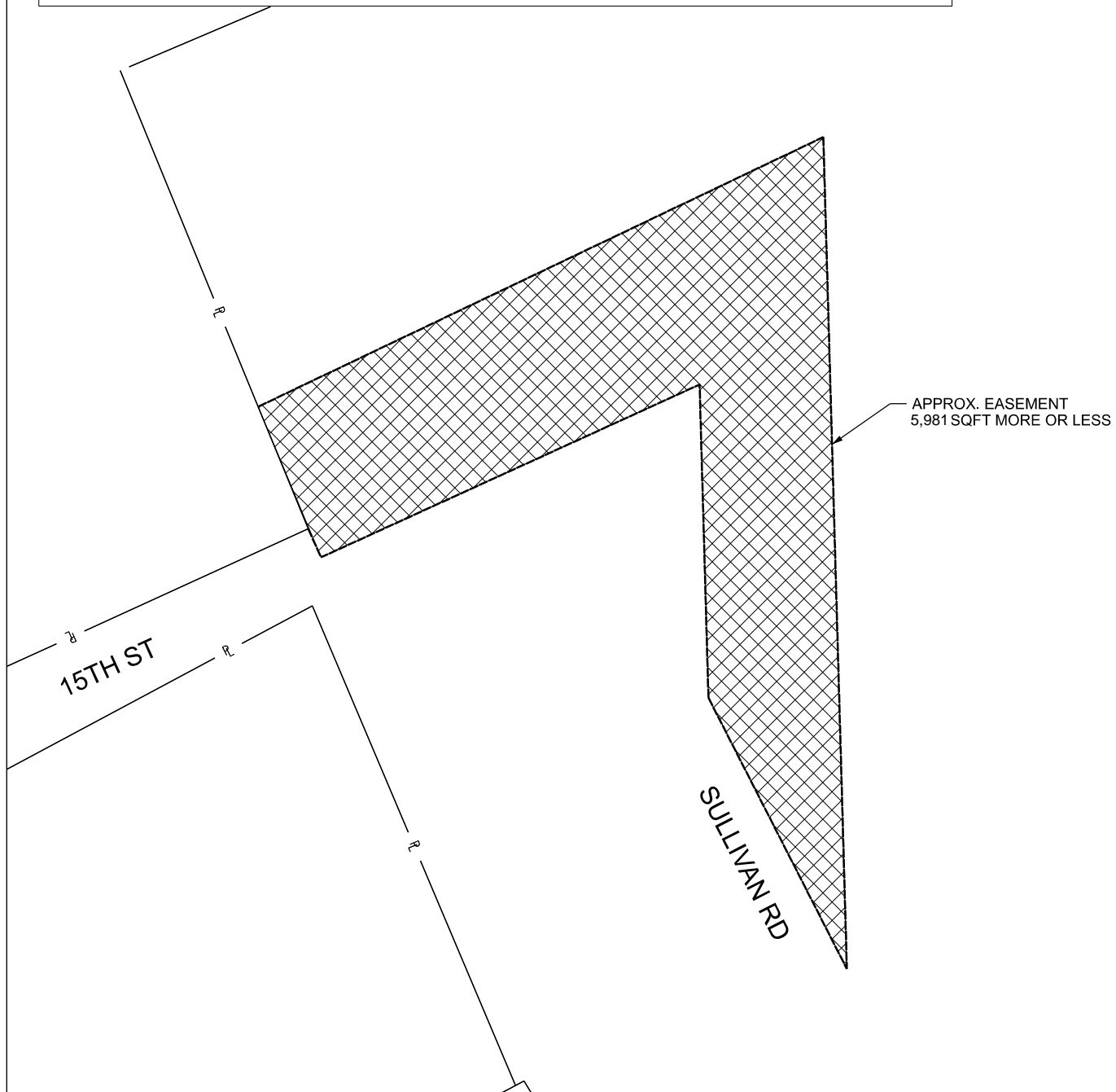
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notary Signature)

NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires: _____ (d/m/y)

Property Description

Quarter: SW Quarter: SE Section: 09 Township 002 (N or S),
 Range 004 Meridian: Salt Lake Base
 County: Summit State: Utah
 Parcel Number: CPSD-1-X



CC#: _____ WO#: 7595059
 7394625
 Landowner Name: Park City Municipal Corporation
 Drawn by: David Tusler

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: 1:30

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Hunter Talbot

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: Park City Bus Stops Phase 2 &3

WO#: 7595059/7394625

RW#:

RIGHT OF WAY EASEMENT

For value received, (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 6.00 feet in width and 76.43 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **Summit** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit “A” attached hereto and by this reference made a part hereof:

Legal Description: Beginning at a point 92.69 feet S.54°01'00"W. from the Southeasterly corner of Lot 2 of the City Park Subdivision, according to the official plat thereof recorded September 23, 2025 as Entry No. 01241394 in Book 2875 on 1449, in the office of the Summit County Recorder, a subdivision situate in the NW1/4 of the NE1/4 Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running; thence N.88°57'16"W. 10.85 feet; thence N.32°12'16"W. 23.52 feet; thence S.54°01'00"W. 39.08 feet; thence N.32°12'16"W. 6.0 feet; thence N.54°01'00"E. 45.10 feet; thence S.32°12'16"E. 26.69 feet; thence S.88°57'16"E. 7.61 feet; thence S.01°02'44"W. 6.00 feet to the point of beginning.

The above described easement contains 459 square feet or 0.011 acre, more or less.

Assessor Parcel No.

CPSD-2-X

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this _____ day of _____, 20__.

GRANTOR

GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF _____)
) ss.
County of _____)

On this ___ day of _____, 20___, before me, the undersigned Notary Public in and for said State, personally appeared _____(name), known or identified to me to be the _____ (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of _____ (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notary Signature)

NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires: _____ (d/m/y)

Acknowledgment by Trustee, or Other Official or Representative Capacity:

STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared _____ (representative's name), known or identified to me to be the person whose name is subscribed as _____ (title/capacity in which instrument is executed) of _____ and acknowledged to me that (he/she/they) executed the same.

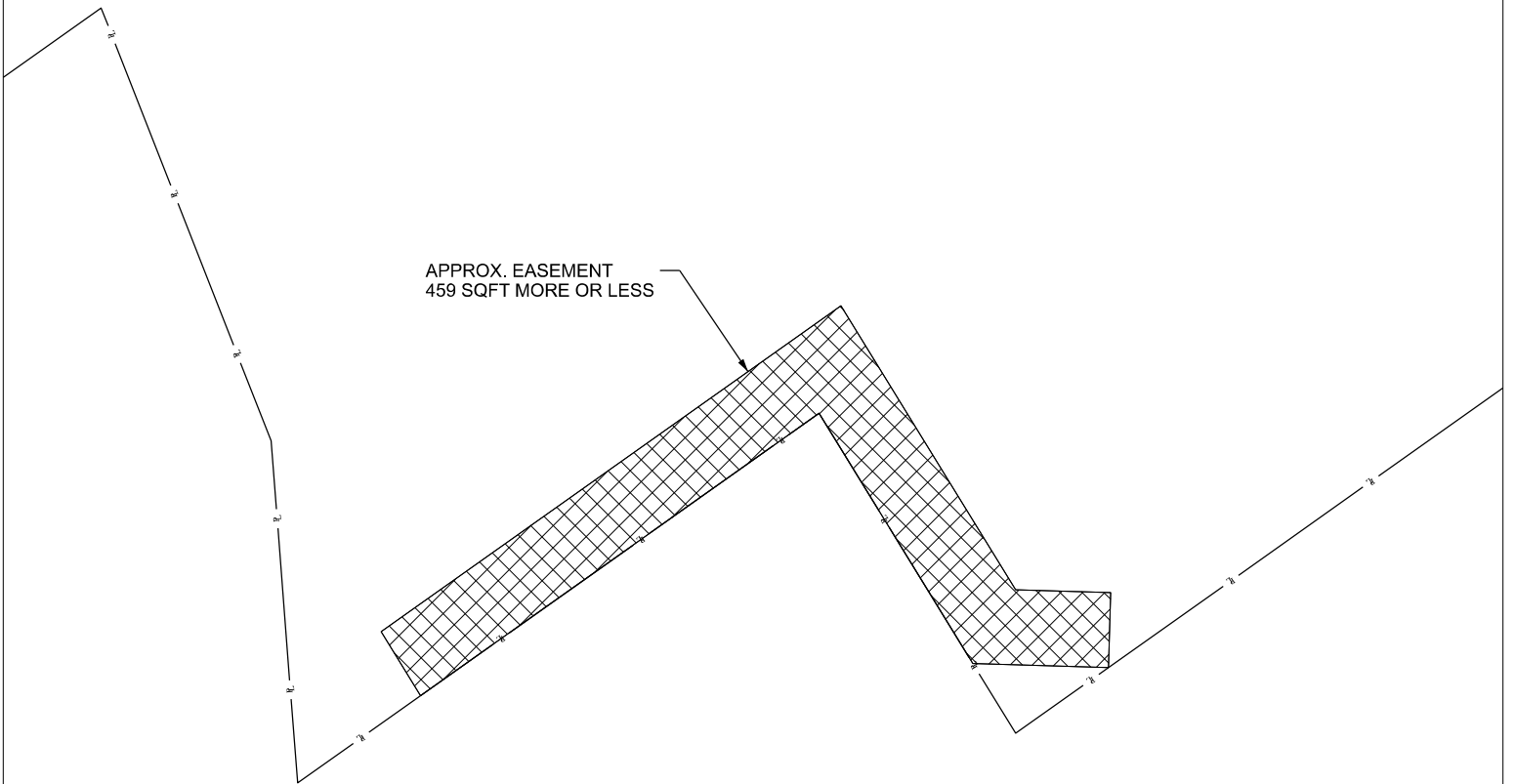
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notary Signature)

NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires: _____ (d/m/y)

Property Description

Quarter: NW Quarter: NE Section: 16 Township 002 (N or S),
Range 004 Meridian: Salt Lake Base
County: Summit State: Utah
Parcel Number: CPSD-2-X



CC#: 11416

WO#: 007595059

Landowner Name: Park City Municipal Corp.

Drawn by: GCW

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A

SCALE: 1:15

City Council Staff Report

Subject: Amendment to Construction Contract for Employee Housing at 516 Marsac Avenue
Authors: Rhoda Stauffer, Housing Program Manager
Department: Housing
Date: June 25, 2026

Recommendation

Consider approving an amendment to the construction contract with Bailey Builder's Inc. for the redevelopment of 516 Marsac Avenue into employee housing, for the purposes of increasing the not-to-exceed cost and extending the term by two months, in a form approved by the City Attorney's Office. In 2022, Council directed staff to renovate the old Peace House property into a triplex suitable for the City's municipal employee housing program. The amended not-to-exceed amount would be \$1,970,000 and represents an increase of \$371,258 over the original cost of \$1,598,742 (more than 10%).

Background

516 Marsac Avenue is a 0.18-acre (7,660 sf) lot in the Old Town neighborhood of Park City. The property fronts Marsac Avenue and Ontario Avenue and contains steep slopes in the rear of the Lot. The current structure is a congregate facility with five bedrooms, three bathrooms, a communal kitchen, and a four-car garage. The City acquired the property from the Peace House on January 26, 2017. For over two decades the property had been used as a shelter for victims of domestic violence until the Peace House relocated to a new facility.

Three City Council work sessions resulted in a decision to redevelop the building into a triplex for rent to City employees: June 23, 2022 ([Staff Report](#), [Meeting Minutes](#)—beginning on p. 4), October 6, 2022 ([Staff Report](#), [Meeting Minutes](#)—beginning on p. 6), and December 15, 2022 ([Staff Report](#), [Meeting Minutes](#)—beginning on p. 10).

The City Council approved a contract with Shape Architecture on April 27, 2023 for the design ([Staff Report](#), [Meeting Minutes](#) – p. 11). At the January 10, 2024, meeting of the Planning Commission, Shape Architecture received approval of a conditional use permit (CUP) to convert the existing structure into a triplex ([Staff Report](#) at p. 96, [Meeting Minutes](#) at p. 15). The triplex includes two 2 bedroom/2 bath units and one 3 bedroom/2 bath unit. In exchange for a reduction in parking, the number of vehicles allowed per unit is limited by lease agreement to one enclosed parking space for each of the two 2-bedroom units and two enclosed parking spaces for the 3-bedroom unit.

Shape Architecture completed the first set of construction drawings in spring 2024 and applied for a building permit. A cost estimate was completed on April 17, 2024, totaling \$1.7M. Based on the estimate, the Housing Team set aside \$2M for the project. Initially, staff requested that contractor bids be submitted by September 2024 with the goal to begin construction that same season. However, upon learning that the top floor and roof

would be removed as the initial step in construction, leaving the structure open to the elements during the winter season, the Housing Team moved the start of construction to spring 2025 and sought updated bids due February 21, 2025. Bailey Builder's Inc. was selected and construction began in April 2025.

The original construction contract, signed May 28, 2025, was for a not-to-exceed amount of \$1,598,742.01. However, during the partial demolition phase of the project, numerous existing conditions were uncovered that necessitated 18 change orders during construction totaling an additional \$161,000.

In addition, following a fire inspection in February 2026, the Fire District required the addition of over \$20,000 worth of sprinkler heads to certain existing structural beams in the original garage level ceiling of the building (whereas a flat garage ceiling would have required only the planned two sprinkler heads). As a result, when it came time to complete the hook up to the water line from the street, the Water Department determined that the 2" hot water line was not sufficient to supply the additional sprinklers. The Fire District and the project engineering firm both studied pressure calculations that justified the use of a combo line which would use the 2" line hookup from the street, convert to a 4" line to the building and split back to 2" lines inside which would not require a new meter and hook up. However, the Water Department requires a 4" line from the street. This change will add \$208,442.18 to the project, bringing the total project cost to \$1,968,131.

The additional work contemplated by this change order will also affect the construction completion date. Work on the meter, which is located in the street, will require a permit from UDOT for construction impeding traffic on Marsac Avenue, adding to the construction timeline. After consultation with Bailey Builder's Inc., staff recommend an extension of the contract term by two months until August 31, 2026.

Funding

The Housing Team had originally set aside \$2M from Main Street RDA funds and the additional Resort Communities Sales Tax revenue that the City can utilize for housing projects.

City Council Staff Report



Subject: Amendments to Municipal Code Section 2-8-18 –
Neighborhoods First Streets Committee and
Programmatic Update
Author: Becky Gutknecht, P.E., Assistant City Engineer
Department: Engineering Department
Date: June 25, 2026

Recommendation

Consider approving amendments to Municipal Code Section 2-8-18 to update the organizational structure of the Neighborhoods First Streets Committee (NFSC) by adding language to allow each representative on the NFSC to have a designated alternate voting representative and supplement the 'Park City Resident Advocate' position with the term 'Designee' to clarify their selection by the City Manager.

Executive Summary

The Neighborhoods First Streets Program evaluates resident requests and implements traffic calming and roadway safety measures that improve safety and livability across Park City neighborhoods. The NFSC was established through [Resolution 05-2023](#) and [Ordinance 2024-16](#). Municipal Code Section 2-8-18 outlines the structure and function of the Neighborhoods First Streets Committee, which guides this work. The NFSC consists of representatives that each bring a unique perspective and expertise to bear in the evaluation of these requests.

Staff recommends adding language that permits each represented department or position to assign both a primary and an alternate voting representative, ensuring continued participation and a quorum at meetings even when unforeseen absences occur.

A separate staff report scheduled for this same date provides a recommendation for appointments to the primary and alternate Resident Representative positions on the NFSC with terms ending on June 30, 2029. If the City Council does not approve this resolution, only the primary Resident Representative's seat should be considered for appointment.

Staff also recommends supplementing the designation of 'A Park City Resident Advocate' with 'Designee' to clarify their selection by the City Manager.

This report further summarizes key updates and outcomes from the past year of Neighborhoods First program activity, including request volume, decisions, and notable implemented improvements.

Analysis

Proposed Code Change: Alternate Representative Language

The Neighborhoods First Streets Committee (NFSC) relies on a multidisciplinary structure to ensure that every traffic-calming request is evaluated holistically. Each represented position brings specialized knowledge and a distinct lens through which safety, operations, and community impacts are considered. Ensuring each of these perspectives is present is vital for consistent, high-quality decision-making. We propose adding the following language to allow each position to designate an alternate voting representative to ensure that their position's perspective is represented in their absence.

Each position will be filled by a designated voting representative and may also have a designated alternate representative to vote in the primary representative's absence.

Because each representative contributes a unique and essential perspective and technical expertise, the absence of a position can reduce the quality, balance, or fairness of NFSC deliberations. The addition of designated alternate representatives strengthens the committee's effectiveness and supports fairness, efficiency, and the high standard of evaluation expected by the Neighborhoods First – Streets Program.

Proposed Code Change: 'A Park City Resident Advocate Designee'

The current Municipal Code identifies 'A Park City Resident Advocate' as a representative on the Neighborhoods First Streets Committee (NFSC). While all other positions on the NFSC are selected by the "department or organization they are representing", the selection of the 'Park City Resident Advocate' and 'A Park City Resident' follow a different process. Specifically, under the Municipal Code, the "Park City Resident Advocate will be selected by the City Manager". Staff proposes supplementing the designation of this position to 'A Park City Resident Advocate Designee' to distinguish this selection process for the Resident Advocate from the other departmental representatives.

Neighborhoods First Streets Program: Progress Update

Payday – 3-Phase Traffic-Calming Pilot Project:

This 3-phase pilot project implemented a series of temporary traffic-calming measures to address persistent speeding issues in the Payday neighborhood. Each treatment aimed to slow drivers by requiring them to maneuver around physical installations.

The first phase involved installing chicanes. The second involved chicanes combined with median islands, and the third phase used median islands. The pilot allowed staff to evaluate effectiveness, review resident feedback, and operational impacts before moving the corridor into permanent design development. While all three phases proved effective in slowing speeds, after seeking resident feedback through multiple channels, the NFSC has chosen to progress to Phase 3, Median Islands installation for a permanent traffic calming solution on Payday.

	Before 08/19/24 - 09/16/24		Phase 1 04/15/25 - 06/06/25		Phase 2 06/06/25 - 07/02/2025		Phase 3 07/03/2025 - 07/31/2025	
	Eastbound	Westbound	Eastbound	Westbound	Eastbound	Westbound	Eastbound	Westbound
	85th Percentile Speed	28	30	27	26	25	24	26	26
Average Speed	23.57	24.55	22.68	21.89	20.94	20.77	22.16	21.83
AADT	402	455	695	377	618	493	436	430



Figure 1: Payday Pilot Project Ph. 1 - Chicanes



Figure 2: Payday Pilot Project Ph. 3 - Median Islands

Ledger Mini-Traffic Circle Pilot Project:

We had measured significant speeding issues along Ledger, but of particular concern is speeding downhill as drivers approach the neighborhood’s clubhouse, pool, school bus stop, mailboxes, and, generally, the area of highest and most centralized pedestrian activity. The NFSC voted to implement a pilot project to test a mini-traffic circle for slowing drivers on Ledger. The pilot project introduced a large planter in the center of the intersection and signage directing drivers to navigate the intersection as a traffic circle. This project resulted in an impressive reduction in speed. After completing the pilot project and reviewing resident feedback gathered through multiple mechanisms, the NFSC voted to proceed with a permanent mini-traffic circle installation.



Figure 3: Ledger Pilot Project - Mini-Traffic Circle

	Pre Installation 03/07 - 06/04		Traffic Circle Installed 06/05 - 07/31	
	Uphill	Downhill	Uphill	Downhill
	85th Percentile Speed	23	30	20	24
Average Speed	19.01	22.56	17.15	19.6
AADT	386	559	406	503

Installation of a Speed Feedback Sign on American Saddler

The speed feedback sign was installed on the hairpin turn where limited sight distance and frequent speeding created safety concerns. The sign brings drivers real-time awareness to their speeds to help reduce speeding concerns and improve safety for all roadway users and adjacent residents.

High-Visibility Crosswalk Improvements at Richardson Flats Bus Stop

There are high volumes of pedestrians crossing Richardson Flat Road at the bus stop. Richardson Flat Road functions as an arterial and has higher speeds and volumes than most of Park City's roadways. The NFSC voted to install high-visibility crosswalk markings (in accordance with the City's crosswalk standards) and installed rectangular rapid flashing beacons (RRFB) which increase driver awareness, promote yielding behavior, and support safer multimodal travel in the area.



Figure 4: Richardson Flat High-Viz Crosswalk

Acquisition of StreetLight Traffic Analytics Software

StreetLight provides data-driven insights into traffic volumes, speed patterns, and travel behaviors using anonymized mobility data. This tool strengthens NFSC evaluations by enabling staff to review corridor-wide and system-level conditions without the delays of physically deployed equipment. This also allows us to gather data from multiple years, so we have more accurate and representative data to evaluate, as well as the ability to focus on seasonal data, so timing of requests does not affect our ability to gather data.

"Slow Your Roll" Educational Campaign

The "Slow Your Roll" campaign is a citywide educational effort aimed at reducing unsafe speeds among drivers, bicyclists, and e-bike riders. We are revamping the campaign from years past and expanding its message to target drivers in addition to trail users. This initiative aims to encourage all users to slow down and respect shared-use environments. While we often think of physical modifications when we think of traffic calming, education is an important tool for creating long-lasting culture change around safe and responsible mobility. Through coordinated messaging, signage, social media outreach, and collaboration with community partners, the campaign promotes safe travel behaviors and raises awareness about speed-related risks, particularly in neighborhood streets.



Figure 5: "Slow Your Roll" Campaign Logo

Developing Policy Frameworks and Guidelines

The NFSC has been developing clear, consistent policies to guide evaluation of requests and ensure our resources are prioritized appropriately. The NFSC now has a clear framework for evaluating speeding and crosswalk requests.

The Speeding Policy Flowchart was introduced to outline how speeding thresholds are assessed based on roadway typology, pedestrian facilities, and other criteria, and it is used to guide where engineering, enforcement, or education responses are appropriate.

The Crosswalk Treatment Guidelines similarly provide clarity and consistency in the application of crosswalks; it defines when crosswalks should be placed and what level of enhancement is warranted. It also defines the City's shift to high-visibility crosswalk markings to improve the safety of our pedestrians.

Together, these tools ensure that decisions are consistent citywide and that time, effort, and funding are focused on the areas with the greatest safety needs. This approach increases fairness, transparency, and the overall effectiveness of the Neighborhoods First – Streets Program.

Request Metrics:

25 Total Resident Requests from January 2025 to May 2026

- 6 requests were approved with improvements implemented
- 3 requests were resolved because they were incorporated within capital projects' designed improvements
- 7 requests were denied based on the data not meeting the necessary requirements (e.g. MUTCD Compatibility, Crosswalk Warrants, Speeding Policy)
- 4 requests were duplicates, same request, different resident
- 5 requests were resolved by additional police enforcement

Exhibits

- A DRAFT – 2026-16: An Ordinance Amending Park City Code Section 2-8-18, Adjusting Membership of The Neighborhoods First Streets Committee

ORDINANCE 2026-16

AN ORDINANCE AMENDING TITLE 2, CHAPTER 8, SECTION 18 OF THE PARK CITY CODE, RELATED TO THE NEIGHBORHOODS FIRST STREETS COMMITTEE

WHEREAS, the City desires to utilize traffic control strategies to maintain or improve safety for all users, reduce traffic speeds, maintain accessibility for emergency services, and deter arterial traffic volumes from using residential collectors/local roads as bypass routes; and

WHEREAS, the City wishes to implement neighborhood traffic calming by proactively working with residents to identify traffic-calming solutions by applying a combination of education, enforcement, evaluation, and engineering improvements; and

WHEREAS, the City Council finds good cause for amending the code to revise a representative position tied to a job title that no longer exists; and

WHEREAS, the City Council finds good cause for amending the code to provide flexibility in ensuring that if a primary representative is unable to attend a meeting that that department or organization's perspective and area of technical expertise will still be represented in the review and evaluation of requests;

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

Section 1. Section amended. Title 2, Chapter 8, Section 18 of the Park City Code is hereby amended to read:

2-8-18 Neighborhoods First ~~Streets~~ Committee

- A. **Purpose and Authority.** The Neighborhoods First ~~Streets~~ Committee implements portions of the Neighborhoods First ~~Streets~~ Program, which aims to enhance neighborhood livability and safety by reducing speeding traffic with traffic calming solutions. By measuring the impacts of these solutions with the help of clear evidence and documented processes, the Neighborhoods First ~~Streets~~ Committee works to improve compliance with posted speed limits, stop signs, and other traffic control devices.
- B. **Organization.**
1. The Neighborhoods First ~~Streets~~ Committee will be made up of a representative from each of the following:
 - a. The Park City Engineering Department,
 - b. The Park City Police Department,
 - c. The Park City Public Works Department,
 - d. The Park City Fire Department,
 - e. The Park City Transportation Department,
 - f. A Park City Resident Advocate **Designee**,
 - g. A Park City Resident, and
 - h. Summit County Government Representative.

2. Each position will be filled by a designated voting representative and may also have a designated alternate representative to vote in the primary representative's absence.

C. **Selection Process.** All of the representatives will be selected by the department or organization they are representing except the Park City Resident Advocate **Designee** will be selected by the City Manager and the Park City Resident will be appointed by the Mayor with the advice and consent of the City Council.

Section 2. Effective Date. This ordinance shall become effective upon publication.

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

PARK CITY MUNICIPAL CORPORATION

Mayor Ryan Dickey

Attest:

City Recorder

Approved as to form:

City Attorney's Office



City Council Staff Report

Subject: Neighborhoods First – Streets Committee Appointment
Author: Becky Gutknecht, P.E., Assistant City Engineer & Chair of the Neighborhoods First Streets Committee
Department: Engineering Department
Date: June 25, 2026

Summary Recommendation

Consider the Mayor’s recommendation to appoint Mike Geer and Carder Lamb (alternate) to three-year terms on the Neighborhoods First – Streets Committee beginning July 1, 2026.

Background

To improve neighborhood safety and livability, and enhance responsiveness to resident requests regarding neighborhood roadway and traffic concerns, the Park City Neighborhoods First – Streets Committee (NFSC) was established through [Resolution 05-2023](#), and updated by [Ordinance 2024-16](#). The Committee reviews resident requests and implements projects to satisfy the goals of the NFSC. The Committee consists of eight voting members who represent different perspectives and areas of technical expertise, including representatives from Engineering, Police, and Summit County government, as well as a Park City resident, and a non-voting Committee chair.

Analysis

A separate staff report scheduled for this same date outlines a code amendment to create an alternate position on the NFSC. If the City Council does not approve the ordinance to create an alternate position on the Committee, only Mike Geer should be considered for appointment to the position of Resident Representative.

Upon the previous Resident Representative’s term expiration, the vacancy was advertised through the Park City Website, Park City Newsletter, KPCW, Park Record Newspaper, and social media.

Six eligible applications were reviewed, and interviews were conducted by the sub-committee. With the sub-committee’s unanimous support, the Mayor recommends the appointment of Mike Geer and Carder Lamb (alternate) to three-year terms on the NFSC beginning July 1, 2026.

Ordinance No. 2026-18

**ORDINANCE ESTABLISHING COMPENSATION FOR THE MAYOR, CITY COUNCIL,
AND STATUTORY OFFICERS FOR FISCAL YEAR 2026 – 2027
IN PARK CITY, UTAH**

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

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

WHEREAS, a public hearing was duly advertised and held on May 21, 2026;

WHEREAS, on May 21, 2026, the City Council adopted Ordinance No. 2026-13 increasing wages for Council Members and the Mayor and, after receiving additional public input, Council Members and the Mayor reduced the increase to the amounts reflected below,

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

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

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

	<u>FY 2026-2027</u>
Mayor	
Wages	\$66,684 per year
Health Benefits (or cash in lieu)	\$29,731 per year
Car Allowance	\$ 3,000 per year
Total	\$ 99,415 per year
City Council	
Wages	\$34,373 per year
Health Benefits (or cash in lieu)	\$29,731 per year
Total	\$64,104 per year
City Manager	\$186,760–\$297,174 per year
City Attorney	\$186,760–\$291,174 per year
City Treasurer	\$119,563–\$179,346 per year
City Engineer	\$154,947–\$232,421 per year
City Recorder	\$105,998–\$158,997 per year

SECTION 3. BENEFITS: The Mayor and each member of the City Council shall receive family medical insurance. This benefit may be received as cash in lieu of the insurance coverage in the amount of \$29,731. The Mayor shall also receive \$250 per month in car allowance. In addition, the Mayor and Mayor Pro-Tem. shall receive \$100 per wedding performed. Statutory officers are eligible for all benefits available to regular Full-Time Equivalents unless otherwise determined by the Mayor and City Council.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective July 1, 2026.

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

City Council Staff Report



Subject: Adoption of FY27 Budget & FY26 Revised Budget
Author: Budget Team
Department: Budget, Debt & Grants
Date: June 25, 2026

Recommendation

Council will take public input, hold a public hearing, and consider adopting the Final FY27 Budget and the FY26 Revised Budget.

Executive Summary

At its [June 11, 2026](#) meeting, the City Council continued the public hearing for final budget adoption to June 25, 2026, providing time for additional public comment and allowing time for staff to finalize outstanding operational details and incorporate Council feedback before formal action. The Uniform Fiscal Procedures Act for Utah Cities, Utah Code section 10-6-118, requires the FY27 budget to be adopted before June 30.

Analysis

To support careful Council review and provide regular opportunities for public input, the FY27 budget was considered across multiple meetings throughout the spring. Staff presented previews of key budget components, held required public hearings, and incorporated Council direction as the budget advanced. Discussions leading up to final budget adoption include:

- [March 19, 2026](#): Overview of capital revenue components and fund balance
- [April 9, 2026](#): Preview of the operating budget and fee schedule
- [April 30, 2026](#): Preview of the capital budget
- [May 7, 2026](#): Public hearing and adoption of the FY27 tentative budget
- [May 21, 2026](#): Public hearing on executive municipal officer compensation; public hearing and ordinance adoption for elective and statutory officer compensation
- [June 4, 2026](#): Review of FY27 tentative budget changes, FY26 budget adjustments, and the pay plan
- [June 11, 2026](#): Public hearing on elective and statutory officer compensation; public hearing on the FY27 budget; public hearing and adoption of the FY27 fee schedule; public hearings and adoption of the FY27 budgets and FY26 revised budgets for the Redevelopment Agency and Municipal Building Authority

During the June 11 meeting, the City Council reviewed and directed staff to adjust the compensation for elected officials, and Council will consider amending the previously adopted ordinance on June 25. Specifically, beginning in FY27, the annual salary for City Councilors will be set at \$34,373, and the Mayoral salary will be \$66,684.

Additionally, we discussed several proposed budget adjustments, including:

- Adjustments to the FY26 revised budget:
 - Increased the Library operating budget by \$6,000 to reflect a state grant received;
 - Adjusted the Public Safety Special Revenue Fund to update allocations received from the State;
 - Increased the Housing Ongoing Asset Improvements capital project (IMP0586) by \$200,000 based on updated construction costs for 516 Marsac;
 - Increased the Library Development and Donations project budget (LIB0019) by \$16,716 to reflect revenue received; and
 - Increased the Backflow Prevention capital project budget (STR0604) by \$26,227.
- Adjustments to the FY27 Budget:
 - Increased the Lower Park Avenue RDA operating fund interfund transfer to the capital fund by \$3,472,221 for the new senior center; and
 - Added \$32,500 to the general fund operating budget to partially fund a request from the Arts Council of Park City & Summit County for a director of arts and culture planning implementation position, contingent upon matching funds from Summit County.

The above adjustments complete the changes requested for the FY27 final budget and the FY26 revised budget. With the continued public hearing scheduled for this evening, the Council will additional public input before considering final adoption of both budgets.

Exhibits

- Exhibit A – FY27 Final Budget Ordinance
- Exhibit B – FY27 and FY26 Budget Summaries
- Exhibit C – FY27 Budget by Department
- Exhibit D – FY27 Capital Projects Budget

Ordinance No. 2026-15

ORDINANCE ADOPTING A REVISED BUDGET FOR FISCAL YEAR 2026 AND A FINAL 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

WHEREAS, the Utah State law requires that city budgets be adopted by ordinance: and;

WHEREAS, public hearings were held on June 11 and June 25, 2026, at the City Council's regularly scheduled meetings, complying with State law;

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

SECTION 1. FY 2026 REVISED BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 7, 2026, and with changes as summarized in the Attachments to this ordinance, is hereby adopted as the revised Fiscal Year 2026 budget for Park City Municipal Corporation and its related agencies.

SECTION 2. FY 2027 BUDGET ADOPTED. The budget as outlined in the City Manager's Recommended budget presented on May 7, 2026, and with changes as summarized in the Attachments to this ordinance, is hereby adopted as the budget for Fiscal Year 2027 for Park City Municipal Corporation and its related agencies.

SECTION 3. CERTIFIED PROPERTY TAX RATE. The City's Budget Officer is authorized, after the County has provided the Certified Property Tax data, to compute the City's Certified Property Tax Rate for Fiscal Year 2027 at a "No Tax Increase Rate" and file said rate with the County.

SECTION 4. EFFECTIVE DATE. Section 1 for the Fiscal Year 2026 Revised Budget shall take effect upon publication and Section 2 for the Fiscal Year 2027 Budget shall take effect on July 1, 2026.

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

Revenue All Fund Combined

Revenue All Fund Combined

	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Actuals	FY 2025 Actuals	FY 2026 YTD	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Original Budget	% Variance
Property Tax	27,864,213	26,358,146	27,862,538	27,525,898	26,048,637	28,721,341	26,906,141	27,460,054	2.1%
Sales Tax	49,056,806	51,529,732	52,859,211	53,868,715	37,893,407	55,499,374	51,818,045	53,806,510	3.8%
Franchise Tax	3,526,041	4,368,710	4,096,926	3,840,405	3,265,947	4,236,909	4,236,909	4,159,036	(1.8)%
Licenses	1,251,664	1,422,301	1,478,483	1,464,467	1,478,625	1,593,248	1,593,248	1,625,266	2.0%
Planning Building & Engineering Fees	5,683,941	6,631,063	6,527,305	10,689,005	5,031,153	9,092,476	5,903,725	7,425,544	25.8%
Special Event Fees	216,481	214,229	245,295	212,134	220,098	291,237	291,237	296,437	1.8%
Federal Revenue	5,819,607	18,340,954	7,217,231	8,204,010	14,774,774	23,040,787	24,440,787	6,117,398	(75.0)%
State Revenue	786,591	485,817	678,573	1,114,471	1,018,020	708,774	708,774	819,275	15.6%
County/SP District Revenue	2,034,782	382,160	4,012,773	1,543,275	2,645,439	3,355,723	3,355,723	2,812,958	(16.2)%
Water Charges for Services	21,922,162	22,538,675	25,851,894	29,570,271	27,442,526	28,884,368	28,884,368	30,127,752	4.3%
Transit Charges for Services	4,066,593	33,379	313,392	801,146	(163,641)	300,000	300,000	330,000	10.0%
Cemetery Charges for Services	22,923	20,057	31,488	15,578	19,543	54,660	54,660	37,894	(30.7)%
Recreation	4,638,424	4,672,032	4,974,559	5,700,036	4,534,763	5,871,383	5,871,383	6,248,391	6.4%
Ice Arena	850,024	945,775	1,059,280	1,172,480	1,033,608	1,109,407	1,109,407	1,133,307	2.2%
Other Service Revenue	57,542	73,704	78,756	80,769	60,646	138,230	138,230	114,216	(17.4)%
Library Fees	16,811	14,615	18,877	18,937	17,155	20,488	20,488	21,449	4.7%
Fines & Forfeitures	2,158,774	2,768,712	2,901,116	2,583,352	2,987,818	3,082,762	3,082,762	2,562,361	(16.9)%
Misc. Revenues	1,110,818	12,414,326	13,827,931	16,943,201	4,562,442	11,166,872	11,166,872	11,525,980	3.2%
Interfund Transactions (Admin)	7,284,491	8,478,974	9,039,648	9,018,871	8,157,912	9,209,711	9,209,711	8,829,615	(4.1)%
Interfund Transactions (CIP/Debt)	15,815,649	15,025,910	14,829,896	13,361,439	11,957,939	11,957,747	11,957,747	15,446,818	29.2%
Special Revenues & Resources	2,014,065	1,981,567	1,004,512	3,398,597	2,455,259	948,442	948,442	994,700	4.9%
Bond Proceeds	—	—	—	—	—	30,000,000	—	35,000,000	100.0%
Beginning Balance	168,838,441	187,500,425	230,280,047	334,553,374	—	352,821,337	352,821,337	211,878,953	(39.9)%
Total	\$ 325,036,843	\$ 366,201,263	\$ 409,189,732	\$ 525,680,429	\$ 155,442,070	\$ 582,105,276	\$ 544,819,995	\$ 428,773,912	\$ (21.3)%

Expenditure Summary by Fund and Category (FY 2026 Revised Budget)

Expenditure Summary by Fund and Category (FY 2026 Revised Budget)

	Salaries & Benefits	Materials, Supplies & Services	Capital	Debt Service	Subtotal	Interfund Transfer	Ending Balance	Total
Park City Municipal Corporation								
011 - General Fund	39,979,823	14,341,230	630,345	—	54,951,399	4,073,905	11,446,138	70,471,442
012 - Quinns Recreation Complex	1,365,452	511,844	5,000	—	1,882,296	—	(758,952)	1,123,344
021 - Police Special Revenue Fund	—	—	35,773	—	35,773	—	(35,773)	—
022 - Criminal Forfeiture	—	—	18,859	—	18,859	—	18,305	37,164
031 - Capital Improvement Fund	—	—	94,534,888	—	94,534,888	4,175,025	30,696,620	129,406,533
051 - Water Fund	5,185,228	7,122,009	16,417,296	9,405,237	38,129,770	2,723,253	66,086,444	106,939,467
038 - Equipment Replacement	—	—	3,682,564	—	3,682,564	—	503,645	4,186,209
052 - Stormwater Fund	893,845	300,630	3,142,316	—	4,336,791	202,395	9,529,845	14,069,031
055 - Golf Course Fund	1,353,392	784,425	1,361,189	—	3,499,006	213,098	3,968,998	7,681,102
057 - Transportation Fund	13,509,511	2,547,576	63,650,231	—	79,707,318	3,715,829	51,521,914	134,945,061
058 - Parking Fund	1,531,343	704,200	387,970	—	2,623,512	191,831	322,210	3,137,553
062 - Fleet Services Fund	1,675,152	2,399,450	6,205	—	4,080,807	—	509,348	4,590,155
064 - Self Insurance Fund	—	2,805,402	—	—	2,805,402	—	1,670,071	4,475,473
070 - Sales Tax Rev Bond Dbt Service	—	—	—	6,964,616	6,964,616	—	25,698,297	32,662,913
071 - GO Bond Debt Service	—	—	—	7,199,376	7,199,376	—	1,730,278	8,929,654
Park City Municipal Corporation Total	\$ 65,493,745	\$ 31,516,766	\$ 183,872,635	\$ 23,569,229	\$ 304,452,376	\$ 15,295,336	\$ 202,907,388	\$ 522,655,100
Park City Redevelopment Agency								
023 - Lower Park Ave RDA Special Rev	—	988,026	—	—	988,026	3,092,532	7,937,188	12,017,746
024 - Main Street RDA Special Rev	—	50,000	—	—	50,000	—	926,999	976,999
033 - Lower Park Ave RDA Capital Fnd	—	—	3,993,181	—	3,993,181	2,779,590	774,707	7,547,478
034 - Main Street RDA Capital Fund	—	—	2,290,000	—	2,290,000	—	(667,329)	1,622,671
Park City Redevelopment Agency Total	\$ —	\$ 1,038,026	\$ 6,283,181	\$ —	\$ 7,321,207	\$ 5,872,122	\$ 8,971,565	\$ 22,164,894
Municipal Building Authority								
035 - Building Authority	—	—	—	—	—	—	—	—
Municipal Building Authority Total	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Total	\$ 65,493,745	\$ 32,554,792	\$ 190,155,816	\$ 23,569,229	\$ 311,773,583	\$ 21,167,458	\$ 211,878,953	\$ 544,819,994

Expenditure Summary by Fund and Category (FY 2027 Original Budget)

Expenditure Summary by Fund and Category (FY 2027 Original Budget)

	Salaries & Benefits	Materials, Supplies & Services	Capital	Debt Service	Subtotal	Interfund Transfer	Ending Balance	Total
Park City Municipal Corporation								
011 - General Fund	42,063,524	13,301,367	465,467	—	55,830,359	3,963,396	10,810,836	70,604,591
012 - Quinns Recreation Complex	1,427,241	511,675	1,000	—	1,939,916	—	(1,556,033)	383,883
021 - Police Special Revenue Fund	—	—	—	—	—	—	(35,773)	(35,773)
022 - Criminal Forfeiture	—	—	—	—	—	—	57,327	57,327
031 - Capital Improvement Fund	—	—	78,990,589	—	78,990,589	4,175,025	5,941,021	89,106,634
038 - Equipment Replacement	—	—	1,972,000	—	1,972,000	—	539,645	2,511,645
051 - Water Fund	5,534,240	7,419,498	7,295,898	9,405,237	29,654,873	2,524,276	63,878,820	96,057,970
052 - Stormwater Fund	941,088	300,630	425,279	—	1,666,997	144,157	9,859,659	11,670,814
055 - Golf Course Fund	1,404,519	826,066	706,505	—	2,937,090	254,409	3,965,911	7,157,410
057 - Transportation Fund	14,251,242	2,513,321	21,418,069	—	38,182,632	3,640,352	33,667,256	75,490,240
058 - Parking Fund	1,619,907	809,413	450,000	—	2,879,320	213,625	(152,487)	2,940,458
062 - Fleet Services Fund	1,773,153	2,399,450	6,205	—	4,178,808	—	(743,110)	3,435,698
064 - Self Insurance Fund	—	2,855,402	—	—	2,855,402	—	1,290,107	4,145,509
070 - Sales Tax Rev Bond Dbt Service	—	—	—	6,964,616	6,964,616	—	27,009,069	33,973,685
071 - GO Bond Debt Service	—	—	—	7,162,376	7,162,376	—	1,739,022	8,901,398
Park City Municipal Corporation Total	\$ 69,014,915	\$ 30,936,823	\$ 111,731,012	\$ 23,532,229	\$ 235,214,978	\$ 14,915,240	\$ 156,271,271	\$ 406,401,489
Park City Redevelopment Agency								
023 - Lower Park Ave RDA Special Rev	—	1,028,179	—	—	1,028,179	6,564,753	6,861,395	14,454,327
024 - Main Street RDA Special Rev	—	—	—	—	—	—	968,572	968,572
033 - Lower Park Ave RDA Capital Fnd	—	—	3,645,000	—	3,645,000	2,779,590	1,113,793	7,538,383
034 - Main Street RDA Capital Fund	—	—	—	—	—	—	(588,860)	(588,860)
Park City Redevelopment Agency Total	\$ —	\$ 1,028,179	\$ 3,645,000	\$ —	\$ 4,673,179	\$ 9,344,343	\$ 8,354,901	\$ 22,372,423
Municipal Building Authority								
035 - Building Authority	—	—	—	—	—	—	—	—
Municipal Building Authority Total	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Total	\$ 69,014,915	\$ 31,965,002	\$ 115,376,012	\$ 23,532,229	\$ 239,888,157	\$ 24,259,583	\$ 164,626,172	\$ 428,773,912

Department Expenditure Summary

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
General Fund				
City Council				
Salaries & Benefits	355,423	389,355	389,355	441,864
Supplies, Main & Srv	149,227	112,028	112,028	151,028
Energy & Utilities	4,872	6,200	6,200	6,200
City Council Total	509,523	507,583	507,583	599,092
City Manager				
Salaries & Benefits	1,401,296	1,568,002	1,548,002	1,651,832
Supplies, Main & Srv	85,555	295,499	295,499	295,499
Energy & Utilities	9,099	6,621	6,621	6,621
City Manager Total	1,495,950	1,870,122	1,850,122	1,953,952
Elections				
Supplies, Main & Srv	—	45,000	45,000	5,000
Elections Total	—	45,000	45,000	5,000
City Attorney				
Salaries & Benefits	1,774,427	1,944,494	1,909,494	2,046,800
Supplies, Main & Srv	63,598	85,800	85,800	128,400
Energy & Utilities	6,109	4,250	4,250	4,250
Capital Outlay	1,957	10,600	10,600	10,600
City Attorney Total	1,846,091	2,045,144	2,010,144	2,190,050
Budget Debt & Grants				
Salaries & Benefits	870,274	938,563	913,563	990,302
Supplies, Main & Srv	47,661	50,800	50,800	50,800
Energy & Utilities	2,153	2,600	2,600	2,600
Budget Debt & Grants Total	920,087	991,963	966,963	1,043,702
Human Resources				
Salaries & Benefits	959,138	1,142,909	1,062,909	1,204,097
Supplies, Main & Srv	320,004	361,450	361,450	367,950
Energy & Utilities	3,579	5,300	5,300	5,300
Capital Outlay	—	3,000	3,000	4,000
Human Resources Total	1,282,721	1,512,659	1,432,659	1,581,347
Finance				
Salaries & Benefits	1,039,986	1,167,287	1,127,287	1,232,221
Supplies, Main & Srv	145,938	188,850	188,850	188,850
Energy & Utilities	1,632	3,400	3,400	3,400
Finance Total	1,187,557	1,359,537	1,319,537	1,424,471

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Information Technology				
Salaries & Benefits	1,750,035	2,269,112	2,094,112	2,391,829
Supplies, Main & Srv	1,219,811	1,242,300	1,245,407	1,242,300
Energy & Utilities	118,967	94,200	94,200	94,200
Capital Outlay	5,361	28,900	29,778	28,900
Transfers Out	1,100	1,100	1,100	1,100
Information Technology Total	3,095,274	3,635,612	3,464,597	3,758,329
Building Maintenance				
Salaries & Benefits	961,455	1,238,033	1,105,575	1,306,333
Supplies, Main & Srv	942,209	798,615	798,615	784,387
Energy & Utilities	168,675	195,617	195,617	197,151
Transfers Out	30,500	30,500	30,500	30,500
Building Maintenance Total	2,102,839	2,262,766	2,130,308	2,318,371
Pc Marc				
Salaries & Benefits	1,599,314	1,457,064	1,457,064	1,519,726
Supplies, Main & Srv	448,368	439,230	441,066	446,530
Energy & Utilities	266,157	281,373	281,373	281,373
Capital Outlay	6,556	14,400	14,400	14,400
Transfers Out	6,000	6,000	6,000	6,000
Pc Marc Total	2,326,396	2,198,067	2,199,903	2,268,029
Racquet Sports				
Salaries & Benefits	1,070,633	1,355,310	1,340,310	1,428,886
Supplies, Main & Srv	141,312	197,150	197,150	241,150
Energy & Utilities	1,090	1,300	1,300	1,300
Capital Outlay	652	—	—	—
Racquet Sports Total	1,213,687	1,553,760	1,538,760	1,671,336
McPolin Farm				
Salaries & Benefits	52,359	52,652	52,652	55,616
Supplies, Main & Srv	14,436	13,300	13,300	13,300
Energy & Utilities	5,136	7,003	7,003	7,003
McPolin Farm Total	71,932	72,955	72,955	75,919
Recreation Programs				
Salaries & Benefits	922,795	1,167,430	1,152,430	1,225,440
Supplies, Main & Srv	75,309	95,620	95,620	95,620
Recreation Programs Total	998,104	1,263,050	1,248,050	1,321,060
Community Engagement				
Salaries & Benefits	638,683	700,662	992,052	1,179,965

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Supplies, Main & Srv	140,709	168,600	168,600	178,600
Energy & Utilities	2,443	3,000	3,000	3,000
Capital Outlay	—	500	500	500
Community Engagement Total	781,835	872,762	1,164,152	1,362,065
Economy				
Salaries & Benefits	608,521	1,018,439	983,439	1,088,526
Supplies, Main & Srv	197,109	279,950	279,950	279,950
Energy & Utilities	3,288	—	—	—
Capital Outlay	265	3,200	3,200	3,200
Economy Total	809,183	1,301,589	1,266,589	1,371,676
Environmental Regulatory				
Salaries & Benefits	197,652	195,853	195,853	225,463
Supplies, Main & Srv	234,737	210,000	225,964	210,000
Environmental Regulatory Total	432,389	405,853	421,817	435,463
Environmental Sustainability				
Salaries & Benefits	380,765	482,052	414,052	506,071
Supplies, Main & Srv	68,893	372,577	372,577	244,577
Energy & Utilities	2,549	—	—	—
Capital Outlay	756	—	—	—
Environmental Sustainability Total	452,963	854,629	786,629	750,648
Special Events				
Salaries & Benefits	519,185	486,168	466,168	513,392
Supplies, Main & Srv	725,415	751,133	751,133	401,133
Energy & Utilities	4,448	2,400	2,400	2,400
Special Events Total	1,249,048	1,239,701	1,219,701	916,925
Insurance & Security Bonds				
Transfers Out	1,070,699	1,132,955	1,132,955	1,022,446
Insurance & Security Bonds Total	1,070,699	1,132,955	1,132,955	1,022,446
SpecSrvCont Hist Soc Museum				
Supplies, Main & Srv	25,000	25,000	25,000	30,000
SpecSrvCont Hist Soc Museum Total	25,000	25,000	25,000	30,000
SpecSrvCont Youth Adv				
Supplies, Main & Srv	515,313	633,000	633,000	685,000
SpecSrvCont Youth Adv Total	515,313	633,000	633,000	685,000
Senior Center Administration				
Supplies, Main & Srv	—	—	—	50,000
Senior Center Administration Total	—	—	—	50,000

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Special Service Contract				
Supplies, Main & Srv	500,000	638,500	638,500	779,000
Special Service Contract Total	500,000	638,500	638,500	779,000
Leadership				
Salaries & Benefits	63,178	70,070	70,070	70,070
Supplies, Main & Srv	66,832	62,500	70,135	62,500
Energy & Utilities	173	800	800	800
Leadership Total	130,183	133,370	141,005	133,370
Vacancy Factor				
Salaries & Benefits	—	(1,541,458)	—	(1,649,360)
Vacancy Factor Total	—	(1,541,458)	—	(1,649,360)
Emergency Management				
Salaries & Benefits	148,910	190,733	135,733	—
Supplies, Main & Srv	38,863	42,500	42,500	—
Energy & Utilities	175	—	—	—
Capital Outlay	76,392	75,000	75,000	—
Emergency Management Total	264,340	308,233	253,233	—
Arts & Culture				
Supplies, Main & Srv	5,597	—	—	—
Energy & Utilities	3,767	4,162	5,700	4,162
Arts & Culture Total	9,364	4,162	5,700	4,162
Trails				
Salaries & Benefits	467,891	505,777	494,777	713,927
Supplies, Main & Srv	329,230	337,100	337,100	332,100
Energy & Utilities	4,592	2,800	2,800	2,800
Capital Outlay	1,265	—	—	65,000
Trails Total	802,978	845,677	834,677	1,113,827
Social Equity				
Salaries & Benefits	4,196	58,223	43,223	—
Supplies, Main & Srv	27,449	6,479	6,479	6,479
Social Equity Total	31,645	64,702	49,702	6,479
Police				
Salaries & Benefits	8,382,814	9,066,178	9,229,791	9,745,636
Supplies, Main & Srv	256,847	235,720	235,720	278,520
Energy & Utilities	46,569	66,800	66,800	66,800
Capital Outlay	30,503	275,544	365,544	148,544

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Transfers Out	218,000	218,000	218,000	218,000
Police Total	8,934,732	9,862,242	10,115,855	10,457,500
Drug Education				
Salaries & Benefits	41,059	37,777	37,777	39,850
Supplies, Main & Srv	148	5,000	5,000	5,000
Drug Education Total	41,207	42,777	42,777	44,850
State Liquor Enforcement				
Salaries & Benefits	72,980	64,532	73,861	65,802
Supplies, Main & Srv	—	10,000	10,000	10,000
State Liquor Enforcement Total	72,980	74,532	83,861	75,802
Communication Center				
Supplies, Main & Srv	790,881	807,163	807,163	828,923
Energy & Utilities	1,682	—	—	—
Communication Center Total	792,563	807,163	807,163	828,923
SpecSrvCont Sister City Ad				
Supplies, Main & Srv	22,105	8,550	8,550	8,550
SpecSrvCont Sister City Ad Total	22,105	8,550	8,550	8,550
SpecSrvCont Trails Mgmt				
Supplies, Main & Srv	—	0	0	—
SpecSrvCont Trails Mgmt Total	—	0	0	—
SpecSrvCont Waste Recycl Mgmt				
Supplies, Main & Srv	60,000	50,000	75,000	75,000
SpecSrvCont Waste Recycl Mgmt Total	60,000	50,000	75,000	75,000
SpecSrvCont Legal Mediation				
Supplies, Main & Srv	8,269	17,000	17,000	17,000
SpecSrvCont Legal Mediation Total	8,269	17,000	17,000	17,000
Housing				
Supplies, Main & Srv	1,719	—	—	—
Energy & Utilities	(26)	—	—	—
Housing Total	1,693	—	—	—
Engineering				
Salaries & Benefits	1,679,558	1,811,424	1,811,424	1,910,236
Supplies, Main & Srv	209,693	149,700	252,866	149,700
Energy & Utilities	8,099	4,100	4,100	4,100
Capital Outlay	472	3,000	3,000	60,000
Engineering Total	1,897,823	1,968,224	2,071,389	2,124,036

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Planning				
Salaries & Benefits	1,496,820	2,103,929	1,853,929	2,067,796
Supplies, Main & Srv	550,494	263,500	263,500	242,500
Energy & Utilities	12,624	8,600	8,600	8,600
Capital Outlay	—	4,000	4,000	4,000
Planning Total	2,059,938	2,380,029	2,130,029	2,322,896
Building				
Salaries & Benefits	2,453,769	2,847,383	2,567,383	3,006,147
Supplies, Main & Srv	57,376	89,704	89,704	89,704
Energy & Utilities	11,923	14,250	14,250	14,250
Capital Outlay	3,620	7,100	7,100	7,100
Transfers Out	70,750	70,750	70,750	70,750
Building Total	2,597,438	3,029,187	2,749,187	3,187,951
Parks & Cemetery				
Salaries & Benefits	2,049,049	2,328,941	2,238,941	2,427,759
Supplies, Main & Srv	365,044	448,839	448,839	445,459
Energy & Utilities	31,873	43,666	43,666	43,127
Capital Outlay	22,765	22,793	22,793	22,793
Transfers Out	151,500	151,500	151,500	151,500
Parks & Cemetery Total	2,620,232	2,995,739	2,905,739	3,090,638
Street Maintenance				
Salaries & Benefits	2,153,461	2,448,135	2,358,135	2,577,822
Supplies, Main & Srv	452,370	564,897	564,897	562,102
Energy & Utilities	31,436	47,200	47,200	37,500
Capital Outlay	277	9,000	9,000	9,000
Transfers Out	552,500	552,500	552,500	552,500
Street Maintenance Total	3,190,044	3,621,732	3,531,732	3,738,924
Street Lights Sign				
Supplies, Main & Srv	84,775	76,800	76,800	76,800
Energy & Utilities	31,740	33,512	33,512	33,512
Capital Outlay	9,853	55,000	55,000	55,000
Street Lights Sign Total	126,368	165,312	165,312	165,312
Swede Alley Parking Structure				
Supplies, Main & Srv	1,866	12,600	12,600	12,600
Energy & Utilities	33,351	36,800	36,800	36,800
Capital Outlay	3,644	4,500	4,500	4,500
Swede Alley Parking Structure Total	38,860	53,900	53,900	53,900

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Library				
Salaries & Benefits	1,665,397	1,950,459	1,860,459	2,079,477
Supplies, Main & Srv	251,878	285,894	304,609	301,442
Energy & Utilities	72,330	87,300	87,300	87,300
Capital Outlay	21,387	22,930	22,930	27,930
Library Total	2,010,992	2,346,583	2,275,298	2,496,149
RDA Operations				
Supplies, Main & Srv	679,298	700,000	852,203	700,000
RDA Operations Total	679,298	700,000	852,203	700,000
Transfer To Other Fund				
Transfers Out	1,910,600	1,910,600	1,910,600	1,910,600
Transfer To Other Fund Total	1,910,600	1,910,600	1,910,600	1,910,600
Contingency General				
Supplies, Main & Srv	8,286	100,000	100,000	—
Contingency General Total	8,286	100,000	100,000	—
Contingency Snow Removal				
Supplies, Main & Srv	45,000	50,000	50,000	—
Contingency Snow Removal Total	45,000	50,000	50,000	—
Contingency Council				
Supplies, Main & Srv	—	50,000	50,000	—
Contingency Council Total	—	50,000	50,000	—
Contingency Emergency				
Supplies, Main & Srv	—	50,000	50,000	50,000
Contingency Emergency Total	—	50,000	50,000	50,000
Sundance Mitigation				
Supplies, Main & Srv	369,722	376,250	378,411	—
Sundance Mitigation Total	369,722	376,250	378,411	—
Economic Development Grant				
Supplies, Main & Srv	10,000	10,000	10,000	—
Economic Development Grant Total	10,000	10,000	10,000	—
Public Art				
Supplies, Main & Srv	4,571	7,000	7,000	47,000
Public Art Total	4,571	7,000	7,000	47,000
Mental Health				
Supplies, Main & Srv	138,500	—	—	—
Mental Health Total	138,500	—	—	—

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Marsac-Swede Condo HOA				
Supplies, Main & Srv	15,600	13,000	13,000	13,000
Marsac-Swede Condo HOA Total	15,600	13,000	13,000	13,000
Abatement				
Supplies, Main & Srv	—	48,688	48,688	—
Abatement Total	—	48,688	48,688	—
Historical Incentive Grant				
Supplies, Main & Srv	18,500	47,136	47,136	47,136
Historical Incentive Grant Total	18,500	47,136	47,136	47,136
Business Improvement District				
Supplies, Main & Srv	—	64,419	64,419	64,419
Business Improvement District Total	—	64,419	64,419	64,419
Internal Utilities Transfer				
Energy & Utilities	1,051,810	1,051,810	1,051,810	1,051,810
Internal Utilities Transfer Total	1,051,810	1,051,810	1,051,810	1,051,810
General Fund Total	52,852,230	58,138,769	59,025,304	59,793,755

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Quinns Recreation Complex				
Ice Facility				
Salaries & Benefits	950,829	1,059,610	1,059,610	1,105,615
Supplies, Main & Srv	230,154	295,095	295,095	295,095
Energy & Utilities	150,342	149,962	158,652	157,189
Capital Outlay	—	5,000	5,000	1,000
Ice Facility Total	1,331,325	1,509,667	1,518,357	1,558,899
Fields				
Salaries & Benefits	200,402	305,842	305,842	321,626
Supplies, Main & Srv	44,819	45,300	45,300	45,433
Energy & Utilities	16,150	12,797	12,797	13,958
Fields Total	261,370	363,939	363,939	381,017
Quinns Recreation Complex Total	1,592,695	1,873,606	1,882,296	1,939,916

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Water Fund				
Salaries & Benefits	5,554,355	5,185,228	5,185,228	5,534,240
Supplies, Main & Srv	4,979,561	5,979,409	5,979,409	6,276,898
Energy & Utilities	742,051	1,142,600	1,142,600	1,142,600
Depreciation & Amort	6,341,040	—	—	—
Debt Service	3,470,486	9,405,237	9,405,237	9,405,237
Capital Outlay	5,190,091	16,450,296	16,417,296	7,295,898
Transfers Out	2,639,983	2,723,253	2,723,253	2,524,276
Water Fund Total	28,917,567	40,886,023	40,853,023	32,179,150

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Stormwater Fund				
Salaries & Benefits	723,563	893,845	893,845	941,088
Supplies, Main & Srv	222,850	254,531	254,531	254,531
Energy & Utilities	33,665	46,099	46,099	46,099
Depreciation & Amort	185,808	—	—	—
Capital Outlay	614,689	3,142,316	3,142,316	425,279
Transfers Out	195,018	202,395	202,395	144,157
Stormwater Fund Total	1,975,593	4,539,186	4,539,186	1,811,154

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Golf Course Fund				
Salaries & Benefits	1,190,827	1,353,392	1,353,392	1,404,519
Supplies, Main & Srv	633,485	722,825	722,825	762,825
Energy & Utilities	48,002	61,600	61,600	63,241
Depreciation & Amort	226,992	—	—	—
Capital Outlay	375,137	1,361,189	1,361,189	706,505
Transfers Out	204,623	213,098	213,098	254,409
Golf Course Fund Total	2,679,066	3,712,104	3,712,104	3,191,499

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Transportation Fund				
Salaries & Benefits	14,035,303	13,792,769	13,509,511	14,251,242
Supplies, Main & Srv	2,302,091	2,100,814	2,100,814	2,082,066
Energy & Utilities	275,644	319,862	446,762	431,255
Depreciation & Amort	3,269,454	—	—	—
Capital Outlay	8,366,770	63,816,298	63,650,231	21,418,069
Transfers Out	3,693,665	3,715,829	3,715,829	3,640,352
Transportation Fund Total	31,942,928	83,745,572	83,423,147	41,822,984

Department Expenditure Summary

	FY 2025 Actual	FY 2026 Original	FY 2026 Adjusted	FY 2027 Budget
Parking Fund				
Salaries & Benefits	1,545,312	1,531,343	1,531,343	1,619,907
Supplies, Main & Srv	732,070	692,800	692,800	796,800
Energy & Utilities	8,620	11,400	11,400	12,613
Depreciation & Amort	200,621	—	—	—
Capital Outlay	110,835	794,970	387,970	450,000
Transfers Out	184,533	191,831	191,831	213,625
Parking Fund Total	2,781,992	3,222,343	2,815,343	3,092,945



Capital Program

Public Art

Project Code	Project Title	Project Description
ART0089	Public Art	We continue to implement projects on the Public Art Strategic Plan that tie to the City Council's Priorities and community vision. The Public Art Strategic Plan continues to be updated and implemented on an annual basis with anywhere between one to five projects implemented annually.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	346,483	139,558	10,000	0	0	0	0
Lower Park RDA * BEGINNING BAL	0	0	0	0	0	0	0
Total	\$ 346,483	\$ 139,558	\$ 10,000	\$ 0	\$ 0	\$ 0	\$ 0

Planning/Capital Analysis

Project Code	Project Title	Project Description
BUD0001	Planning/Capital Analysis	Annual analysis of General Impact Fees to determine/justify the formula, collection, and use. Including GASB 34 planning and implementation.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * IMP FEE-OPEN SPACE	21,697	19,297	0	0	0	0	0
CIP FUND * IMP FEE-PUBLIC SAFE	1,500	0	0	0	0	0	0
CIP FUND * IMP FEE-STREETS	52,320	46,320	0	0	0	0	0
CIP Fund * IMPACT FEES	1,560	4,043	0	0	0	0	0
Total	\$ 77,077	\$ 69,660	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

5 Year CIP Funding

Project Code	Project Title	Project Description
BUD0028	5 Year CIP Funding	This account is for identified unfunded projects.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	5,000,000	0	0	0	0	0	0
CIP Fund * OTHER MISCELLANEOUS	48,000	0	0	0	0	0	0
CIP Fund * SALE OF ASSETS	25,395	0	0	0	0	0	0
Total	\$ 5,073,395	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Land Acquisition/Banking Program

Project Code	Project Title	Project Description
BUD0361	Land Acquisition/ Banking Program	This request is for funding for feasibility and land acquisition for future development. Several potential sites have been identified. As the City begins an aggressive housing development program, it will be necessary to have a source of funding for future purchases.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	249,125	0	2,000,000	0	0	0	0
Total	\$ 249,125	\$ 0	\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Outside Legal Service

Project Code	Project Title	Project Description
BUD0769	Outside Legal Service	Outside legal services associated with projects that do not have an actual budget yet but are council-directed. Currently, legal has to pay for these from its operating budget.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	0	0	100,000	100,000	100,000	100,000	100,000
Total	\$ 0	\$ 0	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000

Traffic Calming

Project Code	Project Title	Project Description
ENG0036	Traffic Calming	Over the last few years, residents have expressed concerns with the speed and number of vehicles, the safety of children and walkers. Interest in participation for traffic calming has come in from all areas of town. Funding covers traffic studies, placement of traffic calming features, signage, minor hardscape improvements, warrant analysis, and public outreach efforts.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	208,297	54,117	0	0	0	0	0
CIP FUND * TRANSFER FROM GENER	71,436	0	150,000	150,000	150,000	150,000	0
Total	\$ 279,733	\$ 54,117	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 0

Park Avenue Reconstruction

Project Code	Project Title	Project Description
ENG0385	Park Avenue Reconstruction	Park Avenue utility infrastructure has deteriorated and is in need of replacement. By the time the utilities are replaced, the road will be non-existent and will need to be completely rebuilt. This project will take two summers to construct.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * 2019 SALES TAX BOND	1,000,000	0	0	0	0	0	0
Total	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Homestake Roadway & Trail Imp

Project Code	Project Title	Project Description
ENG0527	Homestake Roadway & Trail Imp	Project need to install a 12 to 15 foot wide active transportation path connecting the busiest bus stations in the County on Park Avenue with the Arts & Culture District. Additionally, the pavement in this corridor is in need of replacement.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * 2015 SALES TAX BOND	(14,818)	7,827	0	0	0	0	0
CIP FUND * 2017 SALES TAX BOND	1,429,983	1,590,244	0	0	0	0	0
CIP FUND * ADDITIONAL RESORT S	3,716,399	2,260,028	0	0	0	0	0
CIP FUND * IMP FEE-STREETS	232,074	232,074	0	0	0	0	0
Total	\$ 5,363,638	\$ 4,090,174	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Snow Creek Crossing

Project Code	Project Title	Project Description
ENG0540	Snow Creek Crossing	The Snow Creek Tunnel will complete a gap in the pathway network, increasing pedestrian flow through the high-traffic area without impeding traffic on a high-volume state facility. The project scope focuses on constructing a below-grade crossing where the east end of Snow Creek Drive intersects with Kearns Boulevard. This project completes a gap in the highly utilized network, provides a safe crossing, and enhances the connection to the Arts and Culture District.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	150,000	0	0	0	0	0	0

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BOND PROCEEDS	4,329,583	168,724	0	0	0	0	0
Transit Fund * BEGINNING BALAN	2,502,012	0	0	0	0	0	0
TRANSIT FUND * DOT	3,517,830	0	0	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	1,067,353	0	0	0	0	0	0
Total	\$ 11,566,778	\$ 168,724	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Marsac Remodel

Project Code	Project Title	Project Description
ENG0559	Marsac Remodel	The current offices and workspaces are overcapacity in some areas and undercapacity in other areas. The renovation of City Hall will create a more flexible office space to allow for a more hybrid work environment.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	779,577	374,096	0	0	0	0	0
Total	\$ 779,577	\$ 374,096	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Police Station Parking Lot

Project Code	Project Title	Project Description
ENG0577	Police Station Parking Lot	The current parking lot is insufficient for the needs.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	0	0	0	0	0
CIP FUND * IMP FEE-PUBLIC SAFE	222,264	216,890	0	0	0	0	0
Total	\$ 222,264	\$ 216,890	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Kearns Blvd Multipurpose Trail

Project Code	Project Title	Project Description
ENG0730	Kearns Blvd Multipurpose Trail	This project was originally programmed to design a multi-use pathway between Bonanza Dr and Park Ave on the south side of Kearns Blvd. This scope has been absorbed into two other projects to ensure continuity in design and delivery.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	150,000	0	0	0	0	0	0
Total	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Clark Ranch Frontage Road

Project Code	Project Title	Project Description
ENG0752	Clark Ranch Frontage Road	Development of the Clark Ranch project depends on a new access road to serve the site safely and efficiently. Located primarily on UDOT-controlled land, the proposed frontage road would minimize impacts on the surrounding neighborhood. The project includes a new roundabout connecting the access road with Piper Way and Richardson Flat Road to improve traffic flow and safety, as well as a separate pedestrian and bicycle facility to enhance connectivity. Phasing construction with site development will avoid costly rework and make efficient use of public funds.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	300,000	222,333	4,000,000	2,000,000	0	0	0
CIP FUND *BEGINNING BALANCE	0	0	0	0	0	0	0
Total	\$ 300,000	\$ 222,333	\$ 4,000,000	\$ 2,000,000	\$ 0	\$ 0	\$ 0

Munchkin & Woodbine Extn/Multi Trai

Project Code	Project Title	Project Description
ENG0753	Munchkin & Woodbine Extn/Multi Trai	Project will reconstruct and extend Munchkin to Homestake, construct a 12 to 15 foot wide multiuse pathway on the southside of the roadway and sidewalk on the northside of Munchkin. Project will also improve Woodbine by correcting the roadway profile and formalizing parking on one side.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	300,000	131,585	2,000,000	1,600,000	0	0	0
CIP FUND * TRANSIENT ROOM TAX	0	0	800,000	800,000	0	0	0
Total	\$ 300,000	\$ 131,585	\$ 2,800,000	\$ 2,400,000	\$ 0	\$ 0	\$ 0

Payday Traffic Calming and Iron Can

Project Code	Project Title	Project Description
ENG0757	Payday Traffic Calming and Iron Can	Construction of traffic calming and pedestrian safety improvements to Payday Dr. Dependent on designs and Neighborhood First Streets Program input, the improvements would be one of the following: 1. Median islands - install multiple median islands along Payday Dr to reduce vehicle speeds. 2. Pathway Widening and Roadway Narrowing - Narrow the roadway as much as possible while keeping two lanes of travel and one parking lane. Provide an 8' pathway on the north side of the roadway. 3. Combination - This design would leave the road at its current width, but add medians and still include the 8' pathway on the north side of the roadway. Lastly, a sidewalk is proposed to connect the west end of Payday Dr to the Ivory annexation on lower Iron Canyon Dr.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	0	0	150,000	1,000,000	0	0	0
Total	\$ 0	\$ 0	\$ 150,000	\$ 1,000,000	\$ 0	\$ 0	\$ 0

Spriggs Barn Preservation

Project Code	Project Title	Project Description
ENG0758	Spriggs Barn Preservation	The Spriggs Barn, located off Kearns Blvd west of PC Hill, is the last remaining structure from the Spriggs Ranch. The structure was built to support a trout farming operation dating back to the early 20th century. The farm was sold in 1954 to the Osguthorpe Family and again in 1990 to Park City Municipal. An assessment of the structure in 2003 deemed it to be "fair to marginal". A more recent assessment, in 2012, deemed the structure to be in "severe distress." This project will provide and implement professional recommendations to preserve the structure for future generations to enjoy.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	100,000	60,000	0	0	0
Total	\$ 0	\$ 0	\$ 100,000	\$ 60,000	\$ 0	\$ 0	\$ 0

Middle Silver Creek Watershed

Project Code	Project Title	Project Description
ENV0248	Middle Silver Creek Watershed	Non-water-related acres: accrued a liability and expenditure of \$272,000 in the government-wide statements, governmental activities column.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	334,076	0	0	0	0	0	0
Total	\$ 334,076	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Prospector Drain - Regulatory Proje

Project Code	Project Title	Project Description
ENV0266	Prospector Drain - Regulatory Proje	Project is being done under an Administrative Order on Consent with the EPA to address the discharge of metals impacted water from the Prospector Drain and Bio cell. Draft EE/CA has been completed. Awaiting EPA's response on presented alternatives. Response from EPA anticipated in 2026 or later.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	300,000	0	0	0	0	0	0
CIP Fund * SALE OF ASSETS	856,712	0	0	0	0	0	0
Total	\$ 1,156,712	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Soil Remediation

Project Code	Project Title	Project Description
ENV0267	Soil Remediation	Funds will be used to remediation capital projects. Fund will be used to procure environmental contracts and pay for remedial activities. Bonanza Park clean up is anticipated to cost 2.1 million. The remaining 900k can be used for other capital projects.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	946,392	0	0	0	0	0	0
CIP Fund * SALE OF ASSETS	2,680	0	0	0	0	0	0
CIP FUND * TRANSIENT ROOM TAX	2,000,000	0	0	0	0	0	0
Total	\$ 2,949,072	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Misc 5-Acre Site Improvements

Project Code	Project Title	Project Description
ENV0611	Misc 5-Acre Site Improvements	A Misc project for preparation for the development of the 5-acre site. This request is for the development of an arts-centric mixed-use space, including local commercial space, affordable residential units, and two acres of community gathering space for events and markets. The project includes 106 residential units and underground parking, utilizing a footprint significantly smaller than previous private development proposals.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BOND PROCEEDS	0	0	0	0	0	0	0
CIP FUND * TRANSIENT ROOM TAX	8,200,000	312,827	0	0	0	0	0
Total	\$ 8,200,000	\$ 312,827	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Trees for City Lands

Project Code	Project Title	Project Description
ENV0612	Trees for City Lands	Increase tree cover, diversity, and replace dead trees on various city properties.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	15,000	0	0	0	0	0	0
Total	\$ 15,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Mine Bench Erosion Control

Project Code	Project Title	Project Description
ENV0760	Mine Bench Erosion Control	The mine bench property shows signs of active erosion and drainage impairment impacting mitigated mine tailings. The property was evaluated in April 2025 for existing site conditions and developed a management plan. The plan calls for renovating an existing stormwater system, and placing erosion controls on the hillside downhill from the mine building and parking lots.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	100,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0

Laydown Yard Beautification

Project Code	Project Title	Project Description
ENV0761	Laydown Yard Beautification	The city will be leasing 1.8 acres to a civil construction firm, Stacy-Witbeck, for a laydown yard at 224. The annual lease rent amount will be \$9,000, as revenue to the City. At the end of the lease, we'd like to use that money to beautify the site after the lease has ended.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * FEE IN LIEU	0	0	9,000	9,000	9,000	0	0
Total	\$ 0	\$ 0	\$ 9,000	\$ 9,000	\$ 9,000	\$ 0	\$ 0

Golf Course Improvements

Project Code	Project Title	Project Description
GOL0046	Golf Course Improvements	This project encompasses all golf course related projects, enlarging tees, fairways, rebuilding greens, restroom upgrade, landscaping, the construction of a fence along the road and other operational maintenance.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Golf Fund * GOLF FEES	7,498	7,498	12,000	12,000	12,000	12,000	12,000
Total	\$ 7,498	\$ 7,498	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000

Golf Maintenance Equipment Replacem

Project Code	Project Title	Project Description
GOL0091	Golf Maintenance Equipment Replacem	This option will move the funding of equipment from the operating line to a CIP account. This CIP will help insure adequate funding is available to meet replacement needs.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Golf Fund * GOLF FEES	770,186	423,889	275,000	275,000	275,000	275,000	275,000
Total	\$ 770,186	\$ 423,889	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000

Golf Cart Replacement

Project Code	Project Title	Project Description
GOL0732	Golf Cart Replacement	Our current fleet consists of 74 golf cars for rental to golfers, (1) one Player Assistant golf car for use by staff to manage golfers pace of play on the course, and (1) one Utility car used to drive around to pick up golf balls on the driving range. After this upcoming season we will have used our fleet of cars and player assistant car for 4 1/2 years. We typically replace the cars every 4-5 years pending on problems with the cars, mainly how are the batteries holding up as far as charging goes. The utility cart for the driving range will be 9+ years old and is wearing out (axle hub broke last season, lacking power, etc.). We will put this purchase out to bid with the three different car manufacturers at the end of this golf season before purchasing a new fleet.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Golf Fund * GOLF FEES	510,000	485,647	0	0	0	0	0
Total	\$ 510,000	\$ 485,647	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Golf Course Capital Improvements

Project Code	Project Title	Project Description
GOL0753	Golf Course Capital Improvements	Council directed golf to hire a consultant to look at long term capital improvements for the course. Numerous projects were identified in their report. In order to get truer costs to these projects to then take back to council for approval, we need to hire an architect who can be responsible for creating a master plan and identify these costs, hire contractors to perform the work, as well as oversee the approved projects. An RSOQ has been put on the U3P website and a successful company will be chosen in February. Costs of this project will not ultimately be known until the successful candidate is chosen. Current budget ask is based upon projections from the golf course consultants report.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Golf Fund * GOLF FEES	0	57,000	250,000	0	0	0	0
CIP Fund * BEGINNING BALANCE	0	0	0	3,354,500	3,354,500	0	0
Total	\$ 0	\$ 57,000	\$ 250,000	\$ 3,354,500	\$ 3,354,500	\$ 0	\$ 0

Cart Path Overlay/ReSurface

Project Code	Project Title	Project Description
GOL0770	Cart Path Overlay/ ReSurface	In 2025 we did a 2" overlay on roughly 40% of the cart paths. This would get the other 60% of the cart paths on the golf course resurfaced.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Golf Fund * GOLF FEES	0	0	100,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0

Senior Community Center

Project Code	Project Title	Project Description
IMP0311	Senior Community Center	City Council directed PCMC staff on January 9, 2025, to evaluate the feasibility of a new Senior Center on the parcels comprising the Mawhinney Parking Lot and the adjacent property. Following completion of the feasibility study, Council has provided continued direction through multiple discussions in 2025 and into 2026 to proceed with design and development of the project, with the most recent discussion occurring on January 15, 2026. Current design, based on the Council's direction, includes a surface parking configuration with a minimum of 47 parking spaces and a facility size ranging from approximately 13,000 to 15,000 square feet.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	0	3,000,000	0	0	0
LOWER PARK RDA * CONT TO RDA D	3,500,000	22,178	3,500,000	5,000,000	0	0	0
Total	\$ 3,500,000	\$ 22,178	\$ 3,500,000	\$ 8,000,000	\$ 0	\$ 0	\$ 0

Main Street Area Plan

Project Code	Project Title	Project Description
IMP0401	Main Street Area Plan	Future Main Street Enhancements

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	839,902	0	0	0	0	0	0
Total	\$ 839,902	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Arts and Culture District

Project Code	Project Title	Project Description
IMP0429	Arts and Culture District	

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * 2017 SALES TAX BOND	899	0	0	0	0	0	0
CIP FUND * TRANSIENT ROOM TAX	12,342	345	0	0	0	0	0
Total	\$ 13,241	\$ 345	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Housing Ongoing Asset Improvement

Project Code	Project Title	Project Description
IMP0586	Housing Ongoing Asset Improvement	This project is identified to provide capital asset maintenance and upkeep on existing City-owned housing assets. Over time, the units the City owns to support employee housing are aging and require considerable capital investment. We plan to continue to build this balance moving forward.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	0	0	0	0	0	0	0
CIP FUND * FEE IN LIEU	1,080,114	175,627	0	0	0	0	0
CIP Fund * OTHER CONTRIBUTIONS	1,713,174	0	0	0	0	0	0
CIP Fund * OTHER MISCELLANEOUS	983,400	0	0	0	0	0	0
Main St RDA * BEGINNING BALANC	1,700,000	1,498,003	0	0	0	0	0
Total	\$ 5,476,688	\$ 1,673,629	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Housing Program Asset Acquisition

Project Code	Project Title	Project Description
IMP0587	Housing Program Asset Acquisition	This project is designed to pursue long-term asset purchases of housing and/or land to facilitate future housing development.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	3,789,158	1,040,404	0	0	0	0	0
Total	\$ 3,789,158	\$ 1,040,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Housing Program Public Private Pa

Project Code	Project Title	Project Description
IMP0588	Housing Program Public Private Pa	This project is focused on adding new housing stock to the City through public-private partnerships.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	6,089,185	790	0	0	0	0	0
CIP FUND * FEE IN LIEU	159,951	0	0	0	0	0	0
CIP Fund * OTHER MISCELLANEOUS	909,864	0	0	0	0	0	0
CIP Fund * SALE OF ASSETS	427,383	0	0	0	0	0	0
Total	\$ 7,586,383	\$ 790	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Clark Ranch

Project Code	Project Title	Project Description
IMP0756	Clark Ranch	The Clark Ranch property is located west of US-40 and south of Park City Heights and consists of approximately 344 acres of City-owned land. Through a Public-Private Partnership (P3), the City proposes to develop approximately 10 acres of the site for an affordable housing community consisting of an estimated 120–160 residential units. The development will include a mix of for-sale townhomes and multi-family rental housing to address a range of community housing needs.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	0	0	9,311,808	9,311,808	0	0	0
Total	\$ 0	\$ 0	\$ 9,311,808	\$ 9,311,808	\$ 0	\$ 0	\$ 0

5 Acre Site

Project Code	Project Title	Project Description
IMP0768	5 Acre Site	This request is for the development of an arts-centric mixed-use space, including local commercial, affordable residential, and two acres of community gathering space for events and markets. The project includes 106 residential units and underground parking, utilizing a footprint significantly smaller than previous private development proposals. Following the March 19th council meeting, the project has advanced to the Planning Commission phase for land-use application review.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * Bond Proceeds	0	0	35,000,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 35,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Library Development & Donations

Project Code	Project Title	Project Description
LIB0019	Library Development & Donations	Holds donated funds for library capital maintenance, repairs, improvements, equipment, and other approved capital expenditures that support library facilities and services.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	44,549	11,030	0	0	0	0	0
CIP FUND * LIBRARY FUNDRAISERS	35,871	780	0	0	0	0	0
CIP Fund * OTHER CONTRIBUTIONS	25,000	0	0	0	0	0	0
Total	\$ 105,420	\$ 11,810	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Library Building Improvements

Project Code	Project Title	Project Description
LIB0617	Library Building Improvements	The Library Board and Staff Conducted a 10-Year Facility Analysis to evaluate building needs post-renovation as 10 years have passed since the building remodel. This analysis led to a needs analysis that includes replacement of the current information desk which is chipped and worn, as well as not reasonably functional space. In addition, the direction of the desk has staff looking into backlight through the patio doors in the coffee shop making it so you cannot see the faces of patrons as they approach and causes problems for staff with light/vision sensitivities. Also, there is a need for furniture replacement in the front browsing area including display tables, and needed furniture to create study space on the 1st Floor of the building to keep up with the community's need for quiet remote work. We also have dark spots in the building that will benefit areas in the building where lighting is low making use of collections and resources difficult, especially for those with limited vision, making this an accessibility issue.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	35,000	24,056	10,000	10,000	10,000	10,000	10,000
Total	\$ 35,000	\$ 24,056	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000

Santy Stage ADA Access

Project Code	Project Title	Project Description
LIB0737	Santy Stage ADA Access	Provide ADA Access to the historic auditorium stage as part of the Library's Strategic Plan under the pillar of inclusivity.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	28,000	11,600	0	0	0	0	0
Total	\$ 28,000	\$ 11,600	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Lucky Ones Furniture & Patio Shades

Project Code	Project Title	Project Description
LIB0762	Lucky Ones Furniture & Patio Shades	Lucky Ones Coffee has been a beloved and integral part of the Library experience for seven years, serving as both a daily gathering place and a welcoming gateway to the building. Due to its sustained popularity and heavy daily use, the café furnishings and surrounding entry space now require reinvestment. Funding is requested to refresh the space and fully realize Lucky Ones Coffee's original design vision—enhancing durability, functionality, and the Library's first impression for every visitor.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	30,000	0	0	0	0
CIP FUND * RAP TAX	0	0	22,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 52,000	\$ 0	\$ 0	\$ 0	\$ 0

Emergency Management Program

Project Code	Project Title	Project Description
POL0217	Emergency Management Program	Improves, replaces and/or increases EOC equipment/supplies, mobile command trailer (MCT), mitigation, response, sheltering and technological capabilities. These funds are used for equipment and longterm emergency supply caches, UAS program establishment, and EOC capabilities.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	12,086	5,265	0	0	0	0	0
Total	\$ 12,086	\$ 5,265	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Security Projects

Project Code	Project Title	Project Description
POL0264	Security Projects	In early 2008, the City Manager formally established the Building Security Committee (previously ad hoc). The committee has made a number of recommendations on upgrades to signage, camera systems, emergency phones, alarms, etc. Efforts continue to add cameras and access control systems throughout City facilities, most recently 3KWTP. Many if not most original cameras are reaching end of service life and are requiring replacement as they fail.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	0	0	0	0	0
LOWER PARK RDA * CONT TO RDA D	120,000	0	40,000	0	0	0	0
Total	\$ 120,000	\$ 0	\$ 40,000	\$ 0	\$ 0	\$ 0	\$ 0

City AED Replacement and Maintenance

Project Code	Project Title	Project Description
POL0457	City AED Replacement and Maintenance	This program was approved in FY23 to begin replacing the City's aging AED fleet. It is designed to phase-out AEDs purchased as early as 2006/7 with updated models compatible with Park City Fire District.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
EQUIP RPLCMNT FUND * TRANSFER	16,763	7,196	8,000	0	0	0	0
Total	\$ 16,763	\$ 7,196	\$ 8,000	\$ 0	\$ 0	\$ 0	\$ 0

Police Equipment Replacement Fund

Project Code	Project Title	Project Description
POL0615	Police Equipment Replacement Fund	Establish an ongoing CIP project to replace and maintain Police equipment and systems (many of them mandatory) necessary to perform services. For FY26, we have an additional request of \$105k. Training Motorcycle \$10k, \$5k for Taser Cartridges, \$10k inflationary for firearms, \$80k for Cloud Server/Motorola solution. We also have a request for one-time funding for new PPE (shields) which can be made through the CIP committee or Results Team since it's one-time in nature.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	257,257	222,118	210,775	232,775	303,270	227,000	225,250
Total	\$ 257,257	\$ 222,118	\$ 210,775	\$ 232,775	\$ 303,270	\$ 227,000	\$ 225,250

MVB3X Barricade Trailers

Project Code	Project Title	Project Description
POL0755	MVB3X Barricade Trailers	Two barricade trailers, each trailer is loaded with 72 barricades. These would be utilized in lieu of renting barricades for every event and parking vehicles to block intersections.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Main St RDA * BEGINNING BALANC	500,000	0	0	0	0	0	0
Total	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Ice Facility Capital Replacement

Project Code	Project Title	Project Description
QUI0150	Ice Facility Capital Replacement	This fund supports capital repairs and replacements at the Ice Arena. The three accounts separate funds contributed by The City and Basin Recreation, as well as money awarded from Rap Tax grants.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	49,254	1,750,000	170,000	200,000	0	0
CIP FUND * COUNTY/SPECIAL DIST	401,678	246,433	50,000	50,000	50,000	50,000	50,000
CIP FUND * RAP TAX	18,206	0	0	0	0	0	0
CIP FUND * TRANSFER FROM GENER	1,314,531	381,311	66,000	66,000	66,000	66,000	66,000
Total	\$ 1,734,415	\$ 676,999	\$ 1,866,000	\$ 286,000	\$ 316,000	\$ 116,000	\$ 116,000

Countainer for Outdoor Ice Rink

Project Code	Project Title	Project Description
QUI0722	Countainer for Outdoor Ice Rink	This request is for additional equipment to improve the quality and seasonal longevity of the natural ice at the City Park and increase the efficiency of maintenance.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	7,500	0	0	0	0	0	0
Total	\$ 7,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Lobby Upgrades - Ice Arena

Project Code	Project Title	Project Description
QUI0726	Lobby Upgrades - Ice Arena	Adding an admissions desk to the lobby by the front doors and replacing the aging furniture throughout the lobby.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	105,000	0	0	0	0	0	0
CIP FUND * RAP TAX	35,397	35,397	0	0	0	0	0
Total	\$ 140,397	\$ 35,397	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Ice Arena Structural Remediation

Project Code	Project Title	Project Description
QUI0759	Ice Arena Structural Remediation	This project includes the study and development of plans to repair ongoing issues on the east side of the building. These problems have existed since shortly after the facility opened and have included cracking of the mezzanine and water intrusion along the east side of the structure. Several attempts have been made to address these issues over time.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	50,000	900,000	600,000	0	0
Total	\$ 0	\$ 0	\$ 50,000	\$ 900,000	\$ 600,000	\$ 0	\$ 0

City Park Improvements

Project Code	Project Title	Project Description
RECO005	City Park Improvements	As Park City and surrounding areas continue to grow, there is a greater public demand for recreational uses. This project is an ongoing effort to complete City Park. The funds will be used to improve and better accommodate the community.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * RAP TAX	63,015	0	0	0	0	0	0
LOWER PARK RDA * CONT TO RDA D	343,432	36,685	100,000	100,000	100,000	100,000	100,000
Total	\$ 406,447	\$ 36,685	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000

PC MARC Program Equipment Replaceme

Project Code	Project Title	Project Description
RECO142	PC MARC Program Equipment Replaceme	For ongoing replacement of fitness equipment.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	277,967	61,714	65,000	65,000	65,000	65,000	65,000
Total	\$ 277,967	\$ 61,714	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000

Skate Park Repairs

Project Code	Project Title	Project Description
RECO167	Skate Park Repairs	Re-paint fence and re-caulk the concrete joints.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Lower Park RDA * BEGINNING BAL	29,749	7,446	5,000	5,000	5,000	5,000	25,000
Total	\$ 29,749	\$ 7,446	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000

Aquatics Equipment Replacement

Project Code	Project Title	Project Description
REC0280	Aquatics Equipment Replacement	There is no capital replacement fund for the two outdoor pools. This will be set up to build a fund balance for the eventual replacement of pool infrastructure and equipment. This year we had to use Asset Management Funds for several repair/replacement.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	155,157	62,973	25,000	25,000	25,000	25,000	25,000
Total	\$ 155,157	\$ 62,973	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000

Cemetery Improvements

Project Code	Project Title	Project Description
REC0292	Cemetery Improvements	City Council has an interest in developing a head stone replacement and restoration program for the cemetery. There is also an interest in using ground penetrating radar to see if the southwest corner of the cemetery can be reclaimed.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	34,247	0	0	0	0	0	0
Total	\$ 34,247	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Recreation Software

Project Code	Project Title	Project Description
REC0324	Recreation Software	The recreation department is looking to replace the current class software system that provides program registration, membership sales, facility and court booking, league scheduling and online services.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	12,000	0	0	0	0	0	0
Total	\$ 12,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Master Plan for Recreation Amenitie

Project Code	Project Title	Project Description
REC0364	Master Plan for Recreation Amenitie	We have completed the Mountain Recreation Action Plan but need to complete a master plan for the Park City Sports Complex as well as the PC MARC. Facilities have been identified but need to take a global look at existing spaces and facilities.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * IMP FEE-OPEN SPACE	4,889	0	0	0	0	0	0
Total	\$ 4,889	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Recreation Building in City Park

Project Code	Project Title	Project Description
REC0386	Recreation Building in City Park	As Park City and surrounding areas continue to grow, there is a greater public demand for recreational uses. This project is a continuing effort to complete City Park. The funds will be used to improve and better accommodate the community's needs.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * 2019 SALES TAX BOND	18,633,120	9,814,312	0	0	0	0	0
CIP FUND * RAP TAX	140,000	0	0	0	0	0	0
LOWER PARK RDA * LPA RDA ANTIC	(16,934)	0	0	0	0	0	0
Total	\$ 18,756,186	\$ 9,814,312	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PC MARC Tennis Court Resurface

Project Code	Project Title	Project Description
REC0412	PC MARC Tennis Court Resurface	PC MARC Tennis Court Resurface

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	79,035	0	0	0	0	0	0
Total	\$ 79,035	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Bubble Repair

Project Code	Project Title	Project Description
REC0431	Bubble Repair	Bubble repair and improvements

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	233,750	107,422	0	0	0	0	5,000
CIP FUND * TRANSFER FROM GENER	0	0	5,000	5,000	5,000	5,000	0
Total	\$ 233,750	\$ 107,422	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000

PC MARC Aquatics Replacement

Project Code	Project Title	Project Description
REC0598	PC MARC Aquatics Replacement	Full replacement & enhancement of existing aquatic facilities including new leisure, lap and spa pool. Also includes new support facilities for mechanical, lifeguards and covered pavilion for rentals.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	8,468,477	6,997,291	0	0	0	0	0
CIP FUND * RAP TAX	260,000	260,000	0	0	0	0	0
Total	\$ 8,728,477	\$ 7,257,291	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PC MARC Furnishings

Project Code	Project Title	Project Description
REC0602	PC MARC Furnishings	The furniture in our building has seen its share of wear and tear over the last 12 years and is due for replacement. This includes lobby furniture, party room tables and chairs, new carpet plots, and other furnishings in proshop retail space.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	18,879	0	0	0	0	0	0
Total	\$ 18,879	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

MARC Lighting System Replacement

Project Code	Project Title	Project Description
REC0607	MARC Lighting System Replacement	Replacement of the existing lighting system, to Lutron Vive system. This would replace the remote sensor Avion system that is aging out and isn't allowing full functionality with the sensors. New system will include greater control to help with energy savings. All materials will be included all old equipment will be removed.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	36,713	6,133	0	0	0	0	0
Total	\$ 36,713	\$ 6,133	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PC MARC Front Desk Remodel

Project Code	Project Title	Project Description
REC0727	PC MARC Front Desk Remodel	Adding an admissions desk to the lobby by the front doors and replacing the aging furniture throughout the lobby.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Total							

MARC Gymnasium Renovation

Project Code	Project Title	Project Description
REC0728	MARC Gymnasium Renovation	Replacement of manual gymnasium curtain with an automatic curtain, to improve efficiency and physical requirements placed on staff. Installation will require electrical work, and this budget includes funding to rewire existing and new electrical needs to one central panel. The gymnasium is in need of repainting and replacement of the sound panels, which were installed in 2003.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	80,000	59,362	0	0	0	0	0
Total	\$ 80,000	\$ 59,362	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

MARC Public Restroom & Locker Room

Project Code	Project Title	Project Description
REC0729	MARC Public Restroom & Locker Room	The locker rooms have seen significant use from the 13+ years of use. This would include new larger lockers, rebuilding the failing steam rooms, shower stall and plumbing upgrades, tile and mechanical upgrades.
		Locker Room Remodel estimate: \$225,000 per locker room x 2 = \$450,000 Steam Room Remodel estimate: \$110,000 per steam room x 2 = \$220,000

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	570,000	7,200	0	0	0	0	0
Total	\$ 570,000	\$ 7,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Pavement Management Implementation

Project Code	Project Title	Project Description
STR0006	Pavement Management Implementation	This project provides the funding necessary to properly maintain and prolong the useful life of City owned streets and parking lots. Annual maintenance projects include crack sealing, slurry sealing and overlays.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * CLASS "C" ROAD	679,782	625,408	500,000	500,000	500,000	500,000	500,000
CIP FUND * TRANSFER FROM GENER	1,419,235	596,048	1,600,000	1,275,000	1,300,000	1,500,000	1,700,000
Main St RDA * BEGINNING BALANC	0	0	0	0	0	0	0
Total	\$ 2,099,018	\$ 1,221,457	\$ 2,100,000	\$ 1,775,000	\$ 1,800,000	\$ 2,000,000	\$ 2,200,000

Equipment Replacement - Rolling Sto

Project Code	Project Title	Project Description
STR0074	Equipment Replacement - Rolling Sto	This project finds the replacement of fleet vehicles based upon a predetermined schedule. The purpose of the project is to ensure the City has the funding to replace equipment that has reached the end of its useful life.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
EQUIP RPLCMNT FUND * TRANSFER	3,250,446	340,716	1,650,000	1,670,000	1,800,000	1,900,000	2,000,000
Total	\$ 3,250,446	\$ 340,716	\$ 1,650,000	\$ 1,670,000	\$ 1,800,000	\$ 1,900,000	\$ 2,000,000

Asset Management/Replacement Progra

Project Code	Project Title	Project Description
STR0146	Asset Management/ Replacement Progra	Money is dedicated to this account for asset replacement each year. Creation of a schedule in FY 07 for Building replacement.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	2,239,385	369,100	825,000	875,000	900,000	925,000	950,000
Total	\$ 2,239,385	\$ 369,100	\$ 825,000	\$ 875,000	\$ 900,000	\$ 925,000	\$ 950,000

Walkability Maintenance

Project Code	Project Title	Project Description
STR0191	Walkability Maintenance	This funding is provided for the purpose of ongoing maintenance of completed Walkability Projects.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	237,309	143,732	182,500	195,000	145,000	150,000	150,000
Total	\$ 237,309	\$ 143,732	\$ 182,500	\$ 195,000	\$ 145,000	\$ 150,000	\$ 150,000

Fleet Management Software

Project Code	Project Title	Project Description
STR0312	Fleet Management Software	Procurement and implementation of fleet management software to replace Lucity software, which has proven inadequate to provide Fleet Management with the data and reporting necessary to meet stringent Federal Transit Administration reporting requirements.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	46,454	0	0	0	0	0	0
WATER FUND * WATER SERVICE FEE	17,307	0	0	0	0	0	0
Total	\$ 63,761	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Main St. Infrastructure Asset Manag

Project Code	Project Title	Project Description
STR0329	Main St. Infrastructure Asset Manag	This Funding is dedicated for replacement and maintenance to the Main Street Improvement program.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * ADDITIONAL RESORT S	776,922	18,539	75,000	75,000	75,000	75,000	75,000
Total	\$ 776,922	\$ 18,539	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000

Fleet Shop Equipment Replacement

Project Code	Project Title	Project Description
STR0340	Fleet Shop Equipment Replacement	This project funds the acquisition and replacement of fleet shop equipment necessary for vehicle servicing, such as computer diagnostic equipment, tire servicing equipment, and vehicle lifts/jacks, that are not affixed to the building.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
EQUIP RPLCMNT FUND * TRANSFER	57,282	4,684	15,000	18,000	18,000	20,000	22,000
Total	\$ 57,282	\$ 4,684	\$ 15,000	\$ 18,000	\$ 18,000	\$ 20,000	\$ 22,000

Parks Irrigation System Efficiency

Project Code	Project Title	Project Description
STR0352	Parks Irrigation System Efficiency	Create a program to fund irrigation system improvements to increase system efficiencies. Some of our irrigation systems are approaching 30 years old and in need of an upgrade. With new irrigation equipment or modifications, current systems could be updated to improve water efficiency, reduce maintenance requirements, enhance system reliability, and support long-term sustainability goals.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	155,201	17,753	30,000	32,000	35,000	35,000	37,000
Total	\$ 155,201	\$ 17,753	\$ 30,000	\$ 32,000	\$ 35,000	\$ 35,000	\$ 37,000

Guardrail Replacement

Project Code	Project Title	Project Description
STR0579	Guardrail Replacement	Replace existing guardrail throughout town

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	96,867	92,801	68,000	70,000	70,000	70,000	70,000
Total	\$ 96,867	\$ 92,801	\$ 68,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000

Street Sign Replacement Program

Project Code	Project Title	Project Description
STR0581	Street Sign Replacement Program	This budget will replace all the new signs and lighting approved by the Neighborhood First Committee

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	13,051	0	11,754	11,754	13,000	13,000	15,000
Total	\$ 13,051	\$ 0	\$ 11,754	\$ 11,754	\$ 13,000	\$ 13,000	\$ 15,000

Curb and Gutter Replacement

Project Code	Project Title	Project Description
STR0603	Curb and Gutter Replacement	Replace sections of failing curb and gutter

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	79,908	68,230	100,000	100,000	110,000	110,000	110,000
Total	\$ 79,908	\$ 68,230	\$ 100,000	\$ 100,000	\$ 110,000	\$ 110,000	\$ 110,000

Marsac Ave Plowing

Project Code	Project Title	Project Description
STR0746	Marsac Ave Plowing	Teaming up with UDOT and Empire Pass to plow Marsac Ave from the roundabout to Wheaton Way.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	60,000	60,000	60,000	60,000	60,000	0	60,000
Total	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 0	\$ 60,000

Equipment Replacement - Computer

Project Code	Project Title	Project Description
TEC0075	Equipment Replacement - Computer	Systematic replacement of aging technology assets, including computers, servers, network equipment, and supporting infrastructure, to maintain operational efficiency and reliability.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	250,000	215,835	450,000	0	0	0	0
EQUIP RPLCMNT FUND * TRANSFER	358,074	277,656	299,000	299,000	299,000	299,000	299,000
Golf Fund * GOLF FEES	8,000	752	4,000	4,000	4,000	4,000	4,000
Transit Fund * TRANSIT SALES T	52,733	4,624	30,000	30,000	30,000	30,000	33,000
WATER FUND * WATER SERVICE FEE	365,408	1,731	117,000	117,000	117,000	117,000	117,000
Total	\$ 1,034,214	\$ 500,597	\$ 900,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 453,000

Website Remodel

Project Code	Project Title	Project Description
TEC0326	Website Remodel	City Website Upgrade | One-time project. Enhancing visual design while prioritizing improved mobile functionality, streamlined content management, and integration of new technologies.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	55,000	28,075	0	0	0	0	0
Total	\$ 55,000	\$ 28,075	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Library Technology Equipment Replac

Project Code	Project Title	Project Description
TEC0332	Library Technology Equipment Replac	The Library Technology Replacement Fund is critical to sustaining the public-facing technology that supports library services and community programming. This fund covers essential technology not included in the PCMC IT Department budget, including network switches, Wi-Fi access points, firewalls, web filters, public PCs and Macs, printers, 3D printers, peripherals, and display monitors in meeting rooms. It also supports the technology infrastructure in the Santy Auditorium and Community Room, which are heavily used for films, lectures, and public events. While some library technology has been replaced in recent years, much of the audiovisual and projection equipment in the Santy Auditorium is now 10 to 30 years old and approaching end of life, with potential for immediate failure. Historically, Sundance provided financial support to ensure high-quality projection for community film programming. As our partnership with Park City Film continues, we remain committed to supporting their mission and anticipate continued collaboration and shared investment in future upgrades.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	19,237	16,012	0	0	0	0	0
CIP FUND * RESTAURANT TAX	95,572	93,878	0	0	0	0	0
CIP FUND * TRANSFER FROM GENER	0	0	100,000	100,000	100,000	100,000	100,000
Total	\$ 114,809	\$ 109,890	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000

City Wide Fiber

Project Code	Project Title	Project Description
TEC0339	City Wide Fiber	Citywide High-Speed Fiber Expansion | Ongoing project. Expanding high-speed fiber connectivity across the city by leveraging open trenches, street repairs, and public infrastructure projects. Supports future communication needs and aligns with 2034 Olympics initiatives.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	217,643	0	190,000	0	0	0	0
CIP FUND * TRANSFER FROM GENER	0	11,817	100,000	100,000	200,000	200,000	200,000
Total	\$ 217,643	\$ 11,817	\$ 290,000	\$ 100,000	\$ 200,000	\$ 200,000	\$ 200,000

Electrical Generator Upgrades

Project Code	Project Title	Project Description
TEC0422	Electrical Generator Upgrades	PW & Marsac Facility Generator Replacement | One-time project. Replacing generators at PW and Marsac facilities to ensure reliable support for technology operations. Currently on hold pending facility and data center location changes. Expected completion in FY27.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	98,000	0	0	0	0	0	0
EQUIP RPLCMNT FUND * TRANSFER	0	0	0	0	0	0	0
Total	\$ 98,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Software Subscriptions & Licenses

Project Code	Project Title	Project Description
TEC0432	Software Subscriptions & Licenses	Software Subscription & Licensing | Ongoing project. Funding for software subscription services and user licensing to support operational and technological needs.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	146,055	6,674	105,000	105,000	105,000	105,000	105,000
Transit Fund * TRANSIT SALES T	4,620	0	0	0	0	0	0
Total	\$ 150,675	\$ 6,674	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000

Facility Wireless Upgrades

Project Code	Project Title	Project Description
TEC0585	Facility Wireless Upgrades	Wireless Communications Infrastructure | Ongoing project. Funding for the replacement and installation of wireless access points, cellular devices, and antennas to support signs, cameras, industrial equipment, and measurement devices for both indoor and outdoor environments.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	170,000	4,466	0	0	0	0	0
CIP FUND * TRANSFER FROM GENER	(52,060)	225,465	0	0	0	0	0
Total	\$ 117,940	\$ 229,931	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Future Core Software

Project Code	Project Title	Project Description
TEC0609	Future Core Software	ERP System Replacement | One-time project. Replacing the City's ERP system (Eden) by 2027. Project scope includes initial purchase, ongoing maintenance, data conversion, training, travel, and related services. Also covers professional services, software module changes, database conversions, and integrations with third-party software. Expected completion in FY28.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	434,046	581,728	430,000	0	0	0	0
Total	\$ 434,046	\$ 581,728	\$ 430,000	\$ 0	\$ 0	\$ 0	\$ 0

Email For All

Project Code	Project Title	Project Description
TEC0613	Email For All	Digital Access for Non-Traditional Staff | Ongoing project. Funding for email and Office 365 licenses to provide digital access for full-time regular, part-time, and seasonal staff who typically do not require computer access. Supports communication, HR policy dissemination, and automation of account management.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * TRANSFER FROM GENER	176,524	0	65,000	65,000	65,000	65,000	65,000
Total	\$ 176,524	\$ 0	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000

Virtual Conference Room

Project Code	Project Title	Project Description
TEC0614	Virtual Conference Room	Virtual Conference Room Expansion | Multi-year project. Enhancing conference spaces to support efficient and reliable virtual meetings with automated technology, improved video, and enhanced sound quality. Expected completion in FY26.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	50,000	0	50,000	50,000	0	0	0
Total	\$ 50,000	\$ 0	\$ 50,000	\$ 50,000	\$ 0	\$ 0	\$ 0

Access Control & Camera Refresh

Project Code	Project Title	Project Description
TEC0771	Access Control & Camera Refresh	Replace and modernize the City's aging standardized security camera and access control systems across PCMC facilities. The project will refresh failing infrastructure, improve physical security, reduce administrative overhead, and enable modern capabilities such as mobile credential access and enhanced video intelligence.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	0	0	375,000	375,000	0	0	0
Total	\$ 0	\$ 0	\$ 375,000	\$ 375,000	\$ 0	\$ 0	\$ 0

Transit Rolling Stock Replacement

Project Code	Project Title	Project Description
TRA0009	Transit Rolling Stock Replacement	This program provides for the replacement of the existing transit fleet as well as the expansion of new buses. Federal Transit Administration typically provides 80 percent of the purchase cost.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	3,753,594	2,924,804	835,000	1,458,400	5,394,000	1,050,000	0
Transit Fund * FEDERAL GRANTS	13,660,419	13,512,659	0	4,585,600	0	4,200,000	0
TRANSIT FUND * MISC MATCHING F	300,000	237,074	0	0	0	0	0
Total	\$ 17,714,013	\$ 16,674,537	\$ 835,000	\$ 6,044,000	\$ 5,394,000	\$ 5,250,000	\$ 0

Bus Stop Sign Technology

Project Code	Project Title	Project Description
TRA0118	Bus Stop Sign Technology	Update to bus sign communications and technology.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	50,000	0	0	0	0	0	0
Transit Fund * FEDERAL GRANTS	0	0	0	0	0	0	0
Transit Fund * TRANSIT SALES T	0	0	0	0	0	0	0
Total	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

China Bridge Event Parking

Project Code	Project Title	Project Description
TRA0203	China Bridge Event Parking	Holding account for China Bridge improvements. Funded by garage event revenue.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * GARAGE REVENUE	2,610,358	885,675	125,000	135,000	145,000	273,182	281,377
MBA * BEGINNING BALANCE	0	0	0	0	0	0	0
Total	\$ 2,610,358	\$ 885,675	\$ 125,000	\$ 135,000	\$ 145,000	\$ 273,182	\$ 281,377

Transit Facility Capital Renewal Ac

Project Code	Project Title	Project Description
TRA0316	Transit Facility Capital Renewal Ac	This project will serve as a reserve account for capital assets owned and operated by Park City Transit. Annual contributions will ensure critical buildings have a local funding source as they require renewal. The level of funds assumes federal transit funding.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	1,561,000	1,562,150	0	0	0	0	0
Transit Fund * TRANSIT SALES T	1,357,143	(417,645)	230,000	230,000	230,000	250,000	250,750
Total	\$ 2,918,143	\$ 1,144,506	\$ 230,000	\$ 230,000	\$ 230,000	\$ 250,000	\$ 250,750

EV Charges

Project Code	Project Title	Project Description
TRA0447	EV Charges	Funding for the replacement of EV charging stations.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	61,799	0	0	0	0	0	0
PARKING FUND * GARAGE REVENUE	0	0	0	20,000	20,600	21,218	21,855
Total	\$ 61,799	\$ 0	\$ 0	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855

CAD/AVL Replacement

Project Code	Project Title	Project Description
TRA0592	CAD/AVL Replacement	Park City has relied Avail Technologies Inc. since 2011 as its ITS/AVL provider. Given changes in our goals, Avail's system is struggling to meet our needs and meet their support SLA's as defined in our agreement. The project allows for researching a potential replacement of Avail with another provider to better suit our needs and goals.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	1,380,000	1,025,821	0	0	0	0	0
Total	\$ 1,380,000	\$ 1,025,821	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Parking Asset Maintenance & Impro

Project Code	Project Title	Project Description
TRA0601	Parking Asset Maintenance & Impro	Maintain and replace parking assets and equipment.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
PARKING FUND * GARAGE REVENUE	387,970	198,419	80,000	80,000	83,200	85,000	89,000
Total	\$ 387,970	\$ 198,419	\$ 80,000	\$ 80,000	\$ 83,200	\$ 85,000	\$ 89,000

Richardson Flat Restrooms

Project Code	Project Title	Project Description
TRA0751	Richardson Flat Restrooms	Purchase a more permanent restroom facility.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	80,000	0	20,000	0	0	0	0
Total	\$ 80,000	\$ 0	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0

Wayfinding & TDM Technology

Project Code	Project Title	Project Description
TRA0767	Wayfinding & TDM Technology	This project will enable us to collect data that has been challenging to get. Using ai and sensors, we will collect data about parking and demand management. This data will help guide us in critical decisions about managing parking and mobility in the Old Town Historic District.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
PARKING FUND * GARAGE REVENUE	0	0	150,000	150,000	0	0	0
Total	\$ 0	\$ 0	\$ 150,000	\$ 150,000	\$ 0	\$ 0	\$ 0

Trails Master Plan Implementation

Project Code	Project Title	Project Description
TRL0041	Trails Master Plan Implementation	The Trails Master Plan Fund allows for the planning and development of trail-related projects. Funding for this includes grant funding awarded for the Rail Trail improvements and Meadows Drive Trailhead. Major projects identified for FY25 include McLeod & Meadows Trailheads and a Tree Planting Project along the Rail Trail.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * IMP FEE-OPEN SPACE	895	895	0	0	0	0	0
CIP Fund * OTHER MISCELLANEOUS	25,829	0	0	0	0	0	0
CIP FUND * RAP TAX	56,984	9,793	0	0	0	0	0
CIP FUND * RESTAURANT TAX	20,353	0	0	0	0	0	0
CIP FUND * TRANSFER FROM GENER	73,653	2,552	50,000	50,000	50,000	100,000	100,000
Total	\$ 177,714	\$ 13,239	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000

Open Space Improvements

Project Code	Project Title	Project Description
TRL0092	Open Space Improvements	This project includes improving Park City's open space parcels to control noxious weeds. For maintenance, improvements, and acquisition of Open Space.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * IMP FEE-OPEN SPACE	0	0	0	0	0	0	0
CIP Fund * OTHER CONTRIBUTIONS	1,557,014	243,890	300,000	300,000	300,000	400,000	0
CIP FUND * TRANSFER FROM GENER	129,963	125,983	165,000	140,000	140,000	200,000	20,000
Total	\$ 1,686,977	\$ 369,872	\$ 465,000	\$ 440,000	\$ 440,000	\$ 600,000	\$ 20,000

Bonanza Flats Open Space

Project Code	Project Title	Project Description
TRL0407	Bonanza Flats Open Space	These are dedicated funds specific to Bonanza Flat Open Space for environmental remediation and improvements.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * OTHER MISCELLANEOUS	192,816	704	0	0	0	0	0
Total	\$ 192,816	\$ 704	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Treasure Hill & Armstrong

Project Code	Project Title	Project Description
TRL0430	Treasure Hill & Armstrong	Provides for the initial improvements to the Treasure Hill and Armstrong Snow Ranch properties.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP FUND * 2019 SALES TAX BOND	0	0	0	0	0	0	0
CIP FUND * 2020 GO BONDS	381,248	30,393	368,752	0	0	0	0
Total	\$ 381,248	\$ 30,393	\$ 368,752	\$ 0	\$ 0	\$ 0	\$ 0

Forestry Plan

Project Code	Project Title	Project Description
TRL0560	Forestry Plan	Development of a Community Forestry Plan

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	99,693	0	0	0	0	0	0
Total	\$ 99,693	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PC Heights Area Trails

Project Code	Project Title	Project Description
TRL0721	PC Heights Area Trails	Developer Funds and RAP Tax awarded for the project.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * OTHER MISCELLANEOUS	93,057	0	0	0	0	0	0
Total	\$ 93,057	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

McLeod Creek Trail Improvements

Project Code	Project Title	Project Description
TRL0743	McLeod Creek Trail Improvements	Design and construction services for the replacement of two bicycle/pedestrian bridges along the McLeod Creek Pathway. These aging bridges are beginning to show signs of structural wear and should be replaced proactively to prevent failure. Upgrading to modern, wider structures will enhance year-round accessibility by allowing for winter plowing, improving walkability and connectivity across the pathway system. Additionally, the replacement bridges will address existing safety concerns by improving visibility, reducing steep approach angles, and eliminating hazardous narrow crossings.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	260,005	0	0	0	0	0	0
CIP FUND * RESTAURANT TAX	75,000	0	0	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	308,935	121,865	0	0	0	0	0
CIP FUND * IMP FEE-OPEN SPACE	0	0	200,000	0	0	0	0
CIP FUND * STATE CONTRIBUTION	0	0	250,000	0	0	0	0
Total	\$ 643,940	\$ 121,865	\$ 450,000	\$ 0	\$ 0	\$ 0	\$ 0

Quinn's Double Track Improvements

Project Code	Project Title	Project Description
TRL0744	Quinn's Double Track Improvements	Funding for improvements to approximately four miles of existing double-track trails in the Round Valley area. These enhancements will establish a consistent 8–10 ft wide compacted road-base surface with proper drainage features, improving durability and usability year-round. As the backbone of Park City's recreation system, these trails accommodate over 20,000 users per month. The proposed upgrades will enhance accessibility for adaptive users, improve overall trail sustainability, and allow for winter grooming with less snow, ensuring reliable multi-season access for a diverse range of users.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	83,660	78,150	0	0	0	0	0
Total	\$ 83,660	\$ 78,150	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Bus Shelters Design and Capital Imp

Project Code	Project Title	Project Description
TRP0025	Bus Shelters Design and Capital Imp	Park City's multi-year Bus Stop Improvement Project is an ongoing initiative to enhance transit bus stops through accessibility, safety, and first- and last-mile connections. The project includes ADA-compliant upgrades, new shelters, amenities, and more along key transit corridors. Recent grant funding has been obtained, and local matches are needed in this budget request.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	1,674,262	382	0	0	0	0	0
TRANSIT FUND * DOT	409,346	215,611	0	0	0	0	0
Transit Fund * FEDERAL GRANTS	7,650,944	1,455,687	2,600,000	0	0	0	0
Transit Fund * OTHER CONTRIBUT	500,000	0	0	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	402,715	269,648	1,500,000	0	0	0	0
CIP FUND * BOND PROCEEDS	0	0	1,200,000	0	0	0	0
Total	\$ 10,637,267	\$ 1,941,329	\$ 5,300,000	\$ 0	\$ 0	\$ 0	\$ 0

Flagstaff Transit Transfer Fees

Project Code	Project Title	Project Description
TRP0108	Flagstaff Transit Transfer Fees	Holding account for transit transfer fees dedicated to improvement enhancement of Park City transit system.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * OTHER CONTRIBUT	1,778,929	0	0	0	0	0	0
Total	\$ 1,778,929	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

SR224 Bus Rapid Transit Project

Project Code	Project Title	Project Description
TRP0279	SR224 Bus Rapid Transit Project	Project is a partnership with HVT for a bus rapid transit project on State Route 224 between OTTC and Kimball Junction. The result will be transit priority and dedicated lanes for the bus. This funding is the PC contribution and will be ironed out pending the design engineering costs.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	0	4,797	6,000,000	0	0	0	0
Total	\$ 0	\$ 4,797	\$ 6,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Transportation Grants/Plans/Policy

Project Code	Project Title	Project Description
TRP0313	Transportation Grants/Plans/Policy	Funding for transportation/transit plan studies (e.g. short range transit development plan SR-224, corridor studies, mountain transportation plans). These plans & studies will determine required transit/transportation capital programs for future years.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	250,000	3,712	0	0	0	0	0
Total	\$ 250,000	\$ 3,712	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Transit and Transportation Land Acq

Project Code	Project Title	Project Description
TRP0381	Transit and Transportation Land Acq	This project will be used to acquire land on the SR248/SR224 corridor for transit related projects and for corridor acquisition on SR248 by City owned property. Funding will be spent in accordance with the County program requirements.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * OTHER MISCELLAN	2,334,654	0	0	0	0	0	0
Total	\$ 2,334,654	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Regional Parking Facility

Project Code	Project Title	Project Description
TRP0411	Regional Parking Facility	Funding for a Park and Ride near US40/SR248 area.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
CIP Fund * BEGINNING BALANCE	32,355	32,355	0	0	0	0	0
Transit Fund * BEGINNING BALAN	8,167,865	0	5,032,135	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	1,800,000	0	0	0	0	0	0
CIP FUND * OTHER MISCELLANEOUS	0	0	15,000,000	0	0	0	0
Total	\$ 10,000,220	\$ 32,355	\$ 20,032,135	\$ 0	\$ 0	\$ 0	\$ 0

Bonanza Multi-Modal and Street Impr

Project Code	Project Title	Project Description
TRP0439	Bonanza Multi-Modal and Street Impr	Evaluate Bonanaza as a multi-model transportation core.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
TRANSIT FUND * THIRD QUARTER C	620,000	0	0	0	0	0	0
Total	\$ 620,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Transportation Demand Management Pr

Project Code	Project Title	Project Description
TRP0441	Transportation Demand Management Pr	100% Grant funding for advancing the TDM program including, bike and ped safety, school education, Commuter incentives, and more.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
TRANSIT FUND * THIRD QUARTER C	495,693	89,824	0	0	0	0	0
Total	\$ 495,693	\$ 89,824	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Old Town Access and Circulation Pla

Project Code	Project Title	Project Description
TRP0453	Old Town Access and Circulation Pla	Circulation improvements, curb space management, and traffic-calming measures throughout Old Town.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Main St RDA * BEGINNING BALANC	90,000	0	0	0	0	0	0
Total	\$ 90,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

ReCreate SR248

Project Code	Project Title	Project Description
TRP0465	ReCreate SR248	The Recreate SR-248 project will implement the locally preferred alternative adopted by City Council to advance dedicated transit lanes along State Route 248 between the Quinn's Junction Park-and-Ride and the Old Town Transit Center. The project is intended to significantly improve transit reliability and travel time along one of Park City's most critical transportation corridors. The next phase of the project includes completion of the NEPA process and preliminary design, followed by final design and construction. Once implemented, Recreate SR-248 will fundamentally change how people move throughout Park City from Park and Ride along SR248 to OTTC, by making transit more competitive with driving and supporting a more sustainable, high-capacity transportation system.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
TRANSIT FUND * THIRD QUARTER C	2,286,023	488,353	0	0	0	0	0
Transit Fund * BEGINNING BALAN	0	0	2,500,000	2,500,000	2,500,000	2,000,000	0
Total	\$ 2,286,023	\$ 488,353	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,000,000	\$ 0

Deer Valley Drive Bike & Ped

Project Code	Project Title	Project Description
TRP0469	Deer Valley Drive Bike & Ped	This project will explore opportunities for Marsac Roundabout/Aerie drive (no construction)

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * OTHER CONTRIBUT	250,000	0	0	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	300,000	0	0	0	0	0	0
Total	\$ 550,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Bike/Ped Improvements in Thayne's

Project Code	Project Title	Project Description
TRP0478	Bike/Ped Improvements in Thayne's	This project will advance Phase Two of the Thaynes Area Pathway Improvements by extending pedestrian infrastructure along Three Kings Drive to connect with Thaynes Drive. The project will close a key network gap and create a continuous, protected pedestrian connection between the Snow Creek Commercial District, the Park City Mountain base area, and surrounding residential neighborhoods. When complete, this segment will link two residential districts, provide access to nearby soft-surface recreational trails, and create a spur connection to the regional SR-224 pathway spine. Due to corridor constraints, right-of-way availability, and neighborhood feedback, this segment is planned as a 6-foot sidewalk designed using context-sensitive solutions appropriate for the residential setting.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	470,149	305,489	185,000	0	0	0	0
TRANSIT FUND * DOT	301,067	126,770	0	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	371,740	226,526	1,215,000	0	0	0	0
Total	\$ 1,142,955	\$ 658,785	\$ 1,400,000	\$ 0	\$ 0	\$ 0	\$ 0

Bonanza District Bus Stops

Project Code	Project Title	Project Description
TRP0536	Bonanza District Bus Stops	Provides regional and local transit access through pedestrian and bike enhancements and stops on Kearns Blvd/SR248, Bonanza Dr and surrounding areas.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	1,080,000	0	0	0	0	0	0
TRANSIT FUND * DOT	1,620,000	0	0	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	87,155	75,187	0	0	0	0	0
Total	\$ 2,787,155	\$ 75,187	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Old Town Complete Street Improvement

Project Code	Project Title	Project Description
TRP0546	Old Town Complete Street Improvement	Old Town Complete Street Improvements

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Total							

SR224 Roundabout Transit Priority D

Project Code	Project Title	Project Description
TRP0608	SR224 Roundabout Transit Priority D	In partnership with UDOT, finalize a design that will elevate transit priority access to the Old Town Transit Center and maximize mobility for the roundabout.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	150,000	0	0	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	150,000	0	0	0	0	0	0
Total	\$ 300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Empire Transit Trailheads & Bus She

Project Code	Project Title	Project Description
TRP0725	Empire Transit Trailheads & Bus She	In order to provide public transportation access to the Empire/Bonanza area will require access for the vehicle. Eventually, we would like to have bathrooms and striped parking stalls, etc.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * OTHER CONTRIBUT	350,000	198,568	0	0	0	0	0
Total	\$ 350,000	\$ 198,568	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Multimodal Wayfinding

Project Code	Project Title	Project Description
TRP0763	Multimodal Wayfinding	This project will develop a comprehensive multimodal Wayfinding Blueprint for Park City that improves navigation and user experience for people traveling by walking, biking, transit, and driving (and parking). This project will help improve mobility for all users contributing another tool in the toolbox for TDM techniques. The work will include an assessment of existing wayfinding and travel patterns, identification of key destinations, stakeholder and community engagement, and development of cohesive sign families at multiple scales, from pedestrian to vehicular. The final plan will deliver fabrication-ready sign designs, along with implementation guidance, cost estimates, and a phased framework for future installation. The Blueprint will serve as a foundation for a consistent wayfinding system in Park City and the greater region. A planning grant has been applied for, these are the local matching needed and worst case scenario without the grant.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
PARKING FUND * GARAGE REVENUE	0	0	135,000	0	0	0	0
Transit Fund * BEGINNING BALAN	0	0	20,000	0	0	0	0
Transit Fund * DOT	0	0	160,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 315,000	\$ 0	\$ 0	\$ 0	\$ 0

Wildlife Mitigation

Project Code	Project Title	Project Description
TRP0764	Wildlife Mitigation	This project will advance planning and preliminary design work for wildlife mitigation along a segment of Utah SR-224. The project will evaluate the technical feasibility, effectiveness, and relative costs of mitigation strategies, including wildlife fencing, crossing signage, and innovative technology-based solutions that meet UDOT criteria while minimizing visual and environmental impacts. The analysis will also identify optimal locations for improved wildlife crossing awareness and fencing. This project will engage agency partners, key stakeholders, and the broader community to gather input on preferred mitigation measures. It will also develop an implementation roadmap outlining recommended solutions, potential funding sources, and next steps for design and deployment.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	0	0	250,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 250,000	\$ 0	\$ 0	\$ 0	\$ 0

V2X Implementation

Project Code	Project Title	Project Description
TRP0765	V2X Implementation	Park City Municipal Corporation is advancing deployment of a Vehicle-to-Everything (V2X)–based Transit Signal Priority (TSP) system with UDOT, to improve transit operations and roadway safety. The project will equip the City’s transit fleet with on-board units that communicate with roadside traffic signal units already installed by UDOT, enabling real-time signal adjustments that improve bus progression through intersections without negatively impacting general traffic. This technology will enhance transit reliability and travel time while also supporting emergency vehicle signal priority, allowing faster and safer responses when time is critical. Initial deployment will focus on key regional corridors, including SR-224 and SR-248, and establish a foundation for future expansion to additional fleets and applications.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Transit Fund * BEGINNING BALAN	0	0	95,000	0	0	0	0
TRANSIT FUND * THIRD QUARTER C	0	0	285,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 380,000	\$ 0	\$ 0	\$ 0	\$ 0

Old Town Pedestrian Connections

Project Code	Project Title	Project Description
TRP0766	Old Town Pedestrian Connections	Park City Council requested to advance with the review of the 10th Street complete street connections, between the stairs and the Park Ave. bus stop. Requesting more funding as a phase 2 to the complete streets funding, as the design was not contemplated. Additional planning and design for sidewalk gap connections to be contemplated. If complex designs are needed, this funding will allow for additional design, planning, and concept work, network analysis, concept designs, and evaluation of Old Town. Construction would be done in 2027/2028 if there is consensus.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
PARKING FUND * GARAGE REVENUE	0	0	85,000	0	0	0	0
Transit Fund * BEGINNING BALAN	0	0	35,000	0	0	0	0
Total	\$ 0	\$ 0	\$ 120,000	\$ 0	\$ 0	\$ 0	\$ 0

Tunnel Maintenance

Project Code	Project Title	Project Description
WAT0007	Tunnel Maintenance	Maintenance of two mine water source tunnels. Replacement of rotting timber with steel sets and cleanup of mine cave ins. Stabilization of sidewall shifting with split set of bolts and screening.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	709,783	885,299	332,622	345,927	359,764	374,155	389,121
Total	\$ 709,783	\$ 885,299	\$ 332,622	\$ 345,927	\$ 359,764	\$ 374,155	\$ 389,121

Water Department Service Equipment

Project Code	Project Title	Project Description
WAT0010	Water Department Service Equipment	Replacement of vehicles and other water department service equipment that is on the timed depreciation schedule.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	352,714	0	146,000	152,082	158,165	164,491	171,071
Total	\$ 352,714	\$ 0	\$ 146,000	\$ 152,082	\$ 158,165	\$ 164,491	\$ 171,071

Water Dept Infrastructure Improve

Project Code	Project Title	Project Description
WAT0040	Water Dept Infrastructure Improve	This project includes all aspects of daily maintenance, improvements to water system quantity and quality, and master plan projects.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * 2021 WATER REVENUE	41,945	0	0	0	0	0	0
WATER FUND * WATER SERVICE FEE	2,320,139	290,819	2,247,167	2,500,000	3,500,000	4,000,000	4,500,000
WATER FUND * OTHER MISCELLANEO	0	0	1,252,833	0	0	0	0
Total	\$ 2,362,084	\$ 290,819	\$ 3,500,000	\$ 2,500,000	\$ 3,500,000	\$ 4,000,000	\$ 4,500,000

Rockport Water, Pipeline, and Stora

Project Code	Project Title	Project Description
WAT0178	Rockport Water, Pipeline, and Stora	This project will construct upgrades to the Mt. Regional Water Pump Station at Rockport and a new pump station and intake that will be owned and operated by WBWCD, all to deliver Park City's reserved water from Rockport and Smith Morehouse reservoirs.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Water Fund * WATER IMPACT FEES	93,622	13,957	0	0	0	0	0
WATER FUND * WATER SERVICE FEE	1,606,716	1,484,895	1,608,401	1,773,457	1,846,871	1,924,920	2,006,872
Total	\$ 1,700,338	\$ 1,498,852	\$ 1,608,401	\$ 1,773,457	\$ 1,846,871	\$ 1,924,920	\$ 2,006,872

Storm Water Improvements

Project Code	Project Title	Project Description
WAT0256	Storm Water Improvements	This money would be to fix and repair any of our current storm water issues within the city.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
STORM WATER FUND * STORM WATER	1,395,927	(158,341)	347,288	364,652	382,884	402,029	422,139
Total	\$ 1,395,927	\$ (158,341)	\$ 347,288	\$ 364,652	\$ 382,884	\$ 402,029	\$ 422,139

Water Quality Study

Project Code	Project Title	Project Description
WAT0276	Water Quality Study	This is for various water quality related studies and activities such as pipe cleaning, monitoring equipment installation, studies, and research opportunities.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	89,443	0	50,000	50,000	50,000	0	0
Total	\$ 89,443	\$ 0	\$ 50,000	\$ 50,000	\$ 50,000	\$ 0	\$ 0

Scada and Telemetry System Replacem

Project Code	Project Title	Project Description
WAT0301	Scada and Telemetry System Replacem	This project is to replace and upgrade the water system's SCADA (supervisory control and data acquisition) system. This budget also supports expansion of our fiber optic network, which is an upgrade from our radio system, and will reduce or eliminate replacement costs for radio infrastructure.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	363,012	260,807	218,545	225,102	50,000	51,500	53,045
Total	\$ 363,012	\$ 260,807	\$ 218,545	\$ 225,102	\$ 50,000	\$ 51,500	\$ 53,045

Quinn's Water Treatment Plant Asset

Project Code	Project Title	Project Description
WAT0304	Quinn's Water Treatment Plant Asset	With the addition of Quinns Junction Water Treatment Plant (QJWTP), a budget line item is required for asset management of this \$14,000,000 facility. This money will be used to replace valve, pumps, membranes, and other items to be replaced at the facility.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	1,331,876	83,035	263,114	273,638	284,584	295,967	307,806
Total	\$ 1,331,876	\$ 83,035	\$ 263,114	\$ 273,638	\$ 284,584	\$ 295,967	\$ 307,806

Regional Interconnect

Project Code	Project Title	Project Description
WAT0341	Regional Interconnect	This is the 3rd of 3 interconnects to connect park city's water system with Mountain Regional and Summit Water. This was a part of the Western Summit County Regional Water Supply Agreement we entered into in 2013.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
Water Fund * OTHER CONTRIBUTIO	75,012	0	0	0	0	0	0
WATER FUND * WATER SERVICE FEE	2,500,000	0	0	0	0	0	0
Total	\$ 2,575,012	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Meter Replacement

Project Code	Project Title	Project Description
WAT0342	Meter Replacement	This is the meter and laterals asset management program

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	314,981	76,173	156,000	162,240	168,730	175,479	182,498
Total	\$ 314,981	\$ 76,173	\$ 156,000	\$ 162,240	\$ 168,730	\$ 175,479	\$ 182,498

Regionalization Fee

Project Code	Project Title	Project Description
WAT0372	Regionalization Fee	This is a contractual obligation associated with the Western Summit County Project

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Total	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000

MIW Treatment

Project Code	Project Title	Project Description
WAT0389	MIW Treatment	Park City must comply with stream water quality permits enforced by the Utah Division of Water Quality for the Judge and Spiro Tunnel. Currently, these water sources do not meet permit limits and mechanical treatment must be studied, designed, tested,

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * 2021 WATER REVENUE	1,483,661	13,609	0	0	0	0	0
WATER FUND * WATER SERVICE FEE	3,953,842	833,736	281,216	292,465	304,164	316,330	328,983
Total	\$ 5,437,503	\$ 847,345	\$ 281,216	\$ 292,465	\$ 304,164	\$ 316,330	\$ 328,983

Park Ave SD

Project Code	Project Title	Project Description
WAT0396	Park Ave SD	Storm water replacement in Park Avenue

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
STORM WATER FUND * STORM WATER	1,600,000	0	0	0	0	0	0
Total	\$ 1,600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Vehicle and Equipment Replacement

Project Code	Project Title	Project Description
WAT0397	Vehicle and Equipment Replacement	Replacement for storm water equipment and vehicles.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
STORM WATER FUND * STORM WATER	144,890	50,226	76,491	78,786	81,149	83,584	86,092
Total	\$ 144,890	\$ 50,226	\$ 76,491	\$ 78,786	\$ 81,149	\$ 83,584	\$ 86,092

JSSD Interconnection Improvements

Project Code	Project Title	Project Description
WAT0418	JSSD Interconnection Improvements	Project will be used for asset replacements.

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	229,114	133,786	180,000	180,000	180,000	180,000	180,000
Total	\$ 229,114	\$ 133,786	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000

Landscaping Incentives

Project Code	Project Title	Project Description
WAT0574	Landscaping Incentives	Rebates for converting grass to efficient landscaping

Funding Source - Long Name	FY 2026 Revised Budget	YTD Expenses	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget
WATER FUND * WATER SERVICE FEE	325,721	71,271	200,000	200,000	200,000	200,000	200,000
Total	\$ 325,721	\$ 71,271	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000





City Council Staff Report

Subject: Water Impact Fee Update
Author: Harrison Holley, Public Utilities Engineer
Department: Public Utilities – Water Department
Date: June 25, 2026

Recommendation

Adopt the 2024 Water Impact Fee Facilities Plan (IFFP), the 2024 Water Impact Fee Analysis (IFA) and the ordinance amending Title 11, Chapter 13, Sections 1 and 2 of the Park City Code to implement the maximum water impact fee identified in the IFA.

Executive Summary

While there isn't a mandated frequency for updating water impact fees, Park City has not updated its water impact fee since 2014. Since that time, the City has completed significant capital improvements to its water system, including the recent completion of significant infrastructure improvements required to address state and federal water quality regulations, treatment capacity constraints, and long-term reliability associated with water supplied from the Judge and Spiro Tunnels.

Over the past two years, City Council has held multiple work sessions ([August 15, 2024](#), [August 26, 2025](#), [April 30, 2026](#), and [June 4, 2026](#)) regarding the proposed update to the water impact fee, including review of the Water Impact Fee Facilities Plan (IFFP), Water Impact Fee Analysis (IFA) and proposed amendments to Title 11, Chapter 13, Sections 1 and 2 of the Park City Code. Staff also provided additional information requested by Council regarding fee comparisons, fee escalation scenarios, potential fee reductions, waivers, deferred payment options, and impacts to the Water Fund.

At the June 4, 2026 City Council Meeting, the majority of Council provided direction to return for a public hearing and adoption of the maximum water impact fee calculated in the Impact Fee Analysis.

Background

Impact fees are authorized under the Utah Impact Fees Act and are intended to ensure that new development pays its proportionate share of capital infrastructure required to serve growth. Water impact fees help recover the cost of water system capacity needed for future development rather than shifting those costs to existing water customers through utility rates.

To update the current water impact fee, the following will need to be adopted by ordinance, replacing those adopted in [Ordinance No. 14-48](#) in [September 2014](#):

1. Water Impact Fee Facilities Plan (IFFP) (Exhibit A)
2. Water Impact Fee Analysis (IFA) (Exhibit B)

3. Amended Title 11, Chapter 13, Sections 1 and 2 of the Park City Code (Exhibit C)

The IFFP identifies future water system demands, required capital facilities, and the infrastructure necessary to maintain the City's adopted level of service. The IFA uses the infrastructure and growth projections identified in the IFFP to calculate the maximum allowable impact fee in accordance with Utah law. The proposed code amendments update the City's water impact fee provisions to reflect the proposed adoption of the IFFP and IFA.

Analysis

The proposed impact fee structure was prepared by Bowen Collins & Associates and Zions Public Finance in accordance with the Utah Impact Fees Act and represents the maximum fee the City may legally assess.

While the City may adopt a fee lower than the maximum calculated amount, doing so would require existing ratepayers to absorb a greater share of growth-related infrastructure costs through water rates and other Water Fund revenues.

The proposed fee reflects investments made to maintain water quality, regulatory compliance, system reliability, redundancy, and future capacity, including major improvements associated with the City's treatment facilities and transmission infrastructure.

Proposed Water Impact Fees

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

Approximately 71% of the proposed impact fee is attributable to infrastructure investments required to address state and federal water quality requirements, treatment capacity constraints, and system reliability associated with water supplied from the Judge and Spiro Tunnels, including the 3Kings Water Treatment Plant.

Fiscal Impact

Adoption of the maximum fee ensures future growth pays its proportionate share of water system infrastructure costs and minimizes the need to fund growth-related improvements through existing water rates.

Next Steps

A Notice of Public Hearing for the water impact fee update was posted according to state law ten days prior to the scheduled public hearing. The notice, IFFP, IFA, and impact fee ordinance were made available for public inspection during the 10-day noticing period online and hard copies placed at the Park City Library and Public Utilities Department.

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

Exhibits

- A. Water Impact Fee Facilities Plan - 2024
- B. Water Impact Fee Analysis - 2024
- C. Amended Title 11, Chapter 13, Sections 1 and 2 of the Park City Code
- D. Ordinance 2026-17



PREPARED FOR:



PREPARED BY:



PARK CITY

AUGUST 2024

WATER IMPACT FEE FACILITIES PLAN

PARK CITY

WATER IMPACT FEE

FACILITIES PLAN

August 2024

PREPARED FOR:



PREPARED BY:



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WATER IMPACT FEE FACILITIES PLAN (IFFP) SUMMARY

The purpose of an Impact Fee Facilities Plan is to identify demands placed upon City water facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to identify the water system improvements which may be funded through impact fees.

WHY IS AN IFFP NEEDED?

The IFFP provides a technical basis for assessing updated impact fees throughout the City. The IFFP addresses the future water system infrastructure needed to serve the City. The existing and future capital projects documented in the IFFP will ensure that level of service standards are maintained for all existing and future residents or other users who reside within the service area. Required elements of the Impact Fee Facilities Plan are enumerated in the Impact Fees Act, Title 11, Chapter 36a of the Utah Code.

PROJECTED FUTURE GROWTH

To evaluate the use of existing water system capacity and the need for future capacity, it is first necessary to calculate the demands associated with existing development and projected growth. Using available information for existing development and growth projections from the City’s Water Master Plan, projected growth in water system demand is summarized in Table ES-1.

**Table ES-1
Projected Water System Growth**

Year	Projected Summer Potable Demand (gpm)
2020	5,049
2023	5,127
2025	5,179
2030	5,309
2033	5,387
2040	5,568
2050	5,828
2060	6,087
2065	6,217

This IFFP does not attempt to calculate an “average” residential unit type because of the wide variety of unit and development patterns present in Park City. Calculation of demand associated with each type of development will be discussed as part of a separate Impact Fee Analysis (IFA) document.

EXISTING CAPACITY AVAILABLE TO SERVE FUTURE GROWTH

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Existing capacity available to serve new growth was evaluated in the City’s water system. To improve the accuracy of the analysis, the

system was divided into five different components (production, treatment, storage, conveyance, and admin. & service). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is summarized in Table ES-2.

**Table ES-2
Projected Water System Growth**

	Production Component¹	Treatment Component²	Storage Component³	Conveyance Component⁴	Admin. & Service Component
Existing	88.30%	82.47%	74.48%	84.68%	82.47%
Growth in 10-yr Planning Window	2.79%	4.17%	8.40%	1.77%	4.17%
Growth Beyond 10-yr Planning Window	8.91%	13.36%	17.12%	13.55%	13.36%

¹ Applies to raw and drinking water source production

² Applies to all City drinking water source capacity (including 3Kings WTP, Quinn’s WTP, and groundwater sources)

³ Excluding storage at Woodside, Neck, Masonic Tanks.

⁴ Applies to most City pipes excluding Park City Heights.

REQUIRED SYSTEM IMPROVEMENTS

Beyond available existing capacity, additional improvements required to serve new growth are summarized in Table ES-3. Included in the table is an allocation of estimated project costs between existing users and future development. The table does not include construction inflation or bond costs related to paying for impact fee eligible improvements.

**Table ES-3
Required System Improvements**

Name	Project Cost (2024 Dollars)	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year
Spiro Mine Tunnel PH2	\$4,500,000	82.47%	4.17%	13.36%
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$1,370,000	82.79%	3.60%	13.61%
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$419,000	82.79%	3.60%	13.61%
M1 - 13th Street Pump Station	\$1,150,000	82.79%	3.60%	13.61%
M2 - Quarry Mountain Pump Station	\$3,450,000	95.71%	1.02%	3.27%
Woodside Tank	\$4,200,000	82.79%	3.60%	13.61%
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	\$380,000	82.79%	3.60%	13.61%
Total	\$15,469,000			

WATER IMPACT FEE FACILITIES PLAN

INTRODUCTION

Park City has retained Bowen Collins & Associates (BC&A) to prepare an Impact Fee Facilities Plan (IFFP). Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah Code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth at the proposed level of service
4. Identify demands placed upon existing public facilities by new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues:
 - a. revenue sources to finance required system improvements
 - b. necessity of improvements to maintain the proposed level of service
 - c. need for facilities relative to planned locations of schools

The following sections of this report have been organized to address each of these requirements. Much of the analysis forming the basis of this IFFP has been taken from the previous sections of the City's latest Water Master Plan. The reader should refer to the Water Master Plan for additional discussion of planning and evaluation methodology beyond what is contained here.

EXISTING LEVEL OF SERVICE - 11-36A-302(1)(A)(I)

Level of service is defined in the Impact Fees Act as: "the defined performance standard or unit of demand for each capital component of a public facility within a service area." This section discusses the performance standard for the system and level of service being currently provided to existing users.

PERFORMANCE STANDARD

Performance standards are the standards used to design and evaluate the performance of facilities. While the Impact Fees Act includes "defined performance standard" as part of the level of service definition, this report will make a subtle distinction between performance standard, and level of service. The performance standard will be considered the desired minimum level of performance for each component, while the existing level of service will be the actual current performance of the component. Thus, if the existing level of service is less than the performance standard, it is a deficiency. If it is greater than the performance standard, it may indicate excess capacity. This section discusses the existing performance standards for the city. A subsequent section will consider existing level of service relative to these standards.

To improve the accuracy of the analysis, this impact fee facilities plan has divided the system into five different components (Production, Treatment, Storage, Conveyance, and Admin. & Service). Each of these components has its own set of performance standards:

Production

Water production must be adequate to satisfy demands on both an annual and peak day basis. Production of supplies must consider seasonal limitations in supply availability and reductions in yield because of dry year conditions. Production capacity must be capable of satisfying all sources of demand including secondary demands where applicable. Because Park City has both raw and culinary water supplies, production may include evaluations of some of the City's raw water demands. The City has sufficient production capacity to maintain an approximate 15 percent buffer to account for source reliability concerns.

Treatment

Water treatment must be adequate to provide culinary water treatment to water sources on an annual and peak day basis. This also includes providing water treatment to meet the latest State of Utah Drinking Water requirements. This is of particular concern for Park City due to its relatively unique source requirements. In 2014, the Utah Department of Environmental Quality raised the water quality standard for Judge Tunnel & Spiro Tunnel such that all water from these tunnels must be treated by the City. Historically, some of this water was treated and also mixed with Thiriot Springs to meet City drinking water needs while the rest was released to streams. The increased level of service required the City to construct the new 3Kings Water Treatment Plant. This results in the City having additional redundancy and resiliency to loss of potable source water from groundwater wells or the Quinn's water treatment plant. At buildout, the City will have approximately 100% redundancy for treatment capacity. Because 3Kings Water Treatment Plant represents a level of service increase, all of the City's sources will be treated uniformly in calculating proportionate share of costs between existing and future users.

Storage

Three major criteria are generally considered when sizing storage facilities for a water distribution system: operational or equalization storage, fire flow storage, and emergency or standby storage.

1. **Equalization Storage:** Equalization storage is the storage required to satisfy the difference between the maximum rate of supply and the rate of demand during peak conditions. Sources, major transmission pipelines, and pump stations are usually sized to convey peak day demands to optimize the capital costs of infrastructure. During peak hour demands, storage is needed to meet the difference in source/conveyance capacity and the increased peak instantaneous demands. Equalization storage was calculated on a pressure zone basis for Park City based on demand pattern data provided in available meter data. The equalization volume was also compared against the State of Utah minimum storage recommendations to verify volumes meet State requirements. Because of the City's unique topography, the City has a large number of storage reservoirs that have redundant supply in many cases such that the performance standard is 1,751 gallons/gpm.
2. **Fire Flow Storage:** Fire flow storage is the amount of water needed to combat fires occurring in the distribution system. This storage is calculated based on the fire flow rate for structures in each area of the system multiplied by a specified duration as required by the fire authority. Typical residential homes require a fire flow of 1,500 gpm for a duration of 2 hours (180,000 gallons). Typical commercial facilities require a fire flow of at least 2,000 gpm for a duration of 2 hours (240,000 gallons). For some buildings in the City, the fire authority requires even greater fire flow. For some areas of Park City, the fire marshal requires even greater fire flow. The maximum fire flow required in the system is for the Old Town area with a total of 3,000 gpm for 3 hours (540,000 gallons).

3. **Emergency Storage:** Emergency or standby storage is the storage needed to meet demands in the event of an unexpected emergency situation such as a line break, treatment plant failure, or other unexpected event. This is a storage requirement that is largely dependent on recommendations of City personnel and depends on the availability of sources and backup power. Park City personnel have indicated that they would prefer to equip key pump stations with the ability to use portable generators instead of providing additional emergency storage. This operational preference is based on limiting the water age in storage tanks during low demand periods in the City.

Storage requirements are calculated for the system as a whole and for each individual storage zone.

Conveyance (Transmission, Distribution, And Pumping)

Based on input from City staff, the following criteria were used as the performance standards for major conveyance facilities:

1. The system was evaluated for existing conditions and projected conditions in 2065. Each demand scenario included model runs at both peak day and peak hour demand for both winter and summer.
2. Under peak day demand, the system must be capable of maintaining constant levels at all system tanks and reservoirs.
3. Under peak hour demand, the system must be capable of limiting the maximum rate of draining in all system tanks and reservoirs to two times the tank or reservoir's size (e.g. - a 1 million gallon tank will drain at a rate of 2 mgd or less during the peak hour). This criterion limits the fluctuation of all tanks and reservoirs to 50 percent of their total volume during a peak day and ensures operational storage is adequate.
4. The system should be capable of maintaining 60 psi at all retail points of delivery during peak hour demands. Pressures as low as 45 psi are sometimes accepted by City personnel for areas with steep slopes (average above 10 percent). However, the target for design should be 60 psi to provide superior service at all connections and minimize customer complaints.
5. If any major source fails or is off-line, the system must be capable of delivering water from the remaining sources to satisfy a demand equal to the production rate of the remaining sources. If any major transmission line fails or is off-line, the system must be capable of delivering water from other delivery points sufficient to satisfy Spring/Fall demand conditions.
6. If the JSSD Connection is unavailable (because of contract concerns, City preference, or maintenance), the system must be capable of meeting winter day demand with snow making. This criterion is important to consider because of the large snow making demand on the system from the Deer Valley Ski Resort.
7. Per requirements of the State of Utah, the system must be able to meet fire flow demands and still maintain greater than 20-psi residual pressure in the distribution system under peak day demand conditions. Fire flow demands were set at 1,500 gpm for residential areas and 2,000 gpm for commercial areas per the Park City Fire Marshall. Higher fire flows of 3,000 gpm for Historic Main Street and the Park City Mountain Resort area were selected by the Park City Fire Marshall as well as custom fire flows for a few other large structures.

Administrative and Service Buildings

In addition to the water system needs, Park City personnel need to be able to provide administrative and service functions for the City to satisfy customers. Generally, the City considers its existing administrative and service buildings satisfactory for existing needs and believes they will be satisfactory for future needs as well.

Unit of Demand

In typical water systems, the unit of demand is often defined in terms of an equivalent residential unit (ERU). For Park City, however, development size and type vary so significantly across the City that the concept of “typical residential unit” does not really apply. In addition, defining typical use in the City is also complicated by the large tourist population within the City.

To overcome this challenge and best capture these unique aspects of City water use, the City has abandoned any attempt of defining a “typical” residential unit and has instead calculated its impact fee based solely on peak day demand. Impact fees can then be customized for individual developments based on projected peak day demands for the development type and size.

Existing Level of Service

Existing level of service has been divided into the same five components as identified for the system performance standard (source production, treatment, storage, conveyance, and admin. & service). Existing level of service values are summarized in Table 1 below.

**Table 1
Existing Level of Service for Various System Requirements**

	Existing Level of Service
Source Production	
Gpm of source production / gpm of peak day demand	1.30
Treatment (Potable) Production	
Gpm of potable (treatment) production / gpm of peak day demand	2.45
Storage¹	
Gallons of storage / gpm of peak day demand	2,026
Conveyance (Transmission, Pumping and Distribution)	
% of system meeting performance standard of 45 psi min. during peak hour demands ²	98.50%
% of system meeting performance standard of 20 psi min. during fire flows	98.10%
% of system meeting performance standard of 7 fps max. pipe velocity during peak hour demands	99.10%
Administrative & Service	
Administrative and Service Buildings	Satisfactory

¹ Does not include fire storage volumes in calculation.

² A percentage less than 100% indicates that the City has some limited areas where pressure fall below 45 psi.

PROPOSED LEVEL OF SERVICE - 11-36A-302(1)(A)(II)

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fees Act indicates that the proposed level of service may:

1. Diminish or equal the existing level of service; or
2. Exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

By definition, the proposed level of service will be equal to the performance standard and will not change.

**Table 2
Proposed Performance Standards and Level of Service for Various System Requirements**

	Proposed Performance Standard	Proposed Level of Service
Production		
Production Capacity (gpm production/gpm peak day demand)	1.15	1.15
Treatment		
Treatment Capacity (gpm treatment/gpm peak day demand)	2.02	2.02
Storage		
Storage (gallons storage/gpm peak day demand) ¹	1,751	1,751
Conveyance (Transmission, Pumping, and Distribution)		
Culinary Peak Hour Demand Pressure (psi) / Percent of System that Meets the Standard	45 / 100%	100.00%
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm) / Percent of System that Meets the Standard	1,500 ² / 100%	100.00%
Maximum Pipe Velocity Peak Hour (feet per second) / Percent of System that Meets Standard	7.0 / 100%	100.00%
Administrative & Service		
Administrative and Service Buildings	Satisfactory	Satisfactory

¹ Does not include fire storage volumes in calculation.

² Required fire flow indicated is for newer residential neighborhood. Fire flow may be lower or higher based on Fire Authority requirements.

EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36A-302(1)(A)(III))

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, we have divided the system into five different components (Production, Treatment, Storage, Conveyance, and Administrative & Service). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is as follows:

Production

The Water Master Plan includes an analysis of available supply to service existing and projected demands. Because the City has a variety of sources with various costs, the City will use excess capacity of each source proportionally by existing and future users. Table 3 summarizes how excess source capacity in the City will be divided. Production includes use of existing potable and raw water sources.

**Table 3
Excess Capacity in City Sources**

Facilities	Summer Peak Demand to Existing (gpm)	Summer Peak Demand to 10-Year (gpm)	Summer Peak Demand to Beyond 10-Year (gpm)
Peak Source Demand (Potable + Raw Water)	8,227	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Sources (Potable + Raw Water)	88.30%	2.79%	8.91%

Treatment

The Water Master Plan includes an analysis of available supply to service existing and projected treated water demands (potable or culinary). Because the City has a variety of drinking water sources and treatment facilities with various costs, the City will use excess capacity of each potable source proportionally by existing and future users. Table 4 summarizes how excess treated water capacity in the City will be divided amongst all users.

**Table 4
Excess Capacity in City Treated Water**

Facilities	Potable Summer Demand to Existing (gpm)	Potable Summer Demand to 10-Year Growth (gpm)	Potable Summer Demand to Growth Beyond 10-Year
Potable Demand	5,127	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Potable Capacity Share	82.47%	4.17%	13.36%

Storage

Park City owns and operates a large number of storage reservoirs. Most of the City’s pressure zones have excess capacity to serve new growth. The only exception includes the pressure zones served by the Woodside, Masonic, and Neck Tank. All other new growth will be serviced using excess storage in existing reservoirs.

The projected use of excess capacity in the existing storage reservoirs without deficiencies is summarized in Table 5. For the purposes of this calculation, only equalization storage is shown. Since both existing and future users will benefit from fire flow and emergency storage, using the percentages shown in the table divides these components proportionally based on demand. It should be emphasized that the values shown in the table do not include storage associated with the Woodside, Neck, Masonic Tanks which either have existing storage deficiencies or will be replaced by the King’s Crown Tank project. This will need to be taken into account in the calculation of final impact fees.

**Table 5
Excess Storage Capacity**

Tank	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Aerie	83.63%	3.90%	12.47%
Bald Eagle	96.52%	0.83%	2.66%
Fairway Hills	51.85%	11.46%	36.69%
Park City Heights	47.06%	34.23%	18.71%
Flagstaff	62.41%	8.95%	28.64%
Red Cloud	49.63%	11.99%	38.38%
Iron Canyon	91.10%	2.12%	6.78%
Silver Lake	94.08%	1.41%	4.51%
North Lake Flat	77.22%	5.42%	17.36%
Solamere	88.26%	2.79%	8.94%
Boot Hill (1 and 2)	90.32%	2.31%	7.38%
Quarry Mountain	95.71%	1.02%	3.27%
Sandstone Cove	100.00%	0.00%	0.00%
Thaynes (1 and 2)	64.44%	8.47%	27.09%
Weighted Average	74.48%	8.40%	17.12%

Conveyance (Transmission, Distribution, and Pumping)

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future flows were examined in the system model for each transmission pipeline. For the purposes of this analysis, transmission pipelines have been defined as all pipelines larger than 8 inches in diameter and represent the system level pipeline improvements in the City. A summary of the results of this analysis are contained in the appendix of this report. The method used to calculate excess capacity available for use by future flows is as follows:

1. **Calculate Flows** – The peak flow in each facility was calculated in the model for both existing and future flows. The maximum capacity of each facility was also calculated. Defining an absolute maximum capacity in water system facility is difficult because capacity is a function of both pipeline size (with corresponding velocity) and required delivery pressure. In water distribution systems, however, a common design guideline is

to limit velocities to less than 7 ft/sec. This has been used as the definition for maximum capacity in this analysis.

2. **Identify Available Capacity** – Where a facility has capacity in excess of projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and buildout flows. Where the facility has capacity less than projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and the facility’s maximum capacity.
3. **Calculate Percent of Excess Capacity Used in Existing Facilities** – The projected growth in flow was compared against the facility’s available capacity. Where the future flow exceeded the capacity of the facility, the available excess capacity was calculated by dividing the remaining capacity (total capacity less existing flow) by the total available capacity. Where the future flow was less than the capacity of the facility, the percent of excess capacity being used in each facility was calculated by dividing the growth in flow in the facility (future flow less existing flow) by the total available capacity. If reimbursement agreements exist, facilities under these agreements should be removed from the calculation since payment for excess capacity in these facilities will be dictated by agreement and will be considered as part of the impact fee analysis.
4. **Calculate Excess Capacity for the System as a Whole** – Each pipeline in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity on a system wide basis, the capacities of each of these pipelines and their contribution to the system as a whole must be considered. To do this, each pipeline must first be weighted based on its contribution to system. For this purpose, each pipeline has been weighted based on the estimated cost of the pipeline. The excess capacity in the system as a whole can then be calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Most pipes in the City’s water system are grouped together because the system is close to the same age and pipelines have similar remaining capacity across the system. An exception to this includes the Park City Heights development that is relatively new in the City and has a significant amount of area that remains to be developed. Park City Heights pipelines are therefore treated separately from the balance of the City’s conveyance. The Park City Heights conveyance projects were constructed in 2021 in conjunction with the Park City Heights Tank and growth in Park City Heights. The capacity distribution of the two conveyance projects therefore matches the tank project. The projected use of excess capacity in the existing conveyance system and the Park City Heights conveyance projects are summarized in Table 6.

**Table 6
Excess Conveyance Capacity**

Conveyance System	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Existing Conveyance System	82.47%	4.17%	13.36%
Park City Heights Culinary Water	47.06%	34.23%	18.71%
Park City Heights Off-Site Water	47.06%	34.23%	18.71%

Administrative & Service

Use of the City’s administrative and service buildings will be based on proportional growth in demand because the City believes the existing facilities will meet the needs of future growth through

buildout. Calculated use of the City’s existing administration and maintenance facilities now and in the future are summarized in Table 7.

**Table 7
Excess Admin / Building Capacity**

Administration Facilities	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Admin & Maintenance Facilities	82.47%	4.17%	13.36%

DEMANDS PLACED ON FACILITIES BY NEW DEVELOPMENT - 11-36A-302(1)(A)(IV)

Growth and new development in the City are discussed in the City’s Water Master Plan. These growth projections are based on planning data available from Snyderville Basin Water Reclamation District (SBWRD), the Ken Gardner Policy Institute, and feedback from City personnel regarding specific development plans. These projections include consideration of developable area, and the nature of surrounding development, designated open space and other factors. Additional information on growth projections is included in the Water Master Plan. Future growth as projected in the Water Master Plan is shown in Table 8.

**Table 8
Projected Water System Growth**

Year	Projected Summer Potable Demand (gpm)	Total (raw + potable) Summer Peak Day Demand (gpm)
2020	5,049	8,149
2023	5,127	8,227
2025	5,179	8,279
2030	5,309	8,409
2033	5,387	8,487
2040	5,568	8,668
2050	5,828	8,928
2060	6,087	9,187
2065	6,217	9,317

INFRASTRUCTURE REQUIRED TO MEET DEMANDS OF NEW DEVELOPMENT - 11-36A-302(1)(A)(V)

To satisfy the requirements of state law, the effect of demand placed upon existing system facilities by future development was evaluated using the process outlined below. Each of the steps was completed as part of this plan’s development. More description of the methodology used in the process outlined below can be found in the Water Master Plan.

1. **Existing Demand** – The demand existing development places on the City’s system was estimated based on historic water use and flow records.

2. **Existing Capacity** – The capacities of existing system collection facilities were estimated using size data provided by the City and a hydraulic computer model. The capacities of existing facilities were taken from the City’s water system model.
3. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities.
4. **Future Demand** – The demand future development will place on the system was estimated based on development projections as discussed in a previous section.
5. **Future Deficiencies** – Future deficiencies in the collection system were identified using defined level of service and results from the computer model.
6. **Recommended Improvements** – Needed system improvements were identified to remedy existing deficiencies and meet demands associated with future development.

The steps listed above “identify demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302(1)(a) of the Utah Code).

10-Year Improvement Plan

In the City’s Water Master Plan, capital facility projects needed to provide service to various parts of the City at projected ten-year and buildout scenarios were identified. Only infrastructure to be constructed within a ten-year horizon will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future. Table 9 summarizes the components of projects identified in the Water Master Plan that will need to be constructed within the next ten years. Details associated with the costs used for each project are contained in the Water Master Plan. Projects that exclusively resolve existing deficiencies or maintenance needs have been excluded from the list of projects.

**Table 9
Project Costs Allocated to Projected Development, 10-year Planning Window**

Name	Project Cost ¹	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
Spiro Mine Tunnel PH2	\$4,500,000	82.47%	4.17%	13.36%	\$3,711,011	\$187,854	\$601,134
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$1,370,000	82.79%	3.60%	13.61%	\$1,134,223	\$49,320	\$186,457
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$419,000	82.79%	3.60%	13.61%	\$346,890	\$15,084	\$57,026
M1 - 13th Street Pump Station	\$1,150,000	82.79%	3.60%	13.61%	\$952,085	\$41,400	\$156,515
M2 - Quarry Mountain Pump Station	\$3,450,000	95.71%	1.02%	3.27%	\$3,301,921	\$35,257	\$112,822
Woodside Tank Replacement	\$4,200,000	82.79%	3.60%	13.61%	\$3,477,180	\$151,200	\$571,620
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	\$380,000	82.79%	3.60%	13.61%	\$314,602	\$13,680	\$51,718
	\$15,469,000				\$13,237,913	\$493,795	\$1,737,292

¹Costs do not include inflation.

Project Cost Attributable to Future Growth

To satisfy the requirements of state law, Table 9 provides a breakdown of the capital facility projects and the percentage of the project costs attributed to existing and future users. As defined in Section 11-36a-102(15), the impact fee facilities plan should only include the proportionate share of “the cost of public facilities that are roughly proportionate and reasonably related to the service demands and needs of any development activity.” While several of the projects identified in the table are required solely to meet future growth, some projects also provide a benefit to existing users. Projects that benefit existing users include those projects addressing existing capacity needs and maintenance related projects.

For some projects, the division of costs between existing and future users is easy because 100 percent of the project costs can be attributed to one category or the other (e.g., infrastructure needed solely to serve new development can be 100 percent attributed to new growth, while projects related to existing condition or capacity deficiencies can be 100 percent attributed to existing user needs). For projects needed to address both existing deficiencies and new growth or where a higher level of service is being proposed, costs have been divided proportionally between existing and future users based on their needs in the facility. These percentages have been calculated based on flows in each facility as calculated in the hydraulic model. A few additional notes regarding specific projects are as follows:

- **Treatment Projects** – The Spiro Mine Tunnel are both level of service type of improvements that benefit all existing and future users equally. The percentage attributable to existing and future users has been divided proportionally based on use.
- **Three Kings Pressure Zone Expansion** – The 3 King’s Pressure Zone expansion will primarily serve existing users by shifting operations to take care of storage for existing users such that the City can retire its aging Masonic Tank. Once the Woodside Tank is replaced, a portion of capacity of the tank will serve future users and the percentage to existing and future users has been divided accordingly.

Table 9 does not include bond costs related to paying for impact fee eligible improvements. These costs, if any, will be considered as part of the impact fee analysis.

Project Cost Attributable to 10-Year Growth

Included in Table 9 is a breakdown of capacity associated with growth both at full build-out and through the next 10-years. This is necessary because many of the projects identified in the table will be built with capacity to accommodate flows or service beyond the 10-year growth window. This has been done following the same general process as described above.

Basis of Construction Cost Estimates

The costs of construction for projects to be completed within ten years have been estimated based on past experience with projects of a similar nature both inside and outside of the City. Additional details are provided in the Water Master Plan.

ADDITIONAL CONSIDERATIONS

MANNER OF FINANCING - 11-36A-302(2)

The City may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and an appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis.

Bonds

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFPP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

Interfund Loans

Because infrastructure must be built ahead of growth, there often arise situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should be considered in subsequent accounting of impact fee expenditures.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are different from grants. If a developer constructs a system improvement or dedicates land for a system improvement identified in this IFFP or dedicates a public facility that is recognized to reduce the need for a system improvement, the developer will be entitled to an appropriate credit against that particular developer's impact fee liability or a proportionate reimbursement.

If the value of the credit is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the recognized value of the improvements/land dedicated is more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. Developers will be responsible for the construction of project improvements (i.e., improvements not identified in the impact fee facilities plan) without credit against the impact fee.

NECESSITY OF IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE - 11-36a-302(3)

According to State statute, impact fees cannot be used to correct deficiencies in the City's system and must be necessary to maintain the proposed level of service established for all users. Only those facilities or portions of facilities that are required to maintain the proposed level of service for future growth have been included in this IFFP. Additionally, any portion of projects being used to cure existing deficiencies that will be paid for through future user rates will be accounted for through an impact fee credit to be calculated as part of the impact fee analysis. This will result in an equitable fee as future users will not be expected to fund any portion of the facilities that will benefit existing residents.

IMPACT FEE CERTIFICATION 11-36A-306(1)

This IFFP has been prepared in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data, provided by the City and its designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates makes the following certification:

I certify that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
 - allowed under the Impact Fees Act; and
 - actually incurred; or
 - projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - costs of operation and maintenance of public facilities; or
 - costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. Complies in each relevant respect with the Impact Fees Act.



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Park City Municipal Corporation



2024 Water Impact Fee Analysis



Zions Public Finance, Inc.
July 2024

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EXECUTIVE SUMMARY

Park City Municipal Corporation (“PCMC,” “the City”) commissioned Bowen Collins & Associates (“Bowen Collins”) with Zions Public Finance, Inc. (“Zions,” “ZPFI”) acting as subconsultant to calculate the City’s culinary water impact fees in accordance with Utah State Law. An impact fee is a payment of money imposed upon new development activity to mitigate the impact of the new development on public infrastructure. In conjunction with this project, Bowen Collins prepared the *Water Impact Fee Facilities Plan* (“IFFP”) dated March 2024.¹

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess. The City will be required to use revenue sources other than impact fees to fund any projects identified in the IFFP that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Water System Overview

Level of Service

Level of service is defined in the Impact Fees Act as “the defined performance standard or unit of demand for each capital component of a public facility within a service area” and is defined in this IFA for water rights, source, storage, distribution, and operations.

Water Service Area

The service area in this study is the Park City Designated Water Service Area in accordance with [Park City Municipal Code 13-1-30 Designated Water Service Area](#).

Growth in Water Demand

Existing and future water demand is a key input into impact fee calculations as it helps identify existing system capacity and the need for future capacity. For this analysis Bowen Collins provided projections in terms of Summer Potable Demand in gallons per minute (“gpm”). Note this table is directly reflected in Bowen Collins IFFP Table ES-1.

TABLE 1: PROJECTED WATER SYSTEM GROWTH

Year	Projected Summer Potable Demand (gpm)
2020	5,049
2023	5,127
2025	5,179
2030	5,309
2033	5,387
2040	5,568
2050	5,828
2060	6,087
2065	6,217

Source: Bowen Collins as of March 2024.

¹ This report was prepared by Bowen Collins & Associates

Water Capital Facilities

Again, as noted in Bowen Collins IFFP there is existing excess capacity to service future growth, while additional improvements will be required to serve new growth as noted in Bowen Collins IFFP Table ES-2.

TABLE 2: PROJECTED WATER SYSTEM GROWTH

	Production Component	Treatment Component	Storage Component	Transmission Component	Admin / Maintenance
Existing	88.30%	82.47%	74.48%	84.68%	82.47%
Growth in 10-Yr Planning Window	2.79%	4.17%	8.40%	1.77%	4.17%
Growth Beyond 10-yr Planning Window	8.91%	13.36%	17.12%	13.55%	13.36%

Source: Bowen Collins as of March 2024.

In addition, new projects will be required to meet future demand and new growth as outlined in Bowen Collins IFFP Table ES-3. Significant portions of these future projects will benefit existing customers as well.

TABLE 3: REQUIRED SYSTEM IMPROVEMENTS

Improvement Project	Project Cost (2024 Dollars)	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year
Spiro Mine Tunnel PH2	\$4,500,000	82.47%	4.17%	13.36%
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$1,370,000	82.79%	3.60%	13.61%
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$419,000	82.79%	3.60%	13.61%
M1 - 13th Street Pump Station	\$1,150,000	82.79%	3.60%	13.61%
M2 - Quarry Mountain Pump Station	\$3,450,000	95.71%	1.02%	3.27%
Woodside Tank	\$4,200,000	82.79%	3.60%	13.61%
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	\$380,000	82.79%	3.60%	13.61%
Total	\$15,469,000			

Source: Bowen Collins as of March 2024.

Culinary Water Impact Fee Calculation

The impact fee calculation is shown in the table below and includes the cost of buying into excess capacity by production, treatment, storage, transmission, and administration, along with interest costs, new construction projects, consultant costs and a credit for the existing fund balance. This calculates to a gross fee per gpm of \$43,434.12.

TABLE 4: GROSS FEE BEFORE CREDITS BY PROPORTIONATE SHARE

Gross Fee Summary	Amount
Excess Capacity - Production	\$2,743.33
Excess Capacity - Treatment	\$22,972.82

Gross Fee Summary	Amount
Excess Capacity - Storage	\$2,750.80
Excess Capacity - Transmission	\$3,189.90
Excess Capacity - Administration	\$0.00
Interest Costs	\$9,400.89
New Construction	\$1,899.21
Consultant Fees	\$477.17
Fund Balance	\$0.00
TOTAL Gross Fee per gpm	\$43,434.12

Source: ZPFI as of June 2024.

Credits Against Impact Fees

As certain projects are needed to serve the needs of existing development, as well as future development, a portion of the costs cannot be included in impact fees. New development cannot be required to pay the full impact fees and then also contribute to an existing deficiency in the system. Therefore, credits have been made for the portion of outstanding bonds that will benefit existing development.

Credits must also be made for the City’s outstanding bonds that are applicable to existing infrastructure – Series 2009, 2014, 2020 and 2021. Not that this will not include the 2013 a bond as it is not applicable to existing infrastructure. A credit is made only for the portion of the bonds that benefit existing development so that new development is not charged twice. Additionally, bond amounts applicable to existing infrastructure must also be discounted by fund balance, which is applicable to debt service. Then, annual exposure to future debt service must be calculated and discounted to present value to arrive at a credit amount stated in 2024 dollars per gpm.

TABLE 5: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT FROM OUTSTANDING BONDS

Year	GPM	Total Applicable Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2024	5,153	\$9,128,463	\$7,545,814	\$7,358,487	\$1,428	\$16,752
2025	5,179	\$9,125,338	\$7,543,231	\$7,355,904	\$1,420	\$16,161
2026	5,205	\$9,125,087	\$7,543,024	\$7,355,696	\$1,413	\$15,549
2027	5,231	\$9,390,975	\$7,762,813	\$7,575,486	\$1,448	\$14,913
2028	5,257	\$9,389,350	\$7,761,470	\$7,574,142	\$1,441	\$14,211
2029	5,283	\$9,392,975	\$7,764,466	\$7,577,139	\$1,434	\$13,480
2030	5,309	\$9,266,100	\$7,659,588	\$7,472,261	\$1,407	\$12,720
2031	5,335	\$9,389,850	\$7,761,883	\$7,574,556	\$1,420	\$11,948
2032	5,361	\$9,388,225	\$7,760,540	\$7,573,212	\$1,413	\$11,126
2033	5,387	\$9,390,200	\$7,762,173	\$7,574,845	\$1,406	\$10,270
2034	5,412	\$9,391,550	\$7,763,289	\$7,763,289	\$1,434	\$9,377
2035	5,438	\$9,391,795	\$7,763,491	\$7,763,491	\$1,428	\$8,412
2036	5,464	\$9,391,225	\$7,763,020	\$7,763,020	\$1,421	\$7,405

Year	GPM	Total Applicable Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2037	5,490	\$9,388,325	\$7,760,623	\$7,760,623	\$1,414	\$6,354
2038	5,516	\$9,390,666	\$7,762,557	\$7,762,557	\$1,407	\$5,258
2039	5,542	\$9,390,784	\$7,762,656	\$7,762,656	\$1,401	\$4,114
2040	5,568	\$3,301,281	\$2,728,921	\$2,728,921	\$490	\$2,918
2041	5,593	\$9,389,047	\$7,761,219	\$7,761,219	\$1,388	\$2,574
2042	5,619	\$9,388,701	\$7,760,934	\$7,760,934	\$1,381	\$1,315

Source: ZPFI as of June 2024.

Next, the City will also construct new projects that will benefit existing customers as noted above in table 3. The cost and benefit to existing customers is \$13,237,912. This cost must also be annualized over a 20-year period and discounted to present value in terms of gpms, which serves as an additional credit toward fees.

TABLE 6: CREDITS FOR NEW PROJECTS BENEFITTING EXISTING DEVELOPMENT

Year	GPM	Annual Cost of New Projects to Existing	Annual Cost per GPM	Payment per GPM (Discounted to Present Value)
2024	5,153	\$661,896	\$128	\$1,541
2025	5,179	\$661,896	\$128	\$1,489
2026	5,205	\$661,896	\$127	\$1,436
2027	5,231	\$661,896	\$127	\$1,381
2028	5,257	\$661,896	\$126	\$1,323
2029	5,283	\$661,896	\$125	\$1,263
2030	5,309	\$661,896	\$125	\$1,201
2031	5,335	\$661,896	\$124	\$1,137
2032	5,361	\$661,896	\$123	\$1,069
2033	5,387	\$661,896	\$123	\$999
2034	5,412	\$661,896	\$122	\$926
2035	5,438	\$661,896	\$122	\$850
2036	5,464	\$661,896	\$121	\$771
2037	5,490	\$661,896	\$121	\$689
2038	5,516	\$661,896	\$120	\$602
2039	5,542	\$661,896	\$119	\$513
2040	5,568	\$661,896	\$119	\$419
2041	5,593	\$661,896	\$118	\$321
2042	5,619	\$661,896	\$118	\$219
2043	5,645	\$661,896	\$117	\$112

Source: ZPFI as of June 2024.

Then, the credits outlined above are subtracted from the gross fee to calculate the maximum fee per gpm per year. ZPFI notes that, while a slightly confusing notion, all customers are exposed to the same gross fee. However, because of bonding and interest costs, customers pay in different ways. A portion of system costs for new growth are paid indirectly through debt service, while some costs are paid for directly as a fee at time of development. The column in the table below titled “Maximum fee Per GPM” outlines what a new development would pay “at the window” at time of development.

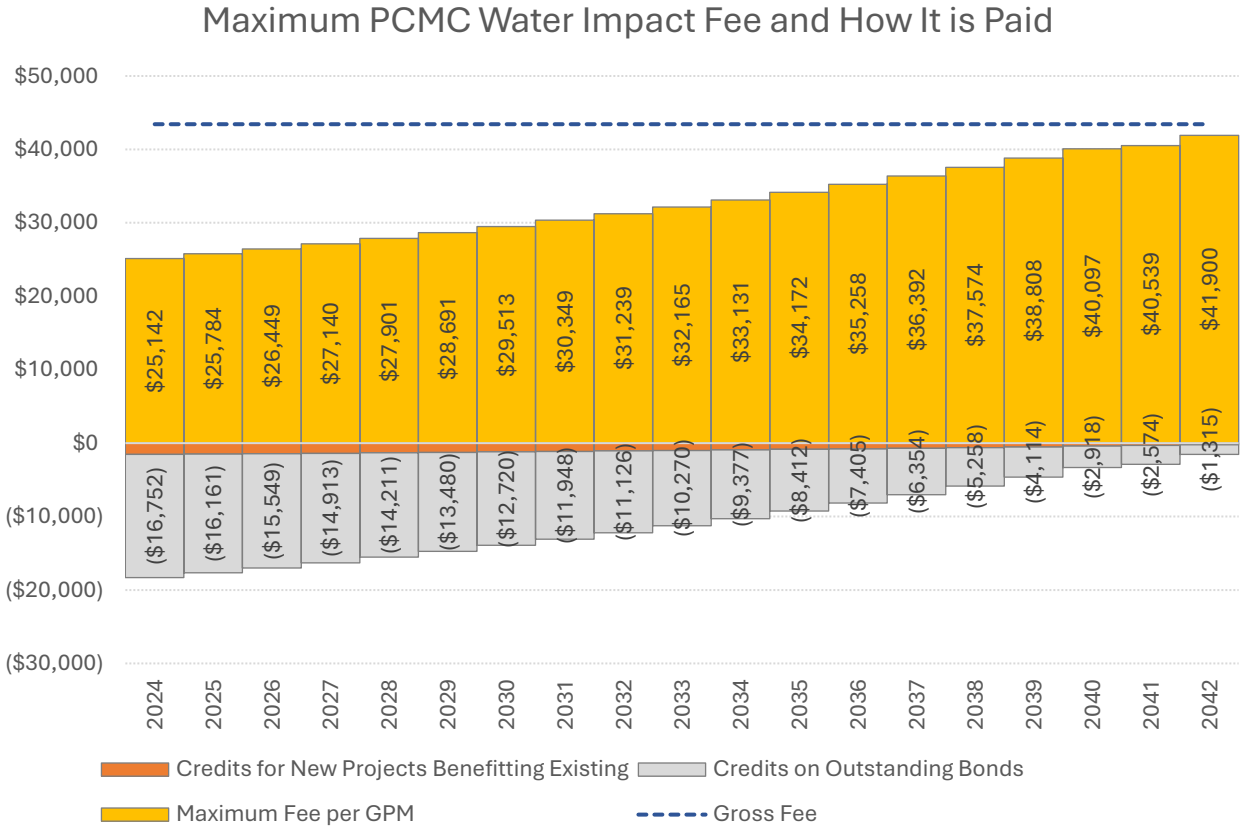
TABLE 7: MAXIMUM FEES PER GPM AFTER CREDITS

Year	Gross Fee	Credits for New Projects Benefitting Existing	Credits on Outstanding Bonds	Maximum Fee per GPM
2024	\$43,434	(\$1,541)	(\$16,752)	\$25,142
2025	\$43,434	(\$1,489)	(\$16,161)	\$25,784
2026	\$43,434	(\$1,436)	(\$15,549)	\$26,449
2027	\$43,434	(\$1,381)	(\$14,913)	\$27,140
2028	\$43,434	(\$1,323)	(\$14,211)	\$27,901
2029	\$43,434	(\$1,263)	(\$13,480)	\$28,691
2030	\$43,434	(\$1,201)	(\$12,720)	\$29,513
2031	\$43,434	(\$1,137)	(\$11,948)	\$30,349
2032	\$43,434	(\$1,069)	(\$11,126)	\$31,239
2033	\$43,434	(\$999)	(\$10,270)	\$32,165
2034	\$43,434	(\$926)	(\$9,377)	\$33,131
2035	\$43,434	(\$850)	(\$8,412)	\$34,172
2036	\$43,434	(\$771)	(\$7,405)	\$35,258
2037	\$43,434	(\$689)	(\$6,354)	\$36,392
2038	\$43,434	(\$602)	(\$5,258)	\$37,574
2039	\$43,434	(\$513)	(\$4,114)	\$38,808
2040	\$43,434	(\$419)	(\$2,918)	\$40,097
2041	\$43,434	(\$321)	(\$2,574)	\$40,539
2042	\$43,434	(\$219)	(\$1,315)	\$41,900

Source: ZPFI as of June 2024.

The chart below provides a visualization of the table above to further illustrate the mechanics of how the maximum fee per gpm is paid.

CHART 1: MAXIMUM FEES PER GPM AFTER CREDITS



Source: ZPFI as of June 2024.

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City’s infrastructure.

CHAPTER 1: OVERVIEW OF THE WATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building excess culinary water capacity to serve future residential or non-residential development rather than passing these growth-related costs on to existing users through rates.

The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid by the City is assessed through an impact fee. Eligible costs include future projects, historic costs of existing assets that still have capacity available to serve growth, future or outstanding debt related to these eligible projects, and certain professional expenses related to planning for growth. Project improvements that only serve a specific development or subdivision cannot be included. System improvements that cure a deficiency or enhance the LOS cannot be included without an appropriate credit.

The impact fee analysis provides documentation of a fair comparison, or rational nexus, between the impact fee charged to new development and the demands that new growth will have on the system. Impact fees are charged according to the impact of the specific development on the culinary water system.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Buy-in costs to existing, excess capacity in the system;
- New capital infrastructure for source, storage, and distribution that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Projects that cure system deficiencies for existing users;
- Projects that increase the LOS above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay;
- Interest costs related to outstanding or future bonds that have been issued to fund non-impact fee eligible projects such as repair and replacement and curing deficiencies; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Assessment of an Impact Fee

The City will assess the impact fee as part of the building permit process. New connections will pay the impact fee before a final building permit is issued.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (“ZPFI”) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
 - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
 - (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
 - (d) estimate the proportionate share of:
 - (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
 - (e) identify how the impact fee was calculated.
- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
 - (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
 - (b) the cost of system improvements for each public facility;
 - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

- (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) extraordinary costs, if any, in servicing the newly-developed properties; and
- (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Culinary Water Service Area

The service area in this study is the Park City municipal boundary.

Proposed Culinary Demands

Existing and future water demand is a key input into impact fee calculations as it helps identify existing system capacity and the need for future capacity. For this analysis Bowen Collins provided projections in terms of Summer Potable Demand in gallons per minute (“gpm”). Note this table is directly reflected in Bowen Collins IFFP Table ES-1.

TABLE 8: PROJECTED WATER SYSTEM GROWTH

Year	Projected Summer Potable Demand (gpm)
2020	5,049
2023	5,127
2025	5,179
2030	5,309
2033	5,387
2040	5,568
2050	5,828
2060	6,087
2065	6,217

Source: Bowen Collins as of June 2024.

Existing and Proposed LOS Analysis

Existing Level of Service

Existing level of service has been divided into the same five components as identified for the system performance standard (source production, treatment, storage, conveyance, and admin. & service). Existing level of service values are summarized below.

TABLE 9: EXISTING LEVEL OF SERVICE FOR VARIOUS SYSTEM REQUIREMENTS

Existing Level of Service	
Source Production	
Gpm of source production / gpm of peak day demand	1.30
Treatment (Potable) Production	
Gpm of potable (treatment) production / gpm of peak day demand	2.45
Storage¹	
Gallons of storage / gpm of peak day demand	2,026
Conveyance (Transmission, Pumping and Distribution)	

Existing Level of Service	
% of system meeting performance standard of 45 psi min. during peak hour demands ²	98.50%
% of system meeting performance standard of 20 psi min. during fire flows	98.10%
% of system meeting performance standard of 7 fps max. pipe velocity during peak hour demands	99.10%
Administrative & Service	
Administrative and Service Buildings	Satisfactory

¹ Does not include fire storage volumes in calculation.

² A percentage less than 100% indicates that the City has some limited areas where pressure fall below 45 psi.

Source: Bowen Collins as of March 2024.

Proposed Level of Service

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fees Act indicates that the proposed level of service may:

1. Diminish or equal the existing level of service; or
2. Exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

By definition, the proposed level of service will be equal to the performance standard and will not change.

TABLE 10: PROPOSED PERFORMANCE STANDARDS AND LEVEL OF SERVICE FOR VARIOUS SYSTEM REQUIREMENTS

	Proposed Performance Standard	Proposed Level of Service
Production		
Production Capacity (gpm production/gpm peak day demand)	1.15	1.15
Treatment		
Treatment Capacity (gpm treatment/gpm peak day demand)	2.02	2.02
Storage		
Storage (gallons storage/gpm peak day demand) ¹	1,751	1,751
Conveyance (Transmission, Pumping, and Distribution)		
Culinary Peak Hour Demand Pressure (psi) / Percent of System that Meets the Standard	45 / 100%	100.00%
Minimum Available Fire Flow at 20 psi during Peak Day Demand (gpm) / Percent of System that Meets the Standard	1,500 ² / 100%	100.00%
Maximum Pipe Velocity Peak Hour (feet per second) / Percent of System that Meets Standard	7.0 / 100%	100.00%
Administrative & Service		
Administrative and Service Buildings	Satisfactory	Satisfactory

¹ Does not include fire storage volumes in calculation.

² Required fire flow indicated is for newer residential neighborhood. Fire flow may be lower or higher based on Fire Authority requirements.

Source: Bowen Collins as of March 2024.

CHAPTER 3: IMPACT ON CAPACITY FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Excess Capacity and Deficiency

The City has the right to increase the established LOS in the future by constructing facilities that will provide greater capacity per gpm, but such LOS increases will not be funded through impact fees. If the proposed LOS is higher than the existing LOS, then a deficiency exists and will be cured through sources of funding other than impact fees. A credit has been included in the impact fee calculation to offset the infrastructure construction costs that cure deficiencies for existing users.

Excess Capacity to Accommodate Future Growth

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, the system is divided into five different components (Production, Treatment, Storage, Conveyance, and Administrative & Service). The purpose of this breakdown is to consider the available capacity for each component individually. Excess capacity in each component of the system is as follows:

Production

The Water Master Plan includes an analysis of available supply to service existing and projected demands. Because the City has a variety of sources with various costs, the City will use excess capacity of each source proportionally by existing and future users. Table 4 summarizes how excess source capacity in the City will be divided. Production includes use of existing potable and raw water sources.

TABLE 11: EXCESS CAPACITY IN CITY SOURCES

Facilities	Summer Peak Demand to Existing (gpm)	Summer Peak Demand to 10-Year (gpm)	Summer Peak Demand to Beyond 10-Year (gpm)
Peak Source Demand (Potable + Raw Water)	8,227	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Sources (Potable + Raw Water)	88.30%	2.79%	8.91%

Source: Bowen Collins as of March 2024.

Treatment

The Water Master Plan includes an analysis of available supply to service existing and projected treated water demands (potable or culinary). Because the City has a variety of water sources and

treatment facilities with various costs, the City will use excess capacity of each potable source proportionally by existing and future users. Table 5 summarizes how excess treated water capacity in the City will be divided amongst all users.

TABLE 12: EXCESS CAPACITY IN TREATED WATER

Facilities	Potable Summer Demand to Existing (gpm)	Potable Summer Demand to 10-Year Growth (gpm)	Potable Summer Demand to Growth Beyond 10-Year
Potable Demand	5,127	260	831
	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Potable Capacity Share	82.47%	4.17%	13.36%

Source: Bowen Collins as of March 2024.

Storage

Park City owns and operates a large number of storage reservoirs. Most of the City’s pressure zones have excess capacity to serve new growth. The only exception includes the pressure zones served by the Woodside, Masonic, and Neck Tanks. All other new growth will be serviced using excess storage in existing reservoirs.

The projected use of excess capacity in the existing storage reservoirs without deficiencies is summarized in Table 6. For the purposes of this calculation, only equalization storage is shown. Since both existing and future users will benefit from fire flow and emergency storage, using the percentages shown in the table divides these components proportionally based on demand. It should be emphasized that the values shown in the table do not include storage associated with the Woodside, Neck, and Masonic Tanks which either have existing storage deficiencies or will be replaced by the King’s Crown Tank project.

TABLE 13: EXCESS STORAGE CAPACITY

Tank	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Aerie	83.63%	3.90%	12.47%
Bald Eagle	96.52%	0.83%	2.66%
Fairway Hills	51.85%	11.46%	36.69%
Park City Heights	47.06%	34.23%	18.71%
Flagstaff	62.41%	8.95%	28.64%
Red Cloud	49.63%	11.99%	38.38%
Iron Canyon	91.10%	2.12%	6.78%
Silver Lake	94.08%	1.41%	4.51%
North Lake Flat	77.22%	5.42%	17.36%
Solamere	88.26%	2.79%	8.94%
Boot Hill (1 and 2)	90.32%	2.31%	7.38%
Quarry Mountain	95.71%	1.02%	3.27%
Sandstone Cove	100.00%	0.00%	0.00%
Thaynes (1 and 2)	64.44%	8.47%	27.09%
Weighted Average	74.48%	8.40%	17.12%

Source: Bowen Collins as of March 2024.

Conveyance (Transmission, Distribution, and Pumping)

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future flows were examined in the system model for each transmission pipeline. For the purposes of this analysis, transmission pipelines have been defined as all pipelines larger than 8 inches in diameter and represent the system level pipeline improvements in the City. The method used to calculate excess capacity available for use by future flows is as follows:

1. **Calculate Flows** – The peak flow in each facility was calculated in the model for both existing and future flows. The maximum capacity of each facility was also calculated. Defining an absolute maximum capacity in water system facility is difficult because capacity is a function of both pipeline size (with corresponding velocity) and required delivery pressure. In water distribution systems, however, a common design guideline is to limit velocities to less than 7 ft/sec. This has been used as the definition for maximum capacity in this analysis.
2. **Identify Available Capacity** – Where a facility has capacity in excess of projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and buildout flows. Where the facility has capacity less than projected flows at buildout, the available capacity in the facility was defined as the difference between existing flows and the facility’s maximum capacity.
3. **Calculate Percent of Excess Capacity Used in Existing Facilities** – The projected growth in flow was compared against the facility’s available capacity. Where the future flow exceeded the capacity of the facility, the available excess capacity was calculated by dividing the remaining capacity (total capacity less existing flow) by the total available capacity. Where the future flow was less than the capacity of the facility, the percent of excess capacity being used in each facility was calculated by dividing the growth in flow in the facility (future flow less existing flow) by the total available capacity. If reimbursement agreements exist, facilities under these agreements should be removed from the calculation since payment for excess capacity in these facilities will be dictated by agreement and will be considered as part of the impact fee analysis.
4. **Calculate Excess Capacity for the System as a Whole** – Each pipeline in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity on a system wide basis, the capacities of each of these pipelines and their contribution to the system as a whole must be considered. To do this, each pipeline must first be weighted based on its contribution to the system. For this purpose, each pipeline has been weighted based on the estimated cost of the pipeline. The excess capacity in the system as a whole can then be calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Most pipes in the City’s water system are grouped together because the system is close to the same age and pipelines have similar remaining capacity across the system. An exception to this includes the Park City Heights development that is relatively new in the City and has a significant amount of area that remains to be developed. Park City Heights pipelines are therefore treated separately from the balance of the City’s conveyance. The Park City Heights conveyance projects were constructed in 2021 in conjunction with the Park City Heights Tank and growth in Park City Heights. The capacity

distribution of the two conveyance projects therefore matches the tank project. The projected use of excess capacity in the existing conveyance system and the Park City Heights conveyance projects are summarized in the below table.

TABLE 14: EXCESS CONVEYANCE CAPACITY

Conveyance System	Percent to Existing	Percent to 10-Year	Growth Beyond 10-Year
Existing Conveyance System	82.47%	4.17%	13.36%
Park City Heights Culinary Water	47.06%	34.23%	18.71%
Park City Heights Off-Site Water	47.06%	34.23%	18.71%

Source: Bowen Collins as of March 2024.

Administrative & Service

Use of the City’s administrative and service buildings will be based on proportional growth in demand because the City believes the existing facilities will meet the needs of future growth through buildout. Calculated use of the City’s existing administration and maintenance facilities now and in the future is summarized in Table 8.

TABLE 15: EXCESS ADMIN/BUILDING CAPACITY

Administration Facilities	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-Year
Admin & Maintenance Facilities	82.47%	4.17%	13.36%

Source: Bowen Collins as of March 2024.

Demands Placed on Facilities by New Development

Growth and new development in the City are discussed in the City’s Water Master Plan. These growth projections are based on planning data available from Snyderville Basin Water Reclamation District (SBWRD), the Ken Gardner Policy Institute, and feedback from City personnel regarding specific development plans. These projections include consideration of developable area, and the nature of surrounding development, designated open space and other factors. Additional information on growth projections is included in the Water Master Plan. Future growth as projected in the Water Master Plan is shown in Table 16.

TABLE 16: PROJECTED WATER SYSTEM GROWTH

Year	Projected Summer Potable Demand (gpm)	Total (raw + potable) Summer Peak Day Demand (gpm)
2020	5,049	8,149
2023	5,127	8,227
2025	5,179	8,279
2030	5,309	8,409
2033	5,387	8,487
2040	5,568	8,668
2050	5,828	8,928
2060	6,087	9,187
2065	6,217	9,317

Source: Bowen Collins as of March 2024.

Infrastructure Required to Meet the Demands of New Development

To satisfy the requirements of State law, the effect of demand placed upon existing system facilities by future development was evaluated using the process outlined below. Each of the steps was completed as part of the Impact Fee Facilities Plan development. More description of the methodology used in the process outlined below can be found in the Water Master Plan.

1. **Existing Demand** – The demand existing development places on the City’s system was estimated based on historic water use and flow records.
2. **Existing Capacity** – The capacities of existing system collection facilities were estimated using size data provided by the City and a hydraulic computer model. The capacities of existing facilities were taken from the City’s water system model.
3. **Existing Deficiencies** – Existing deficiencies in the system were identified by comparing defined levels of service against calculated capacities.
4. **Future Demand** – The demand future development will place on the system was estimated based on development projections as discussed in a previous section.
5. **Future Deficiencies** – Future deficiencies in the collection system were identified using defined levels of service and results from the computer model.
6. **Recommended Improvements** – Needed system improvements were identified to remedy existing deficiencies and meet demands associated with future development.

The steps listed above “identify demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302(1)(a) of the Utah Code).

Excess Capacity Cost to Existing and Cost to 10-Year Growth

Following the methodology described above, Bowen Collins categorized all qualifying City water system assets within production, treatment, storage, transmission/maintenance, and administration/maintenance categories. Further, these were subdivided into costs to existing capacity, or were allocated to the 10-year planning window. Using these allocations and the City’s asset list, ZPFI calculated appropriate cost allocations to the categories described above. This is reflected in the table below.

TABLE 17: SYSTEM-WIDE CAPACITY COST ALLOCATION

	Production Component	Treatment Component	Storage Component	Transmission Component	Admin / Maintenance
Existing	88.30%	82.47%	74.48%	84.68%	82.47%
Growth in 10-Yr Planning Window	2.79%	4.17%	8.40%	1.77%	4.17%
Growth Beyond 10-yr Planning Window	8.91%	13.36%	17.12%	13.55%	13.36%
Total Cost	\$25,565,052	\$143,235,810	\$8,514,380	\$46,857,282	\$0
Cost to Existing	\$22,573,941	\$118,126,573	\$6,341,510	\$39,678,747	\$0

	Production Component	Treatment Component	Storage Component	Transmission Component	Admin / Maintenance
Cost to 10-Yr Growth	\$713,265	\$5,972,933	\$715,208	\$829,374	\$0
Cost to Growth Beyond 10-Yr Window	\$2,277,846	\$19,136,304	\$1,457,662	\$6,349,162	\$0
Growth in gpm, 2023-2033	260	260	260	260	260

Source: ZPFI, Bowen Collins as of June 2024.

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

In the City’s Water Master Plan, capital facility projects needed to provide service to various parts of the City at projected ten-year and buildout scenarios were identified. Only infrastructure to be constructed within a ten-year horizon will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future. Table 9 summarizes the components of projects identified in the Water Master Plan that will need to be constructed within the next ten years. Details associated with the costs used for each project are contained in the Water Master Plan. Projects that exclusively resolve existing deficiencies or maintenance needs have been excluded from the list of projects.

TABLE 18: NEW IMPROVEMENT COSTS

Name	Project Cost ¹	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	\$4,500,000	82.47%	4.17%	13.36%	\$3,711,011	\$187,854	\$601,134
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	\$1,370,000	82.79%	3.60%	13.61%	\$1,134,223	\$49,320	\$186,457
M1 - 13th Street Pump Station	\$419,000	82.79%	3.60%	13.61%	\$346,890	\$15,084	\$57,026
M2 - Quarry Mountain Pump Station	\$1,150,000	82.79%	3.60%	13.61%	\$952,085	\$41,400	\$156,515
Woodside Tank Replacement	\$3,450,000	95.71%	1.02%	3.27%	\$3,301,921	\$35,257	\$112,822
C1.3 - Three Kings Pressure Zone	\$4,200,000	82.79%	3.60%	13.61%	\$3,477,180	\$151,200	\$571,620

Name	Project Cost ¹	Percent to Existing	Percent to 10-Year	Percent to Growth Beyond 10-year	Cost to Existing	Cost to 10-Year	Cost to Growth Beyond 10-Year
Expansion - Woodside Transmission Line							
Spiro Mine Tunnel PH2	\$380,000	82.79%	3.60%	13.61%	\$314,602	\$13,680	\$51,718
	\$15,469,000				\$13,237,913	\$493,795	\$1,737,292

¹Costs do not include inflation.
Source: Bowen Collins as of March 2024.

The above costs are allocated as projects that benefit existing development, projects necessitated by new development over the next 10 years, and projects that will benefit development after 10 years.

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and historic cost of existing system improvements that benefit new growth and can be recouped through impact fees. The impact fee for existing assets must be based on the actual historic costs while the fees for construction of new facilities can be based on reasonable future costs of the system. This chapter will show that the proposed impact fee for system improvements is reasonably related to the impact on the water system from future development activity.

Manner of Funding

The proportionate share analysis considers the manner of funding utilized for existing public facilities. Historically the City has funded existing infrastructure with revenue sources including the following:

- Water User Rates and Miscellaneous Fees
- Water Impact Fees

Grant funding is not secured at this time; however, if any grants are received, future impact fees will be discounted according to the size of grant and what impact fee qualifying projects are funded by such grants.

Developer and Reimbursement Credits

If a project included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) is constructed by a developer, then that developer is entitled to a credit against impact fees owed. (Utah Code Ann. § 11-36a-304(2)(f)). Construction of such facilities must be agreed upon with the City before construction begins.

Maximum Legal Culinary Water Impact Fee per GPM

The maximum impact fee is based on the combination of individual costs for the components of water rights, source, storage, distribution, capital operations and allowable professional fees. Each

fee for individual components is based upon the costs of qualifying improvements divided by the total and available capacities.

Buy-In to Existing Excess Capacity

The following tables show the maximum buy-in costs, associated with all qualifying assets, that the City can assess to each user according to the calculated gpm.

TABLE 19: COST PER GPM – BUY IN TO EXISTING EXCESS CAPACITY BY ASSET

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
Production				
MIDDLE SCHOOL WELL	260	\$155,784	\$4,346	\$17
JUDGE TUNNEL IMPROVEMENTS	260	\$395,750	\$11,041	\$42
Arvil Pace WATER purchase	260	\$203,918	\$5,689	\$22
Standley Pace WATER rights	260	\$180,833	\$5,045	\$19
Divide Well	260	\$204,525	\$5,706	\$22
PARK MEADOWS WELL	260	\$1,103,476	\$30,787	\$118
JSSD WATER RIGHTS	260	\$12,830,335	\$357,966	\$1,377
PROMONTORY RAW WATER PIPELINE	260	\$1,547,054	\$43,163	\$166
PCMC WATER INFRASTRUCTURE PHASE 1	260	\$6,688,889	\$186,620	\$718
WELL	260	\$6,450	\$180	\$1
DIVIDE WELL - 200HP SUBMERSIBLE MOTOR	260	\$32,916	\$918	\$4
RAW WATER SYSTEM	260	\$19,691	\$549	\$2
JUDGE TUNNEL	260	\$1,741,079	\$48,576	\$187
TRANSFORMER - LOST CANYON PUMP STATION	260	\$247,060	\$6,893	\$27
20' RAIL - SPIRO PORTAL	260	\$40,577	\$1,132	\$4
SC200 - SPIRO TUNNEL	260	\$5,188	\$145	\$1
NATIONAL ABILITY CENTER WATER RIGHT	260	\$75,000	\$2,093	\$8
TREASURE MOUNTAIN JR HIGH WELL	260	\$86,528	\$2,414	\$9
Treatment				
QUINNS WATER TREATMENT PLANT FIRE SPRINKLER ADDITION	260	\$60,326	\$2,516	\$10
QUINNS WATER TREATMENT PLANT HEATING SYSTEM ADDITION	260	\$24,018	\$1,002	\$4
QUINNS WTP STAIR LIFTSARUM CHAIR	260	\$17,500	\$730	\$3
QUINNS WTP PALL EQUIPMENT	260	\$1,632,145	\$68,060	\$262
QUINNS WTP SOFTWARE LICENSES	260	\$27,810	\$1,160	\$4
QUINNS WTP BOOM LIFT	260	\$16,825	\$702	\$3
QUINNS WTP HVAC	260	\$259,850	\$10,836	\$42
QUINNS WTP FIRE SUPPRESSION SYSTEM	260	\$40,000	\$1,668	\$6
QUINNS WTP MULTI TERRAIN LOADER	260	\$66,781	\$2,785	\$11
QUINNS WTP LAB CABINETS	260	\$16,382	\$683	\$3
QUINNS WTP AMIAD ABE-15000 PRE-FILTER	260	\$61,508	\$2,565	\$10
QUINNS WTP GAC CONTRACTOR TANK	260	\$290,000	\$12,093	\$47
QUINNS WTP FRP STORAGE TANKS	260	\$100,000	\$4,170	\$16
QUINNS WTP BRIDGE CRANE & MONORAIL	260	\$81,000	\$3,378	\$13
QUINNS WTP HIGH SERVICE PUMPS	260	\$355,000	\$14,804	\$57
QUINNS WTP PLATE SETTLERS	260	\$240,000	\$10,008	\$38
QUINNS WTP CAVITY/END SUCTION PUMPS	260	\$60,000	\$2,502	\$10
QUINNS WTP PIPE SUPPORTS/STAIRS	260	\$90,000	\$3,753	\$14
QUINNS WTP ELECT CABLE TRAY	260	\$80,000	\$3,336	\$13
QUINNS WTP INSTRUMENTATION	260	\$297,000	\$12,385	\$48
QUINNS WTP GENERATOR/FUEL TANK	260	\$500,000	\$20,850	\$80
QUINNS WTP PALL EQUIPMENT FY 2013	260	\$188,071	\$7,843	\$30
QUINNS WTP BUILDING	260	\$11,273,646	\$470,111	\$1,808
QUINNS WATER TREATMENT PLANT FACILITY	260	\$456,853	\$19,051	\$73

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
QUINNS FIELDS IRRIGATION FILTER STATION	260	\$202,016	\$8,424	\$32
QUINNS WTP PHASE 1 CHANGE ORDER 15	260	\$216,677	\$9,035	\$35
QUINNS WTP CAPITALIZED INT WATER BONDS 2014	260	\$23,344	\$973	\$4
QJWTP & SPRIOR WTP PILOT PIPING PROJECT	260	\$805,684	\$33,597	\$129
CREEKSIDE WATER TREATMENT PLANT LANDSCAPING MPROVEMENTS	260	\$125,773	\$5,245	\$20
CREEKSIDE WATER TREATMENT PLANT ROOF MPROVEMENTS	260	\$164,000	\$6,839	\$26
CREEKSIDE WATER TREATMENT PLANT ASPHATL MPROVEMENTS	260	\$15,000	\$626	\$2
CREEKSIDE WATER TREATMENT PLANT FIRE SUPPRESSION MPROVEMENTS	260	\$22,000	\$917	\$4
CREEKSIDE WATER TREATMENT PLANT INSTRUMENTATION & CONTROLS MPROVEMENTS	260	\$191,000	\$7,965	\$31
CREEKSIDE WATER TREATMENT PLANT PUMPS & FILTERS IMPROVEMENTS	260	\$214,042	\$8,926	\$34
CREEKSIDE WATER TREATMENT PLANT BUILDING IMPROVEMENTS	260	\$3,180,682	\$132,634	\$510
CREEKSIDE WATER TREATMENT PLANT SECURITY SYSTEM IMPROVEMENTS	260	\$56,569	\$2,359	\$9
CREEKSIDE WATER TREATMENT PLANT EQUIPMENT SCADA IMPROVEMENTS	260	\$85,649	\$3,572	\$14
GOLF MAINTENANCE BUILDING RELOCATION FOR TREATMENT PLANT	260	\$5,060,871	\$211,038	\$812
QUINNS JUNCTION WTP BUILDING UPGRADES	260	\$7,861,113	\$327,808	\$1,261
QJWTP PROCESS, CAPACITY & ENERGY MGMT UPGRADES	260	\$488,914	\$20,388	\$78
QUINNS JUNCTION WTP HVAC	260	\$73,152	\$3,050	\$12
QUINNS JUNCTION WTP STORAGE BUILDING	260	\$624,029	\$26,022	\$100
QUINNS JUNCITON WTP WASHWATER TANK	260	\$581,466	\$24,247	\$93
QUINNS JUNCTION WTP GARGE LIGHTING	260	\$9,113	\$380	\$1
THREE KINGS	260	\$107,000,000	\$4,461,900	\$17,161
Storage				
EMPIRE RESERVOIR-1000000 GALLONS-S	260	\$250,000	\$21,000	\$81
BOOTHILL RESERVOIR-1000000 GALLONS	260	\$311,102	\$26,133	\$101
SILVER LAKE RESERVOIR-800000 GALLONS	260	\$250,000	\$21,000	\$81
THAYNES CANYON RESERVOIR-500000 GALL	260	\$250,000	\$21,000	\$81
NORTH LAKE FLAT RESERVOIR-240000 GAL	260	\$190,000	\$15,960	\$61
NECK RESERVOIR-600000 GALLONS-REINF	260	\$300,000	\$25,200	\$97
WOODSIDE RESERVOIR-500000 GALLONS-R	260	\$200,000	\$16,800	\$65
WATER TANK - NORTH OF PARK MOUNTAIN (#15	260	\$80,620	\$6,772	\$26
Buried Concrete WATER Tank-Flagstaff 1 M	260	\$780,000	\$65,520	\$252
BOOTHILL TANK	260	\$2,702,516	\$227,011	\$873
PARK CITY HEIGHTS WATER TANK 1 OF 2	260	\$961,359	\$80,754	\$311
EMPIRE CANYON TANK	260	\$2,238,783	\$188,058	\$723
Transmission				
10AC-500 FT ALONG WEST HOLIDAY RANCH	260	\$13,515	\$239	\$1
10DI-700 FT ALONG HWY 248 NEAR HIGH SC	260	\$18,920	\$335	\$1
10PMA-400 FT ALONG NORTHEAST MEADOWS	260	\$12,838	\$227	\$1
10PVC-520 FT ALONG NORTH CRESTLINE DR	260	\$16,689	\$295	\$1
10PVC-850 FT IN SOLAMERE II ALONG SOL	260	\$30,311	\$537	\$2
10PVC-590 FT FROM HWY 248 TO SHOPPING	260	\$15,947	\$282	\$1
13TH STREET & EMPIRE AVE. PUMPHOUSE	260	\$4,000	\$71	\$0
12AC-570 FT FROM SPIRO TUNNEL TO THER	260	\$16,461	\$291	\$1
12AC-ALONG MONITOR DR. 4H 4V	260	\$25,702	\$455	\$2

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
10PVC-850 FT ALONG DEER VALLEY EAST T	260	\$27,280	\$483	\$2
12DI-890 FT FROM BOOTHILL RES TO HWY	260	\$25,702	\$455	\$2
12DI-890 FT FROM EMPIRE TO WOODSIDE R	260	\$25,702	\$455	\$2
14AC-990 FT ALONG 3 KINGS DR. OH 1V	260	\$30,803	\$545	\$2
14DI-250 FT ALONG MAIN ST (2ND TO DAL	260	\$10,263	\$182	\$1
14DI-250 FT FROM JUDGE TO EMPIRE LINE	260	\$16,180	\$286	\$1
14DI-530 FT WHERE JUDGE & ALLIANCE JO	260	\$13,139	\$233	\$1
14DI-270 FT AROUND EMPIRE RESERVOIR	260	\$8,401	\$149	\$1
14DI-700 FT FROM HWY 248 NEAR HIGH SC	260	\$21,780	\$386	\$1
14DI-310 FT FROM ALLIANCE TO EMPIRE L	260	\$7,685	\$136	\$1
8PVC-700 FT FR. 10 NEAR SILVER KING	260	\$13,667	\$242	\$1
8PMA-550 FT FROM AMERICAN SADDLER DR.	260	\$16,003	\$283	\$1
8AC-110 FT ALONG SOUTH END WYATT EARP	260	\$2,696	\$48	\$0
8DI-750 FT TO SILVER LAKE LODGE OH	260	\$18,379	\$325	\$1
8PVC-500 FT EAST FROM NORTHWEST END M	260	\$14,549	\$258	\$1
8PVC-170 WEST OFF SOUTH END MCCLEO	260	\$4,946	\$88	\$0
8PVC-200 FT ALONG DUNLOP CT. 1H 1V	260	\$4,901	\$87	\$0
8PVC-2680 FT ALONG NORTH DEER VALLEY	260	\$65,674	\$1,162	\$4
8PVC-280 FT NORTH OFF SOUTH END MCCLE	260	\$8,147	\$144	\$1
8PVC-420 FT NORTHWEST OFF DEER VAL DR	260	\$10,292	\$182	\$1
8PVC-660 FT ALONG EAGLE CT. 2H OV	260	\$16,173	\$286	\$1
8PVC-370 FT 3 LINES OFF AERIE-ROYAL-N	260	\$9,067	\$160	\$1
8PVC-510 FT FROM AERIE DR. TO ROYAL C	260	\$12,498	\$221	\$1
8PVC-600 FT ALONG PINNACLE	260	\$17,458	\$309	\$1
10DI-600 FT WEST OFF LOWELL AROUND N.	260	\$12,921	\$229	\$1
8PVC-800 FT ALONG ASPENWOOD	260	\$23,278	\$412	\$2
8PVC-890 FT ALONG LOFTY LN. 2H 1V	260	\$21,810	\$386	\$1
8PVC-880 FT ALONG FAIRWAY VILLAGE DR.	260	\$21,565	\$382	\$1
8PVC-ALONG PINNACLE	260	\$3,783	\$67	\$0
8PVC-940 FT WEST OF CONDOS AT SOUTH E	260	\$23,035	\$408	\$2
NORTH LAKE FLAT BOOSTER STATION--WEST	260	\$5,000	\$89	\$0
NECK TANK BOOSTER STATION--SKI RUM ABO	260	\$30,000	\$531	\$2
WATER IMPROVEMENTS	260	\$146,346	\$2,590	\$10
WATER IMPROVEMENTS FUND 52	260	\$1,138,779	\$20,156	\$78
PC RESORT WATER LINE	260	\$856,783	\$15,165	\$58
4TH STREET UTILITY LINE	260	\$8,460	\$150	\$1
AERIE PUMP STATION	260	\$10,762	\$190	\$1
WATER SYSTEM IMPROVEMENTS	260	\$5,975	\$106	\$0
10AC-1110 FT ALONG SOUTH END OF 3 KIN	260	\$30,002	\$531	\$2
8DI-1400 FT ALONG EAST END IRON HORSE	260	\$45,262	\$801	\$3
8AC-1850 FT ALONG WEST OF LITTLE KATE	260	\$45,334	\$802	\$3
8DI-1000 FT WEST OFF LOWELL AROUND S.	260	\$19,524	\$346	\$1
8DI-1800 FT FROM MASONIC RES. TO PRV-	260	\$35,143	\$622	\$2
8DI-1950 FT ALONG EAST SIDE PARK AV(P	260	\$38,072	\$674	\$3
8DI-2200 FT ALONG CHATHAM CROSSING	260	\$64,013	\$1,133	\$4
8AC-1340 FT ALONG CRESENT DR. 3H 5V	260	\$32,837	\$581	\$2
8PMA-1080 FT ALONG SOUTHEAST MEADOWS	260	\$31,425	\$556	\$2
8DI-3930 FT FROM HEBER AV TO DEER VAL	260	\$96,305	\$1,705	\$7
8PVC-1000 FT ALONG QUEEN ESTER	260	\$29,097	\$515	\$2
8PMA-1260 FT ALONG SOUTH OF CRESTLING	260	\$36,662	\$649	\$2
8PVC-4540 FT ALONG SIDEWINDER DR 6H	260	\$111,253	\$1,969	\$8
8PVC-3620 FT ALONG HOLIDAY RANCH LOOP	260	\$88,709	\$1,570	\$6
8PVC-3800 FT ALONG AERIE DR. 7H 5V	260	\$93,120	\$1,648	\$6
8PVC-900 FT IN SOLAMERE II ALONG TELE	260	\$29,097	\$515	\$2
8PVC-2580 FT ALONG HWY 248 TO HWY 224	260	\$63,223	\$1,119	\$4
8PVC-2870 FT ALONG TELEMAR DRD. 6H	260	\$83,508	\$1,478	\$6
8PVC-2200 FT FROM NECK BOOSTER PUMP T	260	\$53,911	\$954	\$4

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
8PVC-2280 FT ALONG SADDLE VIEW WAY 4	260	\$66,341	\$1,174	\$5
8PVC-1400 FT IN AND AROUND LAKESIDE	260	\$40,736	\$721	\$3
8PVC-1300 FT ALONG SOUTH END FAIRWAY	260	\$31,857	\$564	\$2
8PVC-1340 FT ALONG SILVER CLOUD (WEST	260	\$32,837	\$581	\$2
8PVC-1440 FT ALONG EAST RACQUET CLUBB	260	\$35,287	\$625	\$2
8PVC-2000 FT ALONG EAGLE DR. 2H 4V	260	\$49,010	\$867	\$3
8PVC-1580 FT AROUND STONEBRIDGE WEST	260	\$38,718	\$685	\$3
10AC-1400 FT ALONG MIDDLE OF LUCKY JO	260	\$37,841	\$670	\$3
8PVC-1770 FT ALONG COMSTOCK DR. 2H	260	\$43,374	\$768	\$3
10PVC-3270 FT ALONG SOLAMERE DR. 3H	260	\$119,390	\$2,113	\$8
10PVC-1970 FT ALONG MCCLEOD CK. RD.	260	\$63,225	\$1,119	\$4
10PVC-2110 FT ALONG LITTLE KATE RD. (	260	\$57,032	\$1,009	\$4
10PVC-4590 FT ALONG MEADOWS DR. 7H	260	\$124,064	\$2,196	\$8
10PVC-4060 FT ALONG AERIE DR TO ROYAL	260	\$109,738	\$1,942	\$7
10PMA-5090 FT FROM BOOSTER IN PROSP.	260	\$181,509	\$3,213	\$12
12AC-1160 FT FROM SILVER LAKE RES. TO	260	\$39,776	\$704	\$3
12AC-1520 FT ALONG MIDDLE PORTION OF	260	\$43,895	\$777	\$3
10PVC-1900 FT FROM MEADOWS DR. TO QUA	260	\$60,979	\$1,079	\$4
10DI-6460 FT FR. EMPIRE AT 13TH TO NO	260	\$139,117	\$2,462	\$9
10PCD-4000 FT ALONG DEER VALLEY EAST	260	\$128,376	\$2,272	\$9
12DI-1200 FT FROM WOODSIDE RES TO 3KI	260	\$27,610	\$489	\$2
10AC-1750 FT ALONG HWY 248 FR PACIFIC	260	\$47,301	\$837	\$3
10AC-2130 FT ALONG STERLING RD. OH 2	260	\$57,572	\$1,019	\$4
10AC-2110 FT FROM SILVER KING TO 13TH	260	\$45,439	\$804	\$3
10AC-3800 FT ALONG ROYAL ST EAST OH	260	\$102,711	\$1,818	\$7
10AC-1520 FT FROM ROYAL EAST TO N LAK	260	\$41,084	\$727	\$3
10DI-3500 FT ALONG EMPIRE (15TH SOUTH	260	\$75,373	\$1,334	\$5
10AC-3800 FT ALONG ROYAL ST. WEST OH	260	\$102,711	\$1,818	\$7
10DI-1240 FT ALONG IRON HORSE DR. 2H	260	\$26,703	\$473	\$2
12AC-2360 FROM THAYNES RES TO THERIOT	260	\$68,154	\$1,206	\$5
12AC-2120 FT FR HOLIDAY RAN LOOP RD T	260	\$61,223	\$1,084	\$4
12DI-2570 FT ALONG HWY 248 FR BONANZA	260	\$74,218	\$1,314	\$5
12DI-2960 FT ALONG DALY AVE. 5H 3	260	\$85,481	\$1,513	\$6
12PMA-10500 FT INTO SPIRO TUNNEL	260	\$317,665	\$5,623	\$22
12PVC-1560 FR FROM NECK TANK TO SNOWP	260	\$45,051	\$797	\$3
14 DI-2520 FT FROM EMPIRE RES TO PRV-1	260	\$62,471	\$1,106	\$4
14AC-1170 FT ALONG SOUTH THAYNES CANY	260	\$36,404	\$644	\$2
16AC-1860 FT ALONG THAYNES RES TO 3 K	260	\$63,033	\$1,116	\$4
WATER TANK & PUMP STATION - OAKS RESEVOI	260	\$419,800	\$7,430	\$29
WATER LINE HYDRANTS METER VAULTS - OAK	260	\$369,644	\$6,543	\$25
WATER LINE HYDRANTS ETC-MEADOWS EST 1B	260	\$25,162	\$445	\$2
WATER LINE HYDRANTS ETC-MEADOWS EST 1A	260	\$103,986	\$1,841	\$7
WATER LINE VALVES ETC-SILVER LAKE VILLAG	260	\$57,845	\$1,024	\$4
WATER LINE HYDRANTS ETC-MOUNTAIN RIDGE	260	\$84,500	\$1,496	\$6
WATER LINE HYDRANTS ETC-WEST RIDGE 1&2	260	\$131,012	\$2,319	\$9
WATER DEPT. PUMP STATION	260	\$1,570	\$28	\$0
OTHER	260	\$63,030	\$1,116	\$4
WATER LINE - FAIRWAY MEADOWS	260	\$146,464	\$2,592	\$10
WATER LINE HYDRANTS ETC-MORNING STAR E	260	\$125,545	\$2,222	\$9
WATER LINES VAULT ETC - TOWN LIFT PHAS	260	\$65,806	\$1,165	\$4
WATER LINE VALVES ETC - WILLOW RANCH	260	\$53,200	\$942	\$4
WATER VALVES LINE ETC-ASPEN SPR RANCH	260	\$163,674	\$2,897	\$11
WATER LINE VALVES ETC-FAIRWAY HILLS EST	260	\$210,441	\$3,725	\$14
METER VAULTS - KNOLHEIM SUBDIVISION	260	\$6,820	\$121	\$0
8 PVC-1000 FT ALONG QUEEN ESTER	260	\$29,097	\$515	\$2
8 PVC-410 FT OFF MCCLEOD CREEK CT. 1H	260	\$11,930	\$211	\$1
12 PVC-1200 FT FR THERIOT SPRINGS TO G	260	\$45,720	\$809	\$3

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
8DI-1930 FT FROM HEBER AV TO DEER VAL	260	\$37,681	\$667	\$3
OTHER - WATER LINES AND VALVES	260	\$14,599	\$258	\$1
WATER LINE HYDRANTS ETC-RISNER RIDGE 1	260	\$153,709	\$2,721	\$10
WATER LINE VALVES ETC - EVERGREEN	260	\$223,727	\$3,960	\$15
WATER LINE HYDRANTS ETC-STAG LODGE PH	260	\$36,730	\$650	\$3
WATER LINE HYDRANTS ETC-RISNER RIDGE 2	260	\$41,734	\$739	\$3
WATER LINE VALVES ETC-MEADOWS DR 1989	260	\$28,290	\$501	\$2
VALVES HYDRANTS ETC RIDGE at SILVER LA	260	\$1,650	\$29	\$0
METER VAULTS - FAIRWAY VILLAGE 2	260	\$3,465	\$61	\$0
WATER LINE HYDRANTS ETC-STAG LODGE 2	260	\$2,630	\$47	\$0
WATER LINE HYDRANTS VAULTS-RISNER RIDG	260	\$32,480	\$575	\$2
WATER LINE VALVES ETC - EVERGREEN	260	\$62,130	\$1,100	\$4
WATER LINES HYDRANTS BOXES-PINNACLE 1 an	260	\$20,000	\$354	\$1
WATER LINES HYDRANTS BOXES-LAMACONNE	260	\$5,000	\$89	\$0
WATER LINES HYDRANTS BOXES-ASPEN HOLL	260	\$5,000	\$89	\$0
WATER LINE HYDRANT METER VAULT-STAG LO	260	\$6,489	\$115	\$0
WATER LINE HYDRANT BOXES - TRAILSIDE	260	\$4,555	\$81	\$0
WATER LINE HYDRANT BOXES - WOODS at DE	260	\$5,273	\$93	\$0
WATER LINE - PINNACLE	260	\$10,635	\$188	\$1
WATER LINE HYDRANT BOXES - STERLINGWOO	260	\$5,310	\$94	\$0
WATER LINE & HYDRANTS - NORDIC VILLAGE	260	\$43,980	\$778	\$3
WATER LINE & HYDRANTS - RADISSON FIRE LI	260	\$28,600	\$506	\$2
WATER LINE HYDRANTS ETC-FOUR LAKES VIL	260	\$182,090	\$3,223	\$12
WATER LINES VALVES ETC-FAIRWAY HILLS EST	260	\$204,500	\$3,620	\$14
WATER LINES VALVES ETC-ASPEN SPRINGS RAN	260	\$187,650	\$3,321	\$13
WATER LINES VALVES ETC-DEER LAKE VILLAGE	260	\$116,870	\$2,069	\$8
CHATHAM CROSSING PUMP STATION	260	\$875,068	\$15,489	\$60
CHATHAM CROSSING TELEMETRY CONTROLS	260	\$18,250	\$323	\$1
WATER LINES VALVES ETC-HIDDEN MEADOW SUB	260	\$413,666	\$7,322	\$28
WATER LINES VALVES ETC-SILVER MEADOWS ES	260	\$106,430	\$1,884	\$7
WATER LINES VALVES ETC-SNOW CREEK COMMON	260	\$48,620	\$861	\$3
Aspen Villas WATER Improvements	260	\$14,454	\$256	\$1
Seismic Mezzanine System	260	\$6,971	\$123	\$0
Last Chance Pump Station	260	\$241,991	\$4,283	\$16
WATER Mains(8in and 12in) fire hydrants	260	\$259,860	\$4,600	\$18
WATER Mains(8in) hydrants valves WATER	260	\$178,875	\$3,166	\$12
WATER Line (8in) hydrant meter vaults	260	\$34,730	\$615	\$2
WOODSIDE	260	\$600,623	\$10,631	\$41
8 12IN WATER MAINS HYDRANTS VALVES	260	\$175,820	\$3,112	\$12
8IN WATER MAINS HYDRANTS VALVES	260	\$50,725	\$898	\$3
8IN WATER MAIN HYDRANTS 4 6IN WATER MET	260	\$46,750	\$827	\$3
10in ductile iron pipes pressure red va	260	\$121,945	\$2,158	\$8
8in ductile iron pipes hydrants WATER	260	\$83,216	\$1,473	\$6
8in DIP WATER lines gate valves hydra	260	\$32,700	\$579	\$2
8in DIP WATER lines gate valves appurte	260	\$16,260	\$288	\$1
Chatham Crossing-8in ductile iron pipes	260	\$327,080	\$5,789	\$22
Eagle PT no 3-6 and 8in iron pipe valve	260	\$53,800	\$952	\$4
Meadows Dr at Eagle Pt no 3-8 and 12in	260	\$180,200	\$3,190	\$12
Pipes valves hydrants-Empire Canyon Day	260	\$304,157	\$5,384	\$21
JSSD Pipeline-51-45094-7319	260	\$551,456	\$9,761	\$38
Middle School WATERline-51-45090-7319	260	\$169,844	\$3,006	\$12
Ontario Court Block 52 Ext. Pipes Valves	260	\$25,510	\$452	\$2
Norfolk Ave Extension at 13th St-Pipes V	260	\$17,544	\$311	\$1

	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
TMMS WATERline Final Settlement-51-45090	260	\$41,622	\$737	\$3
Empire Pass Pump Station #2-Developer Do	260	\$350,000	\$6,195	\$24
Marsac Ave WATER system-incl Northside V	260	\$637,483	\$11,283	\$43
FY2005 Street Addition-Upper Park Avenue	260	\$660,703	\$11,694	\$45
Vaults Valves Hydrants - Eagle Point P	260	\$92,918	\$1,645	\$6
WATER LINES WITHIN QUINNS COMPLEX	260	\$286,416	\$5,070	\$19
WATER LINES-PARK MEADOWS TO QUINNS	260	\$185,602	\$3,285	\$13
WATER LINE RELOCATION - NEW CHINA BRIDGE	260	\$70,258	\$1,244	\$5
SOLAMERE PUMP STATION UPGRADE	260	\$98,519	\$1,744	\$7
TRANS WATER EMPIRE CANYON 10" DI CL 350	260	\$236,000	\$4,177	\$16
TRAN WATER EMPIRE CANYON 12" DI CL 350	260	\$15,000	\$266	\$1
WATER MAIN EMPIRE CANYON MAIN VALVES	260	\$4,000	\$71	\$0
PUMP STATION #1 EMPIRE CANYON	260	\$918,783	\$16,262	\$63
BOOTHILL PUMP STATION	260	\$1,501,706	\$26,580	\$102
ONTARIO AVE WATER LINE	260	\$346,084	\$6,126	\$24
MT AIRE FLUME	260	\$27,800	\$492	\$2
DEER VALLEY FIRE FLOW	260	\$15,943	\$282	\$1
FAIRWAY HILLS PUMP STATION REFIT	260	\$121,298	\$2,147	\$8
METER VAULT REPLACEMENT	260	\$65,395	\$1,157	\$4
HILLSIDE/ROSSI WATER IMPROVEMENTS	260	\$35,054	\$620	\$2
OTIS WATER PIPE REPLACEMENT	260	\$135,465	\$2,398	\$9
HOLIDAY RANCH LOOP RD WATER LINE	260	\$187,955	\$3,327	\$13
BOOTHILL TRANSMISSION LINES	260	\$1,524,769	\$26,988	\$104
BOOTHILL TRANSMISSION LINE CAP INT	260	\$1,076	\$19	\$0
PCMC WATER INFRASTRUCTURE CAP INT	260	\$27,556	\$488	\$2
OTIS WATER PIPELINE REPLACEMENT	260	\$94,874	\$1,679	\$6
LAST CHANCE WATER LINE PHASE 1	260	\$371,180	\$6,570	\$25
SPIRO NORTH DITCH	260	\$289,417	\$5,123	\$20
BOOTHILL/BONANZA DRIVE PIPELINW	260	\$752,189	\$13,314	\$51
RAIL TRAIL WATER LINES	260	\$213,903	\$3,786	\$15
QUINN'S JUNCTION TRANSMISSION LINES	260	\$1,361,519	\$24,099	\$93
MCLEOD CREEK UPGRADE	260	\$53,198	\$942	\$4
OTIS WATER PIPELINE INFRAS/EMPIRE AVE	260	\$1,217,199	\$21,544	\$83
DEER VALLEY DRIVE LOOP ROAD WATER LINES	260	\$471,212	\$8,340	\$32
13TH ST BOOSTER PUMP STATION ROOF	260	\$7,000	\$124	\$0
13TH ST FLOOR REPLACEMENT & NEW CEILING	260	\$20,000	\$354	\$1
13TH STREET IMP OTHER THAN BLD	260	\$19,564	\$346	\$1
CONVERTER KIT FOR PINNACLE REZONE	260	\$7,696	\$136	\$1
EMPIRE AVE WATERLINE	260	\$235,284	\$4,165	\$16
LAST CHANCE WATERLINE REPLACEMENT	260	\$491,293	\$8,696	\$33
DEER VALLEY DRIVE WATER INFRASTRUCTURE	260	\$1,787,963	\$31,647	\$122
DEER VALLEY DRIVE CAPITALIED INT WATER BONDS 2014	260	\$25,699	\$455	\$2
ROCKPORT WATER PIPELINE CAPITALIZED INTEREST WATER BONDS 2014	260	\$1,904	\$34	\$0
PARK CITY WATER INFRASTRUCTURE CAP INT WATER BONDS 2014	260	\$23,932	\$424	\$2
EMPIRE AVENUE CAPITALIZED INT WATER BONDS 2014	260	\$142	\$3	\$0
WYATT EARP WAY TO SPIRO WTP	260	\$1,286,462	\$22,770	\$88
HISTORIC MAIN STREET INFRASTRUCTURE PHASE 2	260	\$63,731	\$1,128	\$4
ESTATES DRIVE WATER LINE	260	\$456,775	\$8,085	\$31
TOP OF MAIN PRV REPLACEMENT	260	\$375,077	\$6,639	\$26
1255 EMPIRE FIRE LINE	260	\$17,500	\$310	\$1
OAK SOUTH/WALKER	260	\$6,778	\$120	\$0
SPIRO PIEZOMETER PROJECT	260	\$65,775	\$1,164	\$4



	Growth in GPM Demand	Total Project Cost	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
2013 PIPELINES - PRESSURE REDUCING VALVE VAULT	260	\$117,000	\$2,071	\$8
2013 PIPELINES PROJECT SEGMENT B - 12-INCH PIPE	260	\$299,640	\$5,304	\$20
2013 PIPELINE PROJECT SEGMENT B - 14-INCH PIPES	260	\$819,840	\$14,511	\$56
2013 PIPELINES PROJECT - 16-INCH PIPE	260	\$175,360	\$3,104	\$12
2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	260	\$57,000	\$1,009	\$4
2013 PIPELINE - 3" RAW WATER AIR/VACUUM VALVE MANHOLE	260	\$24,800	\$439	\$2
2013 PIPELINE - 6" RAW WATER AIR/VACUUM VALVE MANHOLE	260	\$29,000	\$513	\$2
2013 PIPELINE - EMPIRE LAUNCH MANHOLE	260	\$16,000	\$283	\$1
2013 PIPELINE - EMPIRE TANK OVERFLOW DETENTION BASIS AND PIPE MODIFICATIONS	260	\$22,000	\$389	\$1
2013 PIPELINES SEGMENT B PROJECT - JUDGE TUNNEL TO SPIRO WTP	260	\$4,189,365	\$74,152	\$285
SOLAMERE ANTENNA TOWER STRUCTURE	260	\$11,395	\$202	\$1
AMBER ROAD WATER IMPROVEMENTS	260	\$81,900	\$1,450	\$6
CATHAM PUMP STATION UPGRADE	260	\$10,969	\$194	\$1
SOLAMERE STATION AURORA PUMP REBUILD	260	\$8,317	\$147	\$1
PARK AVENUE PATHWAYS PROJECT 2015	260	\$60,561	\$1,072	\$4
CHATHAM PUMP STATION REBUILD	260	\$20,982	\$371	\$1
SR224 PHASE II EAST SIDE & UNDERPASS	260	\$377,404	\$6,680	\$26
WATER SYSTEM OPTIMIZATION	260	\$197,101	\$3,489	\$13
SCADA & TELEMETRY SYSTEM UPGRADE	260	\$2,033,308	\$35,990	\$138
MAIN STREET 2015 - WATER	260	\$55,152	\$976	\$4
2017 WATER SERVICE IMPROVEMENTS	260	\$32,680	\$578	\$2
4TH STREET WATERLINE	260	\$201,493	\$3,566	\$14
2016 WATER SERVICE IMPROVEMENTS PROJECT	260	\$342,123	\$6,056	\$23
MOUNTAIN TOP WATER GATE VALVE	260	\$50,000	\$885	\$3
MOUNTAIN TOP WATER 8" PVC PIPE	260	\$220,938	\$3,911	\$15
MOUNTAIN TOP WATER PIPE BENDS	260	\$42,000	\$743	\$3
MOUNTAIN TOP WATER SERVICE LINE	260	\$18,928	\$335	\$1
MOUNTAIN TOP WATER LINE METER BOX	260	\$2,500	\$44	\$0
MOUNTAIN TOP WATER PIPE TEE	260	\$3,000	\$53	\$0
MOUNTAIN TOP WATER FIRE HYDRANT	260	\$75,000	\$1,328	\$5
MOUNTAIN TOP WATER 6" PIPE	260	\$12,160	\$215	\$1
MOUNTAIN TOP WATER METER BOX	260	\$28,000	\$496	\$2
MOUNTAIN TOP WATER DUAL METER BOX	260	\$9,000	\$159	\$1
MOUNTAIN TOP WATER AIR VAC VAULT	260	\$5,000	\$89	\$0
MOUNTAIN TOP WATER PIPE BENDS	260	\$24,000	\$425	\$2
LOWELL AVE IMPROVEMENTS	260	\$506,187	\$8,960	\$34
2020 OTIS WATRE PEIPELIEN REPLACEMENT	260	\$50,796	\$899	\$3
VARIABLE FREQUENCY MOTOR DRIVE	260	\$35,235	\$624	\$2
JSSD INTERCONNECTION IMPROVEMENTS	260	\$1,651,615	\$29,234	\$112
PARK CITY HEIGHTS CULINARY WATER	260	\$649,139	\$11,490	\$44
PARK CITY HEIGHTS OFF-SITE WATER	260	\$537,845	\$9,520	\$37
QUINNS JUNCTION WTP PIG RECEIVING VAUL	260	\$1,074,059	\$19,011	\$73
CENTENNIAL CIRCLE PROJECT	260	\$163,191	\$2,888	\$11

Source: ZPFI, Bowen Collins as of June 2024.

The table below provides a summary of buy-in to existing excess capacity by category.

TABLE 20: SUMMARY OF BUY-IN TO EXCESS CAPACITY COSTS

Asset Category	Growth in GPM Demand	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
Production	260	\$713,265	\$2,743
Treatment	260	\$5,972,933	\$22,973
Storage	260	\$715,208	\$2,751
Transmission	260	\$829,374	\$3,190
Admin/Maintenance	260	\$0	\$0
Total		\$8,230,780	\$31,657

Source: ZPFI, Bowen Collins as of June 2024.

New Improvements

TABLE 21: SUMMARY OF NEW CONSTRUCTION IMPROVEMENTS

New Improvement Project	Growth in GPM Demand	Cost to 10-Yr Planning Window	Cost / Unit to 10-Yr Planning Window
C1.1 - Three Kings Pressure Zone Expansion - Silver King Drive, Three Kings Drive, and 7th Street Piping	260	\$187,854	\$723
C1.2 - Three Kings Pressure Zone Expansion - Rossi Hill Drive and Sunny Side Road Piping	260	\$49,320	\$190
M1 - 13th Street Pump Station	260	\$15,084	\$58
M2 - Quarry Mountain Pump Station	260	\$41,400	\$159
Woodside Tank Replacement	260	\$35,257	\$136
C1.3 - Three Kings Pressure Zone Expansion - Woodside Transmission Line	260	\$151,200	\$582
Spiro Mine Tunnel PH2	260	\$13,680	\$53
Total New Improvements		\$493,795	\$1,899

Source: ZPFI, Bowen Collins as of June 2024.

Consultant costs and a credit for the impact fee fund balance² have been included in the calculation of the gross fee below. Interest costs of \$9,400 per gpm are driven by the cost of financing bonds allocated to new growth within the 10-year study period. ZPFI, along with City Staff and Bowen Collins, conducted a decomposition analysis of all applicable bond expenses into component projects, with further allocations of expenses into existing excess capacity and new growth within the 10-year study period, and beyond the 10-year window. Finally, by understanding the percentage of total bond costs associated with interest, we arrive at the interest costs for funding new growth in the 10-year window by gpm.

TABLE 22: PROPORTIONATE SHARE ANALYSIS – SUMMARY OF GROSS FEE

Gross Fee Summary	Amount
Excess Capacity - Production	\$2,743.33
Excess Capacity - Treatment	\$22,972.82

² Consultant fees are estimated at \$124,065 and the impact fee fund balance at the time of preparation of the IFA is \$1,873,275. The fund balance is credited against future bond payments, and therefore no fund balance credits are shown in Table 22.

Gross Fee Summary	Amount
Excess Capacity - Storage	\$2,750.80
Excess Capacity - Transmission	\$3,189.90
Excess Capacity - Administration	\$0.00
Interest Costs	\$9,400.89
New Construction	\$1,899.21
Consultant Fees	\$477.17
Fund Balance	\$0.00
TOTAL Gross Fee per gpm	\$43,434.12

Source: ZPFI as of June 2024.

Credits Against Impact Fees

Credits must be made for new improvement projects that benefit existing development. The IFFP identifies new projects totaling \$13,237,912 that benefit existing development. Credits must be made against these amounts or new development will pay not only its impact fees but also higher rates over time in order to cover the costs attributable to existing development. This credit is made by assuming rates will be increased over 20 years to cover the costs of the facilities, calculating an average cost per gpm and then taking the net present value of the future annual payments. These credits, along with the bond credits, are shown in Table 23 below.

TABLE 23: CREDITS FOR PROJECTS BENEFITTING EXISTING DEVELOPMENT

Year	GPM	Annual Cost of New Projects to Existing	Annual Cost per GPM	Payment per GPM (Discounted to Present Value)
2024	5,153	\$661,896	\$128	\$1,541
2025	5,179	\$661,896	\$128	\$1,489
2026	5,205	\$661,896	\$127	\$1,436
2027	5,231	\$661,896	\$127	\$1,381
2028	5,257	\$661,896	\$126	\$1,323
2029	5,283	\$661,896	\$125	\$1,263
2030	5,309	\$661,896	\$125	\$1,201
2031	5,335	\$661,896	\$124	\$1,137
2032	5,361	\$661,896	\$123	\$1,069
2033	5,387	\$661,896	\$123	\$999
2034	5,412	\$661,896	\$122	\$926
2035	5,438	\$661,896	\$122	\$850
2036	5,464	\$661,896	\$121	\$771
2037	5,490	\$661,896	\$121	\$689
2038	5,516	\$661,896	\$120	\$602
2039	5,542	\$661,896	\$119	\$513
2040	5,568	\$661,896	\$119	\$419

Year	GPM	Annual Cost of New Projects to Existing	Annual Cost per GPM	Payment per GPM (Discounted to Present Value)
2041	5,593	\$661,896	\$118	\$321
2042	5,619	\$661,896	\$118	\$219
2043	5,645	\$661,896	\$117	\$112

Source: ZPFI as of June 2024.

The City has several bonds outstanding that are paying for infrastructure that benefits existing development. New development cannot be charged the full impact fee and then also be required to pay, through water rates, on the portion of the bonds that benefit existing development. Therefore, a credit needs to be made against the gross impact fee to account for the higher water rates that new development will pay in order to cover the payments on the outstanding bonds. There are four applicable outstanding bonds: Series 2009A, Series 2014, Series 2020, and Series 2021, and their contribution to existing excess capacity stands at 82.7% of the system asset values. Understanding this ratio allows us to appropriately discount applicable amounts of bond principal and interest payments. Credits must be made on these four bonds as they are paying, in part, for existing excess capacity on the same projects for which new development is buying in to excess capacity. Additionally, the impact fee-based fund balance that is applicable to debt service was applied and credited over a 10-year period.

TABLE 24: BOND AMOUNTS APPLICABLE TO EXISTING EXCESS CAPACITY BY SERIES

Series	Production	Treatment	Storage	Transmission	Administration
2009A	\$0	\$0	\$0	\$2,073,190	\$0
2014	\$0	\$2,186,700	\$8,875	\$1,945,262	\$0
2020	\$0	\$50,353,264	\$153,915	\$11,928,557	\$0
2021	\$0	\$50,296,513	\$0	\$3,613,255	\$0
Total to Existing	\$0	\$102,836,478	\$162,790	\$19,560,264	\$0

Source: ZPFI as of June 2024.

The following table summarizes the bond credits and fund balance related credits that must be made against the gross impact fee so that new development is not charged twice. The total credits are subtracted from the gross impact fee, along with credits for projects benefitting existing excess capacity, to arrive at the maximum impact fee that may be charged each year.

TABLE 25: SUMMARY OF BOND CREDITS

Year	GPM	Total Applicable Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2024	5,153	\$9,128,463	\$7,545,814	\$7,358,487	\$1,428	\$16,752
2025	5,179	\$9,125,338	\$7,543,231	\$7,355,904	\$1,420	\$16,161
2026	5,205	\$9,125,087	\$7,543,024	\$7,355,696	\$1,413	\$15,549
2027	5,231	\$9,390,975	\$7,762,813	\$7,575,486	\$1,448	\$14,913
2028	5,257	\$9,389,350	\$7,761,470	\$7,574,142	\$1,441	\$14,211

Year	GPM	Total Applicable Bond Payments	Bond Amount Applicable to Existing Excess Capacity	Adjusted for Fund Balance Credit	Payment per GPM per Year	Payment per GPM (Discounted to Present Value)
2029	5,283	\$9,392,975	\$7,764,466	\$7,577,139	\$1,434	\$13,480
2030	5,309	\$9,266,100	\$7,659,588	\$7,472,261	\$1,407	\$12,720
2031	5,335	\$9,389,850	\$7,761,883	\$7,574,556	\$1,420	\$11,948
2032	5,361	\$9,388,225	\$7,760,540	\$7,573,212	\$1,413	\$11,126
2033	5,387	\$9,390,200	\$7,762,173	\$7,574,845	\$1,406	\$10,270
2034	5,412	\$9,391,550	\$7,763,289	\$7,763,289	\$1,434	\$9,377
2035	5,438	\$9,391,795	\$7,763,491	\$7,763,491	\$1,428	\$8,412
2036	5,464	\$9,391,225	\$7,763,020	\$7,763,020	\$1,421	\$7,405
2037	5,490	\$9,388,325	\$7,760,623	\$7,760,623	\$1,414	\$6,354
2038	5,516	\$9,390,666	\$7,762,557	\$7,762,557	\$1,407	\$5,258
2039	5,542	\$9,390,784	\$7,762,656	\$7,762,656	\$1,401	\$4,114
2040	5,568	\$3,301,281	\$2,728,921	\$2,728,921	\$490	\$2,918
2041	5,593	\$9,389,047	\$7,761,219	\$7,761,219	\$1,388	\$2,574
2042	5,619	\$9,388,701	\$7,760,934	\$7,760,934	\$1,381	\$1,315

Source: ZPFI as of June 2024.

Maximum Fees per GPM After Credits

Finally, the credits outlined above are subtracted from the gross fee to calculate the maximum fee per gpm per year. ZPFI notes that, while a slightly confusing notion, all customers are exposed to the same gross fee. However, due to the effects of bonding and interest costs, customers pay in different ways as a portion of system costs for new growth are paid indirectly through debt service, while some is paid for directly as a fee at time of development. The column in the table below titled “Maximum fee Per GPM” outlines what a new development would pay “at the window” at time of development.

TABLE 26: MAXIMUM FEES PER GPM AFTER CREDITS

Year	Gross Fee	Credits for New Projects Benefitting Existing	Credits on Outstanding Bonds	Maximum Fee per GPM
2024	\$43,434	(\$1,541)	(\$16,752)	\$25,142
2025	\$43,434	(\$1,489)	(\$16,161)	\$25,784
2026	\$43,434	(\$1,436)	(\$15,549)	\$26,449
2027	\$43,434	(\$1,381)	(\$14,913)	\$27,140
2028	\$43,434	(\$1,323)	(\$14,211)	\$27,901
2029	\$43,434	(\$1,263)	(\$13,480)	\$28,691
2030	\$43,434	(\$1,201)	(\$12,720)	\$29,513
2031	\$43,434	(\$1,137)	(\$11,948)	\$30,349

Year	Gross Fee	Credits for New Projects Benefitting Existing	Credits on Outstanding Bonds	Maximum Fee per GPM
2032	\$43,434	(\$1,069)	(\$11,126)	\$31,239
2033	\$43,434	(\$999)	(\$10,270)	\$32,165
2034	\$43,434	(\$926)	(\$9,377)	\$33,131
2035	\$43,434	(\$850)	(\$8,412)	\$34,172
2036	\$43,434	(\$771)	(\$7,405)	\$35,258
2037	\$43,434	(\$689)	(\$6,354)	\$36,392
2038	\$43,434	(\$602)	(\$5,258)	\$37,574
2039	\$43,434	(\$513)	(\$4,114)	\$38,808
2040	\$43,434	(\$419)	(\$2,918)	\$40,097
2041	\$43,434	(\$321)	(\$2,574)	\$40,539
2042	\$43,434	(\$219)	(\$1,315)	\$41,900

Source: ZPFI as of June 2024.

Non-Standard Demand Adjustments

The District reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the District's infrastructure.

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offset costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.



APPENDIX

TABLE 27: FULL PCMC WATER QUALIFYING AND NON-QUALIFYING ASSET LIST

Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
1	SPIRO WATER TREATMENT PLANT BUILDING	PCMC Water	blgd	40	PCMC Water	Non-Qualifying	11/30/1992	Non-Qualifying	\$480,000
2	SPIRO WATER TREATMENT PLANT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	11/30/1992	Non-Qualifying	\$2,876,431
3	10AC-500 FT ALONG WEST HOLIDAY RANCH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$13,515
4	6PVC-370 FT ALONG RED MAPLE CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,040
5	10DI-700 FT ALONG HWY 248 NEAR HIGH SC	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$18,920
6	10PMA-400 FT ALONG NORTHEAST MEADOWS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$12,838
7	10PVC-520 FT ALONG NORTH CRESTLINE DR	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,689
8	10PVC-850 FT IN SOLAMERE II ALONG SOL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,311
9	10PVC-590 FT FROM HWY 248 TO SHOPPING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$15,947
10	13TH STREET & EMPIRE AVE. PUMPHOUSE	PCMC Water	imp	10	PCMC Water	Qualifying	6/15/1980	Transmission	\$4,000
11	12AC-570 FT FROM SPIRO TUNNEL TO THER	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,461
12	12AC-ALONG MONITOR DR. 4H 4V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$25,702
13	10PVC-850 FT ALONG DEER VALLEY EAST T	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$27,280
14	12DI-890 FT FROM BOOTHILL RES TO HWY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$25,702
15	2PVC-160 FT ALONG DOUBLE JACK CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,589
16	12DI-890 FT FROM EMPIRE TO WOODSIDE R	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$25,702
17	14AC-990 FT ALONG 3 KINGS DR. OH 1V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,803
18	14DI-250 FT ALONG MAIN ST (2ND TO DAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$10,263
19	14DI-250 FT FROM JUDGE TO EMPIRE LINE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,180
20	14DI-530 FT WHERE JUDGE & ALLIANCE JO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$13,139
21	14DI-270 FT AROUND EMPIRE RESERVOIR	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$8,401
22	2PVC-180 FT ALONG KEYSTONE CT. OH 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,913
23	14DI-700 FT FROM HWY 248 NEAR HIGH SC	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$21,780
24	2GAL-330 ST NORTHEAST OFF 13TH & NORF	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,255
25	14DI-310 FT FROM ALLIANCE TO EMPIRE L	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$7,685
26	6AC-880 FT ALONG NORTH SIDE HWY 248 N	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$19,123
27	2PVC-200 FT ALONG SILVER QUEEN CT. O	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,237
28	2PVC-160 FT ALONG NAIL DRIVE CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,589
29	6AC-310 FT ALONG COCHISE CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,737
30	2PVC-80 FT ALONG SINGLE JACK CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,295
31	4CI-740 FT ALONG 400 BLK MAIN PAST ON	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,507
32	4CI-890 FT TO SEWAGE TREATMENT PLANT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$22,259
33	4PVC-410 FT FROM PARK AVE TO SNOW CTR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,772
34	4DI-320 FT ALONG PRUIITE (MARSAC TO ON	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,003
35	6AC-360 FT ALONG GOLD DUST LN. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,823
36	6AC-200 FT EAST ALONG SOUTH OF PAYDAY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,346
37	6AC-220 FT ALONG WEBSTER CT. 1H OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,677
38	4PVC-180 FT EAST OFF MAIN AT CAPTAIN	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,412
39	6AC-270 FT ALONG CALUMET CR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,867
40	6AC-350 FT ALONG BELLE STAR CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,606
41	6PVC-940 FT ON NORTHEAST SIDE OF HOME	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,427
42	6AC-370 FT NORTHWEST OF MORNING STAR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,040
43	6AC-450 FT ALONG NORTH OF PAYDAY COND	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,779
44	6AC-550 FT ALONG SAMUEL COLT CIRCLE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,952
45	6AC-600 FT ALONG BUFFALO BILL DR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,039
46	6AC-800 FT ALONG MONARCH DR. 3H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,385
47	6AC-650 FT ALONG SILVER KING DR. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,254
48	2PVC-200 FT ALONG BONANZA CT. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,237
49	6AC-820 FT ALONG WEBSTER DR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$21,158
50	6AC-840 FT ALONG BUTCH CASSIDY TO WYA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,254
51	6AC-750 FT MORNING STAR CT. 2H OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$16,298
52	6AC-870 FT ALONG 3 KINGS CT. 1H 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,906
53	6CI-500 FT ALONG CLAIM JUMPER CR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,865
54	6AV-90 FT FROM HWY 248 TO PACIFIC WEL	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,956
55	6DI-190 FT FROM WOODSIDE TO PARK AV (	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,290
56	6CI-620 FT ALONG HIDDEN SPLENDOR CR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,473
57	6CI-820 FT ALONG THAYNES CANYON DR. T	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,819
58	6DI-110 FT ALONG 11TH STREET OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,905
59	6PVC-330 FT ALONG WHITE PINE CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,171
60	6DI-110 FT SOUTH OFF WEST END IRON HO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,905
61	6DI-200 FT ALONG 10TH STREET OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,463
62	6DI-150 FT ALONG KINGS RD. (NORFOLK T	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,597
63	6DI-150 FT FROM GRANT TO SANDRIDGE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,597
64	6CI-510 FT ALONG MARSAC AVE. 2H 3	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,622
65	6DI-180 FT FROM NORFOLK TO WOODSIDE (	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,116
66	6DI-450 FT TO SILVERBIRD CONDOS OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,611
67	6DI-600 FT ALONG 13TH STREET OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
68	6PVC-310 FT ALONG SUNRISE CR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,737
69	6DI-200 FT ALONG 4TH STREET (WOODSIDE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,463
70	6DI-210 FT FROM WOODSIDE TO PARK AV (	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,636
71	6DI-300 FT ALONG 12 TH STREET OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,194
72	6PVC-190 FT ALONG 1360 BLK. WEST OFF	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,290
73	6DI-300 FT ALONG 1450 BLK. EAST OFF P	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,194
74	6PVC-310 FT ALONG ELADAR PLACE 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,999
75	6PVC-300 FT ALONG WILSON CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,519
76	6DI-320 FT ALONG 8TH STREET OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,540
77	6DI-390 FT ALONG 5TH ST (MAIN TO WOO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,752
78	6PVC-190 FT ALONG DAVIS CT. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,129
79	6DI-470 FT ALONG 15TH STREET 11 1W	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,137
80	8PVC-700 FT FR. 10 NEAR SILVER KING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$13,667
81	6PVC-280 FT ALONG EAST SIDE SHOPPING	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,085
82	6PVC-290 FT ALONG STANFORD CT. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,302
83	6PVC-280 FT ALONG RED PINE CT. 1H 0	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,085
84	6DI-600 FT ALONG 9TH STREET (EMPIRE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
85	6DI-600 FT ALONG SANDRIDGE 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
86	6DI-600 FT ALONG CHAMBERS AVE. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
87	6PVC-100 FT ALONG SOUTH END OF SILVER	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,173
88	6DI-770 FT ALONG PROSPECT AVE. 2H 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,332
89	6DI-80 FT ALONG 1370 BLK. EAST OFF PA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,385
90	6DI-600 FT ALONG GRANT AVE. 3H 4V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
91	6DI-850 FT ALONG WOODSIDE (13TH TO 15	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,717
92	6PVC-100 FT ALONG 1410 BLK. WEST OFF	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,731
93	6DI-600 FT ALONG 3RD STREET (MAIN ST	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
94	6PVC-100 FT ALONG YAMAHA CT. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,173
95	6PVC-260 FT ALONG SAGURA CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,650
96	6PVC-240 FT ALONG SPAULDING CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,215
97	6PVC-200 FT ALONG SUNNYSLOPE CT. OH	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$4,346
98	6PVC-130 FT ALONG DAYSTAR CR. OH 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,354
99	6PVC-200 FT ALONG CREEK CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,161
100	6DI-600 FT ALONG 2ND STREET (NORFOLK	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,388
101	6PVC-170 FT ALONG YANEX CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,694
102	6PVC-180 FT FROM MCHENRY AV TO ONTARI	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,116
103	6PVC-110 FT ALONG HEAD CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$2,390
104	6PVC-380 FT WEST OFF MAIN AT CAPTAIN	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,258
105	12DI-890 FT FROM BOOTHILL RES TO HWY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$25,702
106	6PVC-400 FT ALONG CACHE OH 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,321
107	6PVC-480 FT ALONG BONANZA DR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,431
108	6PVC-400 FT ALONG GERONIMO CT. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,692
109	6PVC-410 FT ALONG GALILEO CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,910
110	6PVC-420 FT ALONG TWILIGHT CT. 1H 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,127
111	6PVC-440 FT ALONG POISON CREEK LANE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,562
112	6PVC-520 FT ALONG AVATR CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,418
113	6PVC-440 FT ALONG EQUESTRIAN WAY 2H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,562
114	6PVC-450 FT ALONG CONDOS AT SOUTH END	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,779
115	6PVC-450 FT FROM ANNIE OAKLY TO SIDEW	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,779
116	6PVC-470 FT ALONG HACKNEY CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,214
117	6PVC-600 FT ALONG VENUS CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,039
118	6PVC-680 FT ALONG SUNSET CT. 2H 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,777
119	6PVC-440 FT ALONG THAYNES CANYON WAY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,562
120	6PVC-520 FT ALONG MORNING STAR DR. 0	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,300
121	6PVC-530 FT ALONG LAKE VIEW CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,517
122	6PVC-590 FT ALONG LITTLE BESSY AV. WE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$12,821
123	6PVC-590 FT ALONG WOODBINE WAY 2H 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,215
124	6PVC-600 FT ALONG MELLOW MT. RD. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$15,482
125	6PVC-680 FT ALONG ARABIAN DR. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,777
126	6PVC-600 FT ALONG INA AVE. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,039
127	6PVC-610 FT ALONG MCHENRY AV 1H 3V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$10,561
128	6PVC-670 FT FR ARABIAN DR. TO LUCKY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,560
129	6PVC-460 FT ALONG RIVER BIRCH CT. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$9,996
130	6PVC-690 FT ALONG MOUNTAIN OAK CT. 1	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$14,994
131	6PVC-690 FT ALONG SHORT LINE DR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$11,947
132	8PVC-800 FT ALONG NORTHERNMOST LUCKY	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$19,604
133	8PMA-450 FT FROM HACKNEY CT. TO CREST	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,094
134	6PVC-800 FT ALONG SUMMIT RD. 1H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,851
135	6PVC-810 FT ALONG MORAY CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,602
136	6PVC-900 FT ALONG DAYSTAR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$23,223
137	6PVC-900 FT ALONG SUNNYSIDE DR. 1H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$23,223
138	8PMA-550 FT FROM AMERICAN SADDLER DR.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,003
139	6PVC-900 FT ALONG DAYSTAR OH OV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$23,223
140	6PVC-970 FT FROM EMPIRE TO NORTH STAR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$16,794
141	8AC-110 FT ALONG SOUTH END WYATT EARP	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$2,696



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
142	8DI-750 FT TO SILVER LAKE LODGE OH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$18,379
143	8PVC-500 FT EAST FROM NORTHWEST END M	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$14,549
144	6PVC-720 FT ALONG AMERICAN SADDLER DR	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$15,646
145	6PVC-790 FT A T-CONN. ALONG QUACKING	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$17,167
146	8PVC-170 WEST OFF SOUTH END MCCLEO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$4,946
147	8PVC-200 FT ALONG DUNLOP CT. 1H 1V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$4,901
148	8PVC-2680 FT ALONG NORTH DEER VALLEY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$65,674
149	8PVC-280 FT NORTH OFF SOUTH END MCCLE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$8,147
150	8PVC-420 FT NORTHWEST OFF DEER VAL DR	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$10,292
151	8PVC-660 FT ALONG EAGLE CT. 2H OV	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$16,173
152	8PVC-370 FT 3 LINES OFF AERIE-ROYAL-N	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$9,067
153	8PVC-510 FT FROM AERIE DR. TO ROYAL C	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$12,498
154	8PVC-600 FT ALONG PINNACLE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$17,458
155	10DI-600 FT WEST OFF LOWELL AROUND N.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$12,921
156	8PVC-800 FT ALONG ASPENWOOD	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$23,278
157	6PVC-390 FT ALONG RD. WEST OF BONANZA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$8,475
158	8PVC-890 FT ALONG LOFTY LN. 2H 1V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$21,810
159	DONATED IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$526,964
161	8PVC-880 FT ALONG FAIRWAY VILLAGE DR.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$21,565
162	DONATED IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$62,433
163	MAIN STREET COSTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$13,900
164	EMPIRE RESERVOIR-1000000 GALLONS-S	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$250,000
165	DONATED IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$142,985
166	BOOTHILL RESERVOIR-1000000 GALLONS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$311,102
167	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
168	MASONIC HILL WATER TANK	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$807,687
169	8PVC-ALONG PINNACLE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$3,783
170	8PVC-940 FT WEST OF CONDOS AT SOUTH E	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$23,035
171	MAIN STREET PROJECT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$951,795
172	MASONIC RESERVOIR-500000 GALLONS-RE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$200,000
173	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
174	SILVER LAKE RESERVOIR-800000 GALLONS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$250,000
175	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
176	THAYNES CANYON RESERVOIR-500000 GALL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$250,000
177	8DI-210 FT ALONG SOUTHWEST END HOMEST	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$5,146
178	NORTH LAKE FLAT RESERVOIR-240000 GAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$190,000
179	TELEMETERING PANEL	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$20,000
180	NORTH LAKE FLAT BOOSTER STATION--WEST	PCMC Water	imp	10	PCMC Water	Qualifying	6/15/1980	Transmission	\$5,000
181	NECK TANK BOOSTER STATION--SKI RUM ABO	PCMC Water	imp	10	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,000
182	NECK RESERVOIR-600000 GALLONS-REINF	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$300,000
183	WOODSIDE RESERVOIR-500000 GALLONS-R	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Storage	\$200,000
184	WATER IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$146,346
185	WATER IMPROVEMENTS FUND 52	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$501,017
186	WATER IMPROVEMENTS FUND 52	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1990	Transmission	\$637,762
187	OSGUTHORPE PUMP AND WELL	PCMC Water	imp	10	PCMC Water	Non-Qualifying	12/31/1990	Non-Qualifying	\$100,000
188	WATER TREATMENT PLANT	PCMC Water	imp	10	PCMC Water	Non-Qualifying	4/30/1991	Non-Qualifying	\$72,103
189	MIDDLE SCHOOL WELL	PCMC Water	imp	40	PCMC Water	Qualifying	4/30/1991	Production	\$15,262
190	SPIRO TUNNEL IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1992	Non-Qualifying	\$360,000
191	JUDGE TUNNEL IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	3/31/1993	Production	\$100,000
192	PC RESORT WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	5/30/1993	Transmission	\$811,000
193	PC RESORT WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	8/30/1993	Transmission	\$45,783
194	4TH STREET UTILITY LINE	PCMC Water	imp	40	PCMC Water	Qualifying	9/30/1993	Transmission	\$8,460
195	JUDGE TUNNEL IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	11/30/1993	Production	\$100,536
196	AERIE PUMP STATION	PCMC Water	imp	10	PCMC Water	Qualifying	5/30/1994	Transmission	\$10,762
197	WATER SYSTEM IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$5,975
198	FLUME #9 WATERING POND	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$17,289
199	SPIRO PILOT PLANT	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$143,662
200	AUTOMATIC READ WATER METERS	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$138,548
201	10AC-1110 FT ALONG SOUTH END OF 3 KIN	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$30,002
202	8DI-1400 FT ALONG EAST END IRON HORSE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,262
203	8AC-1850 FT ALONG WEST OF LITTLE KATE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,334
204	8DI-1000 FT WEST OFF LOWELL AROUND S.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$19,524
205	8DI-1800 FT FROM MASONIC RES. TO PRV-	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$35,143
206	6PVC-4500 FT ALONG LUCKY JOHN DR. (SO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$97,789
207	8DI-1950 FT ALONG EAST SIDE PARK AV(P	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$38,072
208	8DI-2200 FT ALONG CHATHAM CROSSING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$64,013
209	8AC-1340 FT ALONG CRESENT DR. 3H 5V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$32,837
210	6PVC-2000 FT ALONG PARK MEADOWS DR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$43,462
211	6PVC-2100 FT ALONG EVENING STAR DR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$45,635
212	8PMA-1080 FT ALONG SOUTHEAST MEADOWS	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$31,425



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
213	6PVC-1000 FT ALONG ROSSI HILL & COALI	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$25,803
214	6DI-3000 FT ALONG WOODSIDE (7TH S. TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$51,941
215	6DI-6470 FT ALONG PARK AV(PR-15 TO P	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$112,020
216	6PVC-1200 FT ALONG WEST OF RACQUET CL	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$26,077
217	6PVC-1730 FT ALONG CAPTAIN MOLLY DRIV	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$37,595
218	6PVC-1400 FT ALONG ANNIE OAKLY DR. TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$30,423
219	6PVC-1480 FT ALONG UPPER NORTH OF LUC	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$32,162
220	8DI-3930 FT FROM HEBER AV TO DEER VAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$96,305
221	8PVC-1000 FT ALONG QUEEN ESTER	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$29,097
222	8PMA-1260 FT ALONG SOUTH OF CRESTLING	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$36,662
223	8PVC-4540 FT ALONG SIDEWINDER DR 6H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$111,253
224	8PVC-3620 FT ALONG HOLIDAY RANCH LOOP	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$88,709
225	8PVC-3800 FT ALONG AERIE DR. 7H 5V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$93,120
226	8PVC-900 FT IN SOLAMERE II ALONG TELE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$29,097
227	8PVC-2580 FT ALONG HWY 248 TO HWY 224	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$63,223
228	IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$35,736
230	8PVC-2870 FT ALONG TELEMARK DRD. 6H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$83,508
231	8PVC-2200 FT FROM NECK BOOSTER PUMP T	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$53,911
232	8PVC-2280 FT ALONG SADDLE VIEW WAY 4	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$66,341
233	6DI-2700 FT ALONG PARK AV (7TH TO DAL	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$46,747
234	8PVC-1400 FT IN AND AROUND LAKESIDE	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$40,736
235	8PVC-1300 FT ALONG SOUTH END FAIRWAY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$31,857
236	8PVC-1340 FT ALONG SILVER CLOUD (WEST	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$32,837
237	8PVC-1440 FT ALONG EAST RACQUET CLUBB	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$35,287
238	8PVC-2000 FT ALONG EAGLE DR. 2H 4V	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$49,010
239	8PVC-1580 FT AROUND STONEBRIDGE WEST	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$38,718
240	10AC-1400 FT ALONG MIDDLE OF LUCKY JO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$37,841
241	6DI-2800 FT ALONG LOWELL AV(ENDS TO E	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$48,479
242	8PVC-1770 FT ALONG COMSTOCK DR. 2H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$43,374
243	6DI-2320 FT ALONG NORFOLK AV (770 TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$40,168
244	6DI-1800 FT ALONG WOODSIDE (PRD-7 TO	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$31,165
245	10PVC-3270 FT ALONG SOLAMERE DR. 3H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$119,390
246	10PVC-1970 FT ALONG MCCLEOD CK. RD.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$63,225
247	10PVC-2110 FT ALONG LITTLE KATE RD. (	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$57,032
248	10PVC-4590 FT ALONG MEADOWS DR. 7H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$124,064
249	10PVC-4060 FT ALONG AERIE DR TO ROYAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$109,738
250	10PMA-5090 FT FROM BOOSTER IN PROSP.	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$181,509
251	12AC-1160 FT FROM SILVER LAKE RES. TO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$39,776
252	12AC-1520 FT ALONG MIDDLE PORTION OF	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$43,895
253	10PVC-1900 FT FROM MEADOWS DR. TO QUA	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$60,979
254	10DI-6460 FT FR. EMPIRE AT 13TH TO NO	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$139,117
255	10PCD-4000 FT ALONG DEER VALLEY EAST	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$128,376
256	12DI-1200 FT FROM WOODSIDE RES TO 3KI	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$27,610
257	10AC-1750 FT ALONG HWY 248 FR PACIFIC	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$47,301
258	10AC-2130 FT ALONG STERLING RD. OH 2	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$57,572
259	10AC-2110 FT FROM SILVER KING TO 13TH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,439
260	10AC-3800 FT ALONG ROYAL ST EAST OH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$102,711
261	10AC-1520 FT FROM ROYAL EAST TO N LAK	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$41,084
262	10DI-3500 FT ALONG EMPIRE (15TH SOUTH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$75,373
263	10AC-3800 FT ALONG ROYAL ST. WEST OH	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$102,711
264	10DI-1240 FT ALONG IRON HORSE DR. 2H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$26,703
265	12AC-2360 FROM THAYNES RES TO THERIOT	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$68,154
266	12AC-2120 FT FR HOLIDAY RAN LOOP RD T	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$61,223
267	12DI-2570 FT ALONG HWY 248 FR BONANZA	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$74,218
268	6AC-1800 FT ALONG PROSPECTOR AVE. 3H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$39,116
269	6AC-2100 FT ALONG PAYDAY DR. 5H 4V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$45,635
270	6AV-1800 FT ALONG DOC HOLLIDAY DR.	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$39,116
271	6CI-1240 FT ALONG PROSPECTOR DR. 3H	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$26,946
272	6CI-1800 FT ALONG NORTH OF THAYNES CA	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$39,116
273	6DI-1050 FT ALONG SAMPSON AC 1H 2V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$18,180
274	6DI-1300 FT ALONG OLIVE BRANCH 3H 3	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$22,508
275	12DI-2960 FT ALONG DALY AVE. 5H 3	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$85,481
276	6 DI-2750 FT FROM ONTARIO TO HILLSIDE	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$78,843
277	6DI-1400 FT FROM MASONIC RES TO PARK	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$24,239
278	12PMA-10500 FT INTO SPIRO TUNNEL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$303,225
279	12PVC-1560 FR FROM NECK TANK TO SNOWP	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,051
280	14 DI-2520 FT FROM EMPIRE RES TO PRV-1	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$62,471
281	12PMA-10500 FT INTO SPIRO TUNNEL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$14,439
282	14AC-1170 FT ALONG SOUTH THAYNES CANY	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$36,404
283	16AC-1860 FT ALONG THAYNES RES TO 3 K	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$63,033
284	WATER TANK & PUMP STATION - OAKS RESEVOI	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$419,800



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
285	WATER LINE HYDRANTS METER VAULTS - OAK	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$369,644
286	WATER LINE HYDRANTS ETC-MEADOWS EST 1B	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$25,162
287	WATER LINE HYDRANTS ETC-MEADOWS EST 1A	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$103,986
288	WATER LINE VALVES ETC-SILVER LAKE VILLAG	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1991	Transmission	\$57,845
289	OTHER	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$1,012,041
290	WATER LINE HYDRANTS ETC-MOUNTAIN RIDGE	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1992	Transmission	\$84,500
291	WATER LINE HYDRANTS ETC-WEST RIDGE 1&2	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1992	Transmission	\$131,012
292	WATER TANK - NORTH OF PARK MOUNTAIN (#15)	PCMC Water	imp	40	PCMC Water	Qualifying	8/30/1992	Storage	\$80,620
293	WATER DEPT. PUMP STATION	PCMC Water	imp	10	PCMC Water	Qualifying	9/30/1992	Transmission	\$1,570
296	OTHER	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$63,030
297	WATER LINE - FAIRWAY MEADOWS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$146,464
298	WATER LINE HYDRANTS ETC-MORNING STAR E	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$125,545
299	WATER LINES VAULT ETC - TOWN LIFT PHAS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$65,806
300	WATER LINE VALVES ETC - WILLOW RANCH	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$53,200
301	WATER VALVES LINE ETC-ASPEN SPR RANCH	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$163,674
302	WATER LINE VALVES ETC-FAIRWAY HILLS EST	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$210,441
303	METER VAULTS - KNOLHEIM SUBDIVISION	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1994	Transmission	\$6,820
304	6 AC-310 FT ALONG COCHISE CT. 2H 1V	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$6,737
305	8 PVC-1000 FT ALONG QUEEN ESTER	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$29,097
306	8 PVC-410 FT OFF MCCLEOD CREEK CT. 1H	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$11,930
307	12 PVC-1200 FT FR THERIOT SPRINGS TO G	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$45,720
308	8DI-1930 FT FROM HEBER AV TO DEER VAL	PCMC Water	imp	40	PCMC Water	Qualifying	6/15/1980	Transmission	\$37,681
309	6PVC-1340 FT ALONG WEST SIDE HWY 224	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$29,119
310	GOLF COURSE NORTH PUMP STATION	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$3,000
311	6CI-1160 FT ALONG WEST SIDE OF HWY 22	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$25,208
312	DEMONSTRATION GARDEN IMP.	PCMC Water	imp	10	PCMC Water	Non-Qualifying	10/30/1991	Non-Qualifying	\$90,000
313	THAYNES BUFFER	PCMC Water	imp	5	PCMC Water	Non-Qualifying	6/15/1980	Non-Qualifying	\$7,100
314	OTHER - WATER LINES AND VALVES	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$14,599
315	WATER LINE HYDRANTS ETC-RISNER RIDGE 1	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$153,709
316	WATER LINE VALVES ETC - EVERGREEN	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$223,727
317	WATER LINE HYDRANTS ETC-STAG LODGE PH	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$36,730
318	WATER LINE HYDRANTS ETC-RISNER RIDGE 2	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$41,734
319	WATER LINE VALVES ETC-MEADOWS DR 1989	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1989	Transmission	\$28,290
320	VALVES HYDRANTS ETC RIDGE at SILVER LA	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$1,650
321	METER VAULTS - FAIRWAY VILLAGE 2	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$3,465
322	WATER LINE HYDRANTS ETC-STAG LODGE 2	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$2,630
323	WATER LINE HYDRANTS VAULTS-RISNER RIDG	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$32,480
324	WATER LINE VALVES ETC - EVERGREEN	PCMC Water	imp	40	PCMC Water	Qualifying	7/30/1989	Transmission	\$62,130
325	OSGUTHORPE LAND	PCMC Water	land	0	PCMC Water	Non-Qualifying	12/30/1990	Non-Qualifying	\$25,000
327	MOTOR-WESTINGHOUSE 75 HP-6910 MODEL	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
328	MOTOR--WESTINGHOUSE 50 HP--297A601G05	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
329	MOTOR-- U S ELECTRIC 75 HP--R3252036--A	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
331	PUMP--NICKERSON 75 HP--810921D--AT NEC	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
332	PUMP--LAYNE--94091--AT NECK TANK-STONEBR	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
333	MOTOR-WESTINGHOUSE 100 HP & SWITCH GE	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
334	GOLF COURSE NORTH PUMP STATION	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
335	PUMP--NICKERSON 100 HP--810921B--AT BO	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
336	GOLF C. NORTH PUMPBERKELEY 50 HP-7525789	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
337	MOTOR--WESTINGHOUSE 50 HP--388P525G01	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
338	MOTOR--WESTINGHOUSE 40 HP & 40 HP SWIT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$11,000
339	PUMP--LAYNE--T 80360--AT N. LAKE FLAT-SI	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
340	MOTOR--U S ELECTRIC 75 HP--R2134316M-SIL	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
341	MOTOR-U S ELECTRIC 100 HP-R3242033-PRIMA	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
342	GOLF COURSE NORTH PUMP	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
343	GOLF COURSE NORTH PUMP	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$13,000
345	MOTOR--U S ELECTRIC 30 HP--R2135533MM-	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$10,000
346	MOTOR--NEWMAN 40 HP--741L2444--AT THER	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$11,000
347	MOTOR-U S ELECTRIC 100 HP-R3252034-PRIMA	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$17,500
348	MOTOR--U S ELECTRIC 60 HP & SWITCH GEA	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
349	MOTOR-U S ELECTRIC 60 HP--R1001629--A	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$15,000
350	PUMP-NICKERSON 100 HP--810921A--AT BO-PR	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/30/1980	Non-Qualifying	\$10,000
364	WATER LINES HYDRANTS BOXES-PINNACLE 1 an	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1985	Transmission	\$20,000
365	WATER LINES HYDRANTS BOXES-LAMACONNE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1985	Transmission	\$5,000
366	WATER LINES HYDRANTS BOXES-ASPEN HOLL	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1985	Transmission	\$5,000
367	VALVE VAULT - PINNACLE	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/30/1986	Non-Qualifying	\$23,000
368	WATER LINE HYDRANT METER VAULT-STAG LO	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$6,489
369	WATER LINE HYDRANT BOXES - TRAILSIDE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$4,555
370	WATER LINE HYDRANT BOXES - WOODS at DE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$5,273
371	WATER LINE - PINNACLE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$10,635
372	WATER LINE HYDRANT BOXES - STERLINGWOOD	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1986	Transmission	\$5,310
373	WATER LINE & HYDRANTS - NORDIC VILLAGE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1987	Transmission	\$43,980
374	WATER LINE & HYDRANTS - RADISSON FIRE LI	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1987	Transmission	\$28,600
375	WATER LINE HYDRANTS ETC-FOUR LAKES VIL	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/1992	Transmission	\$182,090
376	METER VAULT - THAYNES CANYON #8	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/30/1994	Non-Qualifying	\$3,000
387	WATER LINES VALVES ETC-FAIRWAY HILLS EST	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1995	Transmission	\$204,500
388	WATER LINES VALVES ETC-ASPEN SPRINGS RAN	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1995	Transmission	\$187,650
389	WATER LINES VALVES ETC-DEER LAKE VILLAGE	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1995	Transmission	\$53,940
390	CHATHAM CROSSING PUMP STATION	PCMC Water	imp	10	PCMC Water	Qualifying	4/30/1995	Transmission	\$875,068
391	CHATHAM CROSSING TELEMETRY CONTROLS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/1995	Transmission	\$18,250
397	DUMP/HOIST/CAM VIBRATOR.	PCMC Water	equip	5	PCMC Water	Non-Qualifying	1/30/1995	Non-Qualifying	\$5,300
398	WATER LINES VALVES ETC-DEER LAKE VILLAGE	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$62,930
399	WATER LINES VALVES ETC-HIDDEN MEADOW SUB	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$413,666
400	WATER LINES VALVES ETC-SILVER MEADOWS ES	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$106,430
401	WATER LINES VALVES ETC-SNOW CREEK COMMON	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1996	Transmission	\$48,620
403	FRANKLIN SUBMERS MOTOR/SUPPLIES	PCMC Water	equip	5	PCMC Water	Non-Qualifying	2/28/1996	Non-Qualifying	\$6,630
1182	Hitachi Submersible Motor	PCMC Water	equip	5	PCMC Water	Non-Qualifying	7/24/1996	Non-Qualifying	\$5,936
1230	Aspen Villas WATER Improvements	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1997	Transmission	\$14,454
1368	Seismic Mezzanine System	PCMC Water	equip	5	PCMC Water	Qualifying	6/18/1998	Transmission	\$6,971
1411	Last Chance Pump Station	PCMC Water	equip	10	PCMC Water	Qualifying	3/26/1998	Transmission	\$241,991
1436	WATER Mains(8in and 12in) fire hydrants	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1998	Transmission	\$259,860
1437	WATER Mains(8in) hydrants valves WATER	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1998	Transmission	\$178,875
1438	WATER Meter(6in) hydrants 6in PRV Vault	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/1998	Non-Qualifying	\$35,000
1439	WATER Line (8in) hydrant meter vaults	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/1998	Transmission	\$34,730
1547	Floway Pumps multistage	PCMC Water	equip	5	PCMC Water	Non-Qualifying	11/20/1998	Non-Qualifying	\$15,336
1548	Arvil Pace WATER purchase	PCMC Water	land	0	PCMC Water	Qualifying	2/25/1999	Production	\$203,918
1549	Standley Pace WATER rights	PCMC Water	land	0	PCMC Water	Qualifying	2/25/1999	Production	\$180,833
1590	SCADA Master Computer and Peripheral	PCMC Water	itequip	5	PCMC Water	Non-Qualifying	4/22/1999	Non-Qualifying	\$45,000
1627	4 8 10 12in WATER Mains Hydrants Meter B	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1999	Non-Qualifying	\$205,188
1628	4in Main WATER Services Meter Box Assem	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1999	Non-Qualifying	\$6,080
1629	250000 Gallon WATER Tank Pump Station 6	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/1999	Non-Qualifying	\$402,853
1637	Siesmic Mezzannine System	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/16/1998	Non-Qualifying	\$12,691
1796	WOODSIDE	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$600,623
1799	8 12IN WATER MAINS HYDRANTS VALVES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$175,820
1800	6IN METER HYDRANT	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2000	Non-Qualifying	\$17,500
1801	WATER METER ASSEMBLY	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2000	Non-Qualifying	\$6,500
1802	4 8IN WATER MAINS HYDRANTS VALVES	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2000	Non-Qualifying	\$45,816
1803	8IN WATER MAINS HYDRANTS VALVES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$50,725
1804	8IN WATER MAIN HYDRANTS 4 6IN WATER MET	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2000	Transmission	\$46,750
1869	WATER Rights Lease-Rokan Idaho	PCMC Water	land	0	PCMC Water	Non-Qualifying	7/31/2000	Non-Qualifying	\$1,122,927
1870	Divide Well	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2001	Production	\$204,525
1904	10in ductile iron pipes pressure red va	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$121,945
1905	8in ductile iron pipes hydrants WATER	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$83,216



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
1906	8in DIP WATER lines gate valves hydra	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$32,700
1907	8in DIP WATER lines gate valves appurte	PCMC Water	imp	5	PCMC Water	Qualifying	6/30/2001	Transmission	\$16,260
1908	8in Class 350 DIP PRV vault meter vault	PCMC Water	imp	5	PCMC Water	Non-Qualifying	6/30/2001	Non-Qualifying	\$130,300
1971	PUMP-DIVIDE WELL	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/30/2001	Non-Qualifying	\$38,218
1978	Woodside	PCMC Water	imp	20	PCMC Water	Non-Qualifying	10/10/2000	Non-Qualifying	\$14,377
2128	Limitorque Actuator	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/13/2001	Non-Qualifying	\$5,521
2129	Limitorque Actuator	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/13/2001	Non-Qualifying	\$5,521
2136	Chatham Crossing-8in ductile iron pipes	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2002	Transmission	\$327,080
2137	Eagle PT no 3-6 and 8in iron pipe valve	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2002	Transmission	\$53,800
2138	Meadows Dr at Eagle Pt no 3-8 and 12in	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2002	Transmission	\$180,200
2139	Stein Ericksen Ph 3 no 3-4 6and8in iron	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2002	Non-Qualifying	\$77,000
2142	JSSD RTU antenna and cable	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/27/2002	Non-Qualifying	\$5,750
2143	JSSD RTU antenna and cable	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/27/2002	Non-Qualifying	\$6,150
2157	JUDGE TUNNEL IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	11/30/2001	Production	\$195,214
2272	Floway 6 stage Replacement Bowl 51-45064	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/16/2002	Non-Qualifying	\$8,603
2273	RTU Mine Tunnel 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,000
2274	RTU Spiro East and North 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,300
2275	RTU Resort 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,300
2276	RTU GOLF COURSE Back 9 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,500
2277	RTU GOLF COURSE Front 9 51-45048-7319	PCMC Water	equip	5	PCMC Water	Non-Qualifying	9/10/2002	Non-Qualifying	\$5,500
2309	Pipes valves hydrants-Empire Canyon Day	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2003	Transmission	\$304,157
2310	Buried Concrete WATER Tank-Flagstaff 1 M	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2003	Storage	\$780,000
2328	JSSD Pipeline-51-45094-7319	PCMC Water	imp	20	PCMC Water	Qualifying	7/3/2002	Transmission	\$551,456
2330	Middle School WATERline-51-45090-7319	PCMC Water	imp	25	PCMC Water	Qualifying	9/10/2002	Transmission	\$169,844
2338	Spiro WATER Project-51-45086-7319	PCMC Water	imp	25	PCMC Water	Non-Qualifying	6/30/2003	Non-Qualifying	\$239,274
2344	Ingersoll Air Compressor-51-45064-7319	PCMC Water	equip	7	PCMC Water	Non-Qualifying	8/20/2003	Non-Qualifying	\$13,200
2356	RTU-Judge Tunnel-51-45067-7319	PCMC Water	equip	7	PCMC Water	Non-Qualifying	11/26/2003	Non-Qualifying	\$5,500
2357	RTU for Judge Tunnel Alarms51-40451-5351	PCMC Water	equip	7	PCMC Water	Non-Qualifying	11/6/2003	Non-Qualifying	\$5,500
2364	Ontario Court Ivers-Developer Donated Pi	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2004	Non-Qualifying	\$27,584
2365	Ontario Court Block 52 Ext. Pipes Valves	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2004	Transmission	\$25,510
2366	Norfolk Ave Extension at 13th St-Pipes V	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2004	Transmission	\$17,544
2367	RTU-New Flume Site-51-45067-7319	PCMC Water	equip	7	PCMC Water	Non-Qualifying	11/26/2003	Non-Qualifying	\$5,500
2368	RTU Telemetry System Spiro Plant-51-4508	PCMC Water	imp	7	PCMC Water	Non-Qualifying	2/12/2004	Non-Qualifying	\$62,775
2383	Spiro Filtration Plant Expansion & Upgra	PCMC Water	imp	25	PCMC Water	Non-Qualifying	4/22/2004	Non-Qualifying	\$1,328,319
2384	TMMS WATERline Final Settlement-51-45090	PCMC Water	imp	25	PCMC Water	Qualifying	7/1/2003	Transmission	\$41,622
2440	Empire Pass Pump Station #2-Developer Do	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2005	Transmission	\$350,000
2441	Marsac Ave WATER system-incl Northside V	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2005	Transmission	\$637,483
2467	FY2005 Street Addition-Upper Park Avenue	PCMC Water	imp	20	PCMC Water	Qualifying	10/28/2004	Transmission	\$660,703
2486	Vaults Valves Hydrants - Eagle Point P	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2005	Transmission	\$92,918
2545	WATER LINES WITHIN QUINNS COMPLEX	PCMC Water	imp	40	PCMC Water	Qualifying	2/24/2006	Transmission	\$286,416
2546	WATER LINES-PARK MEADOWS TO QUINNS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2006	Transmission	\$185,602
2547	STORM WATER PIPES QUINNS COMPLEX	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2006	Non-Qualifying	\$149,900
2548	WATER LINE RELOCATION - NEW CHINA BRIDGE	PCMC Water	imp	40	PCMC Water	Qualifying	4/24/2006	Transmission	\$70,258
2549	WATER IMPROVEMENTS APRIL MOUNTAIN (DEVELOPER DONATED)	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2006	Non-Qualifying	\$294,916
2550	WATER IMPROVEMENTS-KINGS ROAD ESTATES (DEVELOPER DONATED)	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2006	Non-Qualifying	\$80,500
2551	SPIRO WATER PLANT STAGE 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	7/6/2005	Non-Qualifying	\$2,014,462
2613	SUBMERSIBLE MOTOR-8" SANDFIGHTER	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/18/2006	Non-Qualifying	\$12,650
2654	MODULAR OFFICE FOR MINERS SHOP	PCMC Water	imp	10	PCMC Water	Non-Qualifying	11/9/2006	Non-Qualifying	\$13,685
2677	RTU-TELEMETER EQUIPMENT	PCMC Water	equip	5	PCMC Water	Non-Qualifying	1/23/2007	Non-Qualifying	\$8,000
2699	2007 CATERPILLAR MINI HOE 303.5	PCMC Water	veh	10	PCMC Water	Non-Qualifying	4/18/2007	Non-Qualifying	\$52,500
2761	AR5002 HDD	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/22/2007	Non-Qualifying	\$5,503
2762	AR5002 HDD	PCMC Water	equip	5	PCMC Water	Non-Qualifying	6/30/2007	Non-Qualifying	\$5,503
2783	WATER LINES - FIELDS IRRIGATION	PCMC Water	imp	40	PCMC Water	Non-Qualifying	10/1/2006	Non-Qualifying	\$262,073
2825	PARK MEADOWS WELL	PCMC Water	imp	40	PCMC Water	Qualifying	7/31/2006	Production	\$1,103,476
2943	NEW HAMMER CATERPILLAR HM 303 H55	PCMC Water	equip	5	PCMC Water	Non-Qualifying	2/28/2008	Non-Qualifying	\$9,500
3015	SOLAMERE PUMP STATION UPGRADE	PCMC Water	imp	40	PCMC Water	Qualifying	12/23/2007	Transmission	\$98,519
3062	TRANS WATER EMPIRE CANYON 10" DI CL 350	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$236,000
3063	TRAN WATER EMPIRE CANYON 12" DI CL 350	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$15,000
3064	WATER MAIN EMPIRE CANYON MAIN VALVES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$4,000
3065	PUMP STATION #1 EMPIRE CANYON	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2008	Transmission	\$918,783
3283	2008 YAMAHA RHINO 700 SNOWMOBILE	PCMC Water	equip	5	PCMC Water	Non-Qualifying	8/7/2008	Non-Qualifying	\$13,931
3363	BOOTHILL PUMP STATION	PCMC Water	imp	39	PCMC Water	Qualifying	7/1/2008	Transmission	\$1,501,706
3364	BOOTHILL TANK	PCMC Water	imp	39	PCMC Water	Qualifying	7/1/2008	Storage	\$2,702,516
3396	20 AC ROUND VALLEY WATER USE	PCMC Water	land	0	PCMC Water	Non-Qualifying	12/31/2008	Non-Qualifying	\$500,000
3514	3000 GAL WATER TANK GOES ON (FA 03467)	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/11/2009	Non-Qualifying	\$8,050
3570	ONTARIO AVE WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	11/20/2008	Transmission	\$346,084
3571	MT AIRE FLUME	PCMC Water	imp	40	PCMC Water	Qualifying	6/4/2009	Transmission	\$27,800
3572	DEER VALLEY FIRE FLOW	PCMC Water	imp	40	PCMC Water	Qualifying	6/26/2009	Transmission	\$15,943
3582	SPIRO MAINT BLD REMODLE	PCMC Water	imp	20	PCMC Water	Non-Qualifying	8/31/2008	Non-Qualifying	\$26,768
3608	FAIRWAY HILLS PUMP STATION REFIT	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2009	Transmission	\$121,298
3619	METER VAULT REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	2/24/2009	Transmission	\$65,395



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
3763	EASEMENT CROSSING WATER LINE (GILLMORE)	PCMC Water	land	0	PCMC Water	Non-Qualifying	11/6/2009	Non-Qualifying	\$5,700
3778	BACKUP WATER SYSTEM IHC HOSPITAL	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/29/2009	Non-Qualifying	\$23,827
4067	HILLSIDE/ROSSI WATER IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	9/30/2009	Transmission	\$35,054
4106	OTIS WATER PIPE REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	1/31/2010	Transmission	\$135,465
4158	STONEBRIDGE REFIT	PCMC Water	imp	20	PCMC Water	Non-Qualifying	7/1/2009	Non-Qualifying	\$8,790
4165	JSSD WATER RIGHTS	PCMC Water	land	0	PCMC Water	Qualifying	2/10/2010	Production	\$12,830,335
4316	WATER LINE EASEMENT RAIL TRAIL	PCMC Water	land	0	PCMC Water	Non-Qualifying	7/22/2010	Non-Qualifying	\$17,000
4541	PROMONTORY RAW WATER PIPELINE	PCMC Water	imp	40	PCMC Water	Qualifying	8/31/2010	Production	\$1,547,054
4542	HOLIDAY RANCH LOOP RD WATER LINE	PCMC Water	imp	40	PCMC Water	Qualifying	5/31/2011	Transmission	\$187,955
4543	EMPIRE TANK CHLORINE BLD IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2011	Non-Qualifying	\$24,488
4544	PCMC WATER INFRASTRUCTURE PHASE 1	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2011	Production	\$6,688,889
4545	BOOTHILL TRANSMISSION LINES	PCMC Water	imp	40	PCMC Water	Qualifying	12/31/2010	Transmission	\$1,524,769
4565	BOOTHILL TRANSMISSION LINE CAP INT	PCMC Water	imp	40	PCMC Water	Qualifying	12/31/2010	Transmission	\$1,076
4566	PCMC WATER INFRASTRUCTURE CAP INT	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2011	Transmission	\$27,556
4921	2013 CHEVY SILVERADO 4WD	PCMC Water	veh	7	PCMC Water	Non-Qualifying	2/29/2012	Non-Qualifying	\$24,567
4955	2012 FORD ESCAPE 4DR/4WD WHITE	PCMC Water	veh	7	PCMC Water	Non-Qualifying	3/8/2012	Non-Qualifying	\$20,337
5374	FLAGSTFF PUMP STATION MODIFICATIONS	PCMC Water	equip	5	PCMC Water	Non-Qualifying	11/11/2011	Non-Qualifying	\$10,333
5375	PARK MEADOWS WELL, FRANKLIN 100HP MOTOR & UPGRADE	PCMC Water	equip	10	PCMC Water	Non-Qualifying	12/9/2011	Non-Qualifying	\$16,829
5376	SWAMP FOX RTU BA;D EAGLE PUMP STATION	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/22/2011	Non-Qualifying	\$5,814
5377	SWAMP FOX RTU FLAGSTAFF PUMP STATION	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/22/2011	Non-Qualifying	\$7,446
5449	METER VAULT REPLACEMENT PROJECT	PCMC Water	equip	15	PCMC Water	Non-Qualifying	8/12/2011	Non-Qualifying	\$1,544,995
5450	OTIS WATER PIPELINE REPLACEMENT	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2012	Transmission	\$94,874
5451	LAST CHANCE WATER LINE PHASE 1	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2012	Transmission	\$371,180
5452	SPIRO NORTH DITCH	PCMC Water	imp	30	PCMC Water	Qualifying	5/31/2012	Transmission	\$289,417
5453	BOOTHILL/BONANZA DRIVE PIPELINW	PCMC Water	imp	30	PCMC Water	Qualifying	4/16/2012	Transmission	\$752,189
5454	RAIL TRAIL WATER LINES	PCMC Water	imp	30	PCMC Water	Qualifying	2/28/2012	Transmission	\$213,903
5455	QUINN'S JUNCTION TRANSMISSION LINES	PCMC Water	imp	30	PCMC Water	Qualifying	11/30/2011	Transmission	\$1,361,519
5822	2013 CHEVROLET EQUINOX	PCMC Water	veh	7	PCMC Water	Non-Qualifying	2/1/2013	Non-Qualifying	\$21,627
5853	2013 FORD F150 PICKUP SUPERCAB WHITE	PCMC Water	veh	7	PCMC Water	Non-Qualifying	2/20/2013	Non-Qualifying	\$23,640
6062	QUINNS WATER TREATMENT PLANT FIRE SPRINKLER ADDITION	PCMC Water	imp	20	PCMC Water	Qualifying	8/31/2012	Treatment	\$60,326
6064	9TH & EMPIRE AVE PRV RTU	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/26/2012	Non-Qualifying	\$7,625
6065	SECURITY UPGRADES AT JUDGE TUNNEL	PCMC Water	imp	10	PCMC Water	Non-Qualifying	11/9/2012	Non-Qualifying	\$130,647
6066	QUINNS WATER TREATMENT PLANT HEATING SYSTEM ADDITION	PCMC Water	imp	10	PCMC Water	Qualifying	3/1/2013	Treatment	\$24,018
6340	QUINNS WTP STAIR LIFTSARUM CHAIR	PCMC Water	equip	10	PCMC Water	Qualifying	2/15/2013	Treatment	\$17,500
6374	HISTORIC MAIN ST STORM DRAIN UPGRADE	PCMC Water	imp	30	PCMC Water	Non-Qualifying	6/30/2013	Non-Qualifying	\$30,487
6375	PC HIGH SCHOOL CONTROLLER	PCMC Water	imp	20	PCMC Water	Non-Qualifying	1/31/2013	Non-Qualifying	\$10,700
6376	ARIES PUMP STATION MOTOR CHANGE OUT	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2013	Non-Qualifying	\$21,874
6377	MCLEOD CREEK UPGRADE	PCMC Water	imp	20	PCMC Water	Qualifying	7/31/2012	Transmission	\$53,198
6379	OTIS WATER PIPELINE INFRAS/EMPIRE AVE	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2013	Transmission	\$1,217,199
6417	QUINNS WTP PALL EQUIPMENT	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$1,632,145
6418	QUINNS WTP SOFTWARE LICENSES	PCMC Water	itequip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$27,810
6419	QUINNS WTP BOOM LIFT	PCMC Water	equip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$16,825
6420	QUINNS WTP HVAC	PCMC Water	equip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$259,850
6421	QUINNS WTP FIRE SUPPRESSION SYSTEM	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$40,000
6422	QUINNS WTP SECURITY SYSTEM	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$157,218
6423	QUINNS WTP MULTI TERRAIN LOADER	PCMC Water	equip	15	PCMC Water	Qualifying	7/1/2012	Treatment	\$66,781
6424	QUINNS WTP LAB CABINETRY	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$16,382
6425	QUINNS WTP AMIAD ABE-15000 PRE-FILTER	PCMC Water	equip	10	PCMC Water	Qualifying	7/1/2012	Treatment	\$61,508
6426	QUINNS WTP DR 5000 UV/VIS SPECTRO	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$7,669
6428	QUINNS WTP GAC CONTRACTOR TANK	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$290,000
6429	QUINNS WTP FRP STORAGE TANKS	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$100,000
6430	QUINNS WTP CHEM FEEDING EQUIP & PUMPS	PCMC Water	equip	5	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$45,000
6431	QUINNS WTP LINES IN CHEMICAL ROOM	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$75,000
6432	QUINNS WTP CIP PIPING IN CHEMICAL ROOM	PCMC Water	equip	10	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$105,000
6433	QUINNS WTP BRIDGE CRANE & MONORAIL	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$81,000
6434	QUINNS WTP HIGH SERVICE PUMPS	PCMC Water	equip	10	PCMC Water	Qualifying	7/1/2012	Treatment	\$355,000
6435	QUINNS WTP PLATE SETTLERS	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$240,000
6436	QUINNS WTP CAVITY/END SUCTION PUMPS	PCMC Water	equip	10	PCMC Water	Qualifying	7/1/2012	Treatment	\$60,000
6437	QUINNS WTP MEMBRANE TRAINS	PCMC Water	equip	7	PCMC Water	Non-Qualifying	7/1/2012	Non-Qualifying	\$50,000
6438	QUINNS WTP PIPE SUPPORTS/STAIRS	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$90,000
6439	QUINNS WTP ELECT CABLE TRAY	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$80,000
6440	QUINNS WTP INSTUMENTATION	PCMC Water	equip	5	PCMC Water	Qualifying	7/1/2012	Treatment	\$297,000
6441	QUINNS WTP GENERATOR/FUEL TANK	PCMC Water	equip	20	PCMC Water	Qualifying	7/1/2012	Treatment	\$500,000
6442	QUINNS WTP PALL EQUIPMENT FY 2013	PCMC Water	equip	20	PCMC Water	Qualifying	4/30/2013	Treatment	\$188,071
6443	QUINNS WTP BUILDING	PCMC Water	imp	30	PCMC Water	Qualifying	7/1/2012	Treatment	\$11,273,646
6490	QUINNS WATER TREATMENT PLANT FACILITY	PCMC Water	imp	30	PCMC Water	Qualifying	4/30/2013	Treatment	\$456,853
7315	DEER VALLEY DRIVE LOOP ROAD WATER LINES	PCMC Water	imp	20	PCMC Water	Qualifying	10/31/2013	Transmission	\$471,212



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
7328	13TH STREET BOOSTER PUMP STATION INTERIOR MECHANICAL	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/31/2013	Non-Qualifying	\$55,000
7389	13TH ST BOOSTER PUMP STATION ROOF	PCMC Water	imp	20	PCMC Water	Qualifying	12/31/2013	Transmission	\$7,000
7390	13TH ST FLOOR REPLACEMENT & NEW CEILING	PCMC Water	imp	20	PCMC Water	Qualifying	12/31/2013	Transmission	\$20,000
7391	13TH STREET IMP OTHER THAN BLD	PCMC Water	imp	20	PCMC Water	Qualifying	12/31/2013	Transmission	\$19,564
7392	RTU ROSSI HILL PRV WATER	PCMC Water	equip	5	PCMC Water	Non-Qualifying	10/31/2013	Non-Qualifying	\$8,185
7393	DNH 350 HP RVSS WATER	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/5/2013	Non-Qualifying	\$9,008
7394	WATER RTU 13TH STREET PUMP STATION	PCMC Water	equip	5	PCMC Water	Non-Qualifying	12/19/2013	Non-Qualifying	\$6,125
7404	QUINNS WTP PALL EQUIPMENT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	9/26/2013	Non-Qualifying	\$114,120
7406	QUINNS FIELDS IRRIGATION FILTER STATION	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2014	Treatment	\$202,016
7420	CONVERTER KIT FOR PINNACLE REZONE	PCMC Water	imp	10	PCMC Water	Qualifying	6/30/2014	Transmission	\$7,696
7424	QUINNS WTP PHASE 1 CHANGE ORDER 15	PCMC Water	imp	20	PCMC Water	Qualifying	4/10/2014	Treatment	\$216,677
7425	EMPIRE AVE WATERLINE	PCMC Water	imp	20	PCMC Water	Qualifying	2/27/2014	Transmission	\$235,284
7426	LAST CHANCE WATERLINE REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	10/31/2013	Transmission	\$491,293
7431	DEER VALLEY DRIVE WATER INFRASTRUCTURE	PCMC Water	imp	20	PCMC Water	Qualifying	2/13/2014	Transmission	\$1,787,963
7440	QUINNS WTP CAPITALIZED INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Treatment	\$23,344
7441	DEER VALLEY DRIVE CAPITALIZED INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$25,699
7442	ROCKPORT WATER PIPELINE CAPITALIZED INTEREST WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$1,904
7444	PARK CITY WATER INFRASTRUCTURE CAP INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$23,932
7445	EMPIRE AVENUE CAPITALIZED INT WATER BONDS 2014	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2014	Transmission	\$142
8278	PORTABLE ROAD BASE COMPACTOR 2014 VT LP533SDT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	6/18/2015	Non-Qualifying	\$60,514
8279	WYATT EARP WAY TO SPIRO WTP	PCMC Water	imp	30	PCMC Water	Qualifying	8/28/2014	Transmission	\$1,286,462
8280	HISTORIC MAIN STREET INFRASTRUCTURE PHASE 2	PCMC Water	imp	30	PCMC Water	Qualifying	8/20/2014	Transmission	\$63,731
8281	ESTATES DRIVE WATER LINE	PCMC Water	imp	30	PCMC Water	Qualifying	5/15/2015	Transmission	\$456,775
8282	TOP OF MAIN PRV REPLACEMENT	PCMC Water	imp	30	PCMC Water	Qualifying	12/4/2014	Transmission	\$375,077
8283	1255 EMPIRE FIRE LINE	PCMC Water	imp	30	PCMC Water	Qualifying	9/9/2014	Transmission	\$17,500
8284	OAK SOUTH/WALKER	PCMC Water	imp	10	PCMC Water	Qualifying	4/2/2015	Transmission	\$6,778
8285	SPIRO PIEZOMETER PROJECT	PCMC Water	imp	20	PCMC Water	Qualifying	4/1/2015	Transmission	\$65,775
9085	2013 PIPELINES - PRESSURE REDUCING VALVE VAULT	PCMC Water	equip	10	PCMC Water	Qualifying	12/31/2015	Transmission	\$117,000
9086	2013 PIPELINES PROJECT SEGMENT B - 12-INCH PIPE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$299,640
9087	2013 PIPELINE PROJECT SEGMENT B - 14-INCH PIPES	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$819,840
9088	2013 PIPELINES PROJECT - 16-INCH PIPE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$175,360
9089	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$10,000
9090	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$17,000
9091	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$16,000
9092	2013 PIPELINE - 2" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$14,000
9093	2013 PIPELINE - 3" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$9,800
9094	2013 PIPELINE - 3" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$15,000
9095	2013 PIPELINE - 6" RAW WATER AIR/VACUUM VALVE MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$29,000
9096	2013 PIPELINE - EMPIRE LAUNCH MANHOLE	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$16,000
9098	2013 PIPELINE - EMPIRE TANK OVERFLOW DETENTION BASIS AND PIPE MODIFICATIONS	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$22,000
9100	2013 PIPELINES SEGMENT B PROJECT - JUDGE TUNNEL TO SPIRO WTP	PCMC Water	infra	20	PCMC Water	Qualifying	12/31/2015	Transmission	\$4,189,365
9109	SOLAMERE ANTENNA TOWER STRUCTURE	PCMC Water	imp	30	PCMC Water	Qualifying	2/18/2016	Transmission	\$11,395
10274	THAYNES CANYON SUBDIVISION - SEWER	PCMC Water	imp	20	PCMC Water	Non-Qualifying	12/16/2016	Non-Qualifying	\$350,665
10276	AMBER ROAD WATER IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	11/7/2016	Transmission	\$81,900
10278	CATHAM PUMP STATION UPGRADE	PCMC Water	imp	20	PCMC Water	Qualifying	12/28/2016	Transmission	\$10,969
10280	WELL	PCMC Water	imp	25	PCMC Water	Qualifying	2/14/2017	Production	\$6,450
10281	SOLAMERE STATION AURORA PUMP REBUILD	PCMC Water	imp	25	PCMC Water	Qualifying	9/26/2016	Transmission	\$8,317
10282	DIVIDE WELL - 200HP SUBMERSIBLE MOTOR	PCMC Water	imp	25	PCMC Water	Qualifying	7/19/2016	Production	\$32,916
10283	PUMP#2 REPLACEMENT FOR SPIRO	PCMC Water	imp	25	PCMC Water	Non-Qualifying	6/29/2017	Non-Qualifying	\$10,835
10292	PARK AVENUE PATHWAYS PROJECT 2015	PCMC Water	imp	20	PCMC Water	Qualifying	9/30/2016	Transmission	\$60,561
10309	SPIRO WTP CHEMICAL FLOW PROJECT	PCMC Water	imp	25	PCMC Water	Non-Qualifying	10/12/2016	Non-Qualifying	\$14,968
10312	CHATHAM PUMP STATION REBUILD	PCMC Water	imp	25	PCMC Water	Qualifying	12/28/2016	Transmission	\$20,982
10315	SR224 PHASE II EAST SIDE & UNDERPASS	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2017	Transmission	\$377,404
10321	WATER SYSTEM OPTIMIZATION	PCMC Water	imp	25	PCMC Water	Qualifying	3/8/2017	Transmission	\$171,414
10323	SCADA & TELEMETRY SYSTEM UPGRADE	PCMC Water	imp	25	PCMC Water	Qualifying	10/17/2016	Transmission	\$2,033,308



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
10324	RAW WATER SYSTEM	PCMC Water	imp	25	PCMC Water	Qualifying	6/30/2017	Production	\$19,691
10325	MAIN STREET 2015 - WATER	PCMC Water	imp	25	PCMC Water	Qualifying	10/1/2016	Transmission	\$55,152
10335	JUDGE TUNNEL	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2016	Production	\$1,741,079
10434	TRANSFORMER - LOST CANYON PUMP STATION	PCMC Water	equip	10	PCMC Water	Qualifying	7/12/2018	Production	\$247,060
10438	20' RAIL - SPIRO PORTAL	PCMC Water	imp	10	PCMC Water	Qualifying	11/2/2017	Production	\$40,577
10439	SC200 - SPIRO TUNNEL	PCMC Water	imp	10	PCMC Water	Qualifying	2/15/2018	Production	\$5,188
10459	2017 WATER SERVICE IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	8/31/2017	Transmission	\$32,680
10464	4TH STREET WATERLINE	PCMC Water	imp	20	PCMC Water	Qualifying	11/16/2017	Transmission	\$201,493
10551	2016 WATER SERVICE IMPROVEMENTS PROJECT	PCMC Water	imp	30	PCMC Water	Qualifying	7/1/2017	Transmission	\$342,123
10552	KING ROAD WATER SERVICE REPLACEMENT	PCMC Water	imp	30	PCMC Water	Non-Qualifying	7/1/2017	Non-Qualifying	\$34,900
10553	THAYNES CANYON SUBDIVISION	PCMC Water	imp	20	PCMC Water	Non-Qualifying	7/1/2017	Non-Qualifying	\$36,583
10554	QJWTP & SPRIOR WTP PILOT PIPING PROJECT	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2017	Treatment	\$805,684
10610	MIDDLE SCHOOL WELL	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2019	Production	\$140,522
10618	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10619	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$17,125
10620	MOUNTAIN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$12,000
10621	MOUNTAIN TOP WATER SERVICE LINE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$688
10622	MOUNTAIN TOP WATER LINE METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$2,500
10623	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2018	Transmission	\$24,313
10624	MOUNTAIN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$6,000
10625	MOUNTAIN TOP WATER PIPE TEE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$3,000
10626	MOUNTAIN TOP WATER FIRE HYDRANT	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$12,500
10627	MOUNTAIN TOP WATER 6" PIPE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$1,140
10628	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10629	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$15,000
10630	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$10,000
10631	MOUNTAIN TOP WATER FIRE HYDRANT	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$37,500
10632	MOUNTAIN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$24,000
10633	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$89,500
10634	MOUNTAIN TOP WATER 6" PIPE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$6,745
10635	MOUNTAIN TOP WATER SERVICE LINE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$11,580
10636	MOUNTAIN TOP WATER METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$17,500
10637	MOUNTAIN TOP WATER DUAL METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$4,500
10638	MOUNTAIN TOP WATER AIR VAC VAULT	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10639	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$5,000
10640	MOUNTAIN TOP WATER GATE VALVE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$10,000
10641	MOUNTAIN TOP WATER FIRE HYDRANT	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$25,000
10642	MOUNTIAN TOP WATER PIPE BENDS	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$24,000
10643	MOUNTAIN TOP WATER 8" PVC PIPE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$90,000
10644	MOUNTAIN TOP WATER 6" PIPE	PCMC Water	imp	50	PCMC Water	Qualifying	5/28/2019	Transmission	\$4,275
10645	MOUNTAIN TOP WATER SERVICE LINE	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$6,660
10646	MOUNTAIN TOP WATER METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$10,500
10647	MOUNTAIN TOP WATER DUAL METER BOX	PCMC Water	imp	75	PCMC Water	Qualifying	5/28/2019	Transmission	\$4,500
10648	2020 FREIGHTLINER 108SD TRUCK	PCMC Water	veh	10	PCMC Water	Non-Qualifying	6/13/2019	Non-Qualifying	\$114,488
10714	LOWELL AVE IMPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2018	Transmission	\$506,187
10715	WATER SYSTEM OPTIMIZATION	PCMC Water	imp	40	PCMC Water	Qualifying	7/1/2018	Transmission	\$25,686
10716	CREEKSIDE WATER TREATMENT PLANT LANDSCAPING MPROVEMENTS	PCMC Water	imp	40	PCMC Water	Qualifying	6/30/2019	Treatment	\$125,773
10717	CREEKSIDE WATER TREATMENT PLANT ROOF MPROVEMENTS	PCMC Water	imp	30	PCMC Water	Qualifying	6/30/2019	Treatment	\$164,000
10719	CREEKSIDE WATER TREATMENT PLANT ASPHALT MPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2019	Treatment	\$15,000
10720	CREEKSIDE WATER TREATMENT PLANT FIRE SUPPRESSION MPROVEMENTS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2019	Treatment	\$22,000
10721	CREEKSIDE WATER TREATMENT PLANT INSTRUMENTATION & CONTROLS MPROVEMENTS	PCMC Water	equip	20	PCMC Water	Qualifying	6/30/2019	Treatment	\$191,000
10722	CREEKSIDE WATER TREATMENT PLANT PUMPS & FILTERS IMPROVEMENTS	PCMC Water	equip	20	PCMC Water	Qualifying	6/30/2019	Treatment	\$214,042
10723	CREEKSIDE WATER TREATMENT PLANT BUILDING IMPROVEMENTS	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2019	Treatment	\$3,180,682
10724	CREEKSIDE WATER TREATMENT PLANT SECURITY SYSTEM IMPROVEMENTS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2019	Treatment	\$56,569
10725	CREEKSIDE WATER TREATMENT PLANT EQUIPMENT SCADA IMPROVEMENTS	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2019	Treatment	\$85,649
10751	2020 OTIS WATRE PEIPELIEN REPLACEMENT	PCMC Water	imp	20	PCMC Water	Qualifying	9/12/2019	Transmission	\$50,796
10760	DONATED WATER INFRASTRUCTURE FY 2019	PCMC Water	imp	20	PCMC Water	Non-Qualifying	6/30/2008	Non-Qualifying	\$125,720
10772	VARIABLE FREQUENCY MOTOR DRIVE	PCMC Water	equip	10	PCMC Water	Qualifying	11/1/2019	Transmission	\$17,618
10773	VARIABLE FREQUENCY MOTOR DRIVE	PCMC Water	equip	10	PCMC Water	Qualifying	11/1/2019	Transmission	\$17,618
10834	NATIONAL ABILITY CENTER WATER RIGHT	PCMC Water	land	0	PCMC Water	Qualifying	2/14/2020	Production	\$75,000
10918	GOLF MAINTENANCE BUILDING RELOCATION FOR TREATMENT PLANT	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2021	Treatment	\$5,060,871
10924	QUINNS JUNCTION WTP BUILDING UPGRADES	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2021	Treatment	\$7,754,193
10925	JSSD INTERCONNECTION IMPROVEMENTS	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2021	Transmission	\$1,651,615



Asset #	Description	Owning System	Type	Service Life	Funding	Qualifying	Acquire Date	Function	Original Cost
10984	PARK CITY HEIGHTS WATER TANK 1 OF 2	PCMC Water	IMP	40	PCMC Water	Qualifying	6/30/2021	Storage	\$961,359
10986	PARK CITY HEIGHTS CULINARY WATER	PCMC Water	imp	30	PCMC Water	Qualifying	1/7/2021	Transmission	\$649,139
10988	PARK CITY HEIGHTS OFF-SITE WATER	PCMC Water	imp	30	PCMC Water	Qualifying	1/7/2021	Transmission	\$537,845
10994	PUBLIC WORKS DEPARTMENT REMODEL	PCMC Water	imp	10	PCMC Water	Non-Qualifying	6/30/2021	Non-Qualifying	\$16,121
10996	QJWTP PROCESS, CAPACITY & ENERGY MGMT UPGRADES	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2021	Treatment	\$488,914
10999	PW OLD BUS BARN IMPROVEMENTS	PCMC Water	bldg	40	PCMC Water	Non-Qualifying	6/30/2021	Non-Qualifying	\$4,897
11007	QUINNS JUNCTION WTP HVAC	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2021	Treatment	\$73,152
11008	QUINNS JUNCTION WTP STORAGE BUILDING	PCMC Water	bldg	40	PCMC Water	Qualifying	6/30/2021	Treatment	\$624,029
11009	QUINNS JUNCTION WTP WASHWATER TANK	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2021	Treatment	\$581,466
11010	QUINNS JUNCTION WTP PIG RECEIVING VAUL	PCMC Water	equip	10	PCMC Water	Qualifying	6/30/2021	Transmission	\$1,074,059
11021	CENTENNIAL CIRCLE PROJECT	PCMC Water	imp	20	PCMC Water	Qualifying	8/13/2020	Transmission	\$163,191
11023	PARK CITY HEIGHTS WATER TANK 2 OF 2	PCMC Water	imp	40	PCMC Water	Non-Qualifying	6/30/2021	Non-Qualifying	\$957,494
11057	QUINNS JUNCTION WTP BUILDING UPGRADES	PCMC Water	bldg	40	PCMC Water	Qualifying	12/20/2021	Treatment	\$106,920
11083	QUINNS JUNCTION WTP GARGE LIGHTING	PCMC Water	imp	10	PCMC Water	Qualifying	3/3/2022	Treatment	\$9,113
11127	TREASURE MOUNTAIN JR HIGH WELL	PCMC Water	imp	20	PCMC Water	Qualifying	9/30/2021	Production	\$86,528
11143	EMPIRE CANYON TANK	PCMC Water	imp	20	PCMC Water	Qualifying	6/30/2023	Storage	\$2,238,783
11201	2023 CATERPILLAR COMPACT TRACK LOADER 299	PCMC Water	equip	10	PCMC Water	Non-Qualifying	1/5/2023	Non-Qualifying	\$124,082
11220	JLG 26' VERTICAL MAST LIFT	PCMC Water	equip	10	PCMC Water	Non-Qualifying	2/16/2023	Non-Qualifying	\$49,000
11221	TOYOTA LIFT TRUCK	PCMC Water	equip	10	PCMC Water	Non-Qualifying	3/23/2023	Non-Qualifying	\$40,060
11237	2023 FREIGHTLINER 114SD	PCMC Water	veh	10	PCMC Water	Non-Qualifying	5/25/2023	Non-Qualifying	\$124,226
To Accept	THREE KINGS	PCMC Water			PCMC Water	Qualifying		Treatment	\$107,000,000

EXHIBITS

Exhibit A: Maximum Culinary Water Impact Fees by Property Type and Fiscal Year



Exhibit A: Maximum Culinary Water
Impact Fees by Property Type and Fiscal
Residential Impact Fee by Property Type

FY	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fee per GPM	\$26,449	\$27,140	\$27,901	\$28,691	\$29,513	\$30,349	\$31,239	\$32,165	\$33,131	\$34,172	\$35,258

Outdoor - Peak Day

Yard Area (Irrigated Sq Ft)	Peak Day Gallons	1 Gpm (Gal)	Gpm Demand	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Calculated Per 1,000 Sq Ft	138.80	1,440	0.0964	\$2,549	\$2,615	\$2,689	\$2,765	\$2,844	\$2,925	\$3,011	\$3,100	\$3,193	\$3,293	\$3,398

Indoor - Winter Month Peak Day (Observed Dec 16 to Jan 15)

Unit Size (Sq. Ft.)	Peak Day	1 Gpm (Gal)	Gpm Demand	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
0	1,000	297.72	1,440	0.2067	\$5,468	\$5,611	\$5,768	\$5,931	\$6,101	\$6,274	\$6,458	\$6,650	\$6,849	\$7,064	\$7,289
1,001	2,000	399.70	1,440	0.2776	\$7,341	\$7,533	\$7,744	\$7,963	\$8,191	\$8,423	\$8,670	\$8,927	\$9,196	\$9,484	\$9,786
2,001	3,000	538.54	1,440	0.3740	\$9,891	\$10,150	\$10,434	\$10,730	\$11,037	\$11,350	\$11,682	\$12,029	\$12,390	\$12,779	\$13,186
3,001	4,000	686.98	1,440	0.4771	\$12,618	\$12,947	\$13,310	\$13,687	\$14,079	\$14,478	\$14,903	\$15,344	\$15,805	\$16,302	\$16,820
4,001	5,000	816.67	1,440	0.5671	\$15,000	\$15,391	\$15,823	\$16,271	\$16,737	\$17,211	\$17,716	\$18,241	\$18,789	\$19,379	\$19,995
5,001+	983.33	1,440	0.6829		\$18,061	\$18,533	\$19,052	\$19,592	\$20,153	\$20,724	\$21,332	\$21,964	\$22,624	\$23,335	\$24,076

Indoor Non-Residential Impact Fee by Property Type

Fee per Unit

Property Type	Gallons per Unit	GPM per Unit	Floor Area per Unit	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Assembly														
Restaurant, Bar	35	0.0243	15	\$642	\$659	\$678	\$697	\$717	\$737	\$759	\$781	\$805	\$830	\$856
Theater, Auditorium, Church, Gallery or Similar Occupancies	5	0.0035	7	\$91	\$94	\$96	\$99	\$102	\$105	\$108	\$111	\$115	\$118	\$122
Business Occupancy Unless Specifically Noted	15	0.0104	100	\$275	\$282	\$290	\$298	\$307	\$316	\$325	\$335	\$345	\$355	\$367
Educational														
Classroom	25	0.0174	20	\$459	\$471	\$484	\$498	\$512	\$526	\$542	\$558	\$575	\$593	\$612
Shop/Vocational	25	0.0174	50	\$459	\$471	\$484	\$498	\$512	\$526	\$542	\$558	\$575	\$593	\$612
Exercise Area	25	0.0174	50	\$459	\$471	\$484	\$498	\$512	\$526	\$542	\$558	\$575	\$593	\$612
Hotel/Motel	150	0.1042	580	\$2,755	\$2,827	\$2,906	\$2,988	\$3,074	\$3,161	\$3,254	\$3,350	\$3,451	\$3,559	\$3,672
Institutional														
Inpatient Treatment	250	0.1736	240	\$4,591	\$4,711	\$4,843	\$4,981	\$5,123	\$5,268	\$5,423	\$5,584	\$5,751	\$5,932	\$6,121
Outpatient Treatment	5	0.0035	100	\$91	\$94	\$96	\$99	\$102	\$105	\$108	\$111	\$115	\$118	\$122
Sleeping Area	5	0.0035	120	\$91	\$94	\$96	\$99	\$102	\$105	\$108	\$111	\$115	\$118	\$122
Commercial Laundry per Washer	580	0.4028	Per Machine	\$10,653	\$10,931	\$11,237	\$11,556	\$11,887	\$12,223	\$12,582	\$12,955	\$13,344	\$13,763	\$14,201
Retail	10	0.0069	60	\$183	\$188	\$193	\$199	\$204	\$210	\$216	\$223	\$230	\$237	\$244
Swimming Pool or Skating Rink														
Rink or Pool Area	10	0.0069	50	\$183	\$188	\$193	\$199	\$204	\$210	\$216	\$223	\$230	\$237	\$244
Decks	10	0.0069	15	\$183	\$188	\$193	\$199	\$204	\$210	\$216	\$223	\$230	\$237	\$244

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 Given Fiscal Year.

Exhibit C

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 20142024 Water Impact Facilities Plan and the 20142024 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 Andand Calculation Ofof 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.**

					Fee per Unit Schedule by Fiscal Year										
Property Type		Gallons per Unit	GPM per Unit	Floor Area per Unit	2026 Fee per Unit	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Assembly	A occupancies														
	Restaurant, Bar A-2	35	0.0243	15	\$642 \$402.97	\$659	\$678	\$697	\$717	\$737	\$759	\$781	\$805	\$830	\$856
	Theater, Auditorium, Church, Gallery or similar occupancies . A-1, A-3, A-4	5	0.0035	7	\$91 \$57.57	\$94	\$96	\$99	\$102	\$105	\$108	\$111	\$115	\$118	\$122
Office Business occupancy unless specifically noted	B occupancy	15	0.0104	100	\$275 \$172.70	\$282	\$290	\$298	\$307	\$316	\$325	\$335	\$345	\$355	\$367
Educational	E occupancy														
	Classroom	25	0.0174	20	\$459 \$287.84	\$471	\$484	\$498	\$512	\$526	\$542	\$558	\$575	\$593	\$612
	Shop/Vocational B occupancy	25	0.0174	50	\$459 \$287.84	\$471	\$484	\$498	\$512	\$526	\$542	\$558	\$575	\$593	\$612
Exercise Area	A-3 occupancy	25	0.0174	50	\$459 \$287.84	\$471	\$484	\$498	\$512	\$526	\$542	\$558	\$575	\$593	\$612
Hotel/Motel	M occupancy	150	0.1042	580	\$2,755 \$1,727.02	\$2,827	\$2,906	\$2,988	\$3,074	\$3,161	\$3,254	\$3,350	\$3,451	\$3,559	\$3,672
Institutional															

	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

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 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 of the Park City Code 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 are 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