



Park City Tech

Zions Public Finance, Inc.



Preliminary Municipality Incorporation
Feasibility Study

September 2025



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Executive Summary

1 *Utah Code 10-2a-504(5)(a): if the results of the feasibility study, or a supplemental feasibility study described in Section 10-2a-505, show that the average annual amount of revenue calculated under Subsection (3)(a)(ii)(C) does not exceed the average annual cost calculated under Subsection (3)(a)(ii)(B) by more than 5%, the process to incorporate the area that is the subject of the feasibility study or supplemental feasibility study may not proceed.*

Utah Code 10-2a-504(2)(c)(iii): submit a completed feasibility study, including a one-page summary of the results, to the following within 120 days after the day on which the lieutenant governor engages the feasibility consultant to conduct the feasibility study

The purpose of this Preliminary Municipality Incorporation Feasibility Study (“the Study”) is to compare the fiscal impact to the residents of Park City Tech (“Preliminary City,” “PCTech,” “Park City Tech,” or “Proposed Incorporated Area”) if the County continues to provide services through its the General Fund (“GF”) or if a newly incorporated city provides services at a similar level and quality of service. **Net revenues to the proposed preliminary municipality over the first five years after incorporation will be positive, exceed the 5 percent threshold, and allow the incorporation to proceed.**

The results of this study indicate incorporation would cost Park City Tech residents a negligible \$20 of additional money per year, on average over the five-year period, assuming a median primary residence with a market value of \$660,000, and assuming that the new City contracts with Summit County for public safety and public works services and that the County does not reduce its General Fund tax rate to offset the additional contract monies it will receive for services it is already providing.

Net revenues for the new city are positive primarily for two reasons. First, the Proposed Incorporated Area in Summit County has an existing municipal type services area tax that the newly incorporated city would receive. Second, Summit County provides public safety services to municipalities in the County out of its General Fund at relatively low additional cost to the municipalities. Therefore, the primary revenue sources for these County-delivered services are existing property and sales taxes, of which PCTech will pay regardless of incorporation. This creates cost savings for residents of smaller municipalities compared to a scenario where municipalities would have to contract with the County for all public safety services.

Table 1: Net Revenue, Revenue Margin, and Tax Impacts on Proposed City from Incorporation

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5	5Y Total
Total Revenue	\$38,321	\$62,581	\$279,274	\$396,748	\$555,483	\$589,793	\$1,883,878
Total Expense	\$60,200	\$68,000	\$221,916	\$307,321	\$439,905	\$478,426	\$1,515,568
Net Revenue (Expense)	(\$21,879)	(\$5,419)	\$57,358	\$89,427	\$115,578	\$111,367	\$368,310
Taxable Value	\$20,479,294	\$20,479,294	\$194,496,467	\$288,222,625	\$395,743,863	\$417,130,926	-
Ratio of Revenues to Expenses	0.64	0.92	1.26	1.29	1.26	1.23	1.24
						Revenue Margin	24%

Source: ZPFI.

If Summit County were to reduce its General Fund tax rate to account for the savings to its General Fund from the additional contract revenues from the new city for services that the County is already providing, then PCTech residents would pay reduced taxes to the County which would approximate a negligible savings of about \$0.19 per year annually for a primary residence with a market value of \$660,000. This would minimally reduce the tax burden on city residents. The fiscal impact, to the County, of the new development will be positive.

2

Population and Population Density

Utah Code 10-2a-504(3)(a): The feasibility study shall include: an analysis of: the likely population and population density within the proposed preliminary municipality area when all phases of the map or plat for the proposed preliminary municipality area are completed; and

Utah Code 10-2a-504(3)(b): the population and population density of the area surrounding the proposed preliminary municipality area on the day on which the feasibility request was submitted;

The incorporation boundary for Park City Tech is illustrated below and includes unincorporated areas of Summit County near Kimball Junction. The population on the day that the feasibility request was submitted is zero persons. However, for the purpose of the analysis required by Utah Code 10-2a-504(3)(a)(ii) the “analysis...determined as if, at the time of the analysis, the proposed preliminary municipality area is incorporated as a town with a population of 100 people.” Therefore, we set the initial population and year 1 population at 100 persons even though no assets are likely to be delivered at that time.

Exhibit 1: Proposed Incorporated Area Boundary



Source: ZPFI, PCTech Sponsor.

Appendix A shows the development in two phases. Section 10-2a-504(3)(a) requires the feasibility study to include an analysis of the population within the proposed municipality. Upon full build-out of the Park City Tech, the total estimated population will be 1,680. This calculation was determined by Zions Public Finance, Inc. using the development buildout proforma given by the Sponsors and by studying demographic characteristics in the region.

Table 2: Estimated Population and Population Density

	Year 5
Estimated Population	1,680
Estimated Households	725
Area of Proposed Incorporation Area (Square Miles)	0.06875
Estimated Population per Square Mile	21,527

Source: ZPFI, PCTech Sponsor.

The proposed incorporation area has a total area of 0.06875 square miles. At a population of 1,680, the estimated population density is 21,532 persons per square mile.

Comparisons of population and population densities for surrounding communities are shown below using the most recent demographic and geographic estimates from the Census. Population density in Park City Tech, due to its high-density housing developments and small geographic area, is much higher than surrounding cities and Summit County, which have less densely organized housing and large geographies that can include some places with little to no population.

Table 3: Population and Population Density for Surrounding Areas

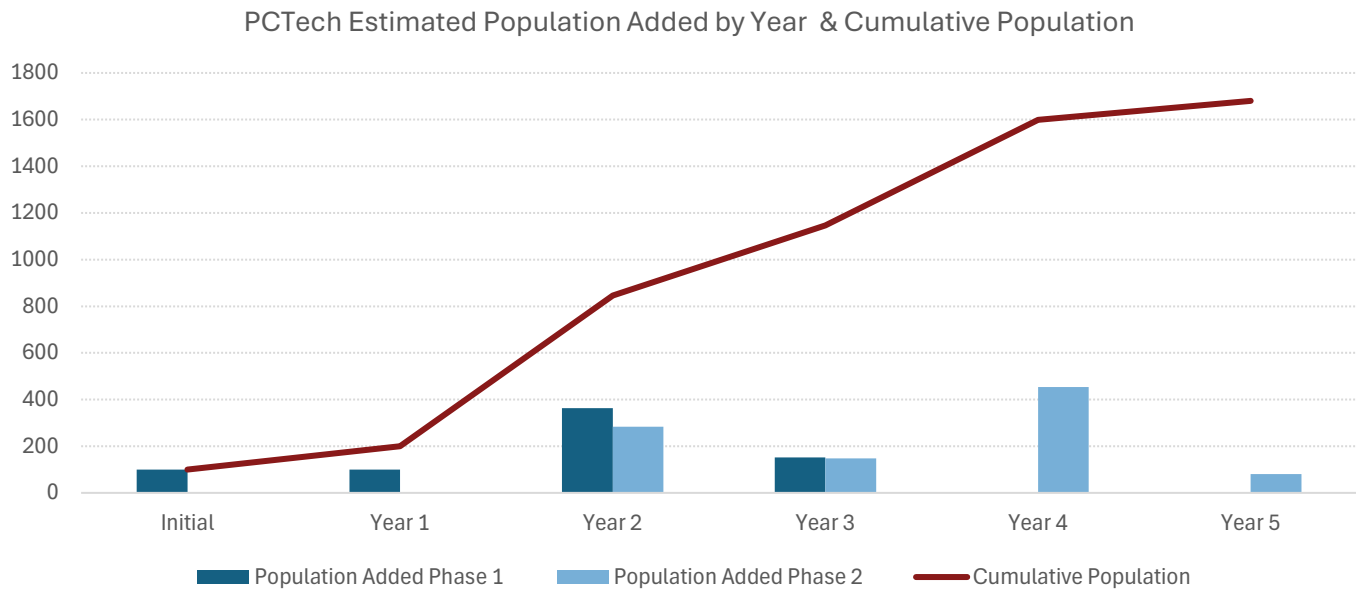
	Estimated Population	Land Area (Square Miles)	Population per Square Mile
Summit County	42,709	1,870.70	23
Park City	8,365	20.00	418
Coalville	1,915	6.20	309
Kamas	8,278	3.70	2,237
Francis	1,797	2.70	666
PCTech	1,680	0.06875	24,441

Source: U.S. Census Bureau. (2023). American Community Survey 5-Year Estimates, ZPFI

The likely population density of the proposed municipality is informed by the Sponsor's development program and will add population as new assets are delivered to the market. For the purposes of a preliminary municipality study, Utah Code 10-2a-504(3)(a)(ii) requires "an analysis...determined as if, at the time of the analysis, the proposed preliminary municipality area is incorporated as a town with a population of 100 people." Therefore, we set the initial population and year 1 population at 100 persons even though no assets are likely to be delivered at that time.

The below chart and table highlight the pacing and absorption of housing units and population addition within the area. Population growth is the primary driver of governmental expenditure throughout the period.

Chart 1: Estimated Population Added by Year & Cumulative Population



Source: ZPFI, PCTech Sponsor.

Table 4: Projected Population and Housing Units by Phase

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Phase 1							
Population Added by Year	100	100	363	152	0	0	715
Owner Occupied Units	0	0	40	0	0	0	40
Renter Occupied Units	0	0	195	85	0	0	280
Total Residential Units	0	0	235	85	0	0	320
Phase 2							
Population Added by Year	0	0	283	148	453	81	965
Owner Occupied Units	0	0	120	20	45	0	185
Renter Occupied Units	0	0	0	85	91	44	220
Total Residential Units	0	0	120	105	136	44	405
Total Projected Population							1,680
Total Projected Residential Units							725

Source: ZPFI, PCTech Sponsor.

3

Current and Projected Demographics and Tax Base

Utah Code 10-2a-504(3)(a)(ii): the initial and projected five-year demographics and tax base within the boundaries of the proposed preliminary municipality area and the surrounding area, including household size and income, commercial and industrial development, and public facilities;

Demographics for the area are determined through Census data and information provided by Summit County.

Census data is used primarily to identify the population, household size, and income of residents living within the study area while data provided by Summit County is used to analyze land usage and tax base.

Demographics

Population Projections

Table 5 shows the population projections for Park City Tech according to the development plan. Table 6 calculates population growth rates for the surrounding areas using an average annual growth rate (“AAGR”) of Census data from 2013-2023, which was applied to 2023 forward.

Table 5: Park City Tech Initial & 5-Year Projected Population

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
PCTech Population	100	200	846	1,146	1,599	1,680
Households	0	0	355	545	681	725
Cumulative Projected New Homes	0	0	355	545	681	725
Avg. Persons per Household	0.00	0.00	2.38	2.10	2.35	2.32

Source: ZPFI.

Table 6: Growth Rate Determination

	2013		2023		Average Annual Growth Rate (10Y, %)	
	Population	Housing Units	Population	Housing Units	Population	Housing Units
Summit County	37,232	26,678	42,709	26,206	1.47%	-0.18%
Park City	7,743	9,621	8,365	8,682	0.80%	-0.98%
Coalville	1,539	589	1,915	577	2.44%	-0.20%
Kamas	1,937	727	2,229	600	1.51%	-1.75%
Francis	1,218	471	1,797	518	4.75%	1.00%

Source: U.S. Census Bureau. (2013-2023). American Community Survey 5-Year Estimates.

Population growth in the surrounding areas, while slow, has outpaced growth in housing units, which has declined from 2013 to 2023. Park City Tech’s development plans anticipate rapid growth over the first 5 years, but after the initial build-out growth will taper.

Table 7 examines the historic population trends in the areas surrounding the proposed city. An AAGR has been calculated for each area as well. Table 8 takes the AAGR for each area and projects population from 2025 to 2030 to provide context for growth in the proposed city.

Table 7: Summit County Historic Population

	2019	2020	2021	2022	2023	2024 Projected	AAGR
Summit County	41,103	41,680	42,156	42,524	42,709	43,126	0.98%
Park City	8,375	8,467	8,352	8,379	8,365	8,363	-0.03%

	2019	2020	2021	2022	2023	2024 Projected	AAGR
Coalville	1,797	2,066	2,152	2,014	1,915	1,946	1.64%
Kamas	2,539	2,591	2,579	2,411	2,229	2,161	-3.05%
Francis	1,182	1,364	1,489	1,573	1,797	2,031	13.01%

Source: U.S. Census Bureau. (2019-2023). American Community Survey 5-Year Estimates.

Table 8: Summit County Initial & 5-Year Projected Population

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Summit County	43,547	43,973	44,402	44,836	45,274	45,716
Park City	8,360	8,358	8,355	8,353	8,350	8,348
Coalville	1,978	2,011	2,044	2,077	2,112	2,146
Kamas	2,095	2,031	1,969	1,909	1,851	1,794
Francis	2,295	2,593	2,931	3,312	3,743	4,230

Source: ZPFI.

Household Size

ZPFI calculated the number of occupied housing units and calculated persons per household for Park City Tech and the surrounding areas, shown in Table 9. The calculated household size for Park City Tech is projected to be lower than the surrounding communities, notwithstanding the higher projected population density.

Table 9: Initial & 5-Year Projected Persons per Household

	2025 Projected		2026 Projected		2027 Projected		2028 Projected		2029 Projected		2030 Projected	
	Occ Housing Units	Persons per Household	Occ Housing Units	Persons per Household	Occ Housing Units	Persons per Household	Occ Housing Units	Persons per Household	Occ Housing Units	Persons per Household	Occ Housing Units	Persons per Household
Summit County	14,608	2.98	14,683	3.00	14,759	3.01	14,835	3.03	14,912	3.04	14,989	3.06
Park City	3,460	2.43	3,374	2.37	3,291	2.31	3,210	2.25	3,131	2.20	3,054	2.14
Coalville	560	3.54	553	3.49	545	3.44	537	3.39	530	3.35	522	3.30
Kamas	499	4.22	510	4.31	520	4.40	531	4.49	542	4.58	553	4.67
Francis	603	3.75	621	3.86	640	3.98	659	4.10	678	4.22	699	4.35
PCTech	0	0.00	0	0.00	355	2.38	545	2.10	681	2.35	725	2.32

Source: U.S. Census Bureau. (2019-2023). American Community Survey 5-Year Estimates.

Note: Persons per household is calculated based on total population and occupied housing units, which differs from Census average household size. This is to account for the fact that several communities in Summit County, most notably Park City, have a large proportion of mostly vacant second homes which would otherwise skew the results.

Income

Park City Tech's median household income is projected to be \$156,133 in 2025. This is based on an average of Park City's and Summit County's median household incomes. Table 10 shows the median household income of the surrounding areas. Table 11 shows household income projections for Park City Tech and surrounding areas.

Table 10: Summit County Historic Median Income

	2019	2020	2021	2022	2023	2024 Projected	5Y Average Annual Growth Rate
Summit County	\$102,958	\$106,973	\$116,351	\$126,392	\$137,058	\$146,137	6.62%
Park City	\$111,000	\$114,798	\$121,701	\$132,315	\$140,875	\$148,458	5.38%
Coalville	\$81,466	\$80,063	\$80,529	\$84,917	\$85,921	\$86,861	1.09%
Kamas	\$71,875	\$70,867	\$74,728	\$81,341	\$87,353	\$91,115	4.31%
Francis	\$83,750	\$86,012	\$97,708	\$104,013	\$113,500	\$121,564	7.10%

Source: U.S. Census Bureau. (2019-2023). American Community Survey 5-Year Estimates.

Table 11: Summit County Initial & 5-Year Projected Median Income

	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected
Summit County	\$155,817	\$166,138	\$177,144	\$188,878	\$201,389	\$214,729
Park City	\$156,449	\$164,871	\$173,746	\$183,098	\$192,954	\$203,341
Coalville	\$87,811	\$88,771	\$89,742	\$90,724	\$91,716	\$92,719
Kamas	\$95,039	\$99,133	\$103,402	\$107,856	\$112,501	\$117,346
Francis	\$130,200	\$139,450	\$149,357	\$159,968	\$171,333	\$183,506
PCTech	\$156,133	\$165,505	\$175,445	\$185,988	\$197,172	\$209,035

Source: ZPFI.

Tax Base

Understanding the tax base of the proposed incorporated city and the surrounding region will help to analyze feasibility of incorporation. Property values, taxable sales and development potential all contribute to modeling city revenue and growth projections.

Taxable Value

Property taxes, levied on taxable value, form the basis of government services. Summit County's taxable value is shown in Table 12.

Table 12: Summit County Historic Taxable Value

	2019	2020	2021	2022	2023	5Y Average Annual Growth Rate
Real	\$20,589,814,525	\$22,286,590,221	\$25,049,114,988	\$35,732,470,020	\$48,169,506,617	26.79%
Personal	\$252,174,792	\$262,545,457	\$294,720,612	\$304,847,482	\$322,395,078	5.57%
Centrally Assessed	\$520,340,245	\$538,862,777	\$557,299,163	\$539,489,233	\$459,091,685	-2.35%
Total	\$21,362,329,562	\$23,087,998,455	\$25,901,134,763	\$36,576,806,735	\$48,950,993,380	25.83%
Certified Tax Rate	0.000756	0.000730	0.000675	0.000619	0.000482	

Source: 2019-2023 Utah State Tax Commission.

Park City Tech consists of two parcels and a roadway with a projected taxable value of \$402,732,425 by year 5. Both parcels are classified as Commercial Unimproved. The proposed incorporated city's portion of county taxable value is shown in Table 13.

Table 13: Park City Tech Projected Taxable Value at Year 5

PCTech Projected Taxable Value	\$417,130,926
Study Area Taxable Value as % of County Taxable Value	0.91%

Source: ZPFI.

Appendix A shows future development plans for Park City Tech.

Summit County's taxable value will increase as the new PCTech assets are delivered, and its property tax rate will correspondingly decline, barring any truth in taxation from Summit County in future years.

Table 14: Summit County Projected Taxable Value

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Certified Tax Rate Value	\$45,901,711,291	\$45,901,711,291	\$46,075,728,464	\$46,169,454,622	\$46,276,975,860	\$46,298,362,923
Summit County Projected Tax Rate	0.000491	0.000491	0.000489	0.000488	0.000487	0.000487

Source: ZPFI.

Park City Tech's taxable value will increase in line with the delivery of housing and commercial assets as part of its phased development.

Table 15: Park City Tech Projected Taxable Value

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Taxable Value	\$20,479,294	\$20,479,294	\$20,479,294	\$194,496,467	\$288,222,625	\$395,743,863
Prior Year New Growth	\$0	\$0	\$174,017,173	\$93,726,158	\$107,521,238	\$21,387,064
Total Taxable Value	\$20,479,294	\$20,479,294	\$194,496,467	\$288,222,625	\$395,743,863	\$417,130,926

Source: ZPFI.

These projections are based on the development path of the proposed municipality, seen below in the table and an income-based valuation methodology reviewed by the Sponsor.

Table 16: Park City Tech New Growth in Taxable Value

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Residential Development						
Workforce Units	0	0	75	85	36	44
Condominiums	0	0	0	20	45	0
Townhomes	0	0	160	0	0	0
Apartments	0	0	120	85	55	0
Total Residential New Growth	0	0	355	190	136	44
Commercial Development						
Commercial Development Sq. Ft.	0	0	0	70,000	140,000	15,000
New Overnight Accommodation Sq. Ft.	0	0	0	0	0	0
Total Commercial New Growth	0	0	0	70,000	140,000	15,000

Source: ZPFI.

Taxable Sales

Sales tax projections are based on an analysis of the seasonality of historical spending in Summit County along with sales per square foot research that ZPFI has conducted through previous projects in Summit County.

However, the breakdown of historical sales tax revenue for Summit County is shown in Table 17. ZPFI notes that not all of these sales revenues are utilized in the County's General Fund.

Table 17: Summit County Historic Sales Tax Revenue

	2019	2020	2021	2022	2023	2024
Local Sales and Use Tax	\$7,458,286	\$7,947,961	\$9,455,354	\$11,040,411	\$11,540,835	\$11,962,018
County Option Sales Tax	\$3,838,602	\$3,963,229	\$4,708,327	\$5,577,296	\$5,814,761	\$6,050,606
Mass Transit Tax	\$12,381,438	\$12,404,291	\$14,905,587			
Municipal Mass Transit Tax	\$0	\$0	\$0	\$3,060,653	\$3,304,808	\$3,567,935
Additional Mass Transit Tax	\$0	\$0	\$0	\$7,476,373	\$7,895,312	\$8,270,209
County Option Transportation Tax	\$0	\$0	\$0	\$7,476,959	\$7,896,571	\$8,271,169
Additional Transit: District Tax (A1)	\$0	\$638,177	\$801,720	\$1,019,083	\$1,101,638	\$1,188,930
Additional Transit: Local Tax (A2)	\$0	\$586,442	\$770,902	\$971,982	\$1,033,961	\$1,094,479
Additional Transit: County Tax (A3)	\$3,296,767	\$1,751,914	\$1,407,123	\$1,867,902	\$1,976,610	\$2,074,493
Transportation Infrastructure						
County Public Transit	\$1,112,387	\$4,045,963	\$4,891,093	\$5,978,004	\$6,318,409	\$6,620,180
Rural Hospital Tax	\$0	\$0	\$0	\$0	\$0	\$0
Botanical, Cultural, Zoo Tax	\$2,039,352	\$2,030,841	\$2,451,817	\$2,990,191	\$3,156,891	\$3,307,049

Source: 2020-2024 Utah State Tax Commission

The development proforma plans for 70,000 square feet of medical commercial space, 15,000 square feet of retail space, and 15,000 square feet of office space. Key determinants of Park City Tech's sales tax revenues include the amount of space delivered, and the relative type of retail, vacancy rates, etc.

Sales tax revenues are distributed by the State of Utah both by ratio of population (50 percent) and point of sale location (50 percent). The table below estimates the future sales tax revenue of Park City Tech. We note that PCTech will not specifically develop hotels or overnight lodging assets so no Transient Room Tax will be available.

Table 18: Park City Tech Projected Sales Tax Revenue

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Population Distribution	\$15,000	\$30,000	\$126,915	\$171,897	\$239,881	\$252,049
Point of Sale Distribution	\$40,250	\$43,397	\$46,789	\$50,447	\$54,390	\$58,642
Total	\$55,250	\$73,397	\$173,704	\$222,344	\$294,271	\$310,691

Source: ZPFI.

Public Facilities

Currently there are no public facilities within Park City Tech except for a Class C Road and utilities infrastructure. Future public meetings can be held in common areas of some of the community assets or rooms in mixed-use assets.

Available Land

Upon completion of the development plan in Appendix A, there will not be additional unimproved land that could be subdivided and developed.

4 Five-Year Cost of Municipal Service Provision in the Proposed City

Utah Code 10-2a-504(3)(a)(ii)(B): subject to Subsection (3)(b), the initial and five-year projected cost of providing municipal services to the proposed preliminary municipality area, including administrative costs;

The County's cost of service is provided by Summit County using historic actual expenditures. Major categories include General Government, Public Safety, Public Works, Public Health, and Government Services. Utah Code states that for purposes of determining the financial feasibility of incorporation, the proposed city must provide the same, or fairly and reasonably approximate, level and quality of services currently provided by the County. Not all the services currently provided by Summit County, Special Districts, and private companies will be replaced by Park City Tech. Several municipal services will continue to be provided by these entities after incorporation.

The table below shows the historic expenditures made by Summit County. The table following projects Summit County expenditures to 2030, using the AAGR calculated from the period 2020 to 2024. In the case of general government services, the ZPFI projected inflationary growth at half of Summit County's average annual 5-year general government cost growth rate of 11.30 percent. ZPFI believes this is a more reasonable inflation expectation for the future as the 11.30 percent growth rate includes cost increases over the COVID-19 impacted period that are not expected to recur in the five-year study period.

Table 19: Summit County Historic Expenditures

	2019	2020	2021	2022	2023	2024 Projected	AAGR
General Government	\$10,343,140	\$11,045,076	\$11,552,087	\$12,923,539	\$15,019,725	\$16,717,492	11.30%
Public Safety	\$18,126,001	\$17,447,123	\$18,242,195	\$21,696,791	\$23,304,862	\$24,969,496	7.14%
Public Works	\$9,539,576	\$8,647,810	\$9,945,789	\$11,574,539	\$12,781,467	\$13,867,368	8.50%
Public Health	\$5,778,841	\$6,215,009	\$4,892,426	\$5,619,626	\$6,305,396	\$6,449,029	2.28%
Government Services and Other	\$7,946,723	\$7,042,081	\$7,723,692	\$9,307,052	\$11,235,563	\$12,398,054	10.35%
Transfers Out	\$328,213	\$213,452	\$327,153	\$343,615	\$366,330	\$376,966	2.90%
Total	\$52,062,493	\$50,610,551	\$52,683,342	\$61,465,162	\$69,013,342	\$74,630,797	8.14%
Annual Cost per Capita	\$1,267	\$1,214	\$1,250	\$1,445	\$1,616	\$1,731	6.28%
General Government per Capita	\$252	\$265	\$274	\$304	\$352	\$388	8.73%

Source: Summit County

Table 20: Summit County Initial & 5-Year Projected Expenditures

	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected
General Government	\$17,662,331	\$18,660,569	\$19,715,227	\$20,829,491	\$22,006,731	\$23,250,506
Public Safety	\$26,753,033	\$28,663,965	\$30,711,393	\$32,905,065	\$35,255,429	\$37,773,676
Public Works	\$15,045,526	\$16,323,779	\$17,710,631	\$19,215,308	\$20,847,822	\$22,619,032
Public Health	\$6,595,934	\$6,746,186	\$6,899,861	\$7,057,036	\$7,217,791	\$7,382,208
Community	\$13,680,822	\$15,096,312	\$16,658,257	\$18,381,808	\$20,283,687	\$22,382,345
Intergovernmental	\$387,911	\$399,173	\$410,763	\$422,689	\$434,961	\$447,589
Transfers Out	\$387,911	\$419,485	\$453,630	\$490,554	\$530,483	\$573,663
Total	\$80,513,467	\$86,309,470	\$92,559,760	\$99,301,950	\$106,576,903	\$114,429,019

Source: ZPFI.

General Government

Park City Tech will have a budget comprised of several categories of expenditure, of which general government is the first. To project PCTech's cost of service for general government expenses, ZPFI utilized Summit County's 2024 cost per capita for each general government service and then scaled this number according to PCTech's population

growth along with an inflationary cost of half of Summit County's average annual 5-year general government cost growth rate of 11.30 percent, resulting in a projected growth rate of 5.65 percent. As mentioned above, ZPFI believes this is a more reasonable inflation expectation for the future as the 11.30 percent growth rate includes cost increases over the COVID-19 impacted period that are not expected to recur in the five-year study period.

Table 21: Summit County Cost of General Government Services per Capita

	2019	2020	2021	2022	2023	2024 Projected
Council	\$7.02	\$7.95	\$8.23	\$7.89	\$6.88	\$8.49
Administration	\$20.36	\$22.71	\$26.42	\$24.87	\$17.94	\$18.69
Economic Development	\$3.09	\$3.40	\$4.46	\$4.93	\$5.68	\$6.77
Financial Administration	\$0.00	\$0.00	\$0.00	\$2.51	\$13.56	\$16.14
Public Engagement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Natural Resources	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Auditor	\$11.37	\$11.41	\$12.27	\$7.20	\$4.30	\$5.67
Clerk	\$7.53	\$7.55	\$8.12	\$8.37	\$8.48	\$8.37
Elections	\$3.60	\$1.65	\$3.44	\$1.45	\$4.73	\$3.41
Treasurer	\$8.65	\$8.25	\$8.60	\$9.10	\$8.46	\$8.61
Recorder	\$15.43	\$14.95	\$15.03	\$16.35	\$16.95	\$17.81
Surveyor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Attorney	\$41.67	\$43.34	\$45.16	\$48.60	\$55.50	\$54.16
Assessor	\$22.73	\$20.78	\$22.00	\$23.24	\$22.56	\$22.26
Motor Vehicle	\$4.92	\$5.06	\$5.66	\$5.98	\$6.07	\$6.38
Justice Court	\$10.84	\$10.91	\$11.60	\$12.72	\$12.02	\$12.15
Public Defender	\$7.13	\$6.41	\$6.14	\$7.16	\$7.59	\$6.91
Community Development	\$11.86	\$13.28	\$11.27	\$11.95	\$11.84	\$12.10
Planning & Zoning	\$21.02	\$21.69	\$21.76	\$25.39	\$25.29	\$27.26
Building Inspection	\$22.05	\$22.52	\$24.55	\$25.52	\$25.51	\$25.67

Source: ZPFI, Summit County.

PCTech will not require all the services that Summit County provides within the General Government category due to the nature and characteristics of the incorporated area and development. ZPFI outlines PCTech's general government expense needs and profile below.

Council

PCTech Council expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Administration

PCTech Administration expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Economic Development

PCTech does not require Economic Development services, at least within the first five years after incorporation, as the project itself will act as the economic development catalyst.

Financial Administration

PCTech Financial Administration expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Public Engagement

PCTech does not require Public Engagement services, at least within the first five years after incorporation, as the project sponsor will serve in this capacity as the area develops.

Land & Natural Resources

Summit County does not have a separate Land & Natural Resources line item and PCTech will not require it.

Auditor

PCTech Auditor expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Clerk

PCTech Clerk expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Elections

PCTech Elections expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Treasurer

PCTech Treasurer expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Recorder

PCTech Recorder expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Surveyor

Summit County does not have a separate Surveyor line item and PCTech will not require it.

Attorney

PCTech Attorney expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Assessor

PCTech Assessor expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Motor Vehicle

PCTech Motor Vehicle expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Justice Court and Public Defender

Summit County provides Justice Court and Public Defender service to municipalities in the County through its General Fund and does not require municipalities to contract with the County directly through these services. The Proposed Incorporated Area would receive these services regardless of incorporation.

Community development

PCTech does not require Community Development services, at least within the first five years after incorporation, as the project itself will act as the community development plan.

Planning and Zoning

PCTech Planning and Zoning expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Building Inspection

PCTech Building Inspection expenses are expected to grow as the population grows along with the inflationary growth rate of 5.56 percent described above.

Table 22: Park City Tech Initial & 5-Year Projected General Government Expenditures

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Council	\$884	\$1,843	\$8,124	\$11,464	\$16,670	\$18,250
Administration	\$1,839	\$3,617	\$15,051	\$20,052	\$27,523	\$28,445
Financial Administration	\$1,675	\$3,478	\$15,273	\$21,474	\$31,106	\$33,928
Auditor	\$510	\$918	\$3,493	\$4,256	\$5,344	\$5,052
Clerk	\$856	\$1,751	\$7,572	\$10,485	\$14,960	\$16,071
Elections	\$338	\$668	\$2,798	\$3,750	\$5,177	\$5,383
Treasurer	\$861	\$1,720	\$7,269	\$9,836	\$13,714	\$14,396
Recorder	\$1,836	\$3,786	\$16,513	\$23,056	\$33,169	\$35,929
Attorney	\$5,741	\$12,169	\$54,568	\$78,338	\$115,873	\$129,049
Assessor	\$2,217	\$4,416	\$18,603	\$25,092	\$34,870	\$36,487
Motor Vehicle	\$676	\$1,432	\$6,415	\$9,204	\$13,605	\$15,142
Planning & Zoning	\$2,888	\$6,120	\$27,427	\$39,354	\$58,180	\$64,761
Building Inspection	\$2,651	\$5,477	\$23,929	\$33,474	\$48,247	\$52,359
Total	\$22,972	\$47,393	\$207,034	\$289,835	\$418,438	\$455,251

Source: ZPFI.

Public Safety

PCTech will incur additional public safety costs that are proportionate to the contribution that similarly sized municipalities make to the County's General Fund, as mentioned in the Executive Summary. Summit County primarily funds the Summit County Sheriff and public safety services through property and sales taxes paid to the County's General Fund and a municipal-type services fund. PCTech residents will continue to pay these costs regardless of incorporation, but the contracted costs to the municipality will be relatively low.

The below data is provided by Summit County and ZPFI has provided comparable per capita service costs in the table below for illustration.

Table 23: Summit County Municipalities Public Safety Costs per Capita

	Avg. Annual Cost	Population	Annual Cost per Capita
Coalville	\$9,100	1,915	\$4.75
Francis	\$11,625	1,797	\$6.47
Henefer	\$3,920	838	\$4.68
Kamas	\$14,870	8,278	\$1.80
Oakley	\$15,115	1,744	\$8.67
Park City	\$652,615	8,365	\$78.02
Unincorporated Areas (Summit County Less Munis Above)	\$823,185	19,772	\$41.63

Source: Summit County, ZPFI.

ZPFI computed an average cost per capita of \$5.27 per year that excludes Park City and Unincorporated Summit County. These areas serve high tourism, visitor, and non-primary homeowner populations. PCTech will not primarily be directed toward a visitor-based economy and will be developed for primary homeowners. Therefore, the average cost per capita in the region is more appropriately reflected by Coalville, Francis, Henefer, Kamas, and Oakley.

ZPFI scaled this per capita cost by PCTech's population path and Summit County's five-year public safety cost increases of 7.14 percent to arrive at the preliminary municipality's law enforcement costs below.

Table 24: Park City Tech Initial & 5-Year Projected Public Safety Costs

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
PCTech Population	100	200	846	1,146	1,599	1,680
Total Law Enforcement Costs	\$527	\$1,130	\$5,121	\$7,431	\$11,111	\$12,509

Source: ZPFI.

Public Works

Estimates for the costs of public works in Park City Tech were based on road the cost per weighted mile, which was calculated from data provided by the Utah Department of Transportation, and multiplied by the estimated road miles in the new city.

Table 25: Comparative Road Maintenance Costs per Weighted Road Mile in the Region

	Weighted Mileage	Roads Expense FY24	Expense per Weighted Mile
Summit County	1,529.26	\$4,609,500	\$3,014
Park City	324.10	\$978,494	\$3,019
		Average	\$3,017

Source: Summit County, Park City Municipal.

The number of estimated road miles in Park City Tech is 0.61 miles. Centerline paved roads are given a weight of 5 in UDOT's calculation, resulting in 3.05 Weighted Road Miles within the proposed city boundaries.

Table 26: Park City Tech Initial & 5-Year Projected Roads Cost

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Cost per Weighted Mile	\$3,017	\$3,107	\$3,200	\$3,296	\$3,395	\$3,497
PCTech Weighted Miles	3.05	3.05	3.05	3.05	3.05	3.05
Total Estimated Roads Costs	\$9,201	\$9,477	\$9,761	\$10,054	\$10,356	\$10,666

Source: ZPFI.

Startup Costs

Startup costs for legal, ordinance drafting, computers and software have been estimated at \$37,500, based on input from previous studies ZPFI has performed.

Debt Service

The proposed city has no outstanding debt obligations for which it would be responsible if incorporation occurs.

Summary of Expenditures: Five-Year Projections

A summary of five-year projected expenditures for Park City Tech is displayed below.

Table 27: Summary of 5-Year Expenditures

Expenditures	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Governmental Expenditures						
General Government						
Council	\$884	\$1,843	\$8,124	\$11,464	\$16,670	\$18,250
Administration	\$1,839	\$3,617	\$15,051	\$20,052	\$27,523	\$28,445
Financial Administration	\$1,675	\$3,478	\$15,273	\$21,474	\$31,106	\$33,928
Auditor	\$510	\$918	\$3,493	\$4,256	\$5,344	\$5,052
Clerk	\$856	\$1,751	\$7,572	\$10,485	\$14,960	\$16,071
Elections	\$338	\$668	\$2,798	\$3,750	\$5,177	\$5,383
Treasurer	\$861	\$1,720	\$7,269	\$9,836	\$13,714	\$14,396
Recorder	\$1,836	\$3,786	\$16,513	\$23,056	\$33,169	\$35,929
Attorney	\$5,741	\$12,169	\$54,568	\$78,338	\$115,873	\$129,049
Assessor	\$2,217	\$4,416	\$18,603	\$25,092	\$34,870	\$36,487
Motor Vehicle	\$676	\$1,432	\$6,415	\$9,204	\$13,605	\$15,142
Planning & Zoning	\$2,888	\$6,120	\$27,427	\$39,354	\$58,180	\$64,761
Building Inspection	\$2,651	\$5,477	\$23,929	\$33,474	\$48,247	\$52,359
Total General Government	\$22,972	\$47,393	\$207,034	\$289,835	\$418,438	\$455,251
Public Safety	\$527	\$1,130	\$5,121	\$7,431	\$11,111	\$12,509
Public Works & Roads	\$9,201	\$9,477	\$9,761	\$10,054	\$10,356	\$10,666
Total	\$32,700	\$58,000	\$221,916	\$307,321	\$439,905	\$478,426

Source: ZPFI.

The cost per capita in the proposed city¹ of \$284 in year five of the study period is less than the projected cost per capita for Summit County and other cities in the region. This is due to the incorporated area having significantly less road mileage per capita due to its more efficient land use form, limited public parks, along with less indirect costs and overhead. Summit County and Park City appear to have quite high costs per capita at first. However, this is because the expenses of these jurisdictions are geared toward serving a highly transient tourist, visitor, and non-primary homeowner economy. This is not reflected in the per capita calculation, which uses the long-term population base as the divisor, leading to a per-capita cost profile that does not reflect the true service population. PCTech will not have nightly rentals or transient hotel uses, and therefore it is reasonable for its per capita costs to be closer to a municipality like Francis than like Park City.

¹ Costs for comparative cities/counties exclude fire, sanitation, public health, community, and courts/justice

Table 28: Comparative Cities – Cost per Capita

	Cost per Capita - at Year 5
Summit County	\$1,830
Summit County General Government & Public Works	\$1,003
Park City	\$7,968
Coalville	\$648
Kamas	\$1,959
Francis	\$447
Oakley	\$1,345
Park City Tech	\$285

Source: ZPFI.

Five-Year Revenues Projections in the Proposed City

Utah Code 10-2a-504(3)(a)(ii)(C): assuming the same tax categories and tax rates as imposed by the county and all other current service providers at the time during which the feasibility consultant prepares the feasibility study, the initial and five-year projected revenue for the proposed preliminary municipality area;

Summit County Historic Revenues

Summit County Revenues are derived from several sources: property and sales taxes form the bulk of the county's revenues, and are supplemented by revenue from licenses, permits, fees for government services, fines, and transfers from Utah state government.

Table 29: Summit County General Fund Historic Revenues

	2019	2020	2021	2022	2023	2024	AAGR
Taxes	\$34,903,244	\$35,995,734	\$38,935,085	\$44,610,541	\$48,174,007	\$52,753,136	9.51%
Licenses and Permits	\$2,866,480	\$2,097,443	\$4,228,100	\$3,079,623	\$2,557,902	\$2,489,062	-2.69%
Intergovernmental	\$9,150,340	\$8,897,378	\$9,686,198	\$10,580,183	\$11,695,973	\$12,509,430	6.96%
Charges for Service	\$7,136,487	\$8,378,578	\$9,213,675	\$8,055,360	\$6,481,572	\$6,332,868	-2.29%
Fines and Forfeitures	\$847,809	\$749,474	\$777,462	\$1,015,117	\$1,087,710	\$1,164,656	7.07%
Interest Income	N/A	N/A	N/A	N/A	N/A		
Miscellaneous	\$880,543	\$439,219	\$338,208	\$1,053,985	\$2,646,736	\$3,973,941	50.14%
Transfers In	\$1,732,972	\$2,188,150	\$1,246,664	\$1,608,063	\$1,646,703	\$1,626,209	-1.24%
Total	\$57,517,876	\$58,745,977	\$64,425,391	\$70,002,872	\$74,290,602	\$79,706,552	7.29%

Source: Summit County.

Property Tax Revenues

Property owners in the proposed city will be located within the Summit County 010-0000 tax district with the following taxing entities. We note PCTech will receive the municipal type service area tax rate while residents will still pay all other applicable tax rates seen below.

Table 30: Park City Tech Tax District & Taxing Entities

Number	Entity	2024 Rate
1010	Summit	0.000491
1015	Multicounty Assessing & Collecting Levy	0.000015
1020	County Assessing & Collecting Levy	0.000114
2010	Park City School District	0.003701
4005	Weber Basin Water Conservancy District	0.000196
4060	Park City Fire Service District	0.000350
4150	Summit County Mosquito Abatement District	0.000014
4310	Snyderville Basin Recreation District	0.000408
6010	Municipal Type Service Area	0.000315
6030	Snyderville Basin Recreation District Bond A	0.000118
6031	Snyderville Basin Recreation District Bond B	0.000080

Source: Utah State Tax Commission.

The property owner within the proposed city boundary currently pays taxes to Summit County to pay for countywide services, as well as for municipal type services such as police protection and road maintenance. If incorporation should occur, PCTech would receive the municipal type service area revenue. PCTech would also likely see its Summit County tax rate decrease.

For purpose of analyzing the feasibility of incorporation, in accordance with Utah Code, the municipal type service tax rate has been initially applied to Park City Tech, which generates its projected property tax.

Table 31: Park City Tech Projected Property Tax Revenue

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Taxable Value	\$20,479,294	\$20,479,294	\$20,479,294	\$194,496,467	\$288,222,625	\$395,743,863
Prior Year New Growth	\$0	\$0	\$174,017,173	\$93,726,158	\$107,521,238	\$21,387,064
Total Taxable Value	\$20,479,294	\$20,479,294	\$194,496,467	\$288,222,625	\$395,743,863	\$417,130,926
Property Tax Revenue	\$6,451	\$6,451	\$61,266	\$90,790	\$124,659	\$131,396

Source: ZPFI.

Sales Tax Revenues

Sales tax revenues are distributed on both population and point of sale. Point of sale tax revenues are calculated based on one-half of one percent of local sales and population revenues are provided based on a per capita distribution of roughly \$150 per person per year based on recent population sales tax distributions by the Utah State Tax Commission. In addition, the new City should receive a fair allocation of retail sales revenues from Internet, private motor-vehicle sales, utilities and telecommunications. However, the Utah State Tax Commission does not currently track these types of sales by specific location within the unincorporated County. If incorporation should occur, the State Tax Commission would be forced to track these sales within PCTech boundaries and there would be additional revenues to the newly formed city.

One-half of all local sales tax revenues are distributed statewide based on population. The ratio of a community's population, compared to the statewide population, is used to assess the community's fair share of these revenues. Based on data provided by the Utah State Tax Commission, during the past year the average per capita distribution was approximately \$150. With a year 5 population of 1,680 persons, the projected population distribution would be approximately \$252,049 in population distribution and \$74,229 in point-of-sale distribution.

The overall sales tax projection for the study period is provided below.

Table 32: Park City Tech Projected Sales Tax Revenue

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Population Distribution	\$15,000	\$30,000	\$126,915	\$171,897	\$239,881	\$252,049
Point-of-Sale Distribution	\$0	\$0	\$21,153	\$42,650	\$66,230	\$74,229
Sales Tax Revenue	\$15,000	\$30,000	\$148,068	\$214,547	\$306,111	\$326,278

Source: ZPFI

Municipal Energy (Franchise) Tax Revenues

This revenue source is available only to cities, and not to counties. Therefore, the PCTech study area is not currently paying this tax. While the city could choose to do so, if incorporated, it is not part of the current level of service and has therefore not been included in the revenue projections.

Motor Vehicle Revenues – Fee-in-Lieu

Motor vehicle revenues are distributed out of the property tax revenue earned by a City in relation to the tax rates of other taxing entities in the area. Last year, motor vehicle revenues distributed in the unincorporated County represented 2.55 percent of property tax revenues. If PCTech establishes a property tax rate, it would expect to receive its fair share distribution of fees-in-lieu which could be lower or higher than 2.55 percent, depending on the tax rate that it chooses to establish.

Licenses and Permits

Business License Fees

Business license fee revenues of \$825 in year 4 and \$850 in year 5 annually were calculated based on information provided by Summit County. The base fee for business licenses is \$275 and approximately 3 businesses per year will be added in the years indicated above.

Building Permits

Building permit fees must be tied to the cost of service for inspections. Therefore, the maximum the PCTech could charge would be approximately equal to their cost of building inspections, which is what is configured below/

The theory behind building permit fees is that they are used to directly offset the costs associated with building inspections. However, this is a very volatile source of revenue that can fluctuate significantly based on economic cycles, interest rates, construction costs, etc.

Table 33: Business License and Building Permit Fee Revenue

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Building Permits	\$0	\$5,477	\$23,929	\$33,474	\$48,247	\$52,359
Business Licenses	\$0	\$0	\$0	\$0	\$825	\$850
Fee Revenue	\$0	\$5,477	\$23,929	\$33,474	\$49,072	\$53,208

Source: ZPFI, Summit County.

Class C Road Funds

Class C Road Funds are distributed both on population and weighted road miles.² For the last year for which figures were available, the average distribution was \$36.94 per capita and \$987.34 per weighted road mile.

² Weighted road miles are calculated by multiplying paved roads by 5, gravel roads by 2 and dirt roads by 1.

Table 34: Class C Road Funds

Road Mile Distribution	Population	Weighted Mileage	Amount Distributed	Population Distribution	Weighted Mile Distribution	Per Capita Distribution	Per Weighted Mile Distribution
May - June 2024	3,417,734	127,549	\$42,049,700	\$21,024,850	\$21,024,850	\$6.15	\$164.84
July - August 2024	3,417,734	127,669	\$47,057,645	\$23,528,822	\$23,528,822	\$6.88	\$184.30
September - October 2024	3,417,734	127,793	\$33,884,177	\$16,942,088	\$16,942,088	\$4.96	\$132.57
November - December 2024	3,417,734	127,895	\$47,324,554	\$23,662,277	\$23,662,277	\$6.92	\$185.01
January - February 2025	3,417,734	128,089	\$36,360,736	\$18,180,368	\$18,180,368	\$5.32	\$141.94
March - April 2025	3,417,734	128,133	\$45,791,440	\$22,895,720	\$22,895,720	\$6.70	\$178.69
Total						\$36.94	\$987.34

Source: ZPFI.

The number of estimated road miles in Park City Tech is 0.61 miles. Centerline paved roads are given a weight of 5 in UDOT's calculation, resulting in 3.05 Weighted Road Miles within the proposed city boundaries. Based on these figures PCTech will receive the road fund revenue outlined in the table below.

Table 35: Class B/C Road Fund Revenue

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Population Distribution	\$3,694	\$7,387	\$31,251	\$42,327	\$59,067	\$62,063
Road Mile Distribution	\$3,011	\$3,102	\$3,195	\$3,291	\$3,389	\$3,491
Road Fund Revenue	\$6,705	\$10,489	\$34,446	\$45,617	\$62,456	\$65,554

Source: ZPFI, UDOT.

Charges for Services

The City can establish fees to offset the cost of providing services in various areas: zoning and subdivision fees, fees for inspections, rentals, etc. An estimate of \$10,000 per year has been included in these revenues. Five-year projections of revenues are as follows:

Summary of Proposed Incorporated Area General Fund Revenues

Table 36: 5-Year Revenue Projections

Revenues	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Taxes						
Property Taxes	\$6,451	\$6,451	\$61,266	\$90,790	\$124,659	\$131,396
Motor Vehicle Taxes	\$165	\$165	\$1,565	\$2,319	\$3,185	\$3,357
Sales Taxes						
Population Distribution	\$15,000	\$30,000	\$126,915	\$171,897	\$239,881	\$252,049
Point of Sale Distribution	\$0	\$0	\$21,153	\$42,650	\$66,230	\$74,229
Licenses and Permits						
Building Permits	\$0	\$5,477	\$23,929	\$33,474	\$48,247	\$52,359
Business Licenses	\$0	\$0	\$0	\$0	\$825	\$850
Intergovernmental Revenue						
Class B/C Road Funds						
Population Distribution	\$3,694	\$7,387	\$31,251	\$42,327	\$59,067	\$62,063
Road Mile Distribution	\$3,011	\$3,102	\$3,195	\$3,291	\$3,389	\$3,491
Charges for Services	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Revenues	\$38,321	\$62,581	\$279,274	\$396,748	\$555,483	\$589,793

Source: ZPFI.

5-Year Incorporated City Budget

A view of the five-year City budget is provided below.

Table 37: 5-Year City Budget

Revenues	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Taxes						
Property Taxes	\$6,451	\$6,451	\$61,266	\$90,790	\$124,659	\$131,396
Motor Vehicle Taxes	\$165	\$165	\$1,565	\$2,319	\$3,185	\$3,357
Sales Taxes						
Population Distribution	\$15,000	\$30,000	\$126,915	\$171,897	\$239,881	\$252,049
Point of Sale Distribution	\$0	\$0	\$21,153	\$42,650	\$66,230	\$74,229
Licenses and Permits						
Building Permits	\$0	\$5,477	\$23,929	\$33,474	\$48,247	\$52,359
Business Licenses	\$0	\$0	\$0	\$0	\$825	\$850
Intergovernmental Revenue						
Class B/C Road Funds						
Population Distribution	\$3,694	\$7,387	\$31,251	\$42,327	\$59,067	\$62,063
Road Mile Distribution	\$3,011	\$3,102	\$3,195	\$3,291	\$3,389	\$3,491
Charges for Services	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Revenues	\$38,321	\$62,581	\$279,274	\$396,748	\$555,483	\$589,793

Expenditures	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Governmental Expenditures						
General Government						
Council	\$884	\$1,843	\$8,124	\$11,464	\$16,670	\$18,250
Administration	\$1,839	\$3,617	\$15,051	\$20,052	\$27,523	\$28,445
Financial Administration	\$1,675	\$3,478	\$15,273	\$21,474	\$31,106	\$33,928
Auditor	\$510	\$918	\$3,493	\$4,256	\$5,344	\$5,052
Clerk	\$856	\$1,751	\$7,572	\$10,485	\$14,960	\$16,071
Elections	\$338	\$668	\$2,798	\$3,750	\$5,177	\$5,383
Treasurer	\$861	\$1,720	\$7,269	\$9,836	\$13,714	\$14,396
Recorder	\$1,836	\$3,786	\$16,513	\$23,056	\$33,169	\$35,929
Attorney	\$5,741	\$12,169	\$54,568	\$78,338	\$115,873	\$129,049
Assessor	\$2,217	\$4,416	\$18,603	\$25,092	\$34,870	\$36,487
Motor Vehicle	\$676	\$1,432	\$6,415	\$9,204	\$13,605	\$15,142
Planning & Zoning	\$2,888	\$6,120	\$27,427	\$39,354	\$58,180	\$64,761
Building Inspection	\$2,651	\$5,477	\$23,929	\$33,474	\$48,247	\$52,359
Total General Government	\$22,972	\$47,393	\$207,034	\$289,835	\$418,438	\$455,251
Public Safety	\$527	\$1,130	\$5,121	\$7,431	\$11,111	\$12,509
Public Works & Roads	\$9,201	\$9,477	\$9,761	\$10,054	\$10,356	\$10,666
Total	\$32,700	\$58,000	\$221,916	\$307,321	\$439,905	\$478,426

Initial Startup Costs	\$27,500	\$10,000	\$0	\$0	\$0	\$0
Total Expenditures	\$60,200	\$68,000	\$221,916	\$307,321	\$439,905	\$478,426
Net Revenues	-\$21,879	-\$5,419	\$57,358	\$89,427	\$115,578	\$111,367
Ratio of Revenues to Expenditures	64%	92%	126%	129%	126%	123%

Source: ZPFI.

6 Analysis of Risks and Opportunities that Might Affect Actual Costs or Revenues

Utah Code 10-2a-504(3)(a)(ii)(D): the risks and opportunities that might affect the actual costs described in Subsection (3)(a)(ii)(B) or the revenues described in Subsection (3)(a)(ii)(C) of the proposed preliminary municipality area;

Risks

ZPFI provides a summary of potential risks, which are inherent in all projects that involve development, below.

Interest Rate Risk

Interest rate fluctuations can affect both the cost and availability of financing:

- Any rising rates increase debt service costs and reduce project cash flow.
- Higher rates may lead to cap rate expansion, lowering property valuations.
- Refinancing risk if rates are higher at maturity.
- Mitigation: Fixed-rate financing, interest rate hedging, and flexible capital structures.

Inflation Risk

Inflation impacts both development costs and long-term operating expenses:

- Rising material and labor costs can erode margins.
- Operating costs may increase post-completion.
- Rental income may lag if leases lack inflation protection.
- Mitigation: Inflation-indexed contracts, escalation clauses in leases, and proactive cost management.

Market Risk

External economic and sector-specific trends can affect demand and pricing:

- Broader economic downturns can reduce investor and tenant appetite.
- Mitigation: Market research, flexible design, and diversified tenant mix.

Construction Risk

Execution challenges can lead to delays, budget overruns, and quality issues:

- Permitting delays or inspection failures.
- Labor shortages or supply chain disruptions.
- Contractor disputes or underperformance.
- Mitigation: Experienced project management, performance bonds, and robust contracts.

Regulatory and Legal Risk

Changes in laws or compliance issues can impact feasibility:

- Any new zoning or land use restrictions imposed on the area.
- Unknown or new environmental regulations or remediation requirements.
- Litigation from stakeholders or neighbors.

- Mitigation: Early legal review, proactive engagement with authorities, and compliance audits.

Environmental Risk

Site-specific and regional environmental factors can pose threats:

- Natural disasters (e.g., flooding, earthquakes).
- Sustainability mandates or ESG expectations.
- Mitigation: Environmental assessments, resilient design, and green building certifications.

Tenant Risk (Lease-Up Risk)

The ability to attract and retain tenants is critical for financial success:

- Difficulty leasing space due to competition or misaligned offerings.
- Tenant credit risk or default.
- Lease rollover concentration during downturns.
- Mitigation: Pre-leasing strategies, tenant credit screening, and staggered lease terms.

Operational Risk

Post-construction management affects long-term performance:

- Poor property management can lead to tenant dissatisfaction.
- Maintenance issues may result in unexpected costs.
- Technology failures in smart building systems.
- Mitigation: Professional management teams, preventive maintenance plans, and scalable tech infrastructure.

Reputation Risk

Public perception and stakeholder trust can influence project outcomes:

- Community opposition or activism.
- Negative media coverage or ESG concerns.
- Mitigation: Transparent communication and stakeholder alignment.

Opportunities

ZPFI provides a summary of potential opportunities, which are inherent in all projects that involve development, below. In many cases, risks and opportunities are different sides of the same coin.

Interest Rate Opportunity

While rising rates pose challenges, decreasing rates could benefit the project:

- Signal economic strength, which may boost demand for commercial space.
- Create competitive advantage if PCTech secures low-cost, fixed-rate financing early.
- Attract investors seeking real assets as a hedge against rate volatility.
- Strategy: Lock in favorable financing terms and position PCTech as a stable, income-generating asset.

Funding Opportunity

Funding challenges can lead to creative capital structuring:

- Alternative financing (e.g., green bonds, tax credits) may become available.
- Strategic partnerships with tech firms or institutions can enhance credibility and access to capital.
- Phased development can align funding needs with market absorption.
- Strategy: Explore innovative funding models and build strategic alliances.

Inflation Opportunity

Inflation can enhance asset value and income potential:

- Real estate often appreciates during inflationary periods.
- Further, inflation is stable and relatively low at the moment.
- Lease structures with CPI adjustments can increase revenue.
- Replacement cost inflation can make new developments more attractive than older stock.
- Strategy: Design leases and operations to benefit from inflation-linked growth.

Market Opportunity

Market shifts can open new avenues:

- Salt Lake City's emerging status as a tech hub can boost absorption and rents.
- Changing work patterns may increase demand for flexible, hybrid-ready spaces.
- Strategy: Align PCTech's design and marketing with evolving tenant needs and regional trends.

Construction Opportunity

Challenges in construction can lead to innovation:

- Modular or prefabricated methods may reduce costs and timelines.
- Sustainable building practices can attract ESG-focused investors and tenants.
- Strong execution can differentiate PCTech from competitors.
- Strategy: Leverage technology and sustainability to enhance construction efficiency and appeal.

Regulatory and Legal Opportunity

Navigating regulations can unlock incentives:

- Opportunity zone benefits, tax credits, or grants may be available.
- Early compliance can streamline approvals and build goodwill.
- Strategy: Position PCTech as a model for projects with additional public benefit.

Environmental Opportunity

Environmental considerations can enhance long-term value:

- Green certifications (LEED, WELL) can command premium rents.
- Resilient design improves insurability and tenant confidence.
- Sustainability aligns with investor and tenant ESG priorities.
- Strategy: Make environmental stewardship a core value proposition.

Tenant Opportunity

Tenant-related risks can be turned into strategic advantages:

- Pre-leasing to anchor tenants can de-risk lease-up and attract others.
- Flexible space offerings (e.g., coworking, labs) can meet diverse needs.
- Strong tenant relationships can lead to long-term retention and referrals.
- Strategy: Build a tenant-centric leasing strategy with flexible, tech-enabled spaces.

Operational Opportunity

Operational excellence can drive long-term success:

- Smart building systems can reduce costs and enhance tenant experience.
- Data-driven management improves efficiency and responsiveness.
- Strong branding and service can differentiate PCTech in the market.
- Strategy: Invest in technology and talent to create a best-in-class operating platform.

Analysis of New Revenue Sources

Utah Code 10-2a-504(3)(a)(ii)(E): new revenue sources that may be available to the proposed preliminary municipality area that are not available before the area incorporates, including an analysis of the amount of revenues the proposed preliminary municipality area might obtain from those revenue sources;

Municipal Energy Taxes

If incorporated, a City can enact a municipal energy tax of up to six percent on all taxable portions of municipal energy purchases (i.e., gas and electric).

If PCTech chooses to enact a municipal energy tax to the full six percent allowed by law, it is estimated that it could generate approximately \$211,680 annually from residential units alone. Additional revenues would be generated by commercial development depending on the amount of usage.

Table 38: Municipal Energy Tax Revenue Projections

Municipal Energy Tax Potential	
Number of Households	1,680
Average Residential Electric Bill per Month	\$125
Average Residential Gas Bill per Month	\$50
Municipal Energy Tax Rate	6.00%
Tax Revenue per HH per Year	\$126
Total Energy Tax Revenues	\$211,680

Source: ZPFI.

Impact Fees

If incorporation occurs, PCTech will be able to charge impact fees to new development. Impact fees are one-time fees charged to new development to offset the capital costs associated with their particular development. PCTech could charge impact fees for streets, public safety and parks, as those are serviced by the General Fund. All other impact fees, such as water, sewer, etc., would be charged directly by the taxing entity providing those services.

Grants

Most of the comparable cities received grant revenues. These same grant sources would be available to PCTech, but their amount is uncertain and unknown at this time.

Increased Property Tax

If PCTech were to increase its municipal property tax it would lead to an increase in revenues available for the city. By year five of the incorporation, every 0.001 increase in property tax would generate approximately \$417,130 in new revenue.

Five-Year Tax Burden Projections within Incorporated Area

Utah Code 10-2a-504(3)(a)(ii)(F): the projected tax burden per household of any new taxes that may be levied within the proposed preliminary municipality area within five years after incorporation as a town;

The results of this study indicate incorporation would cost Park City Tech residents \$20 of additional money per year, on average over the five-year period, assuming a median primary residence with a market value of \$660,000, and assuming that the new City contracts with Summit County for public safety and public works services and that the County does not reduce its General Fund tax rate to offset the additional contract monies it will receive for services it is already providing.

Net revenues for the new city are positive primarily for two reasons. First, the Proposed Incorporated Area in Summit County has an existing municipal type services area tax that the newly incorporated city would receive. Second, Summit County provides public safety services to municipalities in the County out of its General Fund at relatively low additional cost to the municipalities. Therefore, the primary revenue sources for these County-delivered services are existing property and sales taxes, of which PCTech will pay regardless of incorporation. This creates cost savings for residents of smaller municipalities compared to a scenario where municipalities would have to contract with the County for all public safety services.

Table 39: Net Revenue, Revenue Margin, and Tax Impacts on Proposed City from Incorporation

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5	5Y Total
Total Revenue	\$38,321	\$62,581	\$279,274	\$396,748	\$555,483	\$589,793	\$1,883,878
Total Expense	\$60,200	\$68,000	\$221,916	\$307,321	\$439,905	\$478,426	\$1,515,568
Net Revenue (Expense)	(\$21,879)	(\$5,419)	\$57,358	\$89,427	\$115,578	\$111,367	\$368,310
Taxable Value	\$20,479,294	\$20,479,294	\$194,496,467	\$288,222,625	\$395,743,863	\$417,130,926	-
Ratio of Revenues to Expenses	0.64	0.92	1.26	1.29	1.26	1.23	1.24
Tax Rate Needed to Cover Expenses	0.0011	0.0003	0.0000	0.0000	0.0000	0.0000	-
Impact on \$660,00 Median Primary Residence - Savings(Cost)	(\$406.76)	(\$100.74)	\$0.00	\$0.00	\$0.00	\$0.00	-
Revenue Margin						24%	

Source: ZPFI.

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Fiscal Impacts on Other Districts or Governmental Entities Providing Services

Utah Code 10-2a-504(3)(a)(ii)(G): the fiscal impact of the proposed preliminary municipality area's incorporation as a town on unincorporated areas, other municipalities, special districts, special service districts, and other governmental entities in the county;

This section discusses the impacts to existing service providers if incorporation occurs. Taxing entities will experience a positive fiscal impact.

Summit County

Summit County has both property taxing and sales taxing authority and will see a positive impact from new growth in property taxes. In sales tax, new residents will generate greater county-wide taxable sales, which will also benefit multiple Summit County funds.

If Summit County were to reduce its General Fund tax rate to account for the savings to its General Fund from the additional contract revenues from the new city for services that the County is already providing, then PCTech residents would pay reduced taxes to the County which would approximate a negligible savings of about \$0.19 per year annually for a primary residence with a market value of \$660,000. This would minimally reduce the tax burden on city residents. Clearly, the fiscal impact of the new development will be positive in this scenario.

Table 40: Summit County Potential General Fund Cost Reduction if Incorporation Proceeded & Contracting Services

Summit County Potential General Fund Cost Reduction at Year 5	
Service Costs	
Public Safety	\$12,509
Public Works	\$10,666
Total Cost of Services	\$23,175
Tax Rate Reduction	
Summit County Taxable Value 2024	\$45,901,711,291
Tax Rate Reduction	0.0000005
Impact on \$660,00 Median Primary Residence - Savings(Cost)	\$0.19
Summit County General Fund Reduction	
General Fund 2024 Tax Rate	0.000491
General Fund Property Tax Revenues	\$22,537,740
GF Property Tax Reduction Amount	\$23,175
Total	\$22,514,565
General Fund Property Tax Rate Needed	0.000490
Property Tax Reduction Amount	0.0000005
PC Tech Taxable Value	\$417,130,926
Property Tax Revenues Generated for Summit County per Year Through Contract	\$211

Source: ZPFI.

If the new proposed municipality does not contract with Summit County for public safety and public works services, the proposed municipality will still pay Summit County's property tax rate and will also generate additional taxable sales for the County.

Table 41: Fiscal Impacts to Summit County

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Property Tax	\$10,055	\$10,055	\$10,055	\$95,498	\$141,517	\$194,310
Local Sales and Use Tax	\$15,000	\$30,000	\$316,689	\$449,752	\$650,858	\$686,853
County Option Sales Tax	\$0	\$0	\$94,887	\$138,927	\$205,489	\$217,402
Additional Mass Transit Tax	\$0	\$0	\$94,887	\$138,927	\$205,489	\$217,402
County Option Transportation Tax	\$0	\$0	\$94,887	\$138,927	\$205,489	\$217,402
Transportation Infrastructure	\$0	\$0	\$94,887	\$138,927	\$205,489	\$217,402
County Public Transit	\$0	\$0	\$94,887	\$138,927	\$205,489	\$217,402
Botanical, Cultural, Zoo Tax	\$0	\$0	\$3,795	\$5,557	\$8,220	\$8,696
Total Fiscal Impact Across Funds	\$25,055	\$40,055	\$801,178	\$1,239,887	\$1,819,818	\$1,968,173

Source: ZPFI.

For all other taxing authorities in the region, the impact of incorporation will be no different than the fiscal impact if the development proceeds without incorporation. However, ZPFI has provided summary estimates of potential fiscal impacts for the following special districts in the Proposed Incorporated Area's service area. These special service districts are the Park City School District, the Park City Fire Service District, the Summit County Mosquito Abatement District, and the Weber Basin Water Conservancy District.

Park City School District

For Park City School District ("PCSD"), revenue from property taxes and the State of Utah's Weighted Pupil Unit ("WPU") revenue for schools will increase as the development will add to the student body. However, PCSD has relatively high expenditure per student. ZPFI notes that in practice PCSD will likely be able to absorb the projected new student body at minimal to low marginal cost. However, due to the lens of the study that requires consideration of impact through existing levels of service, ZPFI projects below that net revenues as a result of the development will be negative over the five-year study period.

Over the previous five years, the Utah WPU value has been rising at a pace of approximately 4.5 percent per year.

Table 42: History of Utah WPU Value

Fiscal Year	2022	2023	2024	2025	2026	5Y AAGR
WPU Value	\$3,809	\$4,038	\$4,280	\$4,494	\$4,674	4.5%

Source: ZPFI, PCSD.

However, the PCSD student body has been declining, which leads to less direct revenue from this State pool.

Table 43: History of PCSD Student Body

Fiscal Year	2021	2022	2023	2024	2025	5Y AAGR
Student Body	4,592	4,350	4,246	4,117	4,007	-2.5%

Source: ZPFI, PCSD.

ZPFI projects that approximately 333 students will be added to the PCSD student body over the five-year study period as a result of new development. This will partially offset, but not completely halt, the decreasing trend in the student body.

Table 44: Projected Increases to Student Body due to PCTech Development

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
--	---------	--------	--------	--------	--------	--------

Projected Student Body Increase from PC Tech	-	11	81	114	163	172
Projected Total Student Body	4,007	3,916	3,887	3,822	3,777	3,694

Source: ZPFI.

While student body increases are a revenue generator for PCSD's General Fund, expenses will increase faster than the new revenue as operations expenses per student stand at \$29,571 as of 2025.

Table 45: PCSD Expenses Per Student

Fiscal Year	2021	2022	2023	2024	2025	5Y AAGR
General Fund Expenditures	\$86,277,121	\$101,637,763	\$99,075,130	\$117,759,737	\$118,492,843	7.5%
General Fund Expenditures per Student	\$18,789	\$23,365	\$23,334	\$28,603	\$29,571	11.5%

Source: ZPFI, PCSD.

Given the expense profile per student, ZPFI projected the increase in service costs for PCSD, assuming an inflationary growth rate of half of PCSD's recent five-year average per capita cost growth rate increases, consistent with our methodology above.

ZPFI finds that the overall fiscal impact of the development will be negative for PCSD when viewed through existing levels of service.

Table 46: PCTech Projected Fiscal Impact on PCSD

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Expense						
New Operations Expense from PC Tech Students	\$0	\$340,828	\$2,688,854	\$3,985,925	\$6,040,913	\$6,733,229
Total New Expense	\$0	\$340,828	\$2,688,854	\$3,985,925	\$6,040,913	\$6,733,229
Revenue						
New Growth Taxable Value Revenue For Operations	\$75,794	\$75,794	\$719,831	\$1,066,712	\$1,464,648	\$1,543,802
New WPU Value Revenue	\$0	\$53,261	\$415,425	\$608,849	\$912,300	\$1,005,341
Total New Revenue	\$75,794	\$129,054	\$1,135,257	\$1,675,561	\$2,376,948	\$2,549,142
Net Revenue	\$0	-\$287,567	-\$2,273,429	-\$3,377,076	-\$5,128,613	-\$5,727,888
Ratio of Revenue to Expenses		37.9%	42.2%	42.0%	39.3%	37.9%

Source: ZPFI.

Park City Fire Service District

For Park City Fire Service District ("PCFD"), revenue from property taxes will increase. However, PCFD has relatively high expenditure per capita. Like PCSD, PCFD costs of service are not likely to grow as a linear scalar in proportion to population. However, consistent with the existing levels-of-service methodology, ZPFI projects that net revenues for PCFD because of the development will be negative over the five-year study period.

PCFD operations costs per service population capita are approximately \$742 as of fiscal year 2024.

Table 47: PCFD Expenses per Capita

Fiscal Year	2021	2022	2023	2024	5Y AAGR
General Fund Expenditures	\$15,841,286	\$19,454,130	\$25,035,741	\$23,757,799	12.5%
General Fund Expenditures per Capita	\$495	\$608	\$782	\$742	12.5%

Source: ZPFI, PCFD.

ZPFI finds that the overall fiscal impact of the development will be negative for PCFD if it is to maintain a linear level of service as population grows.

Table 48: PCTech Projected Fiscal Impact on PCFD

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Expense						
New Operations Expense from Increased Population	\$0	\$78,881	\$625,294	\$931,379	\$1,418,339	\$1,588,477
Total New Expense	\$0	\$78,881	\$625,294	\$931,379	\$1,418,339	\$1,588,477
Revenue						
New Growth Taxable Value Revenue	\$7,168	\$7,168	\$68,074	\$100,878	\$138,510	\$145,996
Total New Revenue	\$7,168	\$7,168	\$68,074	\$100,878	\$138,510	\$145,996
Net Revenue	\$7,168	-\$71,713	-\$557,221	-\$830,501	-\$1,279,829	-\$1,442,482
Ratio of Revenue to Expenses		9.1%	10.9%	10.8%	9.8%	9.2%

Source: ZPFI.

Summit County Mosquito Abatement District

ZPFI does not believe that the Summit County Mosquito Abatement District (“SCMAD”) will need to materially alter its service as the area is already within SCMAD’s service area and does not contain, and will not add, additional detention ponds or locations that mosquitos are likely to breed in. Therefore, the fiscal impacts to SCMAD will be marginally positive.

Table 49: PCTech Projected Fiscal Impact on SCMAD

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
New Growth Taxable Value Revenue	\$287	\$287	\$2,723	\$4,035	\$5,540	\$5,840
Total New Revenue	\$287	\$287	\$2,723	\$4,035	\$5,540	\$5,840

Source: ZPFI.

Weber Basin Water Conservancy District

ZPFI does not believe that the Weber Basin Water Conservancy District (“WBWCD”) will need to materially alter its service as the area already has a planned water supply and access. Therefore, the fiscal impacts to WBWCD will be marginally positive.

Table 50: PCTech Projected Fiscal Impact on WBWCD

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
New Growth Taxable Value Revenue	\$4,014	\$4,014	\$38,121	\$56,492	\$77,566	\$81,758
Total New Revenue	\$4,014	\$4,014	\$38,121	\$56,492	\$77,566	\$81,758

Source: ZPFI.

Water Sufficiency

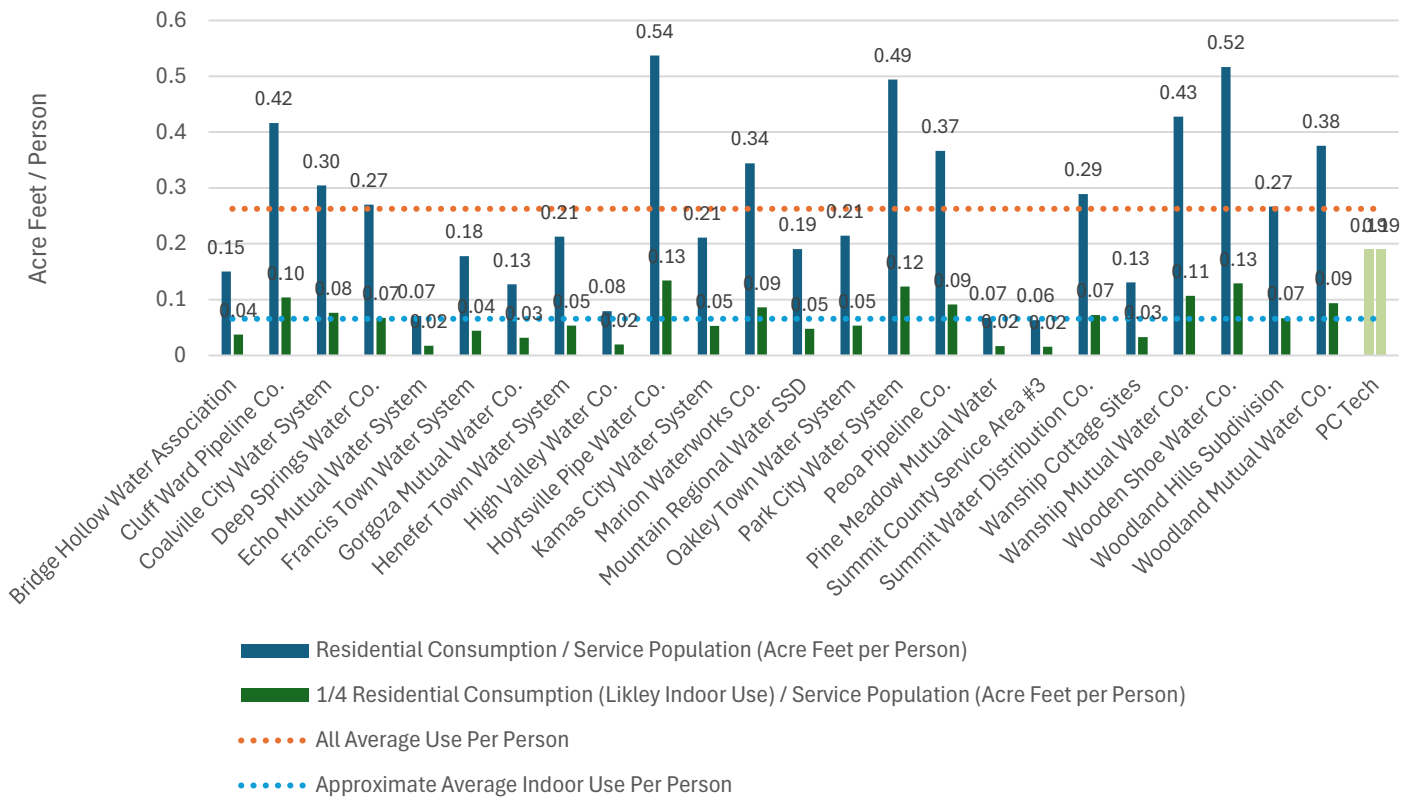
Utah Code 10-2a-504(3)(a)(iii): an analysis regarding whether sufficient water will be available to support the proposed preliminary municipality area when the development of the area is complete.

10

The project Sponsor has been assigned 300 water shares in the Summit Water Distribution Company per two agreements executed in 2008 and 2018, which is equivalent to 300-acre feet per year. This amounts to an annual per capita water supply of approximately 0.19-acre feet per person. PCTech is likely to consume much less water per person than other regional systems in Summit County due to its efficient, higher-density, land use form and relative lack of expansive landscaping. Therefore, per person consumption is likely to be approximately one-fourth that of regional systems as most consumption will be for indoor use only. ZPFI has provided a comparison chart below of water use per person across Summit County systems and a comparison level at one-fourth of those systems’ use as well.

Chart 2: Summit County Water Systems Annual Residential Consumption per Person (Acre Feet/Person)

Summit County Water Systems Annual Residential Consumption per Person (Acre Feet/Person)



Source: ZPFI, Utah Department of Water Resources, Municipal and Industrial Water Data: 2022 Culinary Suppliers.

ZPFI concludes that PC Tech will have sufficient water to support the preliminary municipality area when the development of the area is complete.

Appendix B – Unit Mix and Phases

Phase	Land Area	Commercial	Market Rate			Rent Restricted by Deed		Total
			Condos	Townhomes	Apartments	100%-120% AMI	≤80% AMI	
1	21.40 acres	100,000 SF		40	120		160	320
2	26.03 acres	125,000 SF	65	120	40	100	80	405
	47.43 acres	225,000 SF	65	160	160	100	240	725

Residential

		Market Rate			Rent Restricted by Deed		Total
		Condos	Townhomes	Apartments	100%-120% AMI	≤80% AMI	
Phase 1	1 bed			55		75	130
	2 bed		15	55		75	145
	3 bed		25	10		10	45
	4 bed						0
		0	40	120	0	160	320
Phase 2	1 bed			19	45	36	100
	2 bed	20	40	19	45	36	160
	3 bed	35	65	2	10	8	120
	4 bed	10	15				25
		65	120	40	100	80	405
Combined Total		65	160	160	100	240	725

Commercial

Phase 1	Medical	70,000 SF
	Retail	15,000 SF
	Office	15,000 SF
		100,000 SF
Phase 2	Sr. Living	125,000 SF
Combined Total		225,000 SF

Appendix C – Feedback from Stakeholders

From August to September 2025, ZPFI conducted additional stakeholder outreach regarding the Study and provided a one-month period for each of the stakeholders below to provide comments on the initial draft. A summary of these comments, along with any actions ZPFI took to update the final draft, are provided below.

Summit County

Stakeholder feedback: Summit County was engaged throughout the process and provided valuable financial and demographic information to the Study. Summit County did not provide any additional feedback from the initial draft.

ZPFI response: No specific update.

Park City School District

Stakeholder feedback: PCSD noted that an increase of 333 students is not likely to take place, based on recent demographic trends within their service area and expects less growth in the student population than current population pyramids indicate. This is being driven, in part, by a lack of housing affordability for younger families.

ZPFI response: Based on data provided by PCSD and Summit County that indicated 5-19 year-olds would likely make up less of the future population than the current population, ZPFI adjusted the share of new PCTech population within this age range to 10.9 percent which leads to an overall student body growth projection of 172 students by year five of the study window.

Park City Fire Service District

Stakeholder feedback: Multiple attempts were made to contact the stakeholder, but the stakeholder did not provide any additional feedback from the initial draft.

ZPFI response: No specific update.

Summit County Mosquito Abatement District

Stakeholder feedback: Multiple attempts were made to contact the stakeholder, but the stakeholder did not provide any additional feedback from the initial draft.

ZPFI response: No specific update.

Weber Basin Water Conservancy District

Stakeholder feedback: WBWCD wished to ensure that the preliminary incorporated area was within its service boundaries and completed that verification. Upon review WBWCD cited no concerns with the study.

ZPFI response: No specific update.

Project Sponsor

Stakeholder feedback:

1. The Sponsor noted similar feedback to PCSD, citing that the student cost to PCSD might be lower than initially projected by ZPFI.
2. The Sponsor noted a spelling error on page 30 within the PCFD section.

3. The Sponsor asked if it was reasonable to assume that PCFD's costs would rise as a linear scalar to population.
4. The Sponsor noted that there were not two separate purchases of water rights as was written in the first draft of the Study. Boyer acquired the right to shares in 2008 and they assigned the remaining available shares to the Sponsor in 2018. Additionally, given that the project is 100 percent multi-family any water consumption per person is likely less than one-fourth of single-family development. The Sponsor highlighted that water usage per person is much higher in other parts of the County because of this.

ZPFI response:

1. ZPFI has updated the student projection.
2. This spelling error has been corrected.
3. ZPFI agrees that PCFD's costs are not likely to rise linearly with population growth. However, given that that study methodology generally requires ZPFI to consider service costs based on existing levels of service, this section has not been changed.
4. ZPFI has corrected the language regarding the sequence of assignment of water rights and agrees that comparing PCTech's water usage per person is more appropriate to compare to per person usage in other Summit County communities at a one-fourth scalar comparison. This section has been updated.