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Executive Summary

November 6, 2023

The Park City Fire Service District Impact Fee Facilities Plan (IFFP) has been prepared by Zion’s Public Finance, Inc. to meet the requirements of Utah Code §11-36a. Impact fees are one-time fees charged to new development to help offset the capital costs associated with new growth in a community or special service district. The IFFP outlines existing service levels, project growth, and the means by which the District will meet the increase demand for fire and EMS public safety capital facilities.

The Park City Fire Service District Administrative Control Board (ACB) considered this plan and unanimously voted to recommend it to the Summit County Council for approval. The recommendation signifies the ACB’s support for the proposed initiatives and the ACB’s commitment to ensuring the highest quality of fire protection and emergency services for the community. The plan is now ready to be presented to the Summit County Council as the District’s Governing Board for a public hearing and consideration.

Key findings:

1. Project growth in the Park City Fire Service District shows an increase in total households from 21,311 in 2022 to 23,351 in 2029 and an increase in non-residential square feet from 25,779,487 in 2022 to 28,247,037 in 2029.
2. Existing service levels are based on current capital facilities (building square feet) and fire vehicles at a cost of $500,000 or more. The existing level of service is 12.49 building square feet per call.
3. The District plans a rebuild of a station that is currently at 7,400 square feet and will be rebuilt to 8,000 square feet resulting in a net gain of 600 square feet, enabling it to continue to handle the increased calls for service.
4. Potential revenue sources for public safety improvements include grants, bonds, impact fees, and any anticipated or accepted dedications of system improvements.
5. Th IFFP complies with Utah law and has been prepared in accordance with legal requirements.