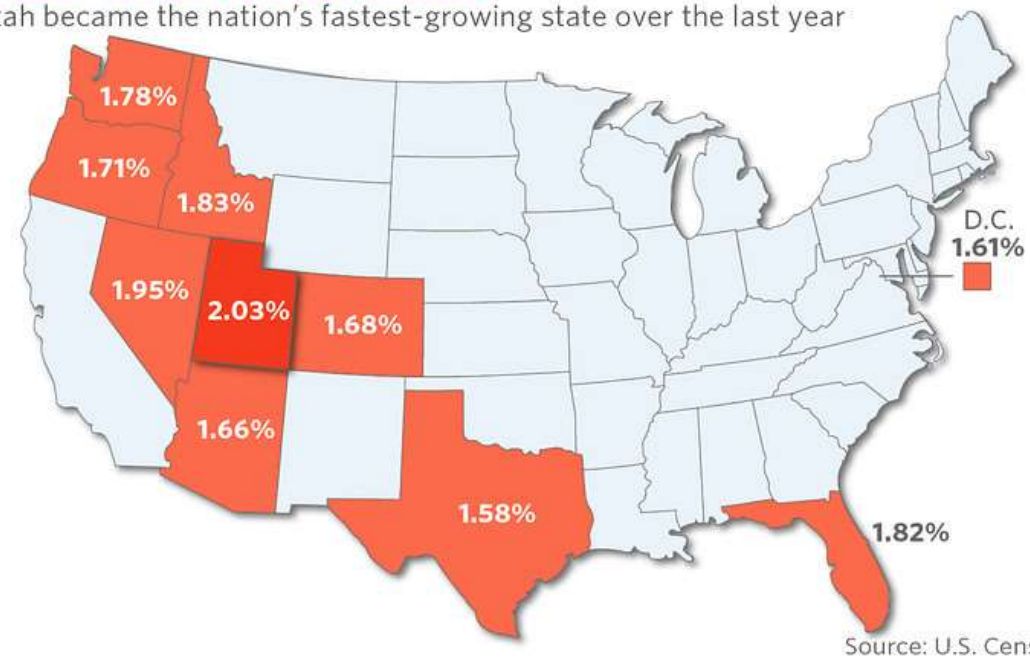
Park City Municipal

THE NUMBER ONE

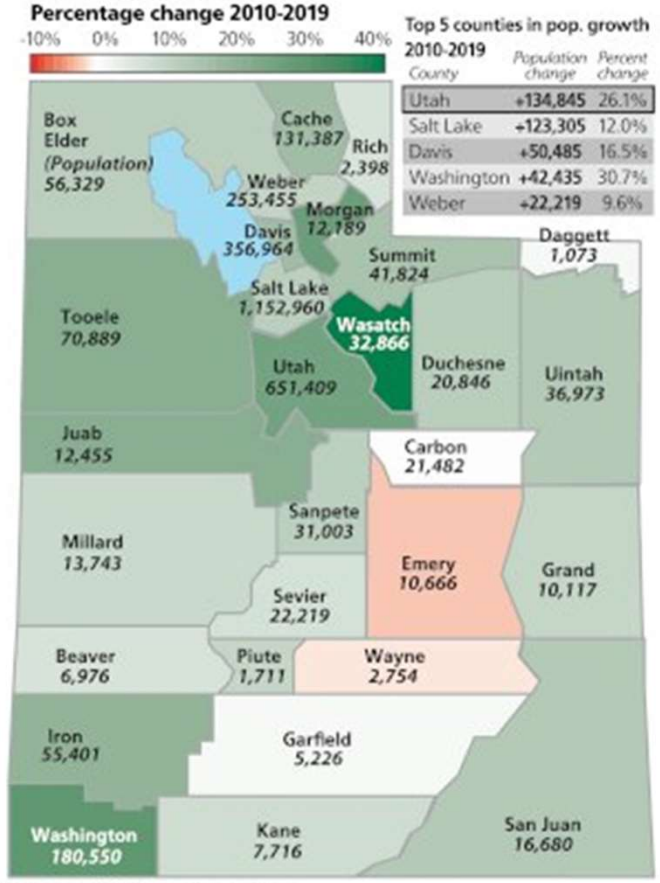
Utah became the nation's fastest-growing state over the last year



Source: U.S. Census

State powerhouse for growth this decade: Utah County

Utah County's population grew by 25% this decade, and added more people than Salt Lake County.



Source: Gardner Policy Institute, University of Utah

GRAPHIC BY CHRISTOPHER CHERRINGTON | *The Salt Lake Tribune*

Utah leads as the fastest growing state in the U.S.*

Percentage increase in population, 2010-2020

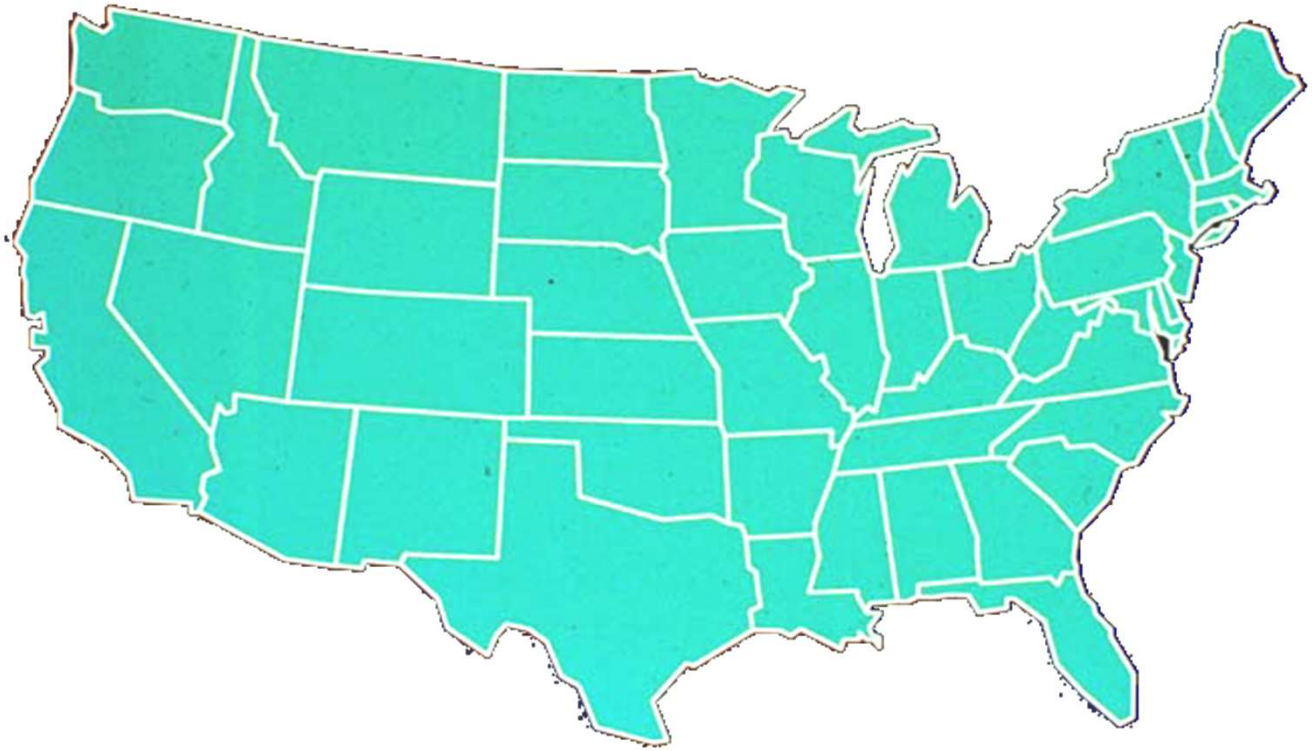
1. Utah	**18.4**
2. Idaho	17.3
3. Texas	15.9
4. North Dakota	15.8
5. Nevada	15.0
6. Colorado	14.8
7. District of Columbia	14.6
8. Washington	14.6
9. Florida	14.6
10. Arizona	11.9

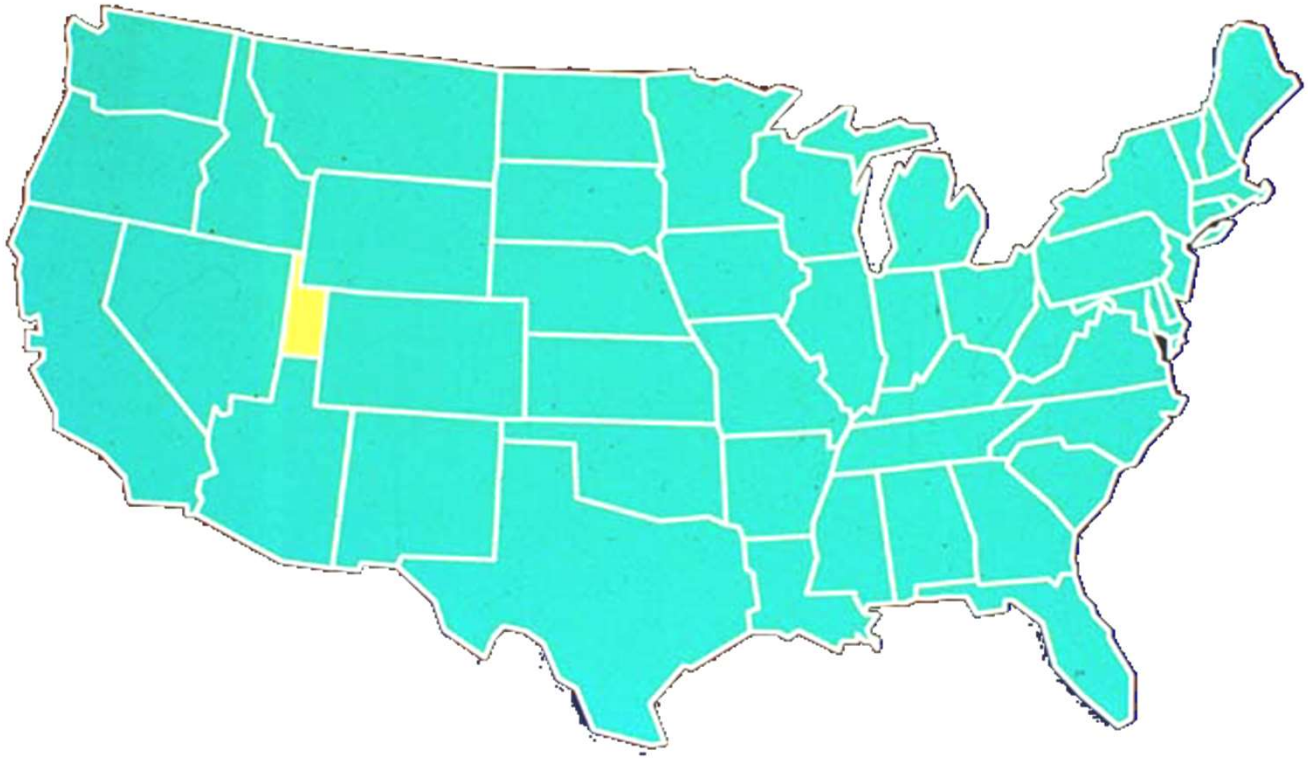
*Ranking includes District of Columbia

SKI UTAH

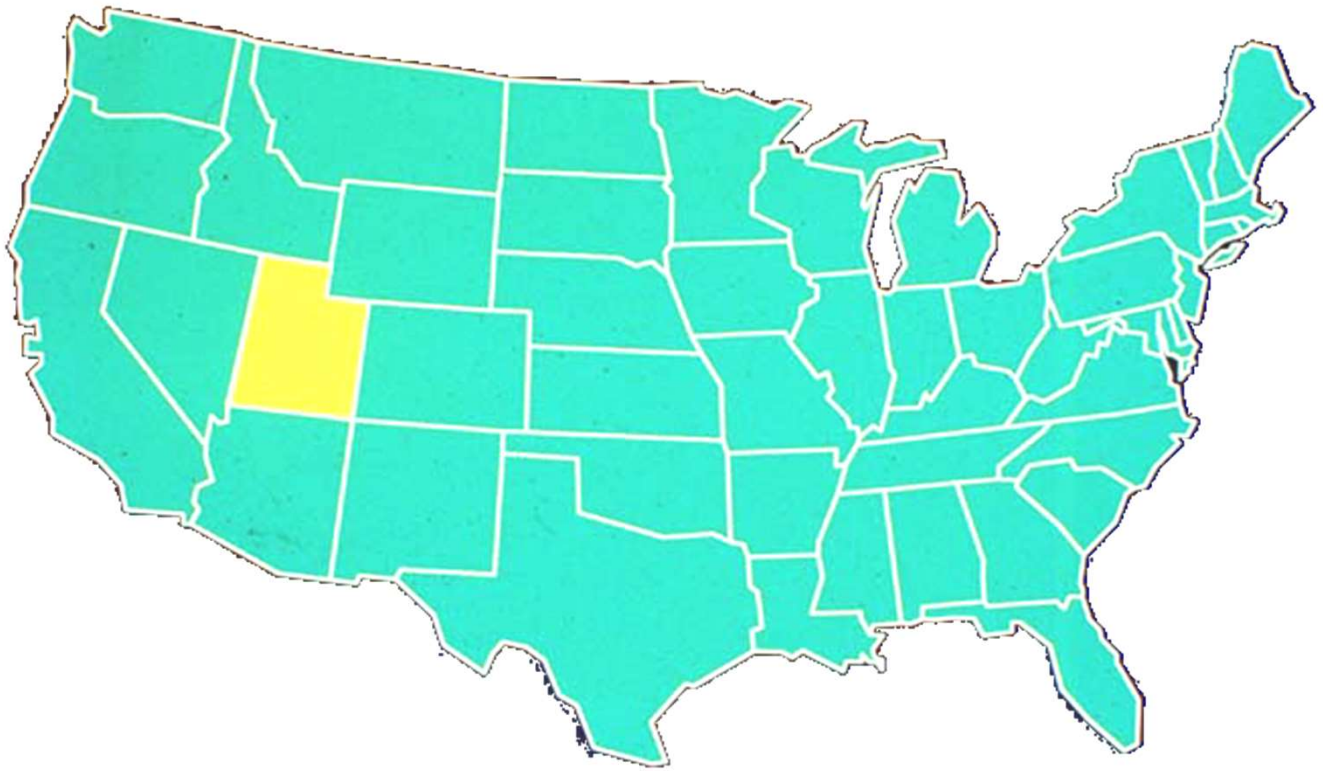
SALT LAKE 2002

What the Silicon Slopes is & Why it Matters to Utah Workers

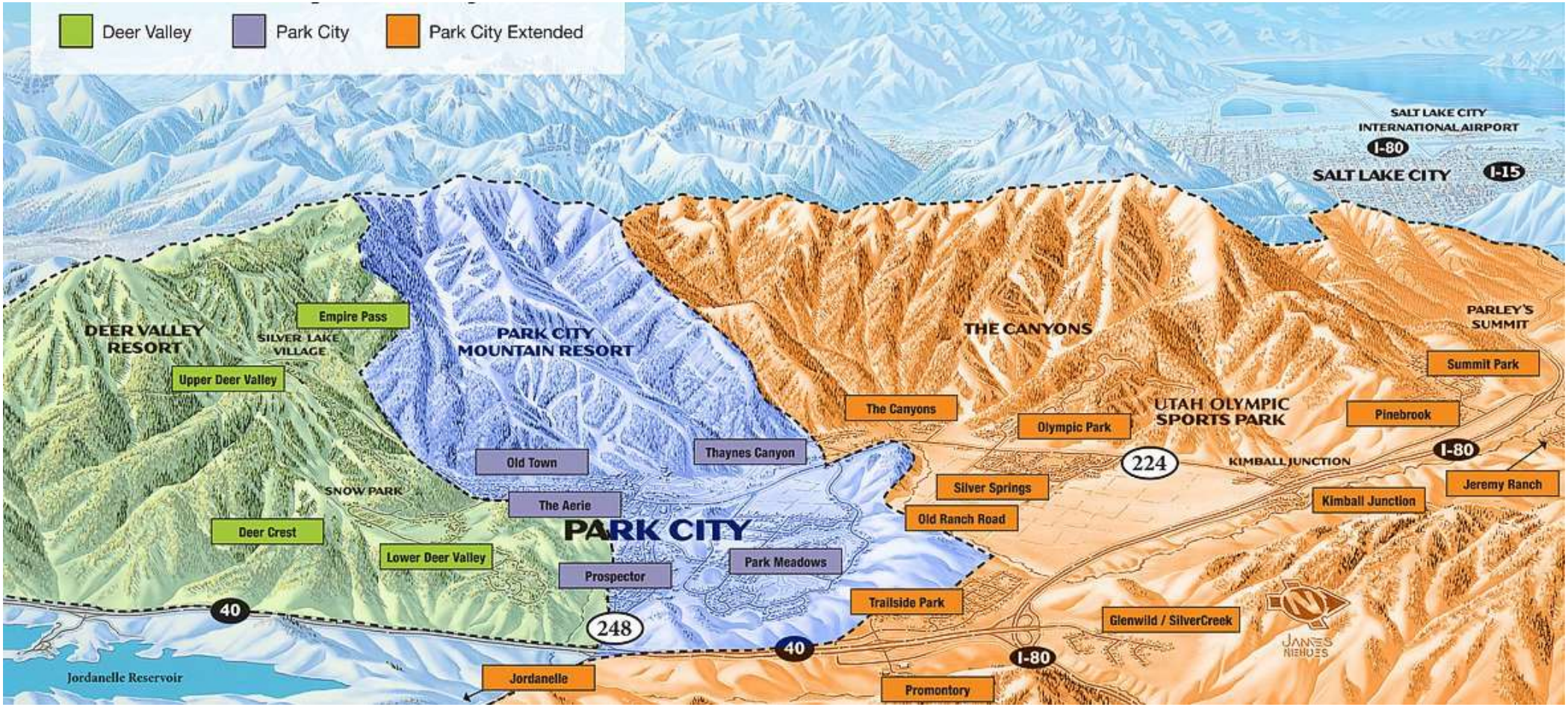


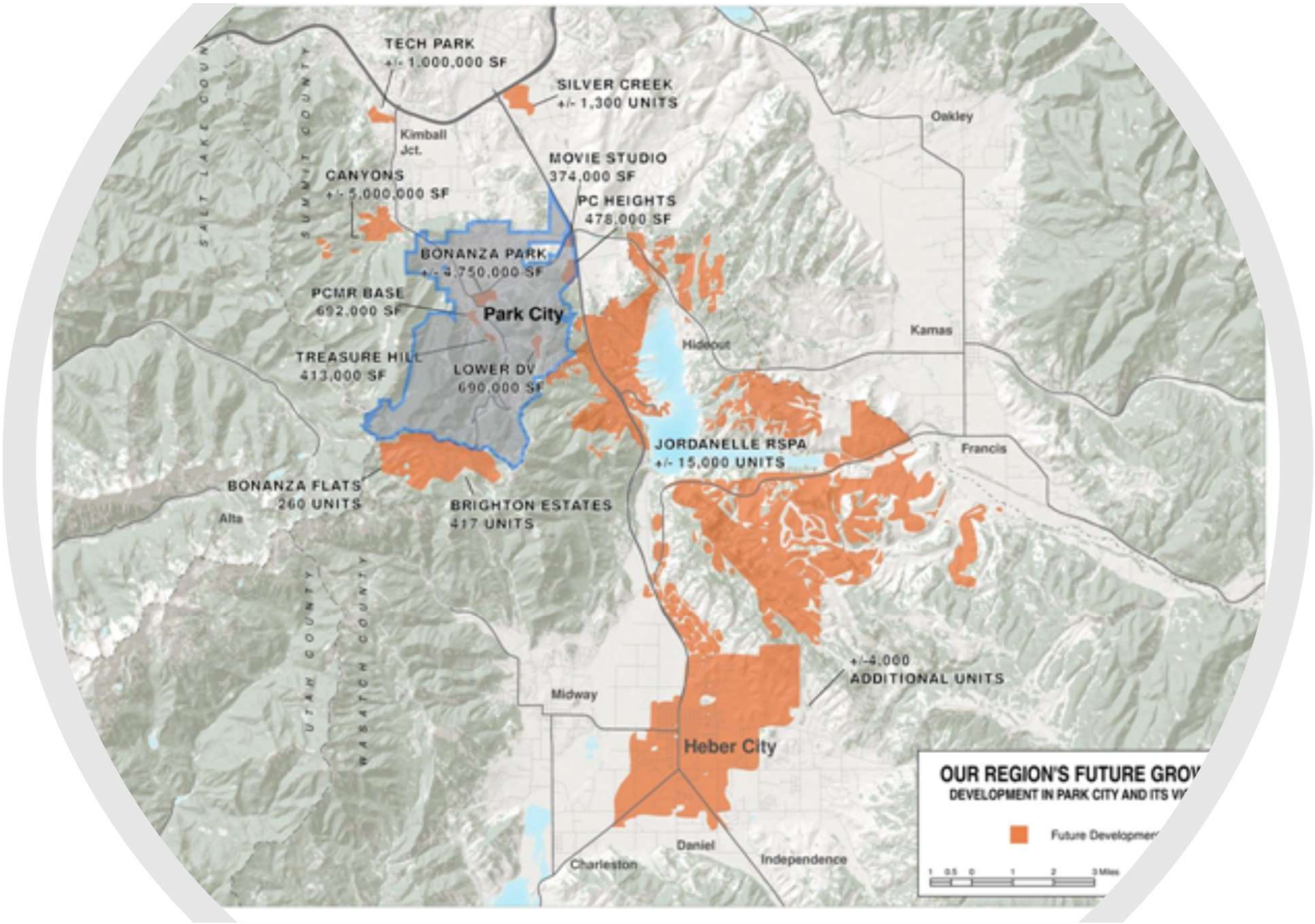


UTAH



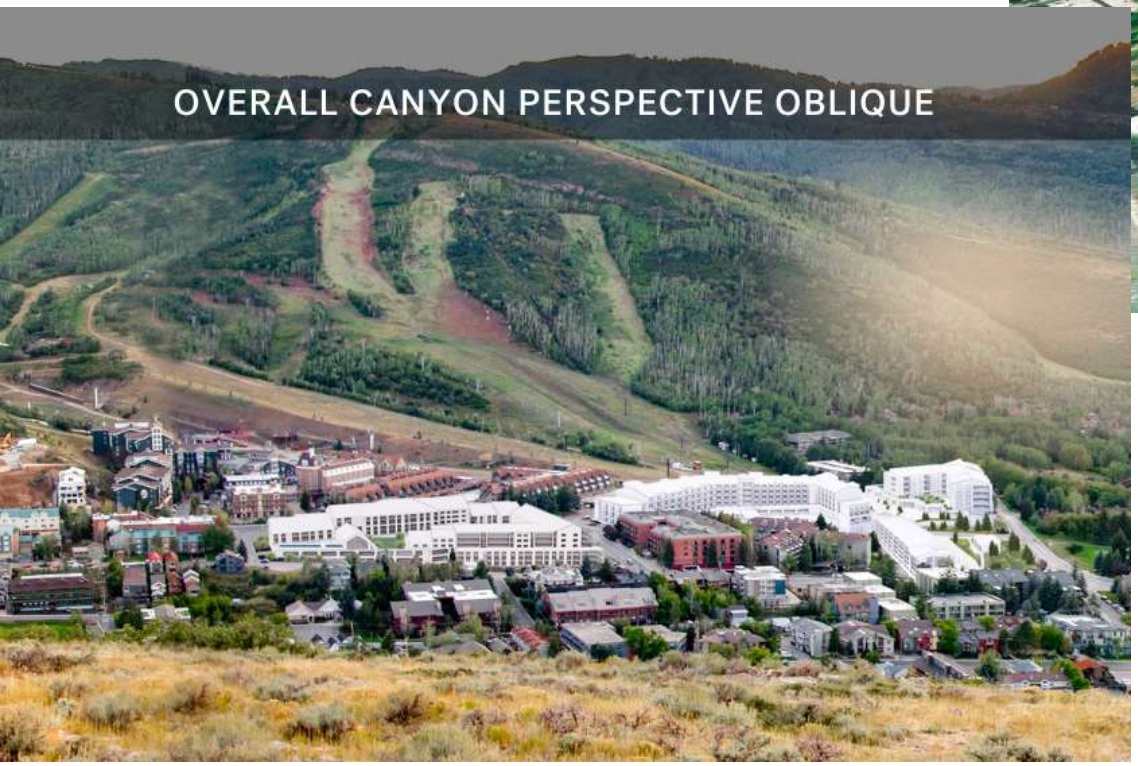
- Median single-family in PC rose **37% to $2.75 million**.
- Condo up (66%) in units and median price up 14% to $702,000.
- Overall land sales in Summit and Wasatch counties were up 129%.
- The average market listing time has dropped to just 45 days.


Deer Valley
Park City
Park City Extended
SALT LAKE CITY INTERNATIONAL AIRPORT
I-80
SALT LAKE CITY
I-15
DEER VALLEY RESORT
Empire Pass
SILVER LAKE VILLAGE
Upper Deer Valley
PARK CITY MOUNTAIN RESORT
THE CANYONS
PARLEY'S SUMMIT
Summit Park
The Canyons
Olympic Park
UTAH OLYMPIC SPORTS PARK
Pinebrook
I-80
224
KIMBALL JUNCTION
Jeremy Ranch
Old Town
Thaynes Canyon
Silver Springs
Kimball Junction
SNOW PARK
The Aerie
Old Ranch Road
Deer Crest
PARK CITY
Lower Deer Valley
Park Meadows
Prospector
Trailside Park
Glenwild / SilverCreek
40
248
40
I-80
Jordanelle Reservoir
Jordanelle
Promontory

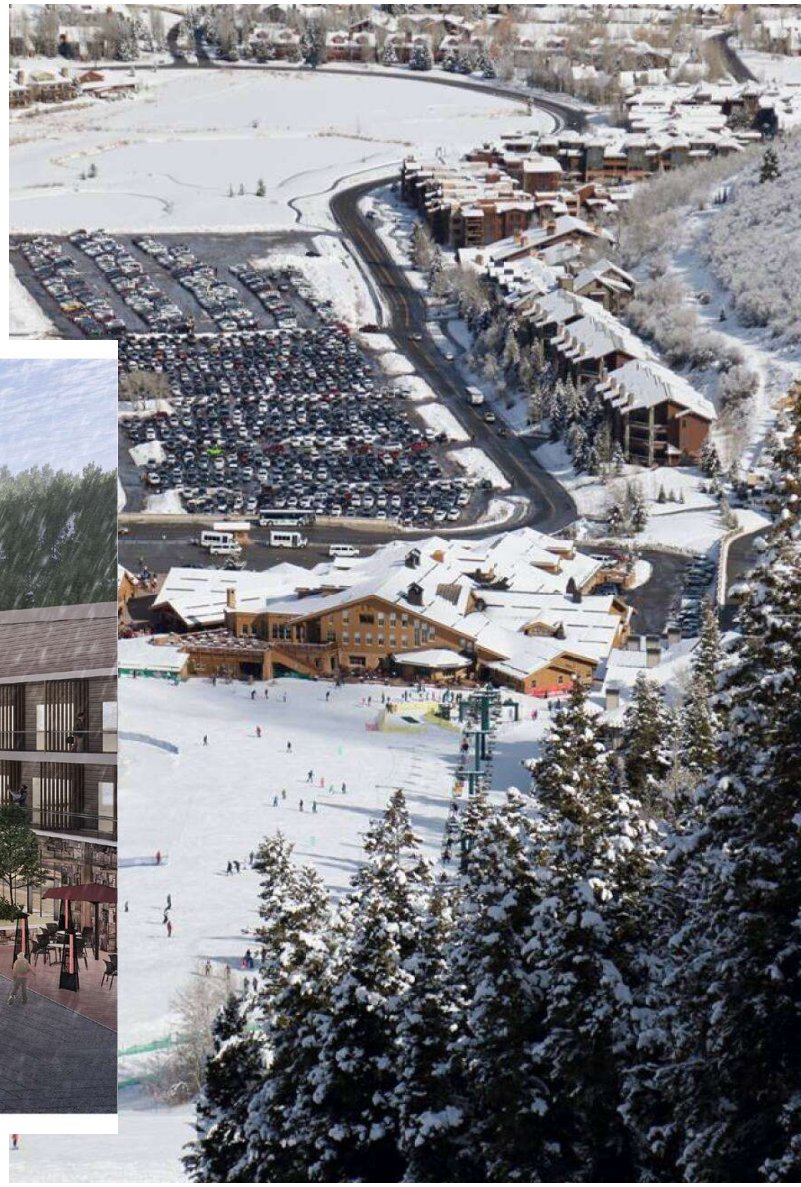

TECH PARK
+/- 1,000,000 SF
SILVER CREEK
+/- 1,300 UNITS
Kimball Jct.
MOVIE STUDIO
374,000 SF
CANYONS
+/- 5,000,000 SF
PC HEIGHTS
478,000 SF
BONANZA PARK
+/- 3,750,000 SF
PCMR BASE
692,000 SF
Park City
TREASURE HILL
413,000 SF
LOWER DV
690,000 SF
JORDANELLE RSPA
+/- 15,000 UNITS
BONANZA FLATS
250 UNITS
BRIGHTON ESTATES
417 UNITS
Alta
+/-4,000
ADDITIONAL UNITS
Midway
Heber City
Oakley
Kamas
Hideout
Francis
Daniel
Charleston
Independence
SALT LAKE COUNTY
SUMMIT COUNTY
UTAH COUNTY
WASATCH COUNTY
OUR REGION'S FUTURE GROW
DEVELOPMENT IN PARK CITY AND ITS VI
Future Developmen
1 0.5 0 1 2 3 Miles

Park City

Park City Mtn. Resort

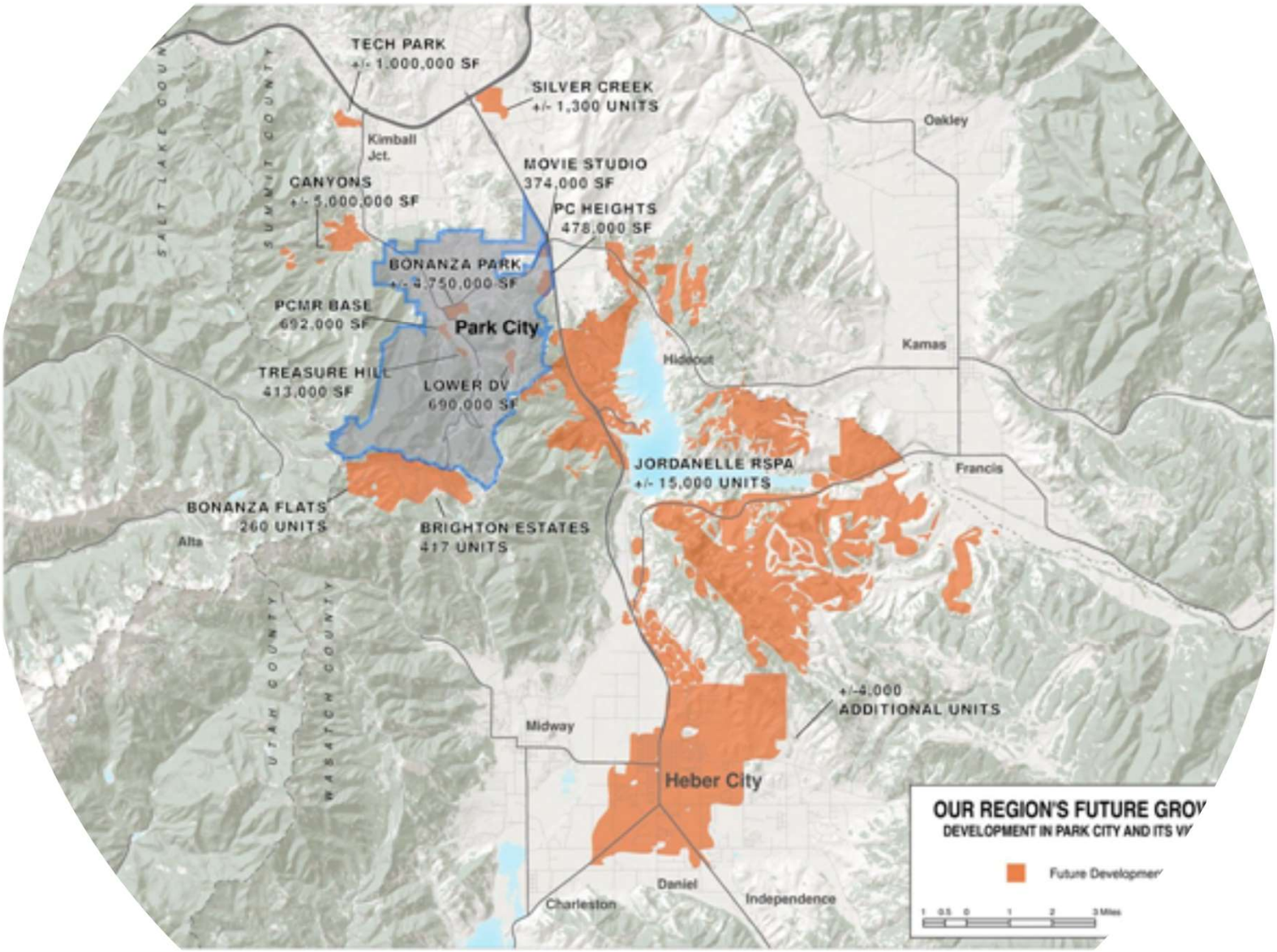


Deer Valley Resort



Summit County

Canyons Resort


TECH PARK
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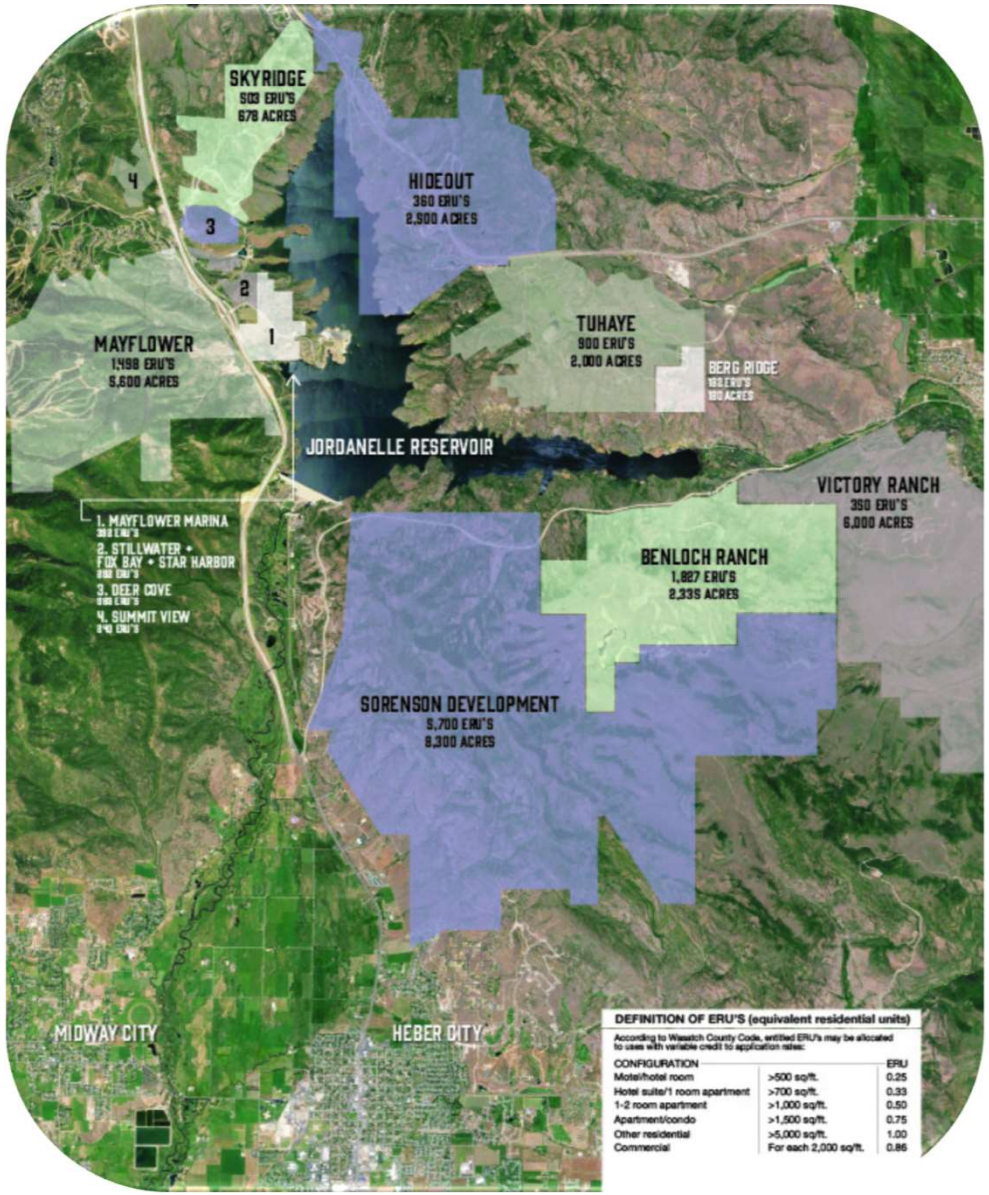
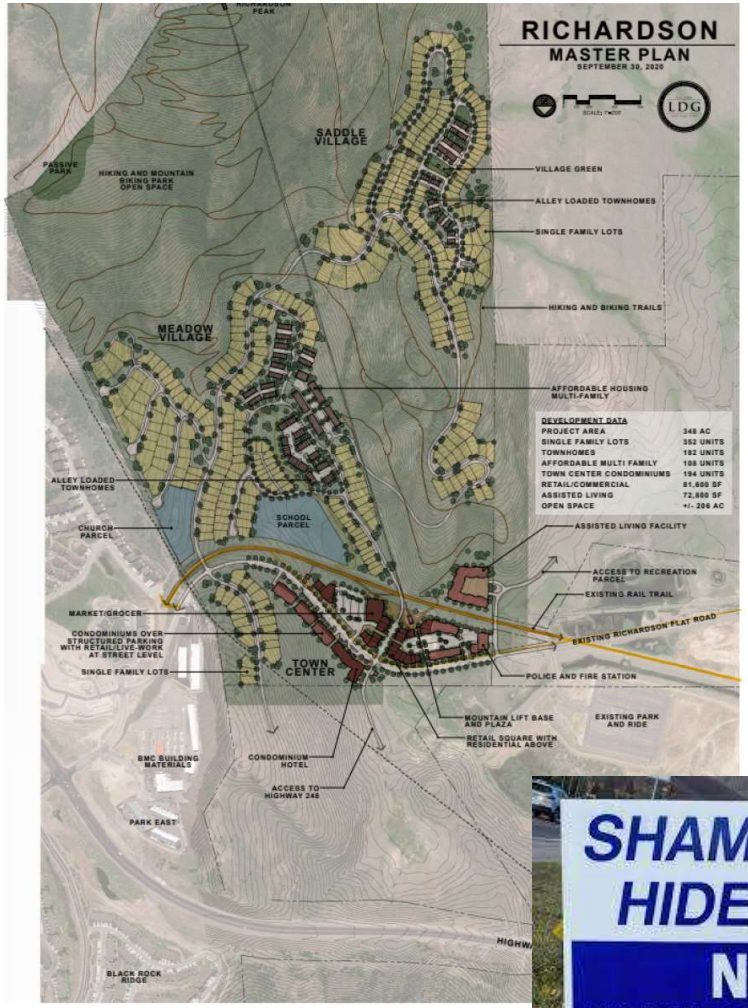
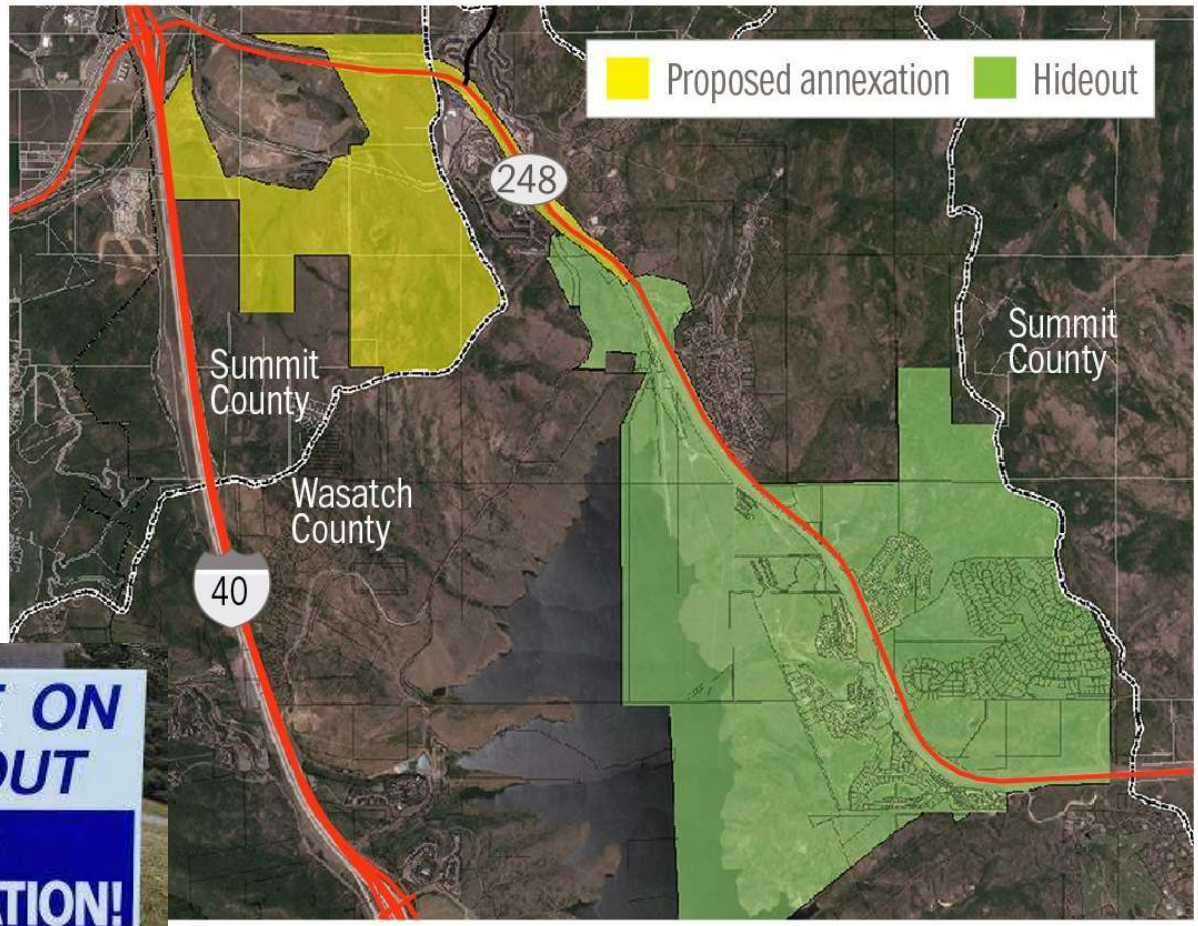

SKYRIDGE
503 ERU'S
678 ACRES
HIDEOUT
360 ERU'S
2,500 ACRES
4
3
2
1
MAYFLOWER
1,498 ERU'S
5,600 ACRES
TUHAYE
900 ERU'S
2,000 ACRES
BERG RIDGE
188 ERU'S
180 ACRES
JORDANELLE RESERVOIR
VICTORY RANCH
350 ERU'S
6,000 ACRES
1. MAYFLOWER MARINA
2. STILLWATER + FOX BAY + STAR HARBOR
3. DEER COVE
4. SUMMIT VIEW
BENLOCH RANCH
1,827 ERU'S
2,335 ACRES
SORENSON DEVELOPMENT
5,700 ERU'S
8,300 ACRES
MIDWAY CITY
HEBER CITY
DEFINITION OF ERU'S (equivalent residential units)
According to Wasatch County Code, entitled ERU's may be allocated to uses with variable credit to application rates:
CONFIGURATION
ERU
Motel/hotel room >500 sq/ft. 0.25
Hotel suite/1 room apartment >700 sq/ft. 0.33
1-2 room apartment >1,000 sq/ft. 0.50
Apartment/condo >1,500 sq/ft. 0.75
Other residential >5,000 sq/ft. 1.00
Commercial For each 2,000 sq/ft. 0.86

MAYFLOWER & MIDA

Town's leaders want to annex about 650 acres of land for commercial development

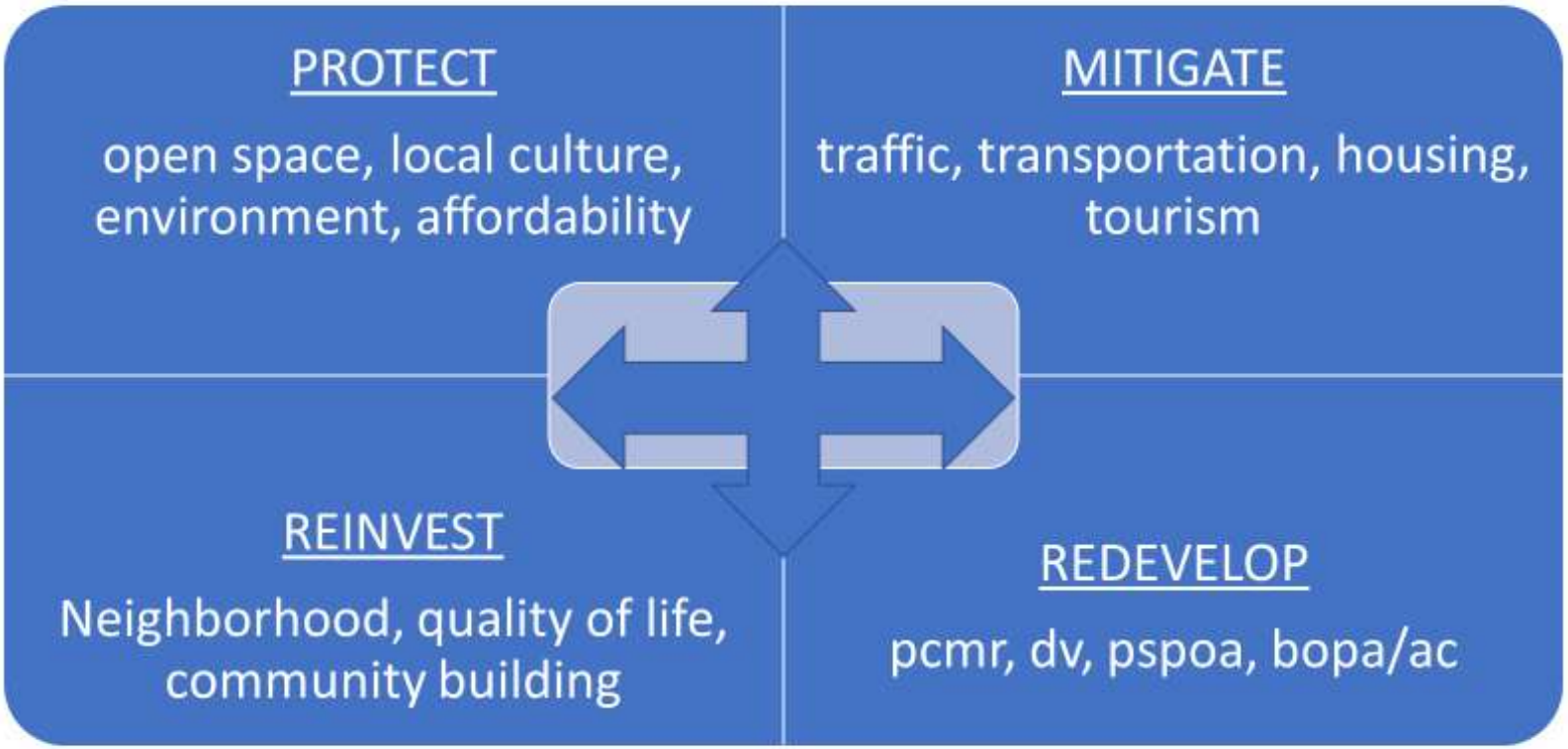




it County

Deseret News

Community Toolbox



PC Vision 2020 Pillars – *Bold* Action…

- Sustainability, Transportation, Housing, Affordability/Equity, Local Culture
  - Major infrastructure investments ahead
- Must harness change and benefit from in-town growth
  - Transactional, exchanges, subsidies, financial leverage
- Today's decisions guide tomorrow's capacity to fund and sustain community balance
- Regional planning, services, and relationships critical
- Collision of Wasatch Back & Wasatch Front

Discussion

- Parking - To park (it) - or not to park (it)?
  - Inside town, outside town, or both?
  - Unique to PC?
  - PCMR, DV, Main Street
- Housing - Community Housing – inside town, outside town, or both?
  - City as developer?
  - PPP's?
    - Land, land use process, code exceptions?
- Property - Conservation Easements or maintain flexibility?
  - Open space in perpetuity or only for now?

Park City Municipal