Memorandum

Introduction

This review follows the feasibility request for the preliminary municipality of Park City Tech, in Summit County, Utah. This memo determines whether Park City Tech meets the population, density, and contiguity requirements for preliminary incorporation (defined in Utah Code 10-2a-503).

The Utah Population Committee (UPC) analysis indicates that Park City Tech meets the preliminary incorporation requirements.

Table 1: Initial Feasibility Requirements for Park City Tech Preliminary Incorporation

Criteria	Meets Criteria?	Requirement by Statute	Details
Population	Yes	Population must be equal to or greater than 100 when all phases of the plan are completed.	Population estimate upon plan completion: 1,905
Population Density	Yes	Density must be seven people per square mile or higher	Population density estimate upon plan completion: 23,512 persons per square mile.
Contiguity	Yes	Area is contiguous, does not have a strip of land connecting geographically separate areas	The proposed boundary covers a contiguous area

Population data source: U.S. Census Bureau, 2020 Census
Note: Requirements are summarized; Full statutory requirements are delineated in Utah Code 10-2a-502.

Table 2: Park City Tech Population Estimate

Phase	Population Estimate
Phase 1	838
Phase 2	1,067
Total	**1,905**

Methodology

Housing Unit Method

The UPC uses the housing unit method of estimation to determine the population of places seeking to incorporate. For preliminary municipal incorporations where the population of the defined area is zero, estimates of housing units are taken as given from the description of the preliminary municipality.

The method assumes that condos and townhomes are owner occupied, and apartment units are renter occupied. The method assumes 99% occupancy for owner occupied units and 97% occupancy for renter occupied units. Occupied units are then multiplied by county-level persons per household (2.69 for Summit County) from the 2020 census to determine household population.