Office of the Lieutenant Governor

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October 21, 2025

NOTICE OF PROPOSED PRELIMINARY
MUNICIPALITY AND PUBLIC HEARING

The Office of the Lieutenant Governor oversees the creation of new cities and towns in a process known as incorporation. An individual filed a request with our office to create a preliminary municipality known as Park City Tech. On May 22nd, 2025, the Office of the Lieutenant Governor commissioned Zion Public Finance, Inc. to conduct a feasibility study to determine if the proposed area is financially viable. On September 15th, 2025, the feasibility consultants released the results of the study which found that the "**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.**" Pursuant to Utah Code §10-2a-506(1) the incorporation process will now proceed to the public hearing phase.

The public hearing regarding the proposed preliminary municipality known as Park City Tech will be held at the following location and time:

**Date: November 13, 2025**
**Time: 6:00 P.M. to 8:00 P.M.**
**Location: Ecker Hill Middle School**
**2465 Kilby Road**
**Park City, UT 84098**

The purpose of the public hearing is to allow the feasibility consultants to present the results of the feasibility study to residents and property owners, allow members of the public to express their views about the proposed incorporation and the established boundaries, and to permit the public to ask the feasibility consultants questions about the study. Attached to this notice is the summary of the feasibility study. A full copy of the study is available at https://ltgovernor.utah.gov/incorporations/ as well as the Office of the Lieutenant Governor, 350 North State Street, Suite 220, Salt Lake City, Utah 84103. **Additionally, if you would like to submit a question to ask Zion Public Finance Inc. during the public hearing, we invite you to submit those questions in advance at the following link: https://ltgovernor.utah.gov/incorporations/**

According to Utah Code §10-2a-507, any time within one year after the completion of the public hearing, owners of the property who filed the feasibility request under Utah Code §10-2a-502 may proceed with the incorporation process by filing a petition for incorporation of the proposed preliminary municipality.

If you would like to contact the Contact Sponsor of Park City Tech, please call or email Scott Swallow at 801-558-1117 or email sswallow@dakotapacific.com.

If you have any questions regarding this notice, please contact the Office of the Lieutenant Governor.

Phone: 801-538-1041
Mailing address: 350 North State Street, Suite 220, Salt Lake City, Utah 84103
Email: incorporations@utah.gov

Regards,

Jordan Schwanke
*Local Entity Specialist*
Office of the Lieutenant Governor

# 1 Executive Summary

*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.