AGENDA
COUNTY COUNCIL
Wednesday, June 28, 2023

NOTICE is hereby given that the Summit County Council will meet, on
Wednesday, June 28, 2023
electronically, via Zoom, and at the anchor location of Richins Auditorium
1885 Ute Blvd., Park City, UT 84098
(All times listed are general in nature, and are subject to change by the Board Chair)

To view Council meeting, live, visit the "Summit County, Utah" Facebook page.
OR
To participate in Council meeting: Join Zoom webinar: https://zoom.us/j/772302472
OR
To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

1:40 PM Work Session

1. 1:40 PM - Pledge of Allegiance (5 min)
2. 1:45 PM - Discussion regarding Transient Room Tax; Chris Robinson and Jennifer Wesselhoff (60 min)
   Transient Room Tax Presentation.pdf
3. 2:45 PM - Discussion regarding the Pinebrook Townhomes Rezone and Conditional Use Permit for a 22-unit townhome project on Parcel PP-43-A-7 (1.11 acres), located at 3085 Pinebrook Road, Pinebrook, Summit County, UT; Sean Steinman, Applicant; Amir Caus, AICP, Senior Planner (60 min)
   Staff Report-Pinebrook Townhomes Rezone and CUP.pdf
4. 3:45 PM - Discussion regarding childcare needs assessment in Summit County; Jeff Jones, Kristen Schulz, and Joel Zarrow (60 min)
   Staff Report-Childcare Needs Assessment.pdf
   Childcare Demand Presentation-Jeff Jones.pdf
   Early Childhood Alliance and PCCF Childcare Update Presentation.pdf
5. 4:45 PM - Community benefit update from Intermountain Park City Hospital; Amy Tuddenham and Lori Weston (20 min)
   Park City Hospital Fact Sheet.pdf
   Park City Hospital Presentation.pdf
6. 5:05 PM - Presentation of second quarter financial update; Matt Leavitt (30 min)
   Staff Report-2023 2nd Quarter Report.pdf
   2023 2nd Quarter Presentation.pdf
7. 5:35 PM - Council comments (15 min)
8. 5:50 AM - Manager comments (10 min)

6:00 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcounty.org by 12:00 p.m. on Wednesday, June 28, 2023. If you

wish to interact with Council at 6:00 p.m., for public input, please follow the “Public Comment Instructions”.
Public Comment Instructions.pdf

6:00 PM Public Hearing

Public hearing and possible action regarding an amendment, to the Snyderville Basin Development Code, to allow multifamily residential as part of a commercial development; Ray Milliner
Staff Report- Public Hearing-SB Development Code Amendments.pdf

Adjournment

AGENDA ITEM NO. 1

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Appointment
AGENDA SECTION:	**1:40 PM** Work Session
SUBJECT:	1:40 PM - Pledge of Allegiance (5 min)
SUGGESTED ACTION:	
ESTIMATED TIME:	5
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	
ATTACHMENTS:	

AGENDA ITEM NO. 2

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Advice
AGENDA SECTION:	**1:40 PM** Work Session
SUBJECT:	1:45 PM - Discussion regarding Transient Room Tax; Chris Robinson and Jennifer Wesselhoff (60 min)
SUGGESTED ACTION:	
ESTIMATED TIME:	5
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	

ATTACHMENTS:
Transient Room Tax Presentation.pdf

park city

CHAMBER OF COMMERCE | CONVENTION & VISITORS BUREAU

Agenda

1. What is TRT? The Law
2. Tourism Economic Impacts
3. Economic Outlook & Tourism Trends
4. Competition
5. Our efforts

park city

What is TRT or Transient Room Tax?

TRT was originally imposed after the hotel community lobbied for an opportunity to expand tourism and the meeting and convention space in the state.

TRT is a tax on the rental of rooms in hotels, motels, inns, trailer courts, campgrounds, tourist homes, and similar accommodations for stays of less than 30 consecutive days.

TRT is not imposed on meeting room charges.

DISCRIMINATORY TAX

Full code here: https://le.utah.gov/xcode/Title17/Chapter31/17-31-S2.html?v=C17-31-S2_2023022720230227

(2) Subject to the requirements of this section, a county legislative body may impose the transient room tax for the purposes of:

(a) establishing and promoting:

(i) tourism;

(ii) recreation, film production, and conventions; or

(iii) an economic diversification activity if:

(A) the county is a county of the fourth, fifth, or sixth class;

(B) the county has more than one national park within or partially within the county's boundaries; and

(C) the county has a base population of 9,000 or more according to current United States census data;

(b) acquiring, leasing, constructing, furnishing, maintaining, or operating:

(i) convention meeting rooms;

(ii) exhibit halls;

(iii) visitor information centers;

(iv) museums;

(v) sports and recreation facilities including practice fields, stadiums, and arenas;

(vi) related facilities;

(vii) if a national park is located within or partially within the county's boundaries, the following on any route designated by the county legislative body:

(A) transit service, including shuttle service; and

(B) parking infrastructure; and

(viii) an airport, if:

(A) the county is a county of the fourth, fifth, or sixth class; and

(B) the county is the airport operator of the airport;

(c) acquiring land, leasing land, or making payments for construction or infrastructure improvements required for or related to the purposes listed in Subsection (2)(b);

(4) Subject to Subsections (6) and (7), a county may not expend more than 1/3 of the revenue generated by a rate of transient room tax that does not exceed 3%, for any combination of the purposes described in Subsections (2)(b) through (2)(e).

(5) (a) The county legislative body may issue bonds or cause bonds to be issued, as permitted by law, to pay all or part of any costs incurred for the purposes set forth in Subsections (2)(b) through (2)(d) that are permitted to be paid from bond proceeds.

(b) If a county legislative body does not need the revenue generated by the transient room tax for payment of principal, interest, premiums, and reserves on bonds issued as provided in Subsection (2)(e), the county legislative body shall expend that revenue for the purposes described in Subsection (2), subject to the limitation of Subsection (4).

Effective 2/27/2023

17-31-2. Purposes of transient room tax and expenditure of revenue -- Purchase or lease of facilities -- Mitigating impacts of recreation, tourism, or conventions -- Issuance of bonds.

Tourism Tax Advisory Board (TTAB)

Effective 3/15/2018
17-31-8. Tourism tax advisory boards.

(1) (a) Except as provided in Subsection (1)(b), any county that collects the following taxes shall operate a tourism tax advisory board:

(i) the tax allowed under Section 59-12-301; or

(ii) the tax allowed under Section 59-12-603.

(b) Notwithstanding Subsection (1)(a), a county is exempt from Subsection (1)(a) if the county has an existing board, council, committee, convention visitor's bureau, or body that substantially conforms with Subsections (2), (3), and (4).

(2) A tourism tax advisory board created under Subsection (1) shall consist of at least five members.

(3) A tourism tax advisory board shall be composed of the following members that are residents of the county:

(a) a majority of the members shall be current employees of entities in the county that are subject to the taxes referred to in Section 59-12-301 or 59-12-603; and

(b) the balance of the board's membership shall be employees of recreational facilities, convention facilities, museums, cultural attractions, or other tourism related industries located within the county.

(4) (a) Each tourism tax advisory board shall advise the county legislative body on the best use of revenues collected from the tax allowed under Section 59-12-301 by providing the legislative body with a priority listing for proposed expenditures based on projected available tax revenues supplied to the board by the county legislative body on an annual basis.

(b) Each tourism tax advisory board in a county operating under the county commission form of government under Section 17-52a-201 or the expanded county commission form under Section 17-52a-202 shall advise the county legislative body on the best use of revenues collected from the tax allowed under Section 59-12-603 by providing the legislative body with a priority listing for proposed expenditures based on projected available tax revenues supplied to the board by the county legislative body on an annual basis.

(5) A member of any county tourism tax advisory board:

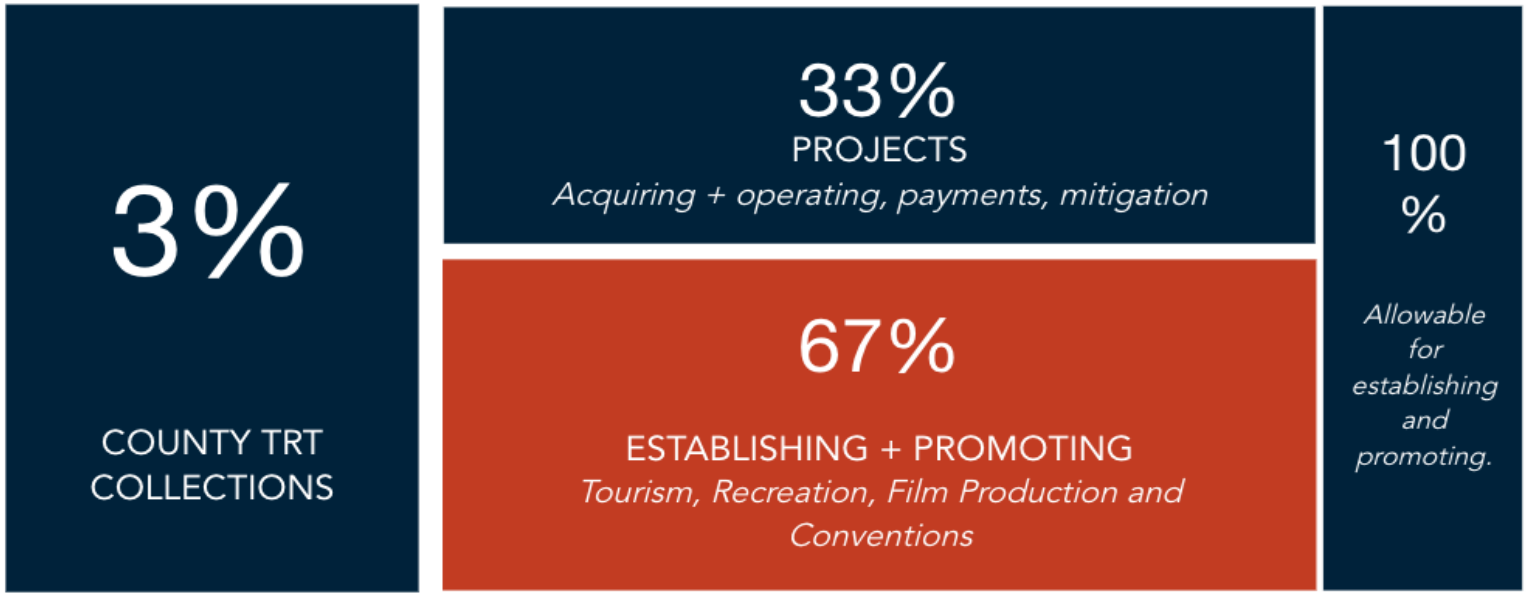
(a) may not receive compensation or benefits for the member's services; and

(b) may receive per diem and travel expenses incurred in the performance of the member's official duties, in accordance with Section 11-55-103.

https://le.utah.gov/xcode/Title17/Chapter31/17-31-S5.5.html?v=C17-31-S5.5_2023050320230503

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TRANSIENT ROOM TAX (TRT): LOCAL

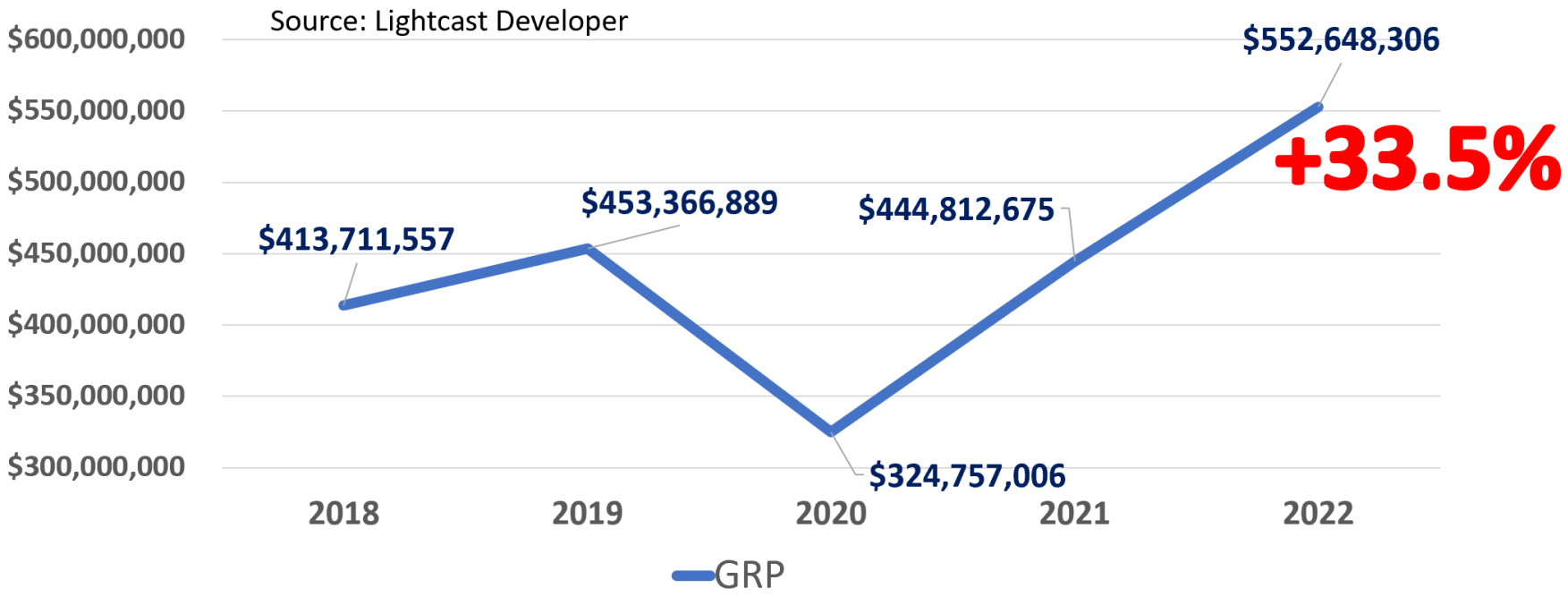


***Tourism Promotion defined (2021)**: an activity to develop, encourage, solicit, or market tourism that attracts transient guests to the county, including planning, product development, and advertising.*

Tourism Economic Impacts
&
Trends & Insights

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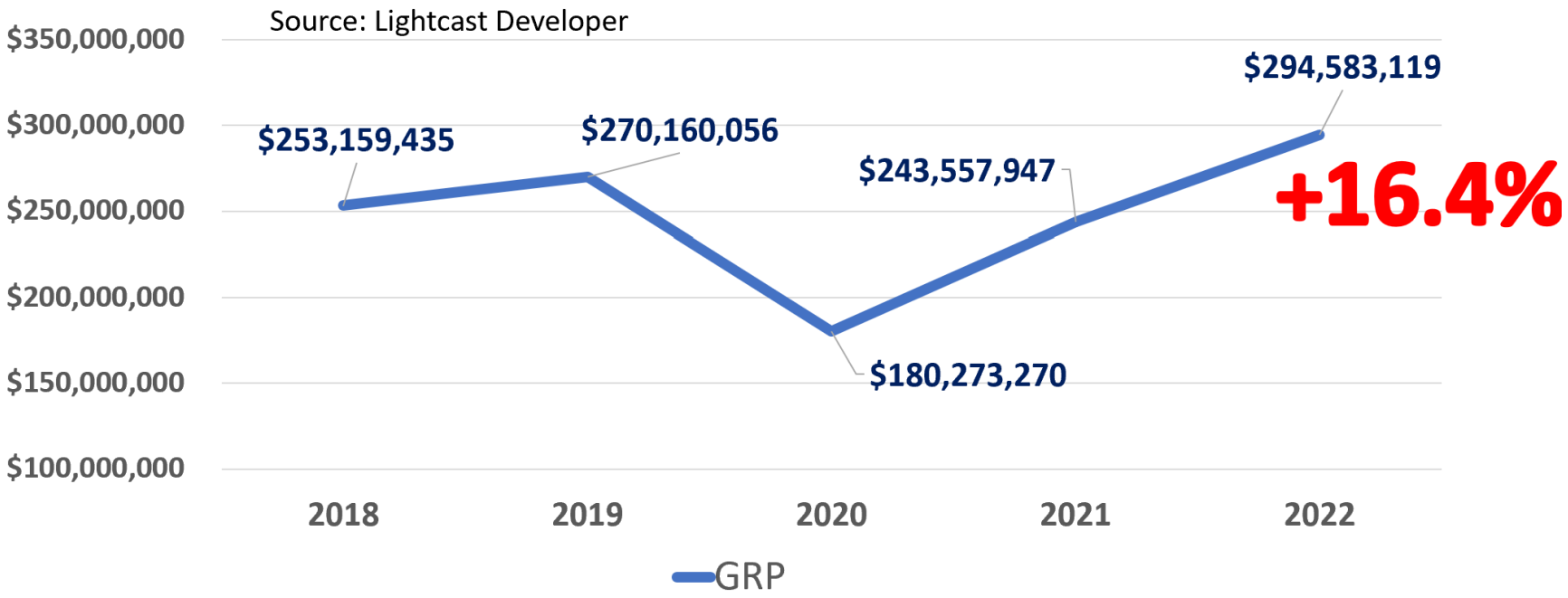
Accommodation and Food Services (GRP)



2022 Percentage of County's GRP = 11.5%

2023 Employees = 6,153

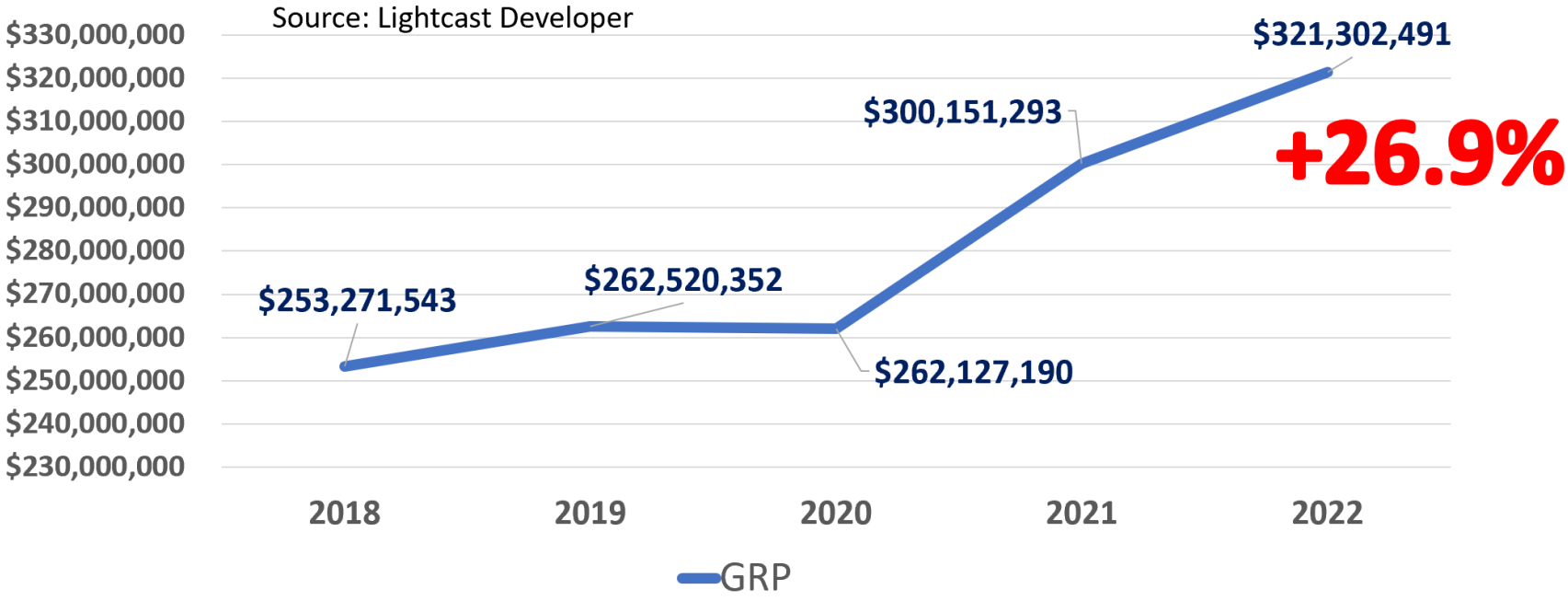
Arts, Entertainment and Recreation (GRP)



Percentage of County's GRP = 6.16%

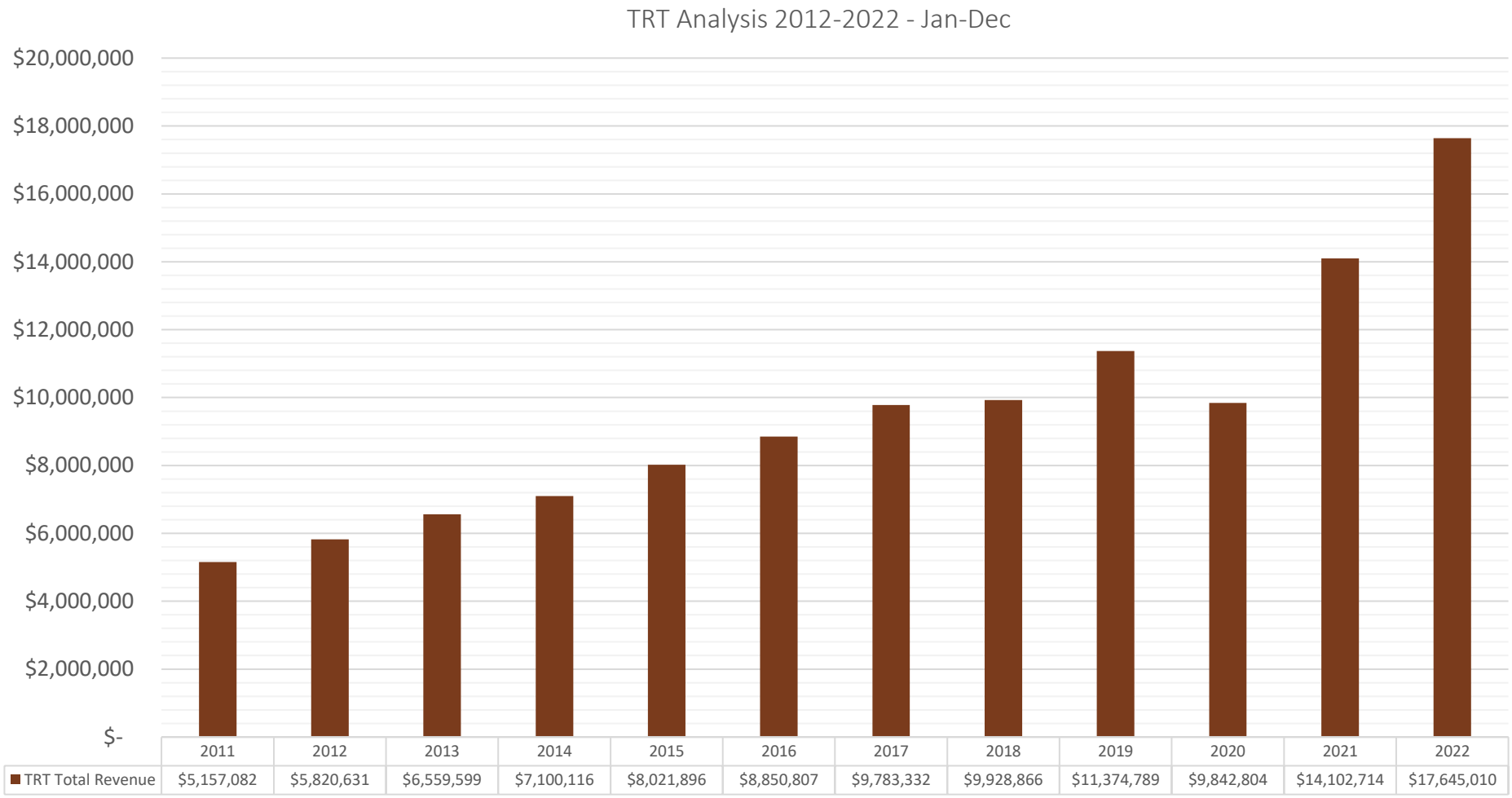
2023 Employees = 4,293

Retail Trade (GRP)



2022 Percentage of County's GRP = 6.71%

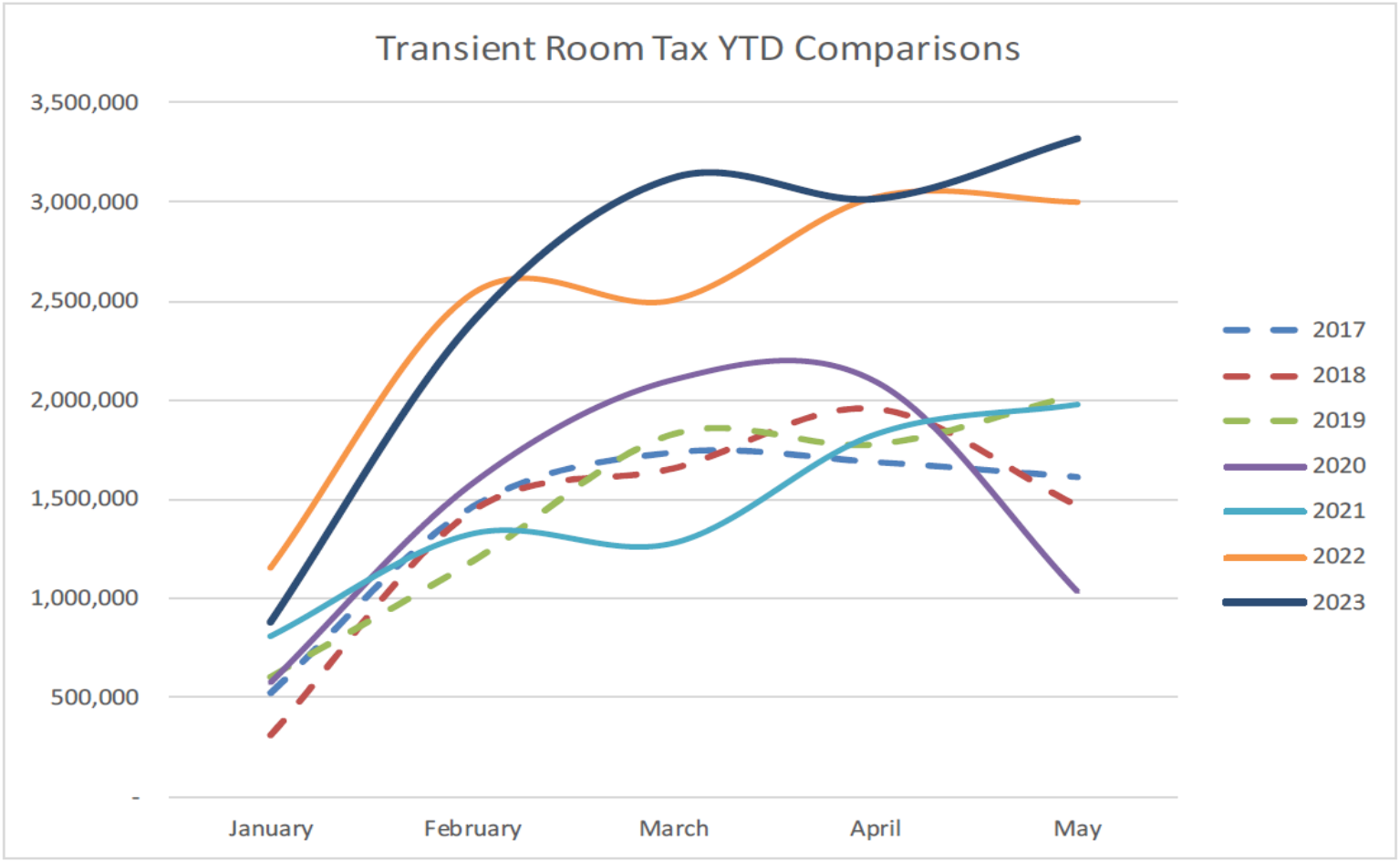
2023 Employees = 3,640



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
TRT Total Revenue	$5,157,082	$5,820,631	$6,559,599	$7,100,116	$8,021,896	$8,850,807	$9,783,332	$9,928,866	$11,374,789	$9,842,804	$14,102,714	$17,645,010

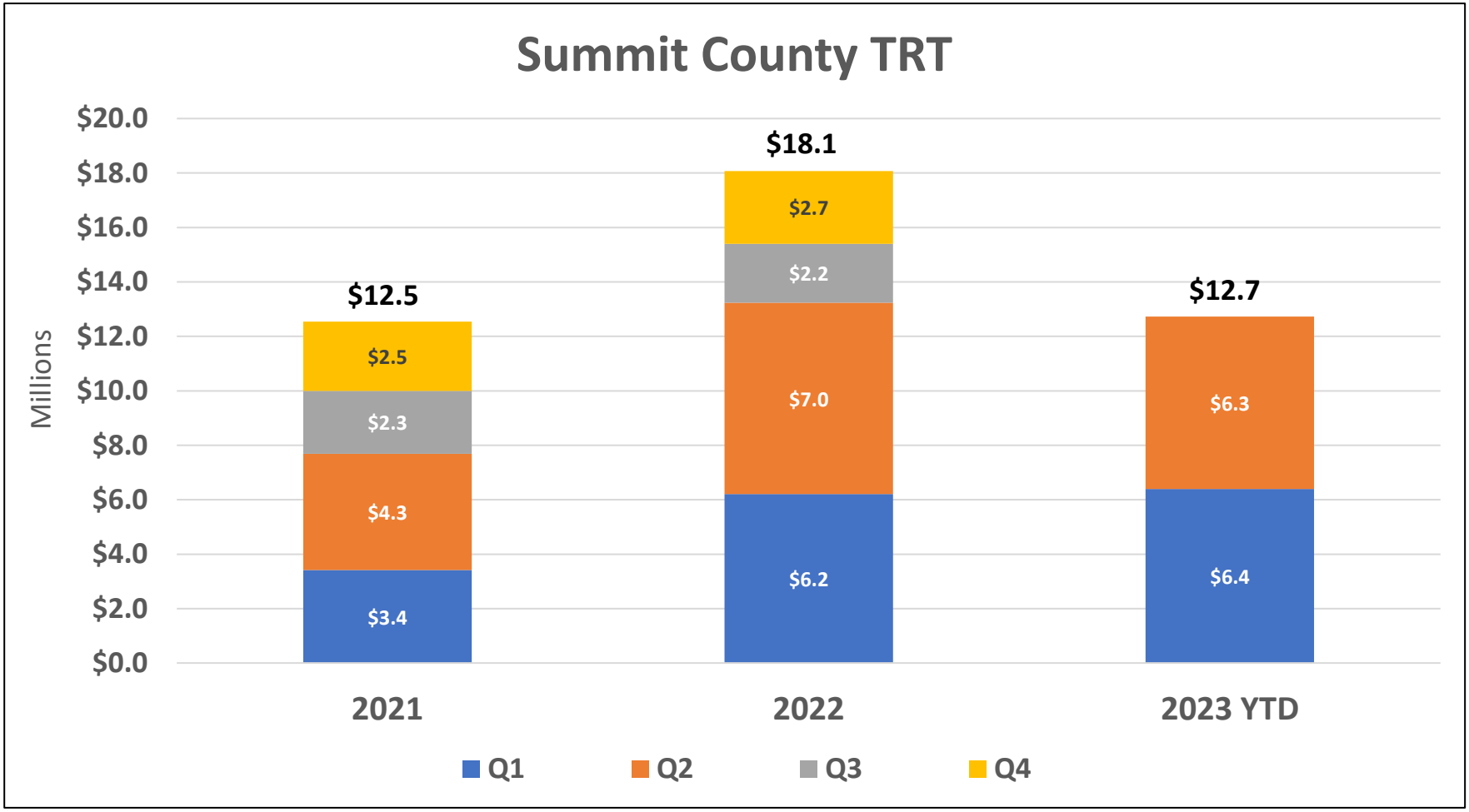
Contract negotiated in 2018, through June 2028

2016	2017	2018	2019	2020	2021	2022
90% / 10%	90% / 10%	83% / 17%	76% / 24%	70% / 30%	70% / 30%	70% / 30%



This graph shows a monthly comparison of the transient room tax. The dotted lines show older years while the solid lines represent more recent years. The solid blue line represents the current year while the orange line represents 2022.

Visit Park City – Transient Room Tax (TRT)



Source: Park City Municipal Corporation

County Tax Collections

	Local Sales Tax				
	2021	2022	% Chg	2023	% Chg
Jan	693,682	830,874	19.8%	899,685	8.3%
Feb	915,943	1,107,095	20.9%	1,173,228	6.0%
Mar	698,540	920,998	31.8%	982,771	6.7%
Apr	751,229	987,034	31.4%	1,015,585	2.9%
May	953,741	1,137,932	19.3%	1,225,327	7.7%
Jun	674,892	880,809	30.5%		
Jul	676,325	704,948	4.2%		
Aug	911,524	1,020,705	12.0%		
Sep	759,380	823,148	8.4%		
Oct	859,899	914,302	6.3%		
Nov	857,708	919,743	7.2%		
Dec	702,491	792,823	12.9%		
Total	9,455,354	11,040,411	16.8%	5,296,597	6.3%
		2023 Budget		9,750,000	
		% of Budget Received --->			54.3%
		% of Months Collected --->>			41.7%

	Option Sales Tax				
	2021	2022	% Chg	2023	% Chg
Jan	337,506	411,557	21.9%	422,541	2.7%
Feb	477,994	598,000	25.1%	641,455	7.3%
Mar	395,780	536,836	35.6%	596,116	11.0%
Apr	439,306	600,194	36.6%	620,800	3.4%
May	535,500	653,052	22.0%	687,343	5.3%
Jun	307,879	397,057	29.0%		
Jul	306,344	305,802	-0.2%		
Aug	429,291	463,516	8.0%		
Sep	353,859	376,010	6.3%		
Oct	402,273	429,120	6.7%		
Nov	397,996	438,225	10.1%		
Dec	324,600	367,927	13.3%		
Total	4,708,327	5,577,296	18.5%	2,968,256	6.0%
		2023 Budget		5,200,000	
		% of Budget Received --->			57.1%
		% of Months Collected --->>			41.7%

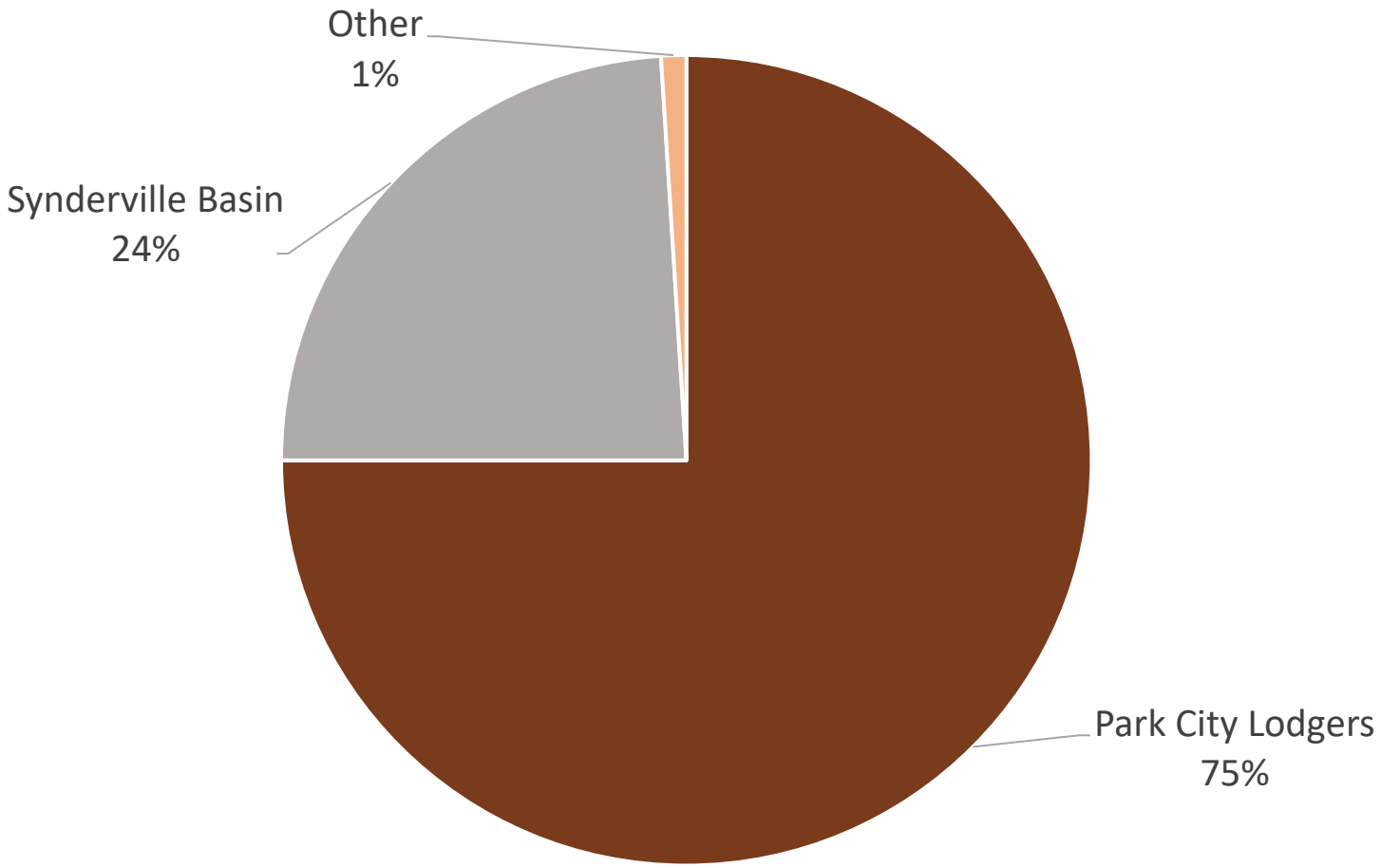
	Transient Room Tax				
	2021	2022	% Chg	2023	% Chg
Jan	810,842	1,158,326	42.9%	877,377	-24.3%
Feb	1,326,336	2,540,188	91.5%	2,392,476	-5.8%
Mar	1,280,560	2,509,082	95.9%	3,124,463	24.5%
Apr	1,826,220	3,027,543	65.8%	3,015,886	-0.4%
May	1,975,116	3,003,821	52.1%	3,321,234	10.6%
Jun	471,297	995,531	111.2%		
Jul	408,101	336,139	-17.6%		
Aug	955,754	890,508	-6.8%		
Sep	944,488	942,620	-0.2%		
Oct	910,637	906,425	-0.5%		
Nov	890,755	930,327	4.4%		
Dec	741,272	833,162	12.4%		
Total	12,541,378	18,073,672	44.1%	12,731,437	4.0%
		2023 Budget		15,055,000	
		% of Budget Received --->			84.6%
		% of Months Collected --->>			41.7%

	Restaurant Tax				
	2021	2022	% Chg	2023	% Chg
Jan	135,637	226,417	66.9%	236,920	4.6%
Feb	280,548	386,980	37.9%	485,868	25.6%
Mar	317,358	436,217	37.5%	546,848	25.4%
Apr	347,261	572,527	64.9%	593,745	3.7%
May	403,662	545,251	35.1%	599,317	9.9%
Jun	149,414	244,217	63.5%		
Jul	199,307	186,626	-6.4%		
Aug	290,798	378,005	30.0%		
Sep	326,991	349,997	7.0%		
Oct	344,242	354,268	2.9%		
Nov	310,230	374,199	20.6%		
Dec	212,654	230,310	8.3%		
Total	3,318,101	4,285,014	29.1%	2,462,699	13.6%
		2023 Budget		3,517,400	
		% of Budget Received --->			70.0%
		% of Months Collected --->>			41.7%

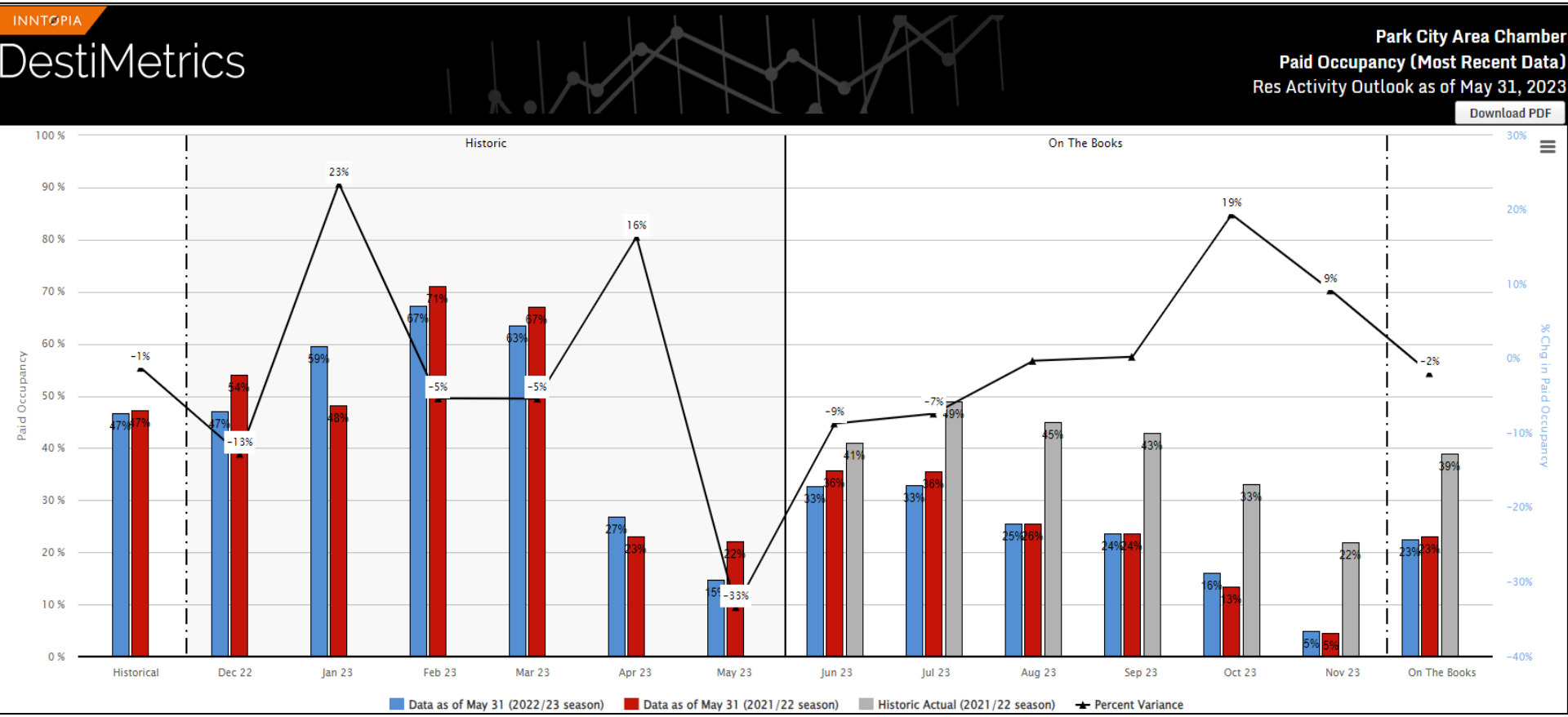
	Recreation, Arts & Parks Tax				
	2021	2022	% Chg	2023	% Chg
Jan	168,183	215,258	28.0%	210,932	-2.0%
Feb	258,935	333,280	28.7%	369,414	10.8%
Mar	222,556	321,066	44.3%	362,594	12.9%
Apr	258,896	370,039	42.9%	382,062	3.2%
May	306,023	385,803	26.1%	409,068	6.0%
Jun	140,071	192,552	37.5%		
Jul	140,568	141,405	0.6%		
Aug	210,717	229,519	8.9%		
Sep	179,689	186,826	4.0%		
Oct	202,548	213,916	5.6%		
Nov	201,803	220,875	9.5%		
Dec	161,827	179,652	11.0%		
Total	2,451,817	2,990,191	22.0%	1,734,070	6.7%
		2023 Budget		2,467,700	
		% of Budget Received --->			70.3%
		% of Months Collected --->>			41.7%

	Mass Transit Sales Tax (1st Qtr)				
	2021	2022	% Chg	2023	% Chg
Jan	185,005	231,113	24.9%	233,663	1.1%
Feb	271,872	331,917	22.1%	368,412	11.0%
Mar	214,644	303,853	41.6%	325,087	7.0%
Apr	244,919	331,837	35.5%	344,806	3.9%
May	300,056	366,396	22.1%	410,066	11.9%
Jun	173,378	233,645	34.8%		
Jul	167,969	180,280	7.3%		
Aug	236,471	269,754	14.1%		
Sep	211,034	229,176	8.6%		
Oct	225,370	244,653	8.6%		
Nov	230,904	252,245	9.2%		
Dec	190,144	199,050	4.7%		
Total	2,651,766	3,173,918	19.7%	1,682,034	7.5%
		2023 Budget		2,607,000	
		% of Budget Received --->			64.5%
		% of Months Collected --->>			41.7%

75% of County TRT is generated by Lodging Properties in Park City limits

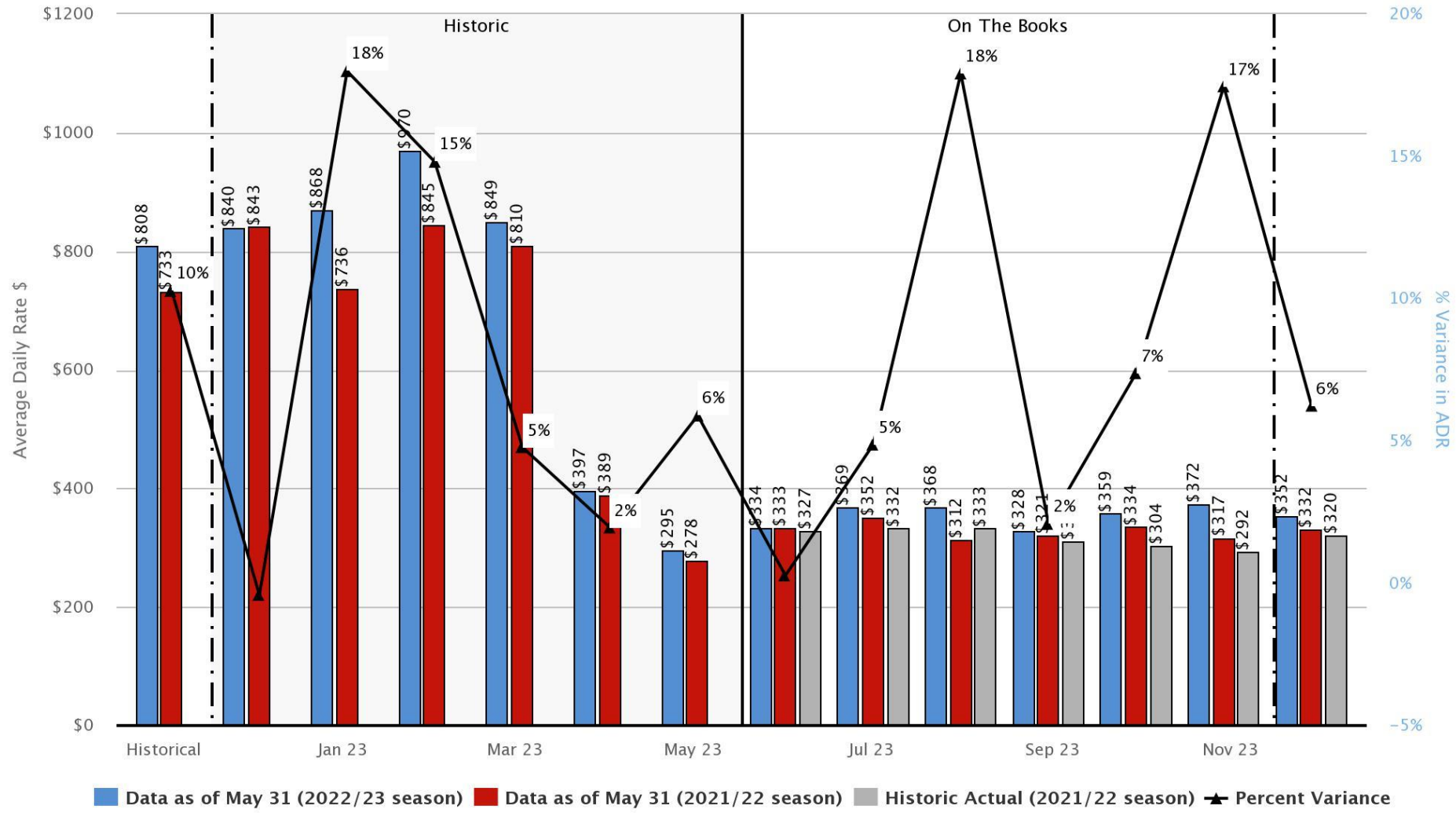


DestiMetrics – Occupancy (Historical & On The Books vs. 2021/22 Season)

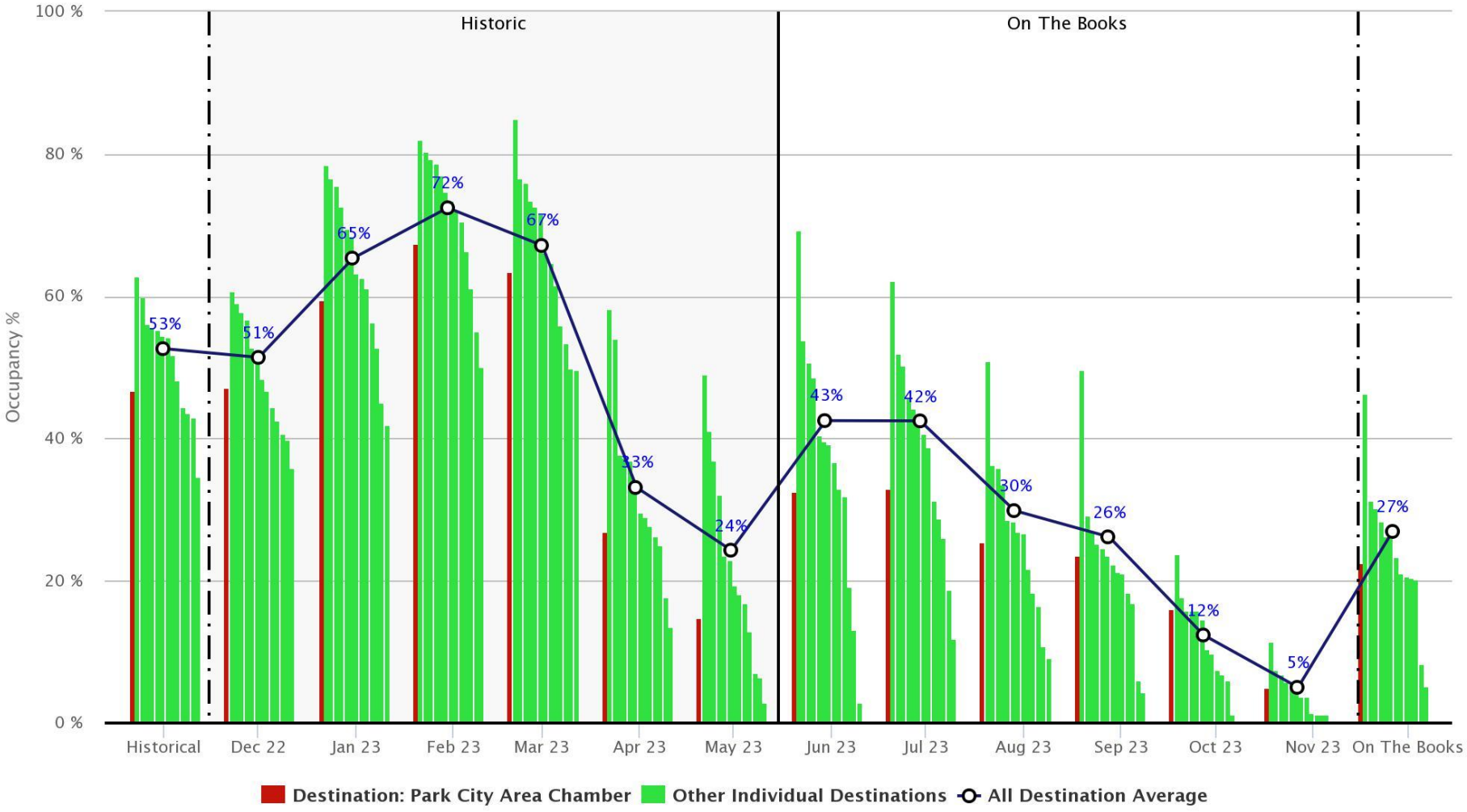


Source: DestiMetrics

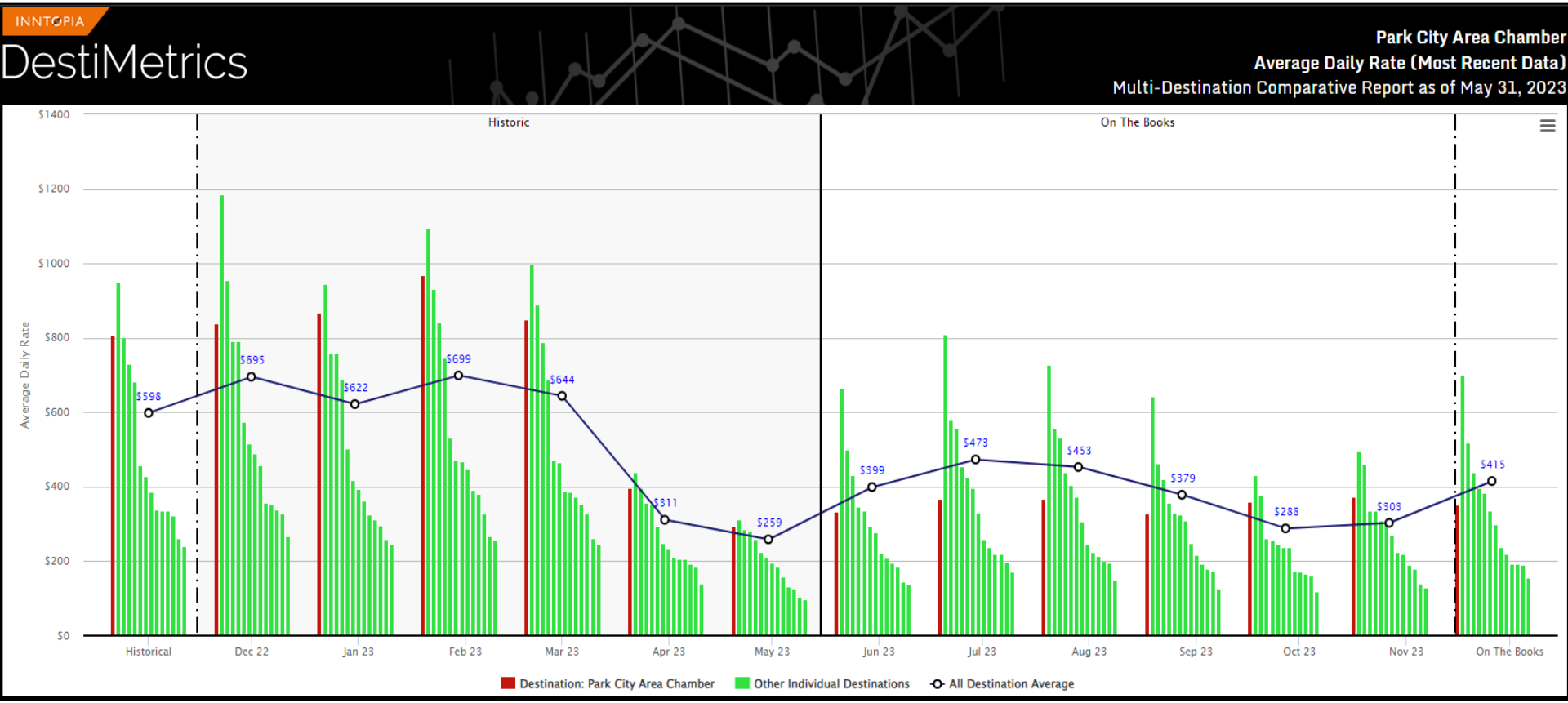
Average Daily Rate (Most Recent Data as of May 31st)



Multi-Destination Comparative Report — Occupancy Rate as of May 31st



DestiMetrics – Average Daily Rate (Historical & On The Books)



Source: DestiMetrics

Other Individual Destinations: Aspen, Beaver Creek, Breckenridge, Central Summit County CO, Cook County, MN, Copper Mountain, Jackson Hole (All),Keystone, North Lake Tahoe, Snowbird, Snowmass, Sun Valley, Vail

Recession? Uncertain.

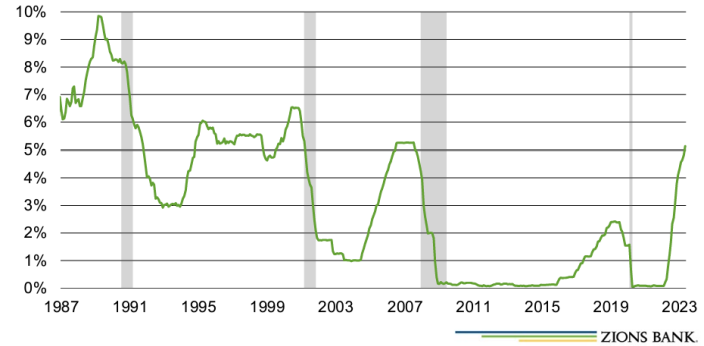
2023 Economic Outlook

Economic Growth	Uncertain
Interest Rates	Increases End
Job Creation	Increasing
Unemployment	Low
Wage Inflation	Dropping but High
Labor Force Participation	Too Low
Consumer Confidence	Low
Inflation	Dropping but High
Housing Prices	Dropping
Mountain West Region	Resilient and Strong

Green = Positive Red = Negative Blue = Neutral

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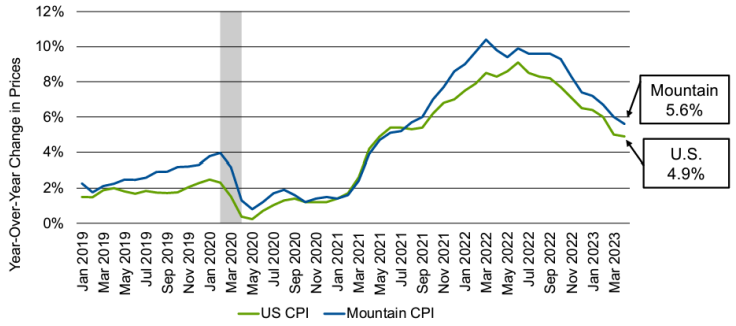
Fed Interest Rate Highest Since 2007



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Source: Board of Governors of the Federal Reserve System (US)

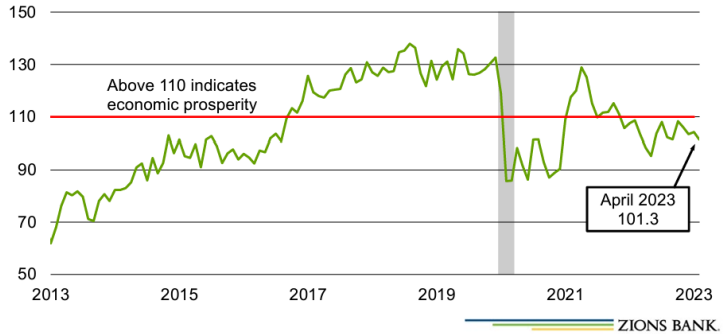
Mountain State Inflation Above National Average



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Source: U.S. Bureau of Labor Statistics
Note: Mountain states include AZ, CO, ID, MT, NV, NM, UT, WY

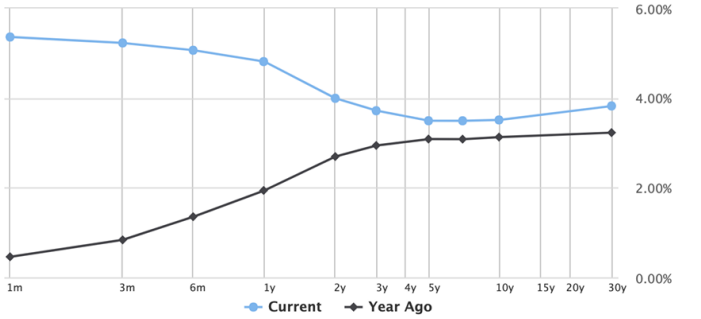
Consumer Confidence Dropping



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Source: The Conference Board

Treasury Yield Curve Inverted



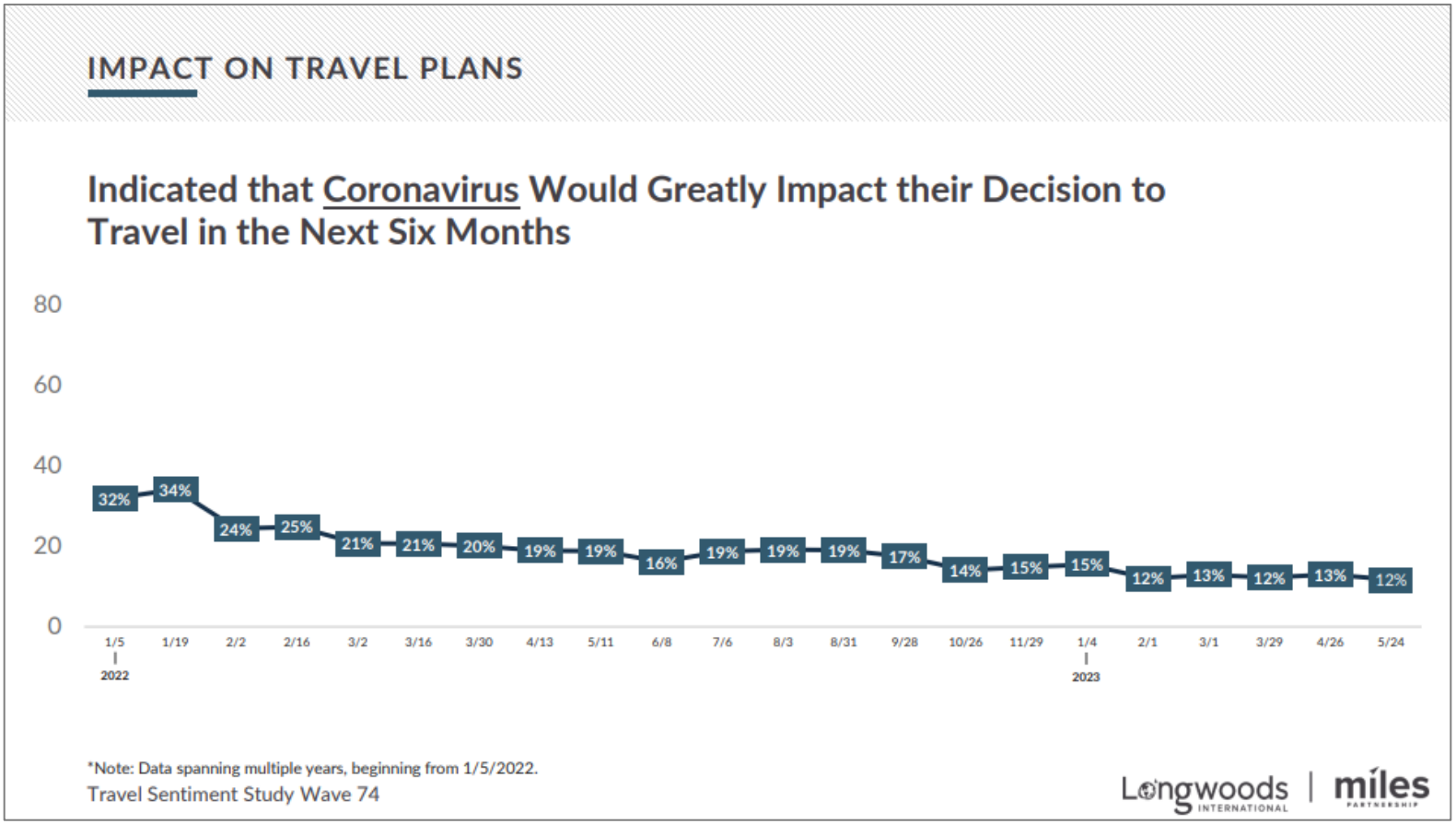
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Source: Wall Street Journal

Tourism Trends
&
Insights

Longwoods International – Travel Sentiment Study Wave 74

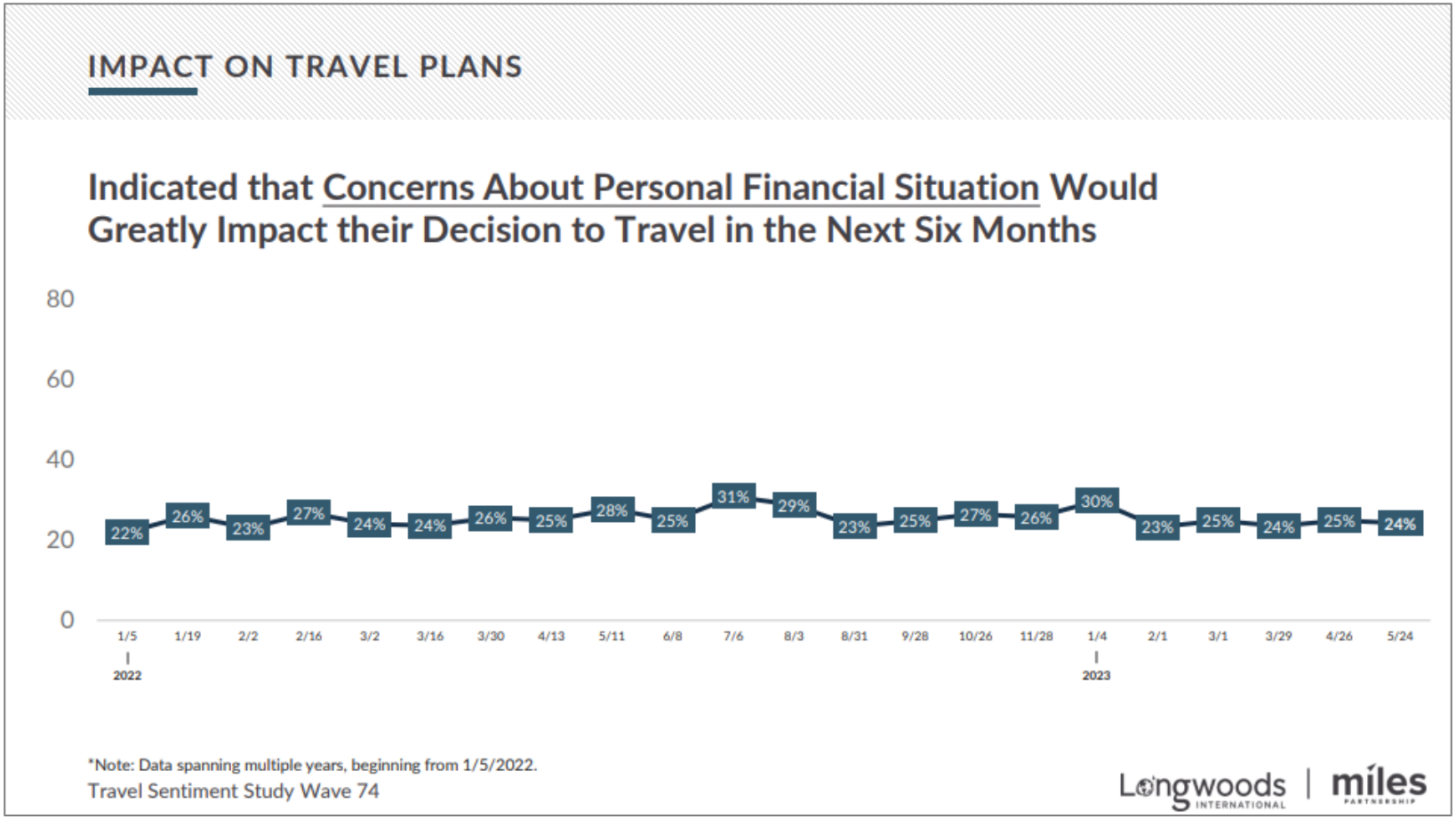
***Survey Fielded May 24, 2023; US National Sample of 1,000 adults 18+**



Source: Longwoods International

Longwoods International – Travel Sentiment Study Wave 74

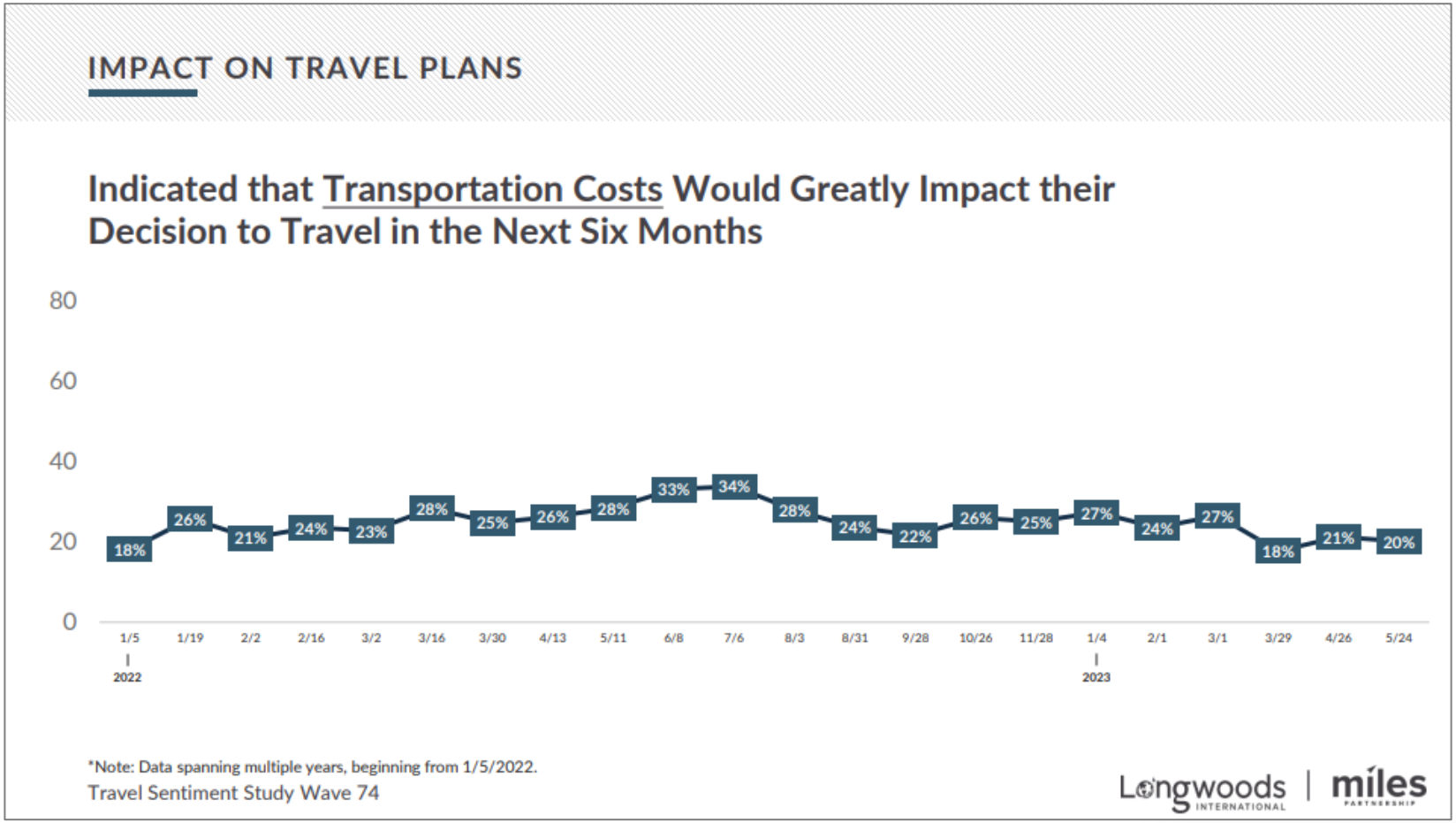
***Survey Fielded May 24, 2023; US National Sample of 1,000 adults 18+**



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Longwoods International – Travel Sentiment Study Wave 74

***Survey Fielded May 24, 2023; US National Sample of 1,000 adults 18+**

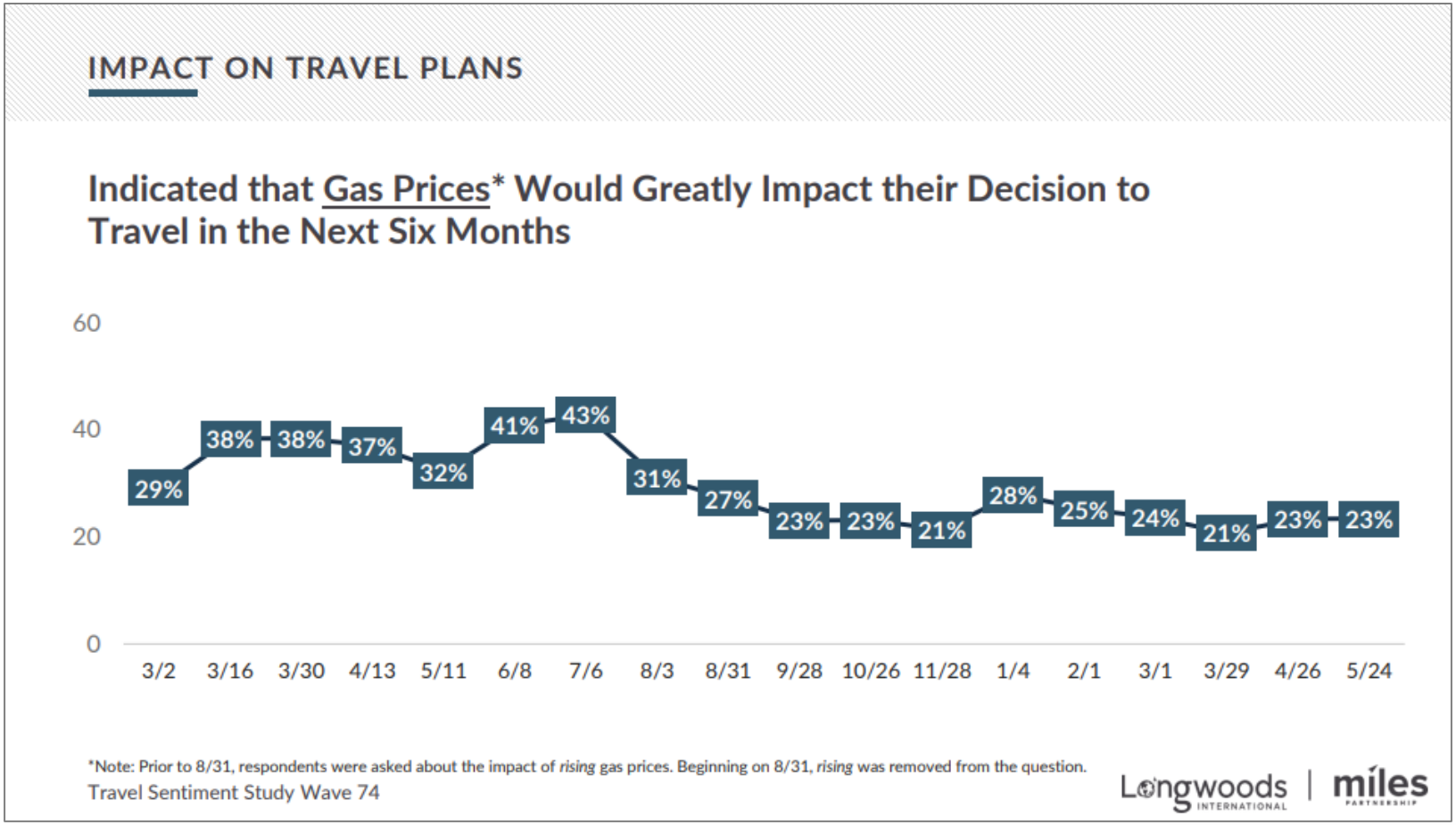


Source: Longwoods International

park city

Longwoods International – Travel Sentiment Study Wave 74

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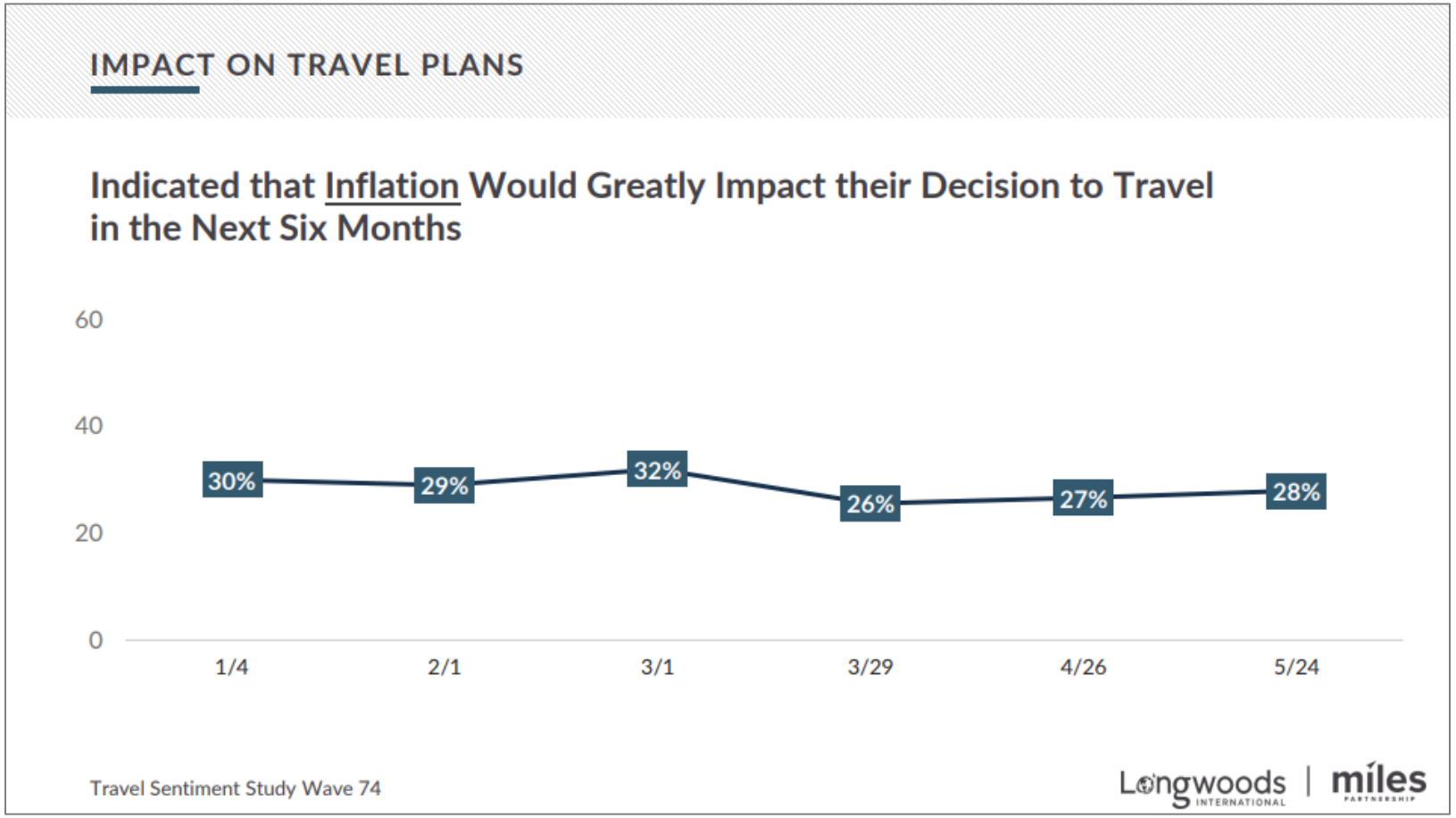


Source: Longwoods International

park city

Longwoods International – Travel Sentiment Study Wave 74

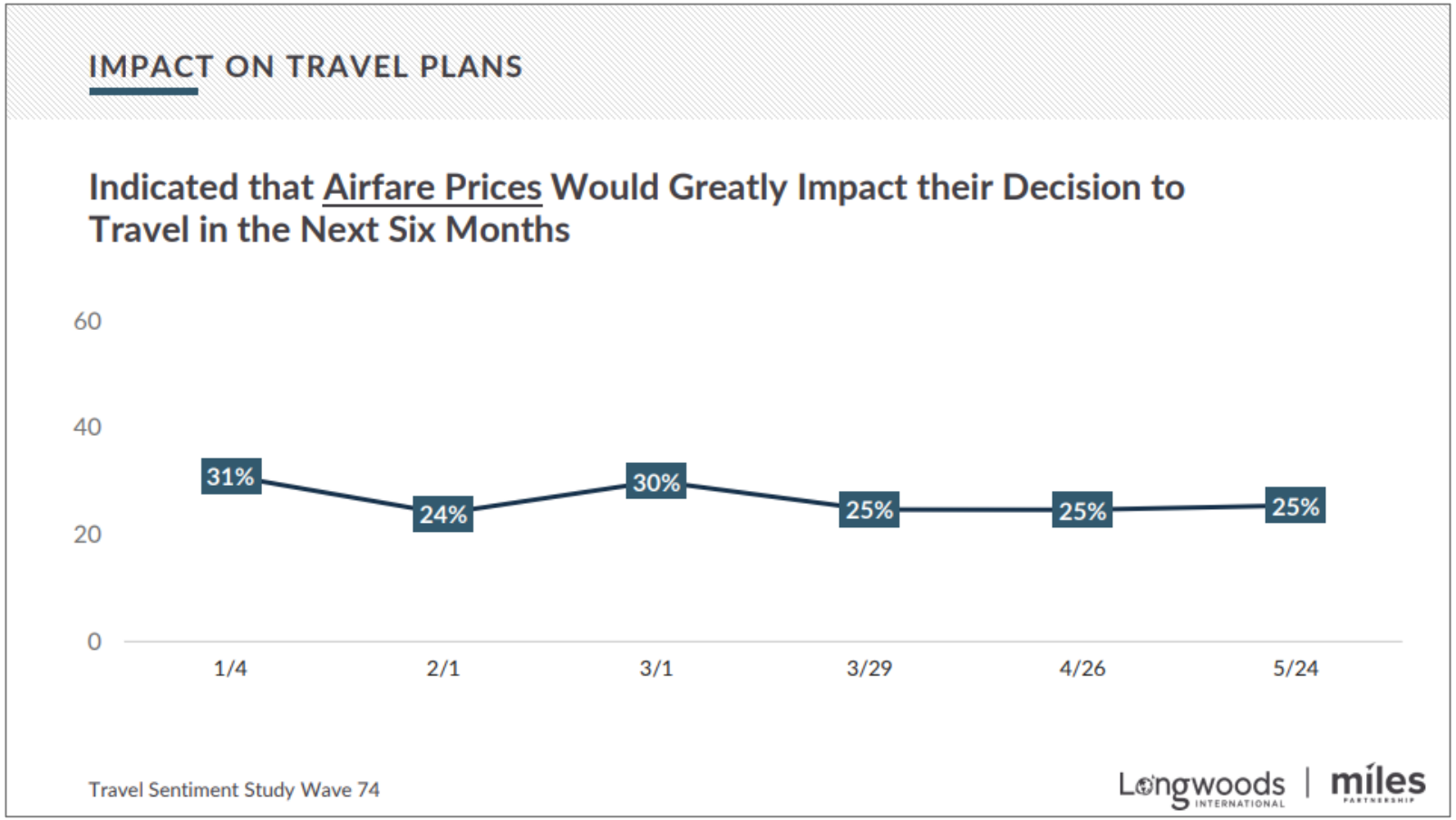
***Survey Fielded May 24, 2023; US National Sample of 1,000 adults 18+**



Source: Longwoods International

Longwoods International – Travel Sentiment Study Wave 74

***Survey Fielded May 24, 2023; US National Sample of 1,000 adults 18+**



Source: Longwoods International

Destination Analysts – The State of the American Traveler

***Survey Fielded May 17-21, 2023; Representative sample of adult American travelers; N=4,000+**

Question: Would you say that you (and your household) are better off or worse off financially than you were a year ago?

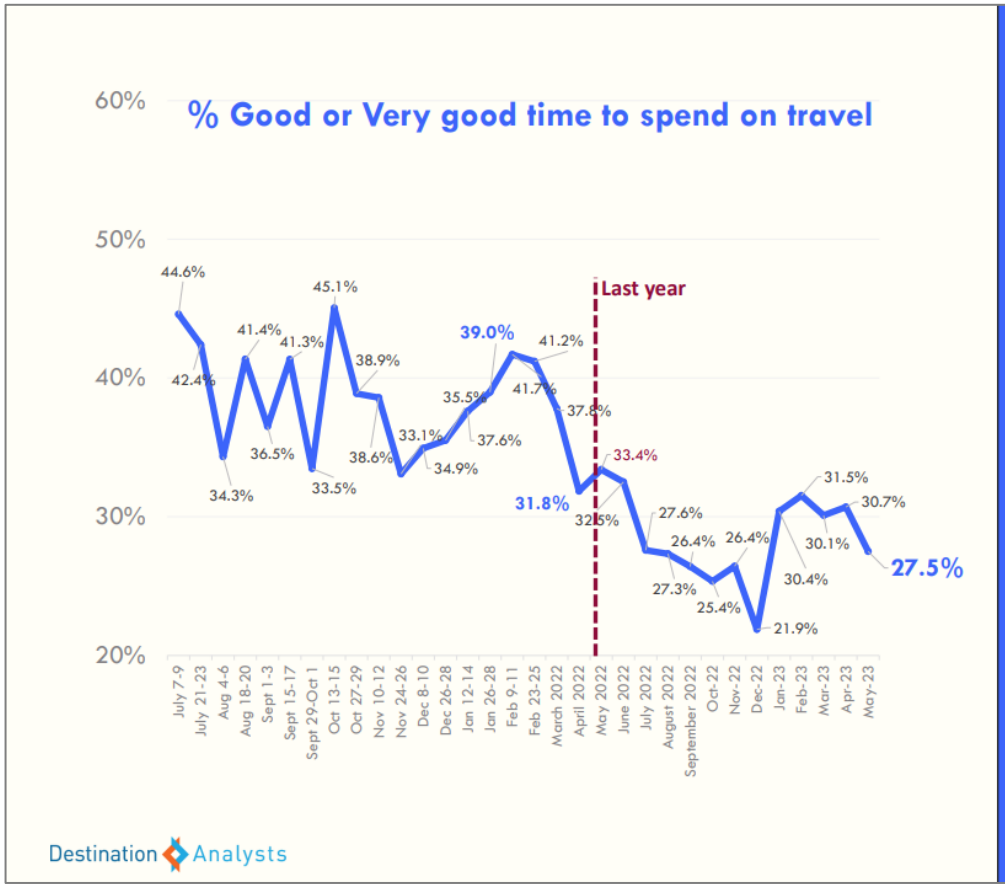


Leading into the summer season. travelers are feeling somewhat less financially well off than they were one year ago.

Source: Destination Analysts

Destination Analysts – The State of the American Traveler

***Survey Fielded May 17-21, 2023; Representative sample of adult American travelers; N=4,000+**

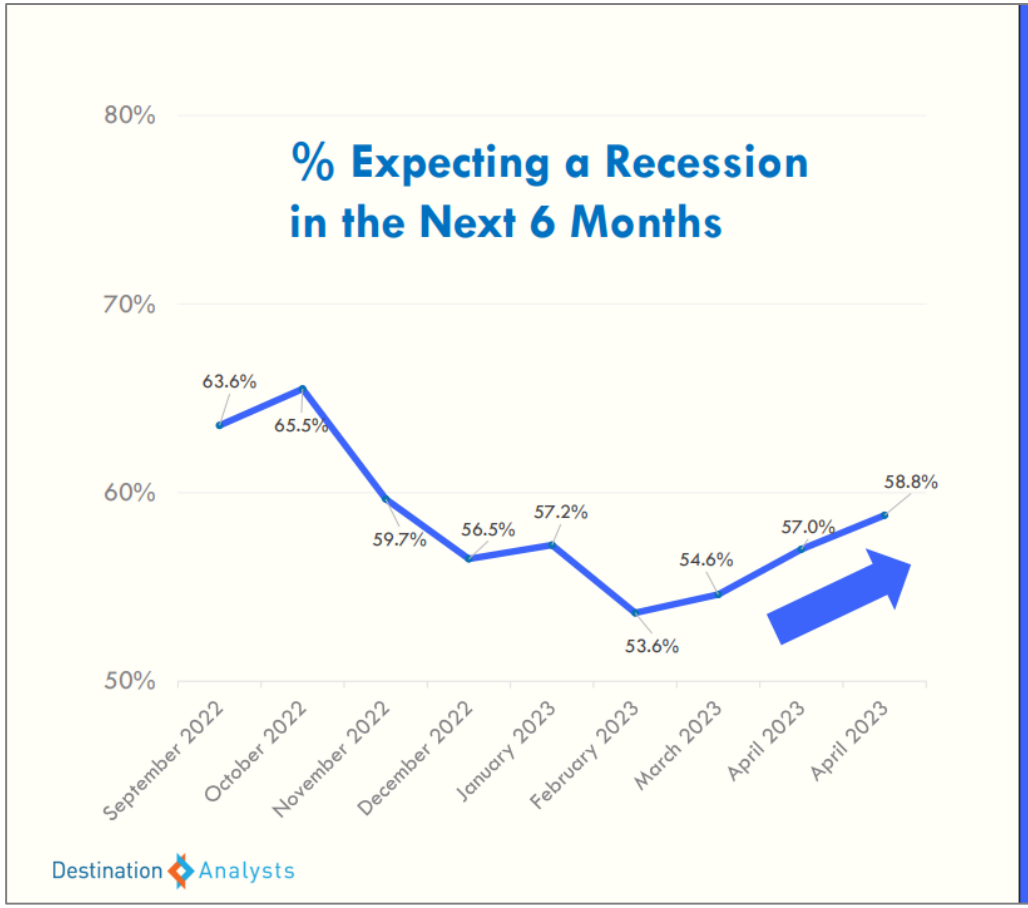


The proportion of Americans who feel it is a "good time" to spend on leisure travel dropped again this month.

Source: Destination Analysts

Destination Analysts – The State of the American Traveler

***Survey Fielded May 17-21, 2023; Representative sample of adult American travelers; N=4,000+**

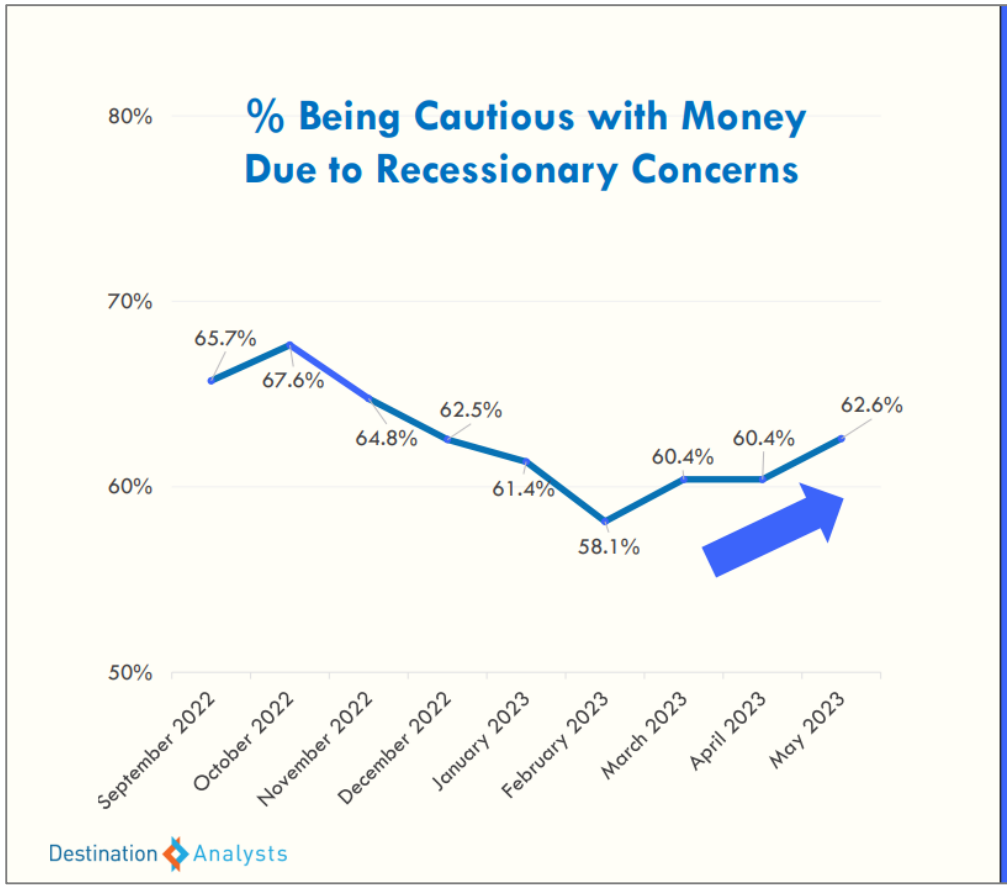


Recessionary concerns continue to be widespread.

Source: Destination Analysts

Destination Analysts – The State of the American Traveler

***Survey Fielded May 17-21, 2023; Representative sample of adult American travelers; N=4,000+**

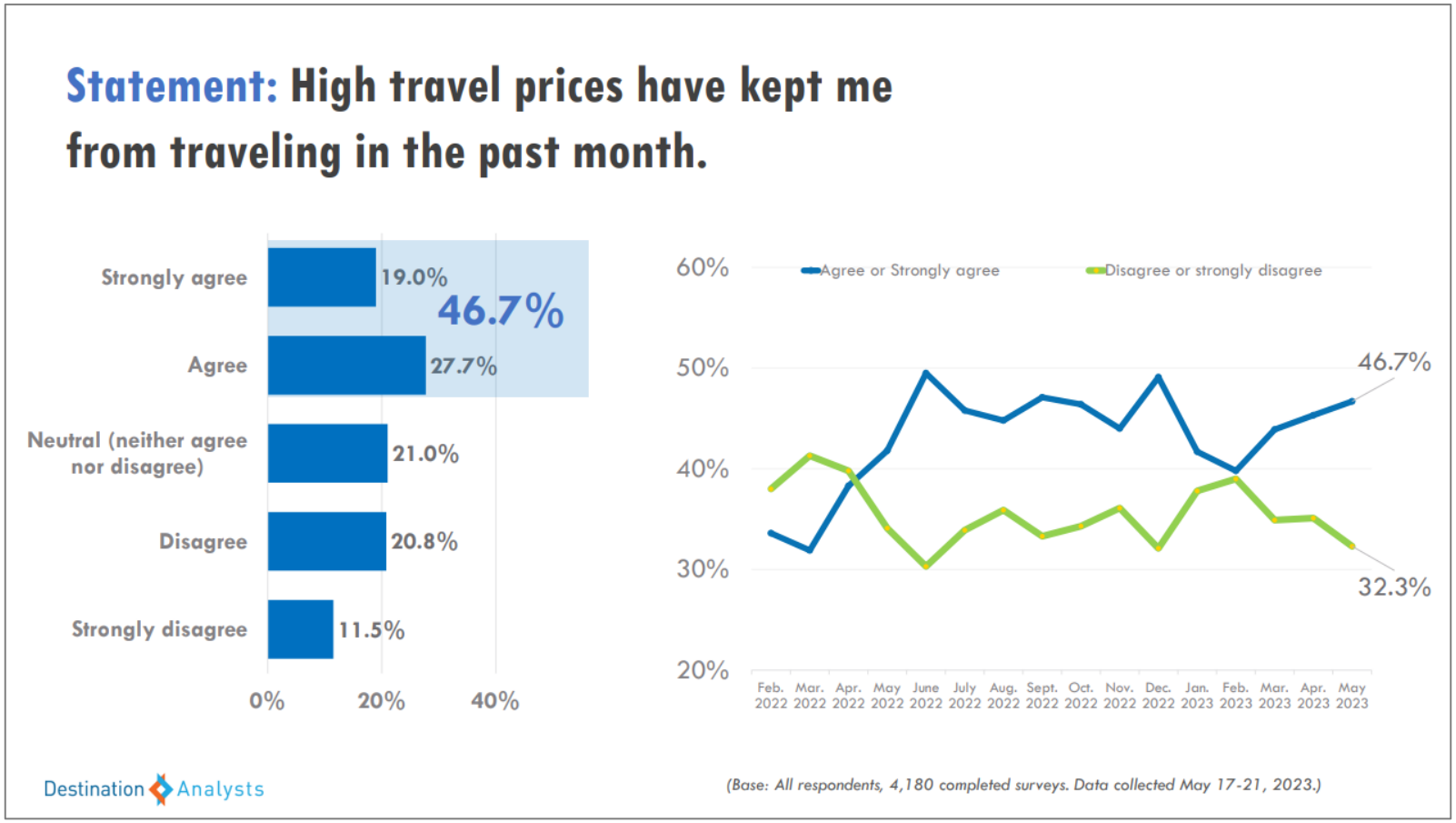


More travelers are exercising spending caution due these recessionary concerns.

Source: Destination Analysts

Destination Analysts – The State of the American Traveler

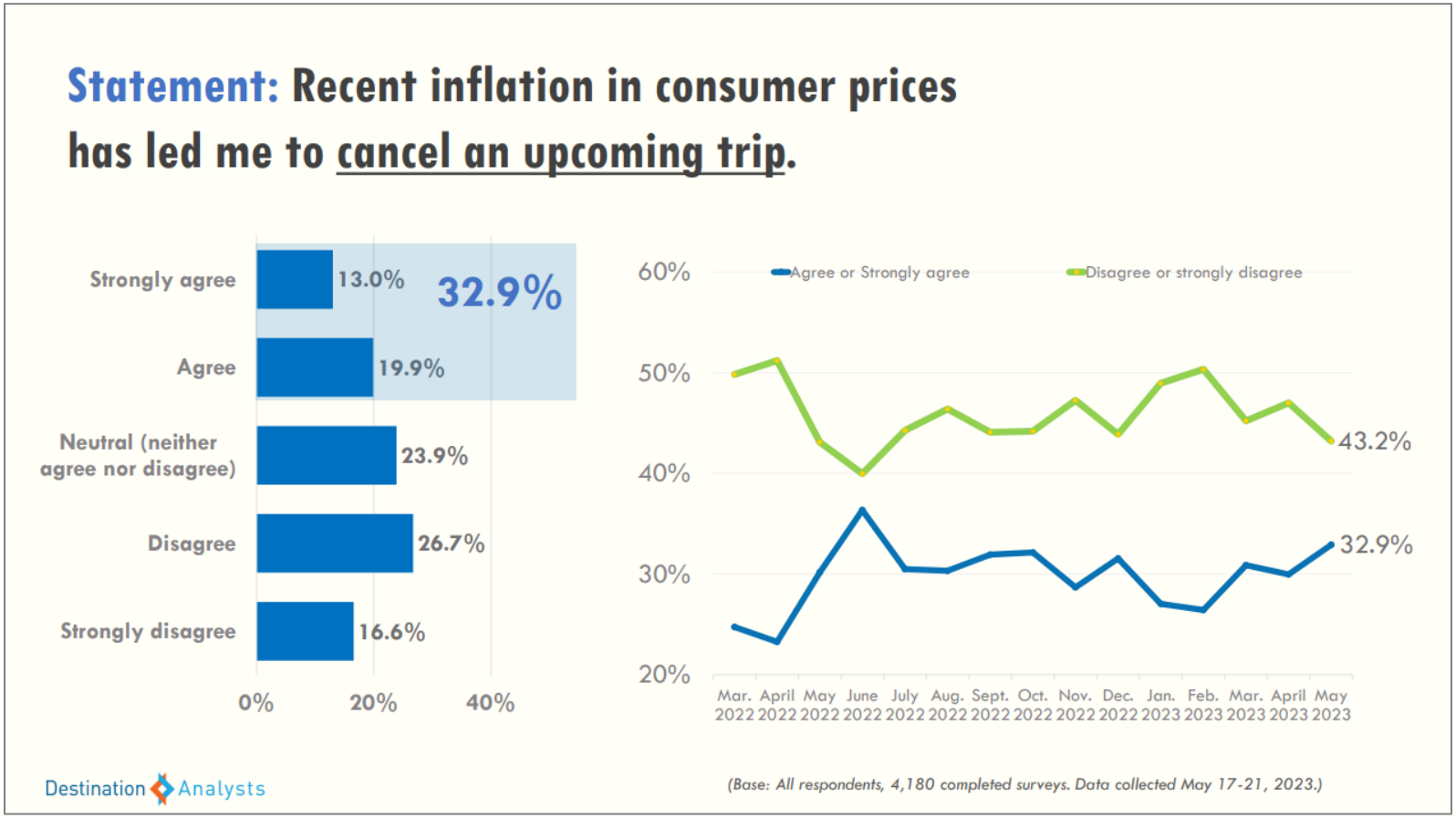
***Survey Fielded May 17-21, 2023; Representative sample of adult American travelers; N=4,000+**



Source: Destination Analysts

Destination Analysts – The State of the American Traveler

***Survey Fielded May 17-21, 2023; Representative sample of adult American travelers; N=4,000+**



Source: Destination Analysts

Other Considerations



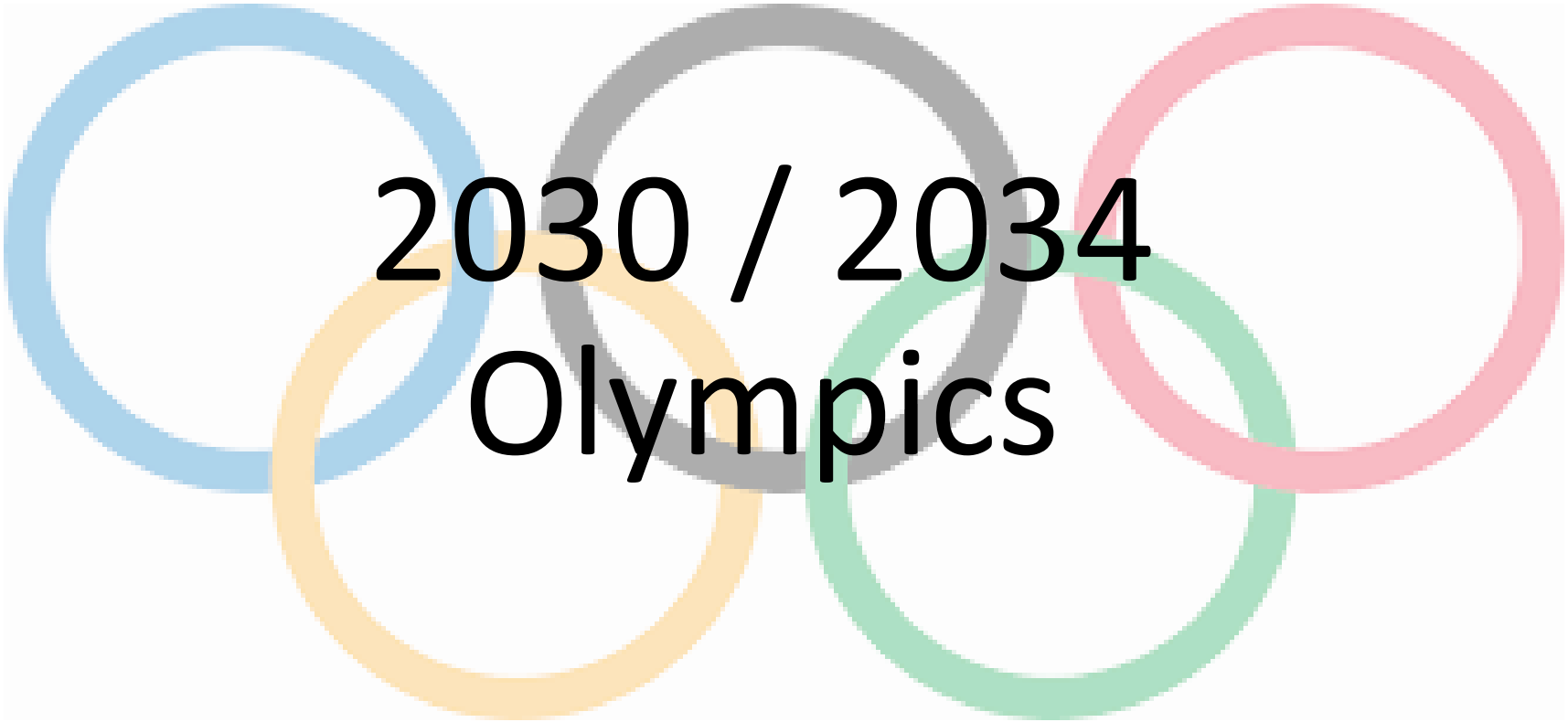
Roughly 1.1M square feet comprised of multiple hotels, private condominiums, day lodge, retail, and food & beverage.
Estimated 3,000 nightly rentals.

Visit Salt Lake



Visit Salt Lake 50% increase in budget next year = $21 million

park city



2030 / 2034 Olympics

park city

Park City Chamber of Commerce & Visitors Bureau

Destination Marketing & Management



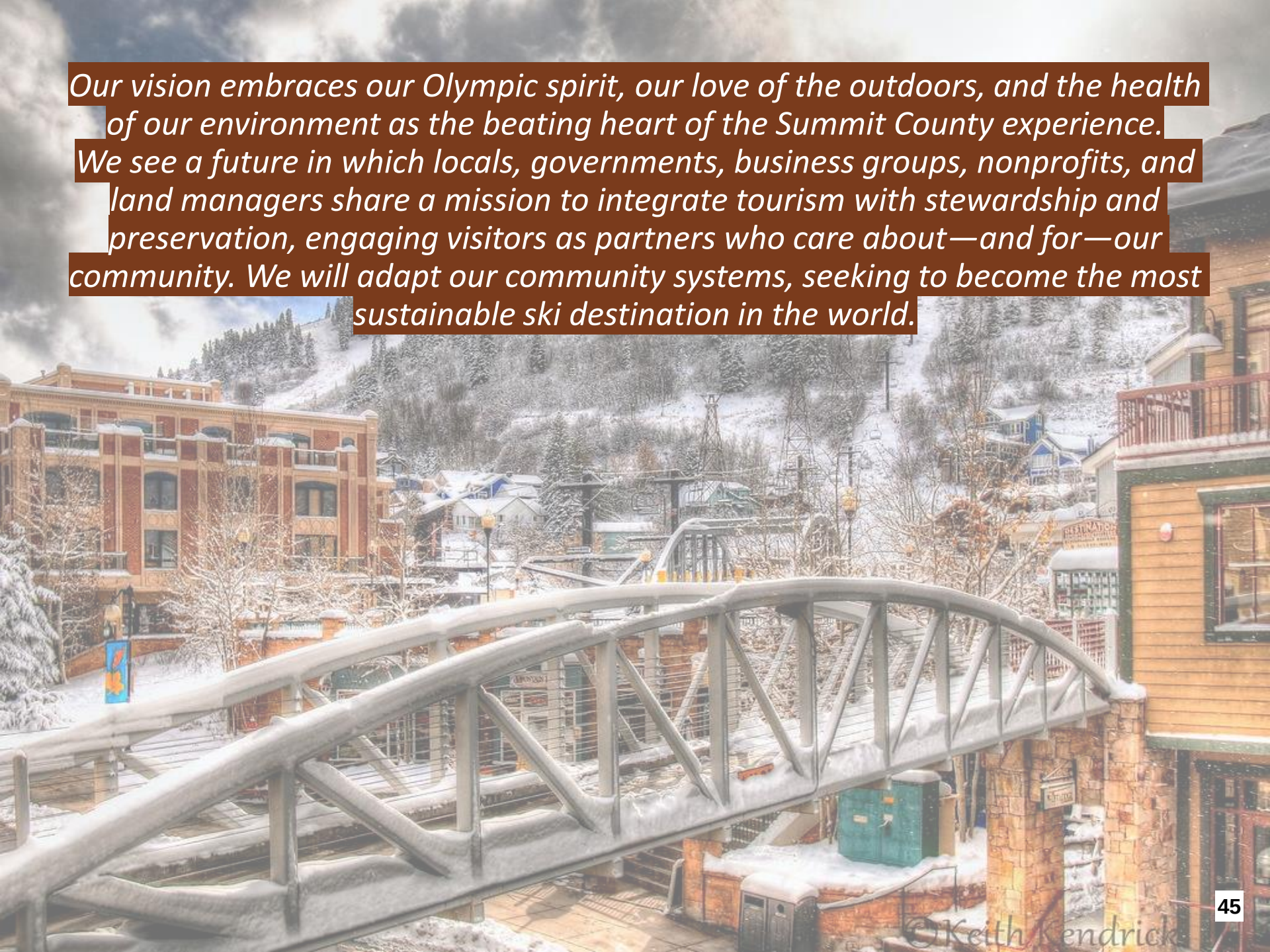
February 2022
GSTC Assessment

March 2022
Situation Assessment

Spring 2022
Advisory Council

Fall 2022
Plan Approved

In Progress
Action!


Our vision embraces our Olympic spirit, our love of the outdoors, and the health of our environment as the beating heart of the Summit County experience. We see a future in which locals, governments, business groups, nonprofits, and land managers share a mission to integrate tourism with stewardship and preservation, engaging visitors as partners who care about—and for—our community. We will adapt our community systems, seeking to become the most sustainable ski destination in the world.
©Keith Kendrick

Stewardship Principles



Value and respect the health of our local environment and natural resources



Foster our local spirit, our values, our sense of place, and the well-being of our community—residents, employers, employees, and visitors alike



Ensure that benefits of the visitor economy are shared equitably by people of all races, ages, gender identities, sexual orientations, abilities, income levels, and by Summit County's communities



Enable Summit County's tourism industry to lead by example, championing tourism's benefits, mitigating its impacts, and harnessing its regenerative power for the community and the environment



Be bold, creative, and action-focused, supporting transparency and measurable outcomes

Plan Objectives



Cultivate local pride and respect for the Park City / Summit County experience



Implement sustainable infrastructure, management policies, and initiatives



Protect and manage our natural environment to enable sustainable outdoor recreation



Ensure the long-term resilience of the Park City / Summit County economy



Equalize the economic benefits and burdens mitigate impacts of the visitor economy

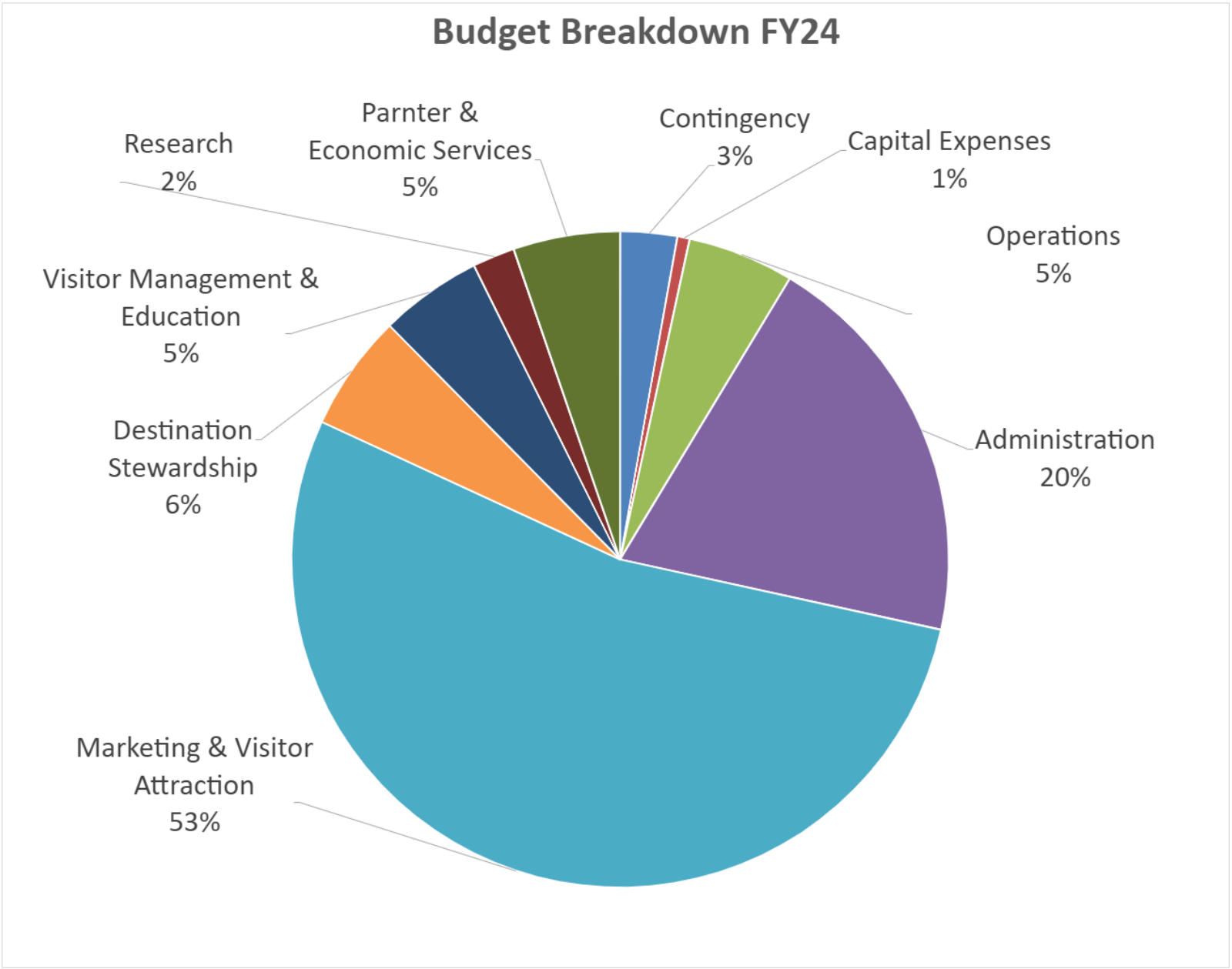


Leverage messaging and programming to accelerate sustainable tourism



Foster the development and management of Summit County's art and culture tourism assets

Destination Marketing Management Stewardship


Budget Breakdown FY24
Research 2%
Parnter & Economic Services 5%
Contingency 3%
Capital Expenses 1%
Operations 5%
Visitor Management & Education 5%
Destination Stewardship 6%
Administration 20%
Marketing & Visitor Attraction 53%

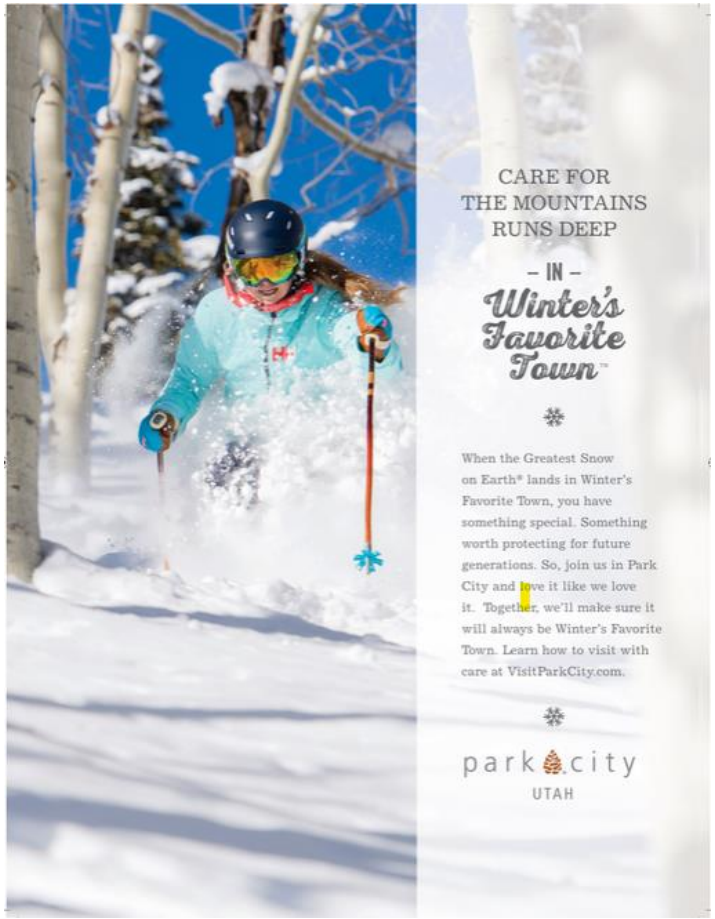
Expanded Efforts: Visitor Attraction (Summer)

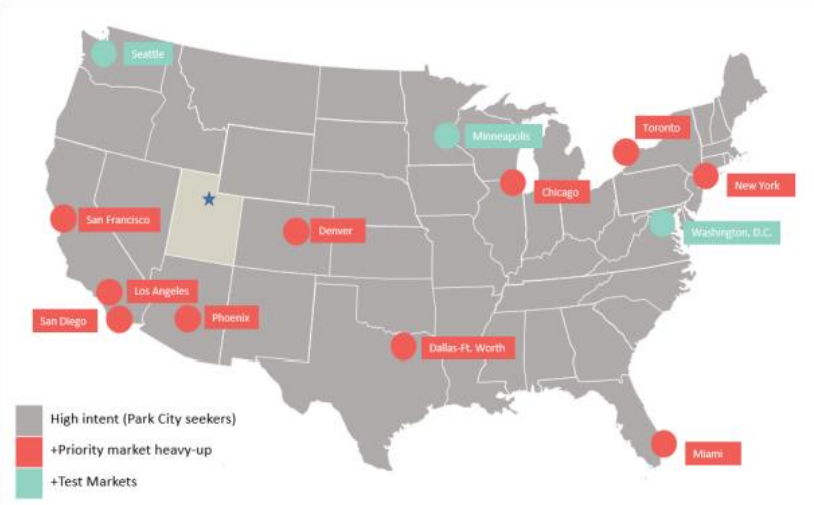
- Markets: Out of state with a focus on regional markets
- High value visitor in alignment with our values
- Cross-channel approach: CTV/Video, Streaming Audio, Paid Social, Display, Native, Retargeting and Search



Expanded Efforts: Visitor Attraction (Winter)

- National targeting to qualified visitors with a focus on key markets:
  - NYC, LA, San Francisco, San Diego, Chicago, Washington D.C., Dallas, Miami, Denver, Phoenix, Seattle, Minneapolis
- Cross-channel approach





Group Sales Efforts

- Deliver group business to meeting hotels and group service partners mainly in our non-ski seasons.
- Provide demand in need periods
- Provide year-round employment for the community.



Tonya Sweeten-VP of Sales
Sales Managers – Alex Hagn, Carolyn Creek McCallister, Kim Davis
Sales Coordinator-Sarah Stephenson

Record number of group leads = 985

242 meetings = 36,500 room nights
=
$17.5 million in economic impact
(up 23%)

Group Sales – Focus on non-peak season

Season	Total	Total%	
Fall	315	29%	
Spring	336	31%	
Summer	254	23%	**84%**
Winter	177	16%	
Totals	**1082**	**100%**	

84% of leads are for meetings during need periods of April-November

park city

Top 10 Ways to Have Sustainable Meetings & Events

August 15, 2022 by **Meet in Park City**



When it comes to being net-zero carbon by 2030 community-wide and a premier sustainable destination, Park City, UT, is on the right trail. There are many ways and things planners and attendees can do to have a **green meeting** in America's favorite mountain town.

Sustainability Messaging

Sustainable Meetings Checklist

Green Itinerary

Tools for meeting planners to

calculate carbon footprint

Top 10 tips to hold a green meeting



Expanded Efforts: Visitor Management

- Updates to Visitor Center
- Development of Remote Visitor Center
- New research to track visitor flows
- Visitor Education
  - Leave No Trace
  - Trailhead management
  - Transit to Trails promotion
  - Trails Less Traveled promotion

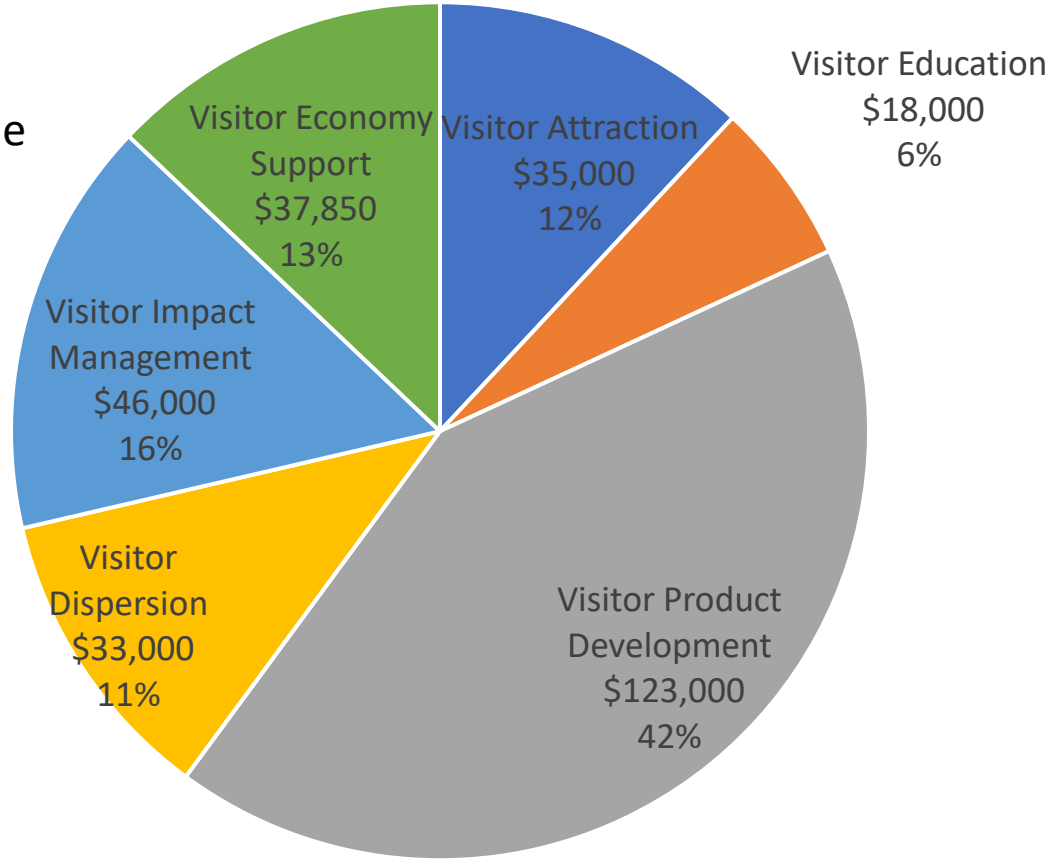


Expanded Efforts: Sustainable Tourism Grant

<u>Goal:</u> Support new programs and products that promote responsible use of Summit County's Tourism Assets

$300,000 total
24 grants awarded

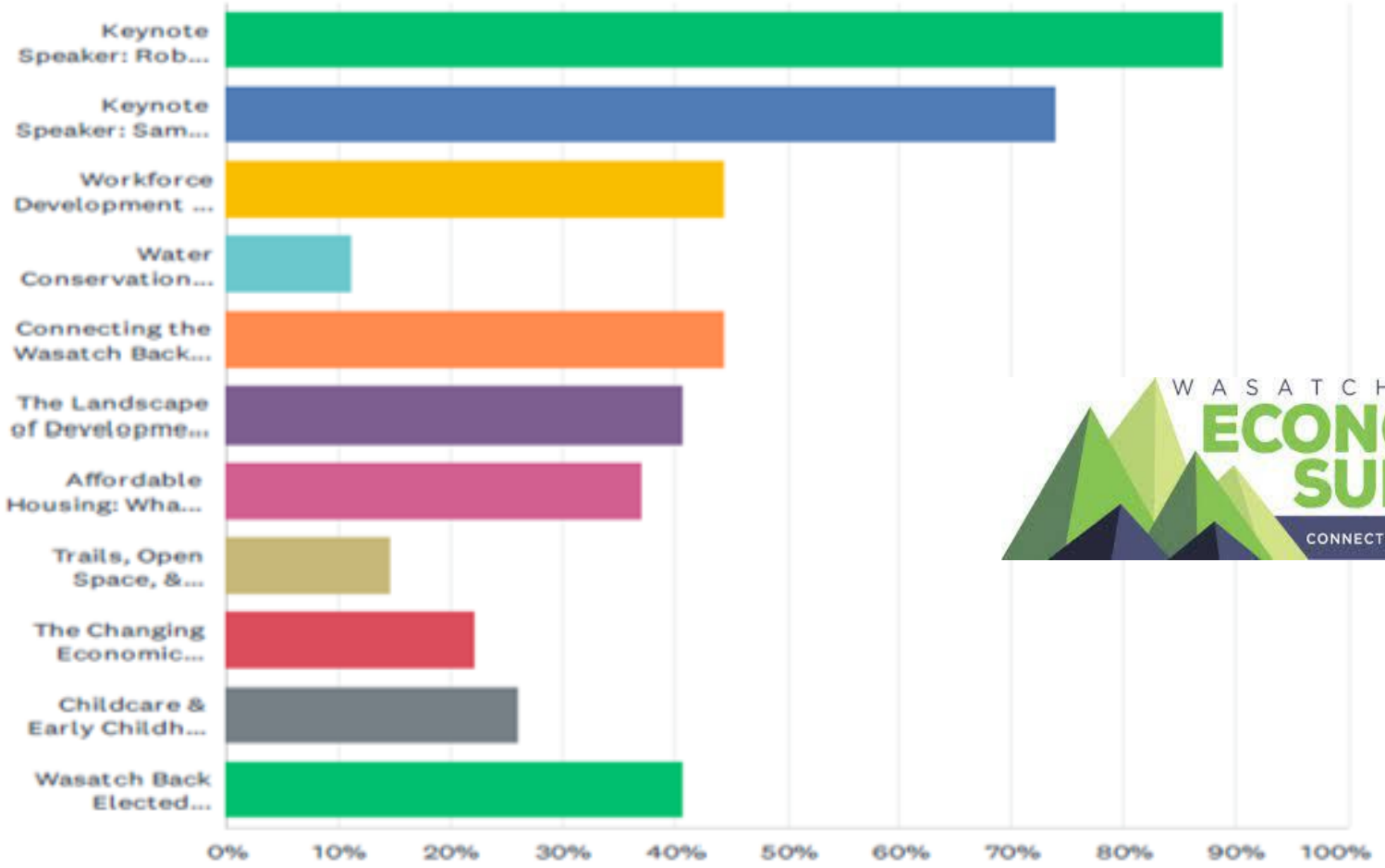
<u>Grant Review Committee:</u>
Alfredo Anguiano (YotelPad)
Beth Rossi (Pendry)
Shari Noteware (Resident)
Celia Peterson (PC Municipal)
Andy Hecht (Community Foundation)



park city

Programs	Theme
Latino Arts Festival, Arts Council of Park City & Summit County	Visitor Attraction
Park Silly Sunday Market	Visitor Attraction
Arts on the Trail, Arts Council of Park City & Summit County	Visitor Attraction
Summit Arts Showcase, Arts Council of Park City & Summit County	Visitor Attraction
Exhibit highlighting rural parts of the county, North Summit Unite	Visitor Dispersion
Film screenings to attract visitation in Eastern Summit County, Park City Film	Visitor Dispersion
Provides resources for seasonal visitor-facing workforce, Mountain Mediation Center	Visitor Economy Support
Workforce housing impacts on the local visitor economy, The Housing Resource Center	Visitor Economy Support
Visitor education on invasive plant species & best practices	Visitor Education
Visitor education on responsible landscape irrigation in PC, Swaner Preserve and EcoCenter	Visitor Education
Trailhead camera network expansion	Visitor Impact Management
Alf Engen Ski Museum Program	Visitor Product Development
Tours focusing on the history of Park City	Visitor Product Development
Supporting adaptive recreation visitor activities	Visitor Product Development
Developing and promoting historical visitor attractions, Friends of Ski Mountain Mining History	Visitor Product Development
Bike Share expansion	Visitor Product Development
Harvest Festival 2023	Visitor Product Development

Expanded Efforts: Regional Efforts



WASATCH BACK ECONOMIC SUMMIT
CONNECTING COMMUNITIES

park city

Expanded Efforts: Destination Stewardship

- Expanding Arts & Culture
  - Economic Diversification
  - North Summit Unite
  - Summit County Arts Council
  - Historical Designations for Mining Sites
  - TravelStorys self-guided audio tour
- Oakley Rodeo
- Visitor Dispersion
  - Trails Less Traveled
  - ParkCityTrails.org

NS UNITE

Arts Council park city summit county

THIS PROPERTY HAS BEEN PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES BY THE UNITED STATES DEPARTMENT OF THE INTERIOR

OAKLEY RODEO

park city

Enhanced Partnerships with County



- Health Department
- Summit Bike Share Program
- Summit County Fair
- Kamas Valley Business Association
- Sustainability Department
- Economic Development / Research
- Legislative priorities
    - Two events in 2022/2023
- High Valley Transit coordination and promotion

Discussion

AGENDA ITEM NO. 3

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE: June 28, 2023

SUBMITTED BY: Annette Singleton

ITEM TYPE: Approval

AGENDA SECTION: **1:40 PM** Work Session

SUBJECT: 2:45 PM - Discussion regarding the Pinebrook Townhomes Rezone and Conditional Use Permit for a 22-unit townhome project on Parcel PP-43-A-7 (1.11 acres), located at 3085 Pinebrook Road, Pinebrook, Summit County, UT; Sean Steinman, Applicant; Amir Caus, AICP, Senior Planner (60 min)

SUGGESTED ACTION:

ESTIMATED TIME: 5

INTRODUCTION:

BACKGROUND:

CONCLUSION:

ATTACHMENTS:
Staff Report-Pinebrook Townhomes Rezone and CUP.pdf

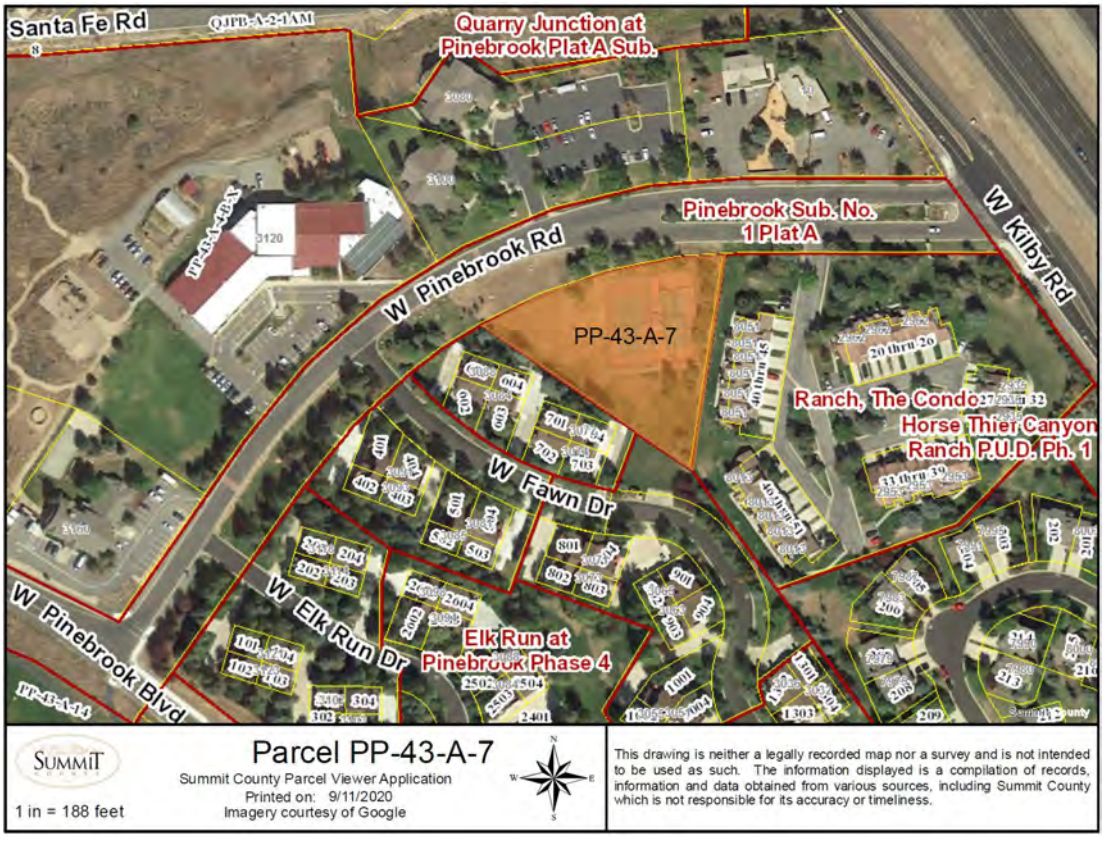
STAFF REPORT

To: Summit County Council (Council)
From: Amir Caus, County Planner
Date of Meeting: June 28, 2023
Type of Item: Rezone and Conditional Use Permit – Work Session
Process: Legislative Review

Project Description

Project Name:	Pinebrook Townhomes Rezone and Conditional Use Permit
Applicant(s):	Sean Steinman
Property Owner(s):	1309 Hidden Creek LLC (Sean Steinman)
Location:	3085 Pinebrook Road, Pinebrook, Summit County, UT
Zone District:	Rural Residential (RR)
Parcel Number and Size:	PP-43-A-7 (1.11 acres)
Type of Process:	Legislative (Rezone) and Administrative (Conditional Use Permit)
Final Land Use Authority:	Summit County Council (Rezone) and Snyderville Basin Planning Commission (Conditional Use Permit)

Vicinity Map



EXECUTIVE SUMMARY: The applicant is requesting a Rezone from Rural Residential Zone to the Community Commercial Zone and a Conditional Use Permit for a 22-units (8 one-bedroom, 9 two-bedroom, and 5 three-bedroom) townhome project on Parcel PP-43-A-7 (1.11 acres), located at 3085 Pinebrook Road, Pinebrook, Summit County, UT 84098. The applicant is proposing a variety of units with multiple Area Median Income (AMI) levels as required by the Snyderville Basin Development Code.

The applicant is requesting a Rezone to the Community Commercial Zone in order to allow for the amount of density requested. The proposed use is an allowed use in the Community Commercial Zone.

Fundamental to this discussion on the Rezone is the projects compliance with Policy 2.3 of the Snyderville Basin General Plan. The applicant's primary argument is that by restricting the units at 30%, 60%, and 80% AMI, the project is in compliance with Policy 2.3. No market rate units are being proposed.

There are two steps required for this project. The Rezone and the Conditional Use Permit are reliant upon each other in this process. The Planning Commission is the recommending body for the Rezone and the Final Land Use Authority for the Conditional Use Permit. The Planning Commission forwarded a negative recommendation to the Council on the Rezone and did not make a recommendation on the CUP. NOTE: Without the Rezone the Planning Commission cannot approve the Conditional Use Permit as the project would not meet density requirements. The Council would need to deny the Rezone in order to uphold the Planning Commission denial of the project. Should the Council decide to approve the Rezone, the applicant would need to return before the Planning Commission for a decision on the Conditional Use Permit.

The Council held a work session on June 8, 2022. The Council concluded the work session with direction to the applicant to wait for the updated Moderate Income Housing Plan that was legislatively mandated by HB 462 before Council will make a decision on the Rezone.

On September 19, 2022, the Summit County Council adopted Ordinance No. 950, an ordinance adopting the Moderate Income Housing Plan into the Snyderville Basin General Plan, including Strategy A as outlined below:

> *Identify possible changes to land use regulations including, Development Code amendments and* ***zoning changes including, rezones and the creation of new zones*** **(Emphasis added)***, all narrowly tailored to further the purposes of this Chapter. All such changes should be targeted to creating appropriate densities necessary to facilitate the production of moderate-income housing to reduce housing deficits identified in the Moderate-Income Housing Assessment, as modified, while minimizing negative impacts on Critical Concerns. All such strategies should include well-crafted, understandable, and enforceable deed restrictions to ensure that all such moderate-income housing meets the goals of this Chapter over the long term.*

The applicant has requested a work session with the Council to introduce a second option for the project. As opposed to the June 8, 2022 proposal which included units with 30%, 60%, and 80% AMI, the applicant is also introducing units at 120% AMI for additional variety of rent which would help further integrate the project with respect to AMI. The applicant did not specify the updated breakdown of the number of units at each AMI. The applicant's supplemental information can be found in Exhibit C of this Staff Report.

Units and Unit Pricing

The applicant's original plan includes 22 units that include the following with the following Area Median Income Targets:

- 1 one-bedroom unit at 30% AMI
- 2 one-bedroom units at 60% AMI
- 5 one-bedroom units at 80% AMI
- 5 two-bedroom units at 60% AMI
- 4 two-bedroom units at 80% AMI
- 4 three-bedroom units at 60% AMI
- 1 three-bedroom unit at 80% AMI

Maximum Rents and Market Rate Rents

Maximum rental rates include basic utilities and are outlined below.

Maximum Rents Inlcude Basic Utilties (Water, Wastewater, Power and Gas)

	<=30% AMI	<=40% AMI	<=50% AMI	<=60% AMI	<=70% AMI	<=80% AMI	Median Market Rents that allow for a 1 Yr Lease	<=120% AMI
Studio	$744.00	$992.00	$1,240.00	$1,488.00	$1,736.00	$1,984.00	**$1,935.00**	$ 2,976.00
1 Bedroom	$849.75	$1,133.00	$1,416.25	$1,699.50	$1,982.00	$2,266.00	**$2,475.00**	$ 3,399.00
2 Bedroom	$956.25	$1,275.00	$1,593.75	$1,912.50	$2,231.00	$2,550.00	**$3,700.00**	$ 3,825.00
3 Bedroom	$1,062.00	$1,416.00	$1,770.00	$2,124.00	$2,478.00	$2,832.00	**$4,200.00**	$ 4,248.00

Source: Market Rate: KSL Rentler, Trulia, AMI HUD (MTSP)

Income Qualification

To income qualify for deed restricted housing, combined household incomes would need to be reviewed and qualified based on the following table:

Household Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
1 Person	$29,760	$39,680	$49,600	$59,520	$69,440	$79,360	$99,200	$119,040
2 Person	$33,990	$45,320	$56,650	$67,980	$79,280	$90,640	$113,280	$135,960
3 Person	$38,250	$51,000	$63,750	$76,500	$89,240	$102,000	$127,480	$153,000
4 Person	$42,480	$56,640	$70,800	$84,960	$99,120	$113,280	$141,600	$169,920

Tenants also will be required (minimum 30 hours per week) to work at a business physically located in Summit County.

Housing Needs Assessment

The current Housing Needs Assessment (2019 – 2023) estimates that the Snyderville Basin has an annual rental unit need for units priced below 80% AMI of 70 units. That annual need increases to 123 units if households earning up to 120% AMI are included.

Recommendation

Staff recommends that the Council review the proposed Pinebrook Townhomes Rezone and provide feedback and direction on the proposed request. No formal action is requested at this meeting. A public hearing will be scheduled in the future.

Background

Parcel PP-43-A-7 was previously used as a tennis court for the Homeowners Association of the surrounding Elk Run at Pinebrook Condominiums. However, Parcel PP-43-A-7 is not within the Elk Run at Pinebrook Ph. 4 Subdivision. In 2015, Staff determined that the Parcel PP-43-A-7 is a Lot of Record. The property is eligible for development under the requirements of the Snyderville Basin Development Code.

Following the determination that the property was a Lot of Record, the Elk Run at Pinebrook Ph. 4 Homeowners Association sold the property.

On September 22, 2020, the Snyderville Basin Planning Commission held a work session regarding the proposal. During the meeting Staff was seeking an initial discussion, feedback, and direction on the proposed Rezone. Based on the sketch drawings provided, the Planning Commission had a general idea of what the applicant was proposing but stated that the plans were not detailed enough for to give specific input.

NOTE: During the September 22, 2020 review, the project consisted of 21 units (13 two-bedroom and 8 three-bedroom). The applicant later revised the plan to include 22 units (8 one-bedroom, 9 two-bedroom, and 5 three-bedroom).

In February and March of 2022, the applicant submitted more detailed set of plans and requested that the item continue to be processed.

On April 26, 2022, the Snyderville Basin Planning Commission voted to forward a negative recommendation on the proposed Rezone and did not make a recommendation on the CUP. The Planning Commission's primary argument for forwarding a negative recommendation was that the proposal did not comply with Policy 2.3 of the Snyderville Basin General Plan.

The Council held a work session on June 8, 2022. The County Council comments included, but were not limited to;

- Confirmed that the Snyderville Basin Planning Commission did not specify the reasons why the proposal did not comply with Snyderville Basin General Plan Policy 2.3.

- The project may be too dense to be compatible with the surrounding neighborhood.
    - Not out of the range we would see in a mixed development like this.
    - Surrounded by other high-density, moderate density, institutional, and commercial uses in 1 unit per 20-acres zone.
    - Cannot build affordable housing unless we make it dense.
    - This type of project and type of density is the only type we can build affordable in the County.
    - 20 units is a "drop in the bucket" in terms of what we need countywide.
    - Can't solve affordable housing problems through 1,000-unit developments. We are going to solve them a handful of units at a time.
- Project is not integrated into the community with respect to the AMI variety.
    - Market rate and affordable units should be integrated.
    - 60% and 80% AMI are still not affordable to a typical restaurant worker.
    - Explore capping the project at 65% AMI and provide units between 25%, 30%, 40% and 60% AMI.
    - One of the selling points is that this is all affordable.
        - OK to put a few market rate units.
- The project has a similar look to the units on Wildflower Drive (adjacent property).
- Parking is self-contained for this project.
- There is more surface parking on Wildflower Drive (23 vs 8).
    - Parking inside garages is better than having more surface parking.
- Traffic on Pinebrook Road is not an issue. The development traffic input is trivial.
    - Any rush hour issues are caused by the school during drop off and pick up times.
- The proposed location is walkable and more accessible to transit and bike share compared to other proposals seen by the Council.
- Most entitled inventory is single-family detached which limits the availability of affordable units.
- The parcel is not open space.
- Nightly rental and maintenance issues raised can be resolved as part of the development agreement. (NOTE: Deed restricted affordable housing units by nature cannot be used for nightly rentals which is reflected in Housing Agreement.)
    - Summit County Health Code also has safety provisions.
        - Housing Agreement can also cover these issues.
            - Council requested that these minimum standards also be included in the Housing Agreement.
- The Housing Agreement will further help mitigate how a property is managed.
- The units must be all electric, have Level 2 EV Chargers in all garages, and conditioned that they cannot opt out of the County's plan to use 100% renewable energy by 2030.
- Possibly remove one building to accommodate a park.
    - An in-lieu fee can be provided to the Snyderville Basin Special Recreation District.
- Will allowing of this project set a precedent?
    - Does pure affordable housing tip the scale?
    - Need philosophy that is applicable to this type of request.
- A "countervailing public interest" is an overwhelming benefit to the community.

- The Council closed the work session with the direction to the applicant that we wait for the updated Moderate Income Housing Plan that was legislatively mandated by HB 462 before making a decision on the Rezone.
    - Council also requested an update from Jeff Jones (Summit County Economic Development & Housing Director) on Summit County's affordable housing inventory and who has been using those units and whether we need any improvements to avoid scenarios such as the Bear Hollow Village housing that was supposed to be affordable.

As a result of HB 462, Summit County adopted Ordinance 950 adopting the Moderate Income Housing Plan into the Snyderville Basin General Plan (Exhibit E).

Analysis and Findings

There are two steps required for this project. The Rezone and the Conditional Use Permit are reliant upon each other in this process. The Planning Commission is the recommending body for the Rezone and the Final Land Use Authority for the Conditional Use Permit. The Planning Commission forwarded a negative recommendation to the Council on the Rezone. NOTE: Without the Rezone the Planning Commission cannot approve the Conditional Use Permit as the project would not meet density requirements. The Council would need to deny the Rezone in order to uphold the Planning Commission denial of the project. Should the Council decide to approve the Rezone, the applicant would need to return before the Planning Commission for a decision on the Conditional Use Permit.

The proposed Rezone from Rural Residential to Community Commercial is tied to a specific request and development plan. In past, Summit County has required Development Agreements to be associated with Rezones. Should the Council vote to approve the Rezone, the Council could consider a condition of approval to require a Development Agreement to be associated with this Rezone. A Development Agreement could address the scenario of the proposed project not being built in which case the zoning might revert to Rural Residential. This would prevent unwelcome development and inappropriate uses. The Development Agreement could also further address the affordable housing restrictions, project design, and other appropriate information that may not be resolved via conditions alone. In case the Council approves the proposed Rezone, the applicant would need to return before the Planning Commission for a Conditional Use Permit and Development Agreement review. The Planning Commission is the Final Land Use Authority for the Conditional Use Permit and a recommending body for the Development Agreement for which the County Council is the Final Land Use Authority.

Rezone

Parcel PP-43-A-7 is currently zoned Rural Residential and is located in the Jeremy Ranch/Pinebrook Neighborhood of the Snyderville Basin General Plan. The Snyderville Basin General Plan Future Land Use Map identifies Parcel PP-43-A-7 as Mixed Residential. The Rural Residential Zone limits density to 1 Unit per 20 acres, therefore the applicant is requesting a Rezone to the Community Commercial Zone where density is determined by the ability of the

proposed development to meet all required development and performance standards and criteria set forth in the Snyderville Basin Development Code.

Policy 2.3 of the Snyderville Basin General Plan states;

"Do not approve any new entitlements beyond those permitted by the Development Code until such time that existing entitlements are significantly exhausted, unless the County legislative body first determines that:

a. *a compelling countervailing public interest, specifically identified in the General Plan exists and cannot be reasonably satisfied without expanding one or more entitlements(s);*

b. *such new entitlement(s) do not simply result in an incidental benefit to the public interest, but rather such entitlement(s) are intended primarily to promote such compelling countervailing public interest; and*

c. *any new entitlement(s) are consistent with the Neighborhood Planning Area Plans and the Snyderville Basin General Plan's Future Land Use Maps, as amended."*

The goal of Chapter 6: Housing Element of the Plan states:

"Provide equal housing opportunities for all residents of the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing."

Per Section 10-7-4 of the Snyderville Basin Development Code; Approval of an amendment to the zone district shall not be granted until both the commission and county council have reviewed the specific development proposal and determined:

1. *The amendment complies with the goals, objectives and policies of the general plan, the neighborhood planning area plan, and the land use plan maps;*

2. *The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;*

3. *The specific development plan is in compliance with all applicable standards and criteria for approval as described in chapters 3 and 4 of this title; and*

4. *The amendment does not adversely affect the public health, safety and general welfare.*

Analysis: Some of the neighbors have objected to the project and have stated that the project is not compatible with the existing neighborhood.

The project is adjacent to multiple townhome projects. Two bus stops are located within 500 feet of the property. A fire station is located within ~0.5-mile. Schools and daycare are available

within ~0.5-mile. Grocery store, health care, and employment opportunities exist within ~0.25-mile. While services availability and the massing are compatible with the surrounding neighborhood, the Planning Commission should consider whether the proposed density of ~20 units per acre is compatible with the neighborhood. The proposed density is twice the density of the adjacent The Ranch Condominiums and the Elk Run at Pinebrook Phase 2B.

The applicant's primary argument is that by restricting the units to at 30%, 60%, 80%, and now 120% AMI, this is a compelling countervailing public interest which provides equal housing opportunities by facilitating moderate income housing. Please refer to applicant's letters and presentation in Exhibits A, B, and C of the Staff Report.

Staff is seeking direction from the Council on whether the applicant's proposed countervailing public interest approach meets all three Policy 2.3 requirements. If the Council does not find that the proposal meets Policy 2.3 requirements above, Staff is seeking discussion on whether the applicant can meet all three Policy 2.3 requirements. **REQUEST DISCUSSION**

Conditional Use Permit

As part of the motion on April 26, 2022, the Snyderville Basin Planning Commission found that the proposed Rezone does not comply with Policy 2.3 of the Snyderville Basin General Plan and therefore the Conditional Use Permit was denied. NOTE: The Council would need to deny the rezone for the Conditional Use Permit denial to take effect.

Should the Council vote to approve the proposed Rezone, the applicant would need to return before the Planning Commission for the Conditional Use Permit review.

Staff has included the Conditional Use Permit analysis below for reference purposes.

Should the Council find that the applicant has met all of the Rezone criteria above the applicant would also need to meet the Conditional Use Permit requirements for the single-family attached (townhome) use.

Section 10-3-5(B) of the Snyderville Basin Development Code states that no Conditional Use Permit shall be approved unless the applicant demonstrates that the following criteria can be met:

Criterion 1: *The use is in accordance with the General Plan.*

> **Analysis**: The proposed project is located in the Jeremy Ranch / Pinebrook Neighborhood of the General Plan.
>
> The neighborhood description states; *The Jeremy Ranch / Pinebrook neighborhood contains subdivisions that are largely built-out. They are primarily single family detached residential areas with some multi-family areas interspersed throughout…*
> The Future Land Use Map designates this property as a Mixed Residential use.

The applicant is proposing a single-family attached (townhome) project at ~20 units per acre. For comparison, The Ranch Condominiums that are located on the eastern boundary of the subject property consists of 32 single-family attached units on ~3.9 acres (~8.2 units per acre). The Elk Run at Pinebrook Phase 2B located on the western boundary of the subject property consists of 8 single-family attached units on ~0.75 acres (~10.6 units per acre). **REQUEST DISCUSSION**

Criterion 2: *The use conforms to all applicable provisions of this Title, including, but not limited to, any applicable provisions of this Section and Chapter 4 of the Snyderville Basin Development Code, the Snyderville Basin General Plan, and State and Federal regulations.*

Analysis: Staff review of the application indicates that it meets the minimum requirements for approval in the Snyderville Basin Development Code.

Code Requirement	Analysis	Finding
1. Establishment	All development permits comply with the Chapter 4 provisions, standards, and policies.	
2. Environmental Criteria	Staff has not found instances where the air quality would be compromised by the operations of the proposed uses. All disturbed areas shall be revegetated to help with erosion protection and runoff control. The Health Department has stated that they have no environmental concerns with the proposed application. The applicant is proposing to install underground storm water retention under the guest parking. Runoff calculations will need to be provided prior to issuance of the building permit or as specified by the Summit County Engineering Department.	**COMPLIES AS CONDITIONED**
3. Critical Lands	There are no Critical Lands impacted as part of the proposal.	**COMPLIES**
4. Open Space	The applicant is providing ~41% open space. Per the Snyderville Basin Development Code, Open Space is defined as; *OPEN SPACE: Means and refers to any land or area that is unimproved and set aside, dedicated, designated, or reserved for public or private use and does not contain development or any use requiring a development permit.*	**COMPLIES**
5. Water and Water Supply	Gorgoza Mutual Water Company has confirmed availability of service.	**COMPLIES**
6. Sanitary Sewer	Snyderville Basin Water Reclamation District has confirmed availability of service.	**COMPLIES**
7. Fire Protection	Park City Fire District has stated; "*We have worked with the developer to resolve our concerns on this project however, I do not see fire hydrants on this set of drawings. At least one fire hydrant and maybe two is likely to be required for this project. Fire hydrants will be required to be installed prior to*	**COMPLIES AS CONDITIONED**

	combustible construction. This will be checked at the building permit stage."	
8. Loading and Unloading	This section applies to commercial and industrial uses. Assuming that the project is limited to a residential use, Staff does not anticipate any loading and unloading issues.	**N/A**
9. Parking Requirements	Per the Snyderville Basin Development Code, the requirement for residential parking is one space per bedroom, or a minimum of two (2) parking spaces per single-family, two-family or multi-family dwelling unit. The Snyderville Basin Development Code also requires one parking space per studio/efficiency dwelling unit, plus one guest parking space for every five (5) units provided. The applicant is providing 1-car garages for all one-bedroom units and 2-car garages for all two and three-bedroom units. In addition to enclosed parking, the applicant is proposing 6 surface parking spaces and 2 ADA spaces.	**COMPLIES**
10. Transportation Infrastructure and Access Design	The Engineering Department has confirmed that the access to the property is acceptable. The Engineering Department has also confirmed the Level of Service will not drop with the proposed project.	**COMPLIES**
11. Public Utilities	Required utilities available.	**COMPLIES AS CONDITIONED**
12. Mail Delivery	The proposed plans do not identify a central mailbox location. Snyderville Basin Post Master will need to approve a designated location prior to a final approval.	**INCOMPLETE**
13. Solid Waste and Recycling	As designed, the dumpsters cannot be pulled out of the dumpster enclosure. Additionally, the Public Works Department has stated that the proposed dumpster enclosure and volume is not sufficient for both solid waste and recycling and therefore the capacity will need to be enlarged.	**DOES NOT COMPLY**
14. Snow Removal and Storage	Adequate.	**COMPLIES**
15. Police and Security	Adequate.	**COMPLIES**
16. Parks, Trails, and Trailheads	Section 10-4-16(A) states; *All development shall provide neighborhood park facilities in a manner that is sufficient to meet the specific recreational demands that will be generated by a development. In certain instances, cash in lieu of land and facilities may be permitted.* Section 10-4-16(F.3) states; *Developments shall connect an internal trail system to community wide trail systems where possible. The space dedicated in trails may be included in the calculation of the open space, as otherwise provided in this title.*	**REQUEST DISCUSSION**

	The subject property is adjacent to the Pinebrook Road. Pinebrook Road does not have sidewalk infrastructure. The property is ~365 feet from Kilby Road, a major collector with multimodal trails and transit stops. The property is also ~450 feet from the Pinebrook Blvd., another collector with multimodal trails and transit stops. The applicant is proposing internal 5-foot-wide concrete sidewalks. The applicant has also stated that they would provide the sidewalk extensions to Kilby Road and Pinebrook Blvd. to make the project transit accessible. The sidewalk extension would connect the project to the existing trail system and transit. The sidewalks would need to be at least 6-feet-wide so that the County can eventually clear it during the winter (currently in future maintenance planning). Both external connectors would be within the Pinebrook Rd. right-of-way and would not require improvements on private property. The applicant is not proposing any internal park facilities. The applicant has not discussed with the Summit County Transportation Director potential e-bike station.	
17. ADA Access	The Engineering Department have stated that there are insufficient ADA details at this time. A pedestrian plan has not been provided to confirm full ADA compliance of the site. Staff will continue to review ADA as the plans get finalized. ADA requirements will also be reviewed as part of the Building Permit process.	**INCOMPLETE**
18. Special Site Design Requirements	The applicant is currently not integrating the development externally. Please review Parks, Trails, and Trailheads analysis above.	**REQUEST DISCUSSION**
19. Architectural Regulations for All Structures	The applicant is proposing a combination of materials for front and rear facades which include the use of either white or gray stucco with tongue and groove wood siding. For the roof and side façades, the applicant is proposing to use a dark gray standing seam metal. Section 10-4-19(K) Facade Length and Variations states; *1. All walls described in subsection C of this section that are greater than sixty feet (60') in length, but less than one hundred feet (100') in length, must exhibit a prominent shift in the facade of the structure so that no greater than seventy five percent (75%) of the length of the facade appears linear. The shift shall be in the form of at least a ten foot (10') change in facade alignment. A series of shifts may be appropriate; provided, that the cumulative*	**INCOMPLETE**

	offset is at least ten feet (10'). A combination of both a roofline and facade change is encouraged, particularly when they occur at the same point. 2. *All walls described in subsection C of this section that exceed one hundred feet (100') in length shall provide a prominent shift in the mass of the structure so that no greater than seventy five percent (75%) of the length of the facade appears unbroken. The shift or series of shifts in height and/or alignment that reflect a change in function and scale is required. A shift shall be in the form of at least a fifteen foot (15') change in facade alignment. A combination of both a roofline and facade change is encouraged, particularly when they occur at the same point on the facade. A series of shifts may be appropriate; provided, that the cumulative offset is at least fifteen feet (15').* The applicant is proposing to have multiple 1.5 to 2-foot horizontal façade shifts on separate floors and portions of the building façade. The applicant is also proposing vertical façade shifts via the gable roof design for each unit. Mechanical equipment is required to be screened. The applicant has not identified mechanical equipment as part of the new submittal package and Staff cannot confirm compliance at this time.	
20. Landscape Regulations	The applicant has not provided a landscaping plan as part of the new submittal package and Staff cannot confirm compliance at this time. The Community Development Director will review for compliance prior to issuance of a building permit.	**A CONDITION OF APPROVAL WILL BE REQUIRED**
21. Lighting Regulations	The applicant has not provided a lighting plan as part of the new submittal package and Staff cannot confirm compliance at this time. The lighting plan will need to include fixture details and a photometric plan. The Community Development Director will review for compliance prior to issuance of a building permit.	**A CONDITION OF APPROVAL WILL BE REQUIRED**
22. Height Regulations	The Snyderville Basin Code requires that heights be measured from both natural and finished grade. Roof over topography and elevation measurements confirm compliance with height.	**COMPLETE**

Criterion 3: *The use is not detrimental to public health, safety and welfare.*

Analysis: The applicant is requesting a Rezone to the Community Commercial Zone in order to allow for the amount of density requested. The proposed use is an allowed use in the Community Commercial Zone. While the use is compatible with the surrounding

neighborhood townhome design, the applicant is requesting an increase in units per acre compared to the existing neighborhood. **REQUEST DISCUSSION**

Criterion 4: *The use is appropriately located with respect to public facilities.*

Analysis: Adequate facilities such as transportation, police, fire protection, school, commercial establishments and health care are available. Two bus stops are located within 500 feet of the property. A fire station is located within ~0.5-mile. Schools and daycare are available within ~0.5-mile. Grocery store, health care, and employment opportunities exist within ~0.25-mile. **COMPLIES**

Criterion 5: *The use is compatible with the existing neighborhood character and with the character and purpose provision of the applicable zoning district, and will not adversely affect surrounding land uses.*

Analysis: The property is adjacent to single-family attached uses on its eastern and western property boundaries. The applicant is requesting a Rezone to the Community Commercial Zone where density is determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Snyderville Basin Development Code which may result in significantly more units per acre than the surrounding properties. Please refer to Criterion 1 analysis above. **REQUEST DISCUSSION**

Section 10-3-5(C) Special Standards For Conditional Uses states;

In addition to the standards established in this section and in chapter 4 of this title for particular uses, all conditional uses within a zoning district shall conform to the following standards and criteria:

1. *The commission may require the applicant or the owner of the property subject to an application for development approval for a conditional use permit to establish an escrow account, post a bond or provide other financial security, in such form and sum as the commission shall determine, with sufficient surety running to the county to offset any extraordinary costs or expenses associated with the following: a) construction of any highways, roads, water or sewer mains, drainage facilities, or other public infrastructure; b) landscaping; c) compliance with the requirements of this section, any applicable special requirements set forth in this section and chapter 4 of this title, and the conditions attached to the development permit; and d) any expense requirements set forth in this section and chapter 4 of this title, and the conditions attached to the development permit, including the provision of facilities or structures, maintenance or construction work, or the execution or fulfillment of conditions of a continuing nature.*
   Analysis: Before issuance of construction permits, Summit County Engineering Department requires Development Improvement Agreements. Further bonds and escrows may be established as part of a Development Agreement should the County choose to enter one. **COMPLIES**

2. *The proposed development shall not cause a reduction in the adopted level of service for any public facility.*

   Analysis: Summit County Engineering Department has confirmed that based on the number of units proposed, the level of service will not be reduced. **COMPLIES**

3. *Lighting shall not be directed or reflected upon adjoining land and shall meet all other related requirements of section 10-4-21 of this title with respect to exterior lighting.*

   Analysis: The applicant has not provided a lighting plan as part of the new submittal package. he Community Development Director will review for compliance prior to issuance of a building permit. **A CONDITION OF APPROVAL WILL BE REQUIRED**

4. *The natural topography, soils, critical areas, watercourses and vegetation shall be preserved and used, where possible, through careful location and design of circulation ways, buildings and other structures, parking areas, recreation areas, open space, utilities and drainage facilities.*

   Analysis: The site is generally flat. The eastern half of the site is currently developed with two tennis courts. Most of the site will need to be disturbed to allocate the density proposed. **COMPLIES**

5. *All roads shall provide free movement for safe and efficient use within the development. Local roads shall provide access to the site in a manner that discourages unsafe and congested conditions, and which provides convenient accessibility to parking areas, arterial and collector roads that shall be free of backing movement from adjoining parking areas and free from congestion and public safety problems.*

   Analysis: The project has two ingress/egress points directly from Pinebrook Road. The project does not share ingress/egress with other developments and ingress/egress congestion is not expected. **COMPLIES AS CONDITIONED**

6. *Vehicular and pedestrian passageways shall be separated from public rights of way. Where appropriate, a system of walkways and bicycle paths connecting buildings, open spaces, recreation areas, public facilities, and parking areas shall be provided and appropriately lighted for night use.*

   Analysis: The applicant is proposing internal and external connectivity. As part of the request, the applicant has confirmed that they would provide sidewalk extensions to Kilby Rd. and Pinebrook Blvd. trails, including already available bus stops. The applicant is not proposing any internal park facilities. See further analysis in Chapter 4 Parks, Trails, and Trailheads analysis above. **REQUEST DISCUSSION**

7. *Buildings and other structures shall provide a human scale consistent with adjacent development and appropriate to residential uses in the RR, HS, MR, CC, SC, and NC zoning districts, and consistent with adjacent conforming development in the zoning*

districts. The massing, scale and architectural design shall be consistent with the design guidelines established in section 10-4-19 of this title.

Analysis: The massing is compatible with the surrounding neighborhood townhome design, albeit at a higher level of density than the immediately adjacent properties. The massing, scale and architectural design are consistent with the design guidelines established in section 10-4-19 (see Ch. 4 analysis above). **COMPLIES**

8. *The volume rate of postdevelopment runoff shall not exceed predevelopment runoff. Runoff calculations shall be submitted with the application for site plan approval and shall be based upon: a) the 25-year, twenty four (24) hour design storm event; b) a fully developed contributing drainage area; c) the specific location of the proposed development; d) the proposed land use and use density or intensity; and e) the specific location and amount of impervious surfaces, in square feet.*

   Analysis: The applicant has not yet provided the runoff calculations. Runoff calculations will need to be provided prior to issuance of the building permit or as specified by the Summit County Engineering Department. **COMPLIES AS CONDITIONED**

9. *The site shall be landscaped in accordance with the requirements of section 10-4-20 of this title.*

   Analysis: The applicant has not provided a landscaping plan as part of the new submittal package (see Ch. 4 analysis above). **A CONDITION OF APPROVAL WILL BE REQUIRED**

Chapter 5 (Affordable Housing)

The applicant's primary argument to be approved for the Rezone is that by restricting the units to at 30%, 60%, 80%, and now 120% Annual Median Income (AMI), this is a compelling countervailing public interest which provides equal housing opportunities by facilitating moderate income housing. NOTE: No market rate units are being proposed.

Per Section 10-5-3(B) Affordable units shall meet all of the following criteria:

Criterion 1: *Design To Be Consistent With Character Of Neighborhood: The specific unit type and design shall be consistent with the character of the surrounding neighborhood and/or development. If the development contains both market rate and affordable units, the exterior design, look and feel, and finishes of affordable units shall match the exterior design, look and feel and finishes of market rate units in the development. Interior finishes may differ between affordable and market rate units.*

Analysis: The proposed use is bordered by single-family attached developments. All proposed units are affordable and designed in the same context. **COMPLIES**

Criterion 2: *Compliance With Development Standards Required: Affordable housing units shall comply with all the development standards outlined in chapter 4 of this title, and shall comply with the requirements of the underlying zone, with the exceptions outlined in this chapter.*

> **Analysis**: Staff has cited incomplete and non-compliant items in the Chapter 4 analysis above. These would need to be addressed prior to final approval. **DOES NOT COMPLY**

Criterion 3: *Minimum Size: The minimum size of an affordable housing unit shall be based on the category of unit, as outlined in section 10-5-4, "Affordable Unit Equivalents (AUEs)", of this chapter.*

> **Analysis**: The minimum unit size required for a one-bedroom unit is 650 sq. ft., 900 sq. ft. for a two-bedroom unit, and 1,150 sq. ft. for a three-bedroom unit. The applicant proposes the unit square footage at 1,000 sq. ft. for a one-bedroom unit and 1,322 sq. ft. for the two-bedroom and three-bedroom units. **COMPLIES**

Criterion 4: *Concurrent Construction: The affordable housing component in a development shall be constructed concurrently with the rest of the development. Each phase of a project must contain a proportionate amount of the required affordable housing. This applies to both on site and off site housing.*

> **Analysis**: All units are proposed to be affordable. **COMPLIES**

Criterion 5: *Construction Within Development Site: The affordable housing component of a development shall be constructed within the development site, except as outlined in this chapter.*

> **Analysis**: All units are proposed to be affordable. **COMPLIES**

Criterion 6: *Residential Parking: Residential parking shall be provided at a minimum rate of one space per single room occupancy (SRO), studio, or one bedroom unit, and two (2) spaces per unit for multiple bedroom units. Visitor parking will also be provided throughout the project at a rate of 0.25 spaces per unit.*

> **Analysis**: Per Chapter 4 parking analysis above, the applicant is providing the minimum parking requirement. **COMPLIES**

Criterion 7: *Variation of Prices: The affordable units shall be provided in a variety of prices so that multiple income levels, as outlined in section of this chapter, are targeted. No one target income level may make up more than seventy five percent (75%) of the affordable units, except in cases where the total number of affordable units provided is ten (10) or fewer, or where the land use authority determines that a different unit mix is compatible with the proposed development, or where all units are approved to be located in a single structure.*

> **Analysis**: The applicant's original proposal included the following breakdown of units and AMIs;

- 1 one-bedroom unit at 30% AMI
- 2 one-bedroom units at 60% AMI
- 5 one-bedroom units at 80% AMI
- 5 two-bedroom units at 60% AMI
- 4 two-bedroom units at 80% AMI
- 4 three-bedroom units at 60% AMI
- 1 three-bedroom unit at 80% AMI

The applicant is providing a variety of units with multiple AMI levels. **COMPLIES**

Criterion 8: *Variation of Sizes And Styles: The affordable units shall be provided in a variety of sizes and styles, as outlined in subsection 10-5-4C of this chapter. No one size or style of unit may make up more than seventy five percent (75%) of the affordable units, except in cases where the total number of affordable units provided is ten (10) or fewer, or where the land use authority determines that a different unit mix is compatible with the proposed development, or where all units are approved to be located in a single structure.*

Analysis: The applicant is proposing 8 one-bedroom, 9 two-bedroom, and 5 three-bedroom. **COMPLIES**

Criterion 9: *Compatibility: To allow for the structures to be compatible with market homes within the subdivision and the existing neighborhoods, the homes constructed can be multi-family to avoid having smaller homes within a larger home community. Such multi- family structures shall contain no more than three (3) units per structure, and shall be designed in such a manner that they appear to be one detached single-family home consistent with the adjacent larger homes. Multi-family structures shall be subject to the permitting requirements in chapter 2 of this title.*

Analysis: The project is located in a neighborhood that is primarily townhomes. **COMPLIES**

Criterion 10: *Minimum Length of Time: The minimum length of time for a unit to be deed restricted as an affordable unit shall be sixty (60) years as measured from issuance of certificate of occupancy, which may be renewable for an additional term.*

Analysis: A housing agreement will need to be finalized and executed prior to issuance of a building permit. **CONDITIONED TO THE HOUSING AGREEMENT**

Criterion 11: *Rentals: All deed restricted rental units shall be rented for a minimum period of ninety (90) consecutive days. Nightly and weekly rentals shall be prohibited.*

a. Exception: Special needs emergency/transitional/athlete/employee housing shall be exempt from the ninety (90) day limitation, but shall be rented for a sufficient period to prevent nightly and weekly rentals. To qualify for the exemption, there must be a

quantified, demonstrated need for the emergency/transitional/athlete/employee housing within the Summit County boundaries, and the housing must be developed in collaboration with a federally recognized, 501(c)(3) nonprofit organization. The housing must satisfy all other requirements of this chapter.

Analysis: The applicant is not proposing an exception. **N/A**

Criterion 12: *For Sale Units: The maximum initial sales price or rent of an affordable unit shall be limited to a price that is affordable to an "extremely low income", "very low income", or "low income" household as defined by the department of housing and urban development (HUD) for the area median income (AMI) for Summit County each year, and annual appreciation shall be limited through a deed restriction to ensure that the unit remains affordable over time. Notwithstanding this provision, the deed restrictions may provide for sales or rental to higher income households in the event the unit is not sold or rented within a reasonable time.*

Analysis: The applicant is not proposing for sale units. **N/A**

Criterion 13: *Net Income Limitations: In addition to the net income limit, qualifying households are limited to a net worth of four (4) times the AMI.*

Analysis: A housing agreement will need to be finalized and executed prior to issuance of a building permit. **CONDITIONED TO THE HOUSING AGREEMENT**

Criterion 14: *Master Leases: A qualified nonprofit organization, or employer desiring to provide qualifying employees with affordable housing, may purchase or lease existing affordable units when a master lease program is approved, whereby the nonprofit organization or employer will rent or lease the units to qualifying employee households. A management plan shall be approved by Summit County and recorded against the affordable units as part of, or an amendment to, a housing agreement.*

Analysis: A housing agreement will need to be finalized and executed prior to issuance of a building permit. **CONDITIONED TO THE HOUSING AGREEMENT**

Criterion 15: *Housing Availability: In an effort to ensure that the affordable housing is available for qualified individuals:*

a. All renters of affordable units will be required to certify annually to the county, or its designee, that they still qualify for the targeted percentage of AMI. If a renter no longer qualifies for the housing, their lease will not be renewed and the property will then be made available to a qualifying renter.

b. If a for sale unit owner's household's income increases to an amount above the targeted percentage of AMI while occupying an affordable unit, the household shall not be required to sell the unit. Upon vacating the premises naturally, a for sale unit shall be sold pursuant to the terms of the deed restriction.

Analysis: A housing agreement will need to be finalized and executed prior to issuance of a building permit. **CONDITIONED TO THE HOUSING AGREEMENT**

Criterion 16: *Priority in Obtaining Units: Households currently living or working in Summit County shall have priority in obtaining affordable units, through a selection process determined by the county council, subject to compliance with federal and state fair housing requirements.*

Analysis: A housing agreement will need to be finalized and executed prior to issuance of a building permit. **CONDITIONED TO THE HOUSING AGREEMENT**

Criterion 17: *Deed Restriction Approval: A deed restriction shall be approved by the county and recorded on all affordable dwelling units. A template restriction approved by the county council shall be used for all new affordable units, unless substitute restrictions setting forth substantially the same information are provided by a community oriented housing nonprofit group for units they develop, and if the substitute restriction is approved by the county council. Such substitute restrictions may include the use of a community land trust or management by a local housing nonprofit to ensure long term control and stewardship. The deed restriction templates shall be reviewed annually, and shall at a minimum outline the following:*

a. Income and net worth qualification,
b. Term of applicability,
c. Assignable county right of first refusal,
d. Allowable capital improvements,
e. Maintenance,
f. Occupancy requirements,
g. Rental and sales policies,
h. Starting sales and rental prices,
i. Allowable annual price increase,
j. Reporting and monitoring structures,
k. Management,
l. Enforcement provisions.

Analysis: A housing agreement will need to be finalized and executed prior to issuance of a building permit. **CONDITIONED TO THE HOUSING AGREEMENT**

Criterion 18: *Modification of Restrictions: These restrictions may be modified to satisfy state and/or federal requirements, if a project receives state and/or federal funding that requires modifications.*

Analysis: The applicant has stated that they are looking into the Housing and Urban Development incentives and the Low-Income Housing *Tax Credit* (*LIHTC*) program. The applicant has not finalized how the project will be funded/incentivized. **INCOMPLETE**

Criterion 19: *Certification: All for sale and rental affordable units shall be certified by an independent qualified evaluator, at a minimum, Energy Star or its equivalent energy efficient certification. (Ord. 783, 10-10-2012)*

Analysis: The applicant has not included information on which certification they plan to receive. **INCOMPLETE**

Recommendation

On April 26, 2022, the Snyderville Basin Planning Commission voted to forward a negative recommendation on the proposed Rezone and did not make a recommendation on the CUP. The Planning Commission's primary argument was that the proposal did not comply with Policy 2.3 of the Snyderville Basin General Plan.

Staff recommends that the Council review the proposed Pinebrook Townhomes Rezone and provide feedback and direction on the proposed request.

No formal action is requested at this meeting. A public hearing will be scheduled in the future.

Public Notice, Meetings and Comments

This item was publicly noticed as a work session by Summit County Council.

Public hearing notices will be published and courtesy postcards will be mailed for future public hearings.

As of the date of the Planning Commission public hearing, several public comments have been received. Due to the number of comments received, Staff previously collated them and forwarded them to the Council and the applicant in a separate file.

Attachments

Exhibit A – Applicant Proposal Letter (based on initial 21-unit submittal **NOTE:** Due to size, the associated Market Study was not included in this package, but can be provided upon request from Staff
Exhibit B – Applicant's Supplemental Letter (April 13, 2022)
Exhibit C – Applicant's Supplemental Presentation for the Council (NEW)
Exhibit D – Proposed Plans
Exhibit E – Ordinance 950

EXHIBIT A

Rezone Recommendation

Date: 8/10/2020
Pinebrook – Resonance Ventures Townhome Development

Resonance Ventures is requesting that Parcel PP-43-A-7 on 3085 Pinebrook Road be rezoned as Community Commercial (CC). The parcel is currently in the Rural Residential (RR) Zone which allows one dwelling unit per 20 acres, while the CC Zone allows uses that are more compatible with the adjacent multi-family properties. Resonance's intent for the rezone of the subject property under their ownership is to rejuvenate an area of Pinebrook where an abandoned tennis court exists, creating a liability and aesthetic issue with the community. This rezone helps meet the goals of the Snyderville Basin General Plan by providing affordable housing, interconnectivity (walkability), open space, supporting use of mass transit, and enhances the local economy. Meeting the goals of the General Plan by way of creating a cost-conscious, eco-friendly, and energy-efficient development is a top priority.

In response to the attached market study showing a high demand for affordable housing, one of the main objectives is to provide a stylistic and affordable development (Chapter 2 Land Use, Objective I, Policy 2.41). By meeting HUD standards and abiding by the 80% AMI, the townhome development will expand the range of housing alternatives in self-contained, well-designed communities (Chapter 2 Land Use, Objective I).

Rather than maximizing density, Resonance has thoughtfully provided 42.1% of the property as open space along with connectivity via public sidewalks, and roadways in the vicinity. In exceeding the 25% open space minimum required within the CC Zone, it is our belief that there future development will provide a project that is truly harmonious with the neighboring condominiums.

The development is incorporated to a transit friendly area (Chapter 2 Land Use, Objective F, Policy 2.28) being within a quarter mile walk of three bus stops (70160, 70220, & 70230). There is connection to the existing public infrastructure and promotes multimodal transit systems (Chapter 2 Land Use, Objective F, Policy 2.30) for tenants.

Overall, the proposed townhome community fosters a healthy lifestyle for residents and visitors while further expanding opportunities for more of a diverse demographic financially.

EXHIBIT B

RESONANCE
Ventures

Amir,

Resonance Ventures & the development team has heard the needs of the county, discussed the affordable housing needs of approximately 220 affordable/workforce housing units in Summit county annually, and will be ensuring a mix of 30% AMI to 80% AMI across the development with a strong mix of 60% AMI. We understand the need for connectivity within the neighborhoods with transportation, housing, schools, and occupation with close proximity to many of the commercial sites where we see this housing need as a priority to Pinebrooks commercial spaces as well as public schools for those who are in need of this housing requirement.

Sincerely,
Sean Steinman
Resonance Ventures
Owner/Manager

EXHIBIT C.1



RESONANCE
Ventures

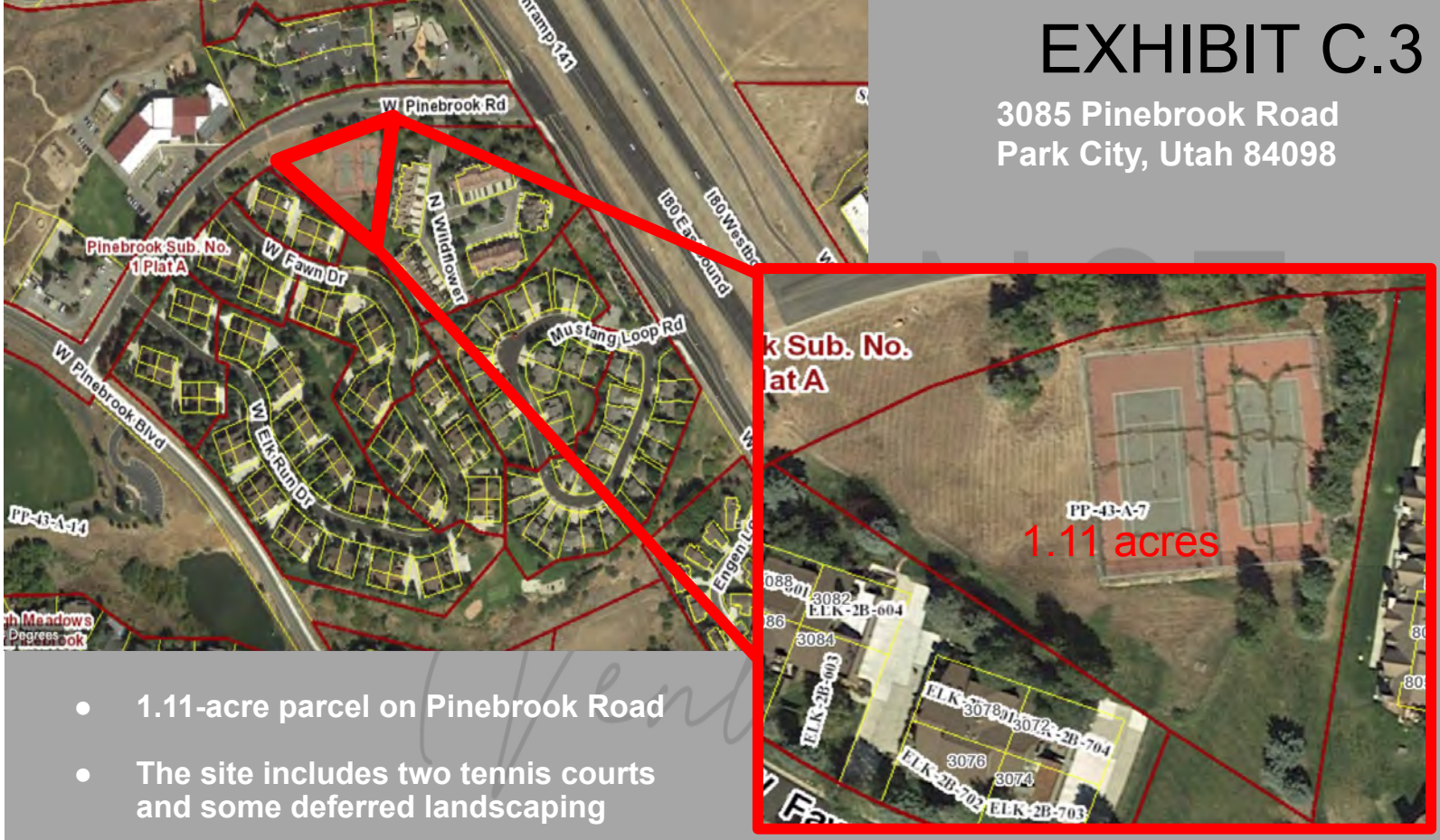
Resonance Ventures

At Resonance Homes and Development we create a closed loop ecosystem that allows humans and communities to eat, live, and breathe in a way that creates a wholeness and sense of being in everything that we do. We are passionate about community, hence why our focus is keen on the things that truly make us human. We are always excited to share our passions with everyone, and show our passions as they come to fruition in the communities we touch through our real estate projects, hospitality or philanthropic ventures.

Site Overview

EXHIBIT C.3

3085 Pinebrook Road
Park City, Utah 84098



- 1.11-acre parcel on Pinebrook Road
- The site includes two tennis courts and some deferred landscaping
- Surrounding developments consist of townhouses, apartments, schools, and offices.

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.4

Purpose

The subject property is zoned mixed use with the current zoning of 1 unit/ 20 acres which does not accommodate to the general plan. Many of the surrounding communities in the Pinebrook/Jeremy Ranch area have been exhausted with Market Rate Housing.

This project will provide the following:

1. **Deed Restricted Long Term Rentals, professionally managed**
2. **Parking management to support Transit orientation of this development.**
3. **Support the General Plan synergies, and adapt to adjacent zoning surrounding subject.**
4. **Mixed AMI of 30%, 60%, 80% and 120% to support Councils Request of integration**
5. **Development agreement with deed restrictions that accommodate Affordable Housing (to be discussed in work session)**
6. **Transit Oriented Development within 500 ft. of 2 public transportation.**
7. **Support the general plans to provide housing options and help achieve the need of 220 affordable units per year in the county.**
8. **Create Neighborhood Connectivity for Pinebrook, and neighboring commercial.**

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.5

Proposed AMI & Unit Mix

AMI	Unit Type	Square Feet	Units	Rent
30%	1 Bedroom	1,000	1	$717
60%	1 Bedroom	1,000	2	$1,434
80%	1 Bedroom	1,000	5	$1,912
	Total Units		**8**	
AMI	**Unit Type**		**Units**	**Rent**
60%	2 Bedroom	1,322	5	$1,614
80%	2 Bedroom	1,322	4	$2,152
	Total Units		**9**	
AMI	**Unit Type**		**Units**	**Rent**
60%	3 Bedroom	1,322	4	$1,792
80%	3 Bedroom	1,322	1	$2,390
	Total Units		**5**	

RESONANCE HOMES & DEVELOPMENT

Workforce / Population

Based on EMSI and Utah Department of Workforce data these are the median salaries in summit county that fall at or below 60% AMI with the forecasted increases in job counts until 2025.

Job Increase	Percentage	Job Increase	Percentage
Nursing	13%	Religious	21%
Transportation	16%	Healthcare providers	33%
Construction trades	62%	Health technicians	16%
Media & communication	15%	Teachers	12%
Librarians	14%	Mechanics	13%
Fitness	21%	Food & beverage servers	13%
Police	9%	Cooks & food prep	14%

As this workforce and Summit County's population grows, these are the people that will continue to be priced out of the housing market. We need to provide more affordable options now to prepare for the needs of the future.

EXHIBIT C.7

Rendering



RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.8



STUCCO W/ REVEAL
COLOR: WHITE



STANDING SEAM METAL
COLOR: GRAY



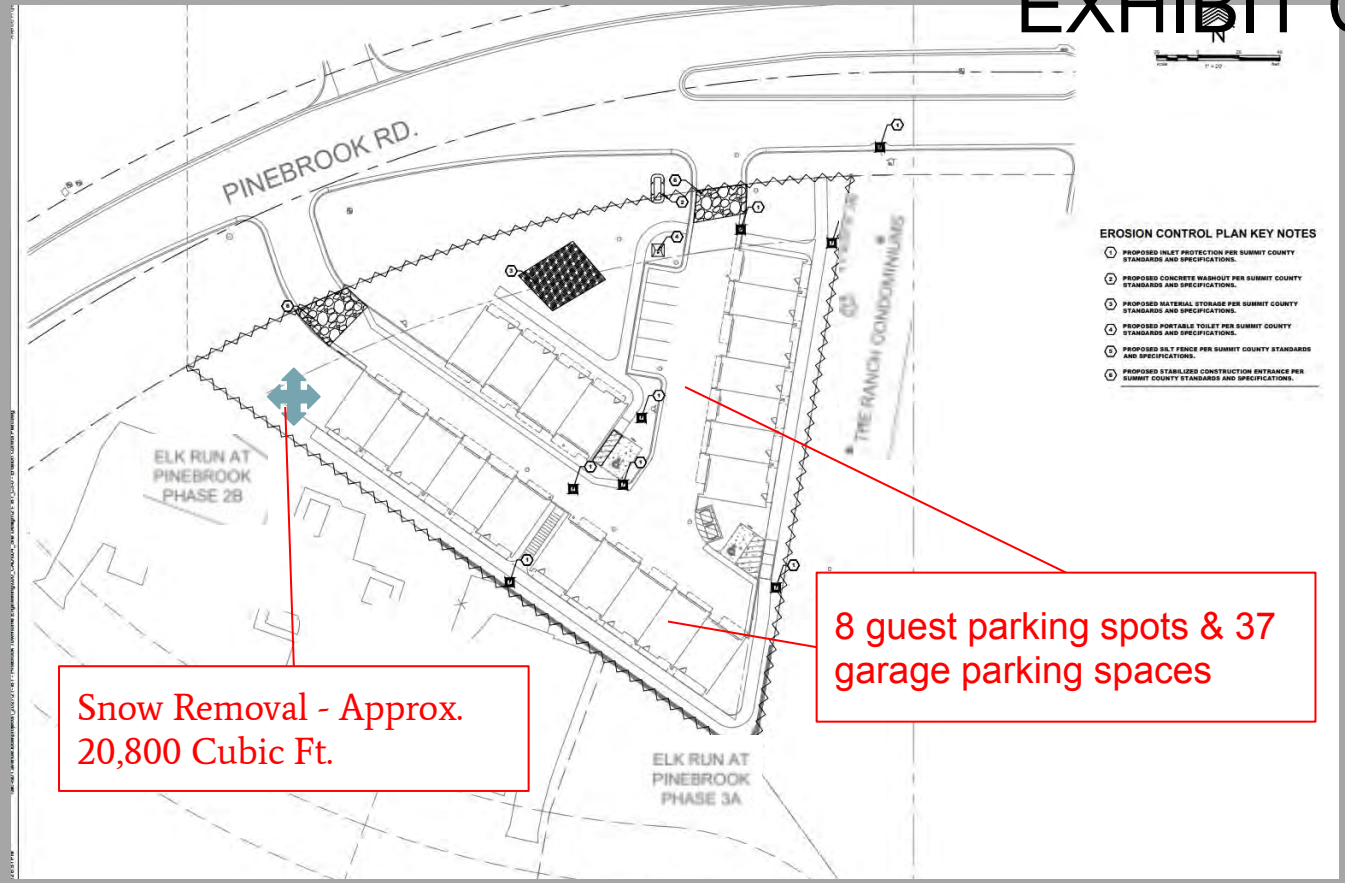
1 REAR ELEVATION
1/4" = 1'-0"



T&G CEDAR SIDING

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.9



This project meets open/green space, parking minimums, snow removal minimums, height and setbacks.

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.10

NEED / GENERAL PLAN	PROJECT SOLUTION
Policy 2.1 & 2.2 : Identify specific areas where development should and should not occur. These designated areas should be rezoned accordingly.	This land has a higher and better use than its current state. The project will create more tax revenue for the city and an opportunity to provide more housing possibilities than the surrounding neighborhoods.
Policy 2.3: Do not approve any new entitlements beyond those permitted by the Development Code until such time that existing entitlements are significantly exhausted, unless the County legislative body first determines that:	The current code has been exhausted with repetitive developments through the Pinebrook neighborhoods. With a growing population this project can be an example of a smaller footprint on the environment while providing increased housing.
A. a compelling countervailing public interest, specifically identified in the General Plan exists and cannot be reasonably satisfied without expanding one or more entitlement(s);	The voice of the few is quickly becoming the voice of the many. County residents have a increased demand for housing and at an affordable rate. Expanding the density in an defined mixed use zone provides residents and developers opportunities to allow for affordable options in a difficult market.

EXHIBIT C.11

Reference Documents to General Plan

RESONANCE

Ventures

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.12

Development needs to be flexible enough to respond to future changes in demography and lifestyle. This means designing for energy and resource efficiency, creating flexibility in the uses of property, public spaces and service infrastructure, and introducing new approaches to transportation, traffic management and parking.

Change & Sustainability	
NEED / GENERAL PLAN	SOLUTION
Promote diversity and choice through a mix of compatible developments and create viable places responding to local needs.	Provides a unit mix of 1-3 bedrooms for single to small families
Promote successful places that meet a variety of demands from the widest possible range of users, amenities and social groups.	Allows a wide range of levels of income with affordable rates
Sustainable Growth - Positive economic, environmental and social progress for this and future generations.	Another step towards a smaller building footprint with more energy efficiencies, the first of its kind in affordable housing to the neighborhood, and deed restricted for generations to come.

NEED / GENERAL PLAN	PROJECT SOLUTION
B. such new entitlement(s) do not simply result in an incidental benefit to the public interest, but rather such entitlement(s) are intended primarily to promote such compelling countervailing public interest; and	Today's market highlights the compelling needs of the public financially and in housing, which is projected to only increase. Higher density developments provide a solution to the demands.
C. any new entitlement(s) are consistent with the Neighborhood Planning Area Plans and the Snyderville Basin General Plan's Future Land Use Maps, as amended.	This project is consistent with zoning code, future plans, and land use even with an increased density.
Policy 2.4: create a multi-modal transportation network to support desired development patterns.	The project is a Transit Oriented Development that is promoting alternative uses of transportation.
OBJECTIVE B: Incentivize compact, dense, and nodal development, defined by abundant and contiguous open spaces, as well as a predictable process to achieve this goal through clear regulations in the Snyderville Basin Development Code.	The incentivized and thoughtful development provides compact, small footprint, higher density, nodal TOD attributes that also meets the standards of open/green space and zoning requirements.

EXHIBIT C.14

Transit Oriented Development

"introduce new approaches to transportation, traffic management and parking."	
NEED / GENERAL PLAN	SOLUTION
Introduce new approaches to transportation, traffic management, and parking.	1 & 2 car garages with no driveway parking to promote less vehicles and no storage unit garages.
Locate developments that generate significant movement where the need to travel will be minimized and the use of sustainable transportation modes can be maximized.	Project is in close proximity of variety of services - Quarry Village - 0.4 miles - Newpark / Redstone - 2.75 Miles area. - Tanger Outletes - 1.75 Tanger Outlets.
Park City & Utah's goals for low impact communities being within 500 ft. Of public transportation to the ski resorts, commercial sites and Salt Lake.	Public bus service has stops on Kilby Road that connects the site with the Transit Center, Newpark, ski resorts and Mountain Village Transit Hub, and downtown.

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.15

G.P. Pg 50, 55, 68 - Mixed Use & Housing Choices

Housing Choice is a key component. Kimball Junction housing will meet the diverse needs of the region in a variety of forms that responds to our local context. Providing a variety of housing options with a wide range of affordability gives people of all social and economic backgrounds the opportunity to live in a quality built environment.

Provide a Variety of Housing Choices	
NEED / GENERAL PLAN	SOLUTION
Provide a wide range of affordability	Provides a large demand for affordable housing which is a missing piece in Summit County.
Integrate more housing & mixed options	1 bed, 2 bed, and 3 bed housing options vary in rental rates.
Developers to build affordable instead of contribute in lieu fees	Project provides affordable housing options in neighborhoods with little to no affordable housing.

RESONANCE HOMES & DEVELOPMENT

G.P. Mixed Use & Housing Choices Continued

EXHIBIT C.16

Modify Development code density requirements to promote housing in a mix of housing types to appeal to a broad market. Make Kimball Junction accessible to a wide variety of people.	The project is following the general plan guidelines by presenting to modify the code density to promote this mix of housing types and make K.J. accessible to wider variety of people.
Introduce a mix of housing within the physical constraints of the original master plan layout. Mixing medium to high density residential uses above or adjacent to existing and proposed commercial uses would relieve market pressure on peripheral areas.	Increasing the density to adjacent properties as proposed would allow for more units to relive market pressure on surrounding developments. Project will still meet all other zoning requirements.
Amend the Snyderville Basin Development Code to establish a mixed-use zoning district. Consider using this zone as a rezoning tool for redevelopment and new infill development proposals. Audit and re-evaluate existing Development Agreements and consider strategic amendments that increase mixed-use, workforce and attainable housing, multi-modal connectivity, and parking mitigation.	The strategic proposed amendments in this mixed residential zone to increase density would allow more housing that is attainable with a project that is targeted specifically towards the working class like teachers, police, healthcare providers, etc. This infill project will increase the use, asthetics, and neighborhood connectivity while still meeting parking regulations.

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.17

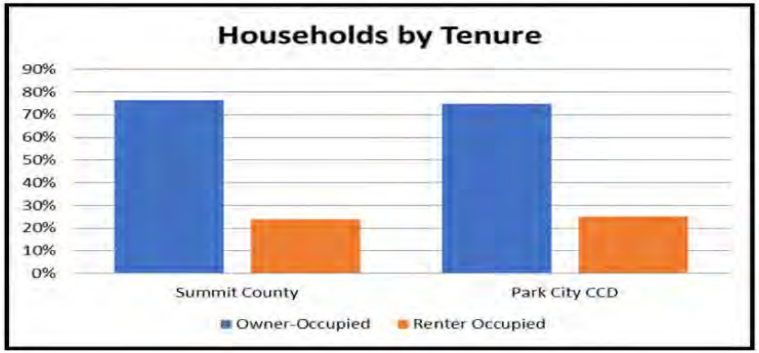
Short term / Long Term Rentals

A growing amount of nightly rentals is causing a shortage for year round occupancy which is forcing local employment to travel from long distances to find available and affordable housing.

This project is designed with the local workforce in mind to provide affordable housing that is desperately needed and a way to hedge against nightly rentals.

HOUSEHOLDS BY TENURE				
	Summit County		Park City CCD	
	Number	Percentage	Number	Percentage
Homeowners	11,093	76.2%	7,717	74.9%
Renters	3,462	23.8%	2,582	25.1%
Totals	14,5551	100.0%	10,299	100.0%

Source: 2018 American Community Survey - US Census Bureau (5-Year Estimates) File B25003



76% of all households in Summit County are homeowners compared to only about 24% renters.

RESONANCE HOMES & DEVELOPMENT

EXHIBIT C.18

Surrounding Affordable Housing

Development	Number of Affordable Units	Timeline
Silver Creek	330	3-4 years
Canyons	169	3 years
Proposed Pinebrook Development	22	18 months

Proposed development helps solve today's urgent need for housing and increasing high rental rates.

General Plan Goal - 220 affordable units in the county each year.

PINEBROOK TOWNHOMES
CONSTRUCTION DOCUMENTS

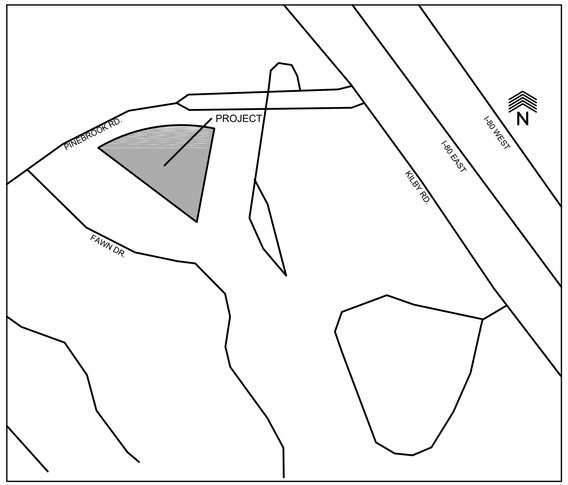
3085 PINEBROOK ROAD
SUMMIT COUNTY, UTAH

PROJECT CONTACTS

DEVELOPER
RESONANCE DEVELOPMENT
3560 E KINGS COVE CIR
SALT LAKE CITY UT., 84121
CONTACT:
SEAN STEINMAN
PHONE: (801) 913-3790
EMAIL: SEAN@RESONANCE.COM

ARCHITECT
HIVE DESIGN GROUP
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MIDVALE, UT 84047
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PHONE: (406) 548-4792
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CIVIL ENGINEER
AVENUE CONSULTANTS
6605 REDWOOD ROAD, STE #200
TAYLORSVILLE, UTAH 84123
CONTACT:
THOMAS BRESLIN, P.E.
PHONE: (801) 207-7660
EMAIL: TBRESLIN@avenueconsultants.com



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-0	SITE PLAN
C1-1	SITE PLAN DETAILS
C2-0	GRADING PLAN
C2-1	DRAINAGE PLAN
C2-2	GRADING & DRAINAGE DETAILS
C2-3	DETENTION DETAILS
C3-0	EROSION CONTROL PLAN
C3-1	EROSION CONTROL DETAILS
C4-0	UTILITY PLAN
C4-1	UTILITY DETAILS

REVISIONS:
1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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avenue CONSULTANTS
Avenue Consultants, Inc
6605 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J BRESLIN
STATE OF UTAH

COVER

PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARKCITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C0-0

Avenue Project No. 18-176
\\slc-fs01.avenue.local\projects_2021\21-181 - Pinebrook Townhome Engineering\000_CAD\004_Site Design\21-181_C0-0 - COVER.dwg
1/5/2022 2:14 PM

CULINARY WATER NOTES

1. NO WORK IS TO BEGIN UNTIL THE WATER DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER DRAWING APPROVAL, 48-HOUR NOTICE IS TO BE GIVEN TO THE ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BEFORE 12:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
2. ALL WORK IS TO CONFORM TO CITY OF WEST JORDAN CITY STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND THE CULINARY WATER POLICIES & DESIGN CRITERIA MANUAL.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE DRAWINGS OR BY NOTE 2, IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE ROAD AND BRIDGE POLICIES & DESIGN CRITERIA MANUAL.
4. A SINGLE PIPE MATERIAL IS TO BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.
5. ALL SERVICE LATERALS 2-INCHES IN DIAMETER AND SMALLER IS TO BE COPPER TUBING WITH CITY OF WEST JORDAN CITY APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES ARE TO BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES ARE TO BE LOCATED OUTSIDE OF DRIVEWAYS, GUTTERS, CURBS AND ALLEY GUTTERS.
8. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY SEWER OR STORM SEWER LINE CROSS:
   - 8.1. MINIMUM 18-INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE DRAWINGS:\
   - 8.2. POTABLE WATER SUPPLY QUALITY MATERIAL
   - 8.3. ENCASEMENT, WITH 4-INCH CONCRETE (MINIMUM)
   - 8.4. SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE.

EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE WATER MAIN, A MINIMUM 10-FOOT DISTANCE PERPENDICULAR TO THE EXTERIOR OF MAIN.

9. WARNING TAPE IS TO BE REQUIRED OVER ALL MAINS, ALL 6-INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN.
10. ALL WATER FACILITIES ARE TO BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTANCE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE CITY OF WEST JORDAN DISTRIBUTION SYSTEM.
11. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL RESIDENTIAL WATER METERS IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS FOR SUCH METERS. CONTRACTOR/DEVELOPER IS ALSO RESPONSIBLE FOR INSTALLING THE TEMPORARY CONSTRUCTION WATER HYDRANT AND ¾-INCH & 1-INCH WATER METER AS INDICATED IN CW-115 AND CW-115A.
12. THE CONTRACTOR/DEVELOPER MUST OBTAIN ALL METERS 1 1/2-INCH AND LARGER FROM CITY OF WEST JORDAN PUBLIC WORKS DEPARTMENT - 48-HOURS PRIOR TO PICK-UP.
13. CONSTRUCTION MAY INTERRUPT SERVICE, WITH CITY OF WEST JORDAN ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT APPROVALS AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. SUNDAY THROUGH THURSDAY. CIRCUMSTANCES THAT MAY REQUIRE TEMPORARY SERVICE FEED MUST HAVE PRIOR CITY OF WEST JORDAN ENGINEERING AND PUBLIC WORKS DEPARTMENTS' APPROVAL.
14. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE CITY OF WEST JORDAN ENGINEERING DEPARTMENT'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE DRAWINGS.
15. APPROVAL OF THESE DRAWINGS FOR THE WATER USED STUB OUT INSTALLATION IS NOT TO BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY.
16. CONDITIONAL APPROVAL OF VALVED OUTLET (6-INCH AND LARGER) IN THE EVENT THE WATER DRAWINGS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE. HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER IS TO ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY OF WEST JORDAN STANDARDS, AND AT THE DEVELOPER'S EXPENSE.

UNDERGROUND DETENTION

1. PROVIDE UNDERGROUND DETENTION SYSTEM PER DETAIL SHEET C2-3. PROVIDE PRINSCO HS180 CHAMBER SYSTEM OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR FOUNDATION STONE, BACKFILL, GEOTEXTILE FABRIC, ETC.
2. PROVIDE MANUFACTURER'S RECOMMENDATION FOUNDATION STONE LAYER UNDER SYSTEM. FIELD VERIFY THE SUBGRADE BEARING CAPACITY THAT IS ASSUMED TO BE 2500 PSF OR BETTER. NOTIFY ENGINEER IF CAPACITY IS DIFFERENT THAN THE ASSUMED VALUE.
3. INSTALL COMPLETE SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
4. CONTRACTOR SHALL FLUSH AND VACUUM NEWLY INSTALLED DRAINAGE SYSTEM PRIOR AT END OF PROJECT.

SEWER NOTES

1. THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN DETERMINED TO THE BEST OF THE ENGINEER'S ABILITY, BUT IT SHALL BE THE SOLE DUTY OF THE CONTRACTOR TO VERIFY THE LOCATION OF THE EXISTING UTILITIES AND TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE LOCATIONS OF ALL WASTEWATER LATERALS, TEES AND STUB OUTS. THIS RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEERS PRIOR TO FINAL PAYMENT BEING AUTHORIZED.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED WHERE NECESSARY.
4. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL WASTEWATER LATERALS WITH THE LETTER "S" AT LEAST 2-INCH HIGH ENGRAVED INTO THE CURB.
5. ALL LATERALS TO NEW PIPELINES ARE TO BE TIED INTO MAIN LINE THROUGH USE OF FITTINGS. CUT-IN SADDLES ARE NOT ALLOWED.
6. THE WASTEWATER SYSTEM SHALL BE COMPLETED AND ACCEPTED BY THE CITY COUNCIL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. WASTEWATER LINES WILL BE INTERNALLY INSPECTED BY A CITY TELEVISION CREW AT THE OWNER/DEVELOPER'S EXPENSE.
8. THE HOUSE LATERALS SHALL BE EXTENDED BEYOND THE STREET RIGHT-OF-WAY TO EDGE OF P.S. E. (PUBLIC SERVICE EASEMENT).

SETTLEMENT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SETTLEMENT OF BACKFILL WHICH MAY OCCUR WITHIN THE CORRECTION PERIOD STIPULATED WITHIN THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL MAKE, OR CAUSE TO BE MADE, ALL REPAIRS OR REPLACEMENTS MADE NECESSARY BY SETTLEMENT WITHIN 30 DAYS AFTER NOTICE FROM THE ENGINEER OR OWNER.

GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION. CHANGES TO THE "RELEASED FOR CONSTRUCTION" DRAWINGS ARE TO BE APPROVED THROUGH THE CHANGE ORDER PROCESS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT(S).
6. CONTRACTOR IS TO GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE "RELEASED FOR CONSTRUCTION" DRAWINGS WITHIN THE HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION AS LISTED IN THE SOILS REPORT.
7. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED EVEN AFTER EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE IMMEDIATELY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS, AND BARRICADES, ETC.

EXCAVATION NOTES

1. CONTRACTOR SHALL HAVE UTILITIES MARKED BY BLUE STAKES PRIOR TO ANY EXCAVATION ON SITE OR IN LOCALIZED AREAS.
2. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

REVISIONS:

1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J BRESLIN
STATE OF UTAH

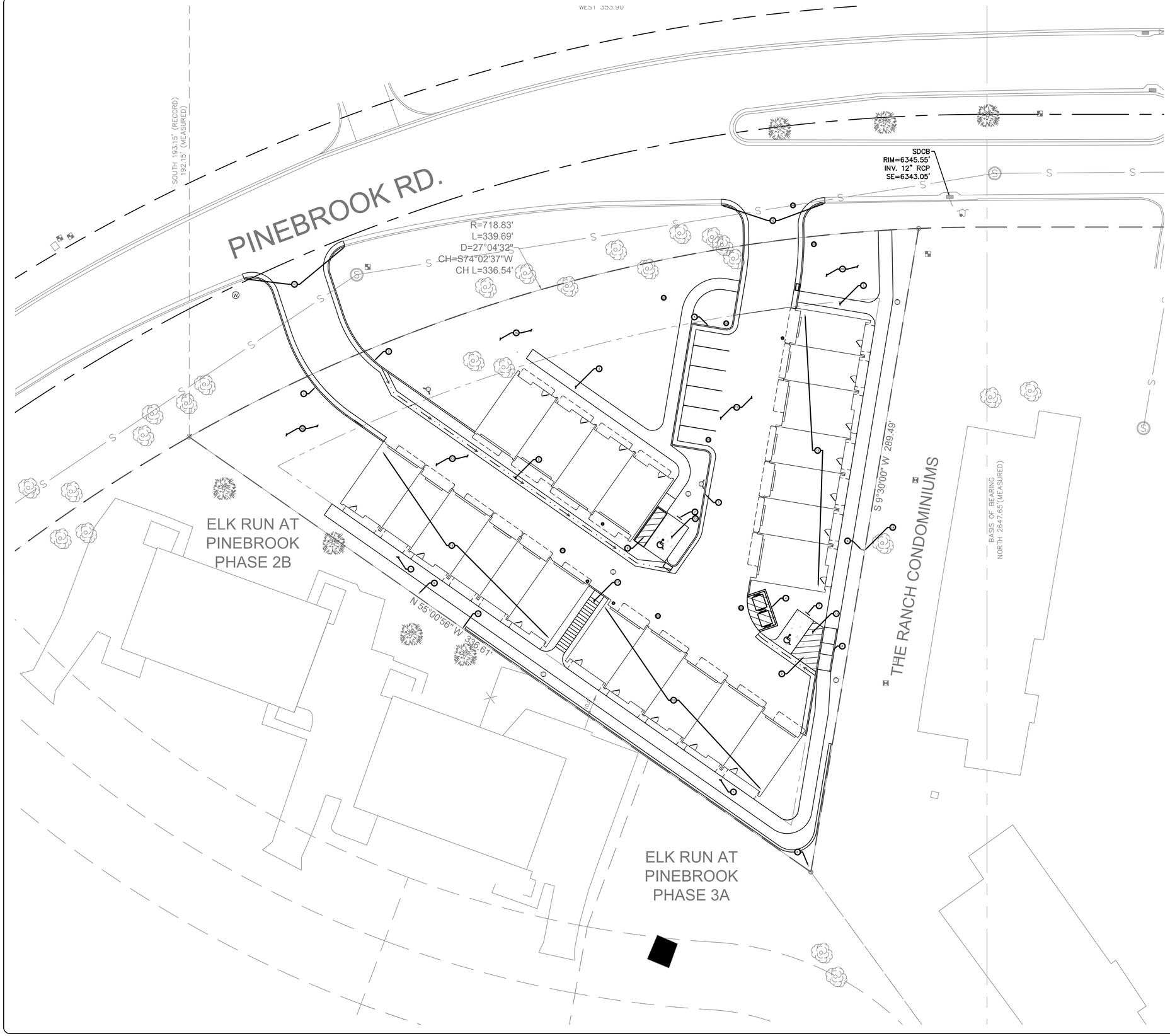
GENERAL NOTES

PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARK CITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C0-1

Avenue Project No. 18-176



N

20 0 20 40
scale feet
1" = 20'

SITE PLAN KEY NOTES

1. FURNISH AND INSTALL SIDEWALK PER APWA STANDARD PLAN 231.
2. FURNISH AND INSTALL 4' CONCRETE WATERWAY PER APWA STANDARD PLAN 211.
3. FURNISH AND INSTALL TYPE A CURB AND GUTTER PER APWA STANDARD PLAN 250.1.
4. PROPOSED TRASH ENCLOSURE, DETAILS BY OTHERS
5. INTENTIONALLY LEFT BLANK
6. FURNISH AND ISNTALL RETAINING WALL, REFERENCE GRADING PLAN FOR ELEVATIONS.
7. FURNISH AND INSTALL ADA PARKING SIGN PER MUTCD STANDARDS AND SPECIFICATIONS.
8. FURNISH AND INSTALL ADA RAMP PER APWA STANDARD PLAN 236.1/236.3.
9. FURNISH AND INSTALL PAVEMENT MARKING PAINT PER MUTCD STANDARDS AND SPECIFICATIONS.
10. FURNISH AND INSTALL CURB RETURNS, TIE INTO EXISTING CURB & GUTTER.
11. INTENTIONALLY LEFT BLANK
12. FURNISH AND INSTALL ASPHALT PAVEMENT & BASE PER.
13. FURNISH AND INSTALL CONCRETE PAVEMENT & BASE PER APWA STANDARDS AND SPECIFICATIONS.
14. FURNISH AND INSTALL FENCE; DETAILS BY OTHERS.
15. PROPOSED BUILDING LOCATION, REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
16. PROPOSED LANDSCAPING, REFERENCE LANDSCAPE PLANS FOR DETAILS.
17. FURNISH AND INSTALL STAIRS, 6" RISE 18" RUN.

REVISIONS:

1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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BRESLIN
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SITE PLAN

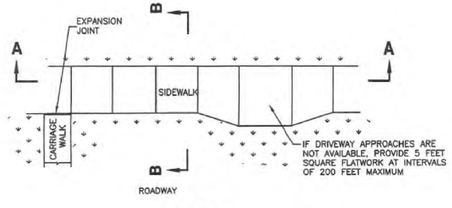
PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARK CITY, UT 84098

Engineer	TJB
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Reviewer	TJB

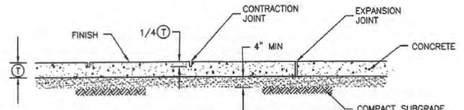
SHEET NO.
C1-0

\\slc-fs01.avenue.local\projects_2021\21-181 - Pinebrook Townhome Engineering\000_CAD\004_Site Design\21-181_C1-0 - Site Plan.dwg
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EXHIBIT D.4



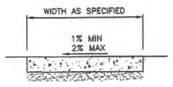
PLAN



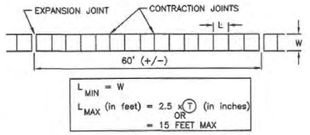
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A

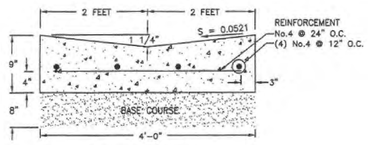


SECTION B-B



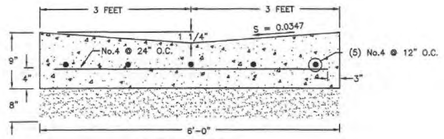
SIDEWALK JOINT DETAIL

Utah Chapter — *Sidewalk* — Plan 231 March 2009



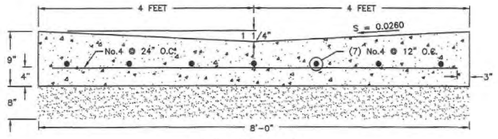
4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY

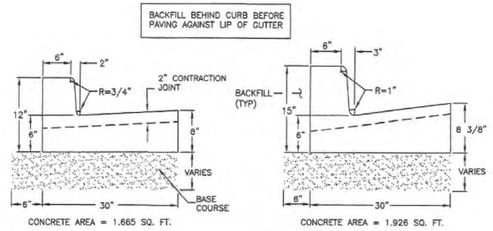
CONCRETE AREA = 3.875 SQ. FT.



8'-0" WATERWAY

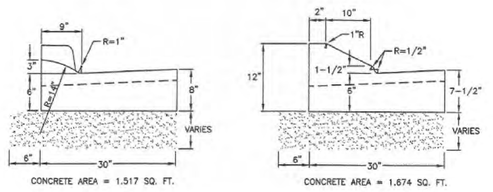
CONCRETE AREA = 5.166 SQ. FT.

Utah Chapter — *Waterway* — Plan 211 July 2011



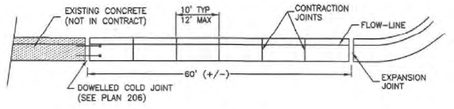
CONCRETE AREA = 1.665 SQ. FT. — **Type A**

CONCRETE AREA = 1.926 SQ. FT. — **Type B**



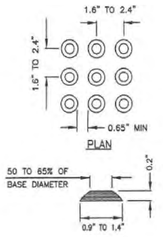
CONCRETE AREA = 1.517 SQ. FT. — **Type C**

CONCRETE AREA = 1.674 SQ. FT. — **Type D**

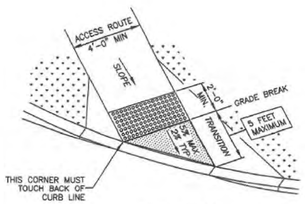


JOINT DETAIL

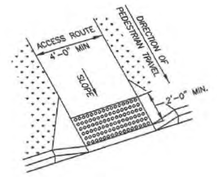
Utah Chapter — *Curb and gutter* — Plan 205.1 December 2008



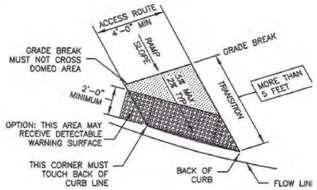
TRUNCATED DOME DETAIL



TRANSITION 1

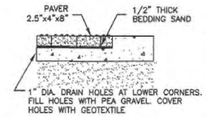


PERPENDICULAR ASSEMBLY

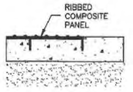


TRANSITION 2

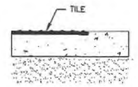
NON-PERPENDICULAR ASSEMBLY



STYLE P



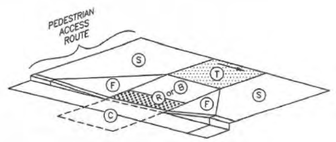
STYLE R



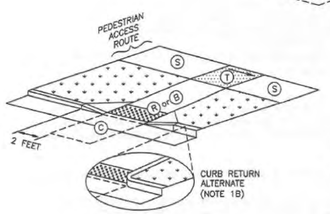
STYLE T

Utah Chapter — *Detectable warning surface* — Plan 238 July 2011

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE 1

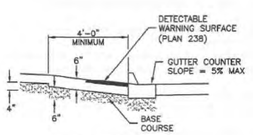


EXAMPLE 2

ELEMENT	DIMENSION
R B	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

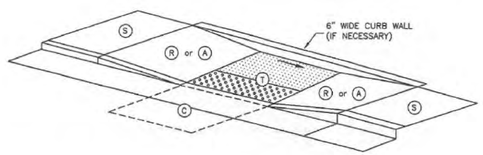
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

Utah Chapter — *Mid-block curb cut assembly* — Plan 236.1 September 2011

TURNING SPACE AT STREET LEVEL

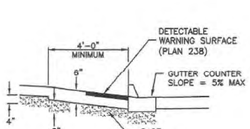


EXAMPLE 5

ELEMENT	DIMENSION
R A	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

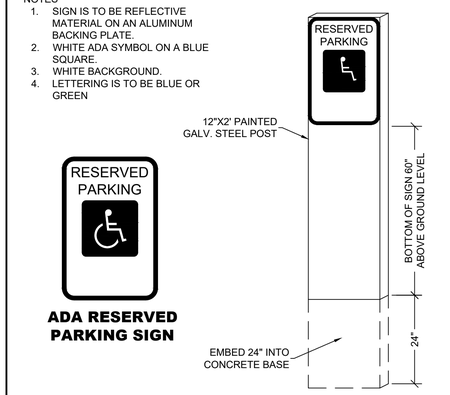
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

Utah Chapter — *Mid-block curb cut assembly* — Plan 236.3 September 2011

NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. WHITE ADA SYMBOL ON A BLUE SQUARE.
3. WHITE BACKGROUND.
4. LETTERING IS TO BE BLUE OR GREEN



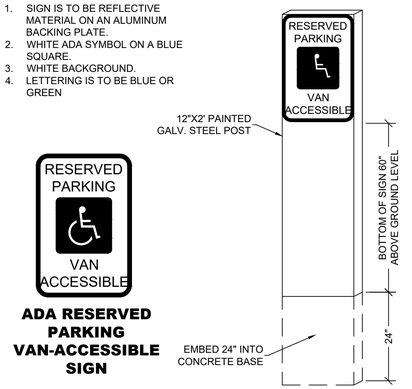
ADA RESERVED PARKING SIGN

POLE-MOUNTED SIGN

ADA POLE-MOUNTED RESERVED PARKING SIGN

TYPICAL
N.T.S.

NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. WHITE ADA SYMBOL ON A BLUE SQUARE.
3. WHITE BACKGROUND.
4. LETTERING IS TO BE BLUE OR GREEN



ADA RESERVED PARKING VAN-ACCESSIBLE SIGN

POLE-MOUNTED SIGN

ADA POLE-MOUNTED VAN-ACCESSIBLE PARKING SIGN

TYPICAL
N.T.S.

REVISIONS:

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REGISTERED PROFESSIONAL ENGINEER 1.28.22 No.11790189 THOMAS J BRESLIN STATE OF UTAH

SITE PLAN DETAILS

PINEBROOK TOWNHOMES
3095 PINEBROOK ROAD
PARKCITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C1-1

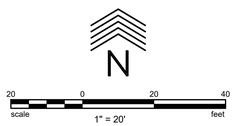
Avenue Project No. 18-176

\\slc-fs01.avenue.local\projects_2021\21-181 - Pinebrook Townhome Engineering\000_CAD\004_Site Design\21-181_C1-0 - Site Plan.dwg

1/6/2022 4:44 PM

EXHIBIT D.5





GRADING PLAN KEY NOTES

1. **RETAINING WALL DESIGNED BY OTHERS. DIFFERED SUBMITTAL. SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE AT TOP AND BOTTOM OF THE WALL AND ARE FOR REFERENCE ONLY.**

⊠30.82 30.82 EXISTING SPOT ELEVATION

⊠30.82 30.82 PROPOSED SPOT ELEVATION

GRADE DOWNWARD GRADE

(4258) EXISTING INDEX CONTOUR

EXISTING MINOR CONTOUR

4258 PROPOSED INDEX CONTOUR

PROPOSED MINOR CONTOUR

REVISIONS:		
1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J
BRESLIN
STATE OF UTAH

GRADING PLAN

PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARKCITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

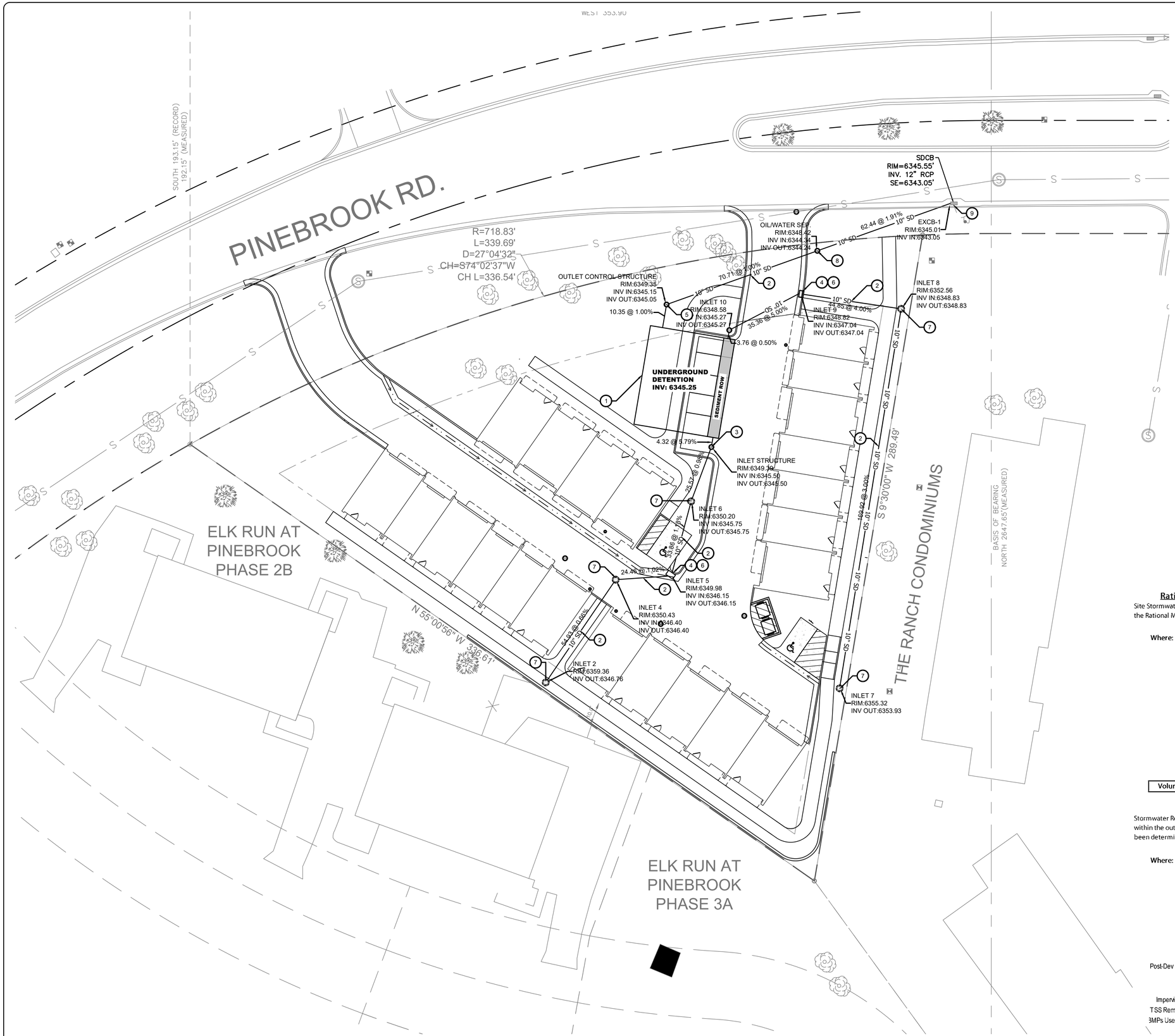
SHEET NO.
C2-0

Avenue Project No. 18-176

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Avenue Project No. 18-176



N

20 0 20 40
scale feet
1" = 20'

DRAINAGE PLAN KEY NOTES

1. FURNISH AND INSTALL PRINSCO (OR APPROVED EQUIVALENT) UNDERGROUND DETENTION SYSTEM WITH SEDIMENT ROW, SEE SHEET C2-2 FOR DETAILS.
2. FURNISH AND INSTALL 10" HDPE (OR APPROVED EQUIVALENT) AT .5% MINIMUM SLOPE, SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
3. FURNISH AND INSTALL STORM DRAIN MANHOLE PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
4. FURNISH AND INSTALL CONCRETE CATCH BASIN PER APWA STANDARDS AND SPECIFICATIONS.
5. FURNISH AND INSTALL OUTLET CONTROL STRUCTURE WITH AN ORIFICE PLATE WITH A DIAMETER OF 2.63 INCHES.
6. FURNISH AND INSTALL SNOUT WITHIN CATCH BASIN PER APWA STANDARDS AND SPECIFICATIONS.
7. FURNISH AND INSTALL 10" HARCO (OR APPROVED EQUIVALENT) INLINE DRAIN.
8. FURNISH AND INSTALL OIL/WATER SEPARATOR PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
9. CONNECT TO EXISTING CATCH BASIN.

Rational Method Stormwater Runoff Calculations (POST DEV)

Site Stormwater Runoff rates and the required on-site ponding volume have been calculated using the Rational Method as defined by the equation below:

$$Q = CiA$$

Where: Q = Peak Runoff, (ft^3/s)
C = Dimensionless Runoff Coefficient — *Per TR-55 Methodology*
i = Design Storm Rainfall Intensity (in/hr) — *Per NOAA 100-year*
A = Drainage Areas (Acres)

Site Peak Runoff & Required Detention Pond Volume

Time (minutes)	Precipitation Rate (in/hr)	Calculated Site Runoff (Q,cfs)	Allowable Release (cfs)	Storage (CF)
15	4.13	3.06	0.22	2558.313
30	2.78	2.06	0.22	3313.266
60	1.72	1.28	0.22	3794.589
360	0.64	0.47	0.22	5455.276
720	0.21	0.16	0.22	-2875.135
1440	0.13	0.10	0.22	-10879.828

Volume Required: 5455.28 CF **Volume Provided:** 5547.00 CF

Site Release Control Design

Stormwater Release from the developed site will be controlled by the installation of an orifice plate within the outlet control structure, as noted within plans. The proposed orifice plate diameter has been determined via FHWA methodology as follows:

$$Q = C_0 A_0 (2gH_0)^{0.5}$$

Where: Q = Peak Runoff, (ft^3/s) — *0.22 cfs per Jurisictional Requirements*
C_0 = Discharge Coefficient — *0.6 per FHWA guidelines*
A_0 = Area of orifice opening (ft^2)
D_0 = Orifice Diameter (in)

H_0 = 1.50
g = Gravitational acceleration — *32.2 ft/s^2*

Proposed Orifice Diameter, D_0= 2.63 in

Water Quality Volume & Groundwater Recharge Volume

Post-Dev $WQ_v = CitA$ 1357.74 ft^3 Pre-Dev $WQ_v = CitA$ 874.8033 ft^3
Groundwater Recharge Vol: $GW_v = WQv(post) - WQv(pre)$ 482.94 ft^3

TSS Removal Rate

Impervious Surface (%): 68%
TSS Removal Required (%): 72%
BMPs Used Removal Rate(%) Detention Pond (15)+ CB Insert (25)+ Sediment Trap (25)+Oil/Water Separator(80%

REVISIONS:		
1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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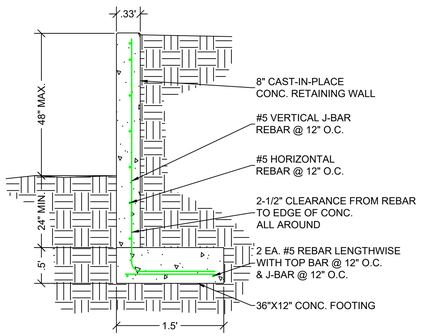
DRAINAGE PLAN

PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARK CITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C2-1

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MINOR CONCRETE RETAINING WALL

REVISIONS:

1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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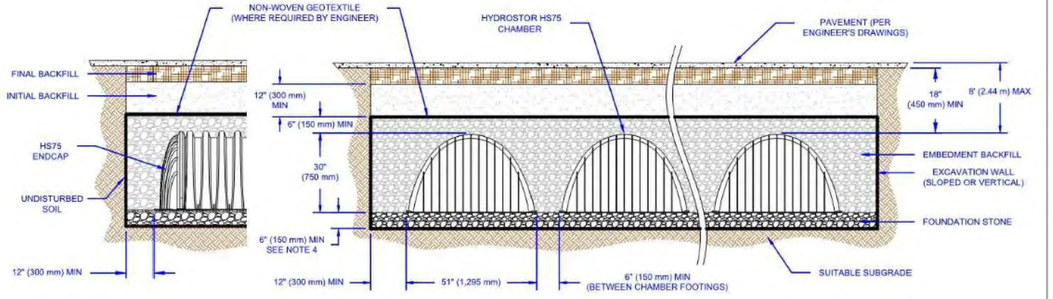
REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J
BRESLIN
STATE OF UTAH

GRADING PLAN DETAILS

PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARK CITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C2-2



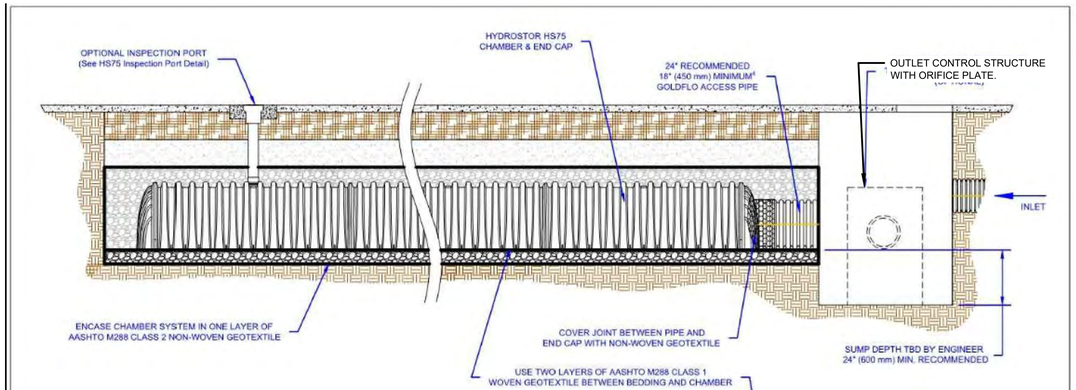
NOTES:

1. HYDROSTOR HS75 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS75 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **SUBGRADE:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY.
3. **GEOTEXTILE:** A 4 oz/yd² (136 g/m²) OR HEAVIER NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 - 1 1/2 INCH (19 - 38 mm). A 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 - 2 INCH (38 - 51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
4. **FOUNDATION STONE:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM FOUNDATION STONE THICKNESS TO BE DETERMINED BY DESIGN ENGINEER. MINIMUM OF 6" (150 mm) RECOMMENDED. REFER TO PRINSCO DESIGN MANUAL FOR ADDITIONAL GUIDANCE. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 6 INCHES (150 mm) TO A DENSITY OF 95% STANDARD PROCTOR DENSITY.
5. **EMBEDMENT BACKFILL:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 6" (150 mm) INCHES ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CORRUGATIONS.
6. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE A GRANULAR, WELL GRADED SOIL WITH LESS THAN 35% FINES OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 18 INCHES (450 mm) ABOVE THE TOP OF THE CHAMBER. COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
7. **FINAL BACKFILL:** SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.44 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEERS RECOMMENDATIONS.
8. **MINIMUM COVER:** FOR TRAFFIC APPLICATIONS A MINIMUM COVER OF 18 INCHES (450 mm) IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR TO THE TOP OF RIGID PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 24 INCHES (600 mm). ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
9. **MAXIMUM COVER:** A COVER HEIGHT OF OVER 8 FEET (2.44 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT
10. **LOAD RATING:** HS75 CHAMBERS ARE TRAFFIC RATED FOR H-20 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LANE LOADING, COMMONLY REFERRED TO AS HL-93 LOAD RATING (AASHTO DESIGN TRUCK).

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

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TITLE: HYDROSTOR HS75 - CROSS SECTION			
DRAWN BY: TJW	DATE: 22-Apr-20	DRAWING NUMBER: D-7-300A
SCALE: NTS	SHEET: 1 OF 1	



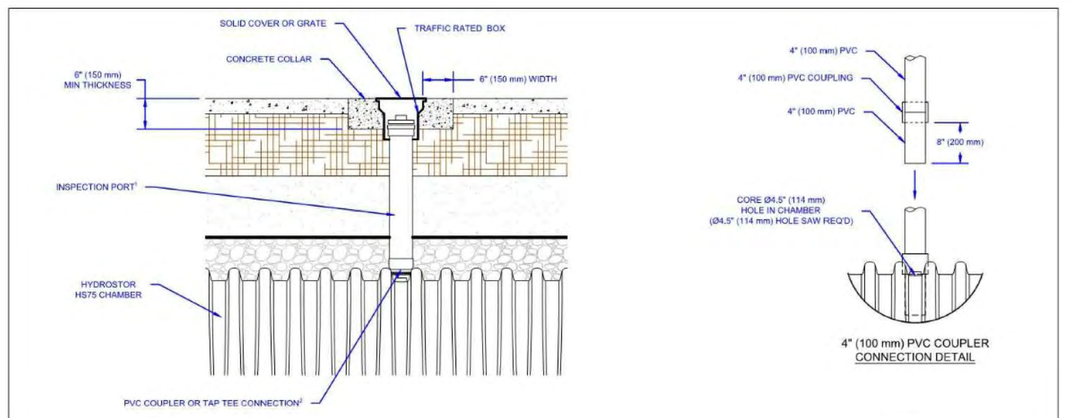
NOTES:

1. HYDROSTOR HS75 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS75 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **GEOTEXTILE:** TWO DIFFERENT GEOTEXTILES WILL BE USED IN CREATING A FUNCTIONING SEDIMENT ROW. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
   - A NON-WOVEN GEOTEXTILE FILTER FABRIC 4 oz/yd² (136 g/m²) OR HEAVIER SHOULD BE USED AROUND THE PERIMETER OF THE CHAMBER SYSTEM FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 - 1 1/2 INCH (19 - 38 mm). A 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 - 2 INCH (38 - 51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL.
   - TWO LAYERS OF 6 oz/yd² (203 g/m²) WOVEN FABRIC IS PLACED BETWEEN THE BEDDING AND THE CHAMBER FOR THE CREATION OF THE SEDIMENT ROW. THE TWO LAYERS PROVIDE A PROTECTIVE BARRIER FOR THE EMBEDMENT BACKFILL BUT STILL ALLOWING WATER TO INFILTRATE INTO THE SYSTEM. THE WOVEN GEOTEXTILE IS DURABLE ENOUGH TO ALLOW JETTING TO CLEAN THE SEDIMENT ROW.
3. **INSPECTION AND MAINTENANCE**: INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR, INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADING. TO CLEAN THE SYSTEM, A JET/VAC PROCESS CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/DETENTION CLEANING AND MAINTENANCE" TECHNICAL NOTE.
4. **ACCESS PIPE:** PRINSCO RECOMMENDS A 24 INCH (600 mm) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. A 24 INCH (600 mm) INTERNAL SLEEVE ADAPTER (PART # HS75A-24) WILL BE REQUIRED TO CONNECT TO HS75 END CAPS. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.

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TITLE: HYDROSTOR HS75 - SEDIMENT ROW			
DRAWN BY: TJW	DATE: 22-Apr-20	DRAWING NUMBER: D-7-302
SCALE: NTS	SHEET: 1 OF 1	



NOTES:

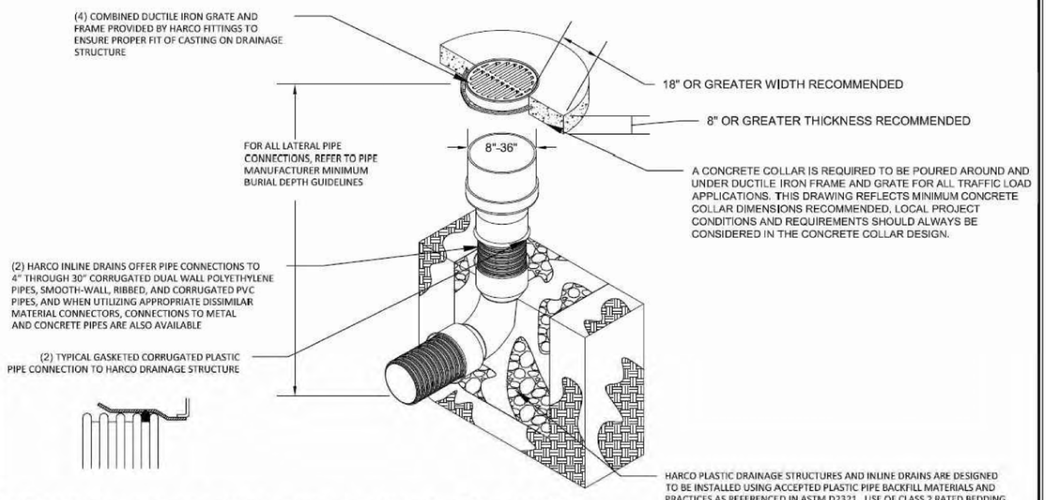
1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CIRCULAR CUT OUT POINT, LOCATED AT THE CENTER OF EACH HS75 CHAMBER. 6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230 mm)

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TITLE: HYDROSTOR HS75 - INSPECTION PORT			REV:
DRAWN BY: ARB	DATE: 23-Jul-18	DRAWING NUMBER: D-7-303	
SCALE: NTS	SHEET: 1 OF 1		

HARCO INLINE DRAIN STANDARD DETAIL



1 HARCO plastic drainage structures, including drain basins and inline drains, are fabricated from PVC pipe stock. HARCO employs a thermo-molding process to ensure a consistent watertight seal throughout the drainage structure and its outlet stubs. The PVC resin utilized to make this PVC stock conforms to ASTM D1784 cell class 12454

2 The outlet stubs for HARCO plastic drainage structures are also manufactured from PVC pipe stock utilizing thermo-molding process to ensure a tight pipe-to-structure fit, so that when utilizing the appropriate pipe gaskets, the pipe-to-structure connection meets or exceeds the pressure requirements of the ASTM D3212 standard for pipe connections of plastic drainage pipe and sewer pipe using flexible elastomeric seals. These pipe gaskets must meet ASTM F477 requirements

3 HARCO grates, covers, and frames shall be constructed of ductile iron meeting ASTM A536 Grade 80-55-06. 12" through 36" round and square hinged standard grates and solid covers meet H25 load rating. 12" through 24" round and square hinged pedestrian grates meet H10 load rating. Traffic family and Curb Inlet 2'x2' and 2'x3' grates meet H25 load rating. 8" and 10" grates and solid covers are one-piece drop-in castings designed for light duty load applications. All domed grates are not load rated.

THE HARRINGTON CORPORATION

TITLE: INLINE DRAIN STANDARD DETAIL	DWG NO: 2013-003	REV: 002
	SCALE: N/A	DATE: 2-23-17
	DWN BY: JBF	CKD BY: JP
	SIZE:	SHEET:

REVISIONS:

1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J
BRESLIN
STATE OF UTAH

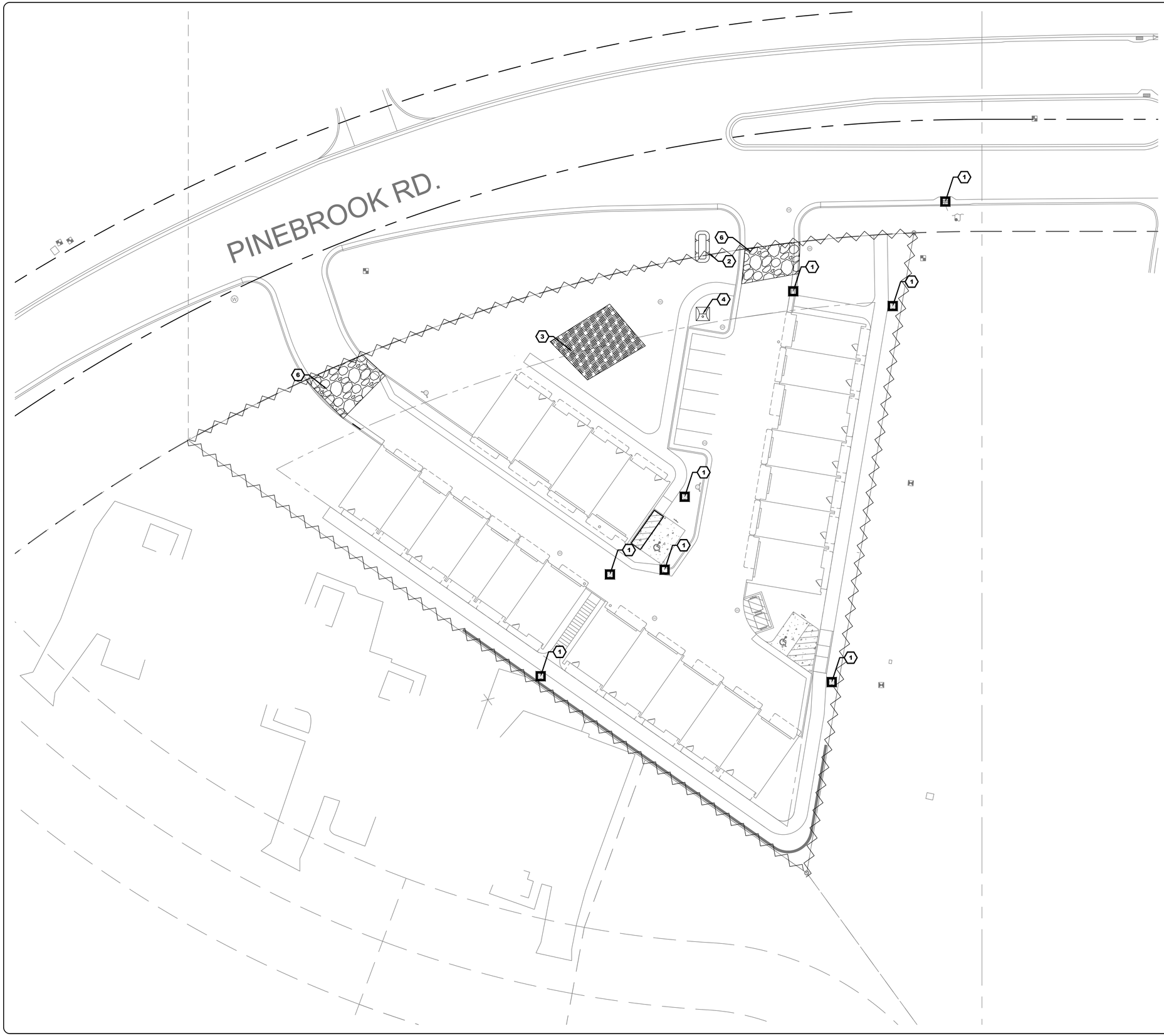
DETENTION DETAILS

PINEBROOK TOWNHOMES
3095 PINEBROOK ROAD
PARK CITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C2-3

Avenue Project No. 18-176
\\stc-fs01.avenue.local\projects_2021\21-181 - Pinebrook Townhome Engineering\000_CAD\004_Site Design\21-181_C2-1 - Drainage Plan.dwg
1/6/2022 1:01 PM



N

20 0 20 40
scale feet
1" = 20'

EROSION CONTROL PLAN KEY NOTES

1. PROPOSED INLET PROTECTION PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
2. PROPOSED CONCRETE WASHOUT PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
3. PROPOSED MATERIAL STORAGE PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
4. PROPOSED PORTABLE TOILET PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
5. PROPOSED SILT FENCE PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.
6. PROPOSED STABILIZED CONSTRUCTION ENTRANCE PER SUMMIT COUNTY STANDARDS AND SPECIFICATIONS.

REVISIONS:

1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J BRESLIN
STATE OF UTAH

EROSION CONTROL PLAN

PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARK CITY, UT 84098

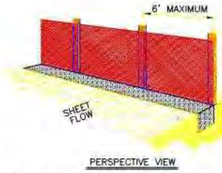
Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C3-0

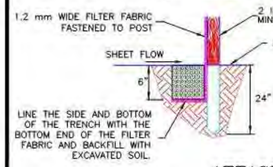
Avenue Project No. 18-176
1/28/2022 6:51 PM \\slc-fs01.avenue.local\projects_2021\21-181 - Pinebrook Townhome Engineering\000_CAD\004_Site Design\21-181_C3-0 - Erosion Control Plan.dwg

Avenue Project No. 18-176

SILT FENCE



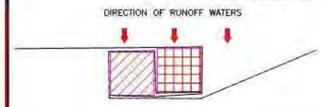
PERSPECTIVE VIEW



INSTALLATION:
1. Where possible, layout the silt fence 5 to 10 feet beyond the toe of slope.
2. Align the fence along the contour as close as possible.
3. When excavating the trench, use machinery that will produce no more than the desired dimension.
4. Place posts 6 foot on center along contour (or use pre assembled unit) and drive 2 feet (min.) into ground. Excavate an anchor trench (8 inches wide and 8 inches deep) immediately up-gradient of posts.
5. Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to, stakes with staples, or similar, with trailing edge extending into anchor trench.
6. Backfill trench over filter fabric to anchor.

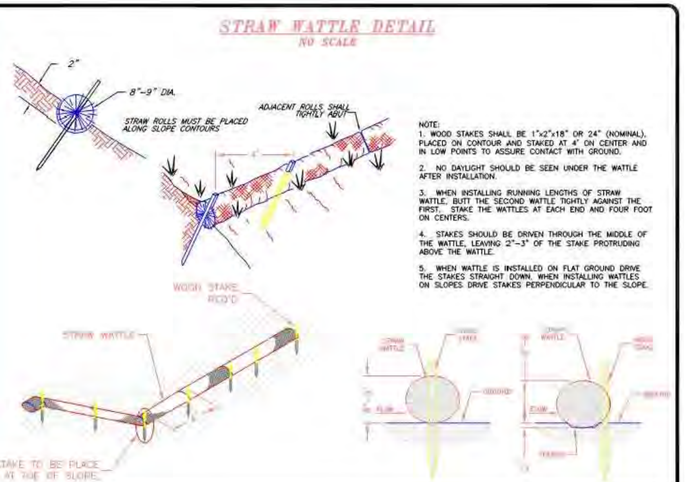
MAINTENANCE:
1. Inspect immediately after any rainfall and at least daily during prolonged rainfall.
2. Look for runoff bypassing ends of barriers or undercutting fence (repair immediately).
3. Repair or replace damaged areas of the fence and remove accumulated sediment.
4. Re-anchor fence as necessary to prevent shortcutting.
5. Remove accumulated sediment when it reaches ½ the height of the fence.

ATTACHING TWO SILT FENCES



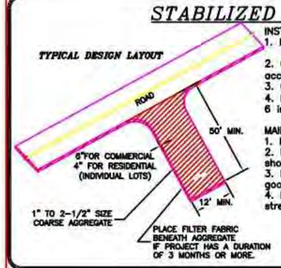
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS ABOUT 24 INCHES INTO THE GROUND AND BURY FLAP.

STRAW WATTLE DETAIL
NO SCALE



NOTE:
1. WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL), PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.
2. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.
3. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTERS.
4. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2"-3" OF THE STAKE PROTRUDING ABOVE THE WATTLE.
5. WHEN WATTLE IS INSTALLED ON FLAT GROUND DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES DRIVE STAKES PERPENDICULAR TO THE SLOPE.

STABILIZED CONSTRUCTION ENTRANCE

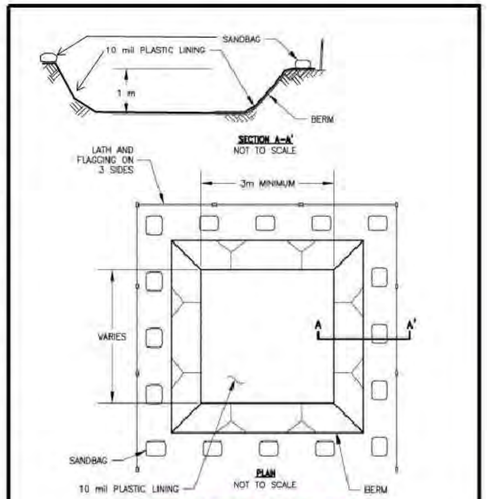


INSTALLATION:
1. Install at any point of ingress or egress at a construction site.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

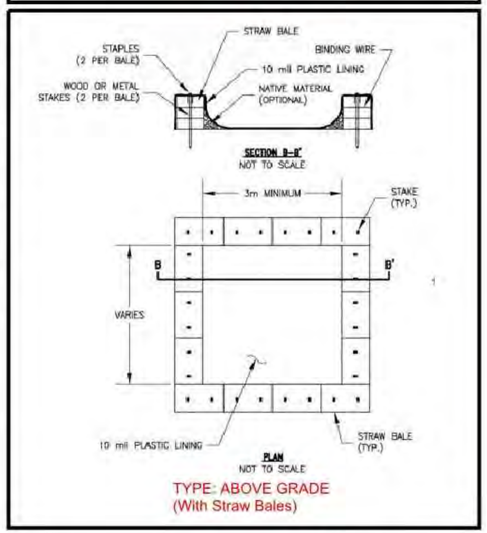
MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

Summit County Required Inspections

Inspection	Description/Requirements	Contact
Rough Grade Engineering	**Required prior to scheduling a footing inspection.** Rough cut of driveway, stabilized construction entrance, sediment control BMPs, & concrete washout all must be installed per site plan.	Engineering
Footings	Schedule after steel is in place and before concrete is poured	Building
Foundation	Schedule after steel is in place in forms and before concrete is poured	Building
Under Slab Plumbing/Heating	Schedule before concrete is poured or plumbing has been backfilled	Building
Certificate of Elevation and/ or Survey	Performed by a licensed surveyor. Required before scheduling a Floor Framing Inspection	Planning
Floor Framing/ Foundation Drain	Required prior to placing floor sheeting	Building
Shear Wall	After the building is "up to square," all shear walls have been nailed, and all tie downs and shear wall connections installed	
Fire Sprinkler	Required prior to Four-Way Inspection, when required by Local Fire District	Building
Four-Way	All rough electrical, plumbing, and mechanical has been installed. All framing is complete, shear walls have been previously inspected, and truss specifications are on site for review. Plumbing must have either an air or water pressure test on them when the inspector arrives.	Building
Weather Barrier/ Stucco Lath	Weather barrier must be inspected prior to applying veneer. Approved stucco I.C.C. research reports on site	Building
Gas Line/Meter Set	Required before gas meter clearance is given to Dominion	Building
Masonry wall/ bond beam	Steel in masonry and before concrete/grout is poured	Building
Insulation	Pre-drywall insulation certificate required	Building
Drywall Nailing	Required before drywall is taped	Building
Power to Panel	Building must be up with permanent roof installed	Building
Pre-Surface Engineering	Before driveway is paved/stabilized. Erosion control installed on graded slopes greater than 3:1. Driveway graded to final slope.	Engineering
Final Engineering	**Required prior to Certificate of Occupancy** and/or bond release. Driveway paved/ stabilized w/ non-tracking, permanent material. Final grading must be less than 2:1 slopes, with erosion control measures installed on unretained slopes greater than 3:1	Engineering
Final Building	**Required for Certificate of Occupancy. All work is done, building is complete.** Final clearances from wastewater district, Health Department for septic, and Fire District for sprinkler system must be on site for this inspection.	Building
Certificate of Occupancy	No person may occupy the structure until CofO is issued. Final clearances must be obtained and presented to the Building Dept: Final from Building, Final from Engineering, Final from Fire District (where required), Final from Water District or Health Dept (where required).	Building
SWP3/ECP Bond Release	Site must be 100% stabilized (revegetated or covered) to at least 70% density.	Engineering



TYPE: BELOW GRADE (PIT)



TYPE: ABOVE GRADE
(With Straw Bales)

Construction Mitigation Plan Notes

- Show location for dumpster, portable toilets, materials storage, parking
- Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
- Mud tracked out onto the street must be cleaned prior to the end of the work day
- The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
- Roadside parking is not allowed from November 1st to April 1st

- Perform washout of concrete trucks offsite or in designated concrete washout areas only.
- Do not wash out concrete trucks onto the ground, or into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated concrete washout areas.

Concrete washout areas may be prefabricated concrete washout containers, or self-installed structures (above-grade or below-grade).

- Prefabricated containers are most resistant to carnage and protect against spills and leaks. Companies may offer delivery service and provide regular maintenance and disposal of solid and liquid waste.
- If self-installed concrete washout areas are used, below-grade structures are preferred over above-grade structures because they are less prone to spills and leaks.
- Self-installed above-grade structures should only be used if excavation is not practical.





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SHEET NO.

REVISIONS:		
1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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RESONANCE HOMES & DEVELOPMENT
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avenue CONSULTANTS
Avenue Consultants, Inc
6605 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J BRESLIN
STATE OF UTAH

EROSION CONTROL DETAILS

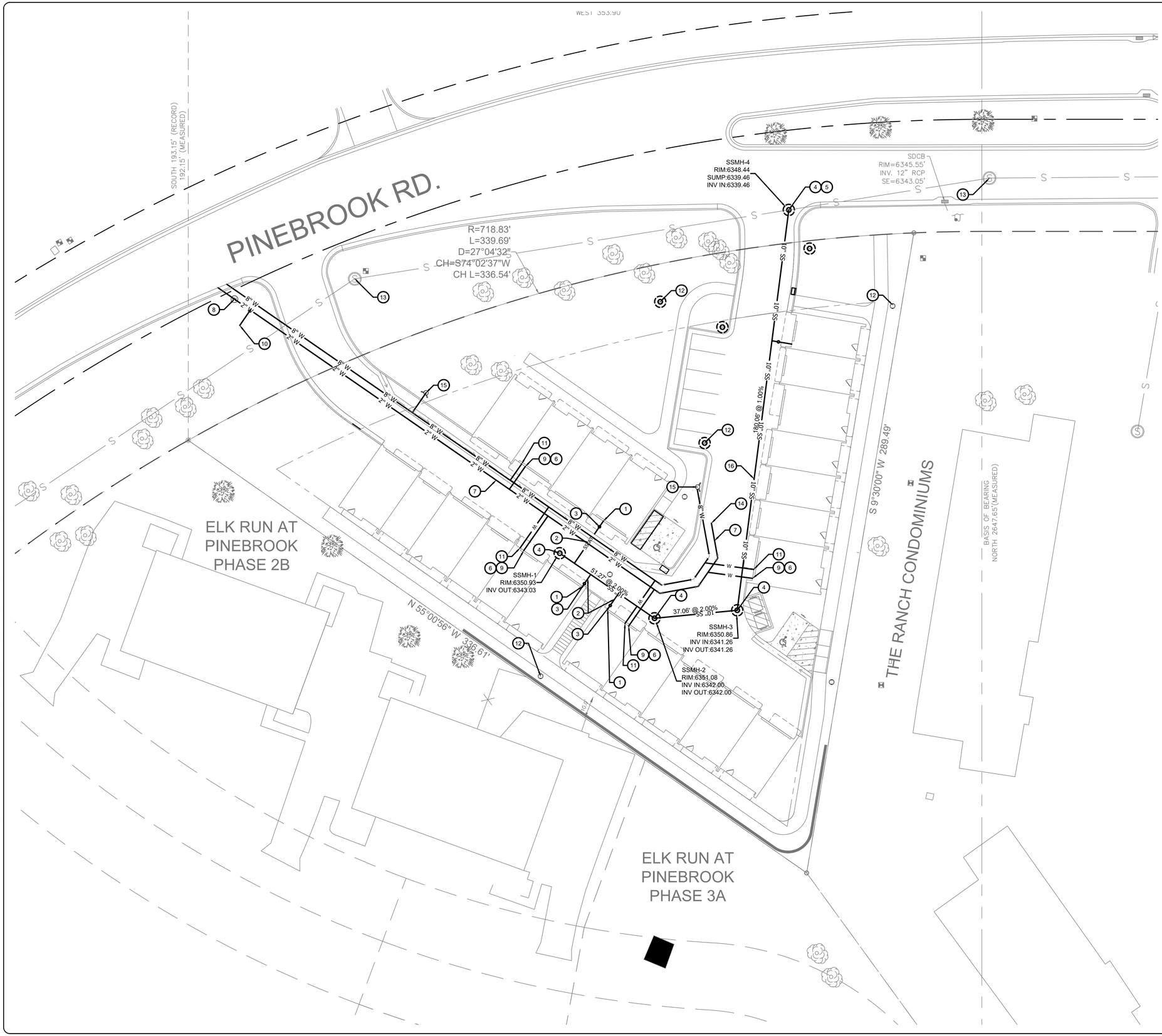
PINEBROOK TOWNHOMES
3065 PINEBROOK ROAD
PARK CITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C3-1

\\slc-fs01.avenue.local\projects_2021\21-181 - Pinebrook Townhome Engineering\000_CAD\004_Site Design\21-181_C3-0 - Erosion Control Plan.dwg
1/6/2022 5:07 PM

Avenue Project No. 18-176



N

20 0 20 40
scale feet
1" = 20'

UTILITY PLAN KEY NOTES

1. PROPOSED SANITARY SEWER CONNECTION AT BUILDING. REFERENCE MEP AND ARCHITECTURAL PLANS FOR DETAILS.
2. FURNISH AND INSTALL 4" PVC SDR 26 SANITARY SEWER SERVICE LATERAL @ 2% MIN. SLOPE PER SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS AND SPECIFICATIONS.
3. FURNISH AND INSTALL 4" SANITARY SEWER CLEANOUT PER SBWRD STANDARDS AND SPECIFICATIONS.
4. FURNISH AND INSTALL SANITARY SEWER MANHOLE PER SBWRD STANDARDS AND SPECIFICATIONS.
5. CONNECT TO EXISTING SEWER MAIN PER SBWRD STANDARDS AND SPECIFICATIONS.
6. FURNISH AND INSTALL 1" POLY WATER SERVICE LATERAL PER MOUNTAIN REGIONAL WATER DISTRICT (MRWD) STANDARDS AND SPECIFICATIONS.
7. FURNISH AND INSTALL 2" POLY WATER SERVICE LINE PER MRWD STANDARDS AND SPECIFICATIONS.
8. FURNISH AND INSTALL 2" WATER METER PER MRWD STANDARDS AND SPECIFICATIONS
9. PROPOSED CULINARY WATER SERVICE CONNECTION AT BUILDING, REFERENCE ARCHITECTURAL AND MEP PLANS FOR DETAILS.
10. FURNISH AND INSTALL 1" WATER LATERAL FOR IRRIGATION, REFERENCE LANDSCAPE PLANS FOR DETAILS.
11. FURNISH AND INSTALL 8" FIRE SERVICE LATERAL TO BUILDING PER MRWD STANDARDS AND SPECIFICATIONS, REFERENCE ARCHITECTURAL & MEP PLANS FOR DETAILS.
12. PROPOSED STORM WATER INFRASTRUCTURE, SEE SHEET C2-0 FOR DETAILS.
13. EXISTING SEWER MANHOLE
14. FURNISH AND INSTALL 2" BLOWOFF VALVE PER MRWD STANDARDS AND SPECIFICATIONS.
15. FURNISH AND INSTALL FIRE HYDRANT PER HEBER CITY STANDARDS AND SPECIFICATIONS.
16. FURNISH AND INSTALL 10" SEWER LINE PER SBWRD STANDARDS AND SPECIFICATIONS.

REVISIONS:		
1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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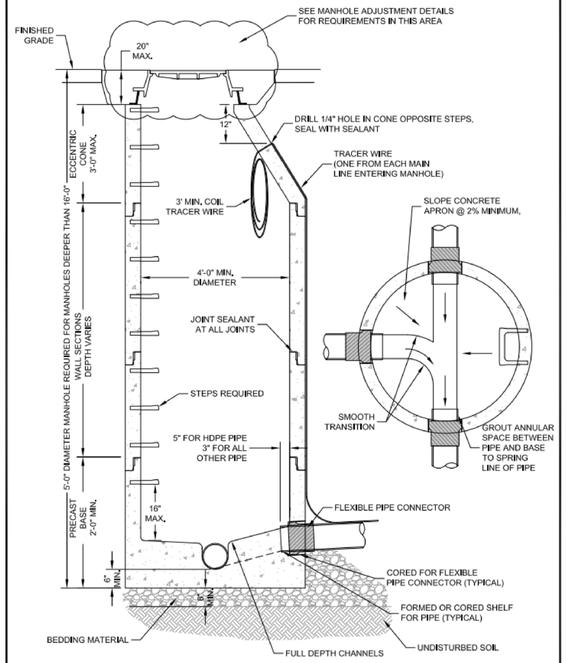
REGISTERED PROFESSIONAL ENGINEER
1.28.22
No.11790189
THOMAS J
BRESLIN
STATE OF UTAH

UTILITY PLAN

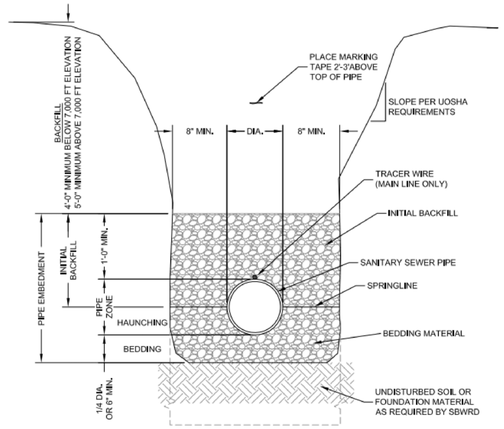
PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARK CITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C4-0



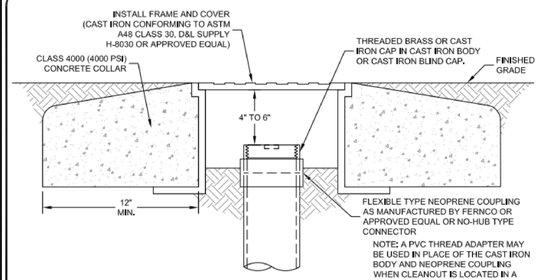
Snyderville Basin Water Reclamation District | PRECASTMANHOLE WITH PRECAST BASE | STANDARD DETAIL MH-01 | Revision Date 4/20/20



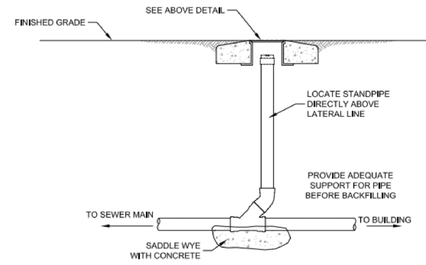
ALL SUBGRADES

NOTES:
1. TRENCH BACKFILL SHALL BE PLACED SUCH THAT SETTLEMENT OF PAVED AREAS DOES NOT OCCUR.
2. BACKFILL IN ROADS, STREETS OR RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY OR STATE STANDARDS.
3. COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR.
4. BACKFILL IN OFF-ROAD AREAS SHALL BE IN ACCORDANCE WITH THE OFF ROAD SEWER LINE TRENCH DETAIL.
5. ATTACH TRACER WIRE TO TOP OF PIPE AT MAXIMUM 5' SPACING WITH DUCT TAPE OR ZIP TIES.
6. BEDDING AND INITIAL BACKFILL SHALL BE IN ACCORDANCE WITH SBWRD SPEC. BOOK SECTION 408.1 (¾" MINUS FOR PIPE DIAMETERS 4" AND LARGER, ¾" MINUS FOR PIPE DIAMETERS LESS THAN 4").

Snyderville Basin Water Reclamation District | PIPE TRENCH | STANDARD DETAIL PI-01 | Revision Date 8/9/20



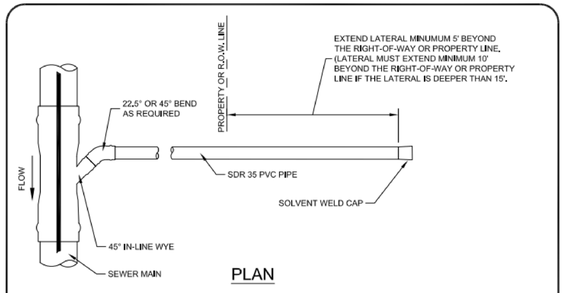
CLEANOUT CAP ASSEMBLY WITH PROTECTIVE BOX



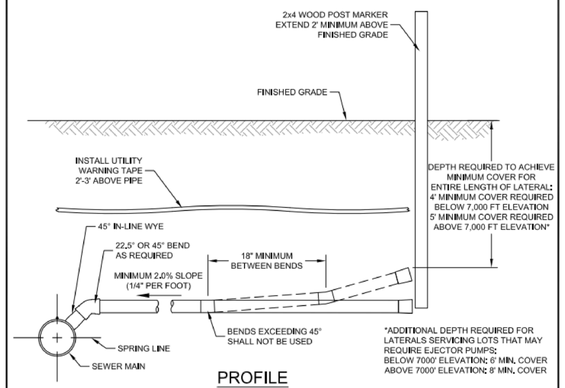
SANITARY SEWER CLEANOUT

FOR LATERAL USING HDPE PIPE:
1. STANDPIPE SHALL ALSO BE HDPE.
2. 45° BEND SHALL BE 3 SEGMENT HDPE BEND.
3. WYE SHALL BE PREFABRICATED (NOT MOLDED) WYE.
4. ALL JOINTS SHALL BE FUSION WELDED.

Snyderville Basin Water Reclamation District | CLEANOUT AND PROTECTIVE BOX IN UN-PAVED TRAFFIC AREAS (INCL. SKI RUNS) | STANDARD DETAIL LAT-11 | Revision Date 4/20/20



PLAN



PROFILE

Snyderville Basin Water Reclamation District | PRIVATE LATERAL STUB - GRAVITY FLOW PVC MAIN LINE TO PVC LATERAL LINE | STANDARD DETAIL LAT-01 | Revision Date 4/20/20

REVISIONS:

1	1/7/2022	SUMMIT COUNTY SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER 1.28.22 No.11790189 THOMAS J BRESLIN STATE OF UTAH

UTILITY PLAN DETAILS

PINEBROOK TOWNHOMES
3095 PINEBROOK ROAD
PARKCITY, UT 84098

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C4-1

Avenue Project No. 18-176
1/6/2022 4:16 PM
\\slc-fs01.avenue.local\projects_2021\21-181 - Pinebrook Townhome Engineering\000_CAD\004_Site Design\21-181_C4-0 - Utility Plan.dwg

PROPERTY INFORMATION

PROPERTY ADDRESS:	3085 PINEBROOK ROAD PARK CITY, UT 84098
PARCEL ID:	PP-43-A-7
LOT SIZE:	1.11 ACRES
ZONING DESIGNATION:	
ZONING DISTRICT:	CC (COMMUNITY COMMERCIAL ZONE)
USE:	MULTIFAMILY RESIDENTIAL - TOWNHOMES

GOVERNING CODES & ACTS

APPLICABLE CODE:
2018 INTERNATIONAL RESIDENTIAL CODE. (I.R.C.)
2009 ICC A117.1

PROJECT DIRECTORY

OWNER
RESONANCE VENTURES
SEAN STEINMAN
(801) 913-3790
sean@resonancedevelopment.com

ARCHITECT
HIVE DESIGN GROUP
JOHN SIMIANER
7598 S. MAIN ST.
MIDVALE, UT 84047
(406) 548-4792
john@hivedesigngroup.com

CIVIL ENGINEER
AVENUE CONSULTANTS, INC.
6575 S. REDWOOD ROAD, SUITE 101
TAYLORSVILLE, UT 84123
(801) 207-7660
www.avenueconsultants.com

STRUCTURAL ENGINEER
MCCLOY ENGINEERING
JAXON MCCLOY, PE
(801) 230-8103
jaxon@mccloy-eng.com

PROJECT SUMMARY

ADDRESS: 3085 PINEBROOK ROAD
PARK CITY, UT 84098

PARCEL NUMBER: PP-43-A-7

ACRES: 1.11

UNIT SQUARE FOOTAGE
- **1 BEDROOM:** 1,000 S.F.
- **2 BEDROOM:** 1,322 S.F.
- **3 BEDROOM:** 1,322 S.F.

BUILDING SQUARE FOOTAGE
- **BUILDING 1:** 5,288 S.F.
- **BUILDING 2:** 6,966 S.F.
- **BUILDING 3:** 6,610 S.F.
- **BUILDING 4:** 7,644 S.F.

DENSITY: 19.8 UNITS/ACRE

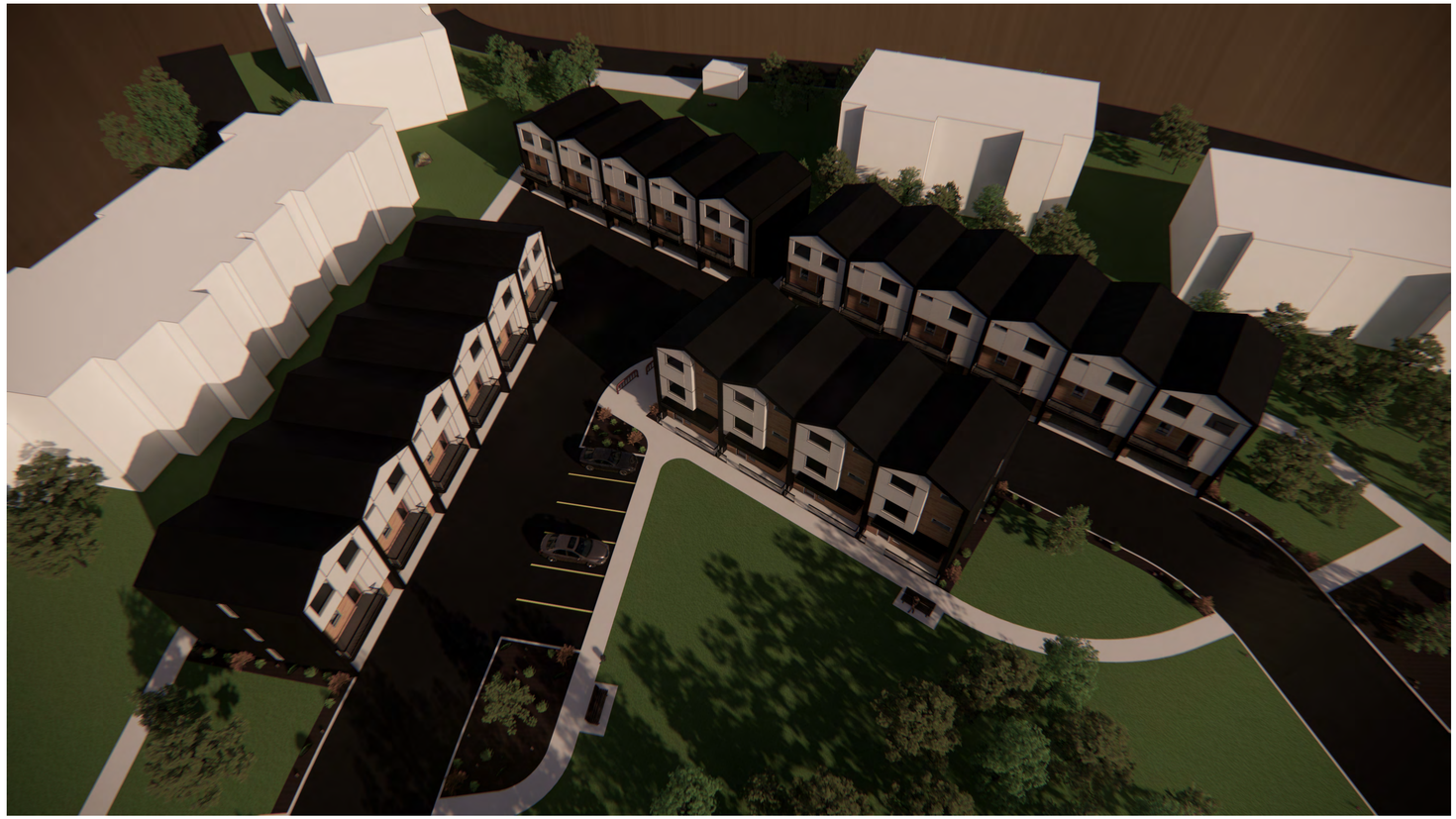
CC - COMMUNITY COMMERCIAL ZONE (10-2-7)
- **DENSITY (10-2-7.B):** DETERMINED BY THE ABILITY TO MEET ALL REQUIRED DEVELOPEMENT AND PERFORMANCE STANDARDS AND CRITERIA.

SETBACKS & YARD REQUIREMENTS (10-2-7.D)
- **MIN. FRONT YARD SETBACK (10-2-7.D.7):** 30 FT.
- **MIN. SIDE YARD SETBACK (10-2-7.D.8):** 12 FT.
- **MIN. REAR YARD SETBACK (10-2-7.D.9):** 12 FT.

BUILDING HEIGHT (10-2-7.D)
- **MAX. BUILDING HEIGHT (10-2-7.D.10):** 32 FT.

PERFORMANCE STANDARDS (10-2-7.E)
- **REFUSE STORAGE AND DISPOSAL (10-2-7.E.6):** REQUIRED TO BE SCREENED
- **MIN. OPEN SPACE REQUIRED (10-2-7.E.8):** 25%
- **OPEN SPACE PROVIDED:** 19,960 S.F./47,916 S.F. = 41.7%

PARKING REQUIREMENTS (10-2-7, 10-4-9, 10-5)
- **MIN. SPACES PER DWELLING UNIT (10-4-9.B.4):** 36 REQUIRED
  - 1 SPACE PER STUDIO AND 1 BEDROOM (10-5-3.B.6)
  - 2 SPACES PER 2 AND 3 BEDROOM
- **DWELLING UNIT SPACES PROVIDED:** 36 SPACES (GARAGE)
- **MIN. VISITOR STALLS REQUIRED(10-5-3.B.6):** 5.75 STALLS (0.25 STALLS/UNIT)
- **VISITOR STALLS PROVIDED:** 8 STALLS



UNIT MIX

BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	**4**
BUILDING 2	3	1	2	**6**
BUILDING 3	0	3	2	**5**
BUILDING 4	5	1	1	**7**
PROJECT TOTAL	8	9	5	**22**



2 VICINITY MAP
1" = 300'-0"

RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

001 - COVER SHEET

EXHIBIT D.14

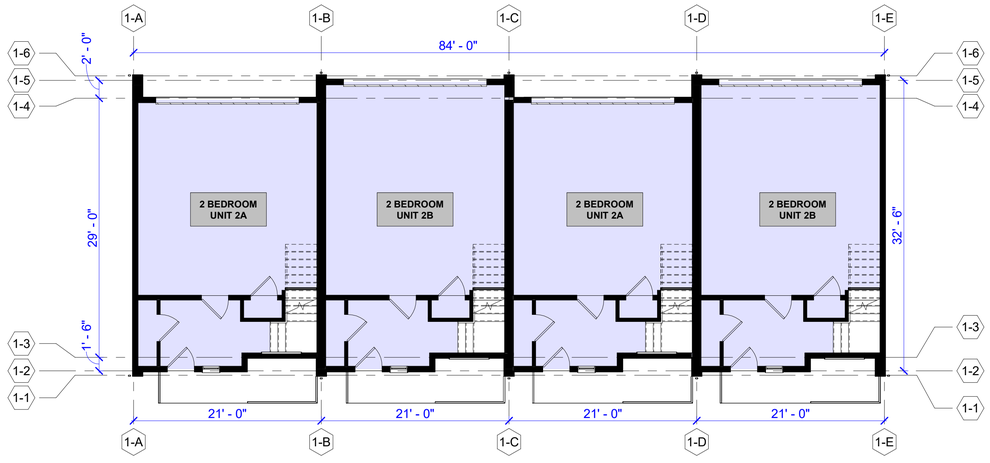
UNIT MIX				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	**4**
BUILDING 2	3	1	2	**6**
BUILDING 3	0	3	2	**5**
BUILDING 4	5	1	1	**7**
PROJECT TOTAL	8	9	5	**22**



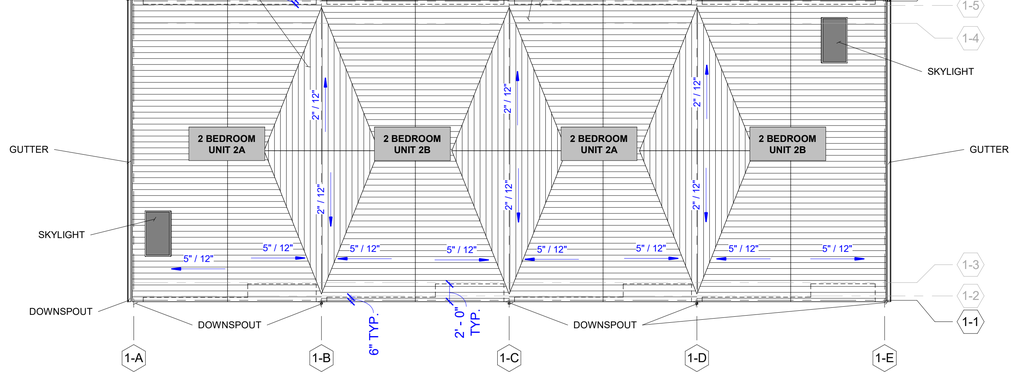
3 BUILDING 1 - 3RD LEVEL FLOOR PLAN
1/8" = 1'-0"



2 BUILDING 1 - 2ND LEVEL FLOOR PLAN
1/8" = 1'-0"



1 BUILDING 1 - 1ST LEVEL FLOOR PLAN
1/8" = 1'-0"



4 BUILDING 1 - ROOF PLAN
1/8" = 1'-0"

002 - BUILDING 1 - FLOOR PLANS

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM

RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

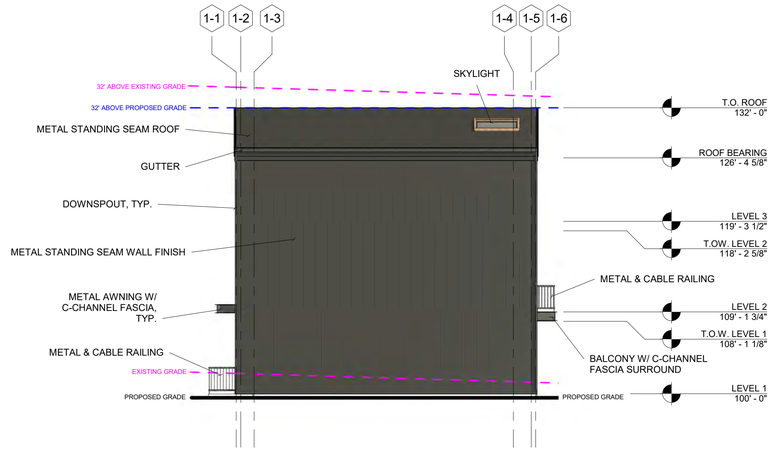
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TYPICAL MATERIAL LEGEND

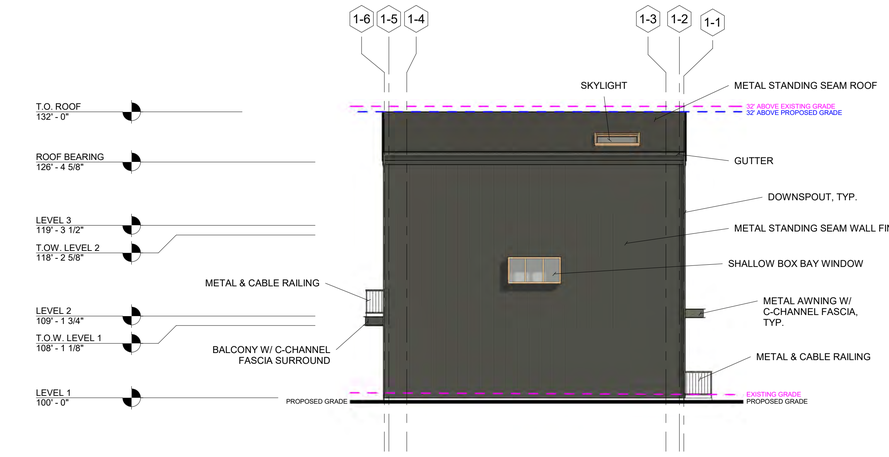
- METAL STANDING SEAM (ROOF & SIDING)
- TONGUE & GROOVE WOOD SIDING
- STUCCO (DARK)
- STUCCO (LIGHT)



1 BUILDING 1 - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING 1 - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING 1 - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING 1 - REAR ELEVATION
1/8" = 1'-0"

003 - BUILDING 1 - ELEVATIONS

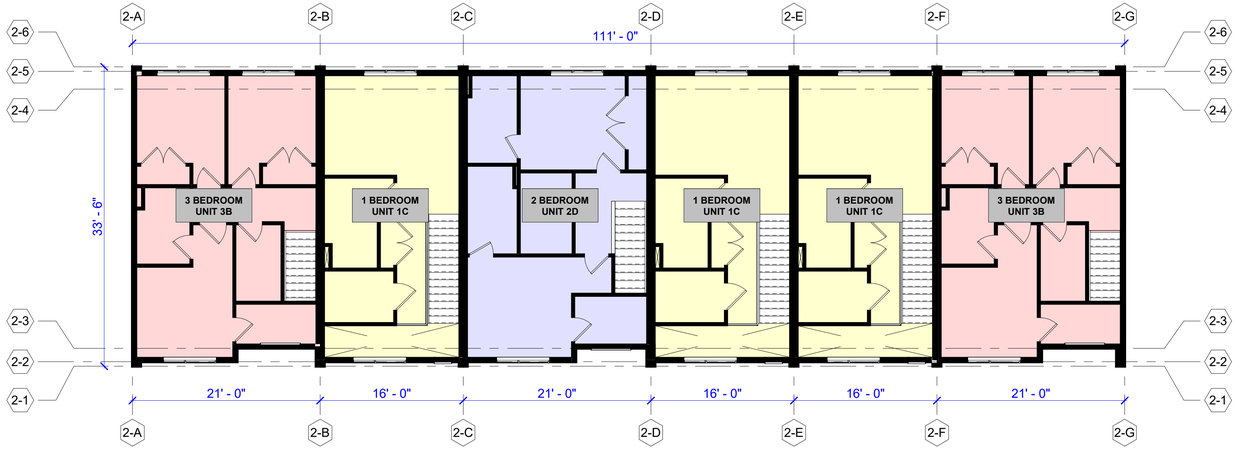
WWW.HIVEDESIGNGROUP.COM + (406) 948-4792 + 7598 MAIN STREET, MIDVALE, UT 84047 + HIVE DESIGN GROUP

RESONANCE VENTURES - PINEBROOK TOWNHOMES

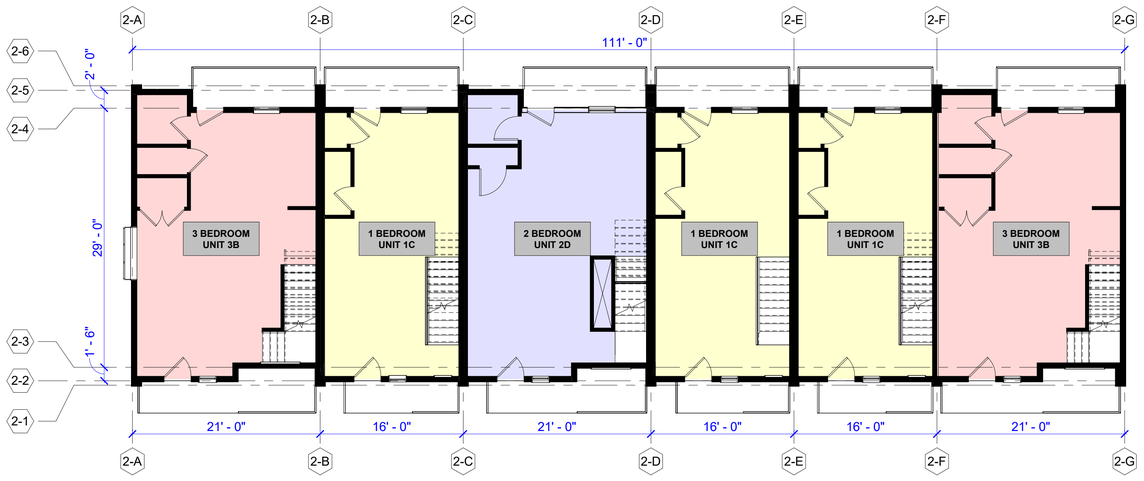
3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

EXHIBIT D.16

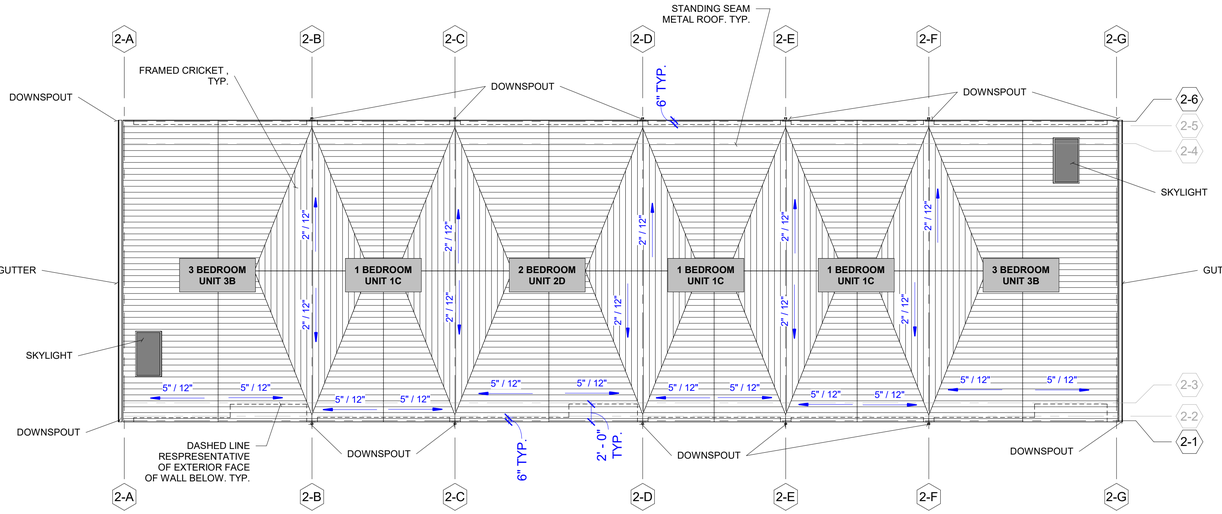
UNIT MIX				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	**4**
BUILDING 2	3	1	2	**6**
BUILDING 3	0	3	2	**5**
BUILDING 4	5	1	1	**7**
PROJECT TOTAL	8	9	5	**22**



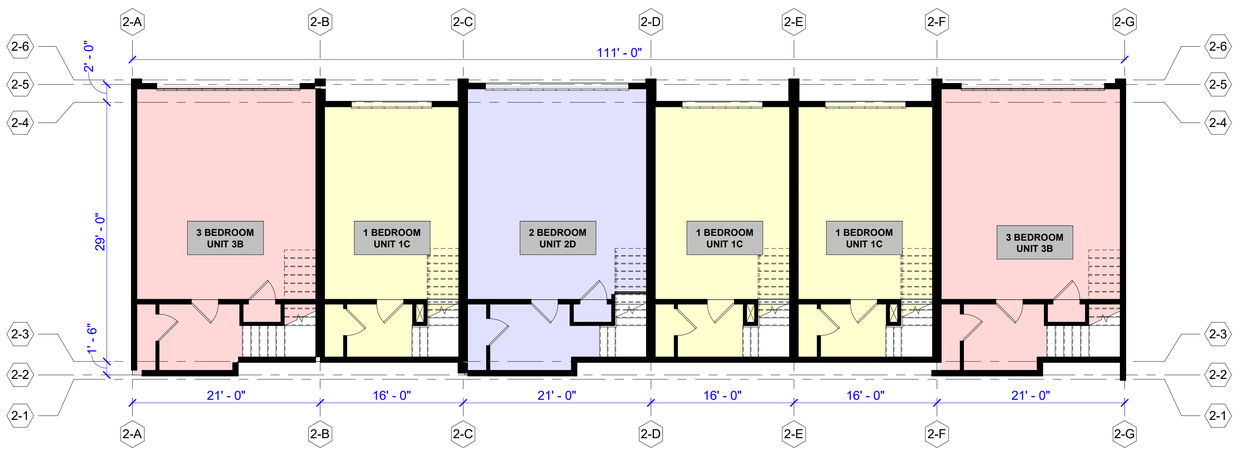
3 BUILDING 2 - 3RD LEVEL FLOOR PLAN
1/8" = 1'-0"



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4 BUILDING 2 - ROOF PLAN
1/8" = 1'-0"



1 BUILDING 2 - 1ST LEVEL FLOOR PLAN
1/8" = 1'-0"

RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

004 - BUILDING 2 - FLOOR PLANS

HIVE DESIGN GROUP L.L.C. + 7598 MAIN STREET, MIDVALE, UT, 84047 + (406) 548-4792 + WWW.HIVEDESIGNGROUP.COM +

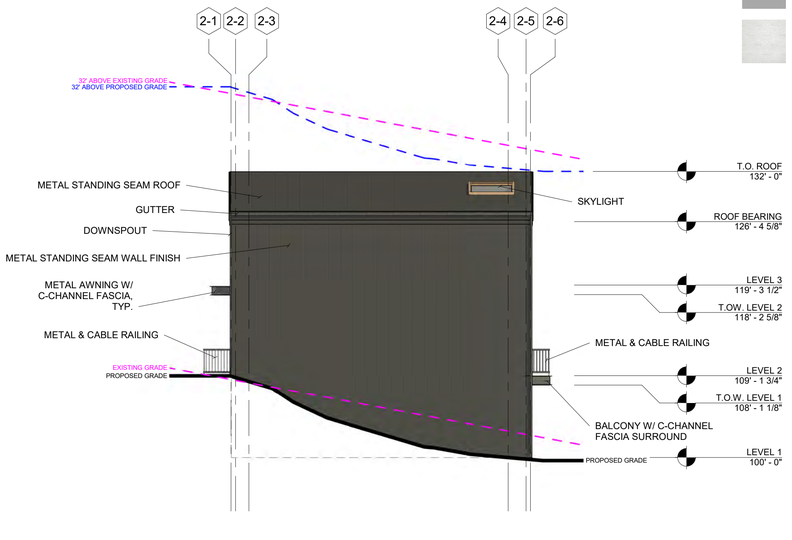
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TYPICAL MATERIAL LEGEND

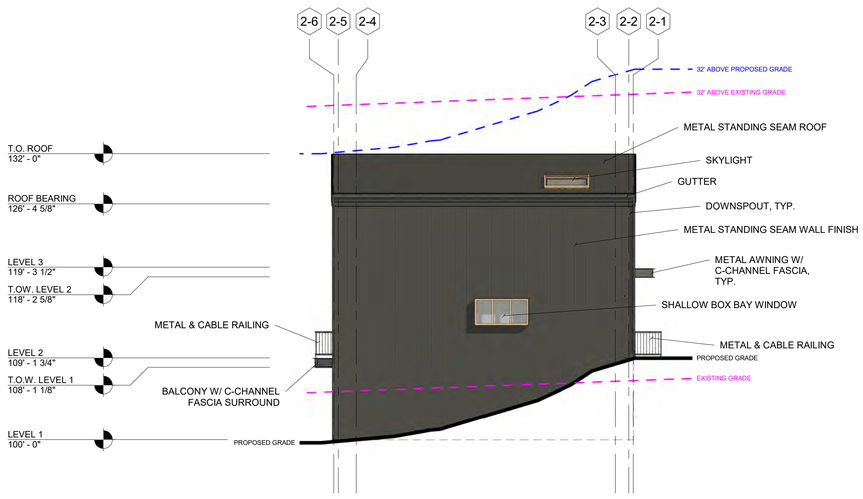
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- STUCCO (DARK)
- STUCCO (LIGHT)



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4 BUILDING 2 - REAR ELEVATION
1/8" = 1'-0"

005 - BUILDING 2 - ELEVATIONS

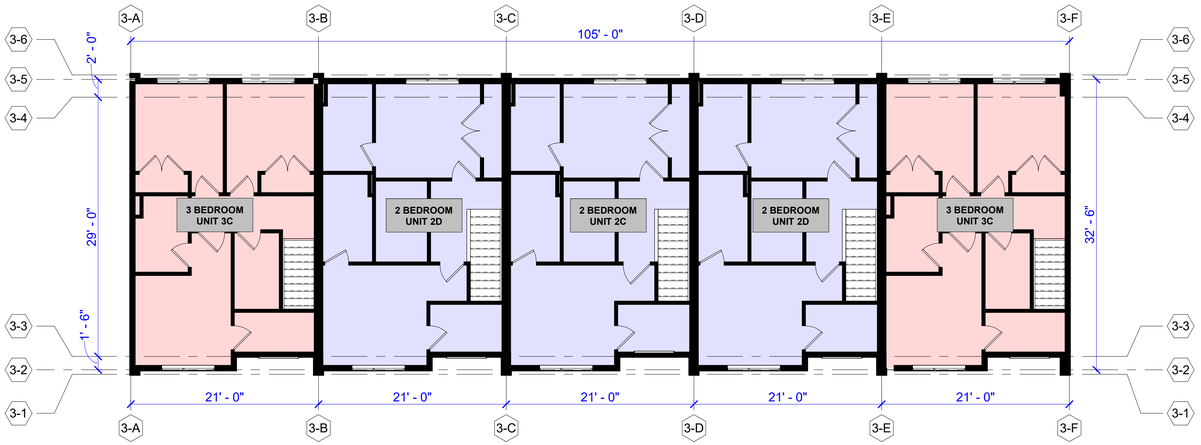
HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 944-4792
WWW.HIVEDESIGNGROUP.COM

RESONANCE VENTURES - PINEBROOK TOWNHOMES

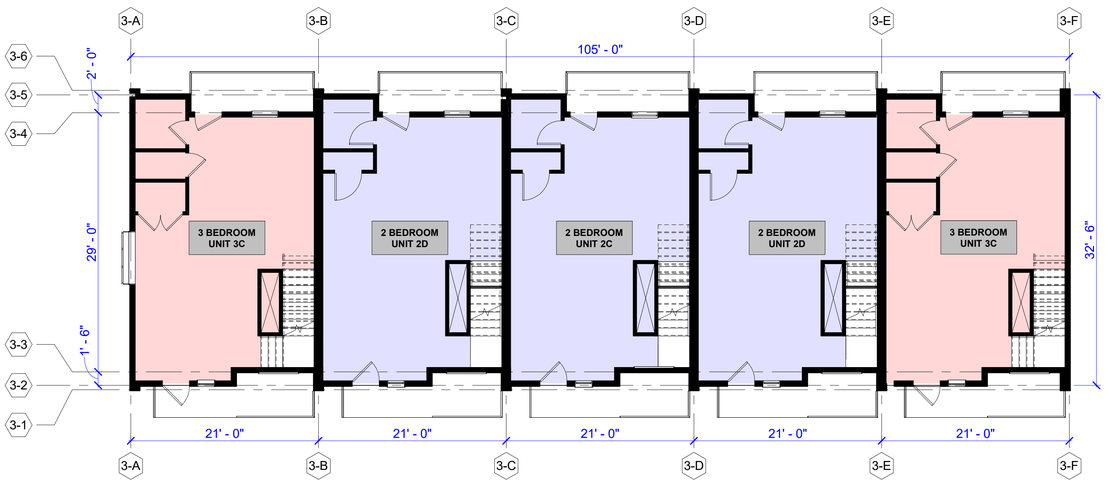
3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

EXHIBIT D.18

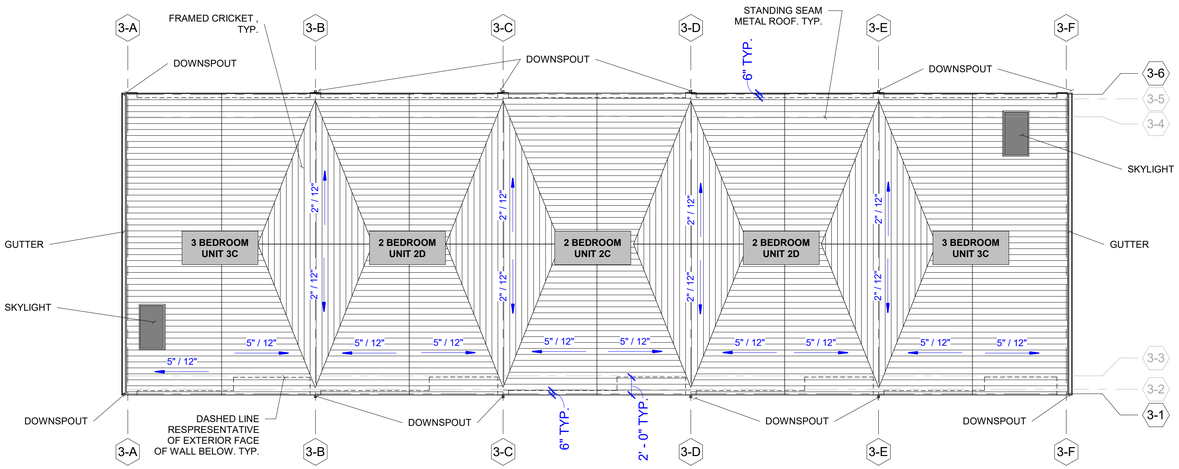
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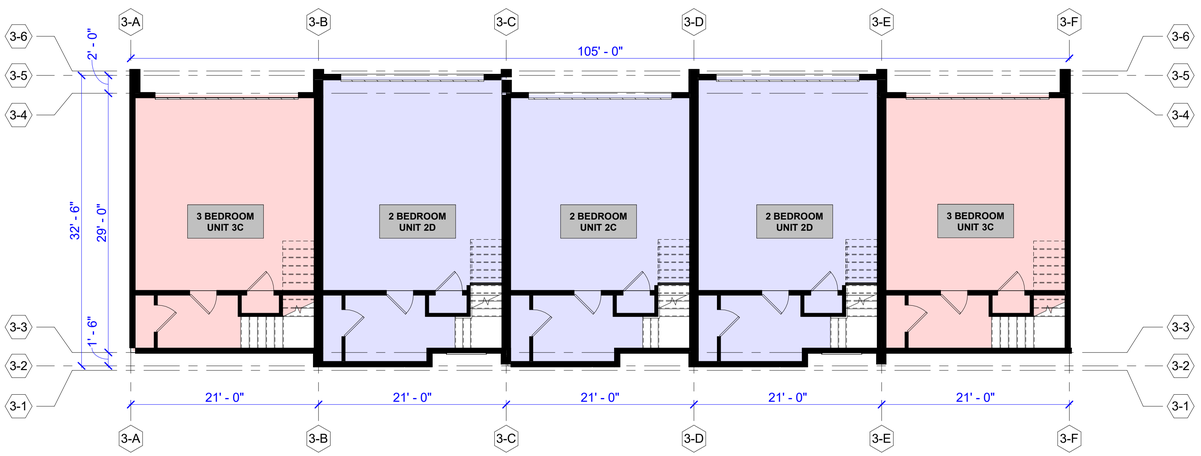
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1/8" = 1'-0"



1 BUILDING 3 - 1ST LEVEL FLOOR PLAN
1/8" = 1'-0"

RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

006 - BUILDING 3 - FLOOR PLANS

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 948-4792
WWW.HIVEDESIGNGROUP.COM

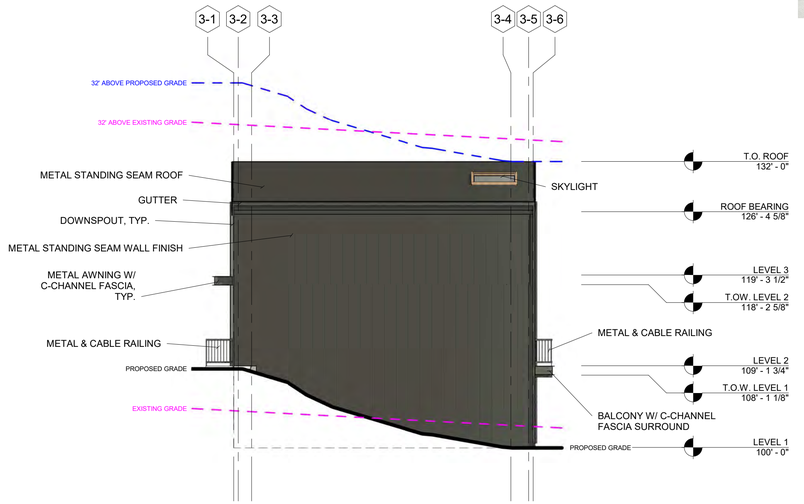
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TYPICAL MATERIAL LEGEND

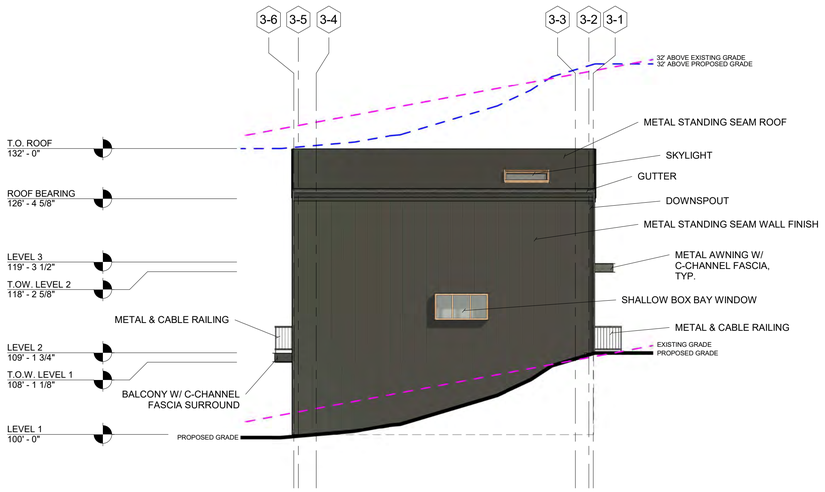
- METAL STANDING SEAM (ROOF & SIDING)
- TONGUE & GROOVE WOOD SIDING
- STUCCO (DARK)
- STUCCO (LIGHT)



1 BUILDING 3 - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING 3 - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING 3 - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING 3 - REAR ELEVATION
1/8" = 1'-0"

007 - BUILDING 3 - ELEVATIONS

HIVE DESIGN GROUP
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RESONANCE VENTURES - PINEBROOK TOWNHOMES

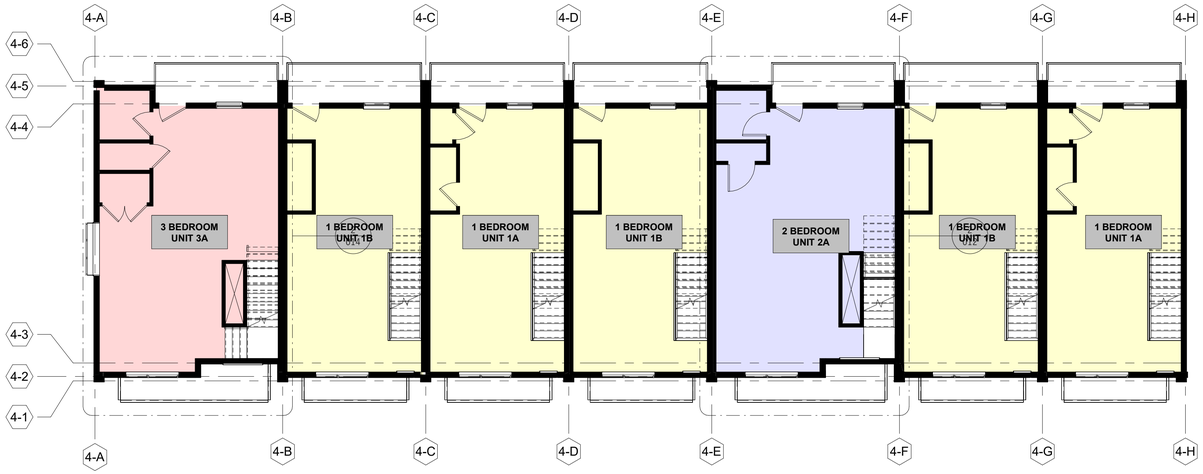
3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

EXHIBIT D.20

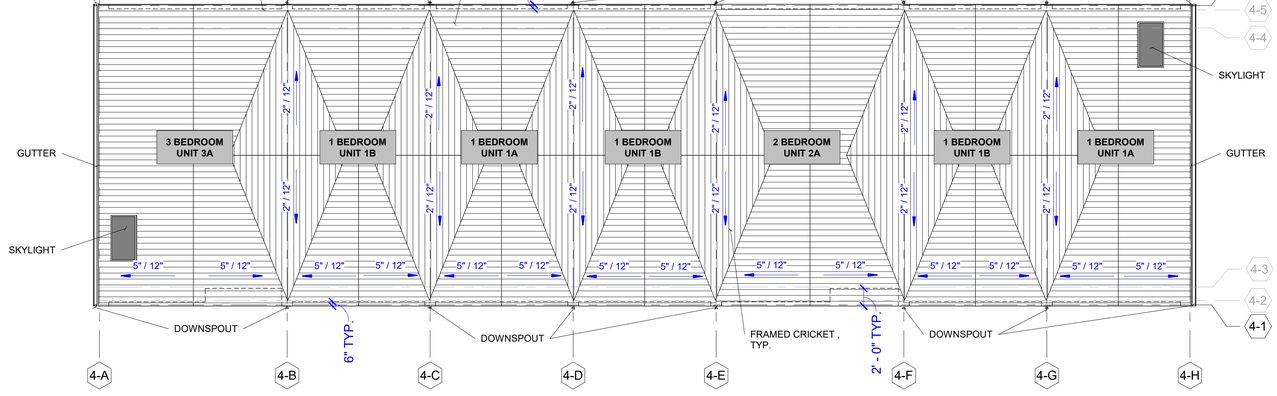
UNIT MIX				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1	0	4	0	**4**
BUILDING 2	3	1	2	**6**
BUILDING 3	0	3	2	**5**
BUILDING 4	5	1	1	**7**
PROJECT TOTAL	8	9	5	**22**



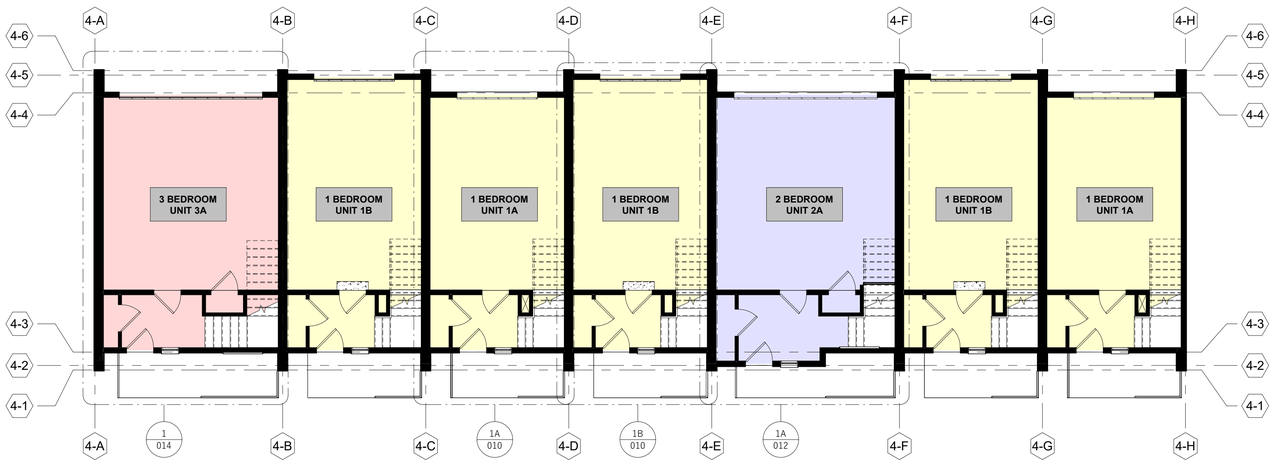
3 BUILDING 4 - 3RD LEVEL FLOOR PLAN
1/8" = 1'-0"



2 BUILDING 4 - 2ND LEVEL FLOOR PLAN
1/8" = 1'-0"



4 BUILDING 4 - ROOF PLAN
1/8" = 1'-0"



1 BUILDING 4 - 1ST LEVEL FLOOR PLAN
1/8" = 1'-0"

RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
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008 - BUILDING 4 - FLOOR PLANS

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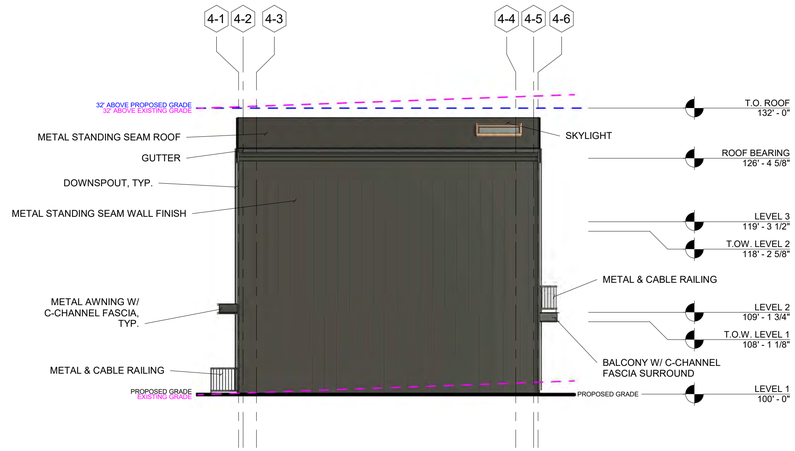
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TYPICAL MATERIAL LEGEND

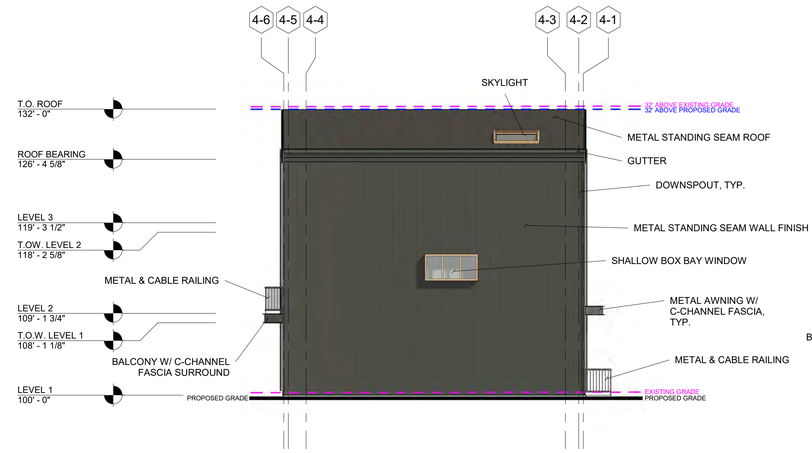
- METAL STANDING SEAM (ROOF & SIDING)
- TONGUE & GROOVE WOOD SIDING
- STUCCO (DARK)
- STUCCO (LIGHT)



1 BUILDING 4 - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING 4 - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING 4 - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING 4 - REAR ELEVATION
1/8" = 1'-0"

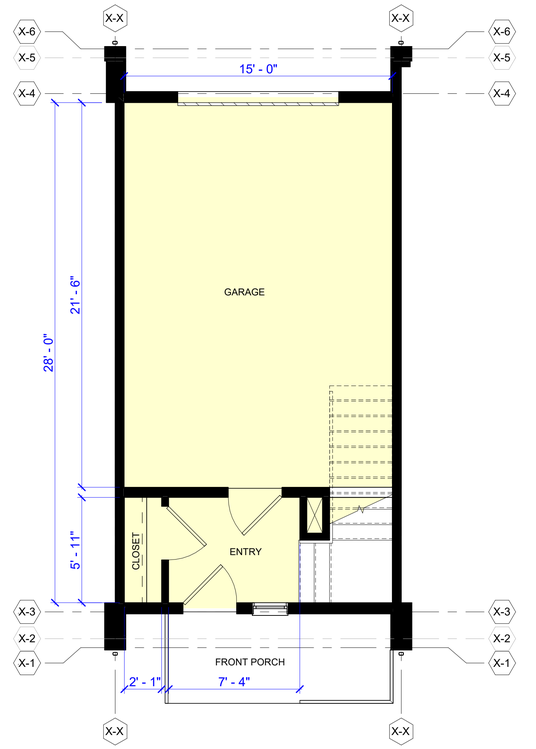
009 - BUILDING 4 - ELEVATIONS

HIVE DESIGN GROUP L.L.C. + 7598 MAIN STREET, MIDVALE, UT, 84047 + (406) 548-4792 + WWW.HIVEDESIGNGROUP.COM +

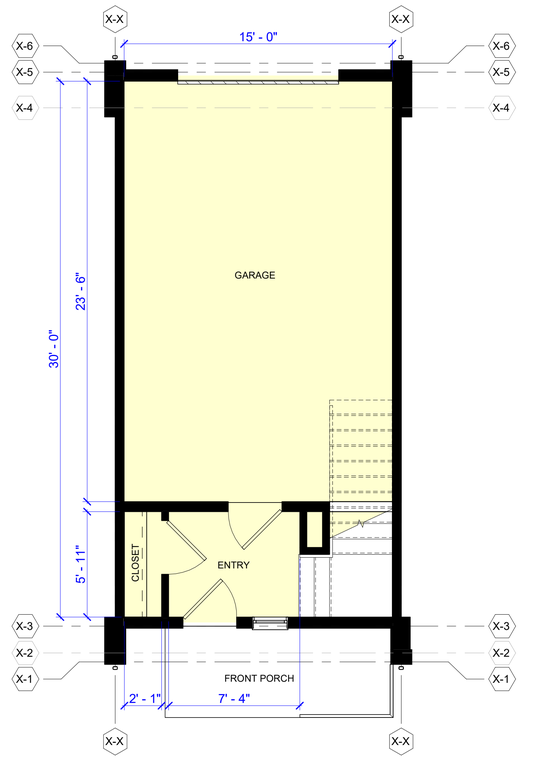
RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

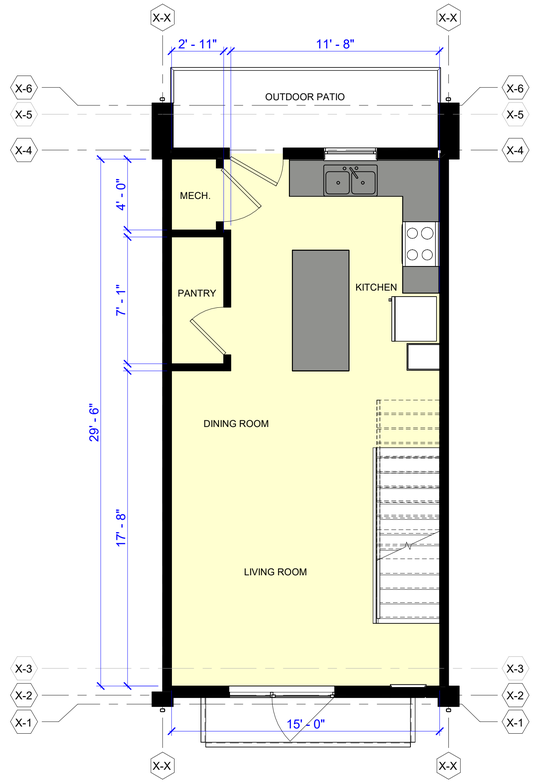
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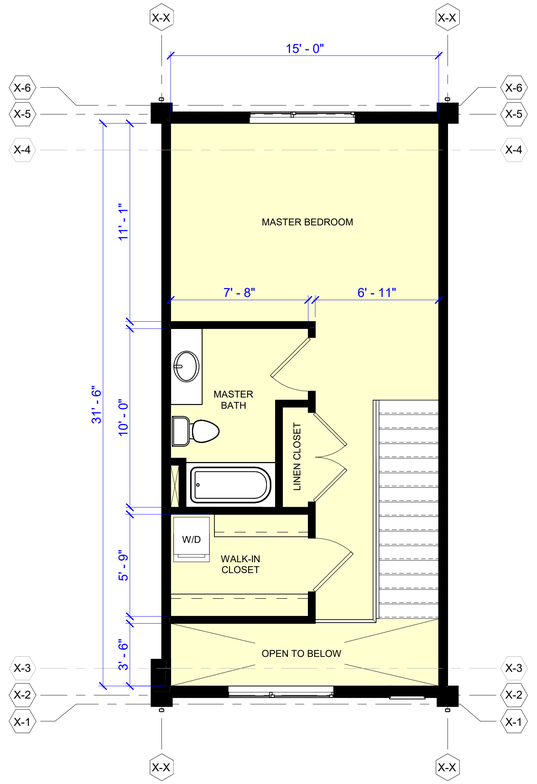
1A UNIT 1A - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



1B UNIT 1B - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



2 UNIT 1A/1B - 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"



1 UNIT 1A/1B - 3RD LEVEL FLOOR PLAN
1/4" = 1'-0"

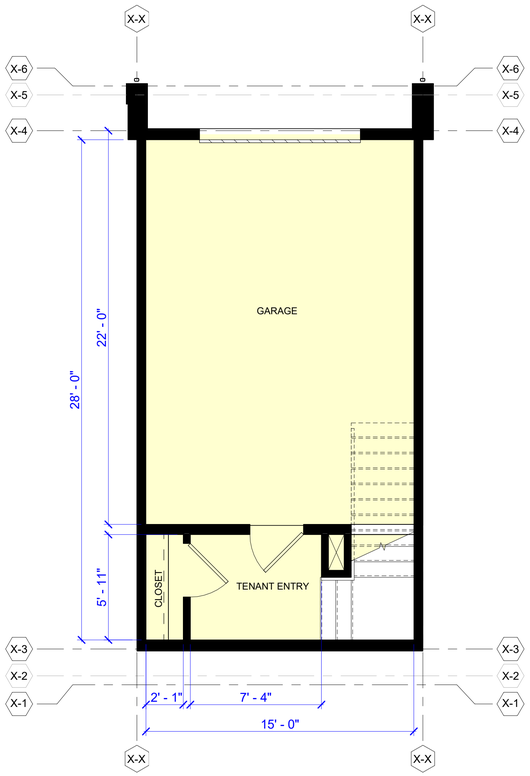
010 - UNIT 1A/1B - FLOOR PLANS

HIVE DESIGN GROUP
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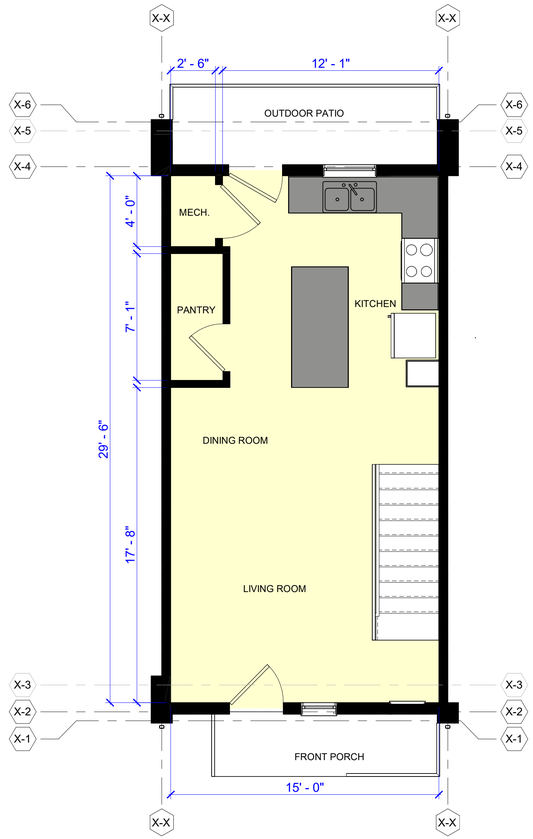
RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

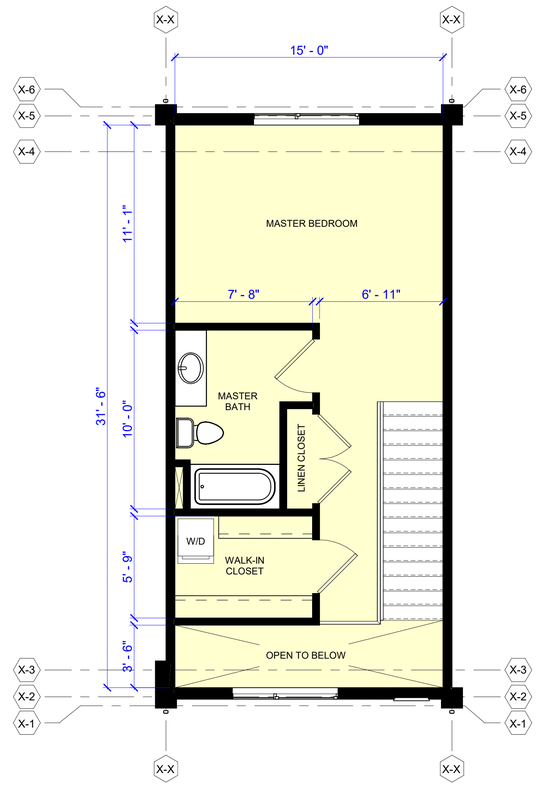
EXHIBIT D.23



1C UNIT 1C - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



2 UNIT 1C - 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"



3 UNIT 1C - 3RD LEVEL FLOOR PLAN
1/4" = 1'-0"

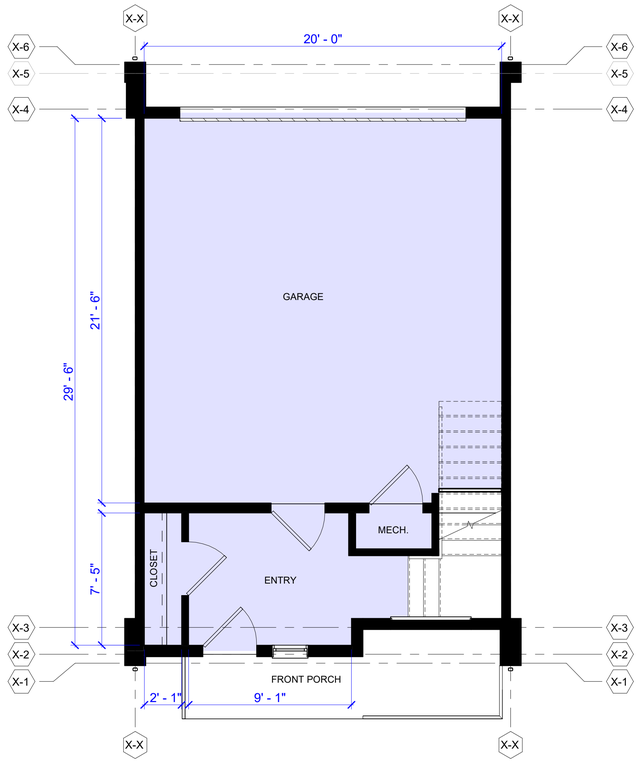
011 - UNIT 1C - FLOOR PLANS

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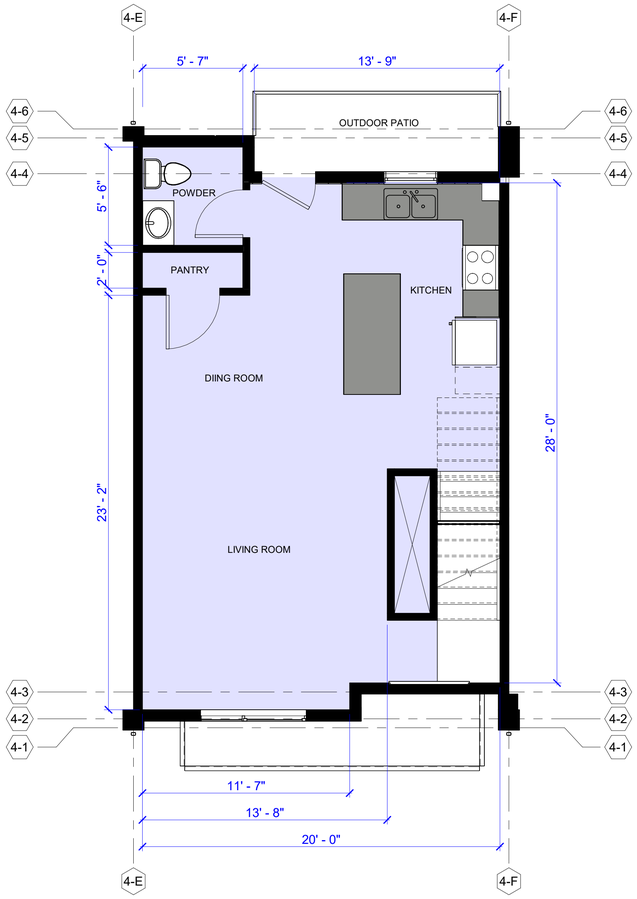
RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

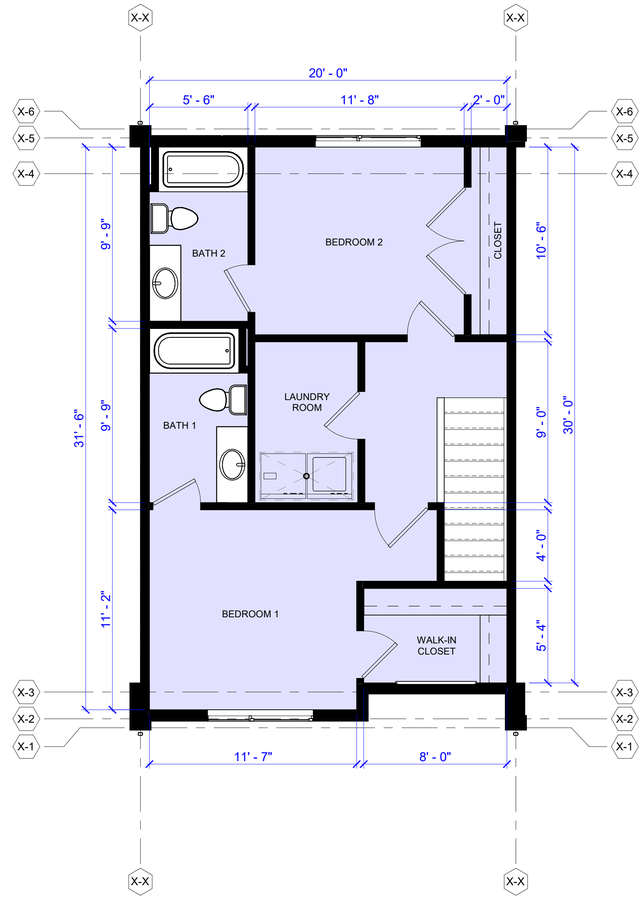
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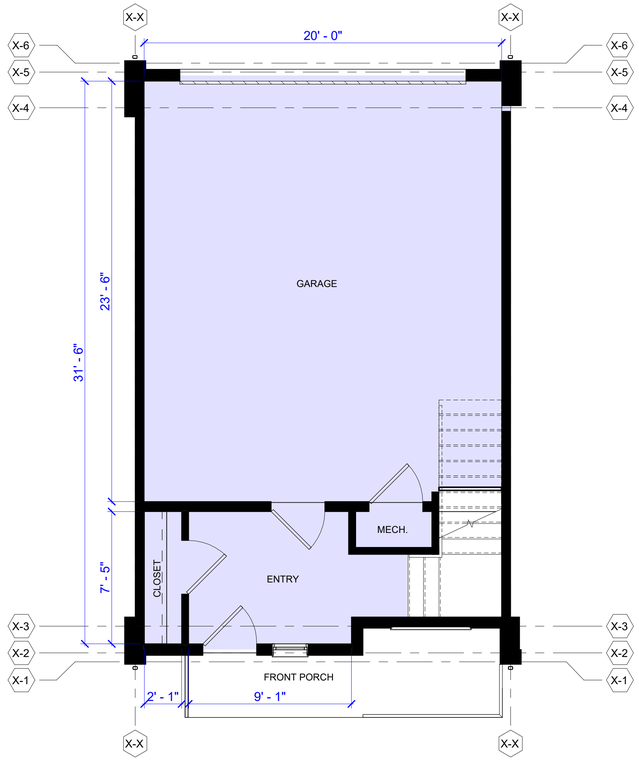
1A UNIT 2A - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



2 UNIT 2A/2B - 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"



3 UNIT 2A/2B - 3RD LEVEL FLOOR PLAN
1/4" = 1'-0"



1B UNIT 2B - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"

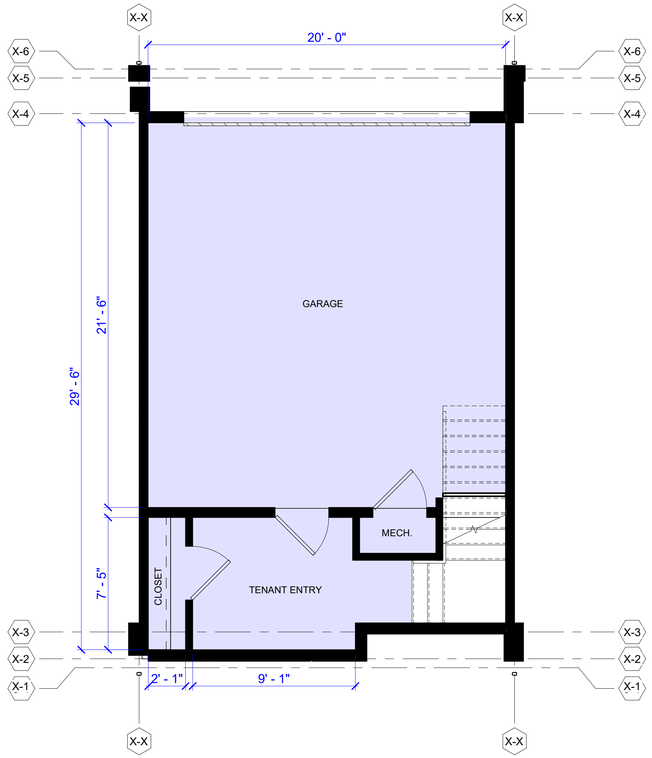
RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

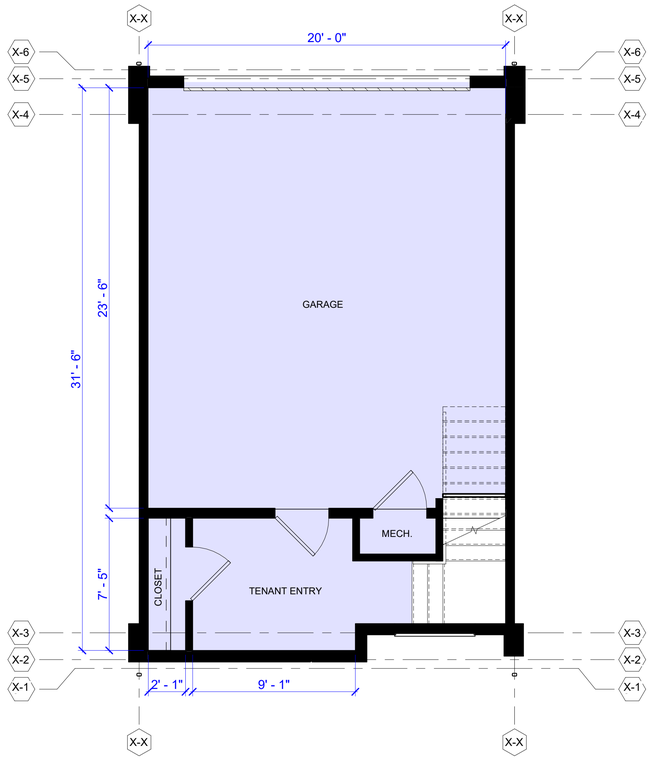
012 - UNIT 2A/2B - FLOOR PLANS

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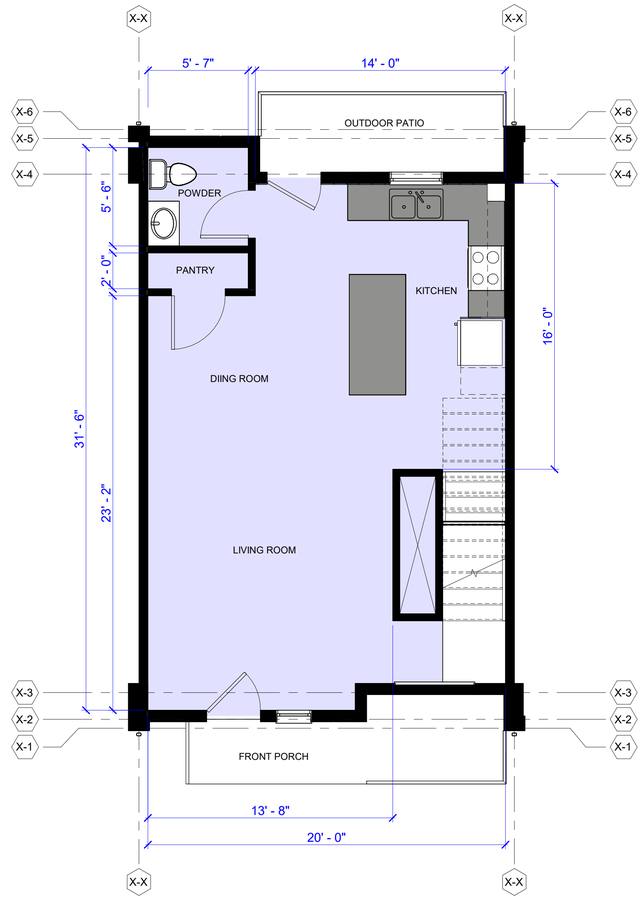
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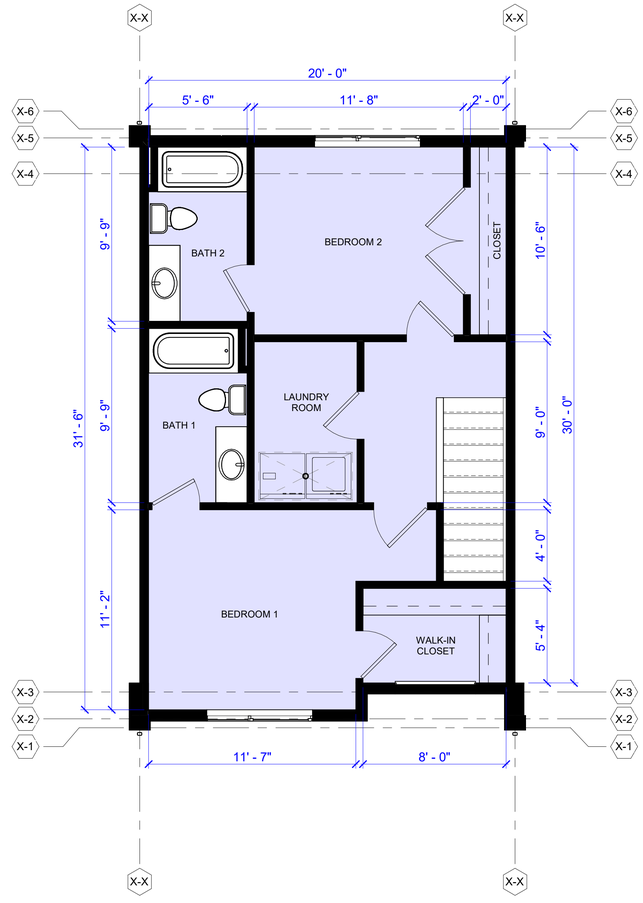
1C UNIT 2C - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



1D UNIT 2D - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



2 UNIT 2C/2D - 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"



3 UNIT 2C/2D - 3RD LEVEL FLOOR PLAN
1/4" = 1'-0"

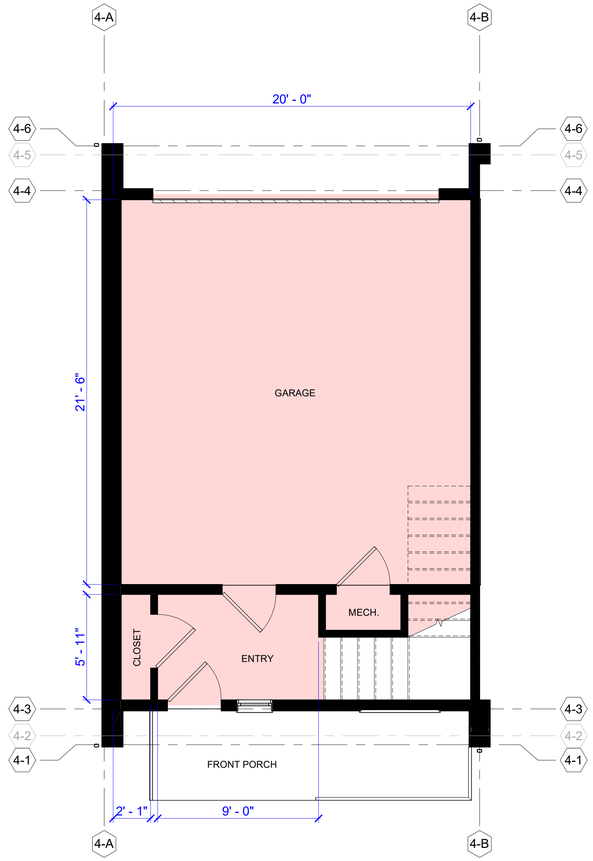
013 - UNIT 2C/2D - FLOOR PLANS

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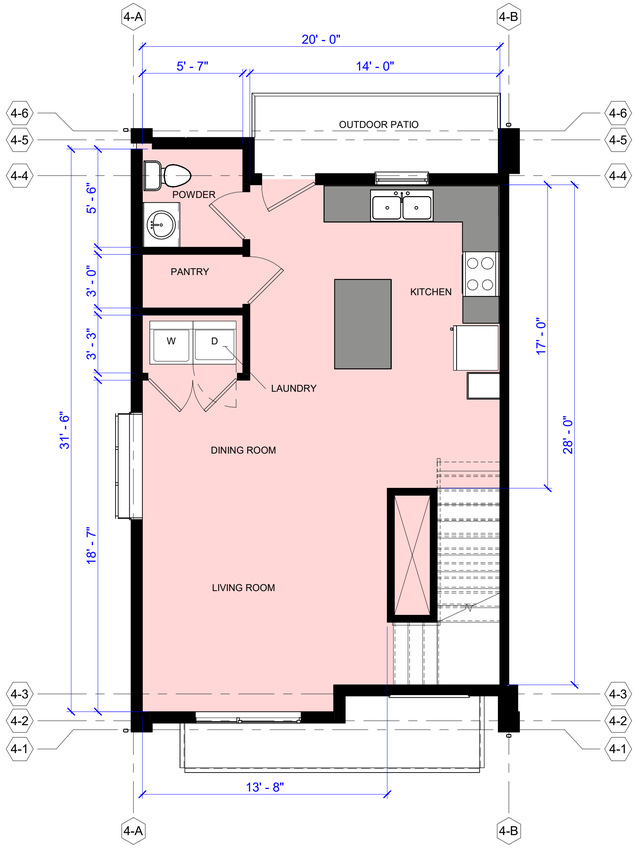
RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

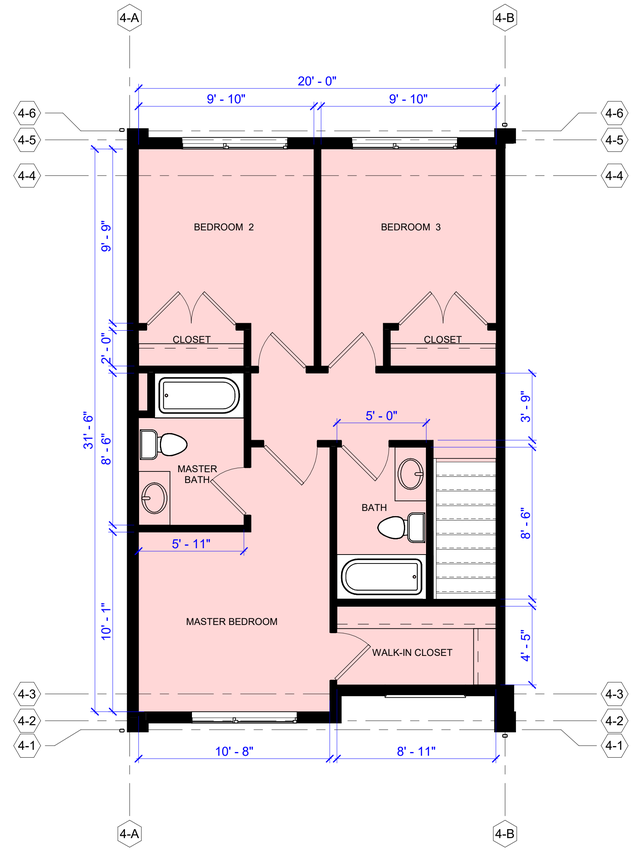
EXHIBIT D.26



1 UNIT 3A - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



2 UNIT 3A - 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"



3 UNIT 3A - 3RD LEVEL FLOOR PLAN
1/4" = 1'-0"

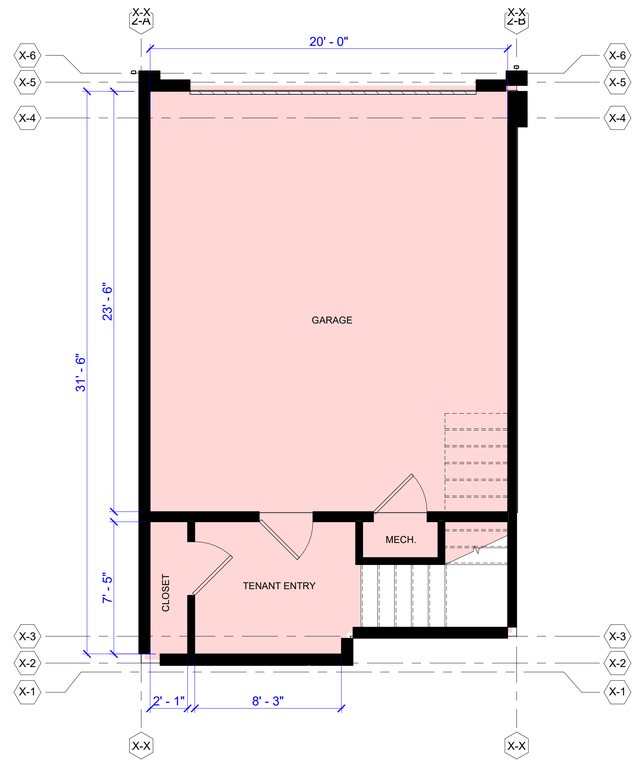
RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

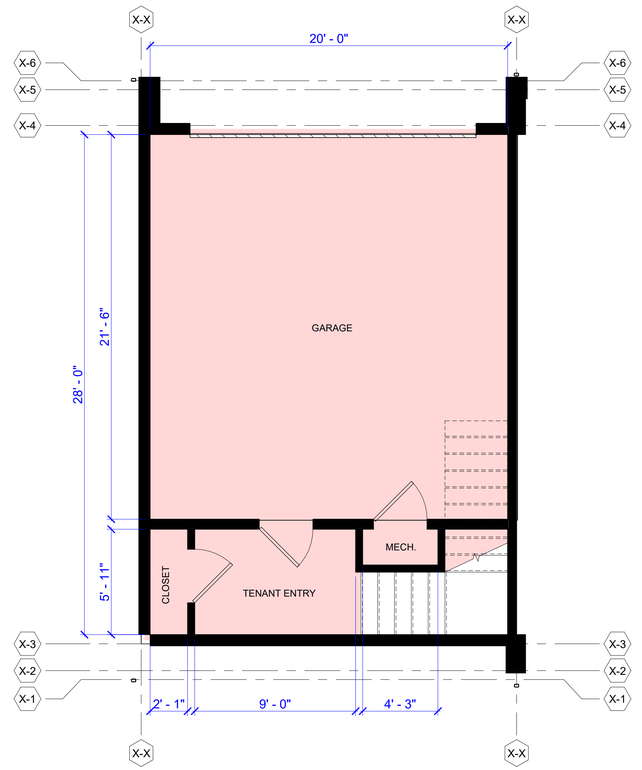
014 - UNIT 3A - FLOOR PLANS

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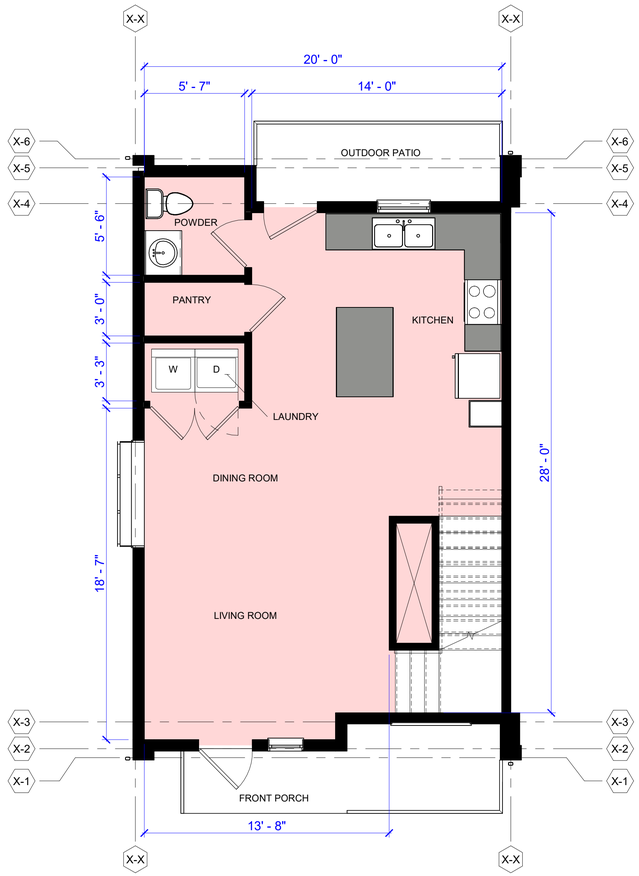
EXHIBIT D.27



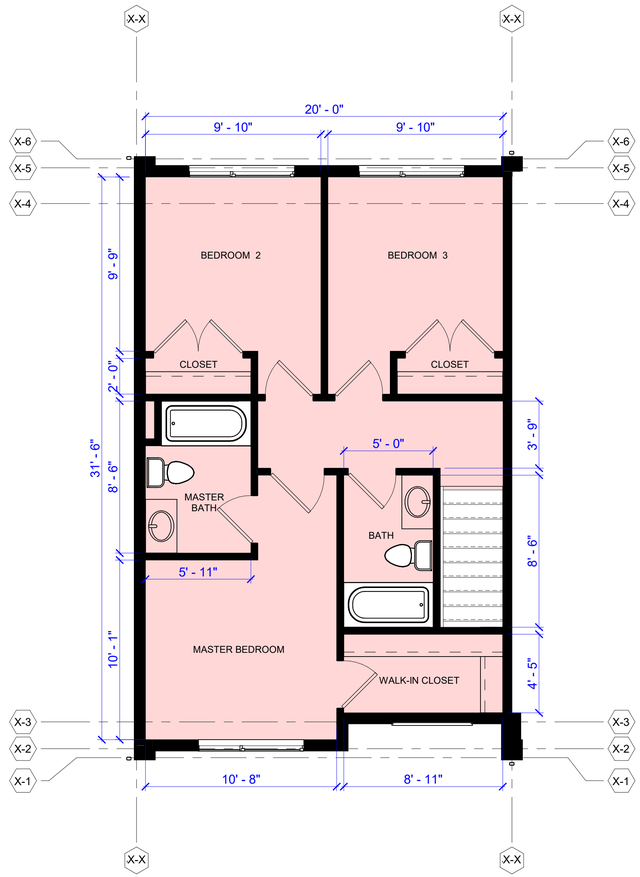
1B UNIT 3B - 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



1C UNIT 3C- 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



2 UNIT 3B/3C - 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"



3 UNIT 3B/3C - 3RD LEVEL FLOOR PLAN
1/4" = 1'-0"

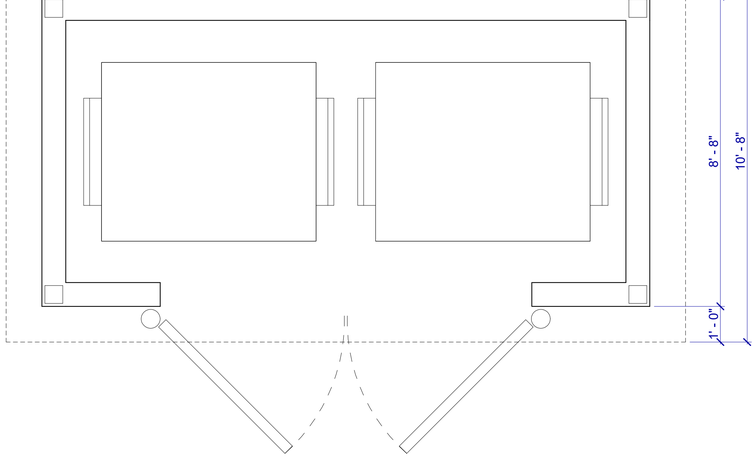
RESONANCE VENTURES - PINEBROOK TOWNHOMES

3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

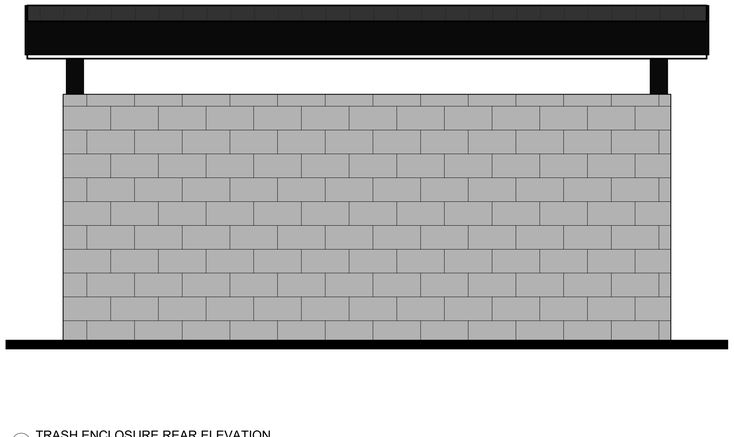
015 - UNIT 3B/3C - FLOOR PLANS

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM

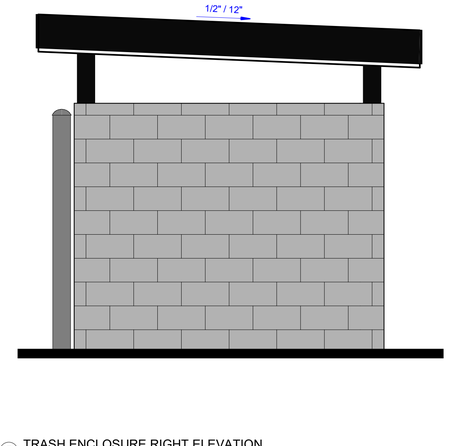
EXHIBIT D.28



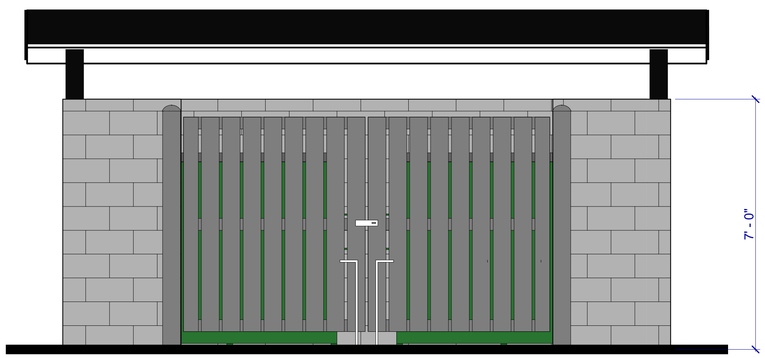
1 TRASH ENCLOSURE
1/2" = 1'-0"



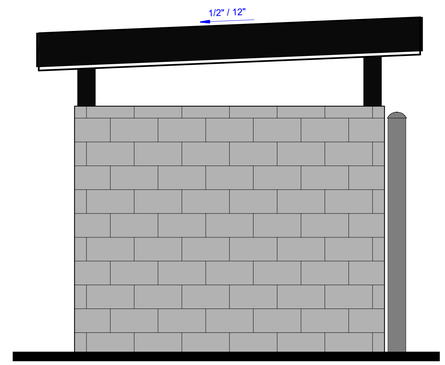
4 TRASH ENCLOSURE REAR ELEVATION
1/2" = 1'-0"



5 TRASH ENCLOSURE RIGHT ELEVATION
1/2" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0"



3 TRASH ENCLOSURE LEFT ELEVATION
1/2" = 1'-0"

PROJECT #
20-011

ISSUE DATE
JANUARY 2022

PROJECT ADDRESS
RESONANCE VENTURES - PINEBROOK TOWNHOMES
3085 PINEBROOK ROAD
PARK CITY, UTAH 84098

SHEET NAME
TRASH ENCLOSURE

SHEET #
016

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM

EXHIBIT D.1

SUMMIT COUNTY, UTAH
ORDINANCE NO. 950

AN ORDINANCE ADOPTING THE MODERATE INCOME HOUSING PLAN INTO THE SNYDERVILLE BASIN GENERAL PLAN

PREAMBLE

WHEREAS, Utah Code Annotated ("UCA") § 17-27a-401 requires that each county prepare and adopt a comprehensive, long-range general plan for present and future needs of the county and for growth and development of all or any part of the land within the unincorporated portions of the county; and

WHEREAS, House Bill 462, Utah Housing and Affordability Amendments was approved during the 2022 legislative session and requires Summit County to adopt a moderate-income housing element that provides a realistic opportunity to meet the need for additional moderate-income housing within the next five years; and

WHEREAS, the moderate income housing plan must be adopted into the General Plan by October 1, 2022; and,

WHEREAS, based on Summit County's population, the county is required to include at least three or more (out of 23) strategies in the General Plan.

WHEREAS, because Summit County has adopted a small public transit district, one of the county's three required strategies must include "Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act."

WHEREAS, In order to ensure that jurisdictions are establishing concrete steps to increase the stock of moderate-income housing, each jurisdiction must set a timeline to implement the strategies outlined in the moderate-income element; and,

WHEREAS the Snyderville Basin Planning Commission held three (3) public hearings and recommended adoption of the amended sections of the Snyderville Basin General Plan on August 23, 2022; and

WHEREAS the Summit County Council held a public hearing on September 14 & 19, 2022; and,

NOW, THEREFORE, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1. The Snyderville Basin General Plan is amended as depicted in Exhibit A.

Section 2. Effective Date: This Ordinance shall take effect immediately after publication.

EXHIBIT D.2

Enacted this 19th day of Sept 2022.

COUNTY COUNCIL
SUMMIT COUNTY, UTAH

by Christopher J. Robinson
Chris Robinson, Chair

Councilmember Robinson voted	Aye
Councilmember Clyde voted	Absent
Councilmember Armstrong voted	Nay
Councilmember Wright voted	Aye
Councilmember Stevens voted	Aye

ATTEST:

Evelyn Furse
Evelyn Furse, County Clerk, Summit County, Utah

COUNTY CLERKS SEAL SUMMIT COUNTY 1854 STATE OF UTAH

Approved as to form
Summit County Attorney
By DKT

EXHIBIT D.3

Chapter 6.1
Moderate Income Housing Element

INTRODUCTION

Rather than being monolithic, moderate-income housing is a multifaceted challenge for Summit County. It is tied closely to a variety of Snyderville Basin challenges including extremely high median housing costs; traffic congestion and legacy transportation issues; availability of sufficient local laborers; business challenges due to lack of access to labor; an increasingly non-diverse community; a shrinking number of full-time residents with long-term community and generational ties; increasing environmental degradation due to increasing development pressures; concerns about sustainability of air, land, and water natural resources; and the critical need to manage and limit rapid growth in a County that seeks to preserve open spaces, agricultural and cultural heritage (collectively, "Critical Concerns"). Accordingly, creating standards and strategies concerning moderate-income housing in this Chapter would be incomplete, ineffective, and potentially harmful to the vision and goals of this General Plan as well as the County Council's vision, values, and strategic goals without carefully evaluating the impacts of any such standards and strategies on the Critical Concerns to determine if they will aggravate or mitigate and provide solutions to those Critical Concerns. All such standards and strategies and the Critical Concerns should continually be evaluated given the dynamic nature of growth in and on the borders of the County.

The Summit County Manager, relevant staff as determined by the County Manager, and the County Council should regularly assess the County's moderate-income housing needs and seek to articulate where such housing is most appropriate and for whom the need is greatest at any given moment always taking into careful consideration the Critical Concerns ("Moderate-Income Housing Assessment"). A priority of any such assessment should seek to identify if housing challenges are creating significant labor shortages in critical areas such as law enforcement, emergency medical services, education, doctors and nurses and other health care professionals, and local government workforce. In addition, the Moderate-Income Housing Assessment should examine the needs of long-term resident seniors seeking to age in place in the County, vulnerable populations, as well as the County's tourism industry's workforce. With respect to tourism workforce, any strategies developed in this Chapter 6.1 should seek to require major employers to bear some of the burden of providing employees with housing opportunities as well as reasonable wages that take into account the high housing costs in resort counties much like the difference in wages paid in rural Utah compared to San Francisco, California.

External influences also need to be part of the Moderate-Income Housing Assessment, such as whether nightly rentals are removing long-term housing from the available housing capacity with a result of hollowing out formerly well-established neighborhoods, particularly outside of resort cores. Such assessment should consider

any moderate-income housing permitted, platted, commenced and/or built since the prior Moderate-Income Housing Assessment. Careful consideration of where to locate housing is a fundamental question the Moderate-Income Housing Assessment needs to examine in each instance with a focus on the Critical Concerns. For example, building or incentivizing affordable housing in the Snyderville Basin for County workforce that work primarily in County offices in Coalville requires commuting, which the moderate-income housing plan should seek to reduce. In addition, approving a large ratio of market rate housing to obtain a smaller ratio of affordable housing exacerbates the dearth of affordable housing given the additional services and workers required to service the market rate housing, and should be avoided.

The critical questions of each Moderate-Income Housing Assessment should include: for whom, ideal location(s), transit and transportation access, trails access, and access to services to reduce commuting and car trips, as well an assessment of the state of each of the Critical Concerns. Those preparing the Moderate-Income Housing Assessment need to include specific metrics that are transparent, effective, and easy to understand that can be used to provide of positive or negative impacts that may be used by the County to adjust the goals and strategies contained in this Chapter 6.1.

With respect to any and all analyses and changes to land use regulations contained in this Chapter 6.1, the County should carefully consider the positive and negative impacts on each of the Critical Concerns to make sure any such changes are likely to reduce deficits identified in the Moderate-Income Housing Assessment and do not result in unintended consequences that negatively impact the Critical Concerns.

Moderate income housing is defined as: "Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located." However, given that the median gross income for the County is substantially higher than the national average, consideration should be given to requiring moderate-income housing that is targeted to lower median gross income depending upon the intended solutions sought as identified in the Moderate-Income Housing Assessment.

GOAL: Provide moderate-income housing opportunities that address the moderate-income housing needs identified in the Moderate-Income Housing Assessment, as updated in accordance with the Introduction of this Chapter. Due to already aggressive market rate housing growth pressures, it is essential that moderate-income housing does not come as a trade-off for additional market rate housing that may ultimately increase the moderate-income housing deficit due to the additional impacts created by the market rate housing and coincident infrastructure, services, and other needs that generate requirements for additional workforce. The primary goal should be meaningful reductions in existing deficits identified in the Moderate-Income Housing

Assessment.

OBJECTIVE A: Develop strategies to facilitate an adequate supply of moderate-income housing to reduce the identified deficits of housing in the Snyderville Basin for various moderate and low income groups living, working, or desiring to work in the Snyderville Basin, all as identified and prioritized in the Moderate-Income Housing Assessment, as updated, while minimizing negative impacts on the Critical Concerns.

The County shall measure demand and the County's progress toward meeting such demand through annual reporting, consistent with the requirements of Utah law.

STRATEGY A: Identify possible changes to land use regulations including, Development Code amendments and zoning changes including, rezones and the creation of new zones, all narrowly tailored to further the purposes of this Chapter. All such changes should be targeted to creating appropriate densities necessary to facilitate the production of moderate-income housing to reduce housing deficits identified in the Moderate-Income Housing Assessment, as modified, while minimizing negative impacts on Critical Concerns. All such strategies should include well-crafted, understandable, and enforceable deed restrictions to ensure that all such moderate-income housing meets the goals of this Chapter over the long term.
(Utah Code § 17-27a-403(2)(b)ii(A))

Implementation Measure 6.1.1: Annually review, and amend as necessary, the Development Code moderate-income housing provisions relating to the Neighborhood Mixed Use Zone, Town Center Zone, and Resort Center Zone as necessary to meet the goals and strategies of this Chapter.

Implementation Measure 6.1.2: Commence a study to determine the suitability of using some or a portion of various County owned properties for moderate-income housing, to meet specific needs and deficits identified in the Moderate-Income Housing Assessment. Such study should take into consideration the Moderate-Income Housing Assessment as well as other important County needs and uses for such properties. Properties found suitable and appropriate for moderate-income housing development should be considered for moderate-income housing to meet deficits identified in the Moderate-Income Housing Assessment but in all instances any study must make findings concerning the impacts on Critical Concerns. No County property acquired as public open space or on which conservation easements have been granted shall be considered for the purposes contemplated

herein.

Implementation Measure 6.1.3: Review the current mixed-use zoning and density to determine whether the Moderate-Income Housing Assessment indicates that additional zones or rezones for higher density or moderate-income residential development in commercial or mixed use zones, commercial centers, or employment centers are required to achieve the purposes of this Section 6.1.

Implementation Measure 6.1.4: Within a year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should:

> **6.1.4.1:** Review the General Plan to identify, plan, and possibly create additional neighborhood master planned development and/or redevelopment areas, if and as necessary, to relieve deficits identified in the Moderate-Income Housing Assessment, as updated, in accordance with this Chapter 6.1, and thereafter amend the General Plan accordingly. Note that such review should take into account such areas that the County has already identified in the Snyderville Basin as well as in Eastern Summit County; and
>
> **6.1.4.2:** Review the Future Land Use Maps in Chapter 9 of the General Plan to identify and define specific densities that would be appropriate in mixed use areas to facilitate the deficits identified in the Moderate-Income Housing Assessment with careful consideration of negative and positive impacts on the Critical Concerns.

Implementation Measure 6.1.5: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should prepare and submit to the County Council an analysis of the benefits of creating a moderate-income housing zone district to address the deficits identified in the Moderate-Income Housing Assessment, with careful consideration of negative and positive impacts on the Critical Concerns as a critical part of such analysis.

Implementation Measure 6.1.6: Review land use regulations, and amend, as necessary to accomplish the goals and purpose of this Chapter 6.1, to allow for higher density of new moderate-income residential development in commercial or mixed-use zones near major transit investment corridors.

(Utah Code § 17-27a-403(2)(b)ii(F))

Implementation Measure 6.1.7: Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation Master Plan.

Implementation Measure 6.1.8: Create or allow for, and reduce regulations related to, internal and detached accessory dwelling units in residential zones including amending the Development Code, within one year, to add a definition of Internal Accessory Dwelling Unit that is consistent with State Code, and to modify regulations related to accessory dwelling units, both internal and detached, to facilitate their creation. Establish criteria whereby reduced parking requirements and removing the minimum land size required for detached accessory dwelling units, deed-restricted for workforce/employee housing.
(Utah Code § 17-27a-403(2)(b)ii(E))

Implementation Measure 6.1.9: Amend the Development Code, within one year, to require adequate bicycle parking requirements.

Implementation Measure 6.1.10: Amend land use regulations to allow for the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs in residential zone districts, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services.
(Utah Code § 17-27a-403(2)(b)ii(I))

STRATEGY B: Identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the County for the construction or rehabilitation of moderate-income housing.
(Utah Code § 17-27a-403(2)(b)ii(D))

Implementation Measure 6.1.11: Maintain, and annually review, and amend as necessary, Development Code provisions regarding fee waivers for moderate-income housing units.

Implementation Measure 6.1.12: Maintain, and annually review, and amend as necessary, the fee in lieu of constructing moderate-income housing established in the Development Code.

Implementation Measure 6.1.13: Amend the Development Code, within one year, to allow fees in lieu that have been collected to

subsidize construction related fees for moderate-income housing on private property.

STRATEGY C: Implement zoning incentives for moderate-income units in new developments.
(Utah Code § 17-27a-403(2)(b)ii(J))

Implementation Measure 6.1.14: Amend the Development Code, within two years, to incentivize the creation of moderate-income housing units such as increased building height, reduced setbacks, reduced parking standards, and expedited building permit reviews.

Implementation Measure 6.1.15: Maintain the incentive community benefit criteria for incentive zoning for deed restricted moderate-income housing in the Town Center and Resort Center zone districts.

Implementation Measure 6.1.16: Amend the Development Code, within two years, to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

STRATEGY D: Develop and implement measures that hold developers of moderate-income housing strategies accountable for the implementation of their strategies, actions, and results. Monitoring must be transparent with clear, easily understood metrics that enable the developers, elected officials, and the public to easily understand if and how progress is being made in implementing the strategy.

Implementation Measure 6.1.17: Require developers of moderate-income housing to file annual reports with reasonably detailed criteria that reports the compliance with applicable deed restrictions; create penalties for failure to comply with such deed restrictions and related enforcement mechanisms.

Implementation Measure 6.1.18: Create land use regulations that prohibit nightly rentals of any housing units that are created using any moderate-income housing incentives or pursuant to land use regulations created, amended, or modified to facilitate the creation of moderate-income housing.

Implementation Measure 6.1.19: Following receipt of the Annual Moderate Income Housing Reporting Form, establish a stakeholder committee that meets annually with the purpose of adopting and monitoring specific measures to be used when evaluating moderate-income housing projects.

Implementation Measure 6.1.20: Develop and implement a public engagement program to communicate, educate, and collaboratively problem solve issues related to creating moderate-income housing in appropriate areas.

Implementation Measure 6.1.21: Annually report the County's progress toward meeting the moderate-income housing demand as required by Utah law.

Implementation Measure 6.1.22: Annually review the number of moderate-income units entitled, permitted, and constructed against the Moderate-Income Housing Assessment, as updated.

STRATEGY E: Demonstrate creation of, or participate in, a community land trust program for moderate-income housing.
(Utah Code § 17-27a-403(2)(b)ii(M))

Implementation Measure 6.1.23: Study and implement the creation of a Summit County Housing Authority and/or regional housing authority, within one year.

Implementation Measure 6.1.24: Annually meet with local non-profit organizations who support the creation of and intend to ensure the long-term affordability of moderate-income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

Implementation Measure 6.1.25: Establish a stakeholder committee, within one year, comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of creating moderate-income housing and to uncover shortfalls.

STRATEGY F: Explore the establishment of a regional housing authority through joint agreement(s) with one or more other local political subdivisions for the purpose of combining resources to address common moderate income housing needs and challenges.
(Utah Code § 17-27a-403(2)(b)ii(T))

Implementation Measure 6.1.26: Facilitate discussions with local political subdivisions to enter into a joint agreement within two years.

Implementation Measure 6.1.27: Within two years, coordinate with local political subdivisions to accurately assess regional moderate-income housing needs, including a regional employment

study.

Implementation Measure 6.1.28: Within one year, coordinate with local political subdivisions in the development and implementation of regional moderate-income housing strategies.

Implementation Measure 6.1.29: Within one year, coordinate with local political subdivisions to identify local, state, and federal funding sources to create moderate-income housing through a regional housing authority or other forms of cooperation.

STRATEGY G: Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county who earn less than 80% of the area median income, including the dedication of a local funding source to moderate-income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate-income housing.
(Utah Code § 17-27a-403(2)(b)ii(W))

Implementation Measure 6.1.30: Maintain the requirement that all new residential development be required to develop or ensure the development of moderate income housing at a rate of twenty percent (20%) of the units in a development. The moderate income housing obligation shall continue to be met concurrently with the construction of market rate units.

STRATEGY H: Create a housing and transit reinvestment zone (HTRZ) pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
(Utah Code § 17-27a-403(2)(b)ii(Q))

Implementation Measure 6.1.31: Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year.

Implementation Measure 6.1.32: Amend the General Plan and Development Code to codify HTRZ criteria and establish zones where HTRZs are allowed within one year after the community public hearings are closed.

Implementation Measure 6.1.33: Establish a development permit application process for projects in the HTRZ within one year after the community public hearings are closed.

AGENDA ITEM NO. 4

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Appointment
AGENDA SECTION:	**1:40 PM** Work Session
SUBJECT:	3:45 PM - Discussion regarding childcare needs assessment in Summit County; Jeff Jones, Kristen Schulz, and Joel Zarrow (60 min)
SUGGESTED ACTION:	
ESTIMATED TIME:	60

INTRODUCTION:

BACKGROUND:

CONCLUSION:

ATTACHMENTS:

Staff Report-Childcare Needs Assessment.pdf
Childcare Demand Presentation-Jeff Jones.pdf
Early Childhood Alliance and PCCF Childcare Update Presentation.pdf

Staff Report

MEETING DATE: June 28, 2023

TO: Summit County Council

SUBJECT: Summit County Childcare Needs Assessment
March 2023 Discussion Draft

ISSUING DEPARTMENT: Summit County Administration
Economic Development and Housing

PARTNERS Early Childhood Alliance
Park City Community Foundation
Park City Municipal Corporation

STAFF: Jeffrey B Jones, AICP
Economic Development & Housing Director
jjones@summitcounty.org

ITEM: **Summit County Childcare Needs Assessment**

X	RECIEVE DISCUSSION DRAFT
X	STAFF DIRECTION
	MOTION
	RESOLUTION
	ORDIANCE

BACKGROUND INFORMATION

In August of 2022, the Economic Development & Housing Office was tasked by county leadership to provide Park City Municipal Corporation, the Early Childhood Alliance and the Park City Community Foundation with demographic and economic data projections that would be used to assess the demand for childcare services in Summit County.

Upon evaluation of the various data projections, it was determined that the partners should evaluate both supply and demand and survey the community

to better understand current childcare conditions within Summit County. Towards that end staff developed an input/output model that could be updated and augmented as necessary.

In March of 2023, staff recalibrated the model to estimate the need for households living within the boundaries of Park City.

A draft Summit County Childcare Needs Assessment was made available March 2023.

In May of 2023, the partnership also augmented the Park City Model to evaluate only those populations that both "live and work in Park City."

On June 1, 2023, the Park City Council expressed a desire to consider onetime funding, or bridge funding, for FY 2024 to demonstrate commitment and support to this newly identified community need. Several levels of financial support were mentioned, including $800k, $1M, or $1,168,114. Furthermore, an implementation workgroup will decide how those funds will be utilized over the coming weeks—including which populations would be eligible for subsidy and the income participation required from participating households/parents.

CHILDCARE CHALLENGES

The current childcare dilemma is two-pronged. First, childcare facilities are struggling to fully staff their centers with qualified employees. This staffing problem directly affects the number of children they can serve. In addition, childcare expenses can undercut the economic benefits of returning to work, especially for lower-wage workers.

The childcare challenges experienced by centers, families and providers are defined by a low supply of childcare workers, cost inflation for both staff and services and a persistent shortage of affordable childcare options for families. This has created a dilemma where working parents must choose between accepting a job that can't accommodate their schedules or paying high costs to access quality childcare.

Childcare workers are at ground zero of the problem we face nationally regarding the shortage of workers for jobs that pay less than $20/hr. In 2021, the median compensation for Childcare Workers (SOC 39-9011) in Summit County, UT was $14.38/hr. This means businesses pay 14% more to employ Childcare Workers in Summit County. Despite this differential, the purchasing power of Childcare Workers is 15% less than the national median when the wage is adjusted for regional cost of living (which is 34% higher in Summit

County when compared to the national average), thus reducing the wage to $10.72/hr when adjusted for cost of living.

However simply raising wages without subsidy (government or business) would likely mean raising parent fees. In practice, this would mean fewer lower income families would be able to afford childcare at all.

A 2023 report by the U.S. Chamber of Commerce Foundation in partnership with the Salt Lake Chamber, Utah Community Builders, United Way of Salt Lake and Voices for Utah Children, estimated an annual economic loss to the State of Utah of $1.3B due to these conditions.

The Draft Summit County Childcare Assessment attached to this staff report provides a "starting point" to assist the County Council with its evaluation of the current childcare landscape in Summit County and the proper role of the County within that landscape. Similar to Summit County's workforce housing challenges there are disagreements over what should be prioritized by County Council.

The first step towards understanding the childcare conditions in Summit County is to better understand the "mismatch" between supply and demand. Because much of the data and childcare delivery services are fragmented between formal and informal care providers, establishing a baseline is very challenging. Parent preferences further complicate the issue. Nevertheless, staff has attempted to define the existing surplus and/or gaps in service as outlined below and contained within the Draft Summit County Childcare Assessment.

SUPPLY AND DEMAND: INPUT-OUTPUT MODEL

Staff utilized a model methodology based on work products completed by Brion Economics, Inc, a firm that specializes in urban economics, including childcare assessments. The model was populated with data from Lightcast Developer, ESRI Business Analyst, the American Community Survey (ACS), Consolidated Planning/CHAS Data and OnTheMap (US Census Bureau).

The methodology, analysis and results of the Child Care Needs Assessment's Supply and Demand Analysis includes future conditions to 2032 for children from 0 to 19 years old in Summit County and for the non-resident labor markets of Wasatch and Salt Lake Counties.

Step 1: Calculate the **Resident** ten (10) year growth by age cohorts between 0-19 years of age. These data were used to evaluate both growth and the % of total population by age cohort.

Resident Population				
2022	Summit County, UT	Estimated Children and Population = 2022	Total Children 0-19 = 10,835	Total Population = 43,571
	Age in Years		% of Children	% of Total Population
	<2	1,506	13.4%	3.5%
	<5	2,092	18.6%	4.8%
	5-9	2,595	23.1%	6.0%
	10-14	3,454	30.7%	7.9%
	15-19	3,104	27.6%	7.1%
	0-19	11,245		25.8%
			43,571	11,245

Resident Population				
2032	Summit County, UT	Estimated Children and Population = 2032	Total Children 0-19 = 9,880	Total Population = 47,354
	Age in Years		% of Children	% of Total Population
	<2	1,590	15.2%	3.4%
	<5	2,208	21.1%	4.7%
	5-9	2,411	23.0%	5.1%
	10-14	2,866	27.4%	6.1%
	15-19	2,989	28.5%	6.3%
	0-19	10,474		22.1%
			47,354	10,474

Step 2: Calculate the **Non- Resident** ten (10) growth by age cohorts between 0-19 years of age from Salt Lake and Wasatch Counties. These data were used to evaluate growth and the % of total population by age cohort. These data were also used to calculate the number and % of children associated with imported labor.

Non Resident Population				
2022	Salt Lake and Wasatch County	Estimated Children and Population = 2022	Total Children 0-19 = 349,657	Total Population = 1,235,525
	Age in Years		% of Children	% of Total Population
	<2	60,991	17.5%	4.9%
	<5	79519	22.9%	6.4%
	5-9	86456	24.9%	7.0%
	10-14	92473	26.6%	7.5%
	15-19	89131	25.6%	7.2%
	0-19	347,580		28.1%
			1,235,525	347,580

Non Resident Population				
2032	Salt Lake and Wasatch County	Estimated Children and Population = 2022	Total Children 0-19 = 357,541	Total Population = 1,343,777
	Age in Years		% of Children	% of Total Population
	<2	60,156	18.6%	4.5%
	<5	80423	24.9%	6.0%
	5-9	73486	22.8%	5.5%
	10-14	79141	24.5%	5.9%
	15-19	89604	27.8%	6.7%
	0-19	322,653		24.0%
			1,343,777	322,653

Step 3: Current Year (2022) Convert total Summit County Population to "Family Households" with children and factor in the County's estimated labor participation rate to calculate the number of **working households with children**.

Summit County Family Households (pop/3.14)	
Population 2022	43,571
Ave Persons Per Family Household	3.14
Total Households	13,876
% of Households with children below <19	0.342
Households with Children	4,746

Apply Labor Participation Rate % 2021	0.7281
Working Households with Children	3,455

Step 4: Use HUD's Consolidated Planning/CHAS Data (special tabulation of American Community Survey data) to determine the distribution of household incomes within Summit County by calculating the number and percentage of household incomes in relationship to the County's Household Area Median Family Income (HAMFI). The CHAS data are often used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

Distribution by Income of Working Households with Children (CHAS DATA)	
Household Income <= 30% HAMFI	380
Household Income >30% to <=50% HAMFI	384
Household Income >50% to <=80% HAMFI	321
Household Income >80% to <=100% HAMFI	359
Household Income >100% HAMFI	2004

Step 5: Convert the number of Working Households with children to the number of children based on 1.98 children per working household.

Number of Children by Income Distribution (1.98 children per HH)	
Household Income <= 30% HAMFI	753
Household Income >30% to <=50% HAMFI	759
Household Income >50% to <=80% HAMFI	636
Household Income >80% to <=100% HAMFI	712
Household Income >100% HAMFI	3968
Total Children	6828

Step 6: Find the distribution of children by age cohort by multiplying the total number of children (6,828) by the percentage of children identified in Step 1.

Children Age Cohorts from Working Households	
<2	914
<5	1270
5-9	1576
10-14	2097
15-19	1885

Step 7: Using the totals for the various age cohorts the partners decided to establish the need for services based on age. These determinations were based on the review of other childcare assessments and survey data.

<2 @ 75% = 686
<5 @ 80% = 1,016
5-9 @ 50% = 788
10-14 @ 40% = 839
15-19 @ 0% = 0

Step 8: Using the totals identified in Step 7 above, these totals were then factored against the CHAS income distribution percentages used in Step 4.

Age Cohorts	<2	<5	5-9	10-14	15-19
	914	1270	1576	2097	1885
% Capture	0.75	0.8	0.5	0.4	0
Subtotal	686	1016	788	839	0
Household Income <= 30% HAMFI	75	112	87	92	0
Household Income >30% to <=50% HAMFI	76	113	87	93	0
Household Income >50% to <=80% HAMFI	64	95	73	78	0
Household Income >80% to <=100% HAMFI	71	106	82	87	0
Household Income >100% HAMFI	398	589	457	487	0

For the various age cohorts, the partners decided to establish the need (capture rate) for services based on age. These determinations were based on the review of other childcare assessments and survey data.

Step 9: Steps 1-8 were repeated using projections for year 2032 as outlined below.

Age Cohorts	<2	<5	5-9	10-14	15-19
	846	1176	1283	1526	1592
% Capture	0.75	0.8	0.5	0.4	0
Subtotal	635	940	642	610	0
Household Income <= 30% HAMFI	70	103	71	67	0
Household Income >30% to <=50% HAMFI	70	104	71	68	0
Household Income >50% to <=80% HAMFI	59	87	60	57	0
Household Income >80% to <=100% HAMFI	66	98	67	63	0
Household Income >100% HAMFI	368	545	372	354	0

Step 10: Imported labor. Staff used the following formula to evaluate the number and percentage of children that might need services in Summit County from imported labor:

YR 2022	
Total Estimated Employees	**30,385**
% of Employees that work in Summit County but live outside of Summit County	**60.6%**
Number of Employees that work in Summit County but live outside of Summit County	**18,413**

From the number of employees that work in Summit County but live outside of Summit County (18,413), staff estimated the number of children by age cohort

using the non-resident percentages in **Step 2.** The partners also agreed that only the <5 cohort would need services at a capture rate of 5%.

Age Cohorts	<2	<5	5-9	10-14	15-19
Children as a % of Total Population by Age Cohort	4.9%	6.4%	7.0%	7.5%	7.2%
	909	1185	1288	1378	1328
% of Non Resident Employees That Need Licensed Childcare	75%	80%	0%	0%	0%
Total Need by Age Cohort	682	948	0	0	0
Capture Rate	0.05	0.05	0.05	0.05	0.05
Total Need by Age Cohort and Capture Percentage	34	47	0	0	0
Total Estimate	**47**				

Step 11: Repeat the methodology outlined in **Step 10** for Year 2032.

Age Cohorts	<2	<5	5-9	10-14	15-19
Children as a % of Total Population by Age Cohort	4.5%	6.0%	5.5%	5.9%	6.7%
	1057	1414	1292	0	1575
% of Non Resident Employees That Need Licensed Childcare	75%	80%	0%	0%	0%
Total Need by Age Cohort	793	1131	0	0	0
Capture Rate	0.05	0.05	0.05	0.05	0.05
Total Need by Age Cohort and Capture Percentage	40	57	0	0	0
Total Estimate	**57**				

Step 12: Calculate the estimated level of existing childcare availability by age cohort. The partners used survey data and outreach to estimate the existing supply by age cohort. Total childcare supply was estimated as follows:

Total Child Care Supply (0-19) = 1,525 spaces; Infant Care (<2) = 166 Spaces

Step 13: Calculate the total demand by adding both the resident and non-resident demand, including the ten (10) year 2032 projections.

Total Childcare Demand (0-19) = 2,690 spaces; Infant Care (<2) = 720 Spaces

Step 14: Supply vs. Demand. The model calculated the following care gaps for Year 2022.

- Total childcare surplus/gap = 1,525 – 2,690 = -1,165
- Total infant care (<2) surplus/gap = 166 – 720 = - 554

For Year 2032, these gaps are expected to decline if 2022 supply stays constant:

- Total childcare surplus/gap = 1,525 – 2,249 = -725
- Total infant care (<2) surplus/gap = 166 – 674 = - 508

Using the same methodology outlined above the estimated gap for Park City Municipal Corporation for Year 2022 was estimated as follows:

- Total childcare surplus/gap = 468 – 480 = -12
- Total infant care (<2) surplus/gap = 72 – 153 = -81

In May of 2023, Park City Municipal Corporation asked the Summit County Economic Development Office to recalibrate the model to estimate demand just for households that both "live and work" within the boundaries of Park City.

- Total childcare surplus/gap = 468 – 230 = +238
- Total infant care (<2) surplus/gap = 72 – 84 = -12

Although not included in the Draft Childcare Assessment, the Economic Development Office has recalibrated the model to estimate demand using the same methodology for Summit County (only those households that live and work in Summit County).

- Total childcare surplus/gap = 1,525 – 1,712 = -187
- Total infant care (<2) surplus/gap = 166 – 471 = - 305

REQUESTED ACTION

Recommend that the County Council receive and review the draft Summit County Childcare Assessment and provide directions to staff, as appropriate.

ATTACHMENTS

i. Draft Summit County Childcare Assessment (March 2023)
ii. Presentation: Childcare Demand – Jeff Jones
iii. Presentation: Early Childhood Alliance/Park City Community Foundation

Summit County Childcare Needs Assessment March 2023

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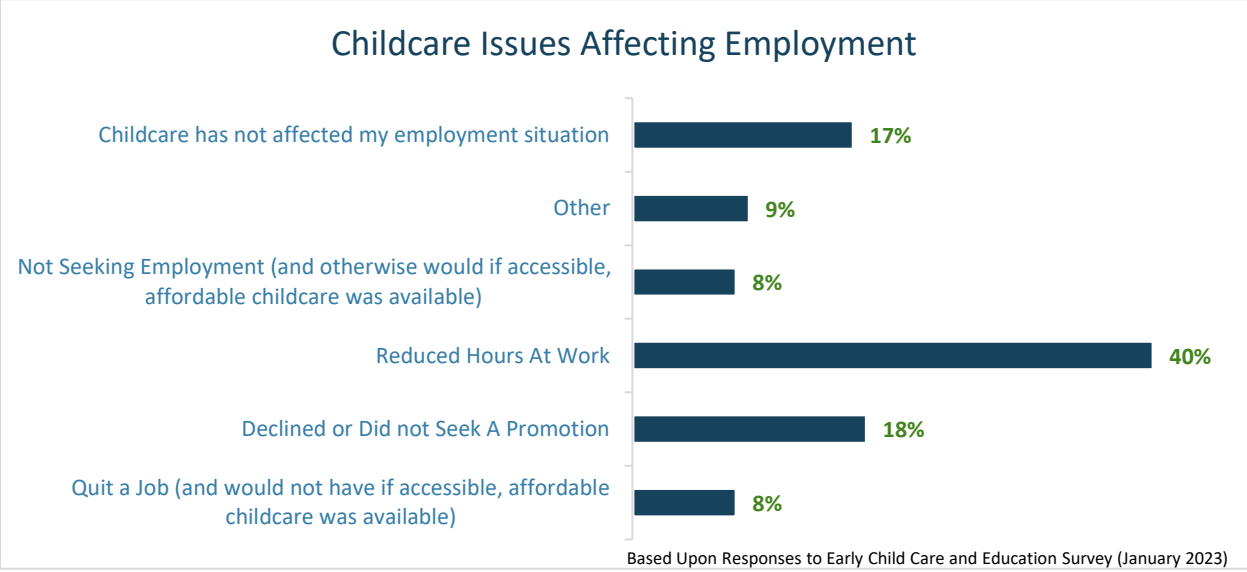
Section I.
Executive Summary

Section I. Executive Summary

Summit County has a childcare problem. There are not enough childcare options available to meet the need and the options that are available are too expensive for many of our community members, even with the benefit of significant federal investment that substantially decline in the Fall of 2023 and will no longer be available by the Summer of 2024. This lack of high-quality, affordable childcare options damages these children's future potential as well as the existing workforce, exacerbating inequalities in the community.

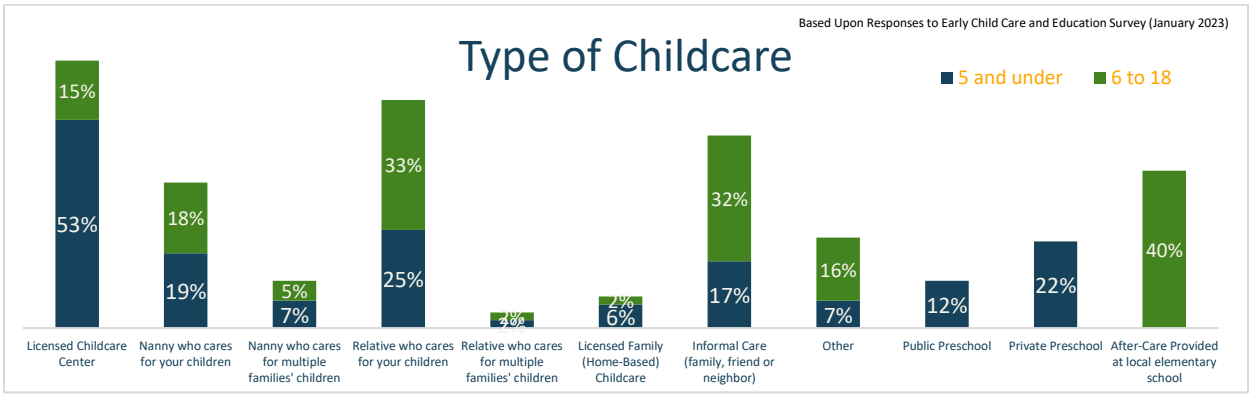
Working Families Need Childcare

Most children in Summit County have parents who work; 84% of Summit County survey respondents with children aged five and under and 55% of respondents with children aged between six and eighteen rely on someone outside of themselves or their spouse/partner/co-parent to provide childcare. 83% of parents responded that childcare issues had affected their employment, such as causing them to reduce hours at work (40%) or declining/not seeking promotions (18%).



Current Summit County Childcare Capacity Is Insufficient

The majority of children five and under needing care, and able to enroll in a program, in Summit County are in a licensed childcare center, while the largest proportion of children needing care between the ages of six and eighteen are in the after-care programs provided at local elementary schools.



The current capacity is not sufficient to meet demand and waitlists are extremely high, particularly for infants. Summit County needs 420 more licensed spaces to meet the estimated demand for children under age 2. There is an excess of spaces for children from 2 to 5, but many of these are offered in preschool settings that do not offer full-day, five-day-a-week coverage. In total, Summit County lacks 1133 spaces to meet the estimated demand.

Summit County Demand for Childcare 2022				
Age Group	**Age <2**	**Age 2-<5**	**Age 5-19**	**Total**
Total Childcare Needed	949	606	5558	6164
Estimated Total Licensed Spaces Needed	720	344	1627	2690
Total Licensed Spaces Available	166	800	558	1524
Gap In Licensed Spaces	-554	456	-1069	-1166

This unmet demand is reflected in the survey results. A very high percentage (90%) of survey respondents responded that it is extremely (71%) or somewhat (19%) difficult to find quality, affordable childcare in our community. Similarly, the majority (88%) think that the cost of childcare in our community is either extremely unaffordable (53%) or somewhat unaffordable (35%).

Childcare is Unaffordable for Many Families

Even for those parents who obtain a childcare provider, the costs are unaffordable for many. Based on survey results, the majority (65%) of parents of children aged five or younger in Summit County are paying more than 10% of their income on childcare. Assuming a general average tuition of $1700 a month, and capping parental contributions at the recommended 7% of income, the chart below shows the monthly difference between what the private center-based market is charging in Summit County and what is considered to be affordable for parents for one child per month, based upon area median income by household size ("Affordability Gap").

Affordability Gap	1 person	2 person	3 person	4 person	5 person
100% AMI	**$1,154**	**$1,076**	**$998**	**$920**	**$858**
80% AMI	**$1,263**	**$1,201**	**$1,138**	**$1,076**	**$1,026**
60% AMI	**$1,372**	**$1,326**	**$1,279**	**$1,232**	**$1,195**
50% AMI	**$1,427**	**$1,388**	**$1,349**	**$1,310**	**$1,279**

Most families do not receive any kind of financial support to cover the costs of childcare. The vast majority (90%) of income-eligible families with children under the age of five who need childcare in Summit County do not receive the childcare subsidy offered by the Utah Department of Workforce Services. Connecting families to this subsidy is essential to reducing the affordability gap in Summit County.

Losing Federal Pandemic Support Will Further Decrease Access and Increase Costs

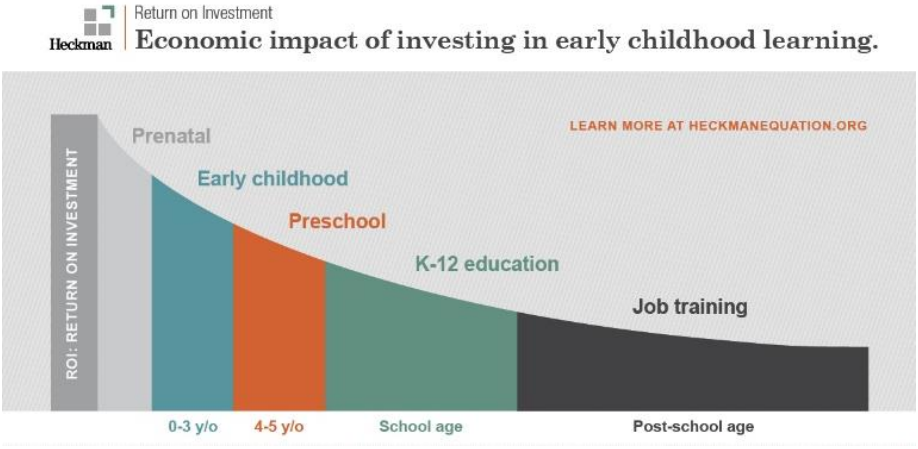
Childcare in Summit County is likely to become more expensive in the coming years when pandemic-federal funds expire. Utah's childcare industry has been supported in recent years by over half a billion dollars ($573,873,964) in three rounds of federal pandemic relief funds.[i] Most of these funds must be expended by September 30, 2023, and the remaining $163 million in ARPA discretionary funding must be expended by September 30, 2024. These federal funds provided the Summit County childcare industry with an investment of over two and a half million

dollars in calendar year 2022 alone.[ii] In Summit County, 40% of childcare provider survey respondents reported that their program would be closed now without the stabilization payments and all of the recipients used the stabilization payments to increase wages for their employees.

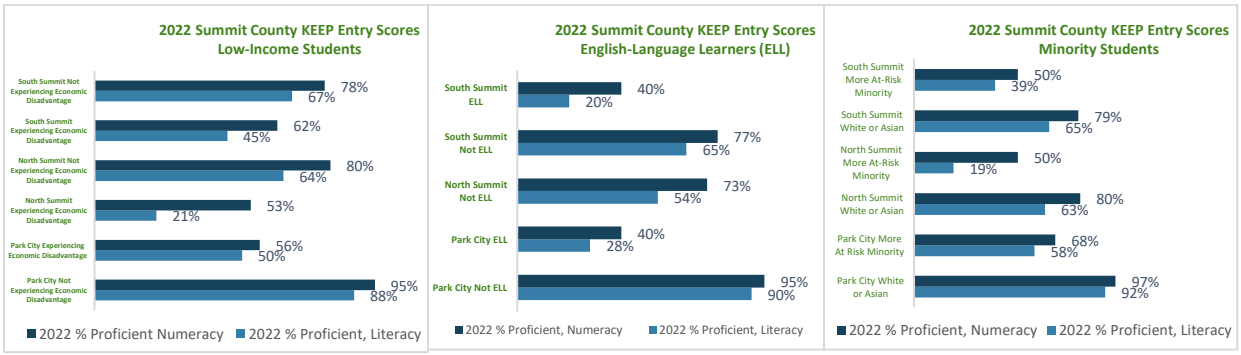
Loss of the stabilization grants will only exacerbate historically inadequate compensation causing a workforce shortage in the early childcare industry. Based on survey results, approximately one-third of the early care and education providers in Summit County are not fully staffed, and the majority (63%) of respondents have difficulty hiring staff because the commute is too long, the salary is not competitive, and the cost of housing is too high.

Lack Of Access to High-Quality Early Care and Education Harms the Community At Large

Prenatal and early childhood experiences are important to a child's well-being and future success because they form the foundation of emotional, social, cognitive, and language development. Investing in high-quality, affordable childcare and early childhood education in coordination with parental support and health programs helps: (1) close the achievement gap, (2) assist local employers in attracting and retaining their workforce, (3) strengthen school districts, (4) break the cycle of poverty, and (5) maximize our collective return on investment.



Lack of school readiness is one of the many ways in which communities pay for missed opportunities in providing high-quality early childhood experiences and environments. In Summit County, the minority, dual-language learning, and low-income students are disproportionately less ready for school than their peers, based on the Kindergarten Entry and Exit (KEEP) scores.[iii]



In addition to impacting the children, inadequate access to childcare negatively affects family income, business productivity, and tax revenue.

72% of parents of children <2 who want licensed care in Summit County can't find a spot.

65% of parents of children ≤ 5 are paying more than 10% of their income on childcare.

84% of Summit County parents with children ≤ 5 rely on some form of childcare.

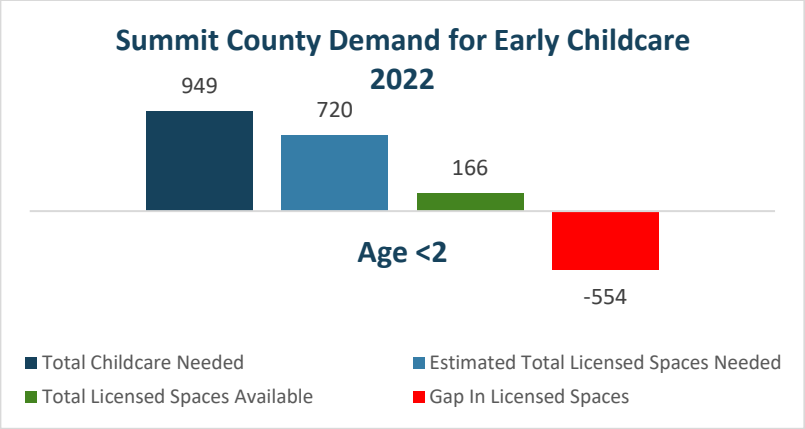
90% of Summit County survey respondents responded that it is **extremely or somewhat difficult** to find quality, affordable childcare in our community.

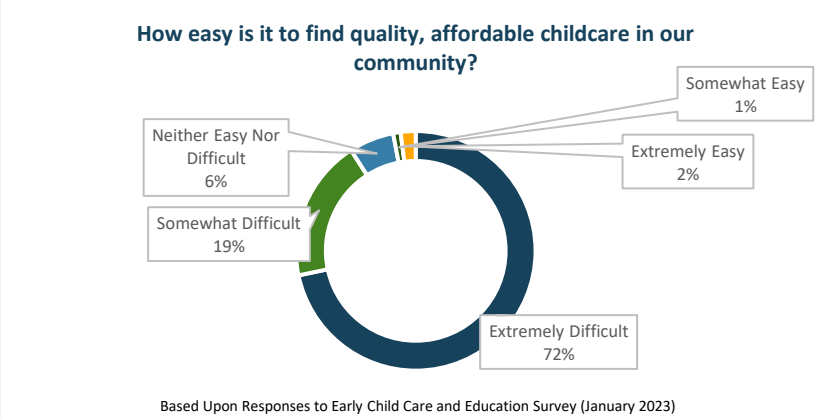
88% of Summit County survey respondents think that the cost of childcare in our community is either **extremely or somewhat unaffordable**.

90% of likely eligible children <5 in Summit County are not receiving the childcare subsidy from DWS.

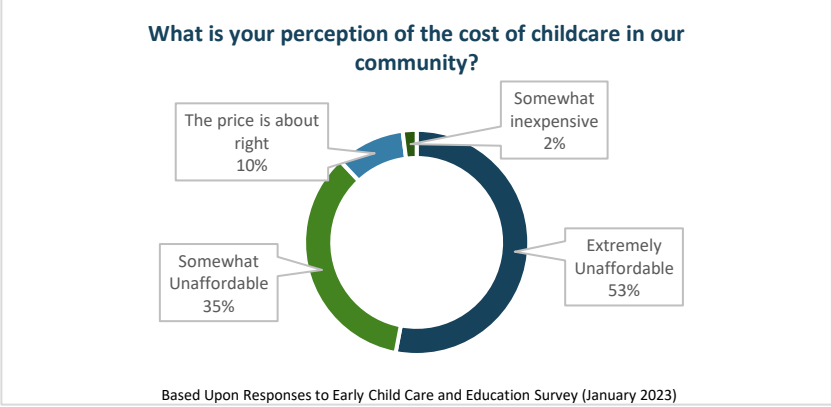
40% of Summit County childcare providers responded that their program would be closed now without receipt of stabilization payments.

$2.5 million in federal funds provided to Summit County's childcare industry in 2022 are expiring in September, 2023.

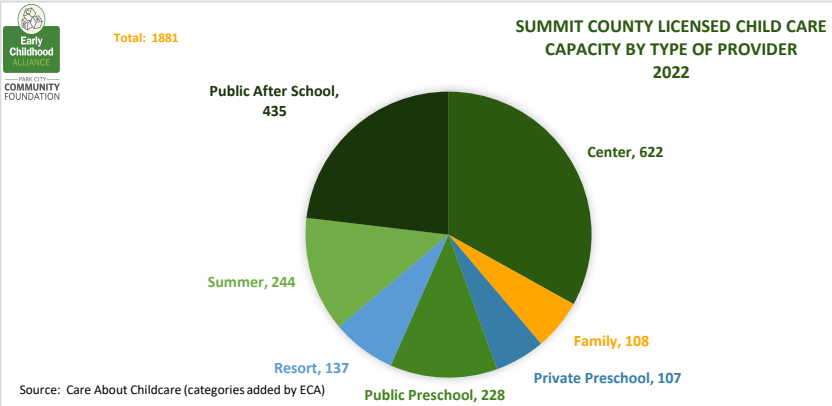




Based Upon Responses to Early Child Care and Education Survey (January 2023)



Based Upon Responses to Early Child Care and Education Survey (January 2023)



Section II.
DEMOGRAPHIC TRENDS

Section II. Demographic Trends

This section summarizes the demographic trends and existing childcare options in Summit County. It relies upon the Summit County Utah Early Childhood Needs Assessment ("Needs Assessment") developed by the Sorenson Impact Center at the University of Utah in July, 2021.[iv]

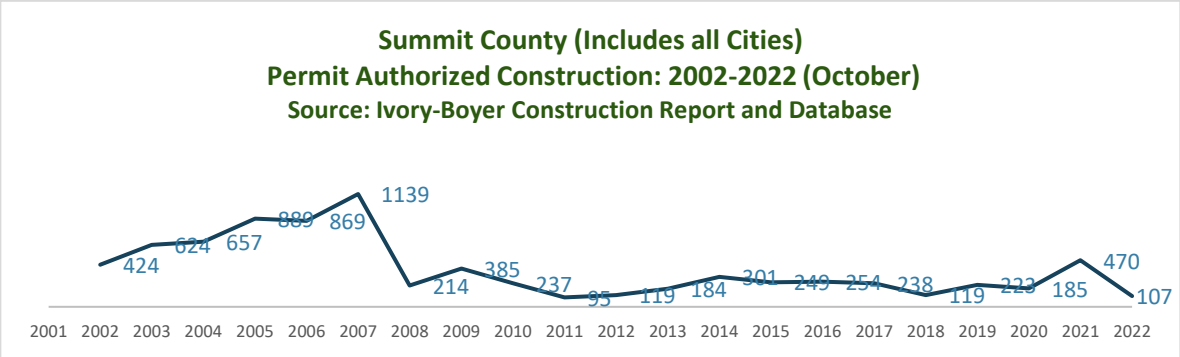
According to the Summit County strategic plan, "Summit County is a vital community that is renowned for its natural beauty, quality of life, and economic diversity, that supports a healthy, prosperous, and culturally-diverse citizenry."[v] Summit County is located in the northeast region of Utah, east of Salt Lake City and the Wasatch Mountain Range, along the "Wasatch Back."

Population

Summit County's 2022 population is estimated at 43,571, comprising 16,011 households[vi] and is concentrated in the Park City and Snyderville Basin areas, which include the booming resort and ski areas on the western edge of the county. Total population has been steadily growing in Summit County over the past twenty years but historic population growth by age cohort showed declines from 2012 to 2022 in those age cohorts under 9 years old.

Population and household growth are projected to grow more slowly through 2032 to a total population of 47,354. More specifically, in the next ten years, the under age 5 cohort is expected to grow by 6%, the 5 to 9 year cohort is expected to decrease by 7%, the 10 to 14 year cohort is expected to decrease by 9% and the 15 to 19 year cohort is expected to decrease by 4%. The Lightcast Population Age Cohorts are provided as Attachment 1.[vii] The projections include 3,783 in new population, a 9% change, with an annual percentage of change of .9%.

These growth trends are consistent with the level of permit-authorized construction in Summit County.



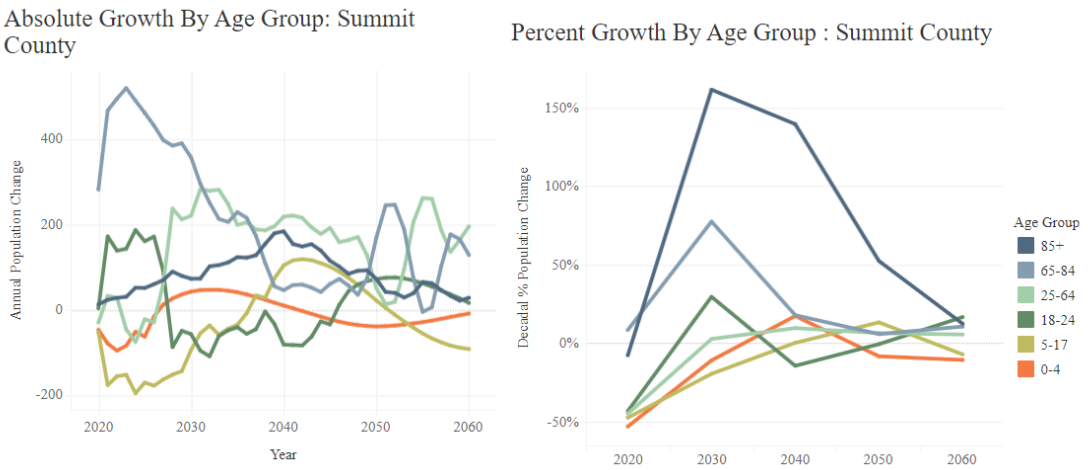
[viii]

Many (38.2%) of Summit County's housing units are considered "vacant." Nearly half (47.5%) of the housing units are owner occupied and the remainder (14.3%) are classified as renter occupied. Vacant units are often used as second homes, recreational property and/or offered as short-term rentals.

Of the county's estimated 2022 population (43,230), approximately 67% live in western Summit County. The remainder of the county's residents live in eastern Summit County, primarily in the towns of Henefer, Coalville, Oakley, Kamas and Francis.

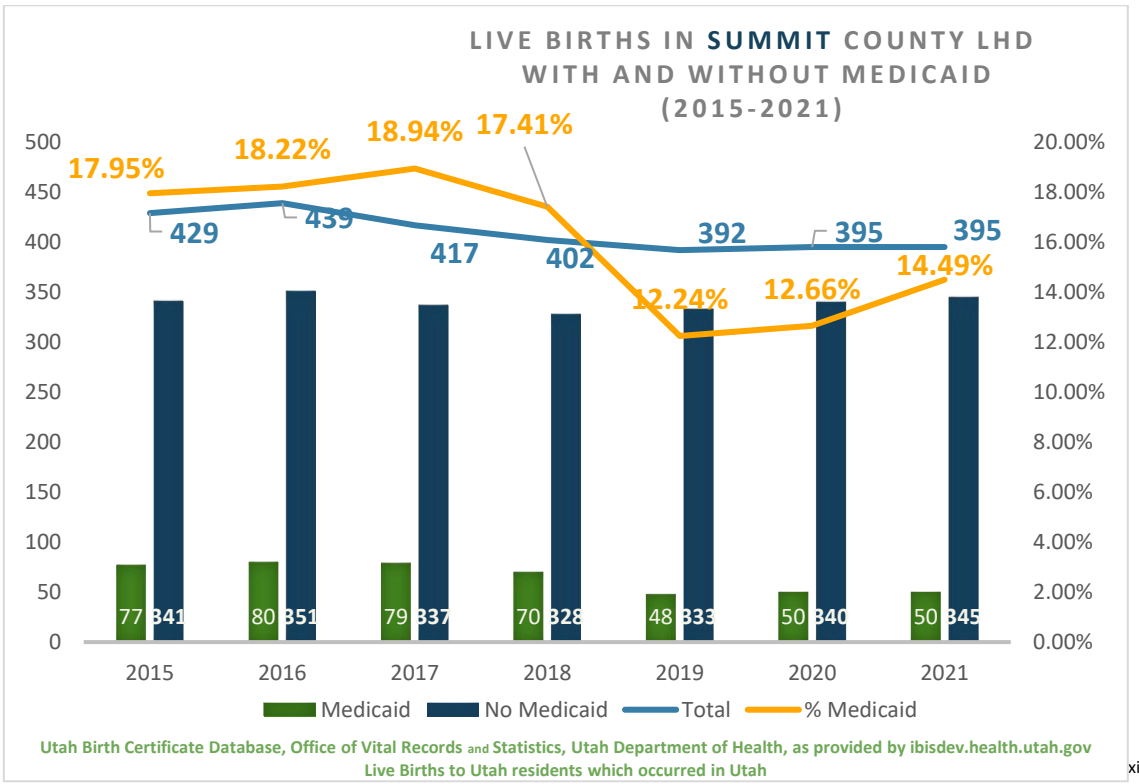
Early Childhood Population

Although Utah is a young state, the population in Summit County is older than the rest of Utah and is aging quickly. The population projections from 2020 to 2060 show significant growth in the oldest age categories.

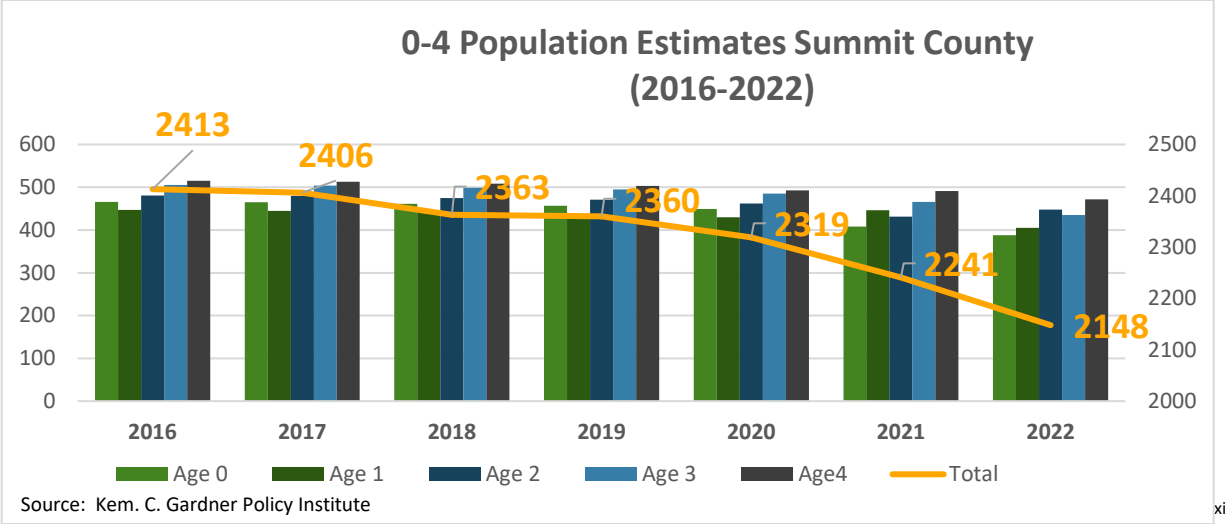


[ix]

The population of children from birth through 4 has declined slightly in the last several years, but the birthrate increased in 2021 to Utah residents giving birth in Summit County. Approximately 14% of births to Utah residents in Summit County are to mothers using Medicaid, meaning that the households earn less than 139%[x] of the Federal Poverty level, or $2,688 a month for a 3-person household.



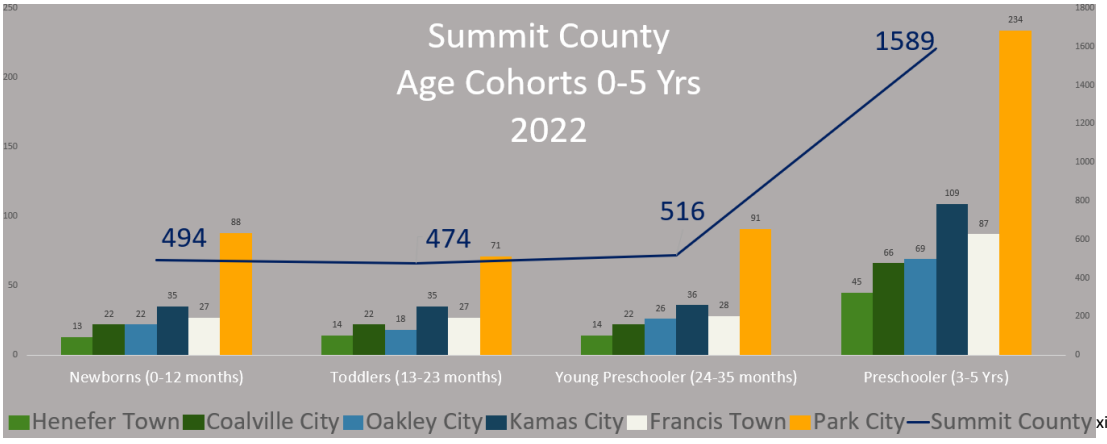
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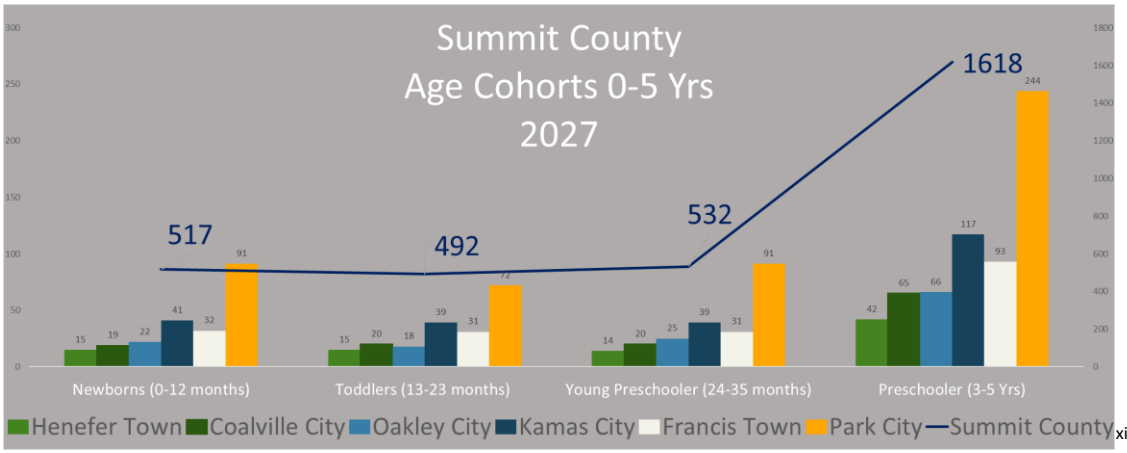
[xii]

Looking forward, the population of children under age 5 is expected to increase in Summit County from 2,092 to 2,208.

Most of the young children in Summit County live in the unincorporated parts of the county such as the Snyderville Basin and in Park City.



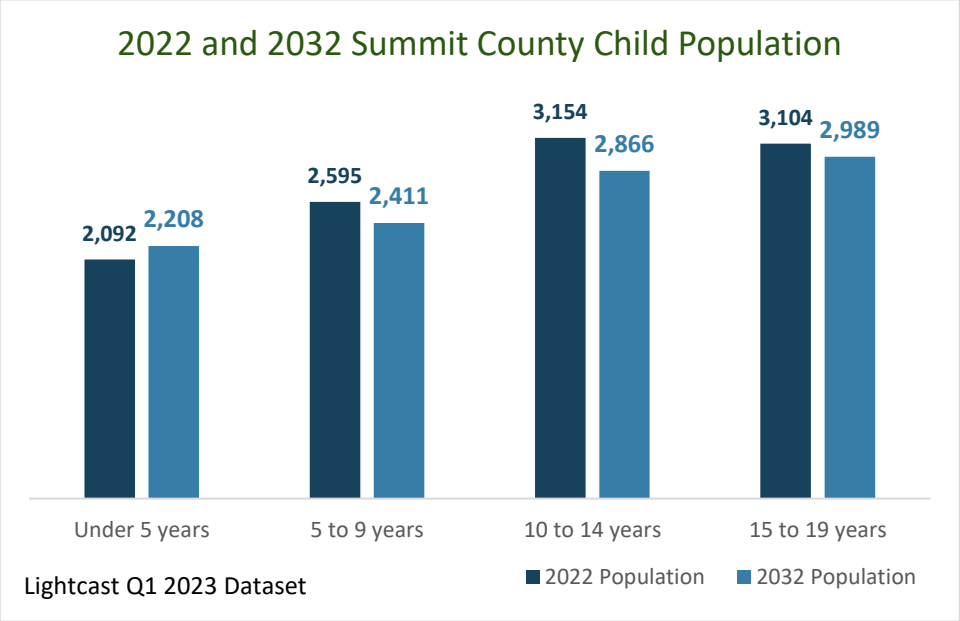
[xiii]



[xiv]

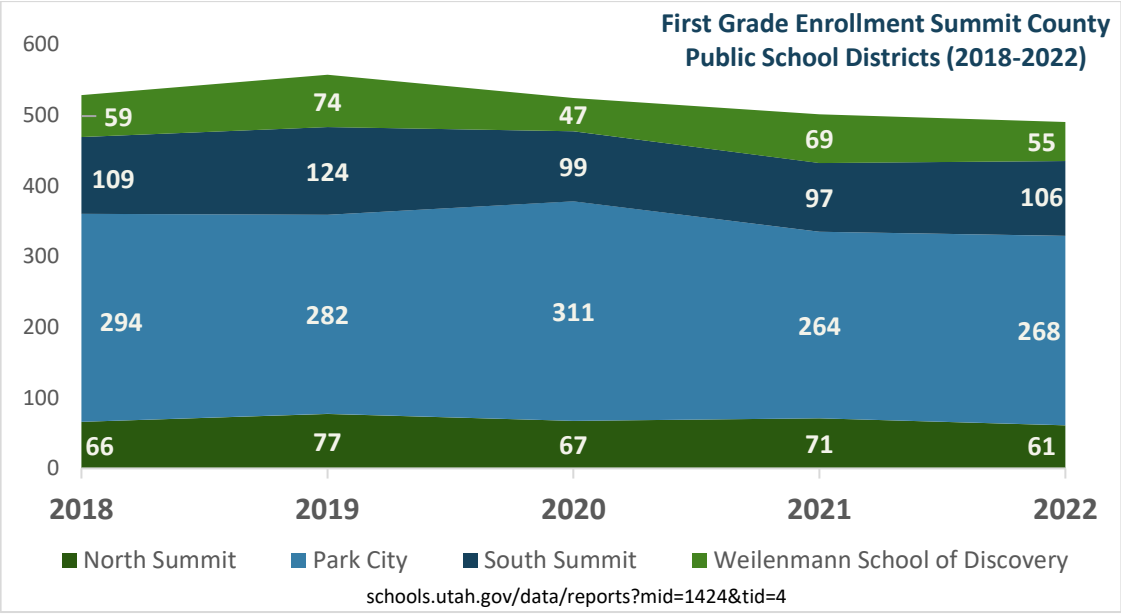
Population in the under five age group is predicted to increase, but the older child age groups are expected to decline over the next ten years.

Age Cohort	2022 Population	2032 Population	Change	% Change	2032 % of Cohort
Under 5 years	2,092	2,208	(116)	(6%)	4.66%
5 to 9 years	2,595	2,411	(184)	(7%)	5.09%
10 to 14 years	3,154	2,866	(288)	(9%)	6.05%
15 to 19 years	3,104	2,989	(115)	(4%)	6.31%



[xv]

Public school enrollments are also declining. Kindergarten attendance is optional in Utah. Based on first-grade attendance between 2018 and 2022 total school enrollment has declined in Summit County since 2019 from 557 to 490 students.



[xvi]

It is estimated that 34.2% of Summit County households have children under the age of 19, approximately 4,708 households.[xvii] Applying the labor participation rate (73%) to these households, there are an estimated 3,428 working households with children in Summit County. The 2020 census finds that 58% of Summit County households with children under age 6 have all available parents in the workforce and this rises to 68% for children ages 6 to 17 years.[xviii]

	Kids Under Age 6			
	Total	All Parents in Labor Force	One Parent in Labor Force, One Not	No Parents In Labor Force
Summit County #	2,546	1475	975	96
Summit County %		58%	38%	4%
Park City #	430	223	196	11
Park City %		52%	46%	3%

	Kids Age 6 to 17 Years Old			
	Total	All Parents in Labor Force	One Parent in Labor Force, One Not	No Parents In Labor Force
Summit County #	6,011	4094	1710	207
Summit County %		68%	28%	3%
Park City #	1,165	697	417	51
Park City %		60%	36%	4%

Housing

Summit County's occupied housing units (households) are spread out among several cities and within unincorporated areas of Summit County and are expected to grow slightly over the next five years. The Average Number of Persons Per Household is different than Average "Family" Size. The Average "Family Size" numbers for each market. Henefer = 3.33; Coalville = 3.33; Oakley = 3.67; Kamas = 3.37; Francis = 3.66; Park City = 2.88; Summit County = 3.14. A household is an occupied housing unit. Household type is identified by the presence of relatives and the number of persons living in the household. Family households, with or without children, include married couples and other families—a male or female householder with no spouse present. Nonfamily households may be a group of unrelated persons or a single person living alone. Families are households in which one or more persons in the household are related to the householder (formerly, the head of the household) by birth, marriage, or adoption. The census tabulates only one family per household.

The average number of persons per household also varies slightly by community and is projected to remain mostly stable. The average family size for 2022 in Summit County is 3.22.[xix]

Households (Occupied Housing Units)	2022	2027
Henefer	262	254
Coalville	497	480
Oakley	490	473
Kamas	739	777
Francis	517	556
Park City	3,472	3,494
Summit County	16,045	16,417

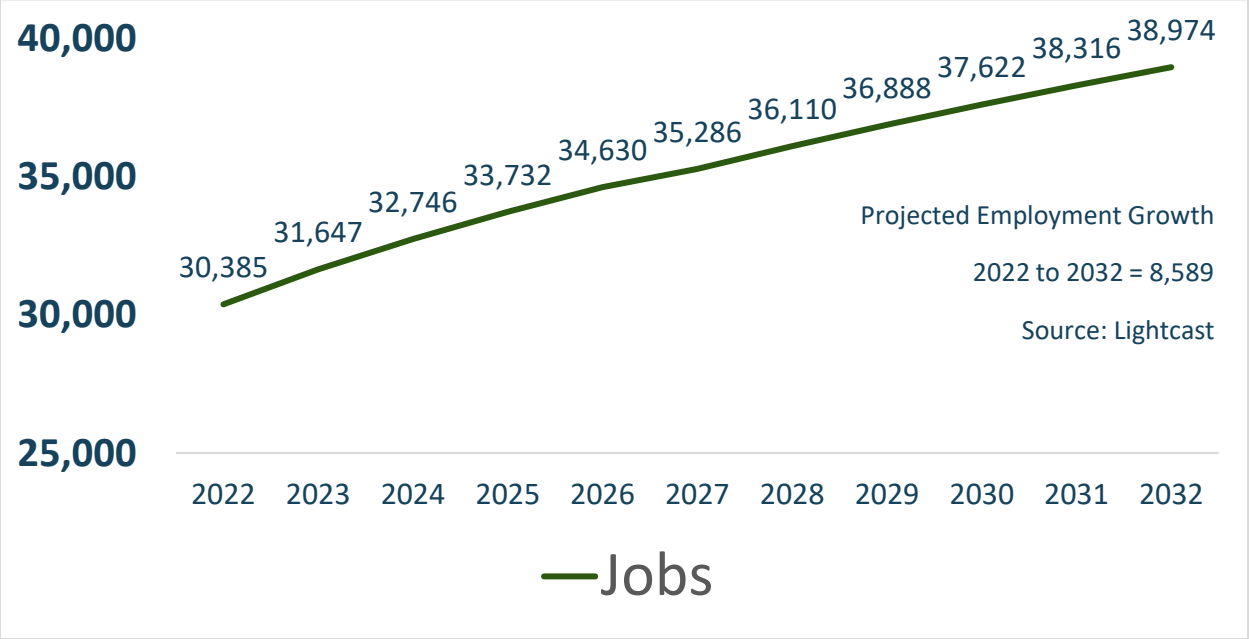
Avg. Number of Persons Per Household	2022	2027
Henefer	2.87	2.85
Coalville	2.89	2.88
Oakley	3.13	3.13
Kamas	2.96	2.97
Francis	3.21	3.21
Park City	2.47	2.48
Summit County	2.7	2.7

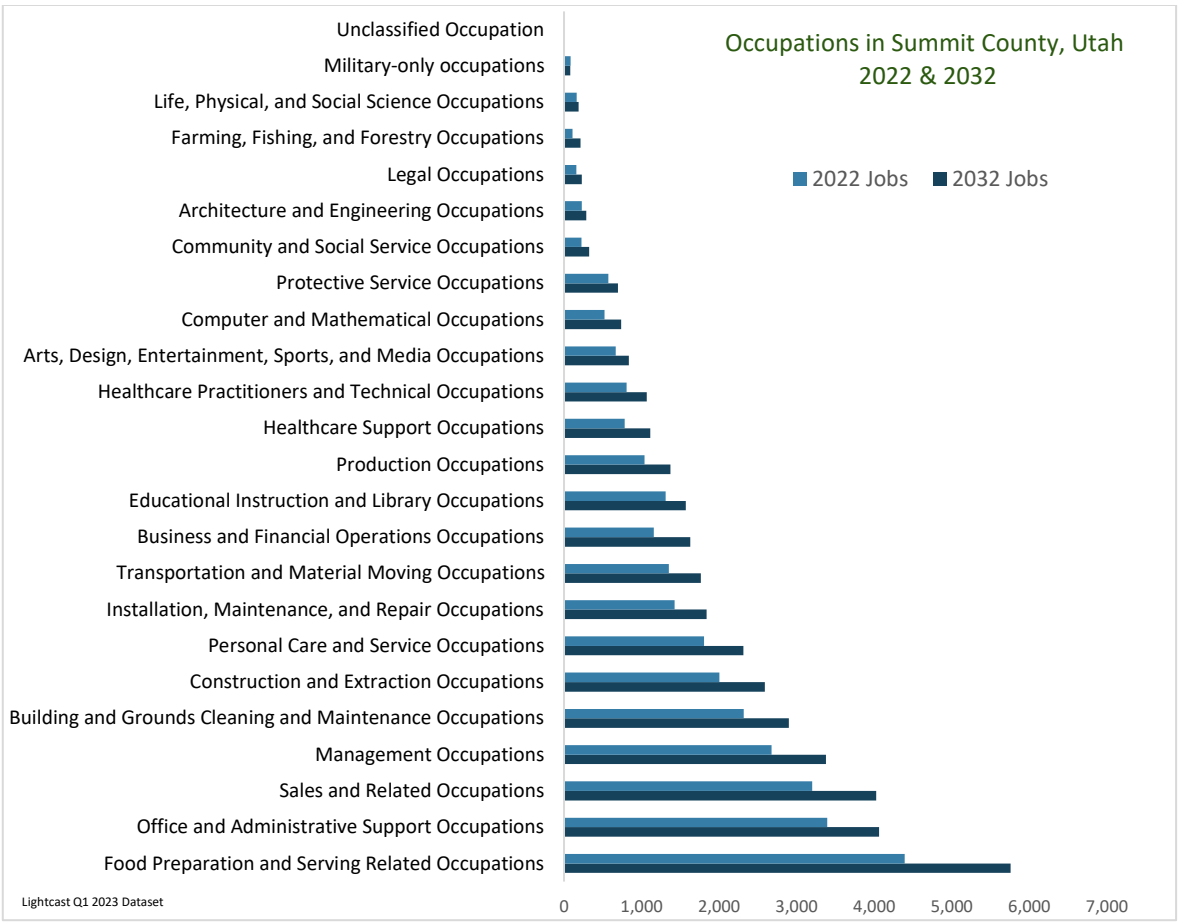
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The housing stock is comprised of a mix of vacant, owner-occupied or rental units, and is very expensive. *See* Attached Housing Profiles for Summit County and Park City as Attachments 2 and 3.

Employment

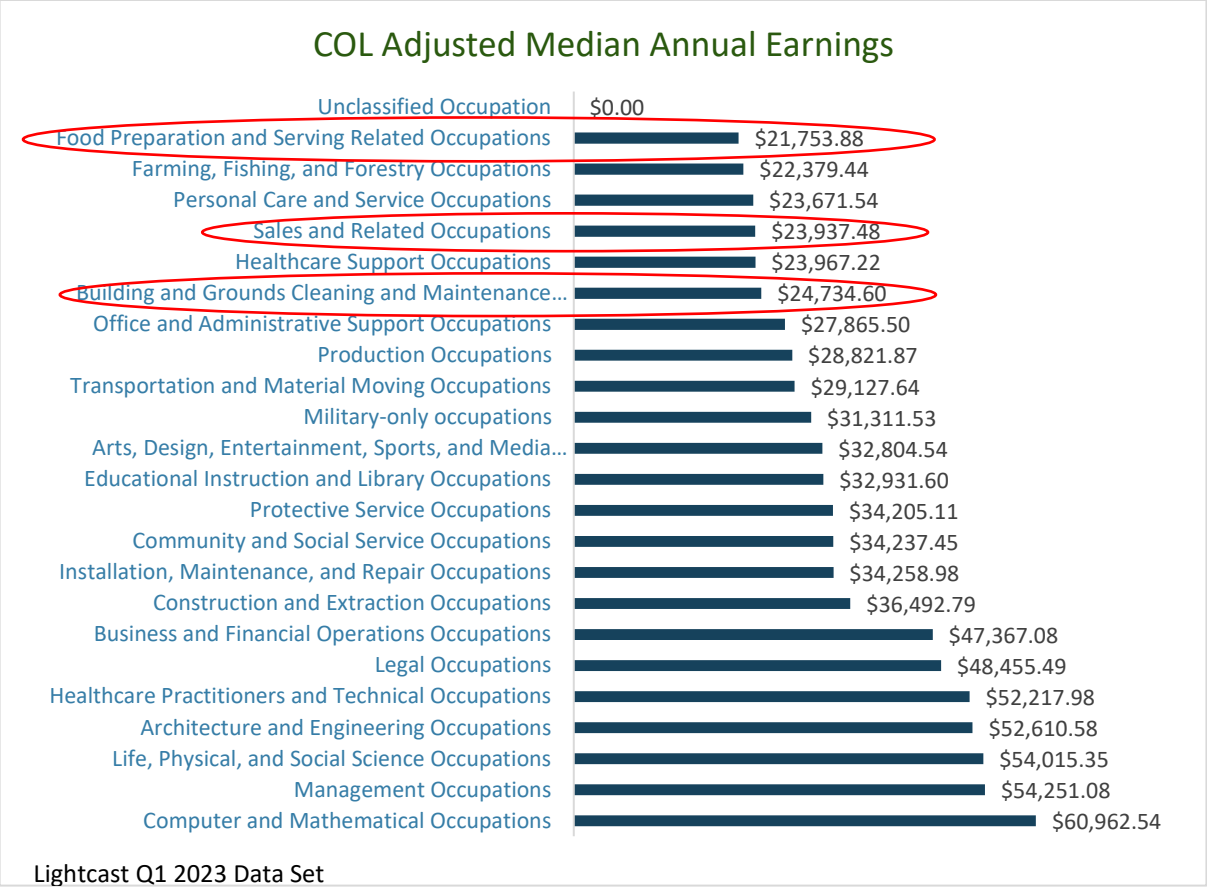
Summit County is known for outstanding recreation and hospitality. Accordingly, its largest occupation is food preparation and serving-related occupations, and most occupations are expected to grow in the next ten years. Employment growth from 2022-2032 is projected to increase by 28.3%.





[xxi]

Several of the occupations that employ the most Summit County workforce (Food Preparation, Sales, Building Grounds Cleaning and Maintenance) are some of the lowest paying occupations based upon the cost of living adjusted median annual earnings. These occupations also tend to require onsite participation and do not often have flexibility to work remotely.



Lightcast Q1 2023 Data Set [xxii]

To service this large hospitality and recreation industry and given the high cost of living in and around Park City, many workers commute into Summit County to work. In general, Summit County imports 2,920 more jobs than it exports. Although the numbers of inbound and outbound commuters varies greatly amongst communities within the county, Park City hosts the majority of inbound commuters, while the Synderville Basin has many inbound and outbound commuters and the more rural communities of have more out-bound commuters.

2022 Commuter Data[xxiii]

ZIP	Inbound Commuters	Outbound Commuters	Net Commuters
84060, Park City	9,210	2,452	6,757
84098, Snyderville Basin	9,763	10,022	-259
84033, 84017, Henefer and Coalville	1,001	2,570	-1,569
84036, 84061, 84055, Peoa, Oakley, Kamas, Francis	1,787	3,660	-1,873
Summit County	16,675	13,755	2,920

Income

Summit County is one of the wealthier counties in Utah and has a higher Area Median Income (AMI) than the state as a whole. AMI, or Median Family Income is determined by the U.S. Census Bureau using data from the American Community Survey. These data are adjusted by household size. Summit County's 2022 AMI by household size is set forth below. [xxiv]

Summit County 2022 AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
100%	$93,600	$107,000	$120,400	$134,700	$144,400	$155,100	$165,800	$176,500
80%	$74,880	$85,600	$96,320	$106,960	$115,520	$124,080	$132,640	$141,200
60%	$56,160	$64,200	$72,240	$80,220	$86,640	$93,060	$99,480	$105,900
50%	$46,800	$53,500	$60,200	$66,850	$72,200	$77,550	$82,900	$88,250

For 2022, it is estimated that Summit County had 4,708 households with children, 3428 of which are working households with children.[xxv] 31% (1076) of these working households with children are low- to moderate-income households (earning less than 80% AMI). The 2626 children of these low- to moderate-income households need childcare and are estimated to spread between the household area median income categories by age group as follows: [xxvi]

Age Cohorts	<2		2 to <5		5 to 9		10 to 14	
Resident Children Needing Licensed Care	**686**		**330**		**788**		**839**	
	#	%	#	%	#	%	#	%
Household Income <= 30% HAMFI	75	11%	36	11%	87	11%	92	11%
Household Income >30% to <=50% HAMFI	76	11%	37	11%	87	11%	93	11%
Household Income >50% to <=80% HAMFI	64	9%	31	9%	73	9%	78	9%
Household Income >80% to <=100% HAMFI	71	10%	34	10%	82	10%	87	10%
Household Income >100% HAMFI	398	58%	192	58%	457	58%	487	58%

Section III.
Childcare Options

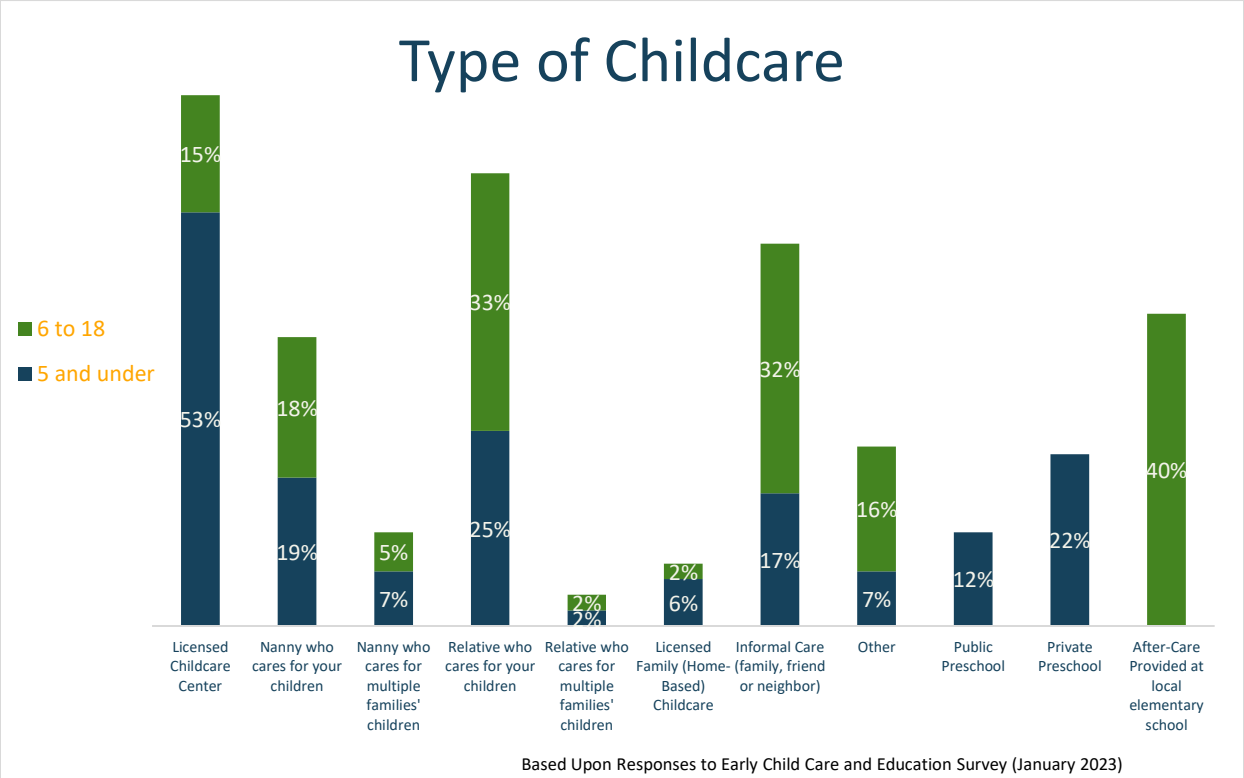
Section III. Childcare Options

Parental choice is paramount in deciding what type of childcare best suits each family's needs. There are numerous modalities of care, including center-based, family-based, preschool, after-school, summer, and informal family, friend and neighbor care. Many families use a combination of childcare types and providers. For example, many children may attend an academic year program and then use a different provider during the Summer. Similarly, three-year old children will often attend a partial-day public or private preschool program and then be cared for by either a nanny or a family, friend or neighbor informal care provider the rest of the day. Although there are numerous childcare options in our community, there are not enough of them to meet the need and many families can not afford what is currently available.

Need and Preferences for Childcare

The majority of children in Summit County have parents who work. 79% of mothers with children under age six are in the workforce,[xxvii] and 84% of Summit County survey respondents with children aged five and under and 55% of respondents with children aged between 6 and 18 rely on someone outside of themselves or their spouse/partner/co-parent to provide childcare. According to the Department of Workforce Services Childcare Access in Utah analysis,[xxviii] Summit County has 1,786 children under the age of six with a childcare need, at a rate of 66%.

In a survey of Utah working parents, 43% of parents indicated they preferred childcare at a school or center and 24% responded that they preferred childcare with a home-based provider.[xxix] Here in Summit County, based on survey results attached as Attachment 6, the majority of children needing care five and under are in a licensed childcare center, while the majority of children needing care between the ages of six and eighteen are in the after-care programs provided at local elementary schools.



Availability of Childcare

Informal family, friend, and neighbor care is the most common form of non-parental care in the United States and nearly half of all children under the age of 6 spend time in some type of informal care.[xxx] This appears to be less in Summit County, where 17% of survey respondents with children aged five or under reported using family, friend, and neighbor care. Because informal care, by definition, is unregulated, it is difficult to accurately quantify its availability or assess its quality. Also, during the 2022 legislative session, Utah House Bill 15 made unlicensed care more likely by: (1) increasing the number of children for whom unlicensed home childcare providers can care from four to six; (2) removing the limit on the number of children under two years of age that can be cared for by a certified residential childcare provider; and (3) limiting to ten the total number of children under the age of 13 that any person can care for in their home without a license or certificate. [xxxi]

Licensed Care

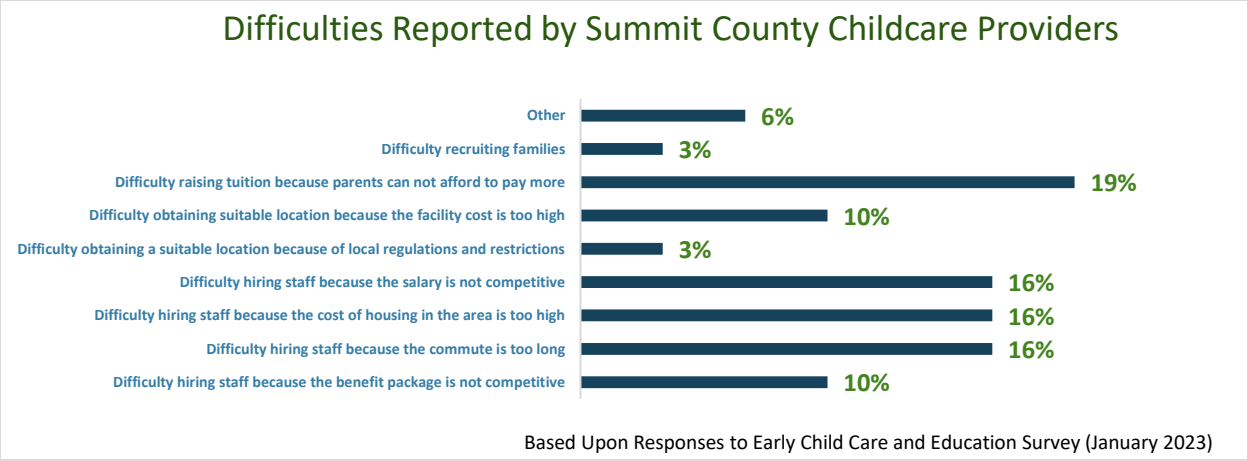
Licensed providers are more easily quantifiable than informal care, but the licensed capacity does not necessarily equate to actual capacity and there are several types of licensed care serving different ages, populations, and needs. Parents also often combine licensed care, such as preschool, with informal care to meet their needs.

Licensed vs. Actual Capacity

Licensed capacity often overstates actual capacity since providers sometimes use lower ratios than licensing standards allow to improve quality and many providers are currently experiencing staffing shortages and so are not able to serve as many children as their licensed capacity shows. The National Association for the Education of Young Children conducted a survey of early childhood educators in Utah in October of 2022. Almost a quarter (23.1%) reported that they are serving fewer children than they would like to serve and the most common reason that programs are under-enrolled is that parents can't afford to enroll.[xxxii]

More locally, based on responses in October of 2022, only Soaring Wings Montessori, Little Miners Montessori, and Holy Cross Ministries were at full licensed capacity. Peak/Creekside Kids were not at full capacity due to staffing constraints, Deer Valley Children's Center and PC Tots both offered lower ratios to improve quality, and the Park City Cooperative Preschool does not fill to licensed capacity due to its current classroom set up.[xxxiii]

Summit County and the Early Childhood Alliance conducted a survey of childcare and early education providers from December 19, 2022 until January 15, 2023 to gather feedback regarding current operations, staffing, cost, and interest in expanding services. There were 21 responses and the full survey results are included as Attachment 7. Of the childcare providers who responded to the survey, 36% reported that their program is not fully staffed. Survey respondents indicated many difficulties, including difficulty raising tuition because parents can not afford to pay more (19%), difficulty hiring staff because the salary is not competitive (16%), the cost of housing in the area is too high (16%), and the commute is too long (16%).



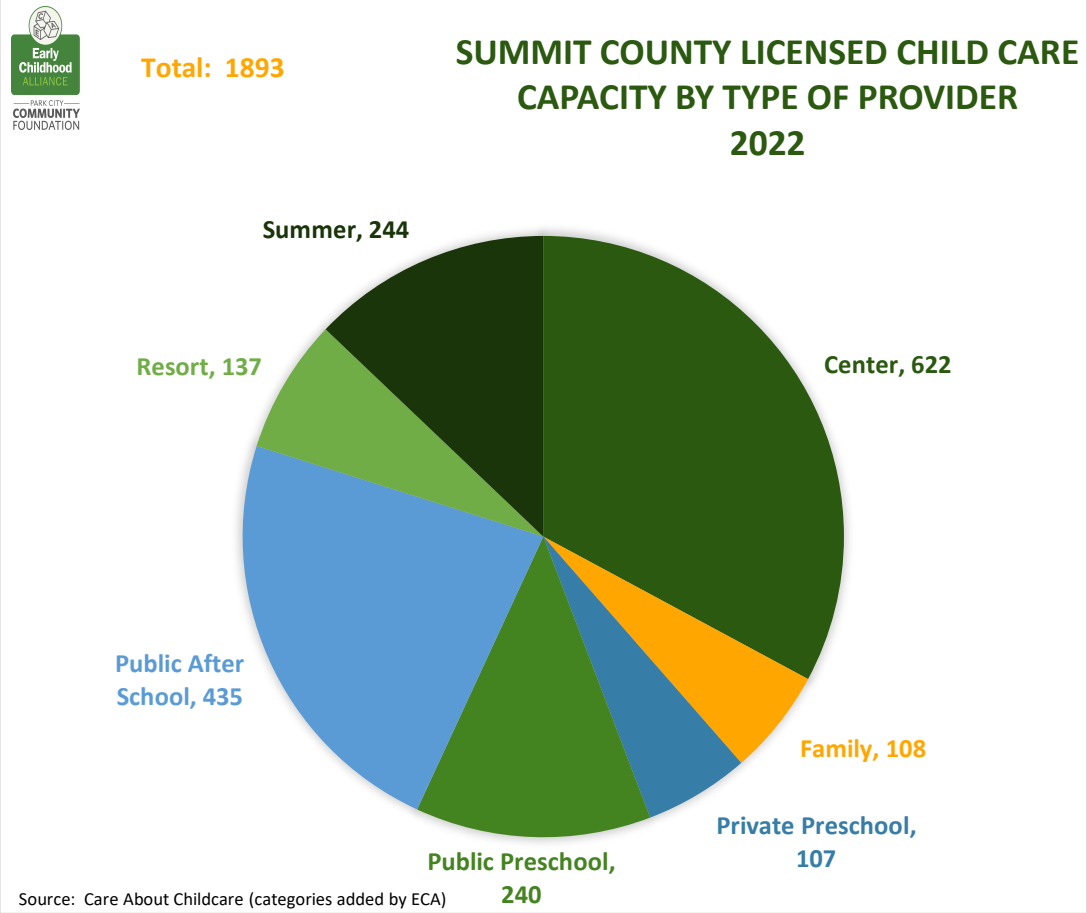
Total Licensed Capacity

The licensed childcare providers in Summit County are set forth in the table below, organized by type of care and showing each provider's total licensed capacity, with the exception of Deer Valley, which was separated to more accurately describe its Deer Valley Academy and resort guest services. Licensed capacity is not available by age group, since each facility is provided a total capacity and is allowed to decide which age groups to serve, and how many in each age group.[xxxiv]

Type	Facility	Capacity
Center	Alpine Adventurers Academy	88
Center	Alpine Adventurers Academy II	53
Center	Creekside Kids - Park City	76
Center	Little Miners Montessori	80
Center	PC Tots	96
Center	PC Tots Too	34
Center	Soaring Wings International Montessori School	120
Center	The PEEK Program by Creekside Kids	45
Center	Deer Valley Academy	30
Family	Killion, Courtney A	2
Family	Rieker, Keziah	8
Family	Rieker, Tammy dba Tammy's Child Care	16
Family	Adams, Jenny dba Love and Learning Child Care	8

Family	Pepito, Nathalie dba Heaven's Little Angels	10
Family	Evans, Keri dba Evans Day Care	16
Family	Miller, Casey Geisdorf dba Stepping Stone Academy	16
Family	Peck, Marianne dba Peck's Playschool	16
Family	Nielsen, Krystal dba Lil Oaklies Childcare	16
Private Preschool	Black Diamond - Park City	36
Private Preschool	Holy Cross Ministries	23
Private Preschool	Park City Cooperative Preschool	20
Private Preschool	Shining Stars School, The	28
Public After School	Jeremy Ranch After School Program	100
Public After School	McPolin Elementary After School Program	100
Public After School	Parley's Park After School Program	100
Public After School	Trailside Elementary After School Program	100
Public After School	Weilenmann Enrichment Corporation	35
Public Preschool	North Summit Elementary Preschool	30
Public Preschool	Jeremy Ranch Elementary Preschool	62
Public Preschool	McPolin Elementary Preschool	62
Public Preschool	Parley's Park Elementary Preschool	36
Public Preschool	Trailside Elementary Preschool (Park City)	30
Public Preschool	South Summit Preschool	20
Resort	Deer Valley Child Care	48
Resort	Little Adventures Children's Center @ Canyons	72
Resort	Wildstar	17
Summer	Park City Recreation Summer Day Camp	91

Summer	YMCA of Northern Utah - Park City	70
Summer	Park City Kids Camp (Vail)	83
Total	39	1893



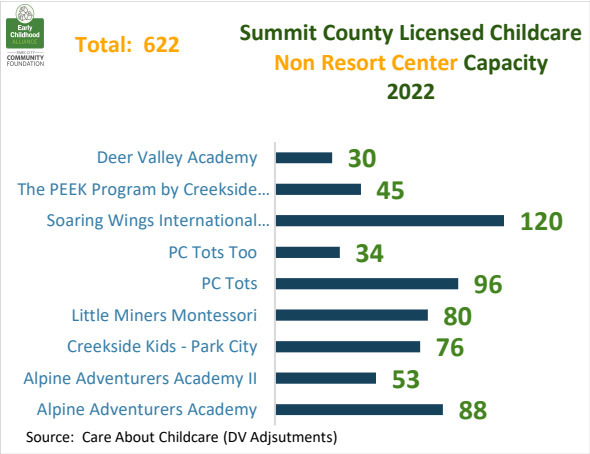
[xxxv]

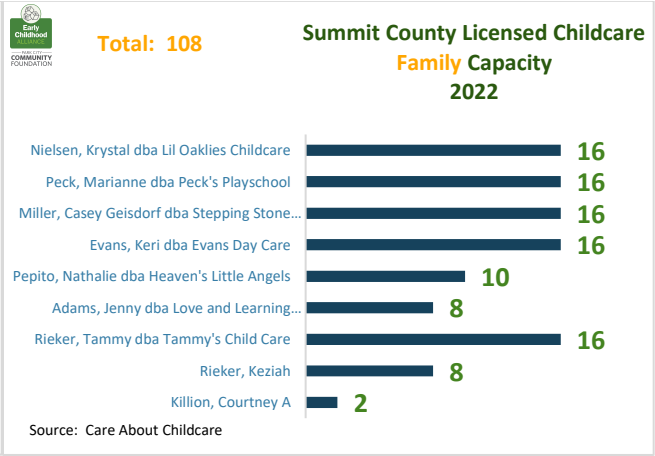
In terms of early care and education, the primary providers of licensed care for the Summit County workforce are the center, family, and private/public preschool providers since afterschool and summer providers typically serve kids over age five.

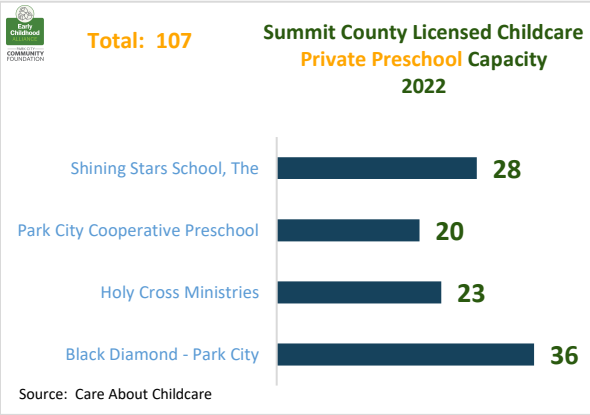
Resort Childcare Serves Local and Guest Children

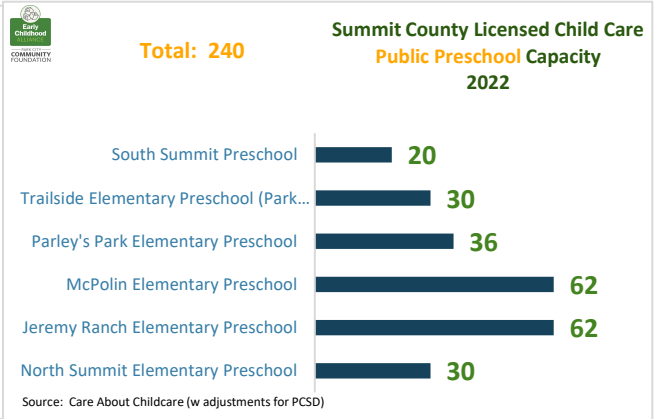
A significant portion (137) of the licensed capacity in Summit County is based at the resort centers, and often serve guest children in addition to the local workforce families. Vail's Little Adventures Children's Center, for example, estimates that during the winter season, 10% of the spots are used by local workforce children and 90% are guests. Their local workforce proportion grows during the mud season and during the Summer the local workforce children are the majority, with a few guest children.[xxxvi] Similarly, Vail's Park City Kids Camp at the base of Park City Mountain Resort operates only in the Summer (June- mid August). It has not been open the past few years due to COVID and it is uncertain whether it will open in for the 2023 Summer.[xxxvii] Wildstar, part of the Talisker Club community, currently does not provide care under age 2, but is considering adding this in the future, and most of their use if from visiting members

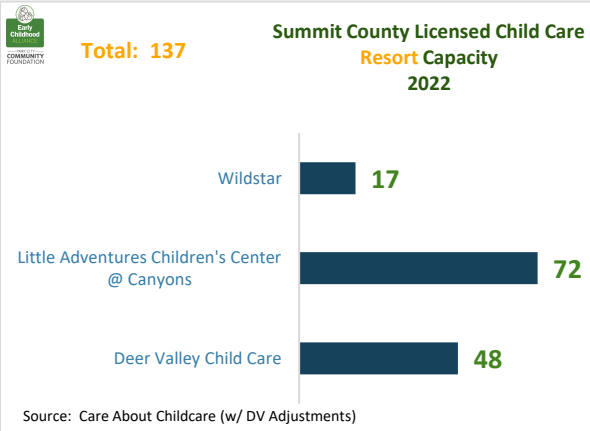
who have a second home there.[xxxviii] Deer Valley offers an academic-year round program called Deer Valley Academy for 30 children, 11 of whom are under 2; guest children are also served, but this number fluctuates greatly depending on demand and available staffing, with an estimated peak time of 48 children.[xxxix] The ratio of guest to local use fluctuates between roughly 50%/50% and 70% guest and 30% local during the busy periods.[xl] Deer Valley is separated into the Deer Valley Academy (30 center spots) and Deer Valley Child Care (48 resort spots) in the following charts to recognize their two programs.

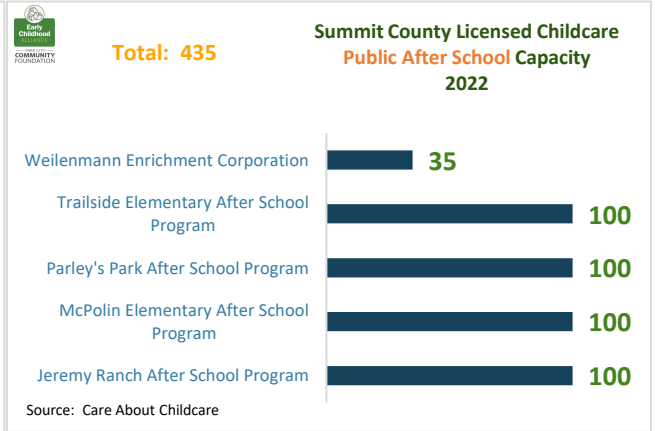












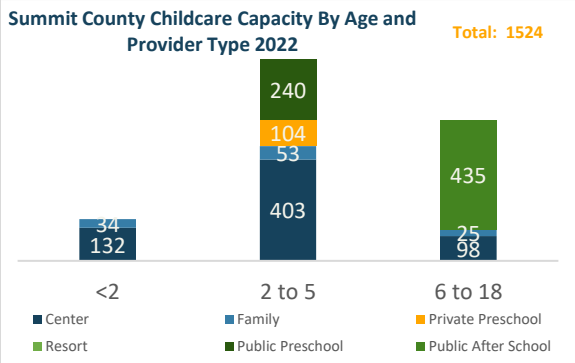
Combining the licensed capacity of non-resort center and family programs, Summit County has a capacity of 730 childcare opportunities. Public and private preschool programs offer another 347 spots, but many

of those programs have shorter hours and days of the week and so may not fully satisfy the needs of full-time working parents.

A new childcare provider located near the base of Park City Mountain Resort, Wildings Mountain Camp, will also begin offering daily drop-in care, after-school enrichment programs, summer camps, and Friday and Saturday evening drop-in playgroup for children who are potty-trained up to age eleven, but is not yet reflected in the licensing numbers.

In total, the available childcare by age is estimated to be 1524 spaces, slightly different than the formal licensing capacity of 1512 (excluding resort and summer programs) due to adjustments in capacity numbers provided by providers. Care for children under age two has 11% of these spaces, preschool-aged children (2 to 5) have 52% of the available spaces, and children aged 5 to 19 have the remaining 37% of spaces.

Type	<2	2 to <5	6 to 18
Center	132	403	98
Family	34	53	25
Private Preschool	0	104	0
Public Preschool	0	240	0
Public After School	0	0	435
Total	166	800	558



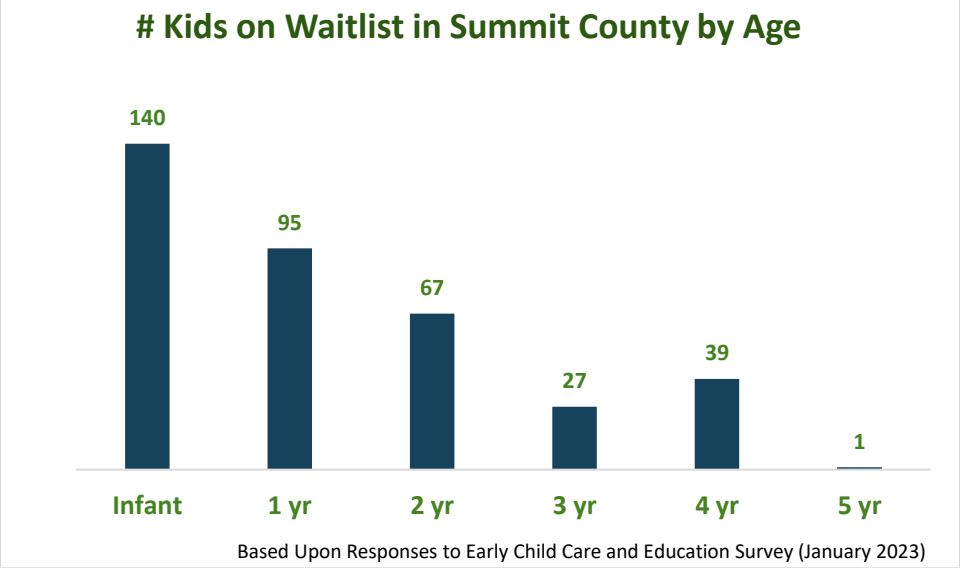
Child Care for Children Under Age 2 (166)

Care for children under age 2 is very limited in Summit County. Licensed family providers are limited by licensing rules so that there must be at least one caregiver for every three children younger than two years old, each caregiver cares for no more than two children younger than 18 months old, and there are at least two caregivers if more than three children younger than two years old are present and there are more than six children in care.[xli]

Of the non-resort licensed providers, only Alpine Adventures, Creekside Kids, the Peak Program, PC Tots, Little Miners Montessori (starting at 18 months), Deer Valley Academy, and Stepping Stone Academy are known to offer care for children under age two. One of the family-based providers responded in the survey that she had two children under age 2. Alpine Adventures II serves infants through five, so estimates were based upon PC Tot's percentage of children and Alpine Adventures serves infants through age twelve and so estimates were based upon Creekside Kids' breakdown. Family providers with unknown age distribution were assigned the maximum amount of children under age 2 based on licensing rules and the remaining spots were split evenly between under five years old and ages six and older. Using those assumptions, there are an estimated 166 licensed spots available for children under 2, which represents 11% of the total licensed care available in Summit County.

The need for infant care is also reflected in local waitlists. Many local childcare providers have long wait lists. For example, in October of 2022, PC Tots and PEAK/Creekside both reported waiting lists of approximately 140 children and Soaring Wings Montessori reported a waitlist of 44 children. By December

of 2022, PC Tot's wait list had grown to 173, and by January of 2023, it was over 200.[xlii] It is likely, however, that families are on several waitlists. The largest waitlists are for infant care.



Preschool Care (800)

As children age, the options for care increase as public and private preschools also offer services to this age group. Based upon the assumptions described above, there are an estimated 800 spaces available for children aged two to five, representing 52% of the total licensed childcare capacity within Summit County, with the public and private preschools adding a lot of capacity to the center and family-based providers.

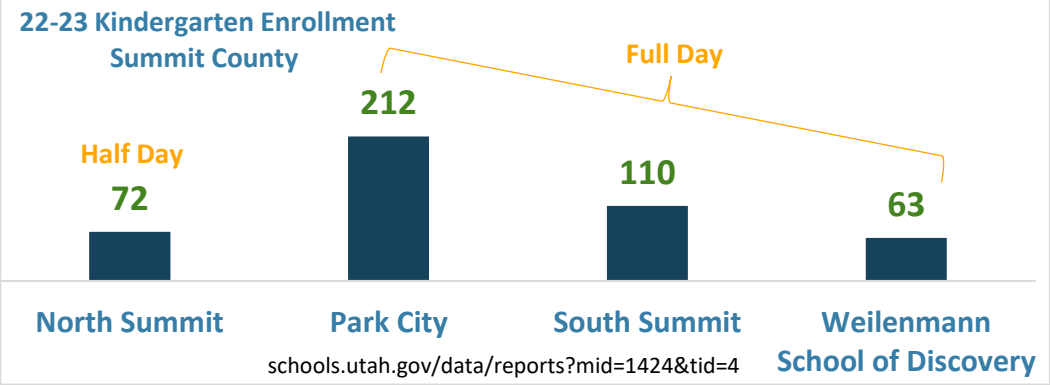
Park City School District Is Expanding Preschool Programs

The Park City School District offers preschool programs at all four of its elementary schools. Four-year old children may attend full-day (8:15 a.m. to 3:05 p.m.) four days a week at all four schools and a half-day program (12:05 p.m. to 3:05 p.m.) is available at Jeremy Ranch four days a week. Three-year old students may attend half day (8:15 a.m. to 11:15 a.m.) two days a week. The 3-year old program costs $150 per month and the 4-year old program is $500 per month for full-day and $275 per month for the half day program. Tuition may be reduced if families qualify for a fee reduction. PCSD's preschool program started in 2010 and the Park City Education Foundation provides over $100,000 each year to support this critical program.[xliii] Given the hours of availability, it is likely that many families are combining preschool with other forms of childcare to manage all of the childcare needs.

Additional preschool opportunities for 3 and 4-year-old children are likely to become available in the coming years. The Park City School District passed at $79.2 million bond in November 2021. In addition to changes at the upper levels, the Park City School District plans to expand preschool programs at all four of its elementary schools.[xliv] Although those classrooms were initially expected to come on line in September/October of 2023, given construction delays, that timeline is being extended.[xlv] Once construction is completed, Park City School District will have 16 preschool classrooms, four at each of the four elementary schools, adding an additional capacity of up to 130 public preschool spaces.[xlvi]

Expanding Access to Full-Day Kindergarten

With the recent passage of H.B. 477, Utah will now provide full funding for optional full-day kindergarten, which will potentially add additional early learning opportunities for Summit County's five-year old population.



[xlvii]

Currently, local education agencies receive only .55 of the weighted pupil unit (WPU)for kindergarten students. Since the full WPU will be provided in the 2023-2024 school year, the school districts that are currently providing full day kindergarten will free up funding that may be available for expanding preschool programs and North Summit School District may offer full-day kindergarten.[xlviii]

School-Aged Care (558)

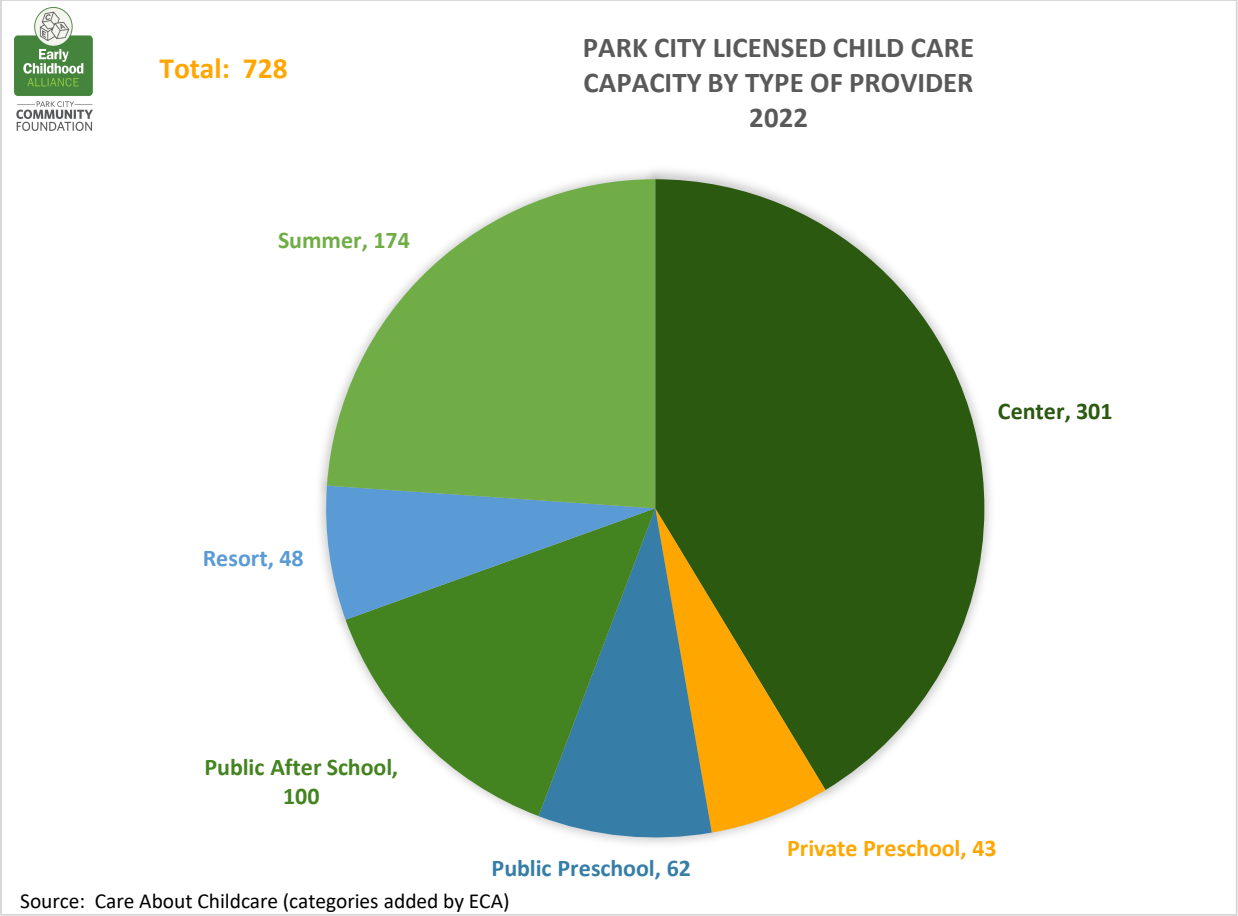
As children get older, many families take advantage of the after-school programs operated by the local elementary schools. There are 435 spaces available and 40% of survey respondents with children aged six through eighteen reported using these after-care programs. Survey results also show an increase in the use of relative care and informal family, friend and neighbor care as children age. In general, Summit County survey respondents used licensed care much more for their children 5 and under (93%) and less as the children got older (57%). Based on the assumptions described above, there are an estimated 558 spaces for children aged 6 and older, representing 37% of the licensed childcare spaces in Summit County.

Care for Children with Special Needs

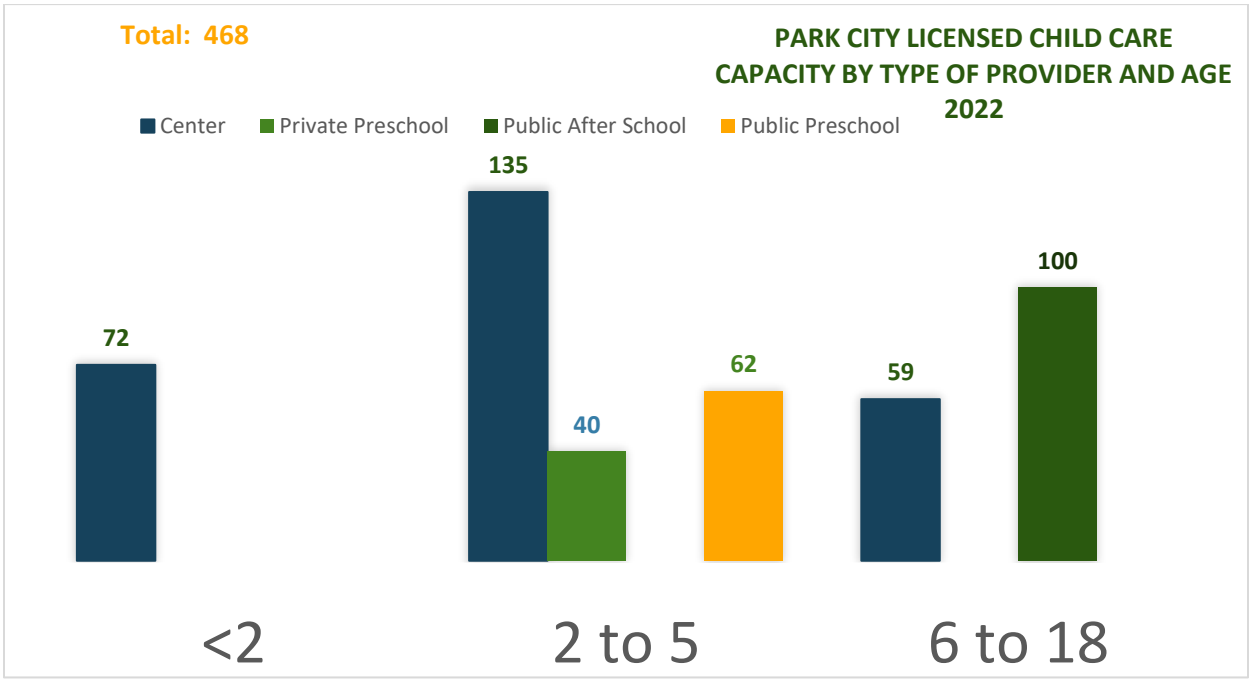
A few (37) parents who responded to the Summit County survey have children under age nineteen with special needs or a disability, with a total of 15 children aged five or under and 31 children aged six through eighteen. The majority (88%) responded that it is extremely (70%) or somewhat (18%) difficult to find quality, affordable childcare in our community. The Care About Childcare website no longer allows users searching for childcare to filter by whether the providers serve children with special needs, so it is difficult to quantify the availability of this service in Summit County.

Childcare Within City Limits of Park City

Several of the large childcare centers are located within the Park City limits, but there are no licensed family providers.



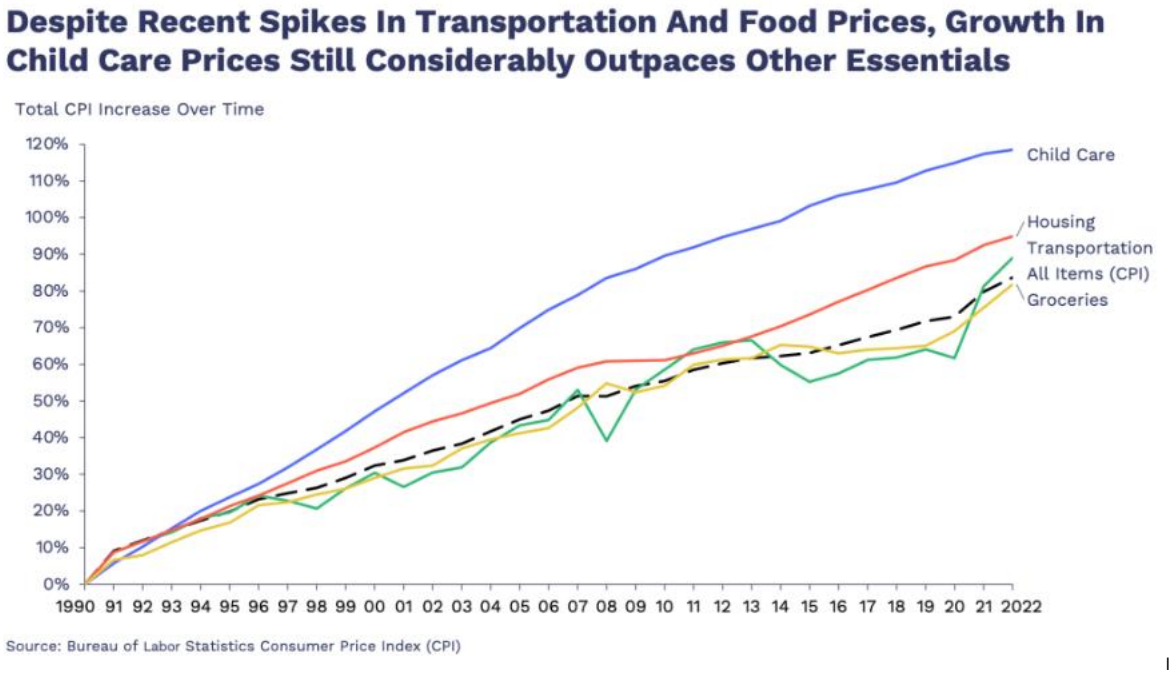
Removing the Resort and Summer Categories, the childcare in Park City available by age group is a total of 468 spaces.



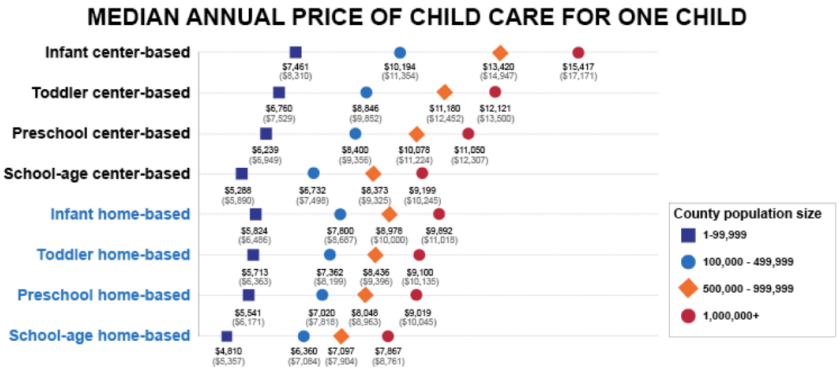
17% of the children under age 6 in Summit County live in Park City and 19% of the children ages 6 to 17 years old.[xlix]

Affordability of Childcare

Childcare has always been expensive, but the costs are increasing. Nationally, the costs of childcare have increased at a greater rate than other household expenses such as housing, transportation, and groceries.



Pricing of care differs greatly depending on the quality of care (higher-quality care requires trained teachers with lower ratios), amount (some families need more than 40 hours per week of care), timing (some families need care during evening and weekends), and age of the child. In general, due to higher staffing ratios, the cost of care typically decreases as the child ages, center-based care is more expensive than home-based care, and care is more expensive as area population increases.



Source: National Database of Childcare Prices 2018 (U.S. Department of Labor Women's Bureau) and American Community Survey 2014-2018 (U.S. Census Bureau)
Note: Childcare prices are presented in 2018 and 2022 real dollars. Estimates for 2022 are in parentheses.

Infant care is typically the hardest to find and the most expensive. In fact, it costs more to send an infant to childcare in Utah ($14,064)[lii] than tuition and fees for residents this year at the University of Utah ($9,002);[liii] and, unlike college tuition, there are very few grants, loans, or scholarships available to cover these costs.

The recommended benchmark is that families should not pay more than 7% of their family income on childcare.[liv] Based on 2022 Area Median Income for Summit County, those maximum monthly parental contributions would be as follows:

Summit County 7% AMI	1 person	2 person	3 person	4 person	5 person
100% AMI	$546	$624	$702	$780	$842
80% AMI	$437	$499	$562	$624	$674
60% AMI	$328	$375	$421	$468	$505
50% AMI	$273	$312	$351	$390	$421

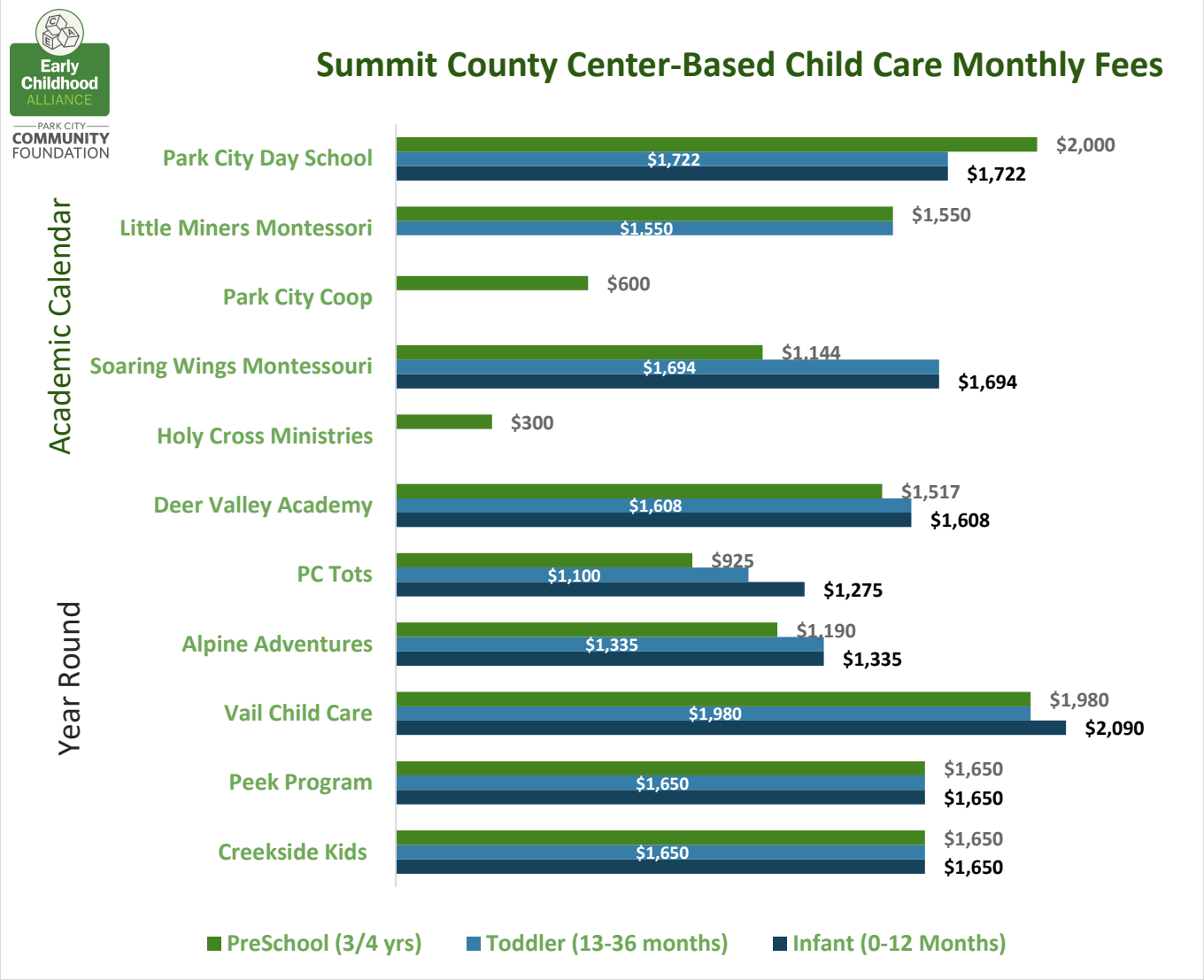
As discussed in the demographic section above, the working household children in Summit County are estimated to be distributed amongst the household income categories as follows:

Age Cohorts	<2		2 to <5		5 to 9		10 to 14	
Resident Children Needing Licensed Care	**686**		**330**		**788**		**839**	
	#	%	#	%	#	%	#	%
Household Income <= 30% HAMFI	75	11%	36	11%	87	11%	92	11%
Household Income >30% to <=50% HAMFI	76	11%	37	11%	87	11%	93	11%
Household Income >50% to <=80% HAMFI	64	9%	31	9%	73	9%	78	9%
Household Income >80% to <=100% HAMFI	71	10%	34	10%	82	10%	87	10%
Household Income >100% HAMFI	398	58%	192	58%	457	58%	487	58%

Local Childcare Tuition

Pricing for home-based licensed care varies depending upon the provider. Family care typically includes mixed-ages and does not have separate classrooms, so the pricing often does not vary as much by age. The estimated annual cost per child in Utah for family child care is $9,400 for base quality and $27,000 for high-quality.[lv] Stepping Stones, a local family-based provider charges $1,173 per month, or $14,076 per year.[lvi]

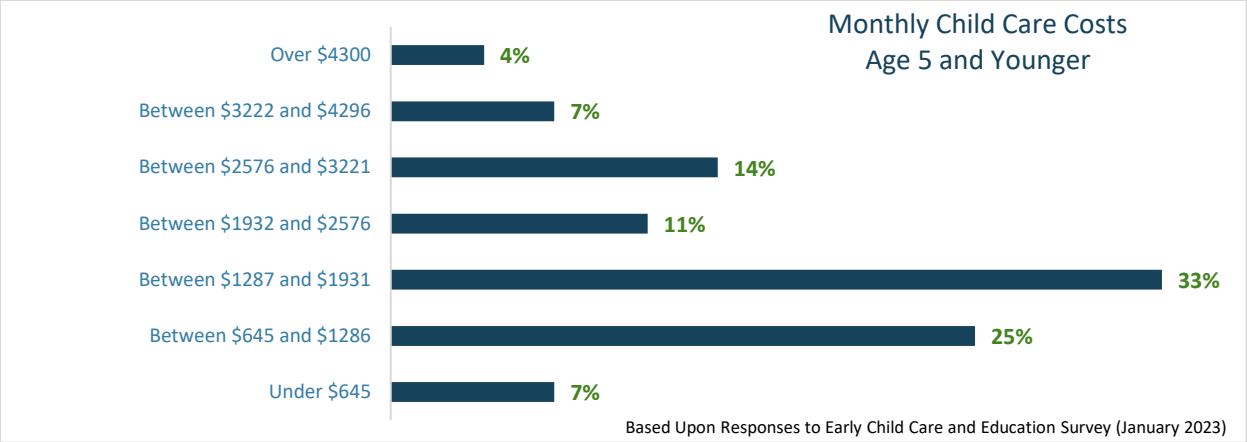
Pricing for center-based care often does vary by age. Pricing for several of the licensed, center-based providers in Summit County is set forth below, categorized by whether their programs run on an academic or calendar year.



lvii

Since Holy Cross Ministries and PC Tots are nonprofit organizations that subsidize their programs through philanthropic fundraising, they do not reflect the true private market tuition. Looking at the average charges based on tuition schedules at Creekside Kids, Peek Program, Deer Valley, Vail, Soaring Wings Montessori, Little Miners Montessori, Alpine Adventures, and Park City Day School, the average monthly costs charged to parents are $1,678 for infants, $1,649 for toddlers, and $1,585 for preschool children.

Based on the Summit County Survey of Childcare Needs, and assuming 4.3 weeks in each month, parents with children age 5 or younger are paying between $645 and more than $4,300 a month for childcare, with a third paying between $1,287 and $1,931. The chart below shows the responses from parents with children aged 5 or younger for how much they pay per child for childcare in a typical week.

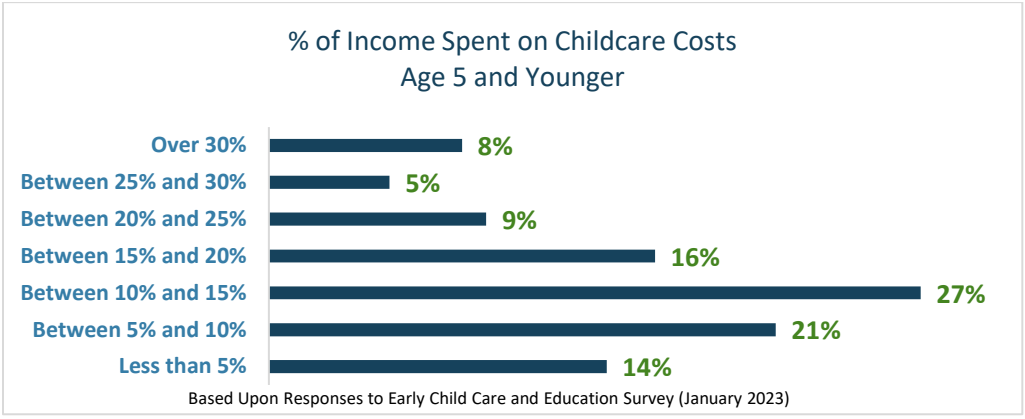


Gap Between Tuition and Affordability for Early Care and Education

Assuming a general average tuition of $1700 a month for care age 5 and under, and capping parental contributions at 7% of income, the chart below shows the monthly difference between what the private market is charging and what is considered to be affordable for parents (7% of their income) for one child per month as well as the average for all household sizes in that income category. This is known as the affordability gap.

Monthly Affordability Gap	Avg.	2 person	3 person	4 person	5 person
100%	$864	$1,076	$998	$920	$858
80%	$1,031	$1,201	$1,138	$1,076	$1,026
60%	$1,199	$1,326	$1,279	$1,232	$1,195
50%	$1,282	$1,388	$1,349	$1,310	$1,279

Based on survey results, the majority (65%) of parents of children aged five or younger in Summit County are paying more than 10% of their income on childcare.



Combining the average monthly affordability gap with the estimated number of children in each income range, the scope of the early childcare affordability issue becomes apparent.

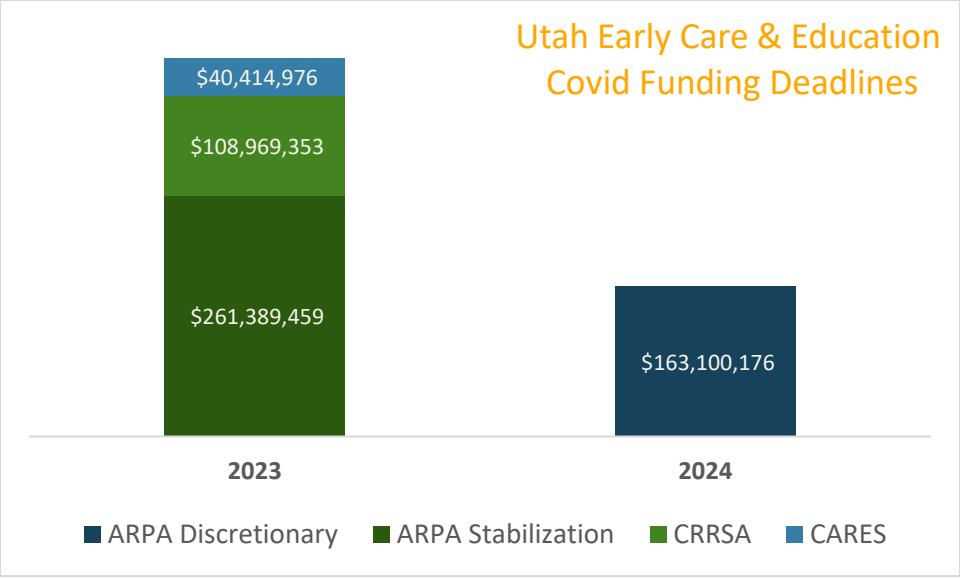
AMI Range	Avg. Monthly Affordability Gap	<2	2-5	Total Monthly Affordability Gap <2	Total Monthly Affordability Gap 2- 5	Total Monthly Affordability Gap <5
>100%	$864	323	276	$278,886	$238,288	$517,174
>80% <100%	$1,031	58	49	$59,670	$50,983	$110,653
>50% <80%	$1,171	52	44	$60,587	$51,767	$112,355
<50%	$1,282	123	105	$157,641	$134,693	$292,335

As discussed below, most of the children in the less than 50% AMI range, and depending on family size, some of the children up to approximately 70% of AMI, may be able to qualify for the childcare subsidy from the Department of Workforce Services. This additional funding would cover most of that affordability gap, since the monthly subsidy amount for children under two at a licensed center is $1043 a month.[lviii]

The private market is failing in early childcare because parents are unable to afford high childcare costs, providers operate on razor-thin margins maintaining slim profits, and childcare workers earn low wages and have high turnover.[lix] According to Secretary of the Treasury Janet Yellen, childcare is a "textbook example of a broken market."[lx]

Increasing Costs Once Federal Funds End

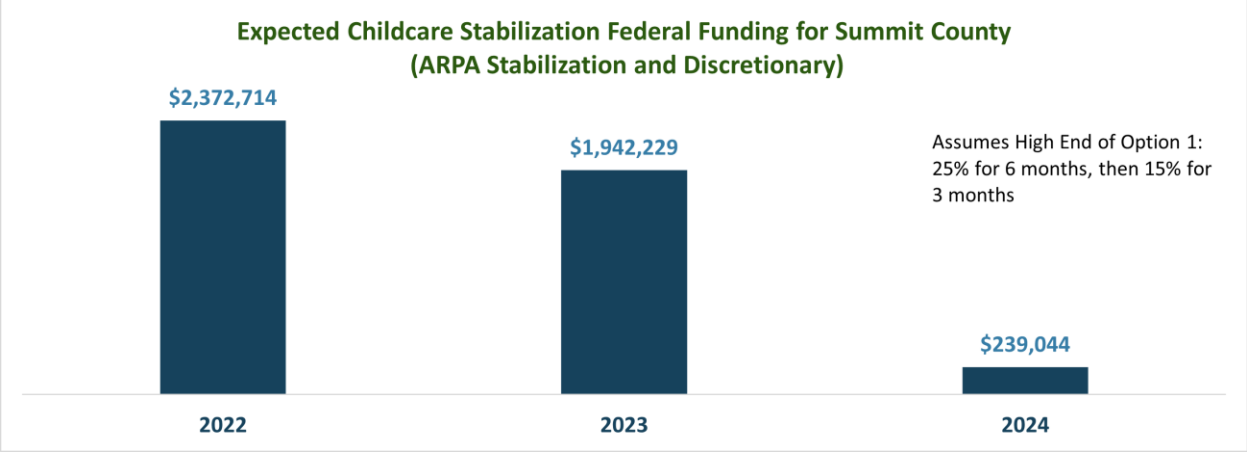
Childcare in Summit County is likely to become more expensive in the coming years when pandemic-related federal funds expire. Utah's childcare industry has been supported in recent years by over half a billion dollars ($573,873,964) in three rounds of federal pandemic relief funds.[lxi] Most of these funds must be expended by September 30, 2023, and the remaining $163 million in ARPA discretionary funding must be expended by September 30, 2024.



Summit County childcare providers have collectively received over $2.372 million in stabilization grants in calendar year 2022 alone ($1,160,502 of which went to providers located in zip code 84060), an additional two providers received stabilization grant funding from CRRSA funds in the amount of $155,200and 142 workers in Summit County received the Youth and Early Care Workforce Bonus totaling $284,000 in

September of 2022, providing the Summit County childcare industry with an investment of over $2.8 million dollars in calendar year 2022 alone.[lxii] Utah childcare providers reported that 41.8% of them would have closed their programs without these stabilization grants.[lxiii] More locally, in Summit County, 40% of survey respondents reported that their program would be closed now without the stabilization payments and all of the recipients used the stabilization payments to increase wages for their employees.

The Office of Child Care has announced its plans to distribute the $163,100,176 in ARPA discretionary funds that have an additional year to be spent (until September, 2024).[lxiv] Although specific details are not yet available, these funds will be used to continue the following programs: (1) licensing fee waivers, (2) free ASQ development screening, (3) therapeutic preschool, (4) reduced stabilization grants, (5) Care About Childcare Grants, and (6) professional development. The following new programs will also be funded with ARPA discretionary funds: (1) infant and toddler materials grant, (2) translating materials, (3) childcare for DWS training customers, and (4) mental health contracts. The Office of Childcare has provided two options for tapering this funding.[lxv] Using the best-case scenario from Option 1, Summit County stabilization grants are estimated to be as follows:



Utah childcare providers report that when the stabilization grants end, the majority (68.4%) will have to raise tuition and more than a third (36.7%) will have to cut wages or will be unable to sustain wage/salary increases.[lxvi] More locally, survey respondents indicated that once the stabilization payments run out, one third will have to raise tuition, and 17% will have to have staff wage cuts and staff layoffs. Note, however, that we only had 6 providers respond to this question, so it might not be reflective of the providers more generally.

Absent additional public support, the Bipartisan Policy Center has predicted that this childcare funding cliff will have "disastrous consequences for childcare providers still struggling with the lingering impacts of the pandemic."[lxvii] Most early childhood programs are small businesses, often women-owned, that make all other work possible. Allowing this sector to fail will have ripple effects across the economy as a whole, prevent parents from working to their full potential, and negatively impact the children who will be relegated to low-quality childcare options.[lxviii] The U.S. Chamber of Commerce Foundation conducted an economic impact study in Utah in October of 2022,[lxix] which found that:

- Childcare issues result in an estimated $1.36 billion loss annually for Utah's economy;
- Utah loses an estimated $258 million annually in tax revenue due to childcare issues; and

- Absences and employee turnover due to childcare cost Utah employers an estimated $1.10 billion per year.

A large share of this $258 million annual loss to tax revenue is tied to Summit County; since Summit County has the highest average adjusted gross income in Utah ($131,558), and the largest portion (57%) of state tax revenue is derived from Individual Income Taxes.[lxx]

Childcare Assistance

There is limited childcare tuition assistance available through philanthropic donations and federal funding administered by the Utah Department of Workforce Services.

Private Assistance

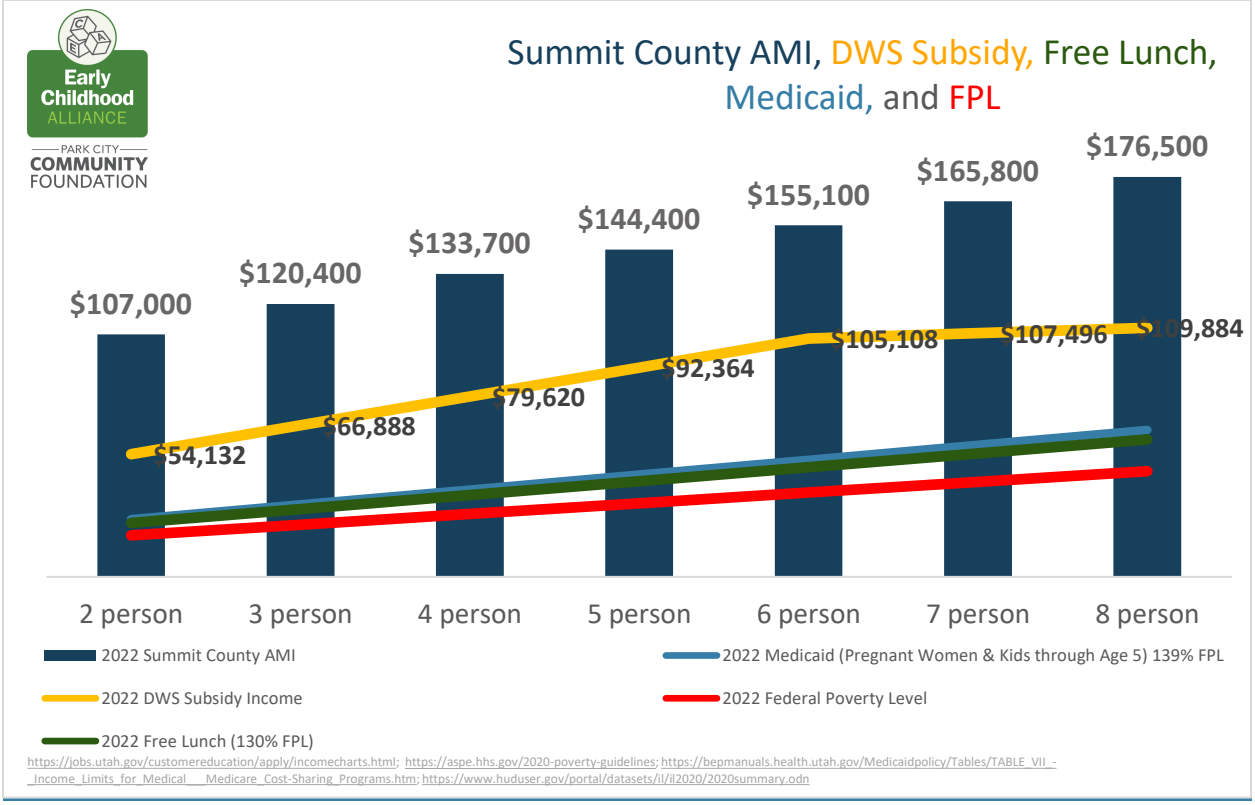
Several of the local childcare providers offer privately-funded financial assistance to their clients, including Park City Day School (approximately 23% of families receive tuition assistance), PC Tots (approximately 50% of families receive tuition assistance, but all families are subsidized since the tuition charged is less than the actual costs), and Holy Cross Ministries (offered based on a sliding income scale). The Park City School District Preschool is able to offer fee waivers to income-eligible families in part because of the $100,000 annual support provided by the Park City Education Foundation. These types of private assistance rely on philanthropic support and require extensive fundraising efforts.

Federal Assistance

The Utah Department of Workforce Services Office of Childcare (DWS) administers federal Child Care Development Block Grant funds as a childcare subsidy program. These subsidies are available to families that earn 85% or less of the state median income and are working or in school and can demonstrate a need for childcare, among other requirements. Because Summit County's Area Median Income levels are higher than the state levels, this results in an income limitation that is likely to range between 51% and 64% of Summit County's area median income, depending upon household size.[lxxi]

	2-person	3-person	4-person	5-person
DWS Childcare Subsidy Income Limits	$54,132	$66,888	$79,620	$92,364
% Summit County AMI	51%	56%	60%	64%

To get a sense of the DWS childcare subsidy income level qualification in comparison to other federally-funded programs that support young children such as free lunch and Medicaid, the chart below shows these income caps relative to the Summit County area median income and the federal poverty level.



In September of 2022, there were only 39 children in Summit County who received a childcare subsidy from the DWS program, and the majority of these children (25) are five years old or younger.[lxxii]

	Provider Type	Ages 0-5	Ages 6+
Zip Codes 84060 and 84061	Licensed Center	4	3
	Licensed-Exempt Center	1	
All Other Zip Codes	Licensed Center	14	6
	Family, Friend, and Neighbor	2	
	Licensed Family	4	5
Totals		25	14

There were 70 households with children under age 18 with qualifying income levels who responded to the Summit County Childcare Needs Assessment survey. The demand model estimates that there are likely 227 children needing licensed care under age 6 in Summit County whose families earn less than 50% AMI and another 95 children whose families earn between 50% and 80% AMI. Assuming one-third of the children in the higher income bracket could also qualify, there are likely 258 children under age six who could benefit from this subsidy in Summit County, but the current use (25) indicates that 90% of the eligible families do not receive the subsidy. This is consistent with estimates of the use of this program

across the State of Utah (9.5% of eligible children under 6 are served).[lxxiii] In addition to obtaining the subsidy, families would also need to find a qualified provided who will accept the subsidy, and the lack of available spaces may also decrease the utilization. Increasing utilization of the DWS subsidy program would greatly improve childcare access and affordability in Summit County. Connecting families to staff that can help them navigate this application process, such as Holy Cross Ministries' Promotor/a Outreach Program,[lxxiv] would help increase utilization.

For the children who benefit from the DWS subsidy, the maximum amount of subsidy is substantial, and can be as much as $12,516 per year. The amount of subsidy depends upon the age of the child, the type of childcare provider, and the amount of care required. Payments are made directly to providers. The annual maximum subsidies provided for family and center-based care are adjusted each year and the amounts effective as of October 1, 2022, are listed below.[lxxv]

	<2	2 Yr	3 Yr	4 Yr		<2	2 Yr	3 Yr	4 Yr
DWS Annual Subsidy Family Care	$9,024	$8,244	$7,944	$7,812	DWS Annual Subsidy Center-Based Care	$12,516	$9,852	$9,084	$9,048

Currently, no co-payment is required from the parents whose children benefit from the DWS subsidy. Starting in the Spring of 2023, however, parents will be expected to pay up to 7% of income as a co-payment, and possibly more than that depending upon the selected provider's tuition. *See* the DWS flyer attached as Attachment 5.

Childcare Workforce

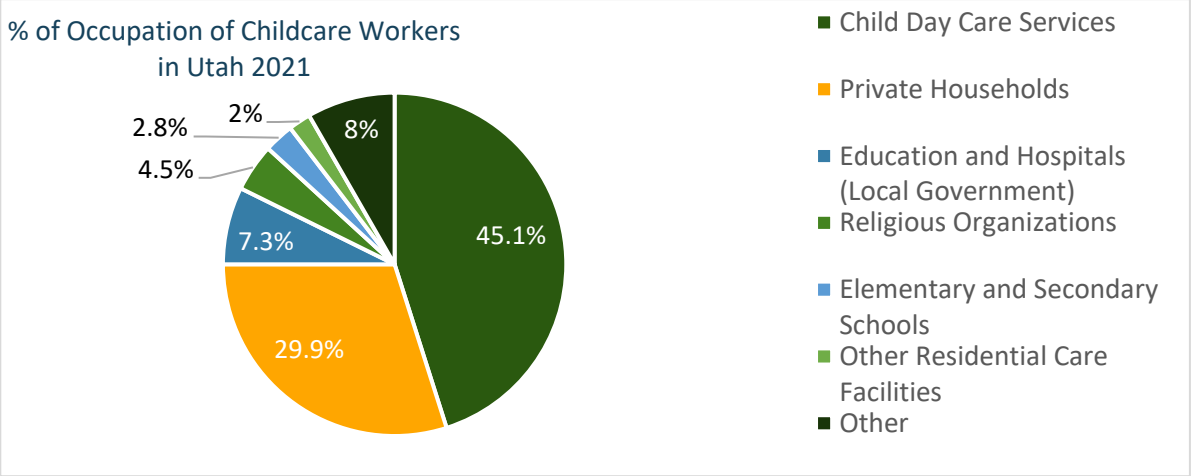
The childcare industry is experiencing a workforce shortage across the nation. The Center for the Study of Childcare Employment at Berkeley tracks childcare sector jobs each month. As of December, 2022, the childcare industry has not recovered since the COVID 19 pandemic began and has lost over 79,600 jobs since February of 2020, or roughly 8% of its workforce.lxxvi The Stanford Center on Early Childhood conducts national parent and provider surveys and found in December of 2022 that: (1) in every month of 2022, more than half of providers across all settings reported difficulty retaining and recruiting staff; (2) the impacts of staff shortages include less time and resources to prep activities and lessons for class, sanitize their classrooms, and keep their work days and class routines consistent; and (3) in November, 71% of provider reported feeling burned out.[lxxvii]

Here in Utah, almost half (45.4%) of childcare programs report that they were experiencing a staffing shortage in October of 2022 and the number one thing needed to stay was competitive wages.[lxxviii] Hiring qualified childcare staff has been difficult since the pandemic, particularly given the relatively low wages and lack of benefits. One of the Summit County childcare providers, the Park City School District Childcare Center, closed in September 2022 in part because of an inability to provide competitive wages.[lxxix] Similarly, the Park City Cooperative preschool "came within days of shutting down in August [2022] due to almost not being able to hire a new teacher."[lxxx]

Typical compensation for childcare workers (SOC 39-9011) in Summit County, UT ranges from $25,442 to $34,422. The median wage is $29,932, which is 10.3% higher than the national median of $27,143. When

you adjust the median wage for regional cost of living (which is 34.9% above the average) workers "feel like" they only make $22,188. In Utah, the typical compensation for these ranges from $20,183 to $27,307 and the median wage is $23,745. When you adjust the median wage for Utah for cost of living (which is 3.5% above the average) workers "feel like" they only make $22,942—which is still higher than Summit County's COL adjusted wage.

In December of 2022, there are 12,086 childcare workers in Utah and the median salary is $22,600. [lxxxi]The demand based on online job postings is about average (the national average for an area this size is 147 job postings per month, and Utah had 145 job postings).[lxxxii]



[lxxxiii]

The vast majority (92%) of the childcare workers in Utah are female and have at least a high school diploma or equivalent or more advanced education (88%), with 31% having an associate degree or higher.[lxxxiv]

Based on survey results, 64% of the early care and education providers in Summit County are fully staffed, and the reported wages for an employee with a bachelor's degree in early childhood related topics were $25,000, $35,500 for a lead teacher, and between $23 to $26 per hour. The majority (63%) of respondents have difficulty hiring staff because the commute is too long, the salary is not competitive, and the cost of housing is too high. None of the survey respondents provide paid parental leave and 40% provide no benefits at all.

Section IV.
Parent Preferences & Needs

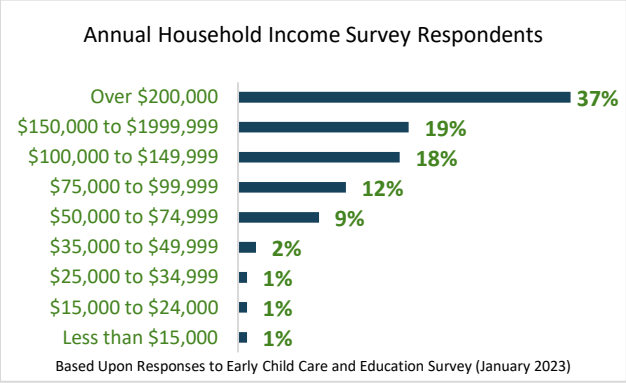
Section IV. Parent Preferences and Needs

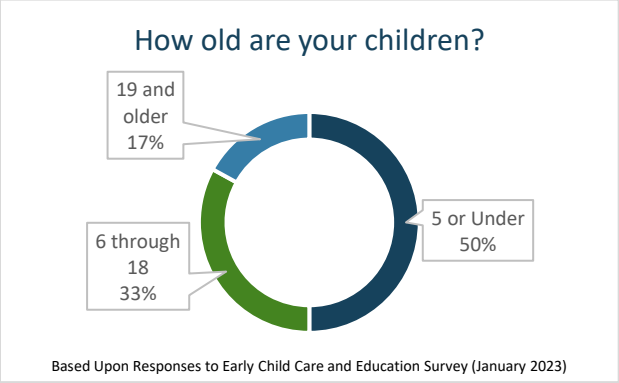
Summit County 2023 Survey

Summit County and the Early Childhood Alliance conducted a survey from December 19, 2022 , until January 15, 2023 to gather community feedback regarding current childcare use, availability, cost, and preferences. The survey was available in English and Spanish and there were 726 respondents. The full survey results are included as Attachment 6.

Summit County Survey Respondent Demographics

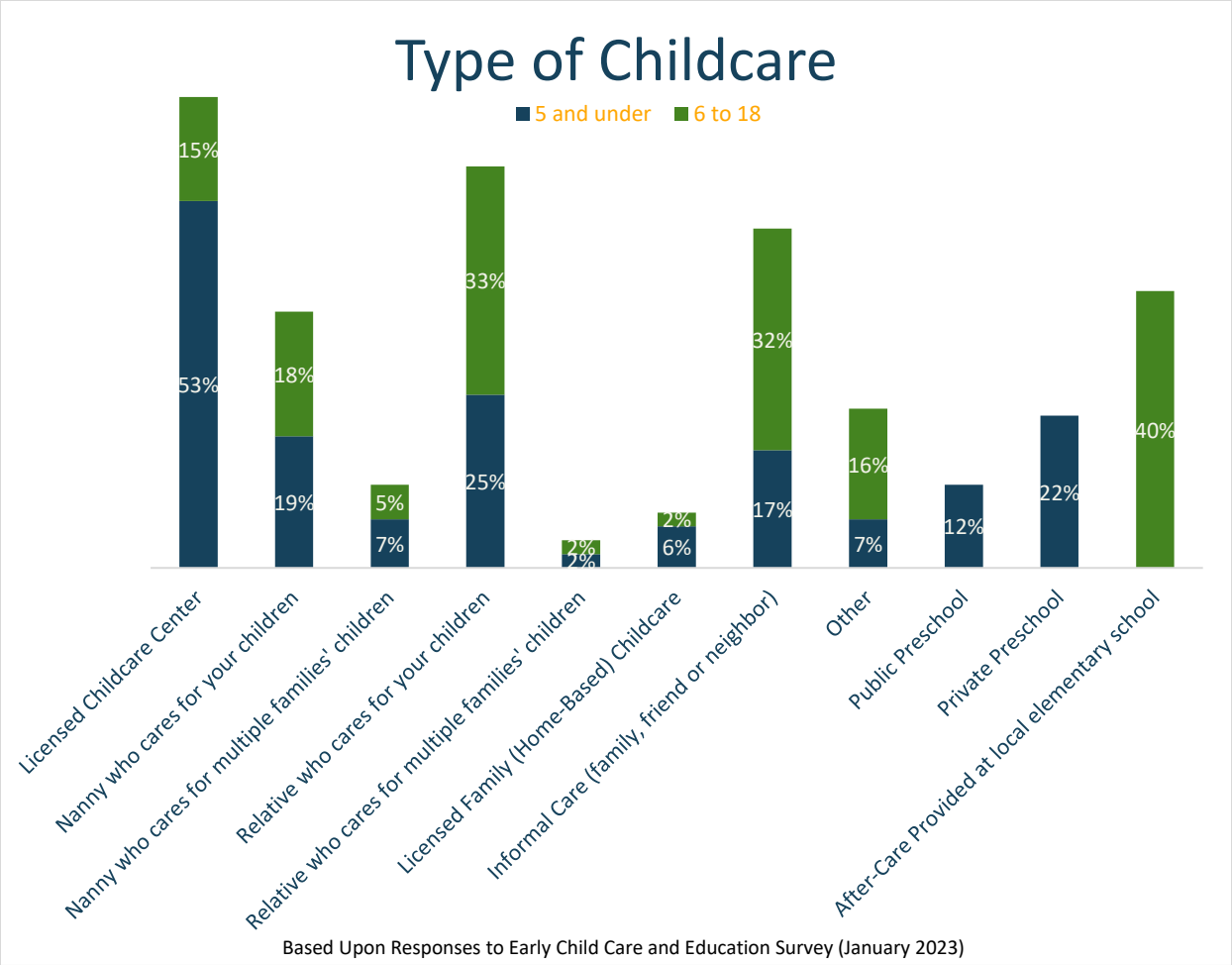
There were 710 surveys completed in English and 16 in Spanish, for a combined total of 726 responses. The majority (52%) of survey respondents live in the Synderville Basin area (84098), and the next largest group (19%) live in Park City (84060), while 12% of respondents live near Kamas (84036). The vast majority (93%) are residents of Summit County, 95% live here full time (10-12 months out of the year), and a little more than half (51%) work for a business located in Summit County. Most respondents are parents (90%) who are married (88%) and lived in a two-person (20%), three-person (27%), or four-person (32%) family (95%) household. The majority (85%) of respondents are white, and 7% are of Spanish, Hispanic, or Latino origin. Nearly half of the parents (50%) have children under age 5, a third (33%) have children aged 6 through 18, and 17% have children aged 19 and older. A few parents (6%) have children under age 19 with special needs or a disability. Several (23%) of the respondents said that they are extremely or somewhat likely to birth, foster, or adopt a child in the next five years. The majority (71%) work full time. The income levels are set forth below:



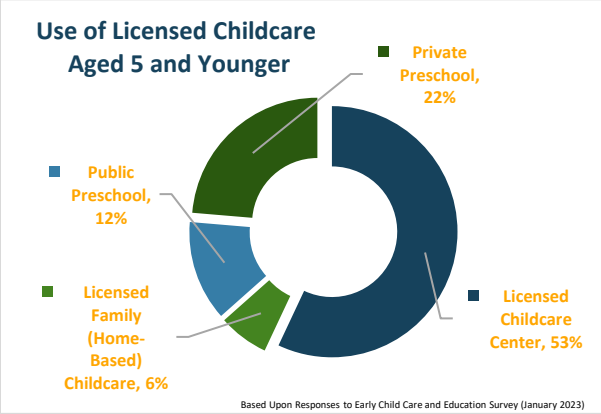


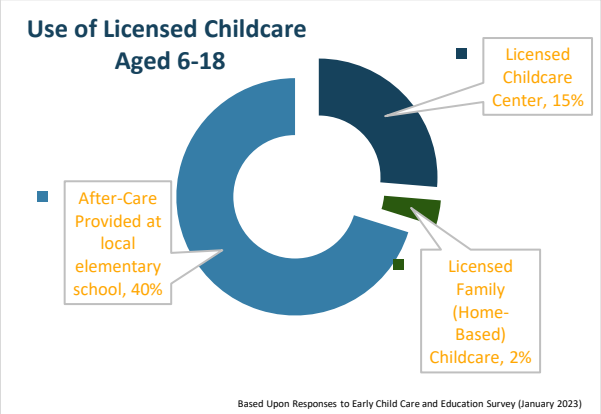
Summit County Survey Respondent Childcare Use

The vast majority (84%) of parents with children under age 5 and slightly less (53%) parents with children aged 6 to 18 rely on someone outside of themselves and their spouse/partner/co-parent to provide childcare. The type of care changes as the children age, and many families are using several types of care.

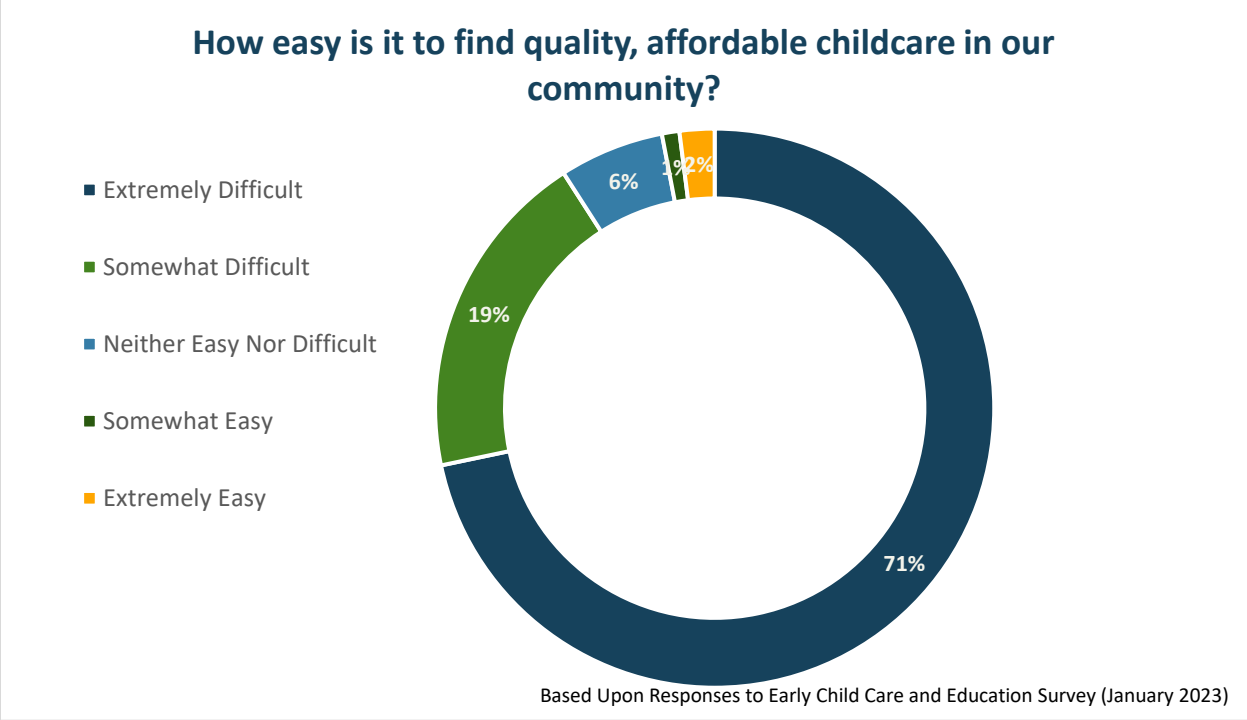


Families with children 5 and under primarily use licensed centers (53%), followed by relatives (25%) and private preschool (22%). The vast majority (93%) of these parents are using some form of licensed care for their children aged 5 and under, and many are likely combining this licensed care with other care from relatives, nannies, or neighbors. Older children, ages 6 to 18, are most often in after-care programs located at the local elementary schools (40%), cared for by a relative (33%) or cared for by a family, friend, or neighbor (32%). Use of licensed care decreases as the children age, where 57% of these families are using some form of licensed care.



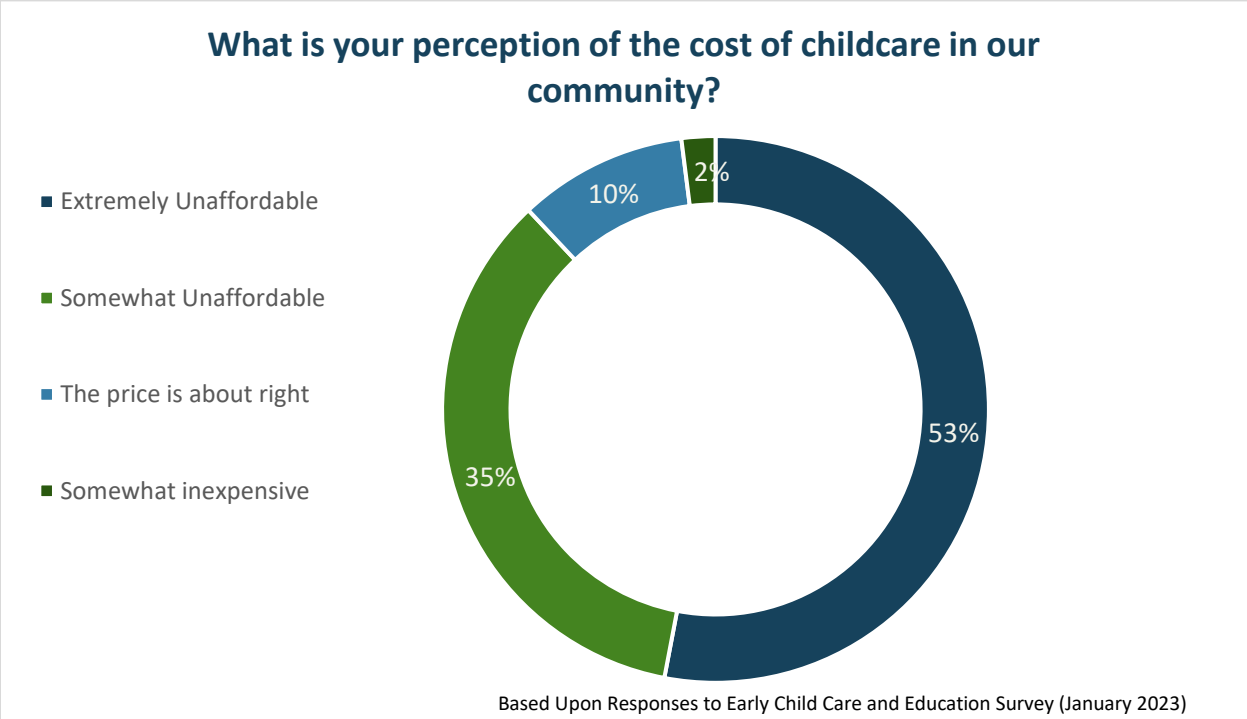


A very high percentage (90%) of respondents think that it is extremely (71%) or somewhat (19%) difficult to find quality, affordable childcare in our community.



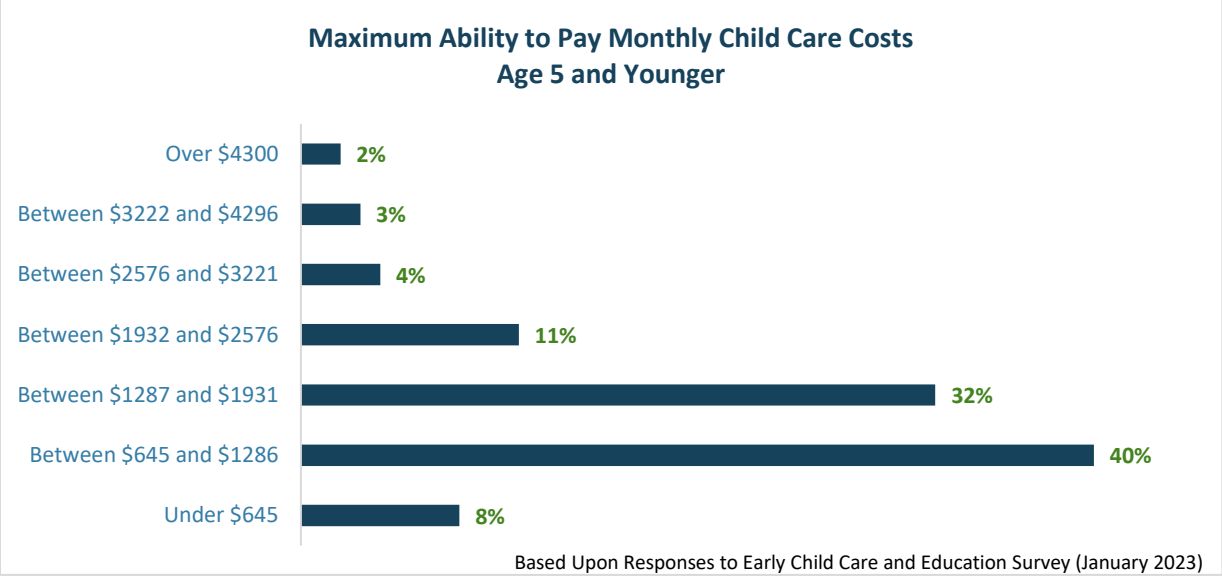
Based Upon Responses to Early Child Care and Education Survey (January 2023)

Similarly, the majority (88%) think that the cost of childcare in our community is either extremely unaffordable (53%) or somewhat unaffordable (35%).

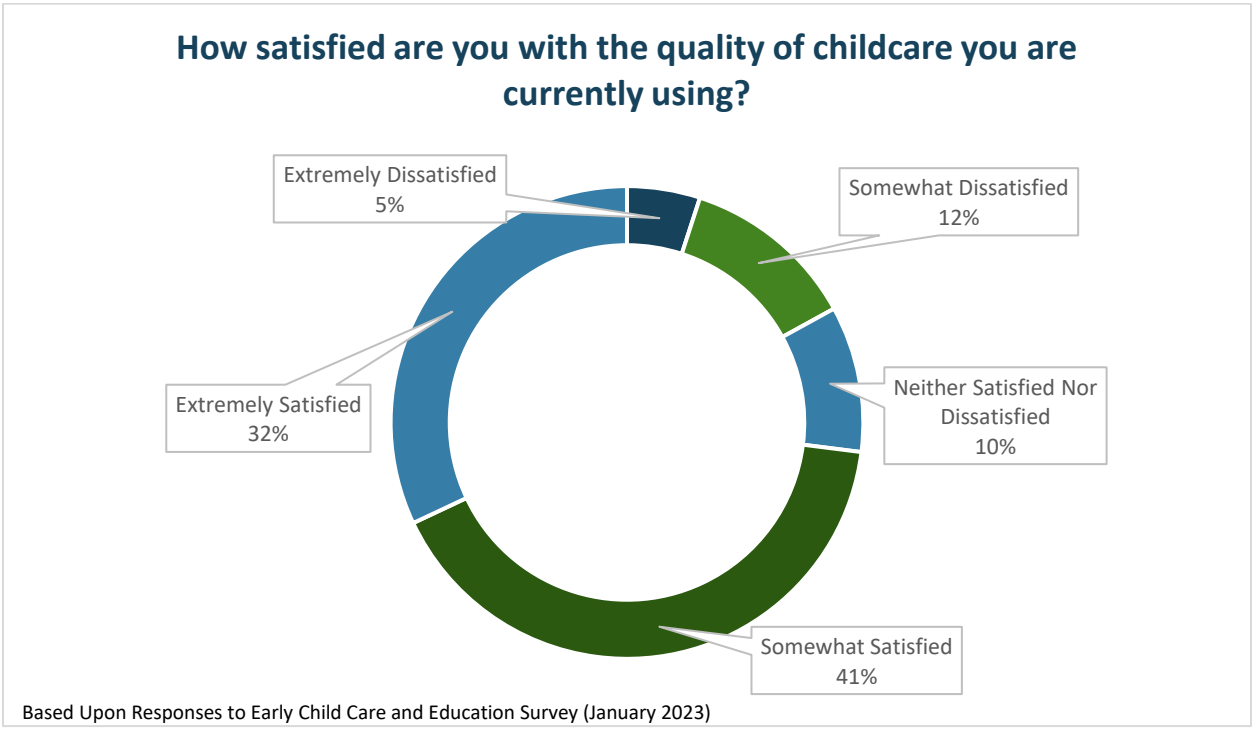


Based Upon Responses to Early Child Care and Education Survey (January 2023)

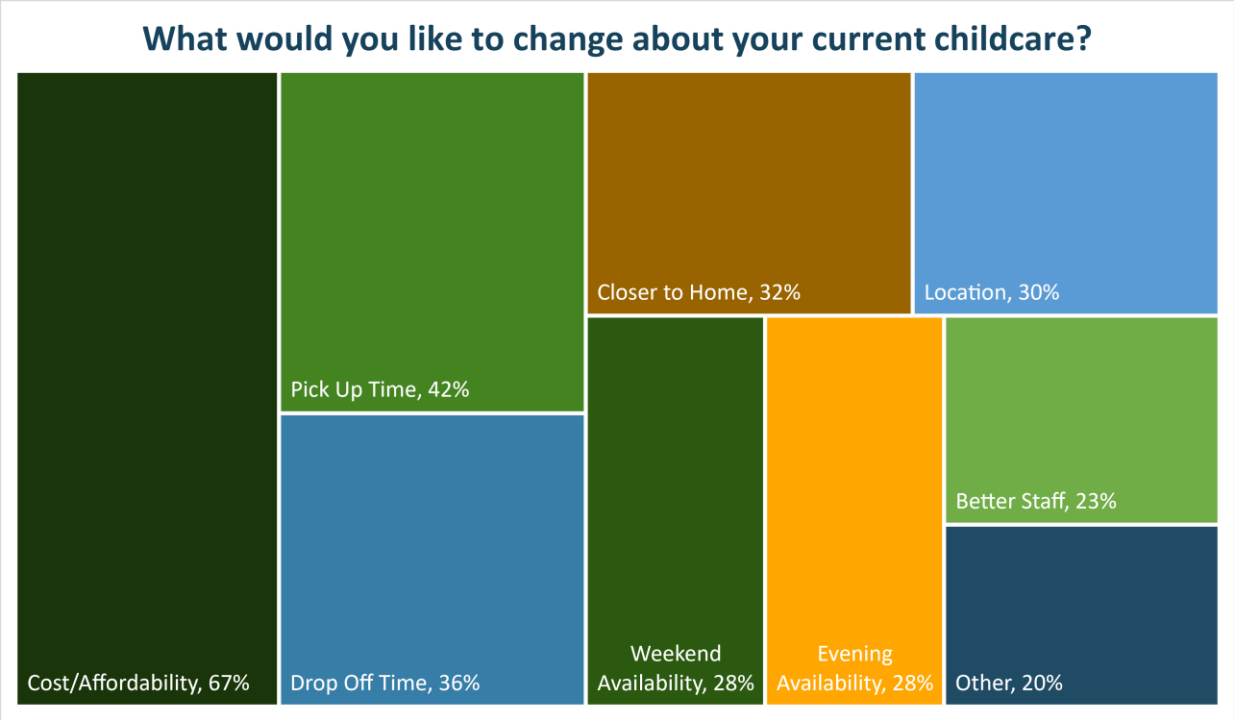
In trying to determine what is affordable for our parents, for children aged five or younger, 40% of survey respondents can pay a maximum of between $645 and $1,286 per child, per month for childcare, and another 32% can pay a maximum of between $1,287 and $1,931 per month.



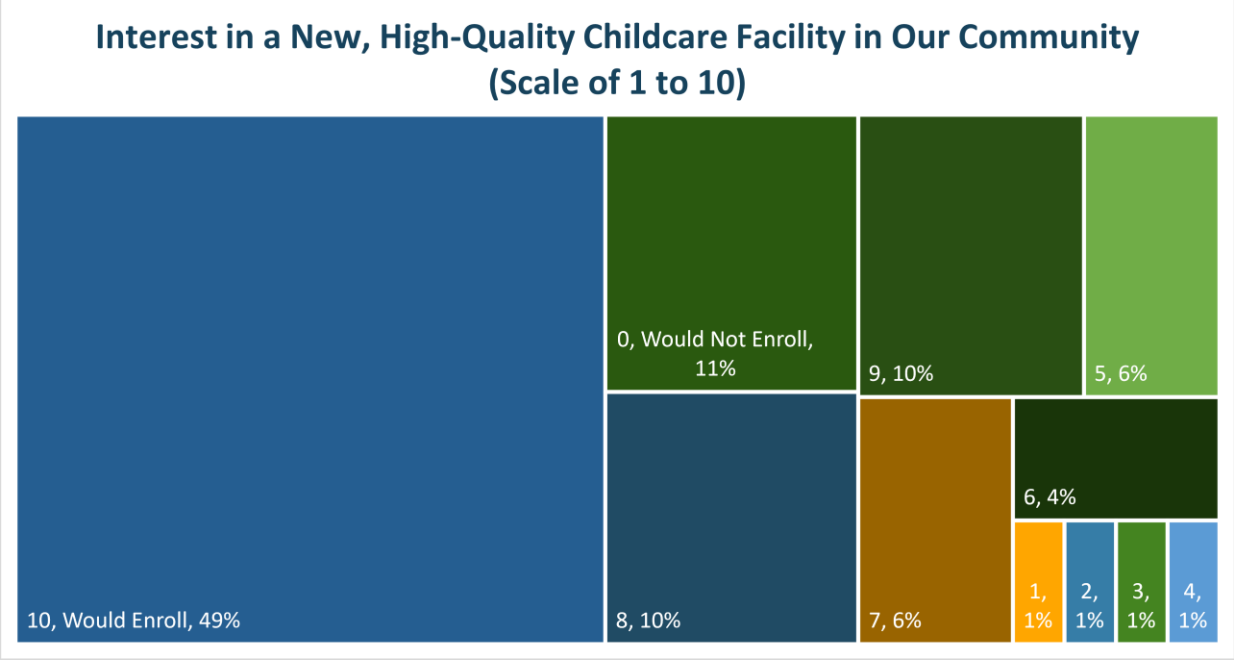
Parents are generally satisfied with the quality of the childcare they are using, with almost one third (32%) saying that are extremely satisfied and another large group (41%) reporting they are somewhat satisfied with the quality.



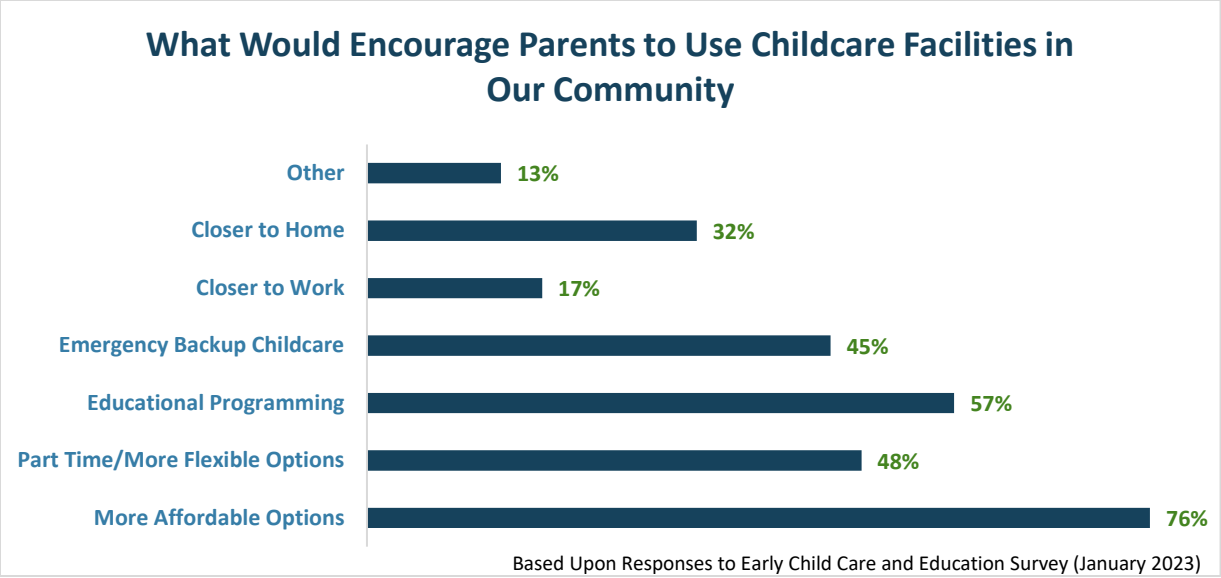
While most parents seem satisfied with quality, parents have expressed an interest in many other changes to their current childcare situation, such as weekend availability, revised pick up times, and cost.



Not surprisingly, many parents expressed interest in a new, high-quality childcare facility in our community, assuming reasonable cost and location.



The largest factor that would encourage parents to use childcare facilities in our community is having more affordable options.



Parents expressed the most interest (59%) in a childcare facility located in the Park City School District, but outside the city limits, followed closely (49%) by a facility located within the city limits of Park City. Almost one fifth (19%) need care on the weekends. Parents of children aged 5 and under typically want the services to begin between 7 am and 8 am (51%), followed closely by between 8 am and 9 am (34%), and to end between 5 pm and 6 pm (54%), followed closely by between 4 pm and 5 pm (23%).

National Survey Regarding Access and Effect on Employment

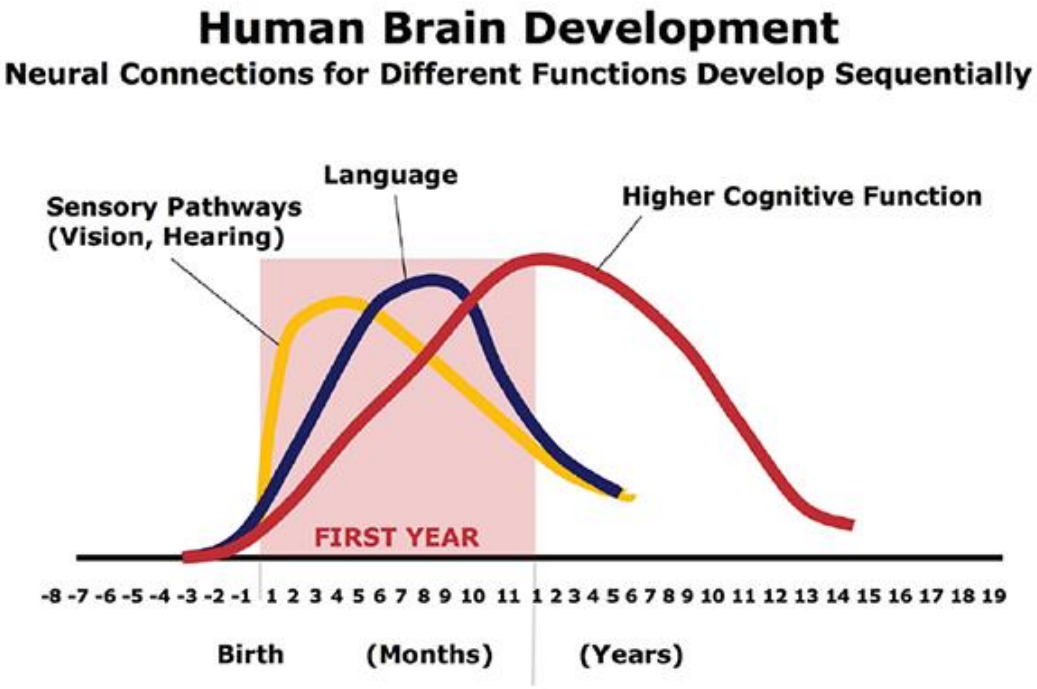
The Stanford Center on Early Childhood conducts national parent and provider surveys and found in December of 2022 that "[c]are has not been available for the majority of parents needing it and the parents who do have care experienced ongoing disruptions in that care that have impacted their ability to work."[lxxxv] This analysis also found:

1. In every month of 2022, more than 75% of parents looking for child care reported difficulty finding any kind of care; and
2. The majority of parents using any kind of care reported that disruptions to their arrangement impacted their ability to work (in October, 85% of parents reported care disruption-related impacts to their ability to work).

Section V.
Social and Economic Benefits of High-Quality Early Childhood

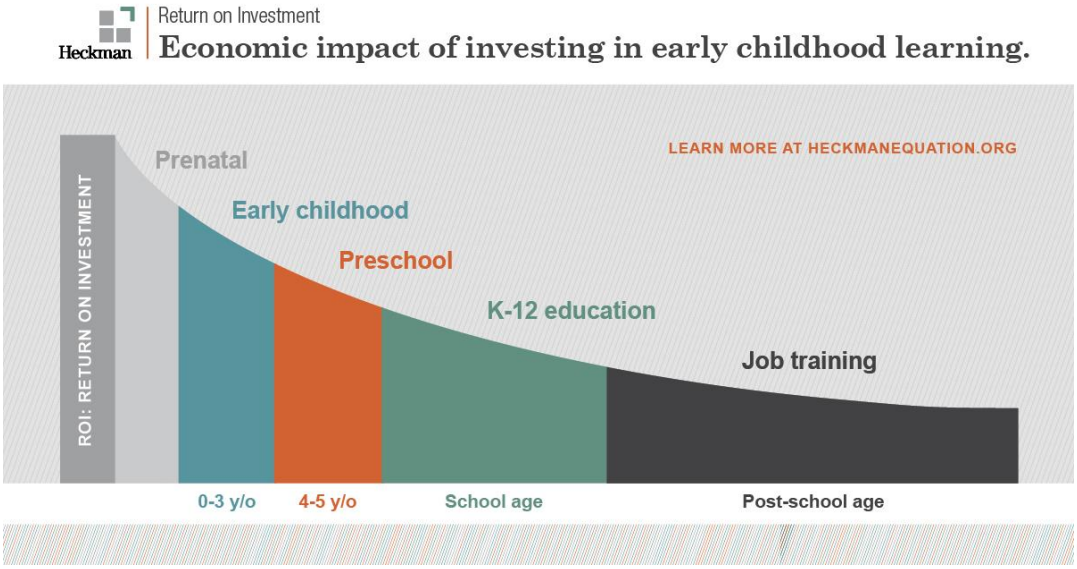
Section V. Social and Economic Benefits of High-Quality Early Childhood

Prenatal and early childhood experiences form the foundation of emotional, social, cognitive, and language development. This is because human brains are not fully formed at birth; instead, their basic architecture is constructed through an ongoing process, with the first years being the most important part of this process. The Center on the Developing Child at Harvard University has determined that in the first few years of life, more than 1 million new neural connections are formed every second; this time of heightened neural plasticity means it is "easier and more effective to influence a baby's developing brain architecture than to rewrite part of its circuitry in the adult years."[lxxxvi]



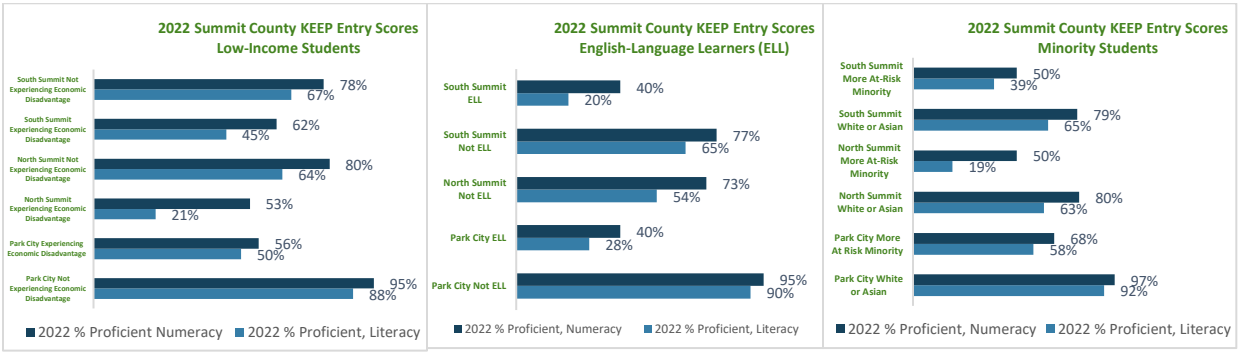
lxxxvii

Because our brains grow faster in early childhood than at any later point in life, the most fiscally responsible public investment we can make is to invest in our citizens early, when the returns are the highest.[lxxxviii] Nobel-laureate economics professor at the University of Chicago, Dr. James Heckman, finds that investing early has the greatest returns.



[lxxxix]

Lack of school readiness is one of the many ways in which communities pay for missed opportunities in providing high-quality early childhood experiences and environments. In Summit County, our minority, dual-language learning, and low-income students are disproportionately less ready for school than their peers, based on the Kindergarten Entry and Exit (KEEP) scores.[xc]



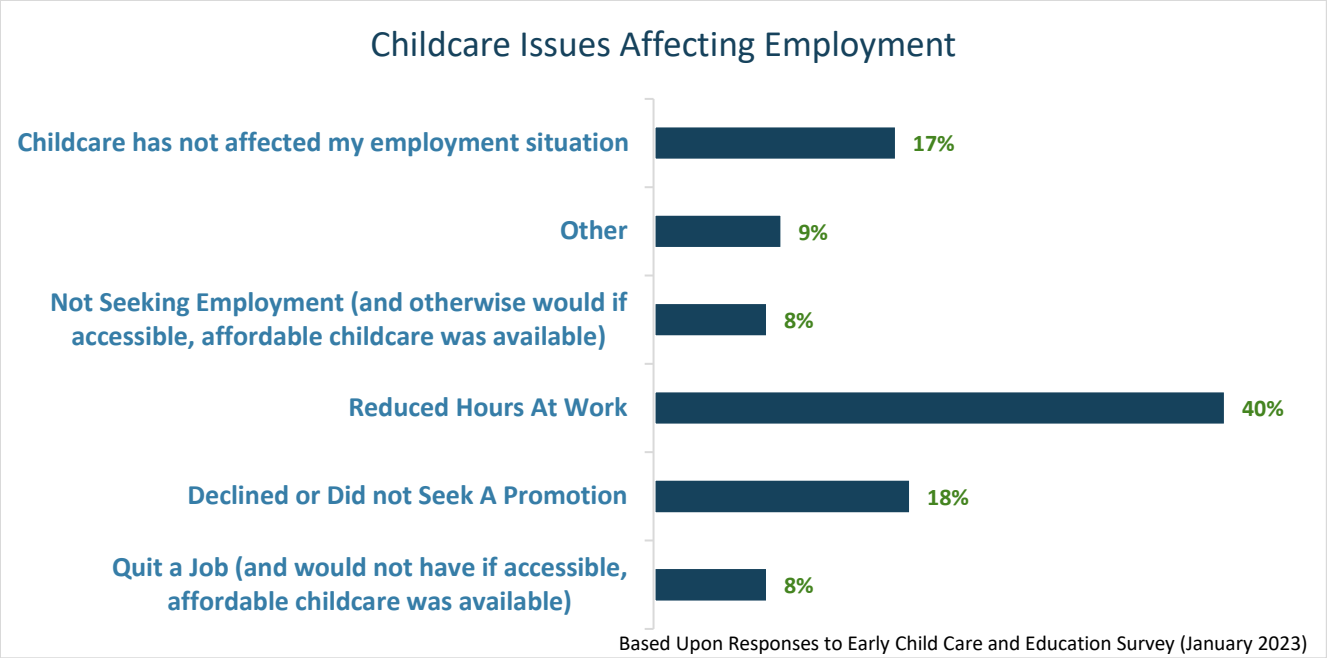
Investing in high-quality, affordable childcare and early childhood education in coordination with parental support and health programs helps: (1) close the achievement gap, (2) assist local employers in attracting and retaining their workforce, (3) strengthen school districts, (4) break the cycle of poverty, and (5) maximize our collective return on investment.

According to the U.S. Chamber of Commerce Foundation's report released in December, 2022,[xci] "**[c]hildcare is crucial for Utah's economic infrastructure and provides a stable foundation for Utah to continue to thrive as a business environment**." Inadequate access to childcare negatively affects family income, business productivity, and tax revenue. Nationally, insufficient care for children under the age of three is estimated annually to cost each individual child's parent $3,350, each business employing a parent $1,150, and each taxpayer $630.[xcii] One third of businesses report that childcare issues factored "a great deal" into loss of productivity for employees.[xciii]

In Utah, lack of access to childcare results in an estimated $1.36 billion loss annually for Utah's economy and Utah loses an estimated $258 million annually in tax revenue due to childcare issues.[xciv] The topline findings show that lack of childcare is damaging Utah's economy and exacerbating workforce shortages:



More locally, 83% of parents responded that childcare issues had affected their employment, such as causing them to reduce hours at work (40%) or declining/not seeking promotions (18%).



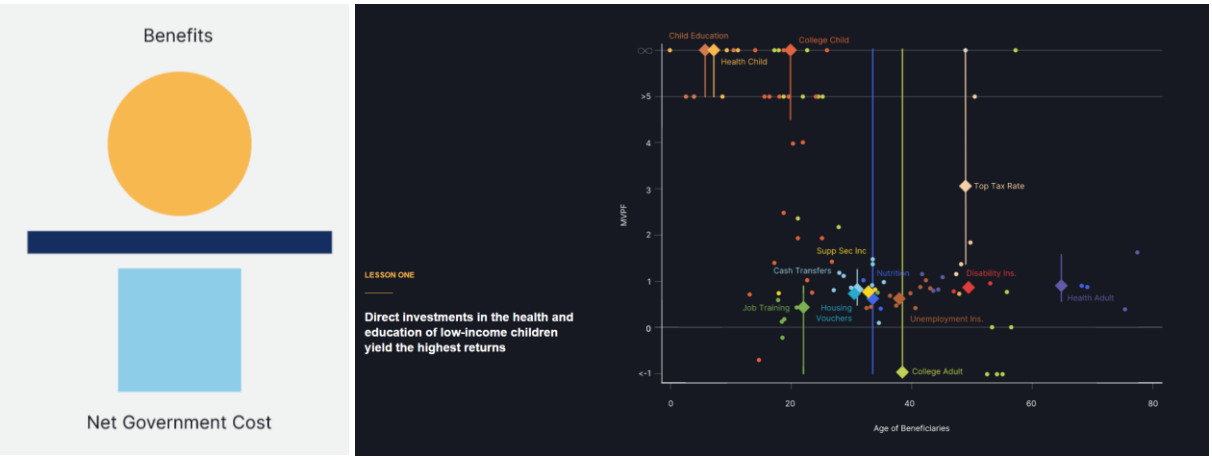
The Bipartisan Policy Center quantified the economic burden of Summit County's childcare gaps on households, businesses and tax revenues for both the immediate one-year impact and the future impact (representing the annual value plus losses that accumulate over the next 10 years due to the compounding nature of deficits incurred in the initial year).[xcv] The low and high estimates for Summit County are shown in the table below:

	Annual-Low	Annual-High	Future Value-Low	Future Value-High
Summit County	$21,073,000	$32,183,000	$35,711,000	$54,539,000

Societal Benefits

Early care and education benefits the child and his/her parents, but also society as a whole. These investments can "advance both economic efficiency and equity."[xcvi] Societal benefits include greater productivity and economic growth, less individual reliance on government transfers, and fewer bad outcomes that are costly for society such as poor health, noncompletion of high school and crime.[xcvii] Improvements in early childhood education, for example, have been found to lead to a 20% reduction in later criminal behavior.[xcviii]

Because of the numerous societal benefits, investments for early childhood are an excellent use of public funding. Two economists from Harvard University have set forth a mathematical analysis to determine what government expenditures are most effective at improving social well being.



Using their marginal value of public funds (MVPF) analysis, which measures the "bang for the buck" of government spending on a given policy, direct investments in low-income children's health and education have had the highest MVPF and yield the greatest returns compared against 133 policies in the U.S. over the past half century.[xcix] MVPFs are high throughout childhood and some direct investments in low-income children's health and education pay for themselves.[c]

Section VI.
Demand Analysis

Section VI. Demand Analysis (2690)

This demand analysis is attached as Attachment 8 and is based upon two drivers: (1) resident demand (2) and non-resident in-commuter demand. While the data is fairly strong with respect to the number of children by age whose parent or parents are in the workforce, and therefore likely need childcare, assumptions must be made with respect to how many of the parents needing care for their children would like that care to be provided by a licensed provider. This demand model is limited to licensed providers since those are quantifiable, and therefore that additional categorization must be made. The demand model is also based upon Lightcast Quarter 1 2023 data since this is the most current and accurate information, even though this creates some discrepancies with 2020 census data.

As discussed above, not all parents who need childcare prefer licensed childcare options; many parents prefer informal and relative care. Summit County survey respondents used licensed care much more for their children 5 and under (93%) and less as the children got older (57%). It is likely, however, that the survey respondents included many more users of licensed care, since several centers asked their parents to complete the survey, and people using childcare are more likely to respond to a childcare survey, therefore the survey responses likely overstate the demand for licensed care. Many of the survey comments, however, stressed the difficulty finding licensed care for young children and the wait lists at local providers decrease as children age, so clearly the demand is high.

Other childcare demand models either assume that all children of working families want to use licensed care (such as the Utah Access to Childcare Report)[ci] or base this assumption on survey results of current use (such as San Mateo County's Child Care Needs Assessment).[cii] For purposes of these estimates, in order to be conservative, the model assumes a lower demand for licensed care than reflected in either the labor participation rate or the current type of use based upon survey response. This model assumes that 75% of the children under age 2 who need childcare want to be in licensed care, 80% of children under age 5, 50% of children aged 5 to 9, 40% of children aged 10 to 14 and 0% of children aged 15 to 19. This oldest age group is excluded from the need projections because most of the licensed centers and after-school programs end by that age and it assumed that many families are meeting any childcare needs for this oldest age group with non-licensed providers. These assumptions regarding desire for licensed care are used consistently between years 2022 and 2032 among resident parents. For commuting parents, the desire for licensed care once children are five years old and enter school is assumed to be zero since it is unlikely that employees are using after-school care near their employer.

Resident Demand (2643)

This category captures the estimated demand for licensed childcare for children of parents who live in Summit County. The chart below estimates by age group the number of Summit County resident children who need some form of childcare and the number of these children that are estimated to need licensed care. Older children are assumed not to need any licensed care.

Age Range	<2	2-<5	5-9	10-14	15-19
# Children Needing Care	914	356	1576	2097	1885
# Children Needing Licensed Care	686	330	788	839	0

Non-Resident In-Commuter Demand (47)

This category captures the estimated demand for licensed childcare for children of parents who live outside Summit County but work within it.

There are an estimated 18,413 inbound commuters who work in, but live outside, Summit County. Many of these workers use childcare facilities located in Summit County. For example, of the 67 families served by PC Tots, 15 (22%) live outside Summit County (1 lives in Salt Lake City, 11 live in Heber, 1 lives in Ogden, and 2 live in Murray) and another 18 (27%) live within Summit County but commute from more rural communities to drop off their children at the two PC Tots centers located in Park City (6 live in Coalville, 11 live in Kamas, and 1 lives in Peoa).

Applying the percentage of children of total population by age to this group, the chart below estimates the number of children of local employee nonresidents. The model then assigns the same parent preference for licensed care as was used for residents and applies a capture rate of 5%[ciii] (meaning that only 5% of the children of nonresident employees who want licensed care would like that care to be near their employer in Summit County). The demand for school-aged children for licensed care in Summit County is assumed to be zero since it is unlikely that parents would drive down to pick their children up from school and drive back to some form of licensed after-school care in Summit County. The chart below shows, by age group, the total number of children of nonresident employees and the number of these children that would need licensed care in Summit County.

Age Range	<2	2-<5	5-9	10-14	15-19
# Children	909	276	1288	1378	1328
# Children Needing Licensed Care in Summit County	34	13	0	0	0

Total Projected Demand for Licensed Care (2690)

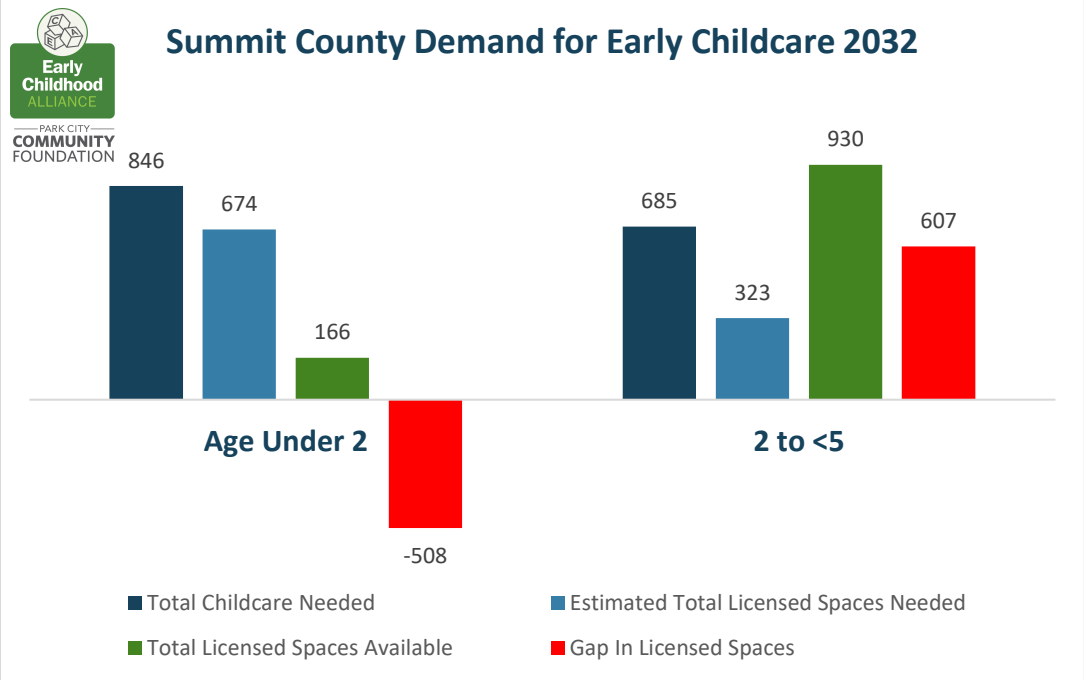
In sum, the estimated need for licensed care in Summit County from resident children is 2,643 and 47 from non-resident in-commuter children for a total demand of 2,690. This is further broken down to be 1,064 under age five and 1,627 for ages five through eighteen.

The current licensed capacity in Summit County for non-tourist children is 1512, or 52% of the current estimated need. The need is particularly great for care under age 2 since the current capacity meets only 28% of the projected demand.

Summit County Demand for Child Care Spaces 2022				
Age Group	**<2**	**2-<5**	**5-19**	**Total**
Resident Demand	686	330	1627	2643
Employee Demand	34	13	0	47
Total Spaces Needed	720	344	1627	2690
% Distribution of Need	27%	13%	60%	100%
Total Spaces Available	166	800	558	1512
% Spaces Available	11%	53%	37%	90%
Additional Spaces Needed	554	-456	1069	1166
% of Demand Met With Current Spaces	23%	233%	34%	52%

Ten-Year Childcare Needs Projections in Year 2032

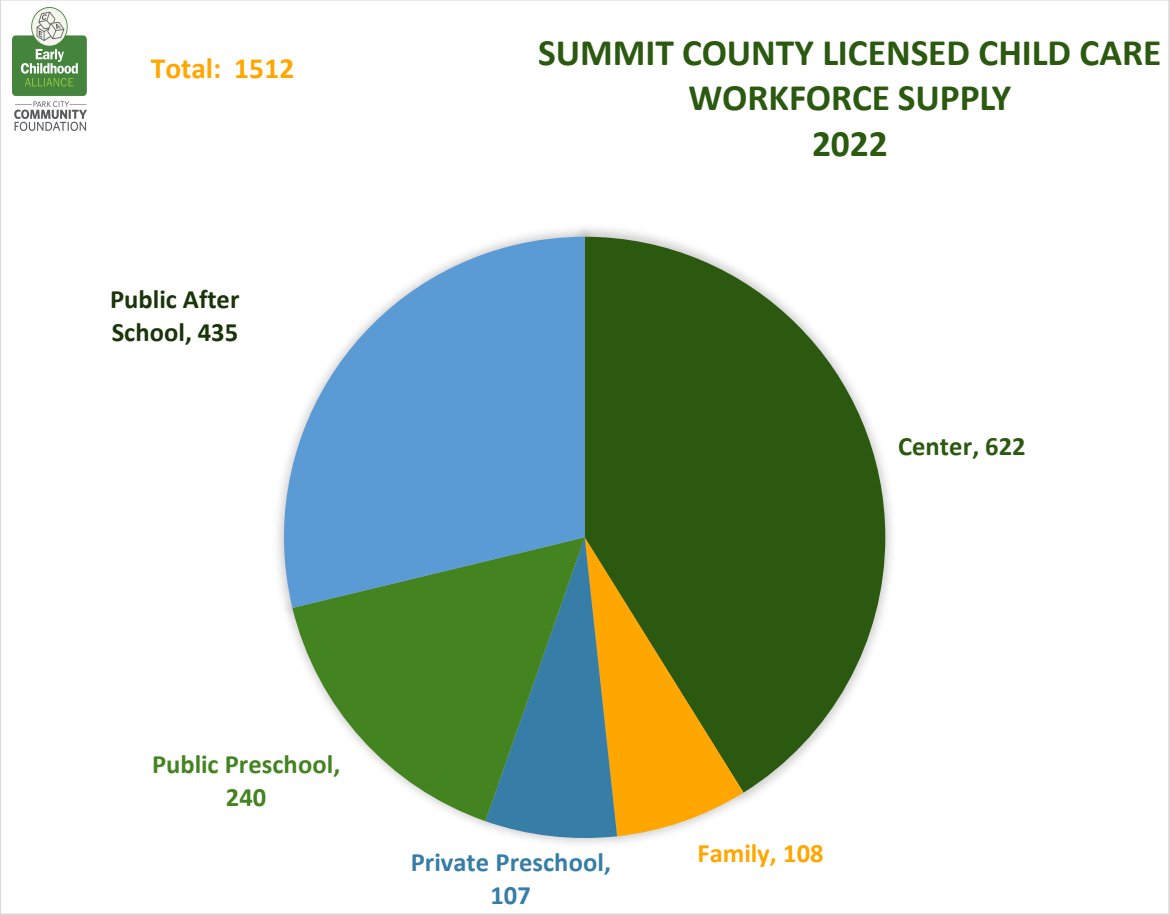
Although the total population of Summit County is expected to increase, the population of children over age 5 is expected to decrease over the next ten years. Also, adding additional preschool capacity at the Park City School District will increase capacity for the 3-year olds (half day program) and the 4-year old (full day program) students who enroll. Thus excess capacity is shown for the years 2 to 5, but might not have the hours and daily availability needed to meet workforce family needs. Due to the upcoming loss of federal stabilization funds, and other difficulties outlined in this report, the model does not predict any additional licensed providers entering the market.



Summit County Demand for Childcare 2032				
Age Group	**Age Under 2**	**2 to <5**	**Age 5-19**	**Total**
Total Childcare Needed	846	685	4401	5086
Estimated Total Licensed Spaces Needed	674	323	1252	1575
Total Licensed Spaces Available	166	930	558	1512
Gap In Licensed Spaces	-508	607	-694	-63

Total Supply of Licensed Care (1512)

This model does not include the demand by visiting guests, so the resort capacity is not included in the supply of licensed care (note that the Deer Valley Academy is included since this is available on an academic calendar). To the extent that some of the resort spaces are used by local families when it is not high season, this is likely countered by the fact that many centers are not operating at full licensed capacity. Similarly, the Summer programs provide great options for care when the academic programs are not in session, but most children who need care in the Summer also need care during the academic year and so the Summer Programs are not included since they compliment the academic-year offerings.



Note that the total capacity based on the licensed capacity from the state Office of Childcare (1512) differs slightly from the aggregate actual capacity by age estimates (1524). This is because some childcare providers supplied detailed information about the number of children they serve by age group, but sometimes providers reported more children than capacity because not all children attend everyday of

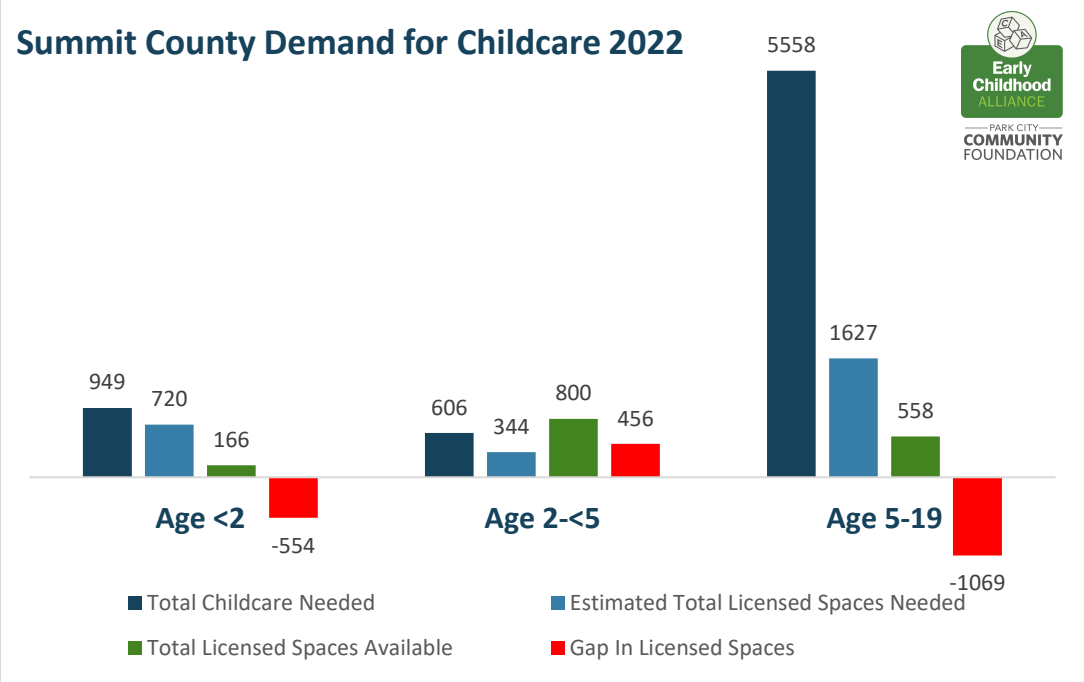
the week (for example, some children attend on a MWF schedule, while others attend T/TH). Also, assumptions had to be made for some providers in order to estimate capacity by age range.

Additional Need for Licensed Care (1166)

In total, Summit County needs 2690 licensed childcare options, but currently only has 1512 spaces available, leaving a gap of 1166. In particular, kids under age 2 and over age 5 need more licensed care, because the currently available spots meet only 23% and 34% of the estimated demand.

More specifically, Summit County's total childcare demand, estimated licensed demand, current licensed availability, and the gap between what is available and what is estimated to be needed in licensed care is as follows:

Summit County Demand for Child Care Spaces 2022				
Age Group	**<2**	**2-<5**	**5-19**	**Total**
Resident Demand	686	330	1627	2643
Employee Demand	34	13	0	47
Total Spaces Needed	720	344	1627	2690
% Distribution of Need	27%	13%	60%	100%
Total Spaces Available	166	800	558	1512
% Spaces Available	11%	53%	37%	90%
Additional Spaces Needed	554	-456	1069	1166
% of Demand Met With Current Spaces	23%	233%	34%	52%



The analysis shows there is a surplus of licensed spots for preschool-aged children. Many preschools provide a spot for children, but it may not satisfy all of the childcare needs since many programs operate for only a few hours a day, a few days a week. Because there are so many more years of school-aged

children, even assuming zero need for licensed care for children over the age 13, there is still a need for more licensed care to serve the school-aged population, primarily during the elementary school ages.

These needs are expected to decrease as the childhood population declines and more preschool options become available for families.

Section VII. Conclusion

Section VII. Conclusion

> **There can be no keener revelation of a society's soul than the way in which it treats its children.**
>
> **-Nelson Mandela**

Prenatal and early childhood experiences form the foundation of our emotional, social, cognitive, and language development. Summit County does not have enough high-quality, affordable childcare options for its families, and parents are scrambling.

The private market in childcare is failing because compensation is too low to attract and retain early childcare educators, but parents can't afford to pay more, and very few families qualify for any public assistance.

Investing in high-quality, affordable childcare and early childhood education in coordination with parental support and health programs helps: (1) close the achievement gap; (2) assist local employers in attracting and retaining their workforce; (3) strengthen our school districts; (4) break the cycle of poverty, and (5) maximize our collective return on investment.

It is clear that even with significant federal financial support that is coming to an end, Summit County does not have enough childcare options available to meet the need and that the options that are available are too expensive for many of our community members. It is also clear that the lack of high-quality, affordable, childcare options damages our children's future potential as well as our existing workforce, and exacerbates inequalities in our community.

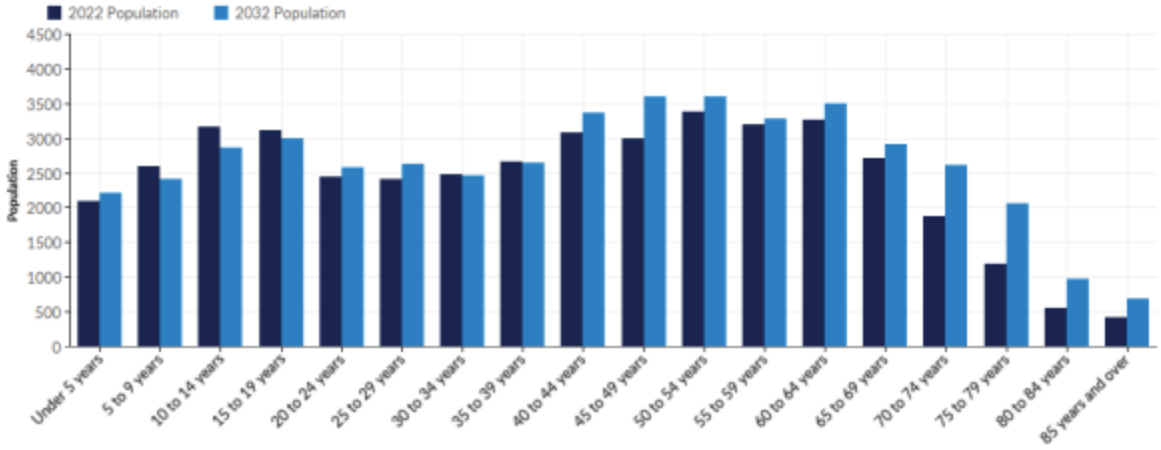
As Elliot Haspel clearly outlined in his opinion piece in the *Deseret News* when discussing the impending federal funding child care fiscal cliff, "***the damage from inaction is difficult to overstate yet easy to predict. . . . Quality child care will become a luxury good, nearly impossible to find for all but the wealthiest***."[civ]

Section VIII. Attachments

Section VIII. Attachments

Attachment 1: Lightcast Population by Age Cohort

Population by Age Cohort



Age Cohort	2022 Population	2032 Population	Change	% Change	2032 % of Cohort
Under 5 years	2,092	2,208	116	6%	4.66%
5 to 9 years	2,595	2,411	-184	-7%	5.09%
10 to 14 years	3,154	2,866	-288	-9%	6.05%
15 to 19 years	3,104	2,989	-115	-4%	6.31%
20 to 24 years	2,446	2,582	136	6%	5.45%
25 to 29 years	2,413	2,627	214	9%	5.55%
30 to 34 years	2,477	2,462	-15	-1%	5.20%
35 to 39 years	2,654	2,644	-10	0%	5.58%
40 to 44 years	3,083	3,358	275	9%	7.09%
45 to 49 years	2,993	3,589	596	20%	7.58%
50 to 54 years	3,373	3,604	231	7%	7.61%
55 to 59 years	3,197	3,274	77	2%	6.91%
60 to 64 years	3,260	3,503	243	7%	7.40%
65 to 69 years	2,711	2,914	203	7%	6.15%
70 to 74 years	1,870	2,603	733	39%	5.50%
Total	43,571	47,354	3,783	9%	100.00%

Attachment 2: Summit County Housing Profile

Housing Profile

Summit County, UT 38
Summit County, UT (49043)
Geography: County

Prepared by Jeffrey B. Jones, AICP

Population		Households	
2010 Total Population	36,324	2022 Median Household Income	$113,924
2020 Total Population	42,357	2027 Median Household Income	$128,700
2022 Total Population	43,488	2022-2027 Annual Rate	2.47%
2027 Total Population	44,451		
2022-2027 Annual Rate	0.44%		

	Census 2010		2022		2027	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	26,545	100.0%	25,950	100.0%	26,298	100.0%
Occupied	12,990	48.9%	16,045	61.8%	16,417	62.4%
Owner	9,897	37.3%	12,324	47.5%	12,753	48.5%
Renter	3,093	11.7%	3,721	14.3%	3,664	13.9%
Vacant	13,555	51.1%	9,905	38.2%	9,881	37.6%

	2022		2027	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	12,324	100.0%	12,753	100.0%
<$50,000	37	0.3%	26	0.2%
$50,000-$99,999	29	0.2%	19	0.1%
$100,000-$149,999	69	0.6%	51	0.4%
$150,000-$199,999	252	2.0%	186	1.5%
$200,000-$249,999	335	2.7%	252	2.0%
$250,000-$299,999	456	3.7%	347	2.7%
$300,000-$399,999	809	6.6%	621	4.9%
$400,000-$499,999	687	5.6%	635	5.0%
$500,000-$749,999	3,346	27.2%	3,255	25.5%
$750,000-$999,999	3,426	27.8%	3,893	30.5%
$1,000,000-$1,499,999	806	6.5%	949	7.4%
$1,500,000-$1,999,999	875	7.1%	1,045	8.2%
$2,000,000+	1,197	9.7%	1,474	11.6%
Median Value	$760,362		$813,222	
Average Value	$906,353		$977,690	

Census 2010 Housing Units	Number	Percent
Total	26,545	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	12,330	46.4%
Rural Housing Units	14,215	53.6%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 26, 2022

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Attachment 3: Park City Housing Profile

Housing Profile

Park City, UT 34
Park City, UT (4958070)
Geography: Place

Prepared by Jeffrey B. Jones, AICP

Population		Households	
2010 Total Population	7,600	2022 Median Household Income	$125,251
2020 Total Population	8,396	2027 Median Household Income	$140,439
2022 Total Population	8,619	2022-2027 Annual Rate	2.32%
2027 Total Population	8,680		
2022-2027 Annual Rate	0.14%		

	Census 2010		2022		2027	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	9,429	100.0%	7,983	100.0%	8,041	100.0%
Occupied	2,893	30.7%	3,472	43.5%	3,494	43.5%
Owner	1,776	18.8%	2,141	26.8%	2,189	27.2%
Renter	1,117	11.8%	1,331	16.7%	1,305	16.2%
Vacant	6,536	69.3%	4,511	56.5%	4,547	56.5%

	2022		2027	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	2,141	100.0%	2,189	100.0%
<$50,000	4	0.2%	1	0.0%
$50,000-$99,999	0	0.0%	0	0.0%
$100,000-$149,999	0	0.0%	0	0.0%
$150,000-$199,999	4	0.2%	2	0.1%
$200,000-$249,999	7	0.3%	4	0.2%
$250,000-$299,999	14	0.7%	6	0.3%
$300,000-$399,999	42	2.0%	23	1.1%
$400,000-$499,999	48	2.2%	31	1.4%
$500,000-$749,999	401	18.7%	362	16.5%
$750,000-$999,999	557	26.0%	592	27.0%
$1,000,000-$1,499,999	228	10.6%	249	11.4%
$1,500,000-$1,999,999	385	18.0%	414	18.9%
$2,000,000+	451	21.1%	505	23.1%
Median Value	$997,083		$1,147,590	
Average Value	$1,286,326		$1,343,616	

Census 2010 Housing Units	Number	Percent
Total	9,429	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	5,459	57.9%
Rural Housing Units	3,970	42.1%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 26, 2022

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Attachment 4: Stabilization Grant Providers in Summit County

Stabilization Grant Providers in Summit County

Zip Code	Number of Providers per Zip Code	Provider Zip Code	License Type	January	February	March	April	May	June	July	August	September	October	November	Total Amount Jan-Nov	Projected January-December
84017	2	84017	Licensed Family	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 5,600.00	$ 5,600.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 59,200.00	$ 65,600.00
84024	0	84017	Licensed Family	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,800.00	$ 2,800.00	$ 2,800.00	$ 2,800.00	$ 2,800.00	$ 2,800.00	$ 2,800.00	$ 27,600.00	$ 30,400.00
84033	0	84036	Licensed Family	NA	$ 4,800.00	$ 4,800.00	$ 4,800.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 59,200.00	$ 65,600.00
84036	3	84036	Licensed Family	$ 4,800.00	$ 4,800.00	$ 4,800.00	$ 4,800.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 64,000.00	$ 70,400.00
84055	1	84036	Licensed Family	$ 4,800.00	$ 4,800.00	$ 4,800.00	$ 4,800.00	$ 4,000.00	$ 8,000.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 63,200.00	$ 69,600.00
84060	5	84055	Licensed Family	NA	NA	NA	NA	NA	NA	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 32,000.00	$ 38,400.00
84061	0	84060	Center	NA	NA	$ 26,400.00	$ 26,400.00	$ 35,200.00	$ 35,200.00	$ 35,200.00	$ 35,200.00	$ 35,200.00	$ 35,200.00	$ 35,200.00	$ 299,200.00	$ 334,400.00
84068	0	84060	Center	$ 28,800.00	$ 28,800.00	$ 28,800.00	$ 28,800.00	$ 38,400.00	$ 38,400.00	$ 38,400.00	$ 38,400.00	$ 38,400.00	$ 38,400.00	$ 38,400.00	$ 384,000.00	$ 422,400.00
84098	5	84060	Center	$ 10,200.00	$ 10,200.00	$ 10,200.00	$ 10,200.00	$ 13,600.00	$ 13,600.00	$ 13,600.00	$ 13,600.00	$ 13,600.00	$ 13,600.00	$ 13,600.00	$ 136,000.00	$ 149,600.00
	16	84060	Center	NA	NA	NA	$ 8,050.00	$ 8,050.00	$ 9,200.00	$ 9,200.00	$ 9,200.00	$ 9,200.00	$ 9,200.00	$ 9,200.00	$ 71,300.00	$ 80,500.00

84060	DWS Approved Exempt Center	$ 14,000.00	$ 14,000.00	$ 14,000.00	$ 14,000.00	$ 19,600.00	$ 19,600.00	$ 19,600.00	$ 19,600.00	$ 1.00	$ 1.00	$ 19,600.00	$ 154,002.00	$ 173,602.00
84098	Center	$ 22,800.00	$ 22,800.00	$ 22,800.00	$ 22,800.00	$ 30,400.00	$ 30,400.00	$ 30,400.00	$ 30,400.00	$ 30,400.00	$ 30,400.00	$ 30,400.00	$ 304,000.00	$ 334,400.00
84098	DWS Approved Exempt Center	$ 10,800.00	$ 10,800.00	$ 10,800.00	$ 10,800.00	$ 14,400.00	$ 14,400.00	$ 14,400.00	$ 1.00	$ 1.00	$ 12,600.00	$ 1.00	$ 99,003.00	$ 99,004.00
84098	DWS Approved Exempt Center	$ 9,000.00	$ 9,000.00	$ 9,000.00	$ 9,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 1.00	$ 1.00	$ 1.00	$ 84,003.00	$ 84,004.00
84098	Center	$ 13,500.00	$ 13,500.00	$ 13,500.00	$ 13,500.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 180,000.00	$ 198,000.00
84098	DWS Approved Exempt Center	$ 16,800.00	$ 16,800.00	$ 16,800.00	$ 16,800.00	$ 22,400.00	$ 22,400.00	$ 22,400.00	$ 22,400.00	$ 1.00	$ 1.00	$ 1.00	$ 156,803.00	$ 156,804.00
														$ -
		$ 141,500.00	$ 146,300.00	$ 172,700.00	$ 180,750.00	$ 237,250.00	$ 242,400.00	$ 248,000.00	$ 233,601.00	$ 179,604.00	$ 192,203.00	$ 199,203.00	$ 2,173,511.00	$ 2,372,714.00

Attachment 5: Childcare Assistance Offered by Department of Workforce Services

WORKFORCE SERVICES
CHILD CARE

Do you need help paying for child care?

The child care assistance program helps pay for all or part of the cost of child care.



To qualify you must:

- Be the parent, foster parent, approved relative or legal guardian to the child needing care
  - The child must be under age 13 (or under age 18 if the child has special needs).
  - The child must be a U.S. citizen, authorized non-U.S. citizen, refugee or U.S. permanent resident.
- Be eligible based upon your household size and monthly income
- Work an average of 15 hours or more per week earning at least minimum wage
  - For two-parent households: one parent must work an average of 15 hours per week and the second parent must work an average of 30 hours per week.
- Need child care for the purpose of employment or approved school or training activities
- Select an approved provider
  - If you need help finding a provider, go to cac.utah.gov to search in your area. You may also select a family, friend or neighbor who completes all requirements with the Department of Health, Child Care Licensing. The payment for care will be made directly to your provider.

To apply:

Submit an online or paper application. To apply online, go to jobs.utah.gov/mycase.

You can receive assistance on your application from our staff at an employment center or through online chat. Spanish-speaking staff are available or call 1-866-435-7414 for help in other languages.

What is NOT needed:

- A social security number

  The social security number on the application is not required for child care eligibility.

- Any information regarding your immigration or work authorization status or the status of your family or household members

  Using child care benefits will not be considered in public charge determinations. Immigration information is private and confidential.

Do not skip applying if you were denied in the past or think you make too much money. The income eligibility limits for child care have increased. If you were denied in the past we encourage you to apply again.

jobs.utah.gov/occ

Auxiliary aids (accommodations) and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.

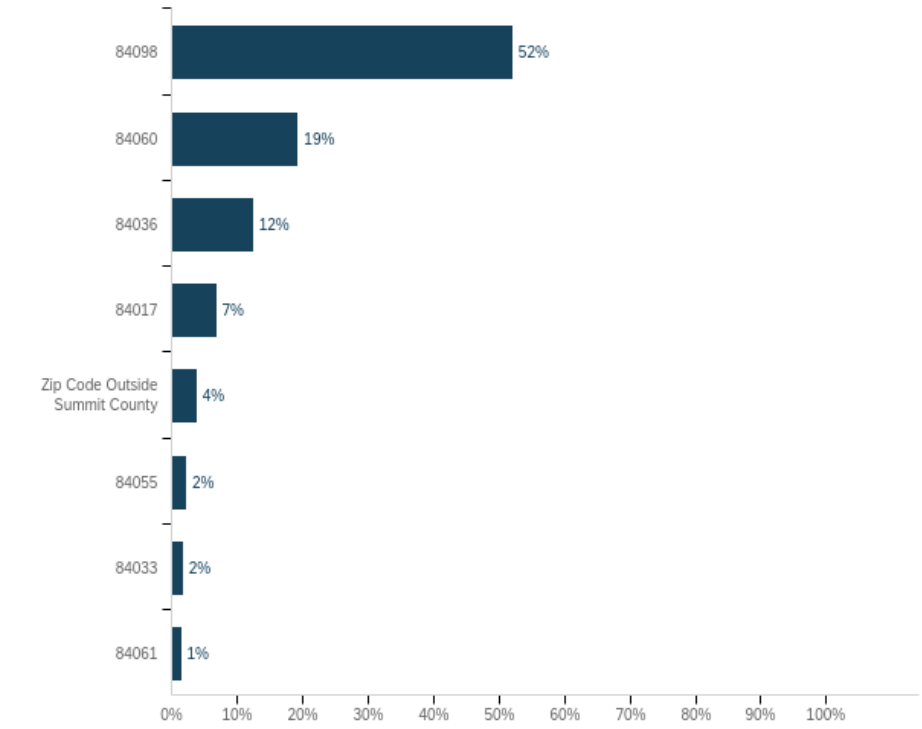
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Attachment 6: Childcare Needs Assessment Survey Results

Summit County Childcare Needs Assessment Survey

January 2023

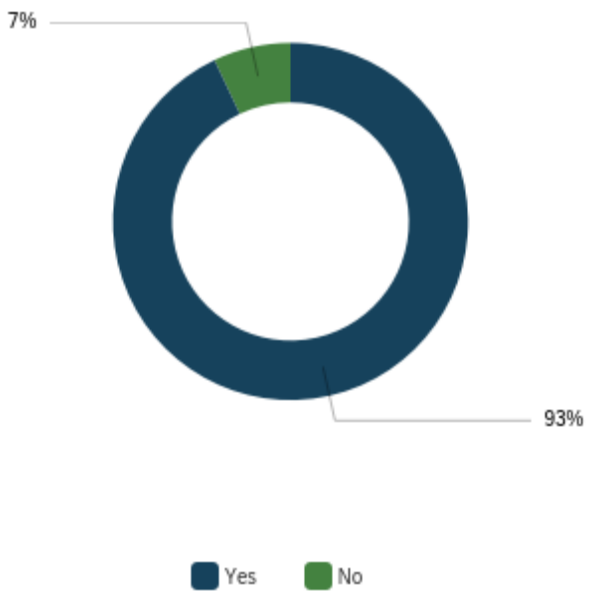
Q3 - What is your zip code?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your zip code?	4	14	5	2	5	708

#	What is your zip code?	Percentage
4	84098	52%
5	84060	19%
6	84017	7%
7	84036	12%
8	84055	2%
9	84061	1%
10	84024	0%
11	84033	2%
12	84068	0%
14	Zip Code Outside Summit County	4%
	Total	708

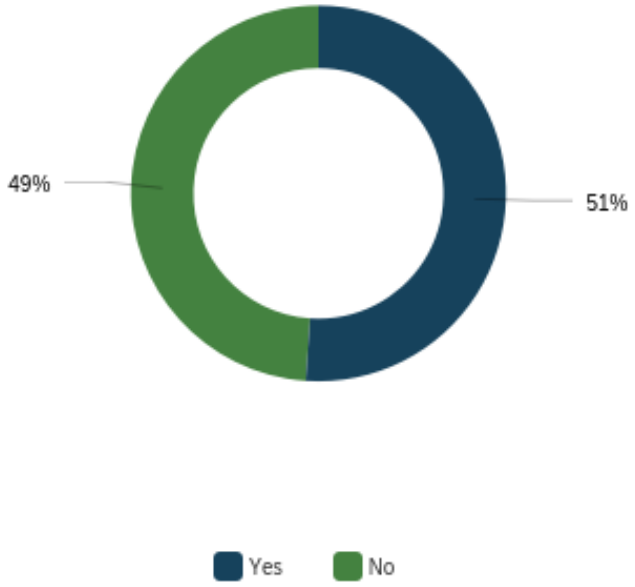
Q4 - Are you a resident of Summit County, Utah?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you a resident of Summit County, Utah?	4	5	4	0	0	696

#	Are you a resident of Summit County, Utah?	Percentage
4	Yes	93%
5	No	7%
	Total	696

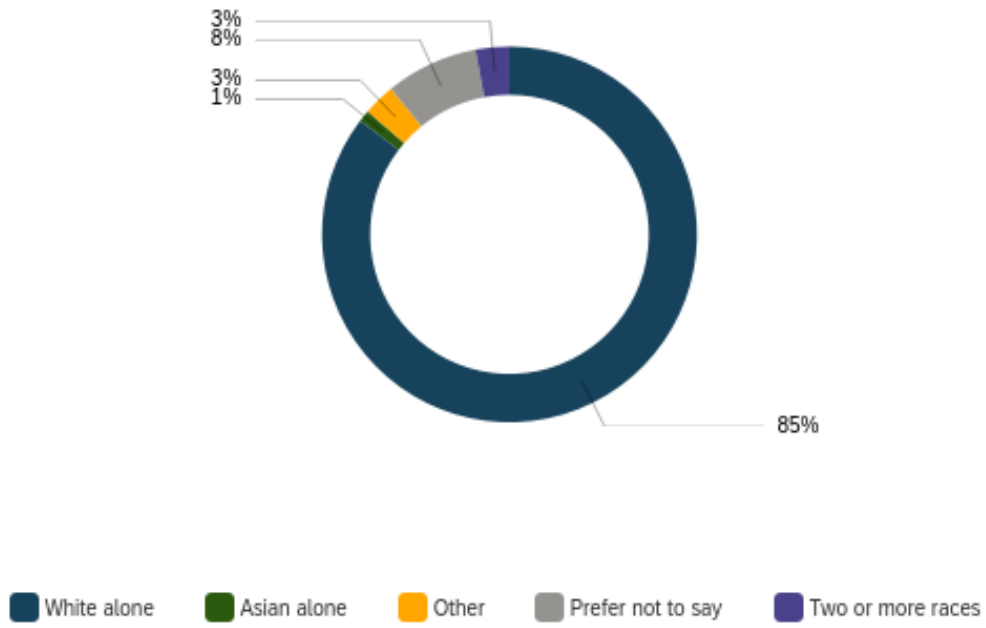
Q5 - Do you work for a business located in Summit County, Utah?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you work for a business located in Summit County, Utah?	4	5	4	0	0	697

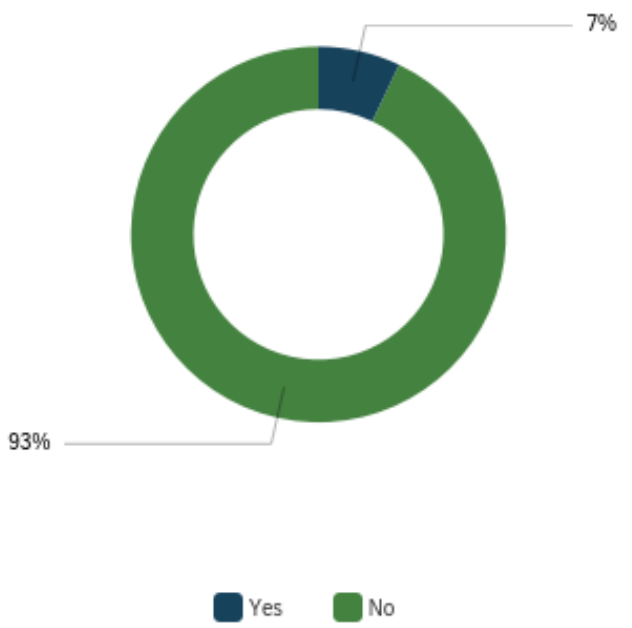
#	Do you work for a business located in Summit County, Utah?	Percentage
4	Yes	51%
5	No	49%
	Total	697

Q6 - What is your race? (select all that apply)



#	What is your race? (select all that apply) - Selected Choice	Percentage
1	White alone	85%
2	Black or African American alone	0%
3	American Indian/Native American or Alaska Native alone	0%
4	Asian alone	1%
5	Pacific Islander alone	0%
6	Other	3%
7	Prefer not to say	8%
8	Two or more races	3%
	Total	692

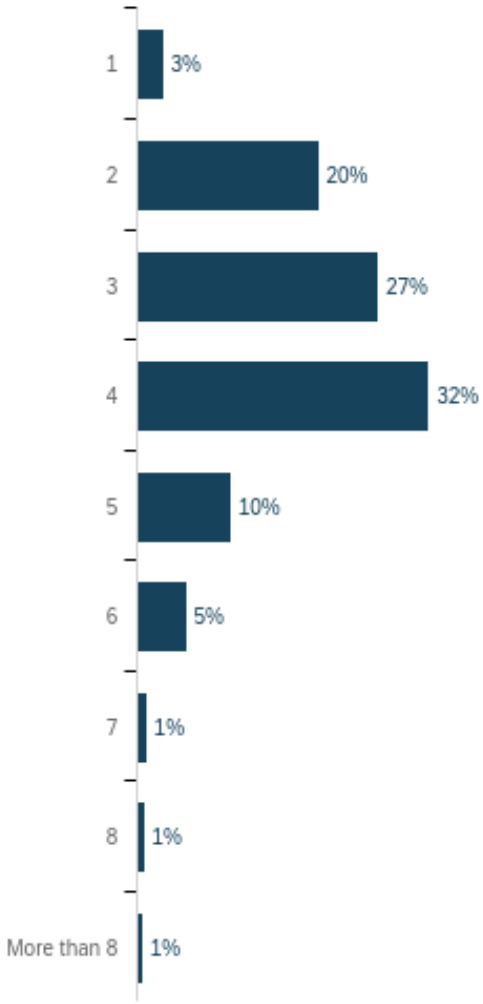
Q7 - Are you of Spanish, Hispanic, or Latino origin of any race?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you of Spanish, Hispanic, or Latino origin of any race?	1	2	2	0	0	679

#	Are you of Spanish, Hispanic, or Latino origin of any race?	Percentage
1	Yes	7%
2	No	93%
	Total	679

Q8 - How many members are in your household (all related or unrelated persons living together)?

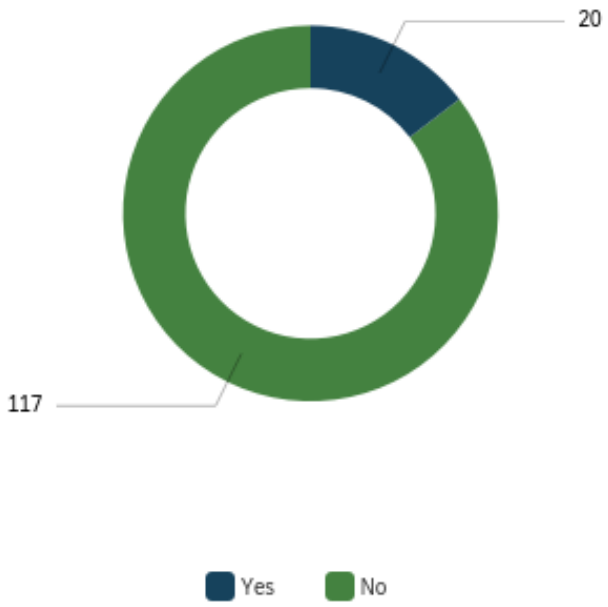


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many members are in your household (all related or unrelated persons living together)?	1	9	4	1	2	707

#	How many members are in your household (all related or unrelated persons living together)?	Percentage
1	1	3%

2	2	20%
3	3	27%
4	4	32%
5	5	10%
6	6	5%
7	7	1%
8	8	1%
9	More than 8	1%
	Total	707

Q9 - For your 2-person household, is your annual household gross income less than $54,132?

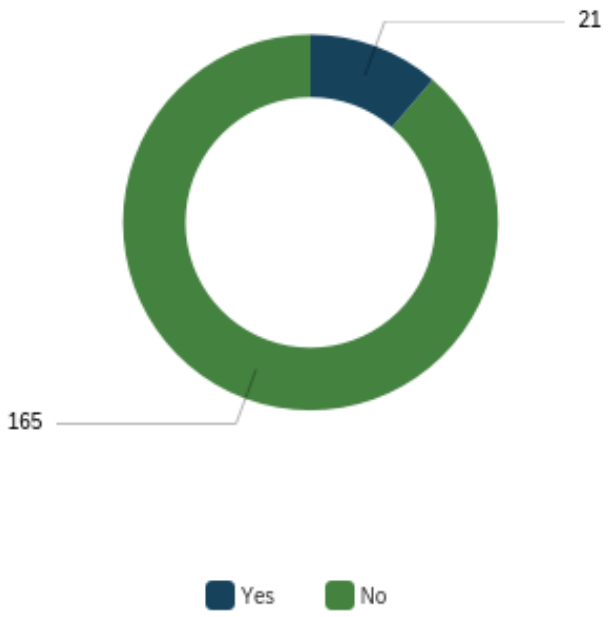


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	For your 2-person household, is your annual household gross income less than $54,132?	1	2	2	0	0	137

#	Answer	%	Count
1	Yes	15%	20
2	No	85%	117
	Total	100%	137

Q10 - For your 3-person household, is your annual household gross income less than $66,888?

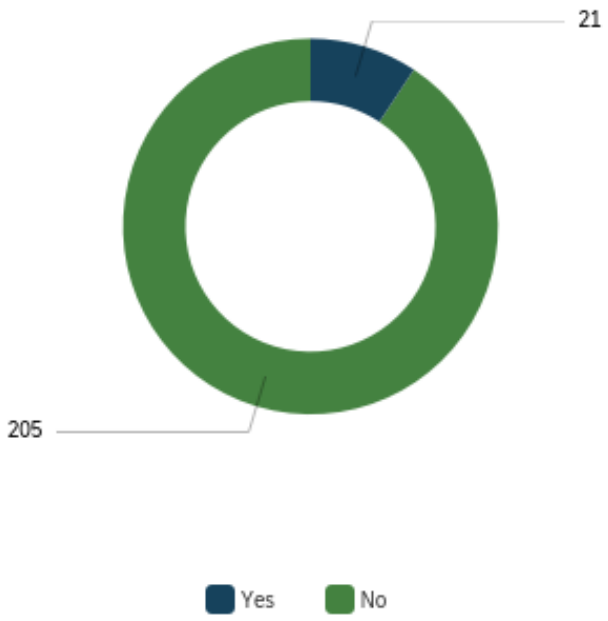


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	For your 3-person household, is your annual household gross income less than $66,888?	1	2	2	0	0	186

#	Answer	%	Count
1	Yes	11%	21
2	No	89%	165
	Total	100%	186

Q11 - For your 4-person household, is your annual household gross income less than $79,620?

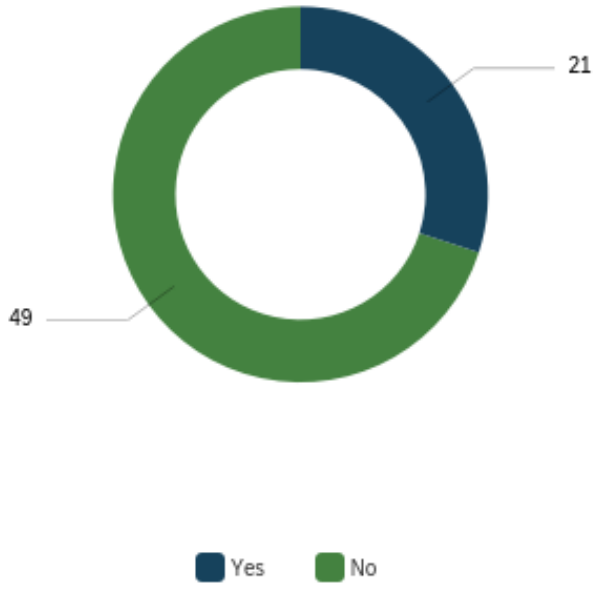


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	For your 4-person household, is your annual household gross income less than $79,620?	1	2	2	0	0	226

#	Answer	%	Count
1	Yes	9%	21
2	No	91%	205
	Total	100%	226

Q12 - For your 5-person household, is your annual household gross income less than $92,364?

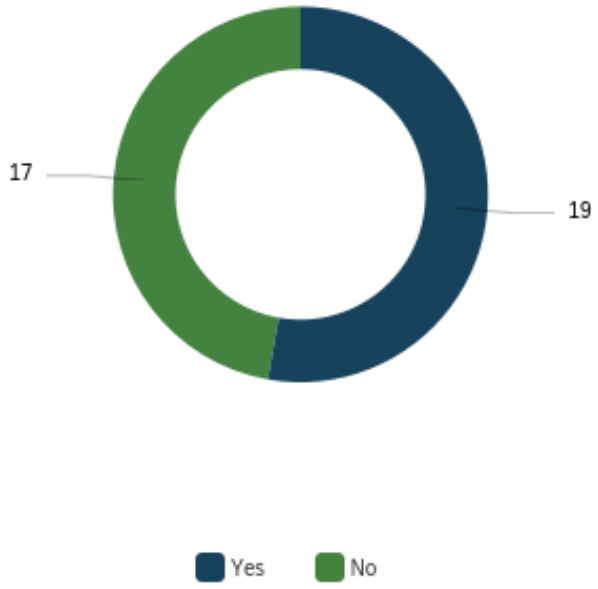


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	For your 5-person household, is your annual household gross income less than $92,364?	1	2	2	0	0	70

#	Answer	%	Count
1	Yes	30%	21
2	No	70%	49
	Total	100%	70

Q13 - For your 6-person household, is your annual household gross income less than $105,108?

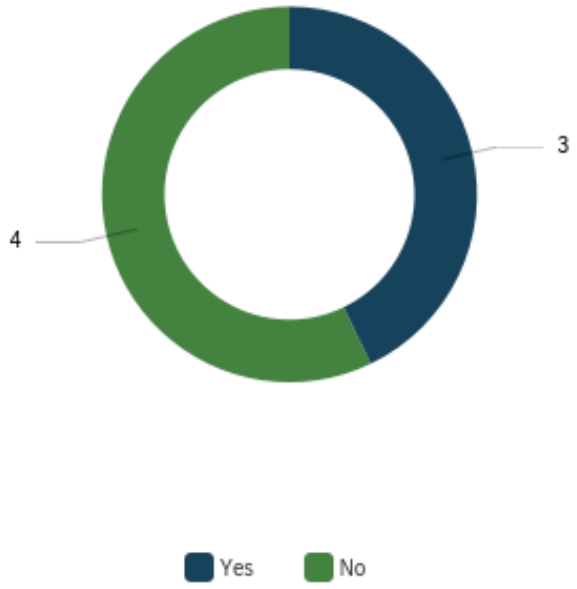


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	For your 6-person household, is your annual household gross income less than $105,108?	1	2	1	0	0	36

#	Answer	%	Count
1	Yes	53%	19
2	No	47%	17
	Total	100%	36

Q14 - For your 7-person household, is your annual household gross income less than $107,496?

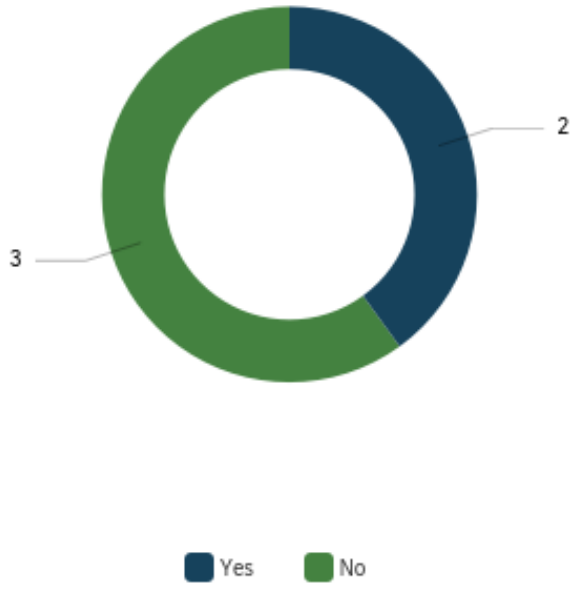


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	For your 7-person household, is your annual household gross income less than $107,496?	1	2	2	0	0	7

#	Answer	%	Count
1	Yes	43%	3
2	No	57%	4
	Total	100%	7

Q15 - For your 8-person household, is your annual household gross income less than $109,884?

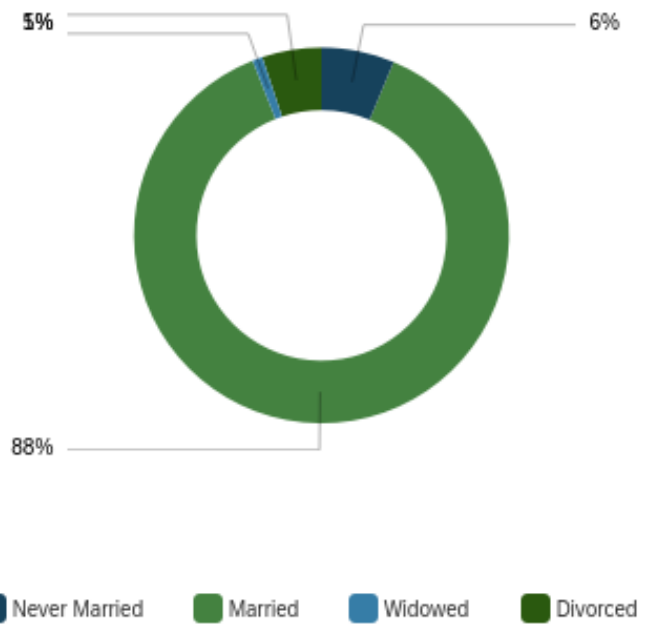


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	For your 8-person household, is your annual household gross income less than $109,884?	1	2	2	0	0	5

#	Answer	%	Count
1	Yes	40%	2
2	No	60%	3
	Total	100%	5

Q16 - Define your current marital status.

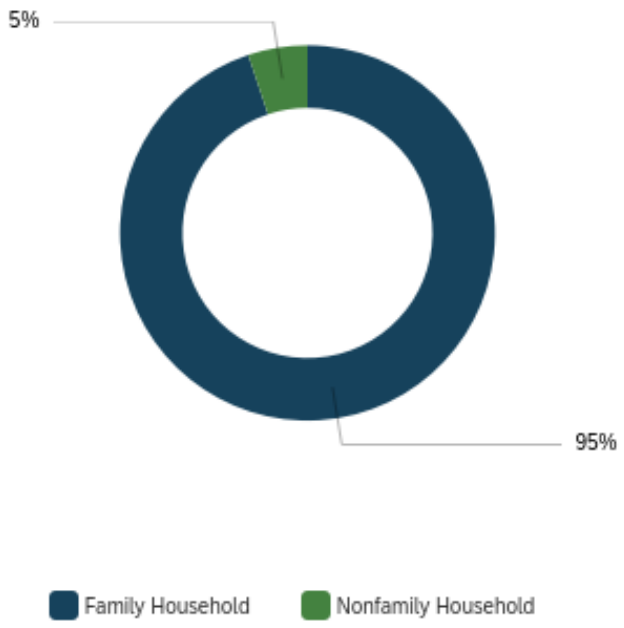


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count

1	Define your current marital status.	1	5	3	1	0	684

#	Define your current marital status.	Percentage
1	Never Married	6%
3	Married	88%
4	Widowed	1%
5	Divorced	5%
	Total	684

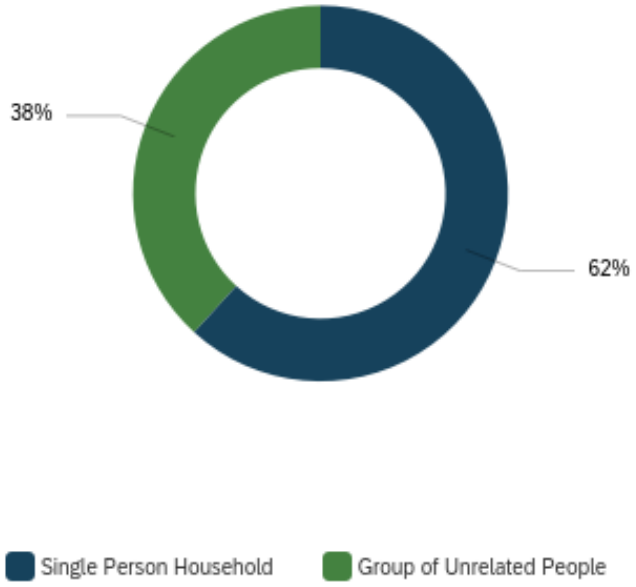
Q17 - A nonfamily household consists of a household living alone (1-person household) or where the householder shares the home exclusively with people to whom he or she is not related (roomates). A family household consists of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Do you live in a family or nonfamily household?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	A nonfamily household consists of a household living alone (1-person household) or where the householder shares the home exclusively with people to whom he or she is not related (roomates). A family household consists of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Do you live in a family or nonfamily household?	1	4	1	1	0	684

#	A nonfamily household consists of a household living alone (1-person household) or where the householder shares the home exclusively with people to whom he or she is not related (roomates). A family household consists of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Do you live in a family or nonfamily household?	Percentage
1	Family Household	95%
4	Nonfamily Household	5%
	Total	684

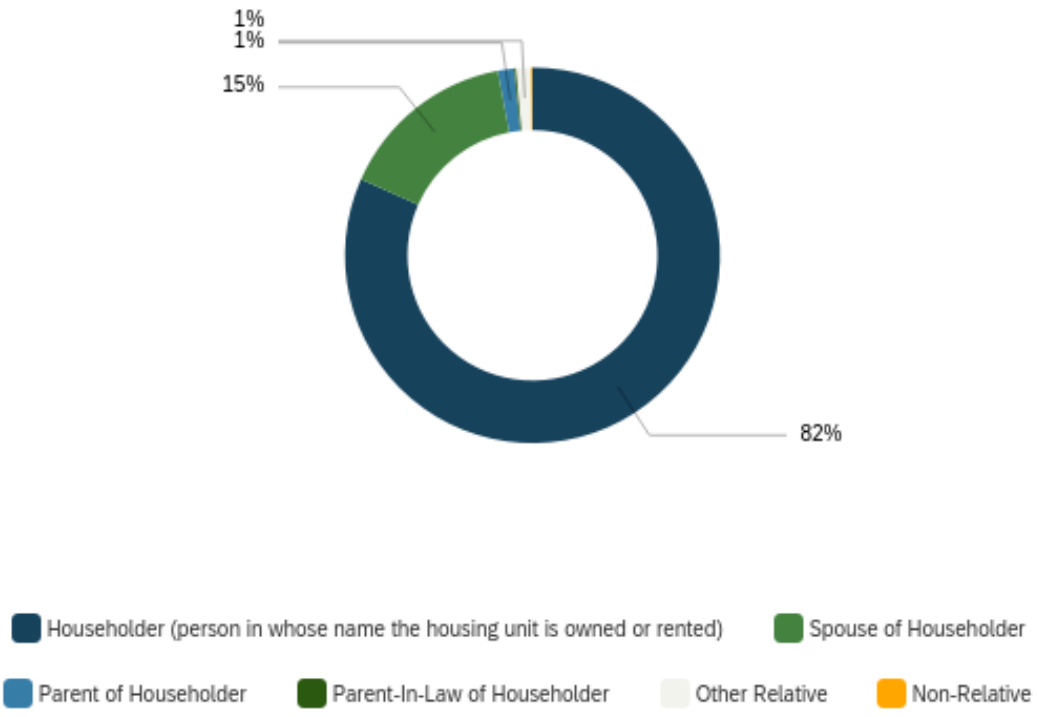
Q18 - Please identify your current type of nonfamily household.



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Please identify your current type of nonfamily household.	1	4	2	1	2	34

#	Please identify your current type of nonfamily household.	Percentage
1	Single Person Household	62%
4	Group of Unrelated People	38%
	Total	34

Q19 - If you identify as a member of a family household, please identify your position within that household.

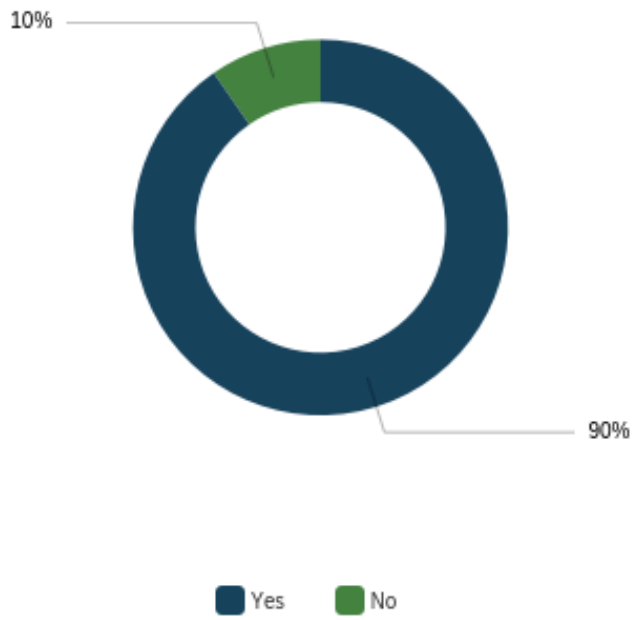


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	If you identify as a member of a family household, please identify your position within that household.	1	14	2	2	4	637

#	If you identify as a member of a family household, please identify your position within that household.	Percentage
1	Householder (person in whose name the housing unit is owned or rented)	82%
4	Spouse of Householder	15%
11	Parent of Householder	1%

12	Parent-In-Law of Householder	0%
13	Other Relative	1%
14	Non-Relative	0%
	Total	637

Q20 - Are you a parent (children of any age)?



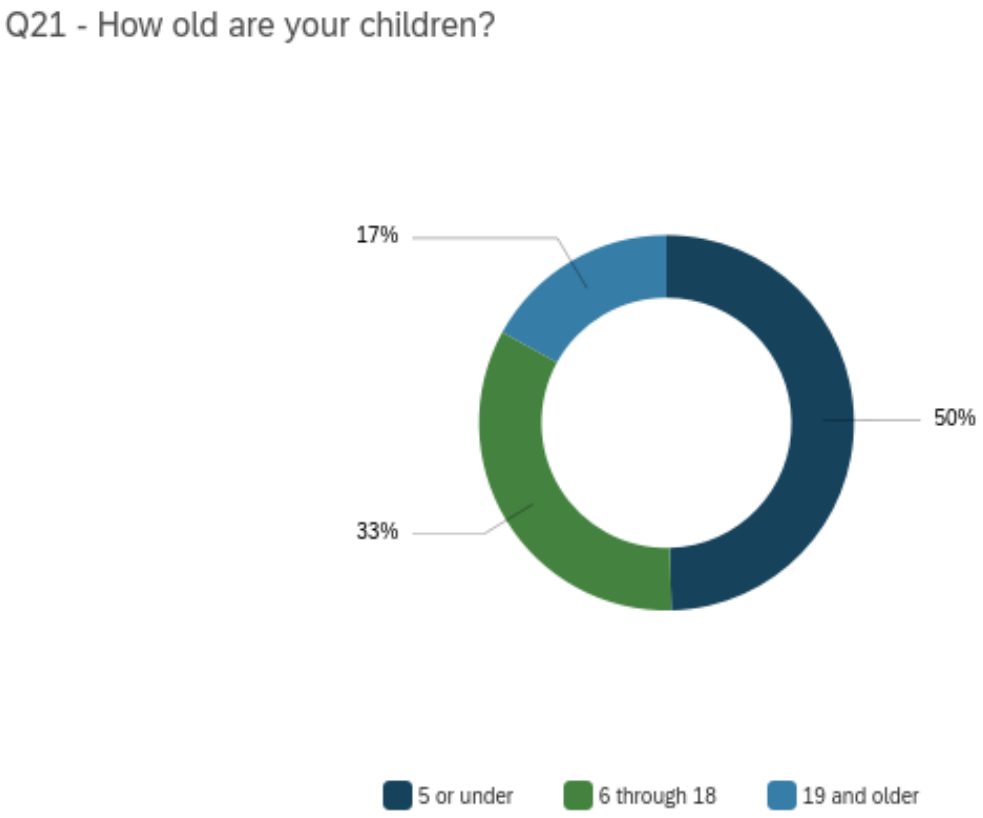
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you a parent (children of any age)?	1	2	1	0	0	674

#	Are you a parent (children of any age)?	Percentage

88

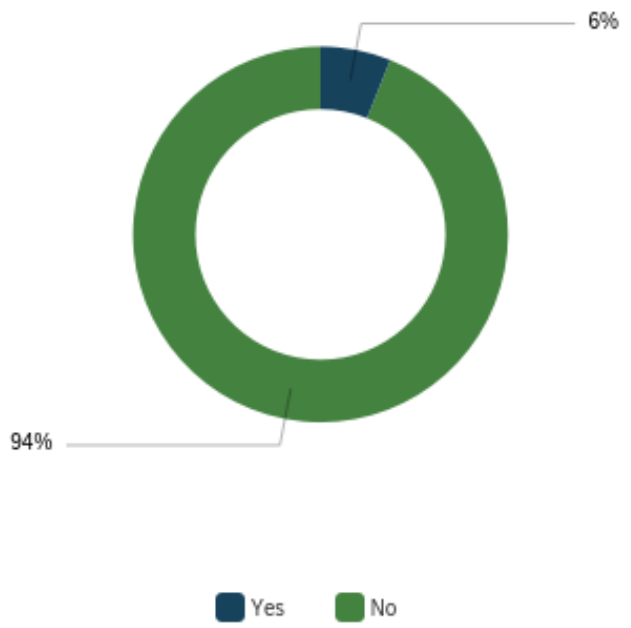
1	Yes	90%
2	No	10%
	Total	674

Q21 - How old are your children?



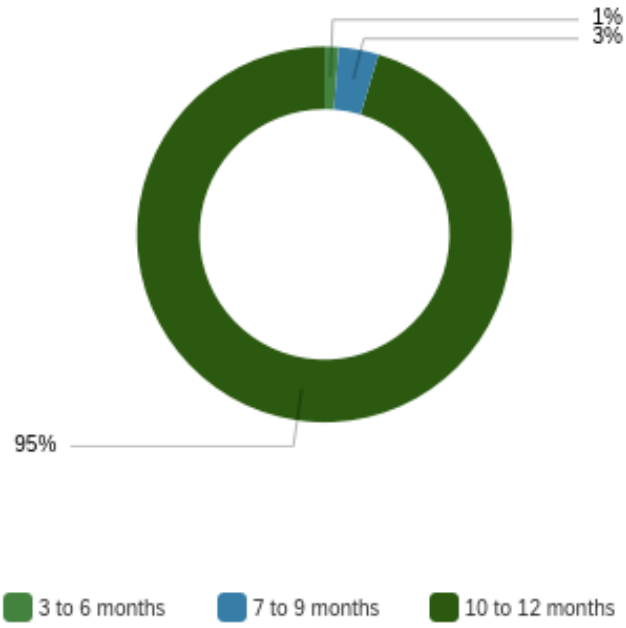
#	How old are your children?	Percentage
1	5 or under	50%
2	6 through 18	33%
3	19 and older	17%
	Total	724

Q22 - Do you have a child under age 19 with special needs or a disability?



#	Do you have a child under age 19 with special needs or a disability?	Percentage
1	Yes	6%
2	No	94%
	Total	610

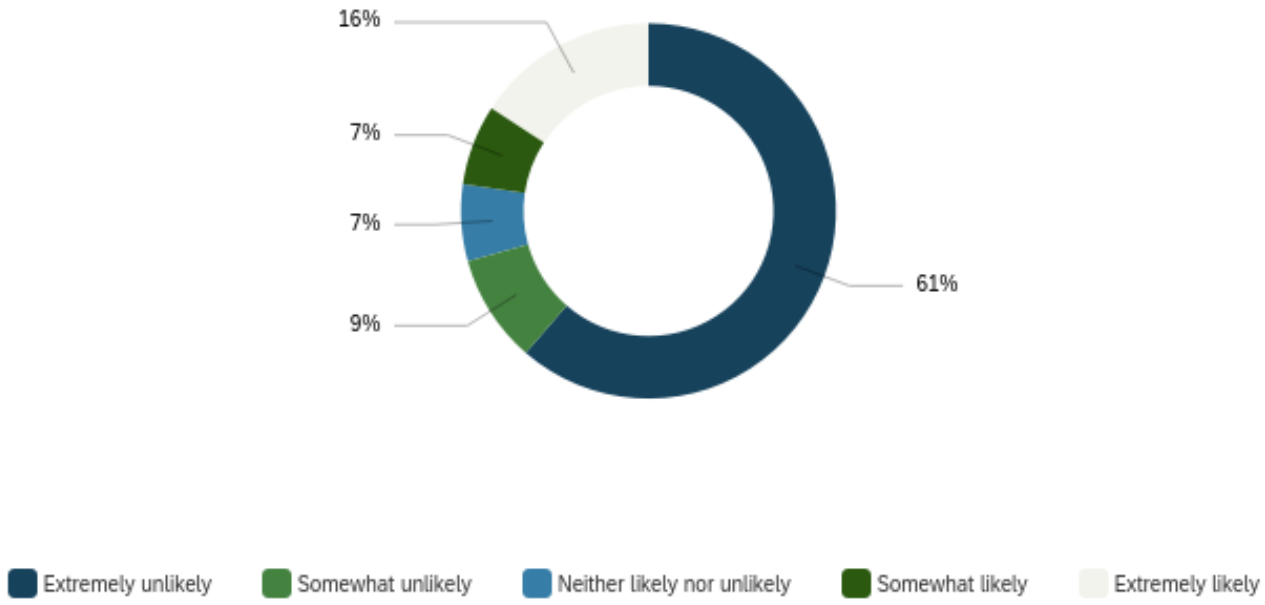
Q23 - How many months do you spend at your home in Utah during a typical year?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many months do you spend at your home in Utah during a typical year?	1	4	4	0	0	667

#	How many months do you spend at your home in Utah during a typical year?	Percentage
1	2 months or less	0%
2	3 to 6 months	1%
3	7 to 9 months	3%
4	10 to 12 months	95%
	Total	667

Q24 - How likely are you to birth, foster, or adopt a child in the next five years?



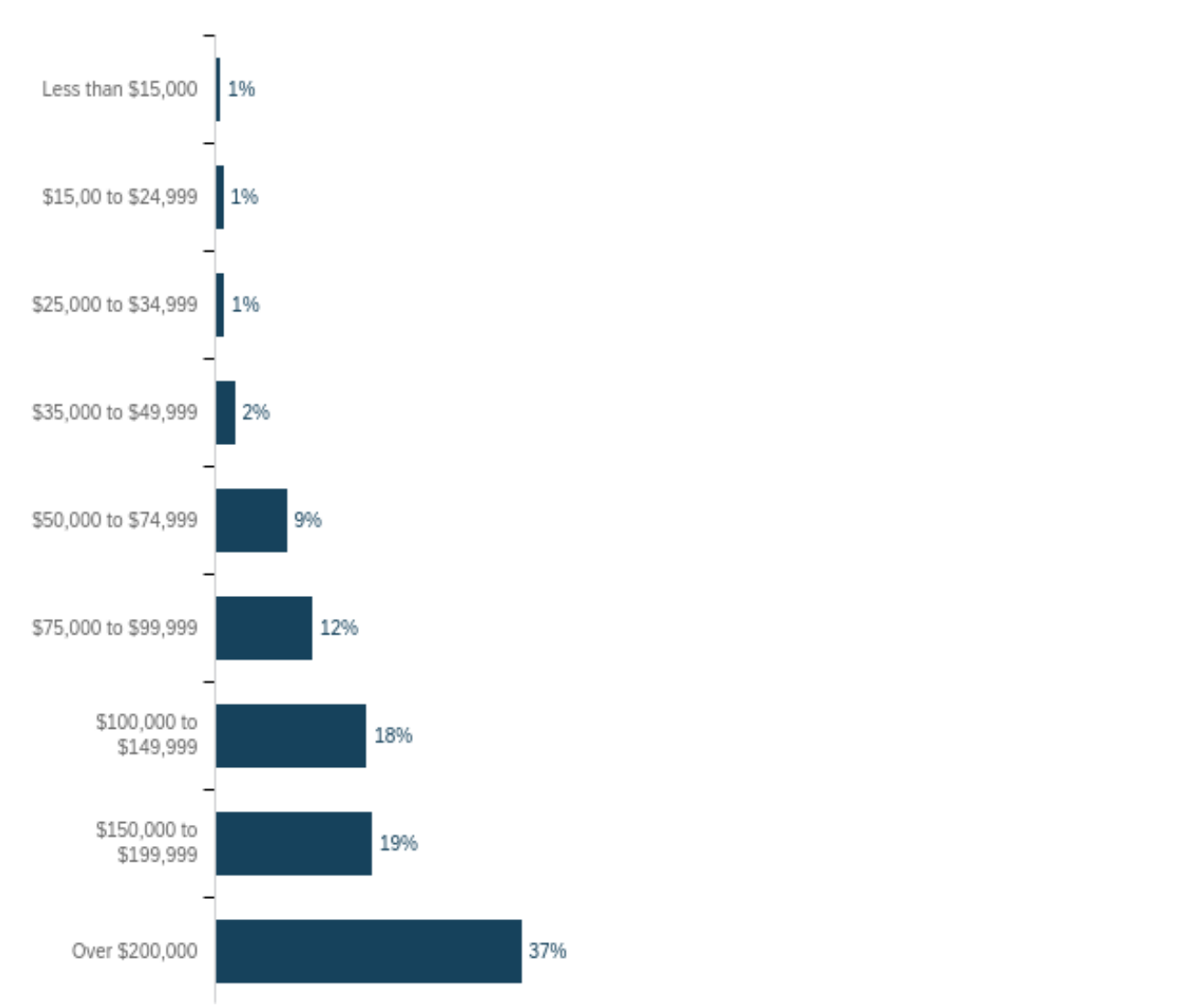
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How likely are you to birth, foster, or adopt a child in the next five years?	9	13	10	2	2	665

#	Answer	%	Count
9	Extremely unlikely	61%	408
10	Somewhat unlikely	9%	62
11	Neither likely nor unlikely	7%	44
12	Somewhat likely	7%	46

92

13	Extremely likely	16%	105
	Total	100%	665

Q25 - Please select your annual household income (combined pretax income of all workers in household):



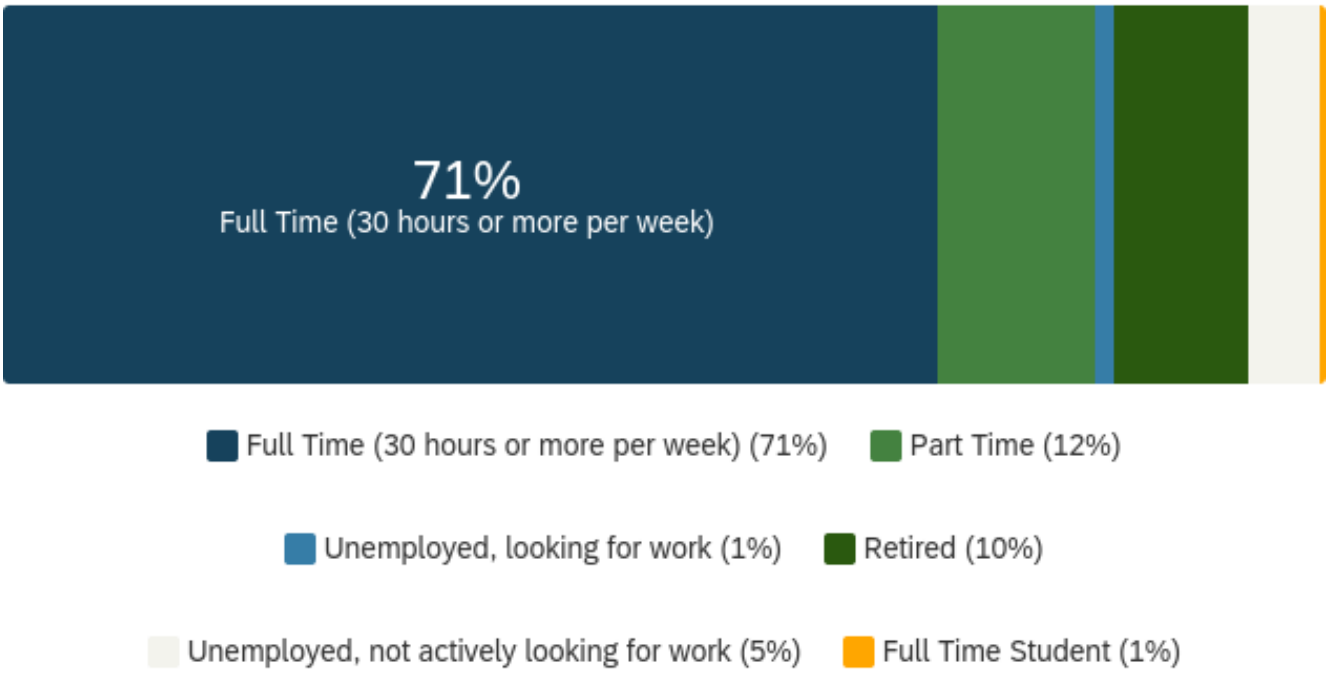
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Please select your annual household income (combined	1	9	7	2	3	636

	pretax income of all workers in household):					

#	Please select your annual household income (combined pretax income of all workers in household):	Percentage
1	Less than $15,000	1%
2	$15,00 to $24,999	1%
3	$25,000 to $34,999	1%
4	$35,000 to $49,999	2%
5	$50,000 to $74,999	9%
6	$75,000 to $99,999	12%
7	$100,000 to $149,999	18%
8	$150,000 to $199,999	19%
9	Over $200,000	37%
	Total	636

Q26 - What is your employment status?

Q26 - What is your employment status?

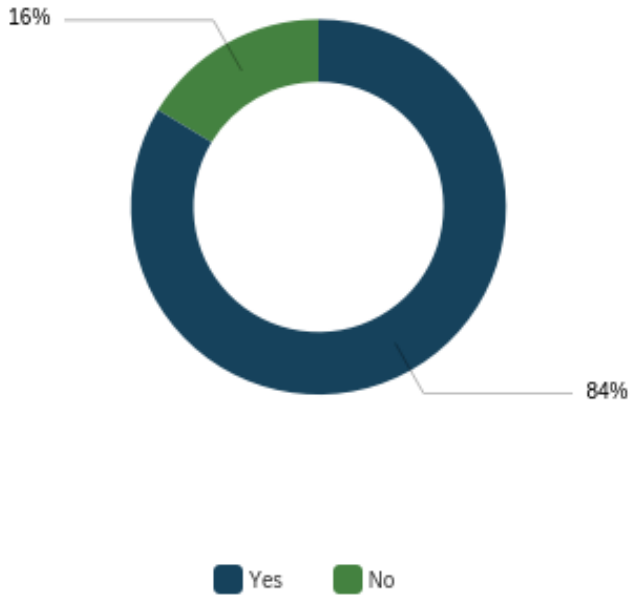


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your employment status?	1	13	3	4	13	664

#	What is your employment status?	Percentage
1	Full Time (30 hours or more per week)	71%
2	Part Time	12%
3	Unemployed, looking for work	1%
10	Retired	10%
12	Unemployed, not actively looking for work	5%

13	Full Time Student	1%
	Total	664

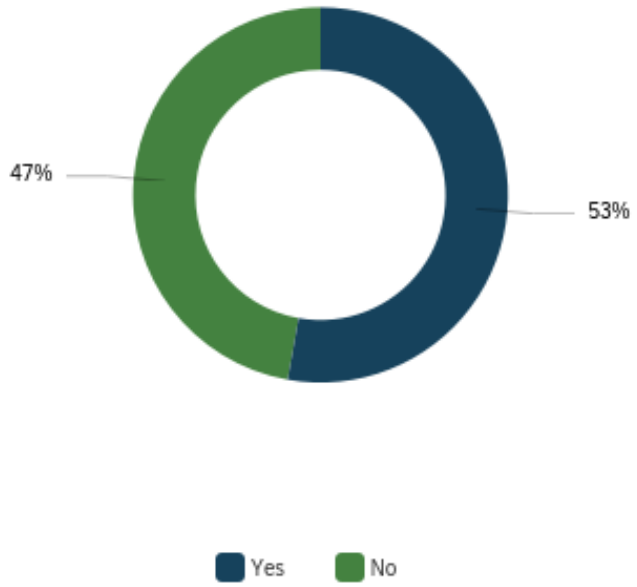
Q27 - For your children aged 5 or younger, do you rely on anyone outside of yourself and your spouse/partner/co-parent to provide childcare?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged 5 or younger, do you rely on anyone outside of yourself and your spouse/partner/co-parent to provide childcare?	1	2	1	0	0	361

#	For your children aged 5 or younger, do you rely on anyone outside of yourself and your spouse/partner/co-parent to provide childcare?	Percentage
1	Yes	84%
2	No	16%
	Total	361

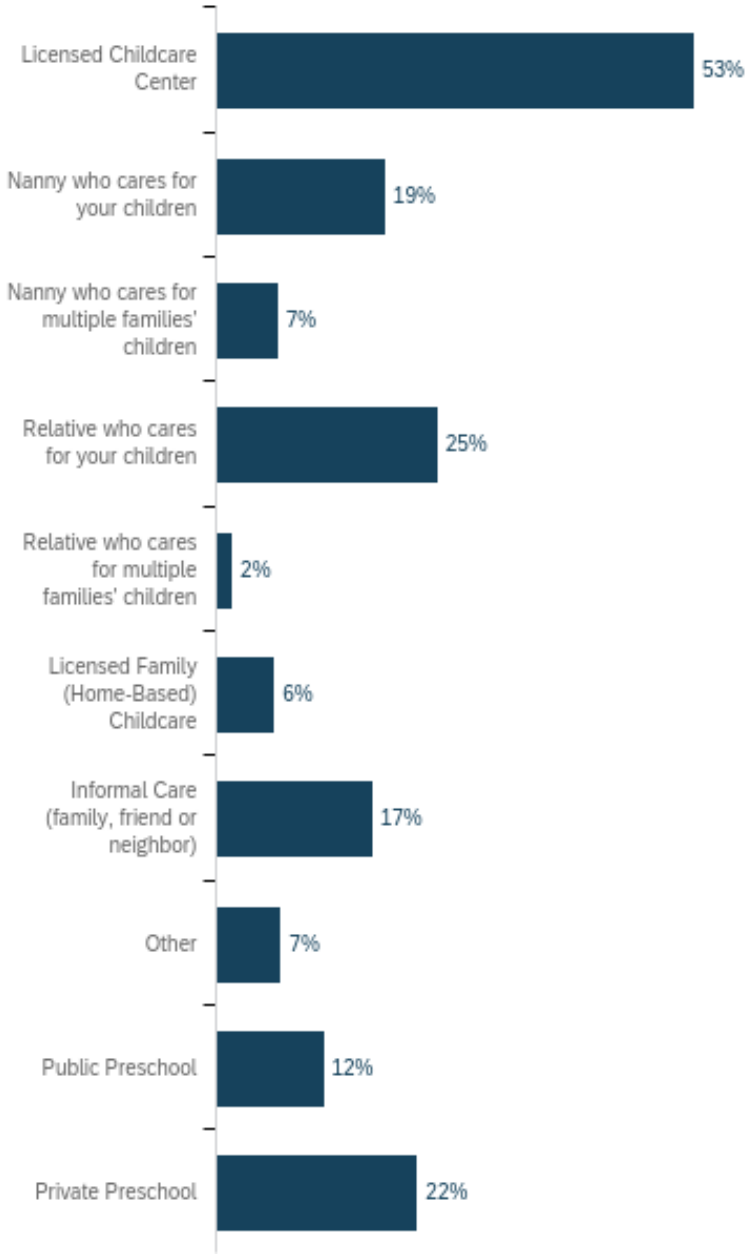
Q28 - For your children aged between 6 and 18, do you rely on anyone outside of yourself and your spouse/partner/co-parent to provide childcare?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged between 6 and 18, do you rely on anyone outside of yourself and your spouse/partner/co-parent to provide childcare?	1	2	1	0	0	250

#	For your children aged between 6 and 18, do you rely on anyone outside of yourself and your spouse/partner/co-parent to provide childcare?	Percentage
1	Yes	53%
2	No	47%
	Total	250

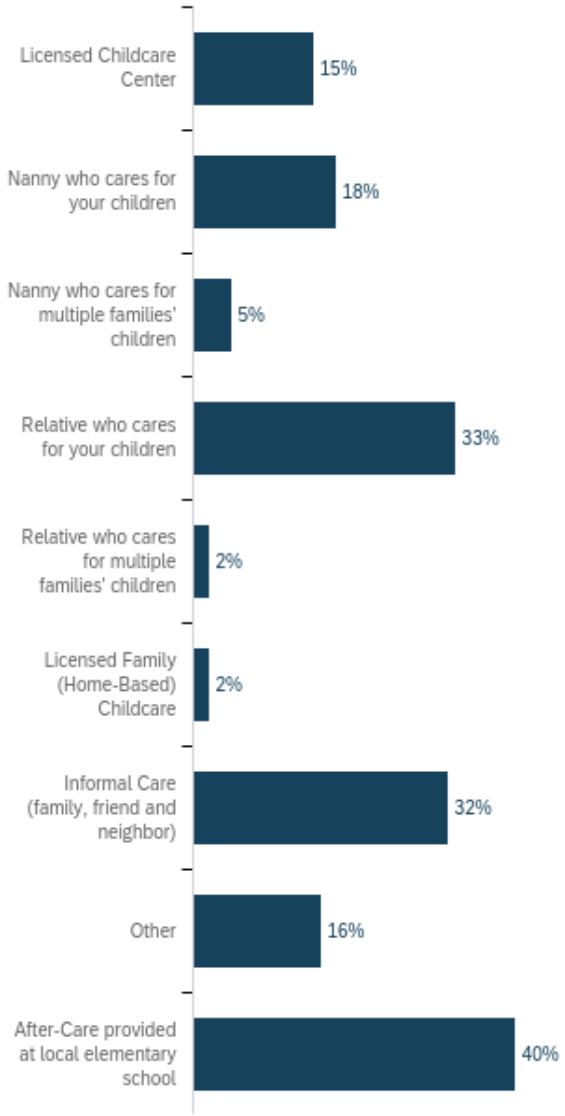
Q29 - What type of childcare do you rely upon for your children aged 5 and younger (select all that apply)?



#	What type of childcare do you rely upon for your children aged 5 and younger (select all that apply)? - Selected Choice	Percentage
1	Licensed Childcare Center	31%
2	Nanny who cares for your children	11%
3	Nanny who cares for multiple families' children	4%
4	Relative who cares for your children	14%

5	Relative who cares for multiple families' children	1%
6	Licensed Family (Home-Based) Childcare	4%
7	Informal Care (family, friend or neighbor)	10%
8	Other	4%
9	Public Preschool	7%
10	Private Preschool	13%
	Total	472

Q30 - What type of childcare do you rely upon for your children aged 6 to 18 (check all that apply)?



#	What type of childcare do you rely upon for your children aged 6 to 18 (check all that apply)? - Selected Choice	Percentage
1	Licensed Childcare Center	9%
2	Nanny who cares for your children	11%
3	Nanny who cares for multiple families' children	3%
4	Relative who cares for your children	20%
5	Relative who cares for multiple families' children	1%

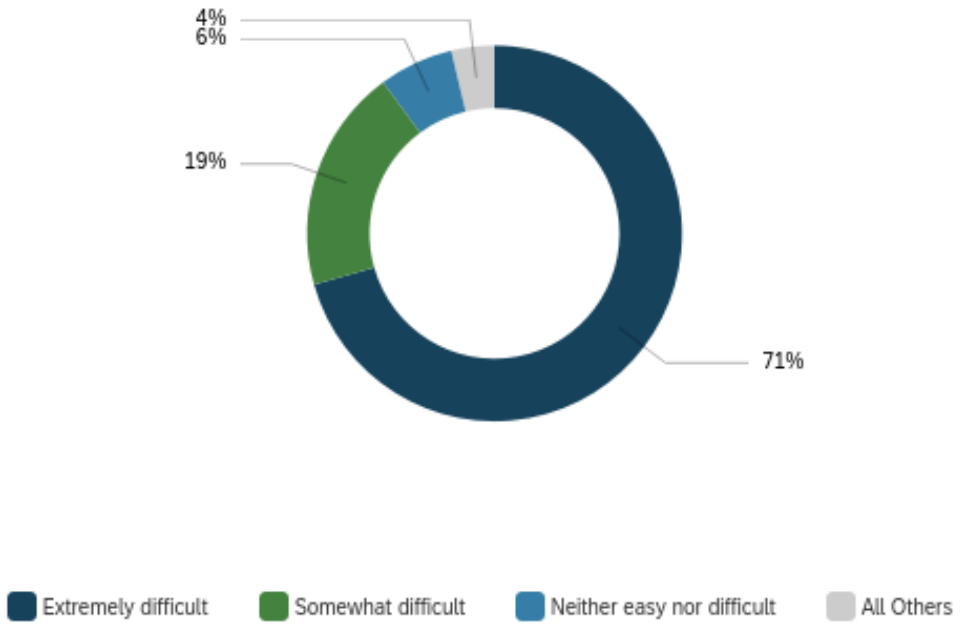
6	Licensed Family (Home-Based) Childcare	1%
7	Informal Care (family, friend and neighbor)	20%
8	Other	10%
9	After-Care provided at local elementary school	25%
	Total	173

Q30_8_TEXT - Other

Other - Text
Summer camps
Au Pair
summer camps
School
GOAP, day camps for break/summer
Summer camp
baby sitter
Friends no child care available
AuPair
Babysitter
YMCA summer camp
Woodward
Private preschool
After school programs at various organizations , ie Swaner
MARC camps for out of school times. I only have myself for after school when school is in session.

Salt Lake County Private School after hours care
Occasional babysitter

Q31 - 12. How easy is it to find quality, affordable childcare in our community?

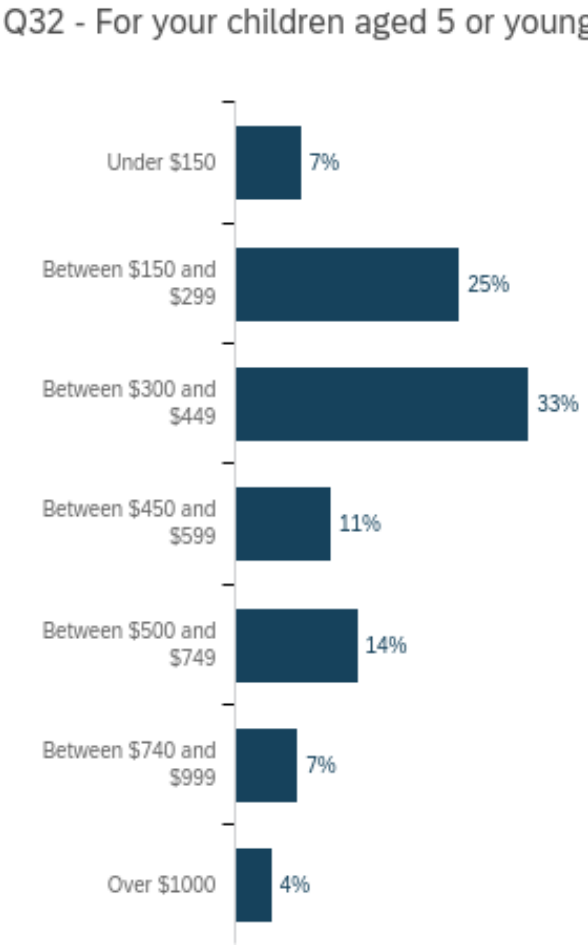


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	12. How easy is it to find quality, affordable childcare in our community?	1	5	1	1	1	592

#	12. How easy is it to find quality, affordable childcare in our community?	Percentage
1	Extremely difficult	71%

2	Somewhat difficult	19%
3	Neither easy nor difficult	6%
4	Somewhat easy	1%
5	Extremely easy	2%
	Total	592

Q32 - For your children aged 5 or younger, how much do you pay per child for childcare in a typical week?

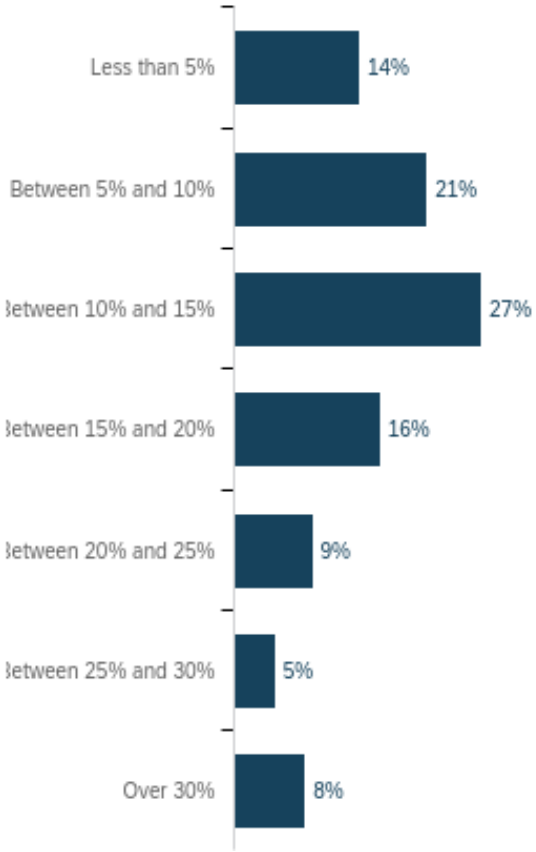


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged 5 or younger, how much do you pay	1	7	3	2	2	273

	per child for childcare in a typical week?					

#	For your children aged 5 or younger, how much do you pay per child for childcare in a typical week?	Percentage
1	Under $150	7%
2	Between $150 and $299	25%
3	Between $300 and $449	33%
4	Between $450 and $599	11%
5	Between $500 and $749	14%
6	Between $740 and $999	7%
7	Over $1000	4%
	Total	273

Q33 - For your children aged 5 or younger, what percentage of your annual gross income do you spend on childcare?

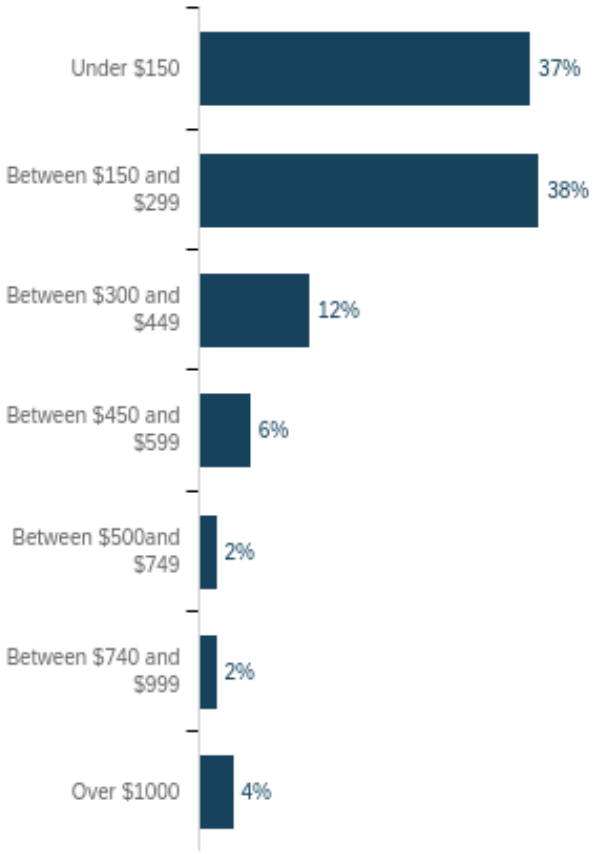


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged 5 or younger, what percentage of your annual gross income do you spend on childcare?	1	7	3	2	3	266

#	For your children aged 5 or younger, what percentage of your annual gross income do you spend on childcare?	Percentage
1	Less than 5%	14%
2	Between 5% and 10%	21%
3	Between 10% and 15%	27%

4	Between 15% and 20%	16%
5	Between 20% and 25%	9%
6	Between 25% and 30%	5%
7	Over 30%	8%
	Total	266

Q34 - For your children aged between 6 and 18, how much do you pay per child for childcare in a typical week?

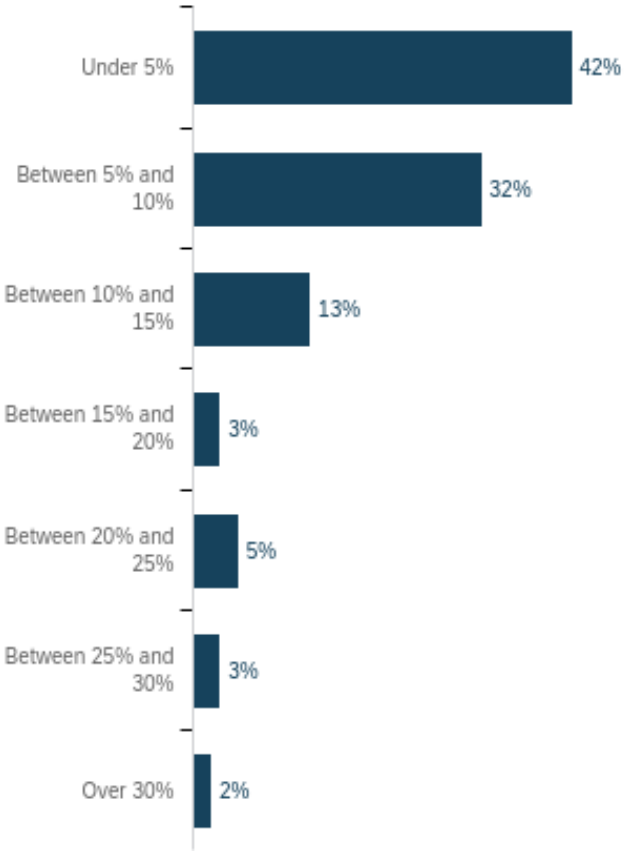


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged between 6 and 18, how much do you pay per	1	7	2	1	2	106

	child for childcare in a typical week?					

#	For your children aged between 6 and 18, how much do you pay per child for childcare in a typical week?	Percentage
1	Under $150	37%
2	Between $150 and $299	38%
3	Between $300 and $449	12%
4	Between $450 and $599	6%
5	Between $500and $749	2%
6	Between $740 and $999	2%
7	Over $1000	4%
	Total	106

Q35 - For your children aged between 6 and 18, what percentage of your annual gross income do you spend on childcare?

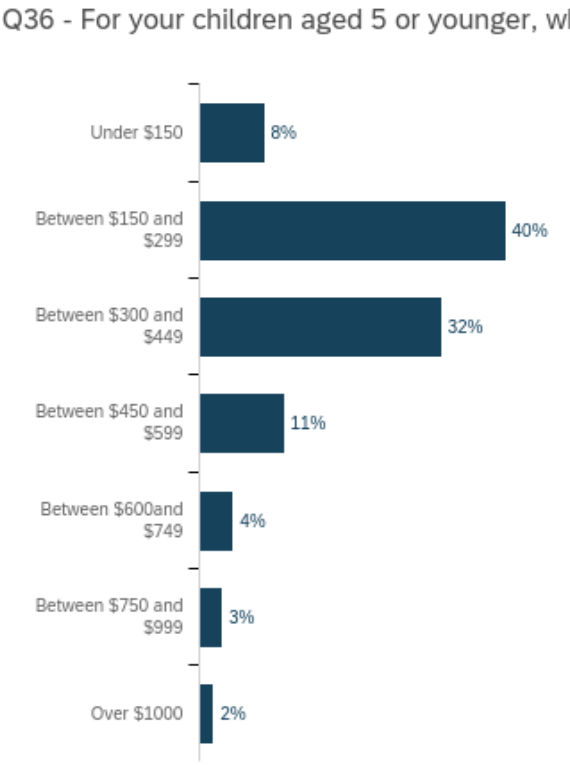


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged between 6 and 18, what percentage of your annual gross income do you spend on childcare?	1	7	2	1	2	100

#	For your children aged between 6 and 18, what percentage of your annual gross income do you spend on childcare?	Percentage
1	Under 5%	42%
2	Between 5% and 10%	32%
3	Between 10% and 15%	13%

4	Between 15% and 20%	3%
5	Between 20% and 25%	5%
6	Between 25% and 30%	3%
7	Over 30%	2%
	Total	100

Q36 - For your children aged 5 or younger, what is the maximum rate per week, per child, that you are willing to pay if a new, high-quality childcare facility opened in your community?

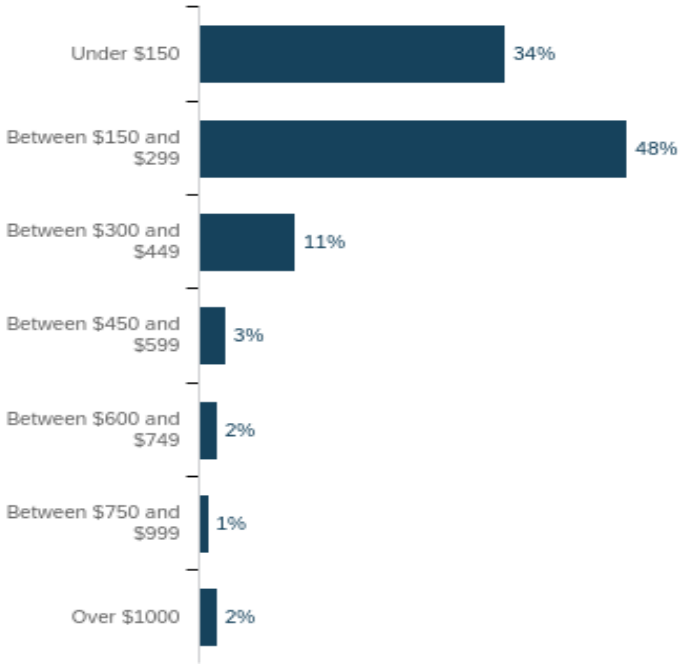


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged 5 or younger, what is the maximum rate per week, per child, that you are willing to pay if a new, high-	1	7	3	1	2	273

	quality childcare facility opened in your community?					

#	For your children aged 5 or younger, what is the maximum rate per week, per child, that you are willing to pay if a new, high-quality childcare facility opened in your community?	Percentage
1	Under $150	8%
2	Between $150 and $299	40%
3	Between $300 and $449	32%
4	Between $450 and $599	11%
5	Between $600and $749	4%
6	Between $750 and $999	3%
7	Over $1000	2%
	Total	273

Q37 - For your children aged between 6 and 18, what is the maximum rate per week, per child, that you are willing to pay if a new, high-quality childcare facility opened in your community?

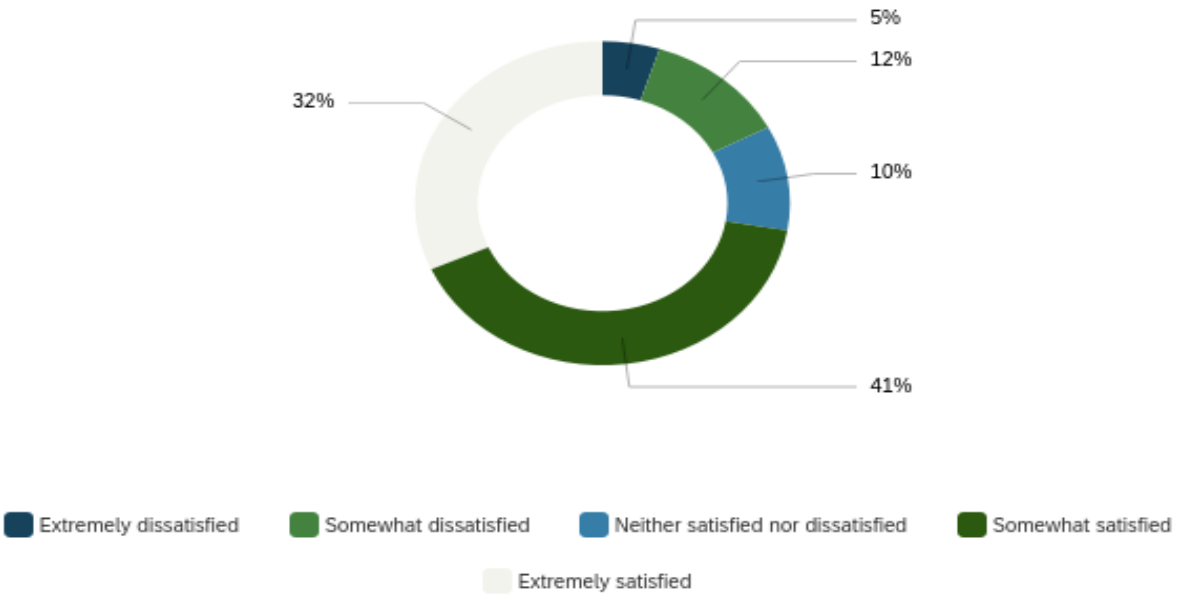


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged between 6 and 18, what is the maximum rate per week, per child, that you are willing to pay if a new, high-quality childcare facility opened in your community?	1	7	2	1	1	103

#	For your children aged between 6 and 18, what is the maximum rate per week, per child, that you are willing to pay if a new, high-quality childcare facility opened in your community?	Percentage
1	Under $150	34%
2	Between $150 and $299	48%
3	Between $300 and $449	11%
4	Between $450 and $599	3%

5	Between $600 and $749	2%
6	Between $750 and $999	1%
7	Over $1000	2%
	Total	103

Q38 - How satisfied are you with the quality of childcare you are currently using?

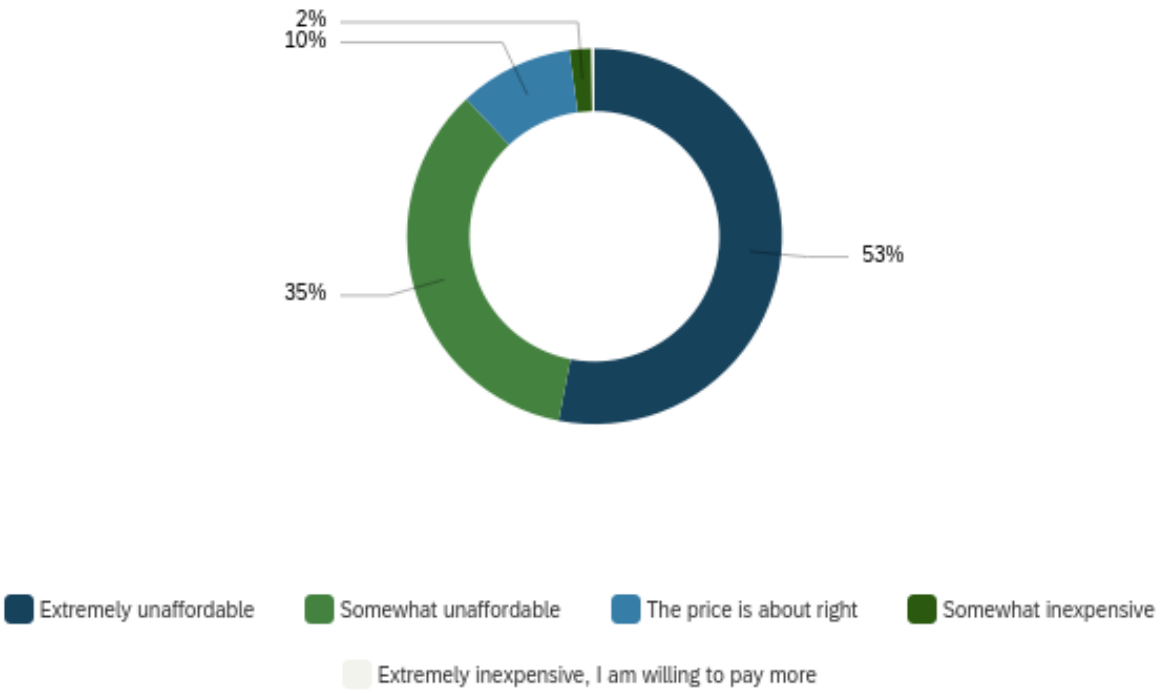


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How satisfied are you with the quality of childcare you are currently using?	1	5	4	1	1	325

#	How satisfied are you with the quality of childcare you are currently using?	Percentage

1	Extremely dissatisfied	5%
2	Somewhat dissatisfied	12%
3	Neither satisfied nor dissatisfied	10%
4	Somewhat satisfied	41%
5	Extremely satisfied	32%
	Total	325

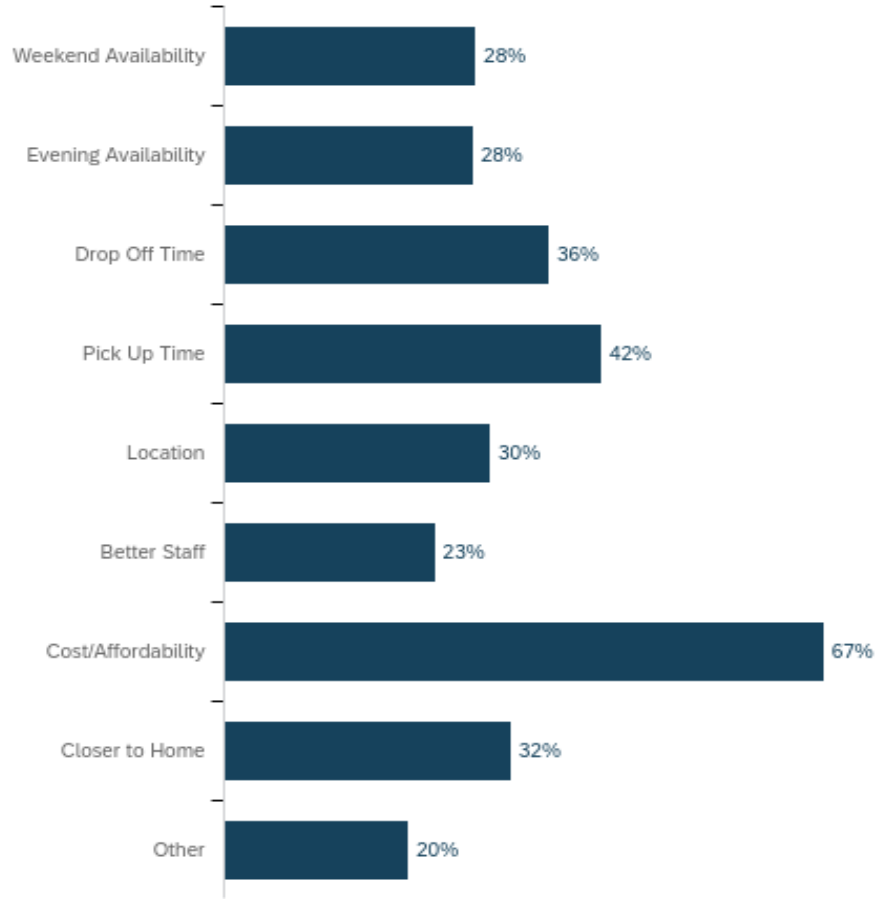
Q39 - What is your perception of the cost of childcare in our community?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your perception of the cost of childcare in our community?	9	13	10	1	1	326

#	What is your perception of the cost of childcare in our community?	Percentage
9	Extremely unaffordable	53%
10	Somewhat unaffordable	35%
11	The price is about right	10%
12	Somewhat inexpensive	2%
13	Extremely inexpensive, I am willing to pay more	0%
	Total	326

Q40 - Would you like to change any of the following about your current childcare situation (check all that apply)?



#	Would you like to change any of the following about your current childcare situation (check all that apply)? - Selected Choice	Percentage
1	Weekend Availability	9%
2	Evening Availability	9%
3	Drop Off Time	12%
4	Pick Up Time	14%
5	Location	10%
6	Better Staff	8%
7	Cost/Affordability	22%
8	Closer to Home	10%

9	Other	7%
	Total	940

Q40_9_TEXT - Other

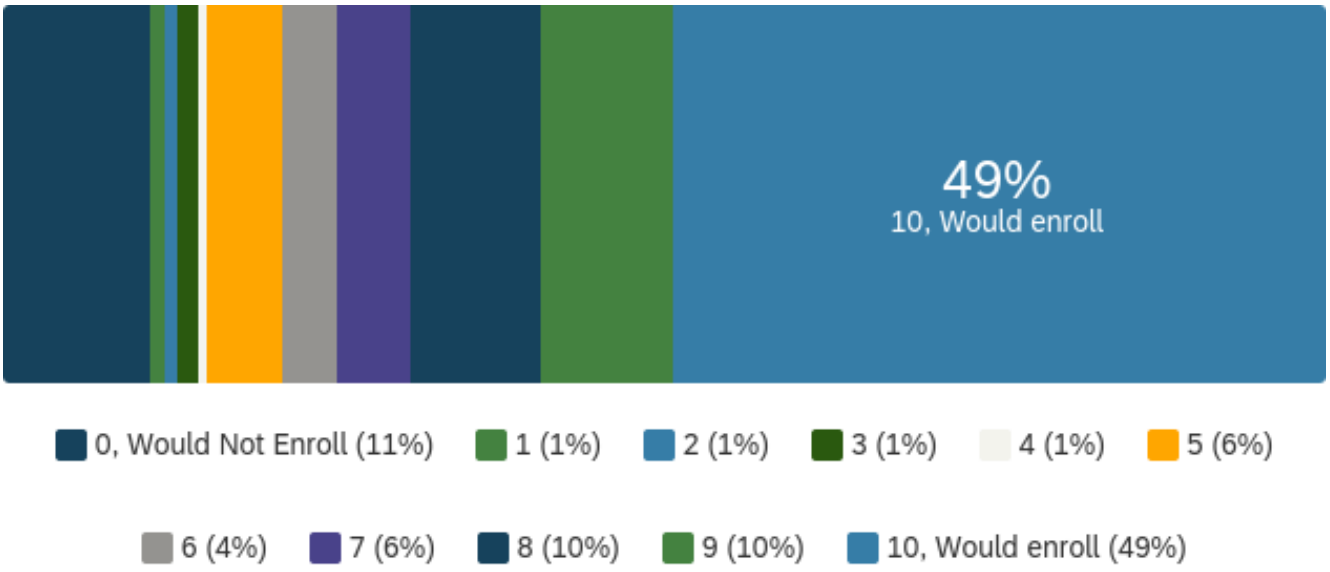
Other - Text
Mayor cupo o más guarderías
Cleanliness and more activities
This is not about what I want for my child, as we are now in school and things are better. But ages 0-5 there is so little availability- no matter how much money you have to spend. Infant childcare is about 20-30 licensed spots total for the whole county. My family is fine now, but families with young children are in a desperate situation
fewer kids per teacher
Too many kids for teacher ratio
More options
My nanny can only stay in the country for two years.
Shorter waitlist.
Availability overall for parents working
Coverage during school holidays and breaks
It’s very unreliable. I can only count on maybe 1x/week
Generally finding availability of daycare
holiday hours
total weekly hours
None
Holiday availability (summer, Xmas, etc)

The ability to get into childcare after being on the waiting list for over two years that
More options especially for early childhood ages during school breaks
took us 17 months to get into childcare
Consistent teachers and realistic illness policies
flexbility to fit my work schedule
Provide food
MorRe options and availability
Full time spots available
Quality, reliable staff who earn a fair wage and who I can feel good about leaving my children with during these early and formative years.
Public preshcool is fantastic, but our previous daycare all of these would apply except location and weekend availability
Less days closed
more options
Hispanic only
They follow the school schedule, so they are closed a lot of time for holidays/breaks that then I have to find coverage
Availability AT ALL.
Days off, states they follow the district calendar but there are more days off then I have PTO
less holiday breaks
4 year olds don’t have an after care option in public school
General availability
I really need a nanny who is available in the evenings. Most are looking for full-time work, and I only need help a few evenings each week.

More availability in general by not following a public school system schedule. We pay private school prices, for a daycare of young children who closes 10 weeks out of the year and we require backup child care
The one I have is amazing, but I got lucky to be in an income-based facility.
Meals provided/included in cost
Availability- most have waitlists
More interaction with other kids
Shorter waitlist
Our childcare is only part time, half days. More hours for less money would be ideal.
The amount of days off/breaks
Fewer holiday breaks or an option to pay more to get coverage over the holiday breaks
Holiday/non-school availability
Summer care, care 12 months a year
I'd love a Friday afternoon only program or an option when kids are sick and I and my husband have to work.
doesn't close when the public school close. living in a town focused on hopsitatlity, we need more hlep during holidays and school breaks
School break schedules
Available sitters
After school availability and enriching curriculum
Availability during public school breaks
The staff are great. It's difficult because of the days/hours of availability and the extreme competition to actually get into day camp programs. Again, I have no after school options at the moment. The only childcare I have been able to get into are MARC day camps during winter break and summer.
Under 2 year old care is non existent
No wait-list

More options on the east side of the county
Less crowded, shorter wait time to get in (many are over a year long wait so you are forced to take whoever is available)
Availability through the holidays and school closures for hospitality workers
Early mornings
Less closures
Retain employees, don't have too many kids per class-watch the ratios, listen more to parents

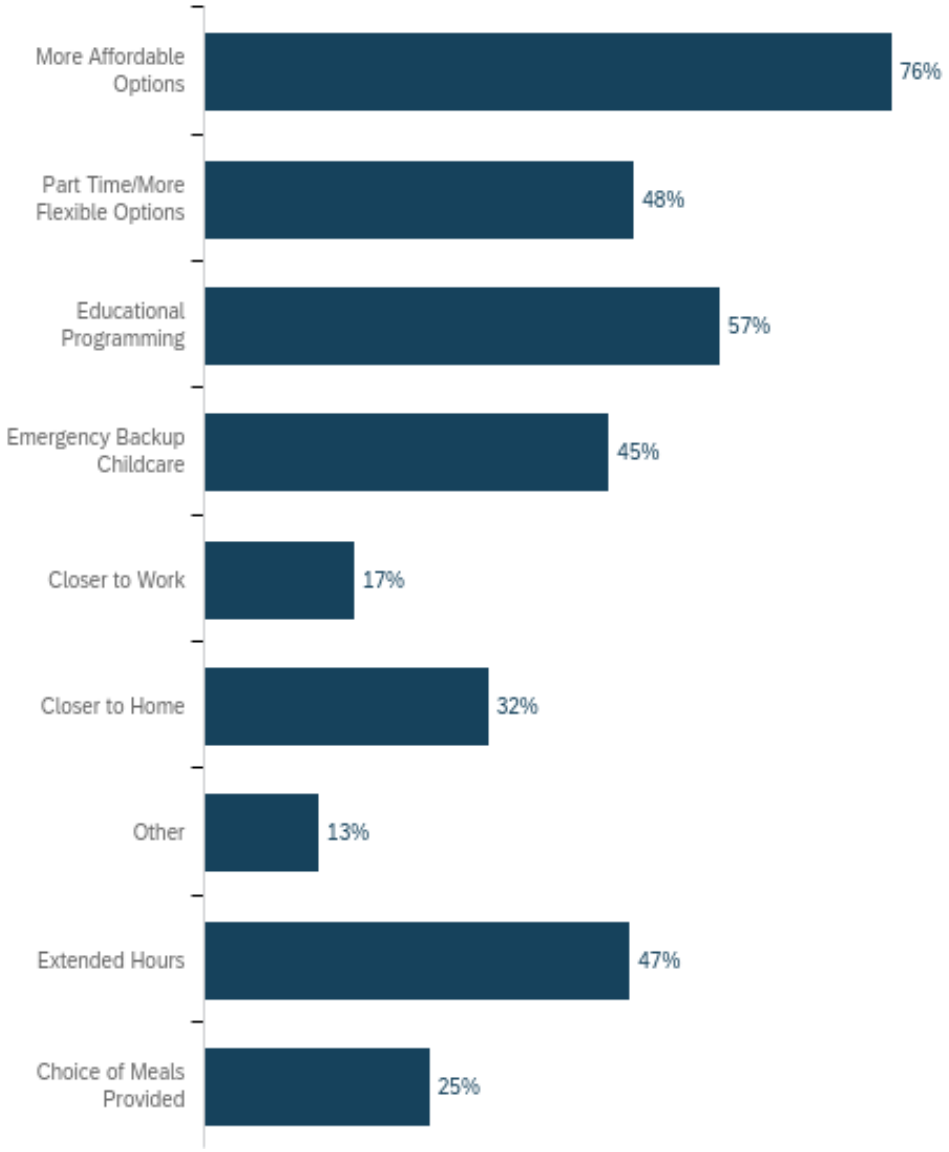
Q41 - Please rate your interest in a new, high-quality childcare facility in our community, assuming reasonable cost and location?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Please rate your interest in a new, high-quality childcare facility in our community, assuming reasonable cost and location?	29	39	37	3	11	477

#	Please rate your interest in a new, high-quality childcare facility in our community, assuming reasonable cost and location?	Percentage
29	0, Would Not Enroll	11%
30	1	1%
31	2	1%
32	3	1%
33	4	1%
34	5	6%
35	6	4%
36	7	6%
37	8	10%
38	9	10%
39	10, Would enroll	49%
	Total	477

Q42 - Which of the following would encourage you to use childcare facilities in our community (select all that apply)?



#	Which of the following would encourage you to use childcare facilities in our community (select all that apply)? - Selected Choice	Percentage
1	More Affordable Options	21%
3	Part Time/More Flexible Options	13%
4	Educational Programming	16%
5	Emergency Backup Childcare	13%
6	Closer to Work	5%

7	Closer to Home	9%
8	Other	4%
9	Extended Hours	13%
10	Choice of Meals Provided	7%
	Total	1551

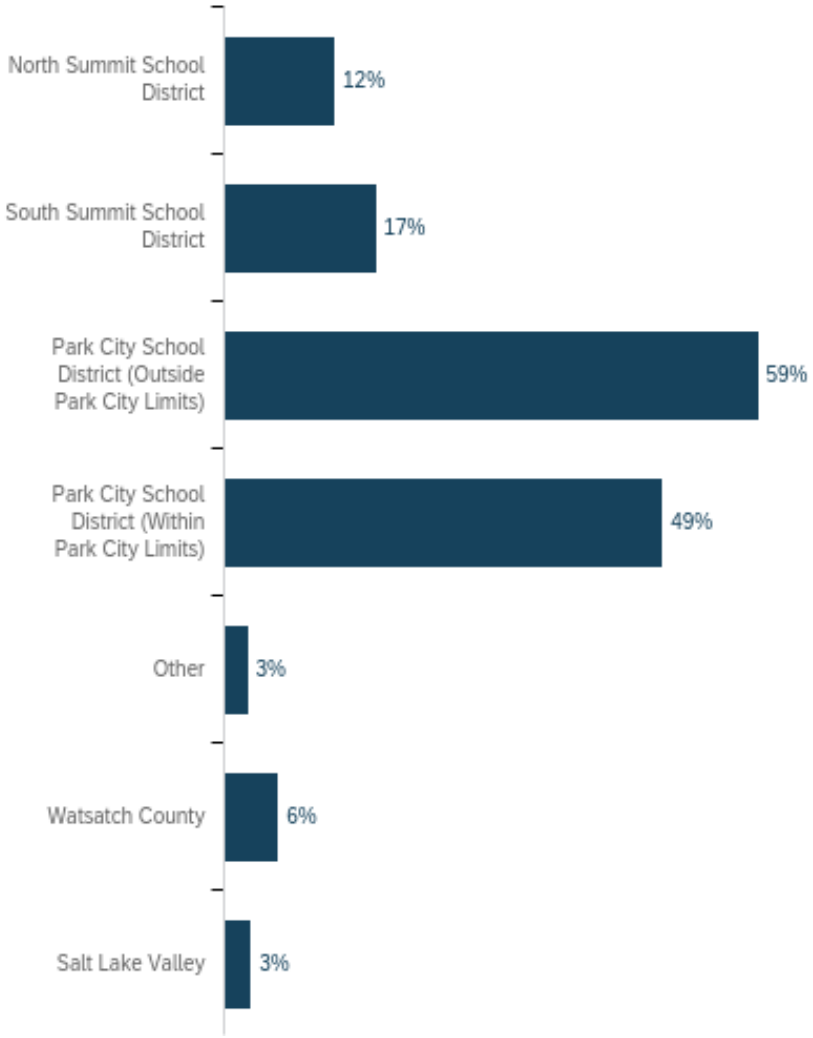
Q42_8_TEXT - Other

Other - Text
Open all year round, not closed for school holidays, open past 5pm, offer HEALTHY snacks and lunch, smaller kid:teacher ratios, better facilities
any options for under 3years in our community
More qualified staff
Jewish school option
quality care
Summer and school break care
Availability
More reliable
Quality options. Affordable, clead, education
I would use any child care that I could get into with my kid
We no longer need this service but did when the children were younger.
I have no need of the facilities since I stay home with my children
Transportation from schools
Ability to get into a childcare facility.

Quality, qualified staff
I dont need childcare but my employees do. I lose them because of lack of affordable/available options
Good Staff
get your money from the North Summit Fire District who just raped us of all our disposable income
Note this would be applicable for previous daycare we did, not for current public preschool which is amazing
i am happy with my current situation
Follow work calendar rather than school calendar
Less staff turnover. Staff with a teaching backgound who have been taught how to work with children
n/a
No longer need it. But did.
Not looking for child care
Not following the school schedule so there aren't as many breaks to have to find coverage for
Really good staff
Childcare that does not take 1-2 week breaks for every holiday. Better summer childcare options
Summer Care
Small class sizes
Nothing. School and family are adequate
Special needs support
Transportation from school to childcare, and robust programming for school-age children. It should be somewhere THEY want to be
Reasonable times and days for a household of 2 full-time working parents
Safe place for children, a business the is easy to do business with as a parent, ability to have children stay during the work hours.

If there was availability.
Montessori, highly trained staff, actually high quality?
More outdoor time
Family should care for kids
Consistent schedule without long breaks
Ability to support neurodiverse children
open 12 months a year
Availability
Availability during public school breaks
Spanish immersion
I'm extremely interested, but my children are outside the ages of need. This was a pretty big issue for me when they were younger however. I would like to see more options for families.
Inclusivity
Our daughter is too old for childcare but the need in Summit County for affordable options is extreme
Need more special services doctors for child disabilities like adhd and austism
After school programming
Smaller child to caretaker ratio, shorter waitlists and more options
Well qualified staff with good staff to student ratios, low turnover rate, and screening for sicknesses
Actual availability. There IS no childcare available, let alone these optionsalone
Better education options and outside time
If this were a rating system - choice of meals provided would be number 1!

Q43 - What location do you prefer for a childcare facility (check all that apply)?



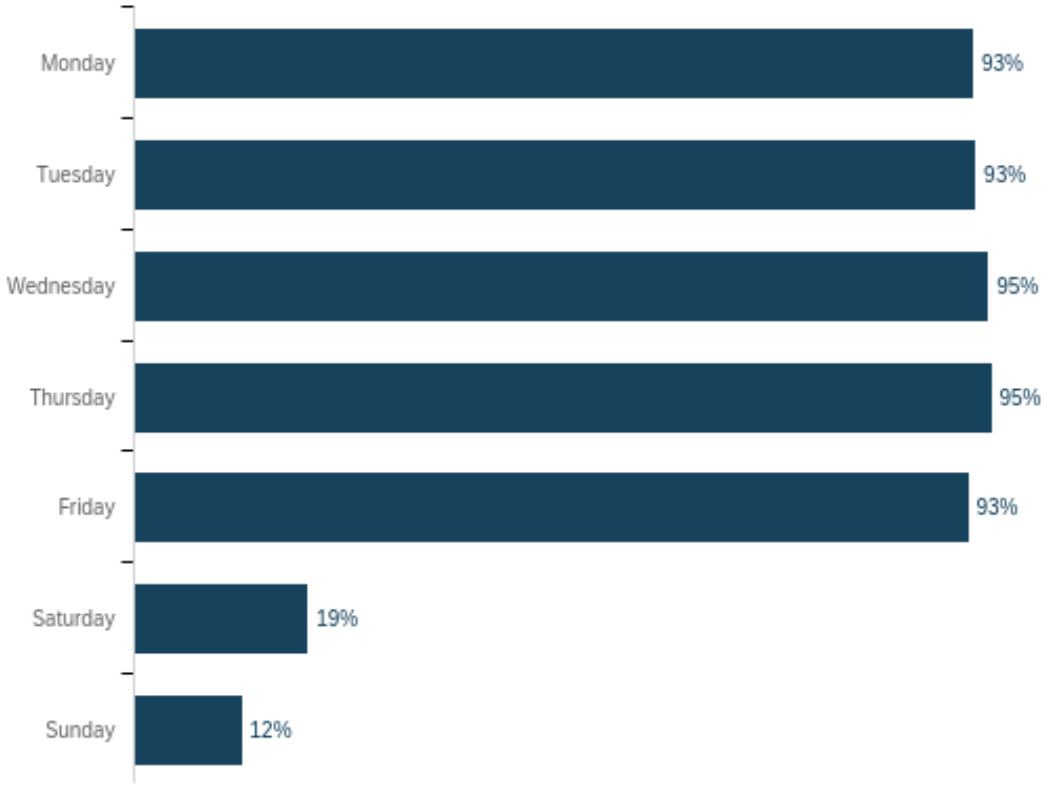
#	What location do you prefer for a childcare facility (check all that apply)? - Selected Choice	Percentage
1	North Summit School District	8%
3	South Summit School District	11%
4	Park City School District (Outside Park City Limits)	40%
6	Park City School District (Within Park City Limits)	33%
8	Other	2%
11	Watsatch County	4%

12	Salt Lake Valley	2%
	Total	690

Q43_8_TEXT - Other

Other - Text
Pinebrook or kimball
Silver Creek
Does not need to be linked to school district other than bus ride to/from if needed
Snyderville Basin
Snyderville basin area
none
Pinebrook area
Jeremy Ranch, Summit Park, Kimball Junction
Pinebrook
None is required
Pinebrook/Jeremy ranch/summit Park
We really need one on this side of town--Summit Park, Timberline, JR, Pinebrook area

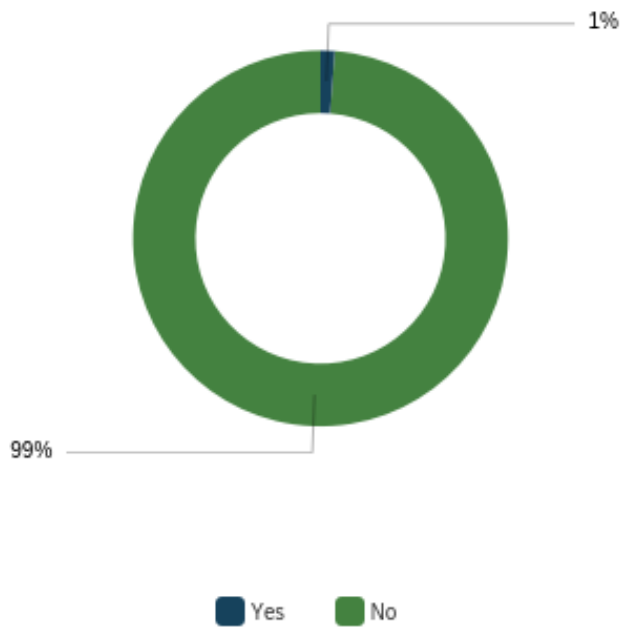
Q44 - What days do you need childcare? Check all that apply:



#	What days do you need childcare? Check all that apply:	Percentage
9	Monday	19%
10	Tuesday	19%
11	Wednesday	19%
12	Thursday	19%
13	Friday	19%
14	Saturday	4%
15	Sunday	2%
	Total	1762

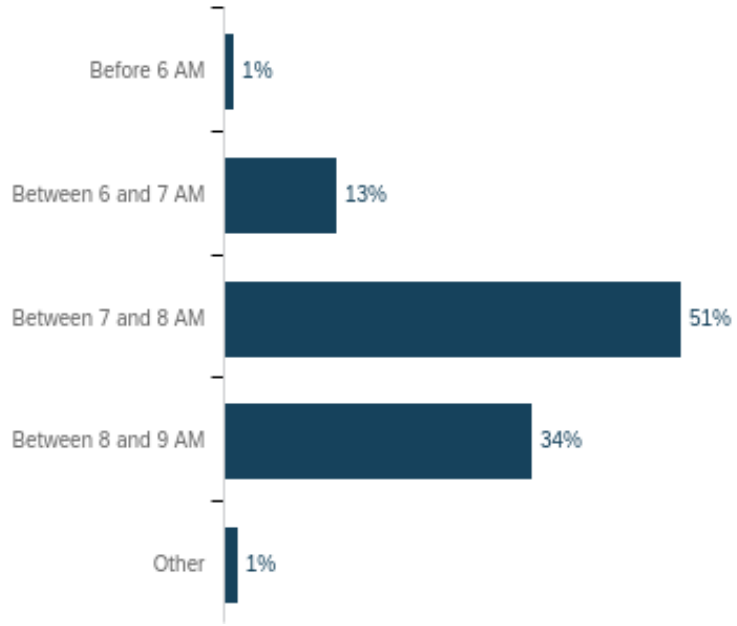
Q45 - Does your family currently use the childcare subsidy that is offered by the Utah Department of Workforce Services, Office of Child Care (for information about this subsidy, visit: https://jobs.utah.gov/customereducation/services/childcare/)?

128



#	Does your family currently use the childcare subsidy that is offered by the Utah Department of Workforce Services, Office of Child Care (for information about this subsidy, visit: https://jobs.utah.gov/customereducation/services/childcare/)?	Percentage
9	Yes	1%
10	No	99%
	Total	330

Q46 - For your children aged 5 and under, what time do you need childcare services to begin?



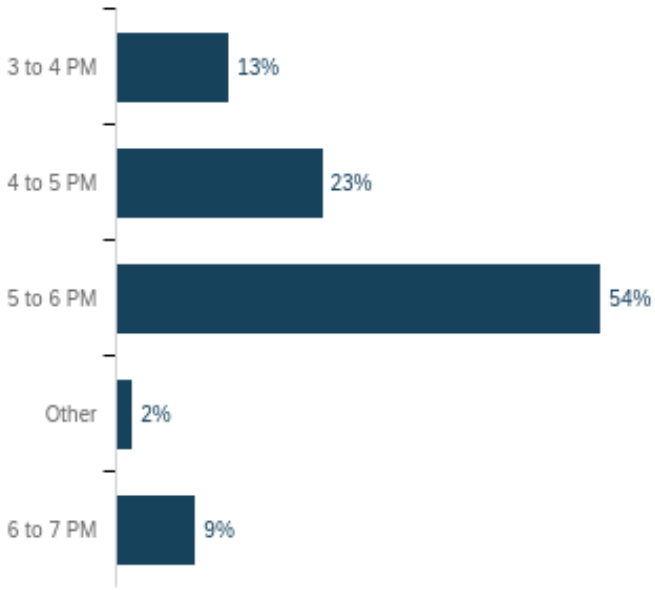
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your children aged 5 and under, what time do you need childcare services to begin? - Selected Choice	9	13	11	1	1	272

#	For your children aged 5 and under, what time do you need childcare services to begin? - Selected Choice	Percentage
9	Before 6 AM	1%
10	Between 6 and 7 AM	13%
11	Between 7 and 8 AM	51%
12	Between 8 and 9 AM	34%
13	Other	1%
	Total	272

Q46_13_TEXT - Other

Other - Text
🕒
24/7/365
After 9
8 am

Q47 - For your chidren aged 5 and under, what time do you need childcare services to end?



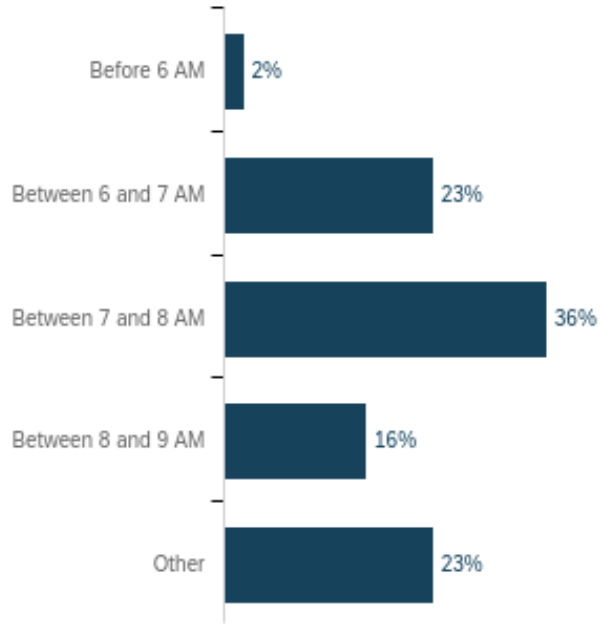
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your chidren aged 5 and under, what time do you need childcare services to end? - Selected Choice	9	16	11	2	3	271

#	For your chidren aged 5 and under, what time do you need childcare services to end? - Selected Choice	Percentage
9	3 to 4 PM	13%
10	4 to 5 PM	23%
11	5 to 6 PM	54%
13	Other	2%
16	6 to 7 PM	9%
	Total	271

Q47_13_TEXT - Other

Other - Text
9:00 pm
24/7/365
After 5:30
1:30
2:45 pm

Q48 - For your chidren aged between 6 and 18, what time do you need childcare services to begin?



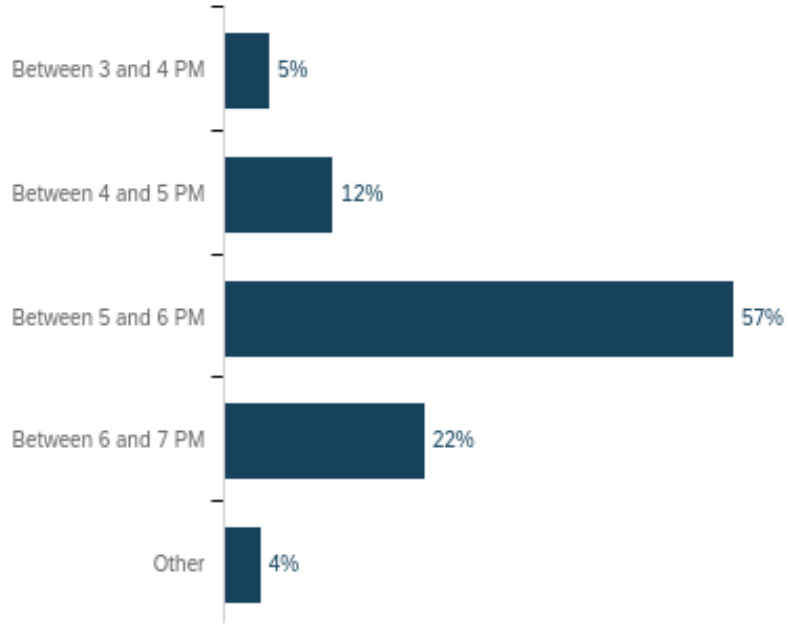
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your chidren aged between 6 and 18, what time do you need childcare services to begin? - Selected Choice	9	13	11	1	1	95

#	For your chidren aged between 6 and 18, what time do you need childcare services to begin? - Selected Choice	Percentage
9	Before 6 AM	2%
10	Between 6 and 7 AM	23%
11	Between 7 and 8 AM	36%
12	Between 8 and 9 AM	16%
13	Other	23%
	Total	95

Q48_13_TEXT - Other

Other - Text
As long as they offer after school programs I would need this unless there is no after school program
afterschool
3-5pm
After school
exactly at 7am
after school
after school
8am-10am
After school
11:30
after school (3pm) and 8am in the summer
3:00PM
Baby to be born in sept
Afterschool only
NA
12:30 pm
3:15
Only need occasional
After school care
after 3

Q49 - For your children aged between 6 and 18, what time do you need childcare services to end?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	For your chidren aged between 6 and 18, what time do you need childcare services to end? - Selected Choice	9	13	11	1	1	99

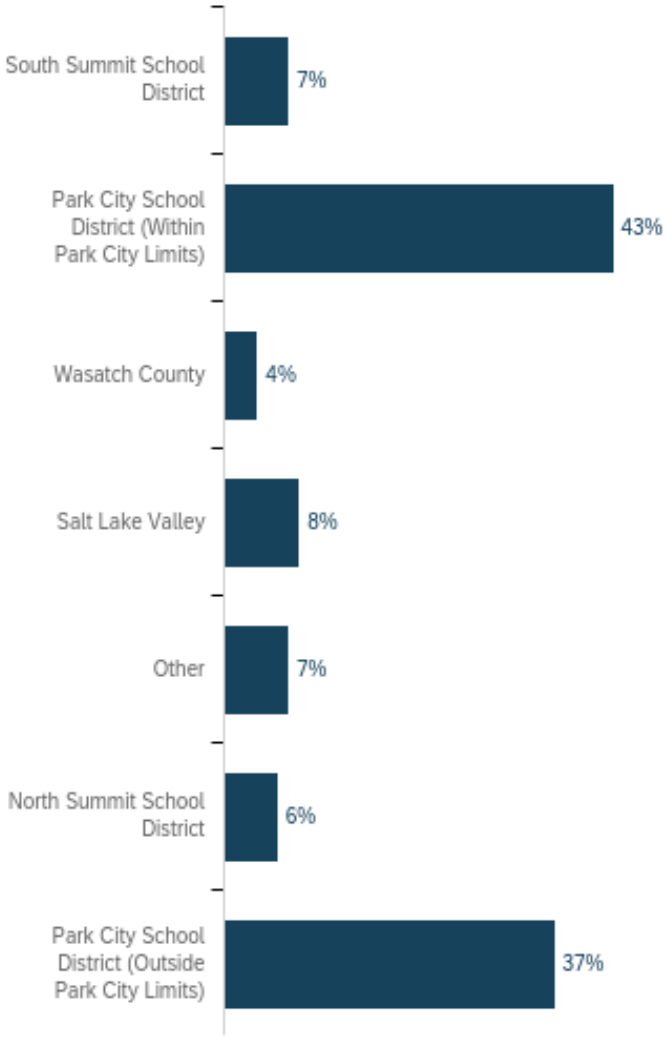
#	For your chidren aged between 6 and 18, what time do you need childcare services to end? - Selected Choice	Percentage
9	Between 3 and 4 PM	5%
10	Between 4 and 5 PM	12%
11	Between 5 and 6 PM	57%
12	Between 6 and 7 PM	22%

13	Other	4%
	Total	99

Q49_13_TEXT - Other

Other - Text
5pm to 9pm
Baby to be born in sept
8pm
Only need occasional

Q50 - What is the location of your current childcare provider (select all that apply)?



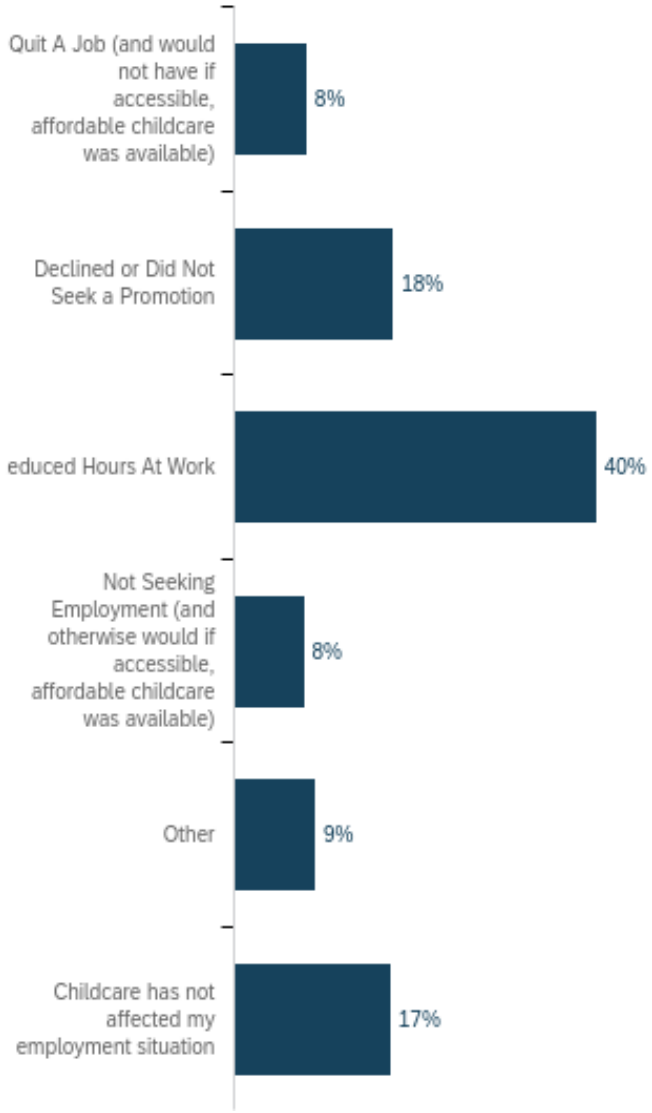
#	What is the location of your current childcare provider (select all that apply)? - Selected Choice	Percentage
1	South Summit School District	6%
2	Park City School District (Within Park City Limits)	39%
3	Wasatch County	3%
4	Salt Lake Valley	7%
5	Other	6%
7	North Summit School District	5%

8	Park City School District (Outside Park City Limits)	33%
	Total	361

Q50_5_TEXT - Other

Other - Text
Casa de niñera
Home
at home
Home
Live-In
Lehi/Utah County
Home
in home
Jeremy Ranch Area
N/A current costs are unattainable
nanny at our home
Wherever a friend or family member lives. It’s inconsistent.
Summit Park
In my home
Weber County
We take our child to Ogden for daycare due to not having any options in our community
Friends in Park City
Texas

Q51 - Have childcare issues caused any of the following employment situations for you or your spouse/partner/co-parent?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Have childcare issues caused any of the following employment situations for you or your spouse/partner/co-parent? - Selected Choice	1	10	6	3	9	311

#	Have childcare issues caused any of the following employment situations for you or your spouse/partner/co-parent? - Selected Choice	Percentage
1	Quit A Job (and would not have if accessible, affordable childcare was available)	8%
2	Declined or Did Not Seek a Promotion	18%
7	Reduced Hours At Work	40%
8	Not Seeking Employment (and otherwise would if accessible, affordable childcare was available)	8%
9	Other	9%
10	Childcare has not affected my employment situation	17%
	Total	311

Q51_9_TEXT - Other

Other - Text
I found a job in Wasatch and I took it because I had no childcare in PC
both reduced hours and did not seek promotion
Husband is home with children. He would seek employment. He works part time when I can be home. Would work more.
Working with child at home
If we have a second child we would have to decide between quitting a job and paying for childcare.
both options 1 and 2
If we can’t get into a child care for a second kid, we are going to have to look at options such as quitting our jobs
Not able to work as many hours

140

Both B and C are true
More stressful
Husband had to find a new, higher paying job to pay for childcare. He was in his dream job from a passion perspective, but it did not pay enough for childcare. I kept my flexible, lower paying job to accommodate our inability to find full time care.
Did not seek a job outside or school hours - took a low paying job due to lack of after school and holiday daycare options
changed work hours to over night
The biggest problem is children sick. Covid essentially made working almost impossible. I have cut back my hours due to the stresses of having a kid either quarantined or sick.
I hate working
Passed over for promotion because of sick time for kids
It's just made it difficult. I have to leave work early one day each week.
All of the above
Also, did not accept promotion
Non set work hours depending if the kids are home.
Working from home often
PTO days and high stress
Have had to care for our child full time at home while working full time. This has been negatively affected my job performance and is not sustainable but we currently have no other options. The daycare she was going to was too crowded and every child is sick 24/7 there. No other affordable options in town. A nanny would cost more than my salary ($80k).
We are lucky to have 5 days a week covered, but not having care during the pandemic greatly affected my mental health during the pandemic and even with care we feel very stressed because there has been so much sickness this year. It has been very difficult to keep up with work.
This did not allow me to chose both not seeking promotion and reducing hours
Live/work out of state for childcare and employment part of the time

Q52 - Please share any additional thoughts you have regarding access to childcare and early education in our community.

Please share any additional thoughts you have regarding access to childcare and early education in our community.
Un mayor cupo en los lugares de cuidado o más lugares de cuidado para niños
Seria perfecta si hubiese un lugar como el de school redness, de Holycross. Donde sabemos que están muy bien cuidados pero a la misma vez aprendiendo académicamente! Gracias 🙏
We are new residents with a toddler. We are currently exploring childcare options and preschool options. Most seem to be full with a wait list.
My friends and family with kids often reach out to me for last minute help when childcare falls apart or unexpected work expectations occur. My employees struggle to work early morning or late evening as they can't find childcare.
I'd be good to have someone specialize on special need kids.
Quality childcare for under 2, and all day care for under 5 in the summer is a huge gap. Also, elementary after school options
As an employer, I have lost good employees due to their lack of ability to find any childcare, let alone affordable childcare options.
No one solution seems to fix the problem. Due to limited space or hours, we ended up needing to use three different care providers when using childcare in Summit County.
There are very few options for daycare. All of the facilities have huge waitlists
PCSD closed the faculty/staff daycare program of more than 40 years duration. This program served faculty and staff members with young children. This exemplifies poor leadership in an area and by an organization that should be leading the way in childcare!
I am fortunate to have family and friends to assist with our childcare needs, but if that ever changes I feel there are not a lot of options for childcare in our area. It would be nice to have something closer to our area for the working families.
This survey was designed to only seek self interest responses. Just because we managed to find a way to age 7, and now have school and aftercare, doesn't mean that I don't think the community desperately needs more options. Especially ages 0-2, and more extended hours for ages 3-5. And physically located out of park city proper (you try driving your kid into the prospector area at 8 am in the winter to drop off for daycare, and still get to work on time). Kimball junction has nothing. Quinn's

junction- more nothing. Affordable is certainly an issue, but before you can tackle affordable, you just need to have something. Anything. I put my name on waitlists for daycare in PC and SLC when I was 12 weeks pregnant. Some places called when my kid was 2 telling me they had a spot. We probably need 5x the number of current spots to fit the community need. Hours need to be adequate to cover 8 hour workday (and this still only somewhat helps the many people who work non 8-5 hours).

I understand it is impossible to pay teachers well, while also keeping costs down. But the childcare I can afford has meant my kids did not receive much "education". They are cared for by loving teachers, but the real learning did not start until my son entered WSD in preschool. Also, the hours of operation are not for working parents. Work ends at 5pm, but most daycares in town close from 3-4:30. What the daycares need in this town is government or charity subsidies. That way they can hire quality teachers, stay open longer, and maintain adequate facilities.

It is very hard to get childcare if you don't have family living close by.

Our community is severely lacking in childcare providers for children under the age of 3 and all day childcare. It makes it extremely difficult to work as a single parent.

We used to have a wonderful day care on main street but they were priced out of the rent on the building which is still empty. Even though there are several in home day cares in our area that are very good, space is limited and I know several moms who are still not able to find care for their children.

There needs to be more childcare options, especially in the Kamas valley where my grandchildren under age 4 need daycare.

As I work at a nonprofit assisting people in crisis and need in Summit and Wasatch counties, my experience has been that there are many parents (particularly single parents) who are very limited by a lack of affordable childcare. It impacts their ability to work and to provide for their families. It is a huge barrier for many of our applicants needing financial assistance.

My youngest is now 8, and we do not need Pre-K help anymore, but I am a full advocate of helping future/current parents with childcare options. I had some help with family, but it is so stressful trying to pay bills and work while you have kids. My husband worked days and I worked nights. We need to help people with their children, especially now that the Republican legislature has banned legal abortions in this state, we will have a higher need for more social programs.

There are not enough facilities of good quality to meet the demand, nor do the facilities open early enough for many jobs. Right now waiting lists are a year long to get into a preschool.

There needs to be more affordable options for childcare in Summit county especially for infants. it is too expensive to afford childcare and rent and having to commute from another area just to work in Park City.

Driving from summit park into park city proper is a nightmare. We need anything beside Creekside on this side that will take infants.

Daycare facilities are extremely difficult to get into, and even the options provided are not great. The quality of the staff is the largest issue, with lots of turnover, and some of which not being able to speak proper English.

My husband and I have opposite schedules and only one child who is old enough to be gaining more independence now. We've been able to manage with our current resources and flexible work schedules.

I'm looking forward to additional resources for childcare in Summit County. Our two kids go to childcare in Salt Lake which is just not sustainable for us. Lots of driving, long days. We would love to give more feedback to get Summit County to have more spots in child care (main issue in my view).

I'm stuck between wanting to take care of my children and wanting to work. There's no affordable childcare and if there is they're normally too many kids per teacher or they have a waiting list for months or even years. A babysitter costs the same or more than what I would get paid in a regular job.

I'd also love to see more incentives/tax rebates/ideas for making nannies more affordable. Perhaps a travel/study abroad program with au pairs? Or other creative ideas to bring more high-quality caregivers to our area. In my heart, I dream of having a child some day, but the options for childcare seem limited and so expensive that it has been a big deterrent to pursuing my dreams of motherhood.

I am a grandparent of a 4 year old. She lives with me 3 or 4 days a week while her dad works full-time in SLC. Her mother had some difficulties with mental health during the past few years and fortunately I was able to step in a help her dad (my son) with childcare. I have been looking for the past year for a pre-school /childcare - 3 days a week. My granddaughter is still on the waiting lists. Unless I want to drive 30-40 minutes back and forth for her to attend a morning pre-school or I've had the option to put her into a full-time daycare (which she does not need right now) it's been extremely frustrating to find something a 2 or 3 times a week. Early childcare is so important and needs to be addressed.

Child care in the community is limited and extremely difficult to get into. I have been on a wait list for over nine months and I'm still not gotten into any child care facility. The rates for childcare in the area make it almost not worth either my husband or I working, although we need both of us working to pay our bills

It is extremely difficult to find an affordable option for childcare.... or, really, any childcare for many families. I know we are not the only ones to have difficulty. There are many who could even afford prices, but availability is the issue. I know of one mother who is seeking shelter at the Peace House, who is actively seeking going back to school, but cannot find a state sponsored childcare provider that the Peace House can help pay for. This is a constant topic of discussion among moms at our local MOPS chapter. Thank you for at least seeking information about how to better provide for this need. The issue is even more for families with even lower incomes than us. Thank you.

I would love to see a Jewish school option in Park City. The Jewish community is growing. Outside of that, I know how hard it is to get a spot in any of the private preschool facilities in PC, so having another

facility will 100% suit the community needs knowing there are others who seek the help of a full time nanny or give up incomes to be the dedicated child care support for their families given lack of spots available.

Not sure how to do this equitably, but I feel that childcare priority should be given to parents with employment based in this community. A parent that works remotely for a company out of our community does not contribute to our local economy in the same way. ?? Does this happen with affordable housing? Can the same be applied to childcare?

Though I am not seeking childcare myself, I've heard through anecdotes, KPCW, and nonprofit professionals that there is a long waitlist for available slots for people living/working in PC.

Childcare is needed for a specific amount of time, and those who have planned their families are aware of this need. It feels a bit like government overreach in asking these questions. I've birthed my children and am responsible for their care and oversight whether that is a decision we make as working parents or whether we adjust our hours or location.

It is frustrating to have preschools only offer 2-3 hours a day. This system is only set up for nonworking parents. Please provide preschools with full day care.

Have a government entity build a childcare space and then lease it to a provider for $1 a year. PCMC did this with the museum where they signed a 99 years for $1 a year,

We have to increase the access and lower the costs, which will require govermental involvement.

More of both would benefit employers with more dependable employees, families with less time spent transporting children to different childcare options and making work cost effective, and community members without children with a higher performing base of children who grow into employees and neighbors because of education starting earlier and not being limited to the wealthy children.

Schools should have more full day options for preschool. I am fortunate enough that we could afford to have my husband stay home with kids. So we didn't get on childcare waitlists early. Turns out, its not a good fit for him or the kids, to have him in that role. While our kids are safe and have care, it has had a very negative effect on our family dynamic and marriage...He would work more if we had good affordable/educational care year round.

I think it's very important that affordable childcare is available to all economic demographics in our community

Flexible After School Care is very difficult to find. I only need Child Care 3 days a week. We have very limited options in the county for the working class and service industry staff.

Young families are being forced to move from Park City due to the lack of affordable child care.

My family is fortunate to be able to afford our daycare. It shouldn't be a difficult choice for parents to decide between paying for care and continuing to work in a middle-class career. Teachers, ski resort employees, and other"normal" job folks should be able to raise children and continue their careers in Park City.

More options

Once my children were old enough to go to school full time, it became much easier for me to feel a sense of personal independence again (as a mostly full time caregiver in the home). From the time my daughter was born almost 8 years ago, I felt as though my options for childcare were exceptionally limited. Cost-wise, it didn't make sense for me to work and pay someone else to watch my child(ren) because I didn't make enough to earn more or even break even after paying for care. My mother-in-law was happy to help watch my daughter to a certain extent, so I worked some initially after she was born, but had to have very flexible, limited hours. Eventually even that didn't work anymore for our family so I quit my job to be the primary caregiver at home for my daughter and son (after he was born 5 years ago). I know several families that were negatively affected (greatly) when the one semi-affordable daycare closed down in Park City. They were in a panic and stressed, knowing childcare options (particularly for younger children) were not only limited but also very costly with very long waitlists. While I wouldn't personally benefit as much now (that my children are both in school) by having affordable childcare in the area, I would have even just a year or two ago and know of MANY families who could benefit by having more, better childcare options that don't require such a substantial chunk of their somewhat limited income. While a full-time daycare-like option would likely help a lot of families, another helpful option would be having a place to safely drop kids off for an hour or two during the day so that one or both parents could more easily run certain errands, go to a gym class, or in other ways grant them the opportunity for some much-needed self-care.

Would love bilingual childcare. And Montessori focused childcare.

We are likely to enroll in PEEK or similar program. We do not need full time but do understand the need for such as long as some part time is open. Best case would avoid major intersections as those are only to continue to get busier. Ex. Near ecker not past kimball

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need a child care location at kimball junction area

Daycare before 30 months old is shown to be harmful. Hopefully there is options available for those who wait until that time to enroll instead of having such long waitlists that you force kids to start too early.

We are happy with our daycare program, but it took a year to get in, and I had to leave my previous job due to lack of childcare. Other options are more expensive and have equally long waitlists. *My responses are based on my son attending 3 days a week.

My oldest grandchildren attended PCTots starting when they first opened their doors. I signed them up the moment PCTots was offering spaces. Since then, my younger grandson has been on their waiting

list for 2 years. He has also been on the waiting list for 2 years at Alpine Adventures and the PCHigh School daycare (which has subsequently closed). Other options are extremely expensive ie. nanny, Soaring Wings, Little Miners, and they don't offer a complete day for parents who work a full time 8-5 job.

Thank you for doing this! It is such a barrier for working families

put together infants to pre-K daycares. We need pre-K head start as well

The lack of childcare is incredibly disappointing, and raising a child as a single parent is VERY difficult in this area. I find community doesn't really exist at the end of the day. I have lived here the majority of my life, and am disappointed with the lack of support. I will most likely have to move out of state.

I would like to volunteer with a nonprofit/offering childcare… but I have not researched if or where this is an option

I do not need childcare, but I do believe that we should fund childcare as it helps the County become more productive. Should be part of our property taxes.

My kids are now in full time school but we are left scrambling during summer break and long school breaks. Very limited camp options, almost all are week to week, especially hard to find full day… super expensive and getting a place in one is a competitive sport and nearly impossible—especially to get two kids of different ages into the same ones/same schedules. We would use some kind of childcare during the summers and school breaks.

We currently enroll our 2 daughters at an after school program at school that allows both my wife and I to keep and work in our full time jobs. This program as I understand has a waiting list and could facilitate with more funding, more children. Previous to being in the public school system, we did use local childcare (PC Tots and Alpine Adventurers). They were both fantastic. The latter was pricey but still had issues keeping steady staff. The former was great too and as I understand has a hard time keeping staff. Providing a subsidy or otherwise facilitating more childcare options within the community would go a great way to keeping people living here, and allowing those that commute in, to have a place to safely drop their children off, assisting with creating wealth and security, however little or great for a segment of the community that is in desperate need.

Please, please help. Childcare is my #1 worry as a working mother. There are very little options and they are so expensive. I am paying the same amount for childcare with my two kids as I am our mortgage. My only hope of relief is when they go to school full time… in 4 more years.

There is no question there is not enough of---or affordable daycare options--- or providers available.

Can the school district daycare/pre school be revived??

Lack of access to FULL TIME (6am-6pm) represents a crisis at this point…

My children are now 18 and in college. However, having twins, working in the Park City School District for the last 27 years and having a partner who also works full time, not having adequate child care was very difficult until they were finally in 1st grade. Even then, they took the bus to my school when there weren't after school opportunities for them. The Park City school district has lost very qualified teachers over the years due to this problem and it really needs to be addressed in the coming months, or we are going to have a crisis situation when it comes to having highly qualified teachers in our schools. Thank you.

I do not have a need for childcare as my children are teens. However, I do think childcare is an issue and I am happy see the needs are being explored.

Our kids are getting old enough to use public school so childcare won't be as much of an issue. However, school still ends at 3pm which means a shorter work day since we have no childcare after school.

I work with young children at my job and I empathize childcare workers. They deserve more.

More affordable options are needed for children of school employees, city staff, and resort/hospitality employees. The childcare programs need to pay their staff well and provide a safe and educational environment with access to outdoor activities.

Chaotic Leadership at PC Tots since its inception has been detrimental to those seeking childcare in Summit County.

If my spouse or I become sick temporarily, there is not a single facility that will care for my children for a few days to a few weeks. This is a problem that hits everyone equally, regardless of income. There are very few public facilities catering to children under 5 activities. There is no open swim time. There is a dearth of affordable activities. PC shouldn't be so exclusive that children from different income brackets do not mix.

Childcare is very expensive and hard to find according to my daughter and friends with grandchildren in the area. If you have a school age child, there are after school programs that are reasonable but need to be expanded to include holiday periods. Summer programs are expensive and again hard to get into.

It is extremely difficult to get into childcare facilities throughout Park City. You have to apply nearly before you even give birth! It took us 8 months on a waitlist to finally get into a daycare. There just needs to be more providers, especially infant age groups with most only getting 3-4 months of maternity leave.

There are not enough quality and affordable options in the south summit area.

I would prefer options in wasatch where I live but due to lack of quality and hours have to use summit county.

We are severely limiting the potential of our community by not providing public support for early childhood education. There are many parents who would gladly contribute more hours and resources to our community if they had access to care, there are children who are not being provided an opportunity to thrive and prepare for success in school and beyond, and our community is losing out on tax revenue from more working parents. We have witnessed the failure of the childcare system as a private market, it can't function unless treated as the public good that it is, in the same way that K-12 schools, police and fire services, and other county services are necessary for our society to function and thrive.

We have a fantastic childcare situation, but SO many of our friends and contacts are struggling to find spots at all, or to find affordable spots. I have heard of families driving to Salt Lake to drop kids at childcare and then coming back up to PC to work. WILD.

The cost of childcare in Summit County is very expensive. I would like the option to have after-school programs for kids up to 9th grade. The current after-school programs end in elementary school even though kids in middle and Junior high school could benefit from after-school programs.

My child goes to a daycare facility in Lehi that is based out of my husbands job/building. I work in SLC and my job does not provide child care. We have him at this facility because we cannot afford nor were we able to get into a daycare in Park City. (Hours were also a factor). The child care situation in Park City is awful and needs to be fixed.

I think it's a major factor in why people like me are deciding not to have children which is really sad.

Our daughter is a teacher in the Park City District and we (grandparents) are very involved in making childcare work. We both work full-time so it's more interesting to figure it out. I don't know how people without families in the area to help make it work. Our older granddaughter (7 years old now) went to childcare at the high school. But since the district bailed on that at the last minute it's a scramble to find childcare for the younger granddaughter.

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there are not enough affordable options in summit county, especially in the PCSD outside of city limits. The fact that someone living outside of town needs to fight the traffic into town to drop off their child or resort to driving down into the Salt Lake Valley is not family friendly. Add on that the school districts daycare / preschool was recently closed on short notice at the beginning of the school year was unfair to many. Particularly the teachers who were affected by the change. While I believe in a livable wage, day care prices in town should not come with the PC Premium that is being driven by the seasonal home owners as those who are primarily teachers or in the service industry are already being pushed out of town due to pricing.

Lacks local support. Not enough options for locals with flexible hours and affordable cost. Caters more towards tourism.

Childcare options for children <5 are extremely limited, especially childcare for infants (4 months - 2 years). We were so fortunate to secure a spot at Creekside, but it took months of networking to ensure that we could enroll our 8 month old son there.

Finding adequate childcare in this community has been extremely difficult, our child has been on the waiting list for two years for four separate daycare facilities, one of which ended up closing down. We can't compete with the individuals who can afford nannies in this town but we also can't get into childcare because of the extensive waiting lists.

Although we now have our two children in elementary school and are able to access and afford the afterschool program, we are incredibly supportive of government-subsidized childcare for our community members. We are relatively high-wage earners with advanced degrees, but childcare was expensive for us when the children were little. I'm unsure how others manage, and a community can judge itself by how it cares for its youngest members. Strong families lead to strong communities. Thank you for leading this important work.

Please prioritize more and more affordable options for the community.

As a longtime early childhood professional, I know the importance of quality care for young children. Creating and supporting childcare centers where families and teachers build strong relationships sets children up for success in school.

Our daycare center is in SLC, Murray. It's significantly more affordable than any options I've found in the Park City area. Also important opening time. My job starts early, I've got obligations that start at 8am or earlier. A daycare center that doesn't open till 8am or later is of no use to my family.

My experience with this is volunteering in public school systems for over 25 years many here in PC. Then listening to the parents of who my child babysat. Childcare workers, facilities, and education should be supplemented by public funding. When my own children were young I started a business in my home, stayed up most nights working because factoring in childcare costs for multiple children - I made more working from home. Thankfully, I had a education behind me that allowed for that choice. Most who work in the daily jobs needed to keep all of our lives going don't have the choices I did. Teachers also need to be payed more. Having volunteered in public schools for over 25 years I have witnessed how amazing that are and under supported. Most have masters degrees and should not have to go to a second job to make ends meet! Lack of support and education for children will impact all our lives in a negative way.

For older kids summer care is a big problem, too.

We were on 6 waiting lists from the moment our child was born and it took us 17 months to get into one of them. 20 months later we have only heard from the one.

Rates are extremely high. Teacher turn over is extremely high which is terrible for the children and stressful for the parents. Facilities are not clean due to teachers being expected to clean after caring for children all day. Source out to local cleaners perhaps give these cleaners discounts in childcare. The

teachers at our daycare pay for their children to attend with minimal discount. Our school changes the illness policy regularly and without communication to parents. Also, not scientifically founded changes. My youngest has only been in preschool for 2 separate consecutive weeks since August. Meaning she's been home for multiple days per week since August with only 2 actual full weeks of care provided. And she gets sick from school. This doesn't make starting a new job an option. How does a person show their value and reliability if they are calling in or juggling a child who is healthy enough to run around the house. Also, signing a contract for childcare 9 months before care starts because I thought I would be working by the start date, then having to pay 50% of the tuition to break the contract even though the spot can be filled is a racket. We can barely afford care that isn't even being provided.

It is hard to find preschool options that cover a full workday here in park city. I would love to enroll my son in the park city 3 yo preschool program, but 2 days a week is not much time in school, and leaves me still needing full time childcare due to the hours it operates. If they could offer 3 days a week it would help be able to offset the cost of other childcare.

Please provide more options. It's extremely challenging for so many locals. With all the new Covid move ins, and their money- the demand only grows for childcare needs, but the costs and hours are out of balance with the needs.

There is a shortage of infant daycare. The waitlists are years long and it's very expensive

All group care programs should require children to be vaccinated fully, with the only exceptions being medical conditions.

Not enough access to summer camps

While childcare is expensive, the first roadblock is getting a place in a program. We put our names on wait lists when I was 9 weeks pregnant, and were told that spots may open in classrooms in 2024. We need more options because clearly demand is outstripping how many childcare options we have.

The main reasons childcare is accessible to us right now is - 1) We have family that live with us who do drop-off and pick-up everyday and watch the kids during the afternoons 2) We enrolled in the Montessori which had open spots. The other childcare centers did not have space.

I love our in home daycare. I wish there was a minimum wage for early education teachers and subsidies for the daycares so they could provide that pay. Keep it affordable but also give a fair wage. We lost our licensed facility 30 days before I due with my second. We are still on waitlists a year later. The amount of time off is also unrealistic for working parents. Our daycare is close 5 weeks a year and that is one of the best options. The daycares in Park City are closed up to 8 weeks.

The waitlists and lack of transparency around childcare is extremely challenging as a new parent. There are no clear systems to know when and where our child may be accepted, which also makes financial planning difficult. If a space becomes available, we have to be ready to pay up to $2000 a month, which is very challenging to budget.

It is encouraging to see that this longstanding issue is gaining traction in our community. It is a dilemma that affects all residents, whether they have children or do not, are seeking childcare or not, who benefit from the myriad of services and industries that source their staff from families with small children. Our families NEED support during these crucial early years and we can find a way to make this happen. The positive effects will be widespread throughout the community.

There is a serious childcare crisis in Park City, both in capacity and affordability. We have been so unbelievably fortunate to have depended on PC Tots for the last 5.5 years. We are two full-time working parents who work in Park City. We got on the waitlist for our first child at 8 weeks pregnant. We were accepted 11 months after being on the waitlist...this was in 2017. It all worked out but it was stressful at that time with only a few weeks left of maternity leave and no definitive childcare in sight. Fast forward to 2019, our second child was on the way and we got on the waitlist at 4 weeks pregnant. We were finally accepted after 12 months on the waitlist, solely because there was a sibling enrolled at the same school (school policy to give priority). During the first week of childcare and Mom's first day back at work, the world shut down. PC Tots closed for 4 months and we were forced to find alternate childcare during that time while we attempted to work full-time. At the end of the day, one parent's take-home pay was $1/hour after paying a babysitter to continue to work to maintain insurance benefits for the whole family. PC Tots has been an unbelievable resource for our community. Had we not been so fortunate, back in 2017 when we started at PC Tots, one parent would have been forced to leave the workforce. This is unacceptable in a community where we seem to have solutions to most every problem, though this continues to persist. There are few centers in town (and many sporadic at-home programs)... Hurdles include: -Unrealistic school hours. Some schools run from 8:30 am-2:45 pm...where do the kids go for the rest of the work day? A 40-hour work week is not 9 am-2:30 pm... then, parents also have to pay for additional before or after care on top of the exorbitant cost, if they can find it... -Unrealistic school calendar. I haven't yet come across a full-time working model where two working-parent households get the whole summer off. Parents need to then find alternate care that likely isn't available, has unrealistic hours (half day and/or early pick up), or completely full already.

Much needed - my daughter's family is relocating to area: will need child care options!

Limited options. Crazy expensive. Awful hours. Terrible incentive to have a family here. Current daycare is a monopoly. If park city wants families to stay or move - figure this out fast. Reputation is out on how little PC does for dual working families and working women. Park City is quickly becoming the sexists anti working women town.

I employ 200 people in Summit County and the single biggest challenge I have as an employer is lack of affordable/available child care.

Working couples of any age who have children need quality child care so that they can keep providing world class service to our visitors and residents in Park City. I remember how important quality child care was to my own children when I was in my 30s. It was expensive and we were lucky to have it. Breckenridge and Aspen have found ways to subsidize child care for their skiing communities. We should too. Becka Gerber and the head of PC Tots made a presentation at my Rotary Club recently. I

understand the need for quality care for children 10 weeks to 5 years old - just as my children had, and my own grandchildren have in Germany.

I would need to know that my child is in good hands as I have worked at childcare places where the some of the staff has lacked the patience among other important things in order to work with children.

There is a lack of options for full-time day-care (8am-5pm) M-F and specifically Infant care (babies 4+ months and older). We need an option within the PC area for infant care.

I'm employed by Park City School District. Both my kids went to the daycare at Park City high-school where I taught. This enabled me to continue teaching full time and gave me peace of mind knowing they were just downstairs. Having childcare in the place where you work or nearby is essential to maintain a high quality workforce.

tell your county council they have already raped us of all disposable money for North Summit Fire -- so the chief has a new truck and free ride to work. He does not live in this county. Maybe the god-all-mighty politicians can raise our taxes more -- maybe 1000% more to cover you guys too. The well is dry -- tell people to either wear a condom or pay for their own friggin children that THEY make.

Availability and wait times for existing childcare are extremely low and long. We were fortunate to be able to find something initially but then the center closed and we were left with about 3 weeks to find alternative childcare near work/home which had a 6-12 month wait time having 2 working parents at home. Leaving us with very few options beyond a nanny.

With my 2 children, we have had to enroll them in private daycare for many years. Now we are on the last year of daycare (youngest is now 5 and will be in Kindergarten next year). We were able to get him in the public preschool program this year and we love it. We just wish we had been able to do more public preschool for both of our kids. Private daycare in Park City is expensive, the hours are not long enough, and the staff turnover rate is extremely high, among other negatives. More affordable high-quality public programs for daycare and preschool are needed in our community.

A mother should stay at home and teach and train their children. Trusting others is not a good idea. Today, to many topics are taught to children that should never be taught outside the home. No greater call than that of mother!

You need to include no cost for daycare for those who have family that help here and there with daycare

As a teacher who dealt with the closure of the PCSD CCC within weeks of the beginning of this school year, I am fully versed in how challenging it is to find care in this community... and absolutely nightmarish to find "affordable" care. As a teacher, I am also witness to the lack of affordable preschool for our lower-income and Latino families, and the knock-on affect it has as these children journey through our PCSD system K-12. I believe it is absolutely critical to the growth and sustainability of our community that more, high quality, affordable childcare is offered for our 0-5s (and I would personally love to see it outside the city limits - Jeremy Ranch, Silver Creek, Pinebrook, etc.).

Childcare is a parental responsibility. Govt tax fund should not be used to provide free childcare Education is a community responsibility That is different than childcare

Infants are incredibly hard to find space for at a reasonable cost. Before they are school age, it is very frustrating to have care centers follow the school district schedule as our work hours do not follow that calendar and there are very few options for those weeks/days off.

The shortage is really for kids that are preschool aged. When my boys were in preschool, the only options we had that were open M-F from 7:30-6, were all in Prospector. We had to drive into town to drop off and then drive right back out of town. I was very grateful that we were able to get them both into Alpine Adventurers and we were very happy with their care. It was reasonable priced in my opinion. There is clearly a shortage for working parents in this community who need childcare for a full workday. It would be great if something was opened outside of PC City limits, where there is so much traffic congestion. My boys are now 7 and 11.

It is critical. Our kids are older now, but I remember how I felt when we were able to find a good provider in our previous town. Very important to give the kids a good start.

Much needed

Park City is unaffordable and too long of a commute. We send our baby to Wasatch county for more affordable care. Aristocat Children's Academy used to have a location here in Kamas but the rent was jacked up and it was an unsafe childcare facility because the property owner didn't maintain it. The loss of ACA is a huge atrocity to the South Summit community. Having to commute to Heber makes it harder for parenting / work, life balance.

Not currently involved with childcare but have friends/neighbors who say affordable childcare is very difficult.

Too many PC daycare options seem to be catered to non working parents seeking a midday:midweek break. The fancy Montessori schools have horrible hours, selective days, and atrocious rates. In addition, many daycares don't even offer summer care without additional fees. What are working parents supposed to do? Seemingly, only Alpine Adventures and PC Tots cater to the working families in the PC area. Both have the best hours, year round. We love PC Tots as they support the working community by offering subsidized rates based on income. Bravo!! I would strongly recommend opening a similar center around lower pinebrook or kimball junction, as many of the people who keep this community running, live in that area. While our family doesn't need the subsidy, I would love to see more of our hard working community afforded the same opportunity and QUALITY care as the wealthy residents of PC. In the meanwhile, we'll continue to donate to community support organizations until additional resources can be fully funded and executed upon!

The options are limited and they are all so full with waitlists. Also, many establishments follow the school district calendar and have many closures that affect ability to work.

Just wanted to say, there is a daycare of about 7 kids that is out of a 960 Sq ft condo. All Hispanic. Who knows what other unlicensed business (strip club) will pop up. Just my observations.

My concern is not for myself as my children are teenagers. However, as a community member and real estate agent in the area I want what's best for those living and working in the area. What is going to help us thrive?

The availability of affordable childcare in Park City is an absolute joke. The fact that this town cannot provide cost effective childcare for their essential works is down right wrong. Right now, my childcare costs me $1700/month for sub par childcare. There is no food provided, there is a constant revolving door of teachers*, and I feel like my child is always sick (which I know is normal but I also feel that his childcare facility is unsanitary). Park City needs to provide cost effective childcare for EVERYONE. Also, I had to leave my 10yr+ career because I could no longer afford a nanny. *"teachers" are sometimes high school aged KIDS!

I am a grandparent who assists with childcare for my three grandchildren. Two live in the SLC area and have access to childcare which is much more affordable and has operating hour more realistic for full-time working parents. My daughter here in PC is a business owner and has to supplement her very expensive childcare, to cover short hours and many closed days. For most working parents in PC childcare is totally unaffordable.

This should be one of the HIGHEST priorities

I strongly believe that Summit County should not be providing childcare.

Even though we are retired.. our grown son lives in Summit County and his employees and friends are unable to find affordable childcare. The list for PC Tots is very long and there aren't enough options. In addition to not enough options.. in home child care is almost impossible as well. Affordability and lack of services for the entire community is limited… whether you are can afford it or not.. it's still not there. And for those who can't afford it, it's even worse. The most unimportant time in child development is up to age 5… our residents deserve better and the rest of the county needs the skills of their parents to work.

I feel like I've been very fortunate to even find a spot at a childcare location, so I'm a lucky one. If this community wants to stay a true community with families, there needs to be more options and ones that are affordable. Subsidies would help but also ensuring our teachers/community workers have accessible options without getting placed on a waitlist 20 kids deep needs to be a priority.

Quality childcare is impossible in this area, local college programs are lacking in up to date knowledge

We are sponcering a Ukrainian family of three with a six year-old daughter. I don't know of any viable child care in Kamas for this little girl. This will be especially problematic in the summer when school is not in session.

We need to provide affordable childcare in our community. Businesses should contribute a significant portion of the cost. County and/or city facilitation is very appropriate.

PC Tots and PC Tots Too fill a gap providing affordable childcare. I believe we need more affordable childcare options in our community as well as pre-school and school options to fill the gap.

My son is currently in kindergarten which is amazing! However, he grew up in Daycare. The first Daycare he attended had longer hours and was very affordable $900 approx per month. However, the staff was not well trained on how to take care of children. They were on their phones a lot and we did not feel like our son was well taken care of. We were on the waitlist for about 9 months before we got in. We decided we needed to make a change. We moved to a really nice daycare with shorter hours and a bit more expensive however, still not as expensive compared to other major cities however, there was a ton of staff turnover as well as Covid hit which made things extremely difficult and stressful. Our system is not set up to have two working parents with no grandparent help. I personally think that is the bigger issue. My spouse and I worked late at night and early in the am to be able to take care of our son while he was not in daycare due to either quarantine or being sick himself. Also, the daycare staff turnaround was very high and therefore, they had to hire staff with not a ton of childcare experience. I believe that child care staff need to be paid more- perhaps the childcare tax credit should not have gone to individuals but to child care facilities instead. There needs to be more options for infants and children under 2. I did the math and believe it's more profitable for a person to own a doggie day care vs a child care facility. Perhaps child care facilities should receive government subsidies and their staff need to be required to take or have taken specific child care classes.

I don't think we need to have preschool in the already crowded schools. There are plenty of options outside of the school

Childcare providers are incredibly under paid, which I think everybody knows. However I recently discovered that my barista at Starbucks currently makes more than the after school coordinators at my child’s elementary school. A coordinator was telling me she recently graduated college and that despite her degree in education her initial pay offer within the Park City School District was significantly less than at her previous position as a barista and her benefits as an after school care giver covered less and cost more out of pocket. I think this is incredibly sad. Do the people of park city really value their coffee more than their childcare? No wonder they can’t staff enough teachers and after school care providers.

When we moved to PC my kids were in daycare that ended at 4:45, I had to negotiate with my CEO to let me get off at 4:15 in SLC to make daycare pick-up. That caused "perception" issues in my career, where Utah co-workers already questioned why as I was a working mom, now I was getting special treatment and reenforcing the stereotypes. When I had my third kid, I finally quit and changed to consulting because of the lack of affordable and timely childcare. Basically, the lack of childcare forced me to make a decision which likely stifled my overall lifetime earnings. Consider it...to have 3 kids in childcare I would be spending over 25% of an executive salary + I'd need a sitter on top of it to handle 7-8 am and 5-6 pm (my husband travels so he wasn't a reliable option). And that's as an executive. When I decided to return to full-time, i had family move in and then we finally got an aupair because I wanted to was the best option based on hours, cost and stage-of-life. Luckily we had the space to do

this...but it shouldn't be the primary option. We are in a childcare dessert, we've lost a lot of the affordable options because they can't pay staff or afford rent, and anything to help working parents would be great.

Desperately need a better organized, not-always full program that is staffed with folks who actually want to be there and that includes more than just hanging out in the school gym with no organized activities. The after school programming is reasonably priced but need consistent before school programming, flexible schedules (so not paying, for example, if only working tues/thurs), isn't run by bored teens/young adults, has true sports or organized games or arts n crafts or educational opportunities / tutoring. Maybe even a free bus that is safe and reliable that goes from schools to basin rec or pcmarc so can participate in already existing programming.

Although I do not have a child of my own yet, many of my coworkers experience issues related to the affordability of childcare or ease of finding support when they or their child are sick last minute.

We are very lucky to be enrolled in an excellent, but expensive private preschool in our neighborhood. However, we also have to employee a nanny to pick up our child from school and watch her until we get home from work. It was very challenging to find care that is just afterschool. Any time our nanny is unavailable we are screwed. Snow day, doctor appointment, vacation, any disruption and I have to not be at work, which is a huge deal to my small company that depends on me.

We need quality childcare so mothers can work. Utah makes life miserable for working mothers with odd school hours that don't match work obligations and incessant demands for random volunteering. Federal Reserve Chairman Jerome Powell says it is workforce limits that is key to keeping inflation high, via the 55% of PCE that is services X housing. Not supporting women is only making inflation both worse and more long lasting. Total mis-management.

I have 5 children, why should I be paying for childcare? I'd like to have more children but need more gov't assistance

We are fortunate to have very good, convenient child care in the Salt Lake Valley where my husband works. We choose that area because it is more affordable and close to their mother. Our incomes are on the higher end so the cost is "do-able" but I cannot fathom trying to pay for child care for two children or more for an average income family. I don't know the answers but I can voice the challenge in managing the cost and availability of child care for families, even those of us with job flexibility and higher incomes.

It's expensive and hard to get in!

Parents should take personal responsibility for their own children. The more children, the more responsibility. If adults (often these are children raising children) can't handle the responsibility they shouldn't have children. Otherwise, if parents want professional childcare and/or early education for their children they should be prepared to pay for the services.

As a retired Early Chilhood Educator. I am aware of the need for and the inability to find high quality day care placement. High quality day care is vital to child development and can impact family life and future education

This would have been a top priority for me in the past. I stopped working for a couple years and then went back to work part time due to the lack of affordable child care in Summit County. My kids are at an age where they are getting too old for child care.

Childcare has placed a large burden on our family, and more affordable and flexible options are necessary to support healthy and thriving families within Summit County. We have decided not to have additional children for the time being given the exorbitant costs and financial and time burdens that our current situation presents.

It is extremely hard to deal with childcare centers that close for school breaks. I have to find coverage for 2 weeks over the holidays, a week in February, a week in April, they take 3 days off for certain summer holidays, and they are closed other holidays. I know some childcare centers take even more time off. I want them to give their staff a break but it makes it tough for working parents that don't have that much time off (that doesn't include all the time off needed if kids get sick). I have an understanding boss, but I work for a small company and there isn't someone there to fill in when I am not at the office. My childcare is expensive but I know it is still hard for them to afford quality staff and have dealt with turnover which is difficult with young kids who need dependability. Being a resort town I know a lot of families that need weekend coverage. I grew up in Park City but still couldn't afford to live here and moved to Heber but I commute to work and childcare because it is right down the street from my job. The signup for the waitlist in February and just pray you will get in is an absolute joke. The we have 4 spots and 6 kids, the first 4 people to respond get the spots is a cruel way to figure out who gets in. It shouldn't be like this. Park City is going to be in (already is) for a reality check when they continue to have hiring issues. I am contemplating leaving my job in Park City for something closer to home due to several factors including child care issues.

There are extremely limited daycare options in our community. We will have been on a waitlist for almost 18 months before our child was able to access care at the age of almost one. Before that time, we had to piecemeal together care, flying in family members because full time nanny care is outrageously expensive. Even on two six-figure salaries, my spouse and I cannot afford a nanny here without making serious sacrifices. It would cost almost $5000 per month for a nanny, which would make it hard to justify staying employed at that point. We are stressed and upset that we live in a place with so few childcare options - ultimately it may force us to move.

In general I'm happy with PC tots but it took 6 months to get in, during which our only other option for a full work day schedule was in salt lake. I'd love more options and not feel so desperate for childcare near me. Given our access to outdoor activities I'd love a daycare that provided more experienced outside of a center.

Good, affordable child care in this areas is extremely hard to find in this area!

Significantly lacking options, this was a real point of stress living here with younger children. Finding good and reliable staff who are qualified to handle young children is very important to make it successful! Parents are very turned off by staff who are mean, unreliable or inexperienced with children

The MARC used to have drop in child care but that was discontinued. Babysitters are crazy expensive and often unavailable. It'd be great to have something like that so she could take classes. Also she would seek employment but weekly costs are way to expensive and the jobs she would get wouldn't even cover the costs of child care

More availability is a must. We have been told 4-5 years waiting lists at most places. Totally useless.

We have to pay astronomical rates for a nanny currently because there isn't a daycare option that is open enough days (most are closed 6-8 weeks/year and there aren't school break camps for young ones), and hours are very difficult (pickup by 5:30 latest, unless we battle traffic and use an option in prospector which isn't feasible). Would LOVE an option open more weeks of the year with pickup 5:30 earliest. Friends in other states are baffled by park city's child care options.

We lucked into a spot at PC Tots after a year and a half on the waitlist. At one point, their waitlist was approaching 150 kids. If we hadn't gotten the spot I truly have no idea how we'd navigate childcare. We were spending $20/hour x 40 hours/week for a college student with no training as stopgap which was totally unaffordable. There needs to be options aside from private care, which is just not attainable even for families doing well financially.

The two children across the street have had easy accessibility to childcare. Early preschool at the grammar school has been great. It is much better than it used to be in Summit County.

Would love to see a childcare option that does not follow a district calendar. Being a working parents that is not suitable for either of our schedules. There are options for such daycare but we have been on the waitlist for almost 2 year at this point. The need is here in the community but the supply is not there.

Infant care is the hardest to find. For 3 months to 18 months is near impossible to find. Only option is a nanny which is very costly and not sure the best educational thing.

I am beyond grateful for PC Tots and that we got in, but I know plenty of other moms who have been on waitlist for over a year. I appreciate that they offer scholarships to help lessen the burden of affordable childcare because I know other daycares in the Park City area are just outrageous in price and the hours are not cohesive for working parents.

The lack of affordable childcare in summit county is severe. Additionally, the hours for most childcare in summit county are nearly impossible for a family in which both parents work- our current childcare for our youngest son is only M-TH, and for both children care ends at 2:45. I cannot work full time when care is only available 8-3 4 days per week

we have just had our first child and she is 2.5 months old. my wife has to return to work her full time job as a consultant. finding childcare has been next to impossible and private nannies are much higher than national market rate. we are choosing to hire an international au pair as its the most affordable option, but we lose any space for guests and family to visit due to that choice. this will incur park city hotel/airbnb costs for visitors/help making it difficult for them to come and stay. i love park city and all of its community and amenities. child care is the only missing piece as well as a fully staffed OBGYN practice. we have 8 other young couples all in the same boat. this is a big problem and all of us would be happy paying more taxes if it went to community childcare infrastructure. please reach out at any time. i'm happy to help. thanks. alex

State or county subsidies should be available for low income people in need of childcare. Early preschools would help. Utah doesn't provide enough support for any public school or childhood education, including childcare. It should be a priority. Utah is being very shortsighted.

I was lucky to get a spot at a daycare but many many families are waiting to get a spot in daycare. I waited for over 9 months due to very low availability.

We are EXTREMELY blessed to have gotten a spot at Alpine 2 when our baby was 5mo old. I am a self-employed mother, however, and we did not have any money set aside for maternity leave after having to incur the costs of an emergency c-section during delivery. I loved the time I was able to have with my baby before she got in off of the Alpine 2 waitlist, but could have used care around 3-4mo instead of 5. I had to drastically cut my income and take out personal loans that we will be paying off for years in order to be able to care for her with fewer paid working hours. We want at least 2-3 more kids and hope more options will continue to open up. Our friends have not been as lucky and we want them to have a spot, too! My baby girl is now 16 months old and is THRIVING socially and intellectually thanks to being in daycare all day M-Thu. She has friends, learns to play well with others, and is learning the alphabet. I am amazed by how well her vocabulary is growing and am grateful to her teachers. I would not be able to provide her with the same level of "school day" care that these professionals do!

I don't have children myself, however I have many friends in Park City that have small children (not yet elementary school age) and struggle to find childcare. Most options are full and not taking new enrollment and all are extremely costly. I hear about this challenge all the time from friends and co-workers that consider leaving their job due to childcare challenges and would be very interested to have another option available in our community.

Please bring back childcare at the MARC. I now am unable to work out consistently outside of my home. I have no family close by, and do not have a nanny or access to consistent affordable child care. I would happily pay more at the MARC to be able to work out two to three times a week!

More scholarships spots for kids at PC tots.

We were on a waitlist for a year to access child care

It is extremely hard to find childcare and when you do you can't afford it. This is back even when my kids were young as well. Now it is even harder or non existent

A childcare center in Kimball Junction or Silver Summit area would literally change our lives.

It has been a big challenge to find child care for our daughter. The wait lists a super long and tuition in hard to afford. We would definitely love to have a place for our daughter here in Park City near our place of work.

For young children something competitive with Montessori would be great.

I do not think an additional childcare facility is necessary in our community.

There are not enough good options in summit county that focus on early childhood education

My son has ADHD. It's very difficult to find an age appropriate facility that can support his special needs.

We work in tourism and for people like us days off are during the week not during weekends. We don't have relatives here to help us and if we're to take less days at work it would greatly affect our budget.

The cost of living is a phenomenal impedence for locals to operate childcare. The county might consider tax incentives to help out.

Daycare hours are not sufficient for a family where both parents work full time. This ends up often times hurting mothers who, in many situations, still play the role of primary caregiver. Several daycares only operate until 2-3pm, with option to extend to 4pm for extra pay. Additionally, it is ridiculous that daycares for children under 5 operate on a school year schedule—there are several weeks off, half days, and months of the year when daycares only operate Monday-Thursday. Most full time working professionals are working at least 9-5 (often times more) every day without holiday breaks, spring break, etc. This forces parents to find additional care outside of the daycares due to insufficient availability.

I actually had to choose Weilemenn for our daughter (kindergarten) because they did offer after school care. But now, what do I do during breaks and summer? I'm lost. Too young to be alone and way too old for preschool which won't take a summer class anyway. And the "summer camps " are like from 945 to 1115 or something not helpful

I do not need access to childcare at this point in my life but I feel it is extremely important to our community that others can access good childcare easily.

Additional day cares would be incredible. Also Park City school district should expand to all of Park City

I am also concerned about kindergarten. With the day running roughly 9-2 or 9-3 at most kindergartens available to residents of the South Summit area and no after-care available that I've found, I don't know

what we'll do for the last few hours of the day since I work a 9 to 5 and my husband is often on 24-36 hour shifts.

Extremely challenging, district preschool is inaccessible and fills so fast, not enough spots, and hours do not serve working full time parents. Infants no spots available, and quality is poor, i flu a relative from outside of the country to help provide help to my infant. This is a situation that was bad before Covid and now is 2 find worse. I have been on a wait list for 2 years. The county has ignored this issue for ma y years as I have called to bring this to the attention myself.

Finding affordable, quality childcare in our community is extremely challenging. We attended the Park City School District Childcare Center and struggled to find something after they abruptly closed. We are now paying 30% more for less hours and our current childcare facility, Wild Roots, has struggled to get their County license just to open! These licenses should be a priority in our community. I have had to reduce my hours at work to make our current childcare situation work. I feel privileged to be able to afford in both time and money our current childcare situation. I know a number of families who simply can not afford it. We need more options with hours that work for parents working 9am-5pm jobs that provide quality childcare without long waitlists that currently exist and that are affordable. We have struggled to get into a number of child care schools over the last 5 years. I feel extremely relieved when something does work out and that is a terrible feeling! It feels like I'm playing the lottery when we are able to get in somewhere and not paying more than we are. If we as a community can not figure out how to fund these facilities, we are going to loose valuable parts of community who simply can not afford to raise their children here. Not to mention all the societal benefits of providing early childhood education ($1 = $7.30 long term https://www.ffyf.org/why-it-matters/economic-impact/). This needs to be a priority in our community because it is the right thing to do!

My husband recently lost our childcare and are now both working part time to keep my child at home. Our childcare options are so expensive in this town that it’s not worth us working full time. We are now living on an extreme budget. It’s stressful each month to pay bills.

We really appreciate you sending out this survey — the biggest gap is for kids under 2, there is hardly any infant care available for kids 3 months and up. It’s also very hard to leave young kids, so the cost, plus not confidence in staff to care for such young kids. Public preschool is great, but not available to all - and after school care for elementary is really challenging since there’s not enough spots for all the students in a given school.

I am not sure why the local government should be subsiding child care. Private sector wages need to rise to allow parents to pay for childcare, or private employers need to subsidize child care costs. Why are taxpayers subsidizing profitable private sector employers?

It’s extremely hard on working moms because of start and end times and no full day childcare for pre-k. We pay $12,000 for preschool then another $30,000 to house an au pair to fill in the gap, which is totally ridiculous.

I didn't need childcare until my son was at McPolin Elementary. While prices have increased, I still find the $350/mo affordable. The biggest challenge is summertime. In order to get into programs (after

school, summer camps, etc.) you need to make it a full priority. I wake up early to make the on-line registrations. I speak to counselors and program directors ahead of time so they know of my interest. Some times it feels like an all day activity to get there. I would love if afterschool programs and summer camp programs could expand. However, I have an older child. I know it's different with smaller children.

It seems as though the early childhood facilities for infants to 4yo are more suited for part-time or non-working parents. Pick up at 430/5pm, closed 10 weeks out of a year due to following public school system calendar, but still have to pay for that time off and we don't have childcare. Have to take more time off of work and/or pay for backup childcare on top of our full-time care. Outside of Park City limits is very limited in our options. Many people work from home or work in SLC and can't realistically drive into town to do drop off and pick up due to a time commitment to drive out of the way. There is realistically 2 daycares/1 owner for all of Pinebrook, Jeremy Ranch, and Summit Park. The area is monopolized by one business owner and that is always her main priority at the end of the day, making as much money as possible.

The County and City need to find a way to ensure that every child in Summit County has access to high quality safe and affordable child care.

There needs to be affordable options for working parents.

I do not have children. But I do know from others in Summit, and in Utah plus in the USA that child care is unaffordable for the majority of households for parents to find so they can go back to work. I can only imagine Summit county essential workers struggle to find affordable housing in Summit County & child care. It's assume as I am a born & raised Utah and Park City has turned into an undesirable and embarrassing place to live. Luckily I may have a park city address but live in Summit County. We can do better at addressing these problems.

To my knowledge, there is only one income-based facility and that is incredibly unacceptable in a town where the working class full-time residents outnumber the wealthy/ second home owners. It's one of the most frustrating things about living here.

We are at PC Tots and absolutely love them!

We are pregnant with a baby to be born in june who needs daycare by September. There are not many options for infant childcare and the ones that do have it's very expensive and not a lot of room.

My husband and I are both over 60, and fairly new as full time residents of Park City. We are aware of the difficulty in finding childcare, and of the cost of housing in general making it difficult for those in the education and child care fields to live and work in Summit County.

There is a great school in park city for early childcare, Soaring Wings. However it's 2700 per month per kid if enrolled in extended hours. Creekside daycare is less expensive with a later pick up. However, the business is very difficult to do business with.

There should be a way to enable the residents of our community to work, live, and raise children here. I'm not one for continually to tax and spend but if we can dole out $50m for open space I think we can get creative and find a way to support our communal families.

We are actually very happy with our childcare provider, but I recall the situation we were in when we were initially looking for childcare, and securing a place with a licensed provider was a very challenging and stressful process. We were unable to secure childcare until during covid (when our child was 2) when there was a temporarily lull in the competitiveness / elimination of waitlists. In the meantime we managed to hire a nanny, but it was much more expensive than we wanted. Now that we are in with a licensed provider, we are happy even though prices increased recently and there are a few things we would love to have included in our childcare offering (i.e. meals and more accommodating hours for households with parents that both work full time jobs).

When we were 2 months pregnant we joined the waitlist at multiple daycare facilities in Summit County. By the time we needed care, about 1 year later, we were still "over a year away" from getting to the top of the waitlists. After a period of extreme stress and contemplating having one parent quit their job we "lucked" out and found an unlicensed nanny who works from her home. This should not be what we consider lucky. We have multiple friends with children who can't find care. One of my closest friends who has a masters degree in kinesiology, had to quit her experienced job to work at a daycare facility just so her kids could have care. Daycare in Summit County is an absolute joke and needs to be addressed to ensure the working class families can still live in this county.

There is a huge need for affordable childcare in our community! My daughter has been unable to get into any childcare center that we can afford. My husband had to stay at home for the first 2 years of her life because we couldn't afford the childcare that was available. It has a huge impact on our community.

Childcare is a very large issue in Summit County. It is extremely competitive to get into daycare and very expensive. The quality of daycare is lackluster.

Both me and my husband work in tourism industry and we never get weekends off since are the days of the week that are the most busy. I am 5 months pregnant and the situation with affordable childcare concerns us. We are thinking one of us to work less so we can take care of our baby but this will affect our income dramatically. If we would have the option for some sort of childcare during weekends for sure we are going to use it.

Childcare has been the bane of our existence in Park City. Not having childcare affected my mental health. When we did have childcare it was subpar (deer valley academy *with the exception of the Julie Jahp years- she was awesome *, little miners, peek program). The experiences with these programs were unlike anything (in a negative way) my friends in other parts of the country were experiencing. And the price! Now both my children are at JRES. One in kindergarten, one in MW preschool. My husband has been unemployed and seeking work since last thanksgiving. I am unemployed bc we have no other options for caring, licensed childcare. After my experiences with the aforementioned programs I don't trust many in Park City with my children. I feel like I see the light at the end of the

tunnel, so to speak, bc my son will be in first grade next year and my daughter will be in the 4 year old all day program.

Please look at the Boorai Centre Ocean Grove. It's a phenomenal integrated care and community center that my oldest child was born into in Australia. I'd love to see how we can create that here!

Both are necessary if we want Park City to be a place for families. Otherwise, we are a vacation town with transients.

Many childcare options and schools have long waitlists, non-refundable fees to register to get on waiting lists, and non-refundable tuition. The level of competition to enroll young children in a daycare or preschool seems to allow these institutions to enforce additional fees that force commitments from families with no regard for dynamic circumstances or life changes.

My son and daughter have 2 children, income level in 65,000. Finding affordable childcare in the summer is a serious problem as well as affordable summer activities for their children

I do not have children yet, but we have put off having children due to fears that I would have to give up my career because there is not adequate childcare and/or the costs associated are too high.

We feel lucky to have obtained a spot a PCTots but there are many local families we speak to who were unable to get a spot for their kid(s) off the long waitlist. Others who say it's unaffordable and/or too far out of way the to drive into town.

Thank you for taking up this issue. It affects every single family with young children I know in this area. I'd love to see more affordable options and also be able to pay the teachers and educators better and that will require government intervention and subsides.

I know that we are one of the lucky ones who have a current spot in daycare. And for that I am very grateful and it allows both of us to work. It is almost impossible to find a spot for children under the age of two in Summit County, let alone affordable options. Thank you for exploring how to provide more as many of my friends have left the workforce or moved away due to lack of childcare. And this was not their first choice.

Social services should strengthen the family unit. Not enrich presidents of non profit organizations. Try subsidizing mothers who care for children of family members so others in the family may work. Eliminate administrators who make money on these bloated programs.

Summit County has the $, let's spend it on our children.

This community needs more affordable childcare!!!!!!!!!!!!

More childcare options with longer than school hours is greatly welcome in our community! For under 5 preferably weighted towards play based vs heavily academic prep.

We need more options that fit the schedules of working parents. We also need more availability for children under 2 years old.

We need more affordable, reliable child care options in Summit County.

I was a high potential full time employee earning 6 figures when my child was born over a decade ago. I tried to find childcare that would work for us, but my neurodiverse child was not a fit for local childcare providers in any price range. I was fortunate that our family could afford for me to stay home. I gave up a job I loved because there were no options for child care and by the time my child was old enough to no longer need care, the gap on my resume essentially made me unemployment. This area is truly terrible for kids who are neurodivergent but not severe enough to be visibly divergent -- just different enough not to be able to cope with environments designed with only neurotypical child needs in mind. For example, we had a swim teacher at Ecker pool hold my then toddler underwater and squeeze him hard on purpose to punish him because she lost her temper after he accidentally kicked her as she held him on the surface of the water during swim kicking practice. He was 4 and not trying to hurt her, he just wasn't doing it right. I pulled him from her class immediately & didn't try another class through Ecker. It was clear from my watching the classes that she was great with the neurotypical kids, but she just didn't know what to do with a kid who was different (not non-compliant or defiant, just not a typical learner) and her response was to get triggered and aggressive. There is still nothing in Summit County for kids who are neurodiverse, other than the National Ability Center, which we are fortunate to have here. The NAC is really for occasional recreational activities though and does not provide childcare services or respite care.

My grandchildren are in daycare. It is very expensive and there is pressure to get on a list ASAP.

I just hear things from my friends with kids. Sounds hard to get spots in day care. Cost also sounds like a second mortgage.

Weekend options and more affordable/flexible options would be very helpful for us.

There are few affordable flexible options for childcare in the area. 3 years ago when my son was an infant, we were able to use The Kids Cabin as my schedule is not consistent and this allowed us to reduce the cost of childcare by 50%. The public options of preschool have exceedingly limited hours of you're lucky enough to get a spot (I preregistered my son months prior to the start of school and was given Tues/Thurs 12-3 which while affordable requires me to come back into kamas from PC to pick up/drop off during work hours). For my infant daughter, it was easier to hire a nanny on staff at my dog boarding facility than to try and piece together daycare or enroll her in a program that was more than she needed (and we couldn't afford).

12 month a year care is so necessary

We need affordable childcare for our low income families.

Any and all funds that can help parents find quality, affordable care for their children so they can work is advisable. Maybe Summit County could create incentives for Child Care businesses or partner with

corporate entities like Deer Valley and Park City Ski Resorts to create the needed child care facilities and staff.

I'm a teacher. Years ago, in Connecticut, childcare costs were about what they are in Park City now. I couldn't find affordable high-quality infant care so I stayed home and stopped working. A few years later, I was applying for positions, accepted one, and then turned it down because I was expecting my second child. I returned to work full time when my 3rd child was in Kindergarten. This all set me back 9 years in pay and retirement benefits.

The waitlists are so long at existing childcare centers/daycares (Little Miners, Alpine Adventurers) and some are too expensive (Soaring Wings). I work 8am to 5pm and the pickup/drop off times for many places don't accommodate that.

Housing for childcare employees seems to be the biggest problem. We also experienced high turn over at a recent daycare facility. We feel this both attributes to many issues and is caused by many issues currently at hand.

We are ready to start a family and the cost of childcare and availability is extremely challenging. If we are unable to find childcare then one of us will need to quit our jobs which then would make us unable to afford our mortgage. We do earn sufficient income but we live in a one bedroom condo and we can't afford a two bedroom home (starting around $3,000) and childcare which is over $1200 per month. It's extremely difficult to afford to live in park city and raise a family in park city.

Our 3 year old has been on the wait list at creekside kids since before he was born. We have lived in summit park for 6 years. During the pandemic we kept him home with us until he was 18 months when working from home with a toddler became impossible. We took him to DVA for roughly 6 months at a cost of roughly $1200/mo but we had to use their drop in service many times because schedule availability for full time students wasn't always available. We sought an au pair at the suggestion of a friend and have found that the most affordable and reliable childcare in park city must be imported from a foreign country. We have many friends who wish their home was large enough to follow suit, but it's just not possible for them. I know at least half a dozen families who have had to either quit their job or move out of the community as a direct result of the childcare situation in park city.

while I don't have young children I have friends that do and it is hard to find good quality childcare at affordable prices

I would be willing to pay more in taxes for a subsidized child care option for Park City residents and/or teachers at our district. We need to attract good teachers and offering free or subsidized child care is a great option. We have no options in Park City and many parents have had to get creative.

We were forced to find childcare in Murray last year when my daughter was 2. My business was growing and in order to accommodate 2 working parents schedules it was our only option.

The ability to be enrolled into childcare in a decent timeframe. All wait lists are over a year to two years long. Higher wages for childcare workers. There's a high level of turnover within the childcare and

daycare facilities due to low wages and needs to commute to Park City for those workers. This also affects the quality of caregivers that are being employed.

We are currently housing a Ukrainian refugee family with a 6 year old. Childcare is very difficult to find.

I lived in PC when my kids were born. I ended up doing daycare closer to work which was actually better so I could get there quicker if there was a problem. I left PC but moved back about 6 years later. They were young and needed childcare but only after school. It was impossible to find something affordable. The only place I found charged an outrageous amount (more than my salary.) I eventually went to a babysitter, but that was just as bad, again charging more than I made. I ended up letting them be alone after school for an hour or 2 at an earlier age than I really wanted because of this. An affordable daycare that will also do after school care would be fabulous. Although most people in PC are incredibly rich, not everyone is.

Quality child care is always a community issue -- myself, I was fortunate to be able to be a stay-at-home parent when kids were young. Not all can do that- Quality child care, preschool, full-day kindergarten, ALL are issues the entire community needs to support, for everyone.

Childcare for my grandchildren (who live in summit county) is extremely expensive and hard to get into. There are long waiting lists, not enough providers and a lack of trained teachers. The system needs an overhaul.

This has been a hardship for families over the years. I also think there is high value in education based services to help out younger kids become ready for school

Thank you for asking for feedback. However, I am disappointed that this form is not in both Spanish and English. If you want a whole view of early childhood needs in the county then the Spanish speaking population ought to have easy access to this survey.

I'm lucky enough to have some reasonable availability to work remote in order to handle childcare. This was not the case in the past and getting through the younger years was very hard. I've made it work as a single mom for 9 years, but it has been extraordinarily difficult in terms of childcare. I honestly can't imagine having to do it all over again. I've considered fostering, but the childcare situation is the number one reason I don't think it would be possible, which is unfortunate.

No taxes for 70 year Olds on Social security

Childcare is the only thing stopping us from having a baby. It's unaffordable and unavailable. We think we would struggle.

Childcare in summit county especially Kamas is very expensive, and there isn't enough. Wait lists are ridiculous.

I have no help and am wanting help at a part time basis. Babysitting at a gym would be awesome!! Marc closed there's and kids cabin closed and I literally have no option to get help. Half day of options or an occassional drop off would be so nice.

There is so little childcare and we're held hostage by policies and prices of what is available. It is a major stress

My children have aged out of childcare but as young children, finding care in the Kamas Valley that wasn't in someone's home, that wasn't in a home with guns (yup! That was one of my questions and everyone failed), that provided a safe, dependable, and educational environment was next to impossible. While there are more offerings now, it's still dismal. Help parents. Finding childcare is an undue burden on them.

the question asking if I am a householder or living in a house is inappropriate. Our house is held by a trust. We are all a part of it. Childcare is very difficult to find and affordable childcare is not existent.

Cost and access to childcare is playing a large role in our decision whether or not to have kids. I can't imagine how people who already have children or earn a lower income than our family feel. Our community needs more affordable options and simply MORE options for early childcare.

Nothing is available that I can afford

The survey is inadequate and asks questions not relative to the situation. Why is there no category for European American and Asian American? There is one for African-American. Why the prejudice?

I am a grandmother with a teenager and do not need care currently. However, affordable, excellent, play-based early childcare and pre-school are essential to a healthy and economically viable community. Early childhood educators should be paid as much as K-12 educators with similar education/training and should be supported in getting that education. Thanks for doing this survey.

Very difficult to find baby sitters and if you do very expensive. Concerned about shortage of day care and pre school availability and the high cost in Park City area.

Inclusivity. We don't need more facilities that don't care who the next generation is.

Everything is very expensive and basically only in prospector square. And even if you can afford it the wait lists to get in can be ridiculous. Like over a year. We had to put all three of our kids on a wait list as soon as we found out we were pregnant and still had to wait to get in. Our friends that waited for their child to be born before getting on a list never got a spot and had to change what they did for work to make it work.

Childcare and early education are the responsibility of the parents, not the government.

It's so competitive and difficult to get in, and each year childcare centers are raising prices because they know how desperate people are for it. They keep charging more because we have no choice but to pay

for it. Childcare for one right now is like a second mortgage and puts us living paycheck to paycheck. It shouldn't be this way. It's much more affordable everywhere outside of park city.

We have one 4 year old and we love where she goes to school but it's over 15k a year. We are having a second and the thought we are about to pay 35k is INSANE. This is not the schools fault, everything is expensive and teachers need to make livable wages but something needs to be done. Not to mention how many families i know we cannot find any childcare. We feel lucky to have what we have but again, the cost is insane. Also, our school takes off about 8 weeks a year (which we have to figure out) and the hours are 8-430. Those are not normal workday hours.

The location and quality of existing childcare, compared to hours of operation and calendar days in session are not in harmony. Children need outdoor space, like a forest, they can run and play and be creative in.

Childcare is incredibly expensive.

Our childcare needs have not kept pace with the growth of our community-plain and simple.

It is too far to take a child to public school in Kamas for Silver Creek Village which is the school district aligned to the neighborhood.

We desperately need more options for high quality, flexible care.

Since I don't have children & don't need childcare, i find this survey pretty irrelevant. Perhaps you could have led with whether I need childcare or not.

While I do not have children myself, I am embarrassed by the lack of affordable, reliable, quality childcare in our county. My friends with children know they can call me if they need a last minute babysitter, any at least once a month I have a friend's child in my home for the day because their nanny/babysitter/childcare center was unable to accommodate them. It also took them all MONTHS to get into any type of daycare. In addition to the normal pressures of being working parents in our already expensive county, finding quality childcare easily should not be another worry for them.

My kids are 14 and 15. I was a single parent when they were in day care and there were so few options. At least there is PC Tots now and more flexibility to work from home when kids are sick. There needs to be more options but this has always been a challenge in Park City. A large child care center would be a great addition to the community

Something as simple as reopening the child care at the Marc, so I could drop my youngest son and get some exercise would be a game changer. We are hopeful for a drop off/couple day a week situation. I'm grateful Summit County is putting some energy into this and am looking forward to seeing some great solutions. Thank you!!

I know so many people struggling to find affordable childcare. I personally would love an after school program to bridge the hours after school when I'm not always available.

Not enough options for children under 2

Childcare in Park City is ridiculous. Nothing is available and if it is it is so expensive. We are diving to Heber so our daughter can go to a high quality preschool that doesn't break the bank. We recently moved in with my in-laws in the hope they can help provide extra help. I have stayed out of the employment pool because childcare is impossible… yeah. It's a problem.

Our child is neurodivergent and there are NO options for neurodivergent kids. We ended up driving to SLC for childcare before our son was school-age.

Too expensive

I'm sure it's a problem everywhere, but North Summit particularly is really really hard to find childcare. I work with a lot of mothers (in the county building) and it is a huge stress for everyone to find childcare in the area that is reliable. My husband takes my child to Ogden everyday with him to a daycare center there. Once my child is in school, that will no longer be an option, and it will be hard to find before/after school care for him.

It's nearly impossible in Coalville. I have two children and pay the same amount per month for childcare as I do my mortgage. It's extremely difficult. My spouse works in south summit county and we have had to use childcare there even though we live in Coalville. PLEASE HELP

My answers are reflective of my current situation - two children in school. However one of the reasons I would not have any more children is the lack of affordable childcare in Park City. When my youngest was still in care it was over $1000 a month for just one child. When both my children were in care I was paying at a minimum double that. As a single mom that was a huge amount of my income that was crippling.

Our biggest issue was accessibility to full-time childcare. We were on a waitlist for a full-time daycare for a year and a half before we were offered a spot. Daycare is only option for us, a private nanny is cost-prohibitive and both my husband and I work from home, making it difficult for us to have in-home care.

Wait lists for daycares in the Park City area are too long. I put in for a spot for my child before any of my immediate family knew I was having a baby because I was so worried I would not have childcare when I had to go back to work to the University of Utah.

A lot of people have flexible jobs now but it's impossible to even find a sitter for a few hours a few days a week so you can work. I think something with a drop in or ability to sign up for very random times would be awesome. It would also free up some babysitters in town for parents who wanted the babysitter option.

Childcare options are incredibly limited and the waitlists are so long. When we started looking for childcare when I was 4 months pregnant no one would even call us back so we could get on a waitlist. I finally got a hold of ONE daycare who put us on a 10+ month wait. We finally got in and had no other

option but that daycare because no one else would return calls or even take a waitlist. The child to caretaker ratio was too high, the staff turnover rates were making us uncomfortable and staff seemed overworked and under trained. In addition to this, our daughter was sick for 3 months straight when she started, then was hospitalized from a daycare virus and that was the last straw for us. We are trying to find other options but none are affordable or available so she is home full time with me while I work full time, which is impossible to sustain and very negatively affecting my job. It's going to end in mr having to quit or spend over 70% of my salary on childcare.

Part of the issue with affordability and access to good childcare facilities in the area is the costs and overhead of a space for the facility (rent/ownership costs), lack of affordable housing, and wages to keep and hold good quality staff at the facilities. Also, having streamlined management with good use of technology to keep things kid and parent friendly and efficient is needed. More opportunities for nanny share programs and on-call baby sitters with or in addition to the facility would also be excellent. The cost of child care shouldn't be so high that it makes more financial sense for a spouse to quit their job and stay at home full time instead of hiring a nanny due to their costs.

We are lucky because we have close proximity to a high quality affordable childcare center near our home and work. Many of my friends have been trying to find care for their babies for almost a year. If they can find a spot, they can't afford it. I love my kids teachers, but I see the stress it puts o them in the winter to commute in bad weather and spend hours stuck in traffic. I hope we are making it worth their while to continue to work up here and hope there will be more affordable housing options soon. I think the state, or city and county need to step up and help address this issue, but don't see a lot desire from elected officials to address this issue.

Easier now that my kids are in school, but lack of childcare in Park City was a huge challenge when they were younger and played a large role in why I dropped down to part time. Daycare we used was closed 8 weeks a year for breaks and I got 6 weeks of annual leave.

Park City is growing so much so the cost is already going up. I myself have to work at the daycare/pre school to be with my child, get paid, free tuition.

Emphasis on high quality and affordable. Huge demand for an affordable "Mother's Day out" option for both week day and weekend for locals.

My kids are school aged now, but it was so difficult and so expensive when they were younger. From what I hear, there are even less choices than there was a few years ago. I would love to see spots available to any PC kid who needs it in Pre k 3 and pre k 4. Another day care center with infant availability would be great too.

It's just not available. Even if we could get our kid into these full facilities, their limited hours and cost make them inaccessible to regular working people.

I think what frustrates a lot of my friends about childcare options in Summit County, is that there are so few choices that provide care until 5-6pm, which many of my friends need. They lament that most options require pickup by 3pm...but I think what they don't realize is that those options are SCHOOLS,

not daycares. There are some great preschool options in Park City, but very few quality daycare options. (Practically ZERO infant care options) I have cut back my work hours so that my kids can attend pre-schools (with 3pm pickup) because I don't think that the DAYCARE options (with later pickup) are a great environment to leave my children all day. If there were a HIGH quality, educational daycare daycare with excellent teachers, so that I didn't feel like I was shortchanging my children by sending them there vs. a preschool, then I would totally pay for that in order to increase my working hours again.

Unaffordable, several viable options closed out without community support, quality educators moved, irreplaceable resources left this community, rents and cost of operating facilities make it economically impossible to create new early childcare centers in Park City

PC Tots has been AMAZING for our family! We would love to have another PC Tots center in/near Kimball Junction where we live. We were on the waitlist with our first child throughout my maternity leave and it was very stressful not knowing if we would have quality, affordable childcare when I needed to return to work. Thankfully we got a spot. I emailed PC Tots literally the day we found out we were pregnant with our second child; it was that important to me. I had a much lower stress pregnancy and maternity leave knowing we had childcare. PC Tots shortened its hours during covid from 7-6 to 8-5 and now 7:30-5:30. We hired a morning babysitter/nanny to help with drop off because we both have early work commitments. Thankfully we found someone wonderful and reliable and can make that work in our budget, but a return to the original, earlier drop off option would be helpful for our family. It made me very sad when I heard the daycare at the high school closed. I am very concerned when parents share what a struggle it has been to find quality, affordable care that allows them to continue to work. I have heard before and after school care programs and full day (working parent friendly) summer camps in our community are also hard to come by so it seems like this is a critical issue under 5, but that it may continue through the years beyond as well.

Childcare is not only unaffordable, but the ones available are also less than ideal from a staffing standpoint. If we make $180k per year and find it unaffordable, I cannot imagine what most of the employees that keep Park City operating are doing making half of that. It would be amazing for Park City to offer its own City/county daycare for district employees (speaking on behalf of friends in the district system) and for subsidies to be offered for those that cannot afford it. The district pre-schools being expanded would help tremendously and pressure should be applied to the resorts to offer childcare to their employees as well.

Childcare has affected my family decisions on every level from financial choices to the number of children we have decided to have due to cost and availability of childcare. Thank you for considering this community issue

The current hours of all the fancy montessori schools are not for working parents. The prices are INSANE. It's impossible to make it work. I prefer Alpine Adventurers and PC Tots because they have reasonable hours and prices. However, living in Pinebrook, it's a crazy commute into town with ski traffic. We have chosen to send our children to daycare/preschool in Salt Lake, but would prefer an option in Kimball or Pinebrook. The closest daycare to me would be $1600/month for hours that don't

even work for our family, and we have twins. This would be almost as much as I get paid each month and I have a doctorate degree. It's infuriating.

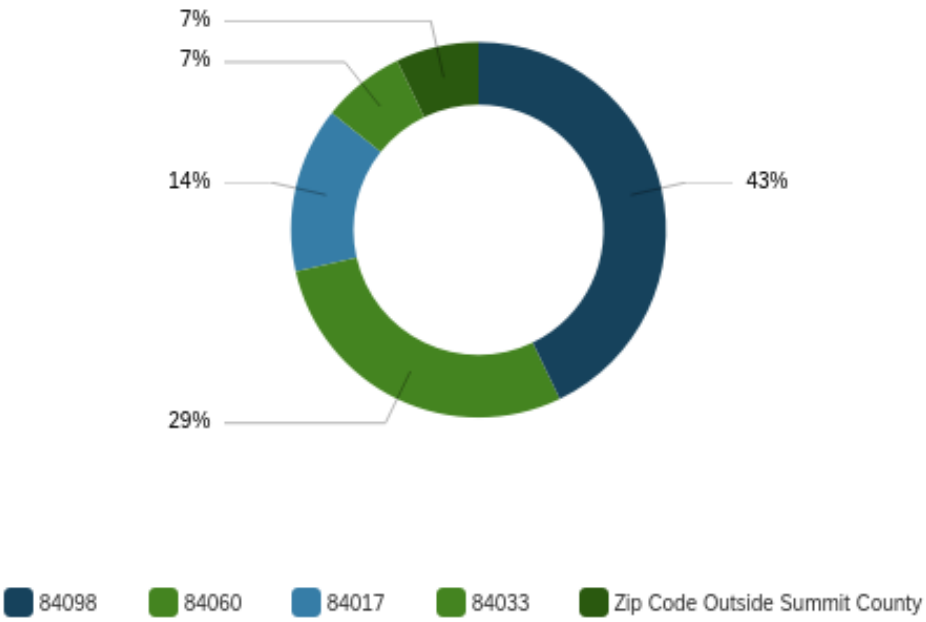
Childcare options in this area are atrocious. Waitlists are years long, they are unaffordable. The only one on this side of town is $1500 a month plus $900 registration, plus additional fees. We are literally spending my salary on childcare. I recognize the great work that organizations are doing for the poorer folks, but those of us that don't meet that income cutoff, but are still spending our entire salaries or a giant chunk on daycare are stuck in a bad spot. We will have to pay for food, housing, bills, medical, etc. It's unsustainable. I quit my job and recently took another one so that I can have my child attend another options next year. It's extremely stressful. The "affordable" option of PC Tots is a 30 min drive in the opposite direction of my work (over an hour of extra driving). We really need a change.

Attachment 7: Childcare and Early Education Providers Survey Results

Child-Care and Early Education Providers Survey
January 2023

Q3 - What is the zip code of your program? (If you have multiple locations, please list all zipcodes)

Q3 - What is the zip code of your program? (If you have multiple locations, plea...



#	What is the zip code of your program? (If you have multiple locations, please list all zipcodes)	Percentage
4	84098	43%
5	84060	29%
6	84017	14%
7	84036	0%
8	84055	0%
9	84061	0%
10	84024	0%
11	84033	7%
12	84068	0%

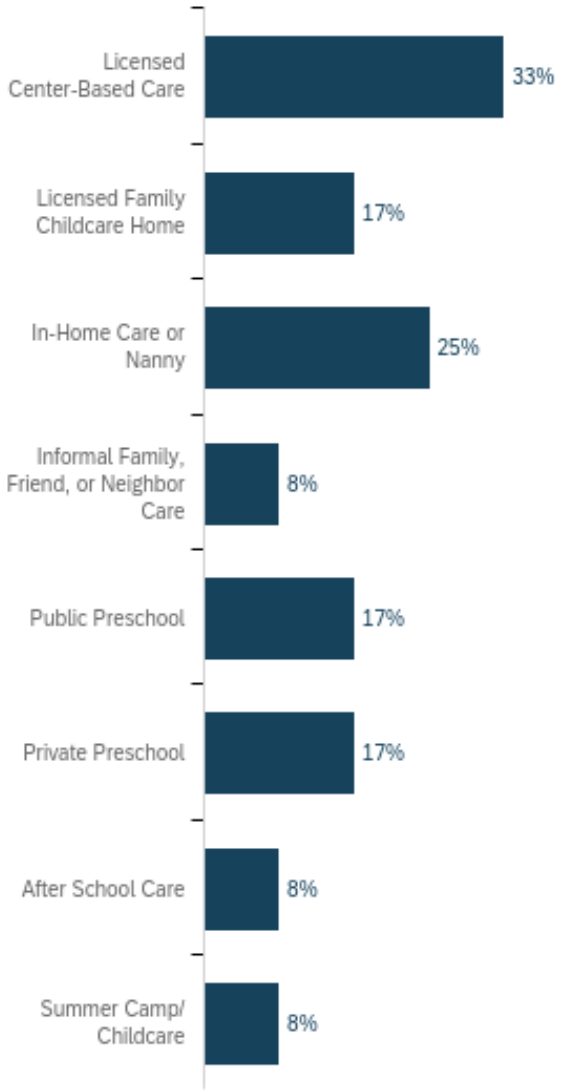
176

13	Zip Code Outside Summit County	7%
	Total	14

Q4 - What is the name of your childcare/education program?

What is the name of your childcare/education program?
Hollys happy home daycare
Heaven's Little Angels
Mcpolin and DV academy
Park City School District Preschool Program
Park City Cooperative Preschool
Blue Roof
PC Tots
Creekside Kids and The PEEK Program
Aunt Anna's House of Happimess

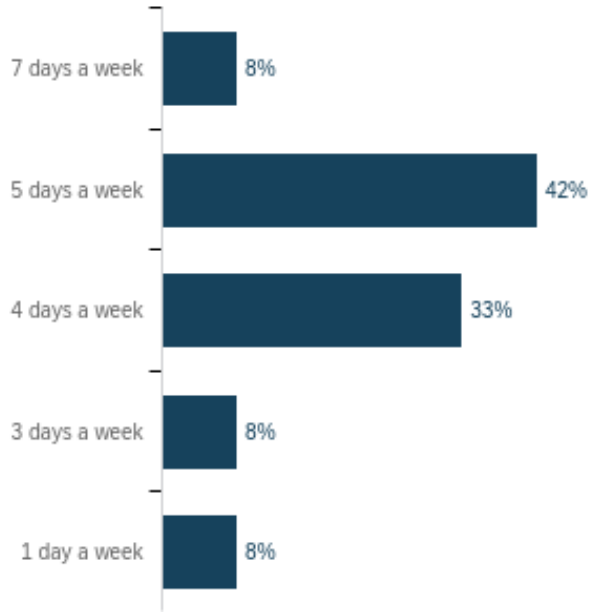
Q5 - What type of childcare/education program do you operate?



#	What type of childcare/education program do you operate?	Percentage
1	Licensed Center-Based Care	25%
2	Licensed Family Childcare Home	13%
3	Residential Certificate Home	0%
4	In-Home Care or Nanny	19%
5	Informal Family, Friend, or Neighbor Care	6%
6	Public Preschool	13%

7	Private Preschool	13%
8	After School Care	6%
9	Summer Camp/ Childcare	6%
10	Resort Childcare	0%
11	Hourly Childcare	0%
	Total	16

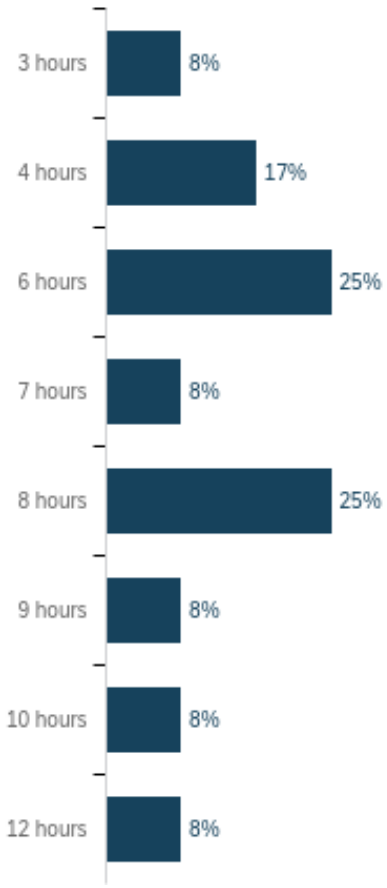
Q65 - In a typical week, how many days does your program offer childcare/education?



#	In a typical week, how many days does your program offer childcare/education?	Percentage
1	7 days a week	8%
2	6 days a week	0%
3	5 days a week	42%
4	4 days a week	33%
5	3 days a week	8%
6	2 days a week	0%

7	1 day a week	8%
	Total	12

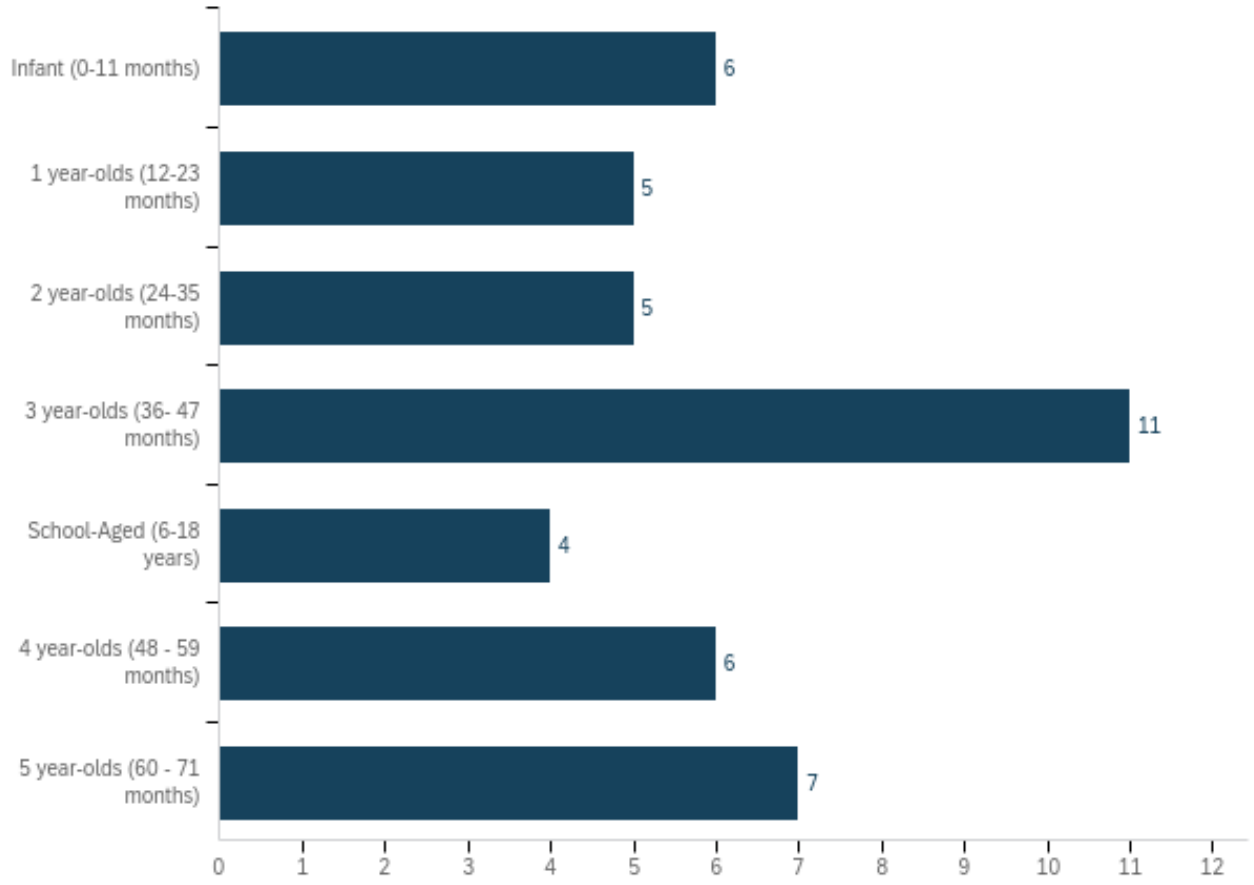
Q66 - On a typical day, how many hours does your program provide childcare/education?



#	On a typical day, how many hours does your program provide childcare/education?	Percentage
1	1 hour	0%
2	2 hours	0%
3	3 hours	8%
4	4 hours	15%
5	5 hours	0%

6	6 hours	23%
7	7 hours	8%
10	8 hours	23%
11	9 hours	8%
12	10 hours	8%
13	11 hours	0%
14	12 hours	8%
	Total	13

Q6 - Please list the total number of children for whom your program currently provides care/education.



#	Answer	%	Count

181

1	Infant (0-11 months)	14%	6
2	1 year-olds (12-23 months)	11%	5
3	2 year-olds (24-35 months)	11%	5
4	3 year-olds (36- 47 months)	25%	11
5	School-Aged (6-18 years)	9%	4
6	4 year-olds (48 - 59 months)	14%	6
7	5 year-olds (60 - 71 months)	16%	7
	Total	100%	44

Q28 - Please list the total monthly tuition for children for whom your program currently provides care/education.

Q28_1_TEXT - Infant (0-11 months)

Infant (0-11 months) - Text
900
1440.00
1500
1275
1700.00

Q28_2_TEXT - 1 year-olds (12-23 months)

1 year-olds (12-23 months) - Text
900
1440.00
1400

1275 to 19 months 1100 over 19 months
1700.00

Q28_3_TEXT - 2 year-olds (24-35 months)

2 year-olds (24-35 months) - Text
900
1440.00
500
1100
1600.00

Q28_4_TEXT - 3 year-olds (36- 47 months)

3 year-olds (36- 47 months) - Text
900
1440.00
$150
275
85
925
1600.00

Q28_6_TEXT - 4 year-olds (48 - 59 months)

4 year-olds (48 - 59 months) - Text
900
$275/half day $500/full day
325
125
925
1600.00

Q28_7_TEXT - 5 year-olds (60 - 71 months)

5 year-olds (60 - 71 months) - Text
900
325
125
925

Q28_5_TEXT - School-Aged (6-18 years)

School-Aged (6-18 years) - Text
900

Q29 - Please identify the current number of children on your waitlist, if any.

#	Answer	%	Count
1	Infant (0-11 months)	18%	3

184

2	1 year-olds (12-23 months)	12%	2
3	2 year-olds (24-35 months)	12%	2
4	3 year-olds (36- 47 months)	12%	2
5	School-Aged (6-18 years)	0%	0
6	4 year-olds (48 - 59 months)	18%	3
7	5 year-olds (60 - 71 months)	6%	1
8	No waitlist	24%	4
	Total	100%	17

Q29_1_TEXT - Infant (0-11 months)

Infant (0-11 months) - Text
1
69
70

Q29_2_TEXT - 1 year-olds (12-23 months)

1 year-olds (12-23 months) - Text
33
62

Q29_3_TEXT - 2 year-olds (24-35 months)

2 year-olds (24-35 months) - Text

185

27

40

Q29_4_TEXT - 3 year-olds (36- 47 months)

3 year-olds (36- 47 months) - Text

15

12

Q29_6_TEXT - 4 year-olds (48 - 59 months)

4 year-olds (48 - 59 months) - Text

20

15

4

Q29_7_TEXT - 5 year-olds (60 - 71 months)

5 year-olds (60 - 71 months) - Text

1

Q29_5_TEXT - School-Aged (6-18 years)
School-Aged (6-18 years) - Text

Q30 - Please identify the number of children in your program who currently receive a child-care subsidy from the Utah Department of Workforce Services, if any.

186

#	Answer	%	Count
1	Infant (0-11 months)	8%	1
2	1 year-olds (12-23 months)	17%	2
3	2 year-olds (24-35 months)	8%	1
4	3 year-olds (36- 47 months)	17%	2
5	School-Aged (6-18 years)	8%	1
6	4 year-olds (48 - 59 months)	17%	2
7	5 year-olds (60 - 71 months)	0%	0
8	No waitlist	25%	3
	Total	100%	12

Q30_1_TEXT - Infant (0-11 months)

Infant (0-11 months) - Text
5

Q30_2_TEXT - 1 year-olds (12-23 months)

1 year-olds (12-23 months) - Text
1
1

Q30_3_TEXT - 2 year-olds (24-35 months)

2 year-olds (24-35 months) - Text

2

Q30_4_TEXT - 3 year-olds (36- 47 months)

3 year-olds (36- 47 months) - Text
1
4

Q30_6_TEXT - 4 year-olds (48 - 59 months)

4 year-olds (48 - 59 months) - Text
1
2

Q30_7_TEXT - 5 year-olds (60 - 71 months)
5 year-olds (60 - 71 months) - Text

Q30_5_TEXT - School-Aged (6-18 years)

School-Aged (6-18 years) - Text
2

Q56 - Please identify the number of your program's staff who currently provide care/education for each of the age cohorts listed below.



#	Please identify the number of your program's staff who currently provide care/education for each of the age cohorts listed below. - Selected Choice	Percentage
1	Infant (0-12 months)	22%
2	Toddler (13-23 months)	17%
3	2-3 year-olds (24-36 months)	17%
4	Preschool (3-5 years)	44%
	Total	18

Q56_1_TEXT - Infant (0-12 months)

Infant (0-12 months) - Text
1
4
2
1

Q56_2_TEXT - Toddler (13-23 months)

Toddler (13-23 months) - Text
1
4
1

Q56_3_TEXT - 2-3 year-olds (24-36 months)

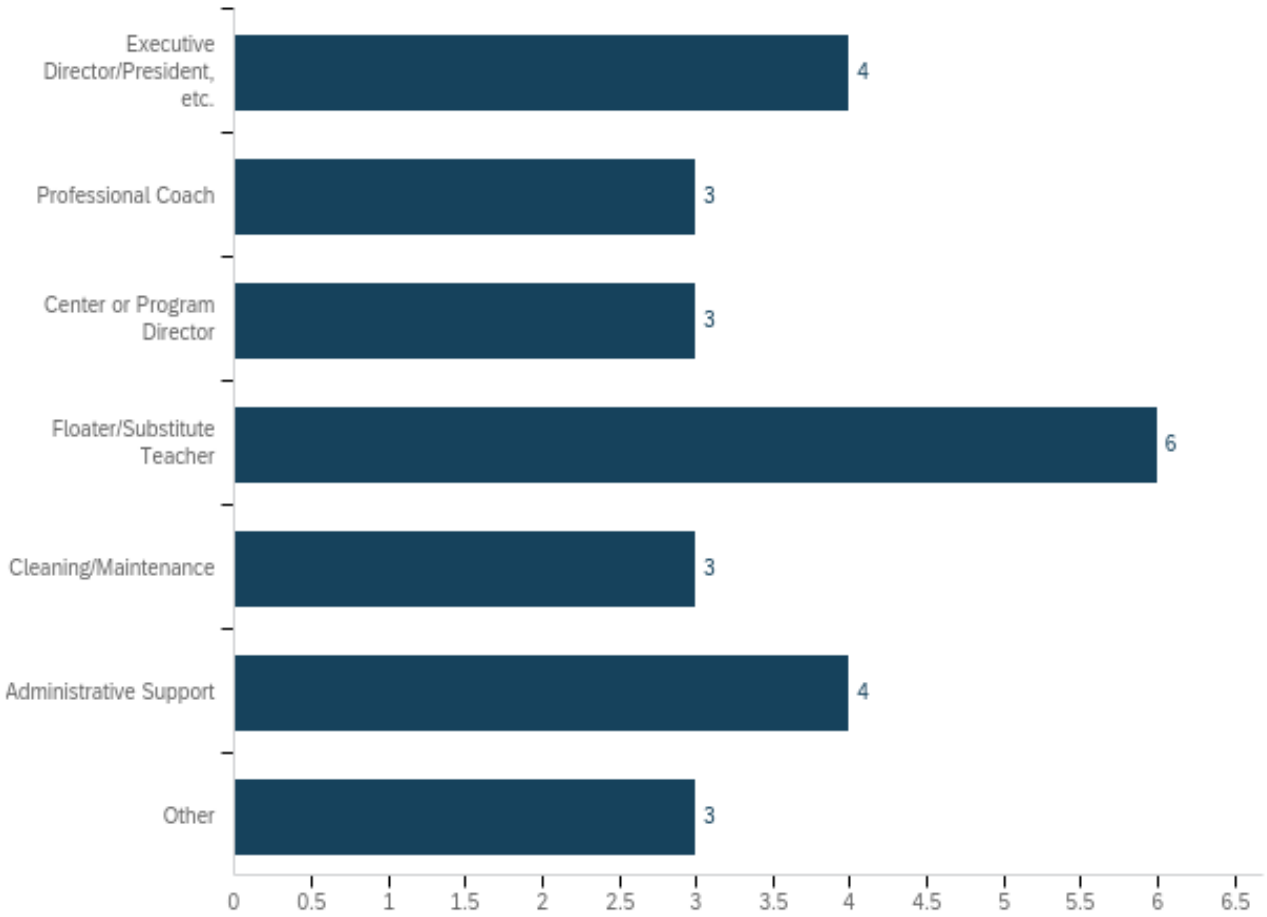
2-3 year-olds (24-36 months) - Text
1
4
5

Q56_4_TEXT - Preschool (3-5 years)

Preschool (3-5 years) - Text
1
2
25
2
6
6
5

1

Q47 - Please identify the number of additional staff members in your program:



#	Answer	%	Count
9	Executive Director/President, etc.	15%	4
10	Professional Coach	12%	3
11	Center or Program Director	12%	3
12	Floater/Substitute Teacher	23%	6
13	Cleaning/Maintenance	12%	3

14	Administrative Support	15%	4
15	Other	12%	3
	Total	100%	26

Q47_9_TEXT - Executive Director/President, etc.

Executive Director/President, etc. - Text
1
1
2
15

Q47_10_TEXT - Professional Coach

Professional Coach - Text
1 (10hrs/week)
1
20

Q47_11_TEXT - Center or Program Director

Center or Program Director - Text
2
1
25

192

Q47_12_TEXT - Floater/Substitute Teacher

Floater/Substitute Teacher - Text
1
1
5
2
30

Q47_13_TEXT - Cleaning/Maintenance

Cleaning/Maintenance - Text
1 at each school site (4 total)
Team 7
35

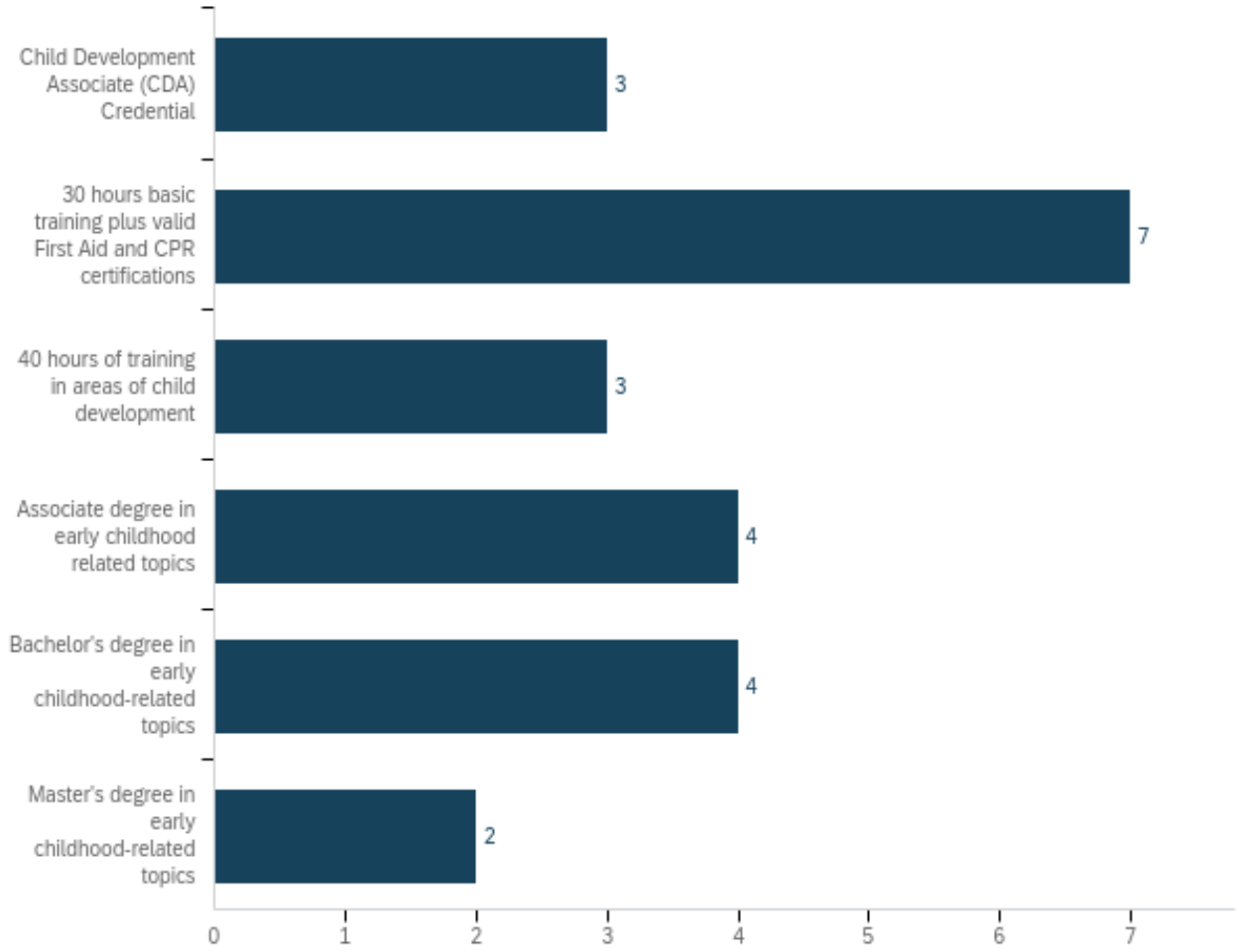
Q47_14_TEXT - Administrative Support

Administrative Support - Text
1
1
IT person 1
36

Q47_15_TEXT - Other

Other - Text
Volunteer Board of parents. Lead teacher also serves as program director.
Program Director 1
37

Q51 - Please identify your program's average teacher/caregiver annual pretax compensation, based on qualifications.



#	Please identify your program's average teacher/caregiver annual pretax compensation, based on qualifications. - Selected Choice	Percentage

194

1	Child Development Associate (CDA) Credential	13%
2	30 hours basic training plus valid First Aid and CPR certifications	30%
3	40 hours of training in areas of child development	13%
4	Associate degree in early childhood related topics	17%
5	Bachelor's degree in early childhood-related topics	17%
6	Master's degree in early childhood-related topics	9%
	Total	23

Q51_2_TEXT - 30 hours basic training plus valid First Aid and CPR certifications

30 hours basic training plus valid First Aid and CPR certifications - Text
25,000
9000
$18.00
0

Q51_3_TEXT - 40 hours of training in areas of child development

40 hours of training in areas of child development - Text
$20.00
0

Q51_1_TEXT - Child Development Associate (CDA) Credential

Child Development Associate (CDA) Credential - Text

195

25,000
$21.00
0

Q51_4_TEXT - Associate degree in early childhood related topics

Associate degree in early childhood related topics - Text
25,000
$22.00
0

Q51_5_TEXT - Bachelor's degree in early childhood-related topics

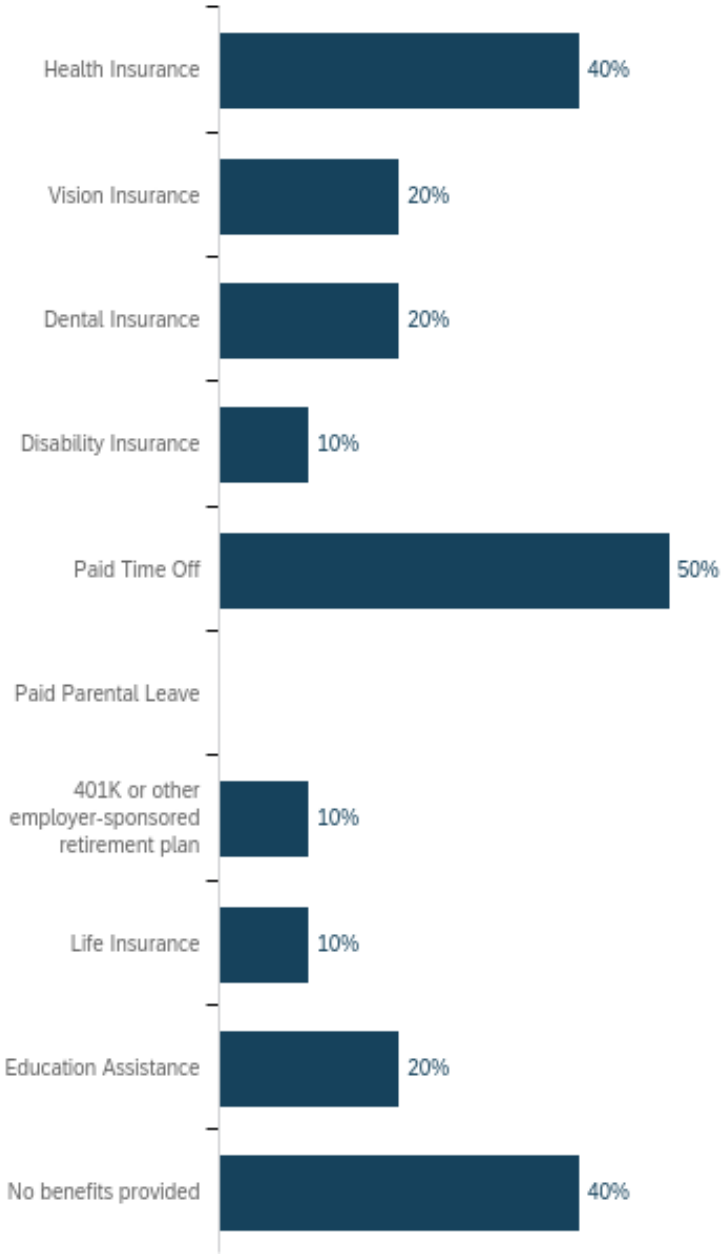
Bachelor's degree in early childhood-related topics - Text
25,000
$35,500 for lead teacher
$23.00-$ 26.00
0

Q51_6_TEXT - Master's degree in early childhood-related topics

Master's degree in early childhood-related topics - Text
25,000
0

Q9 - Please identify which benefits, if any, your program provides to staff.

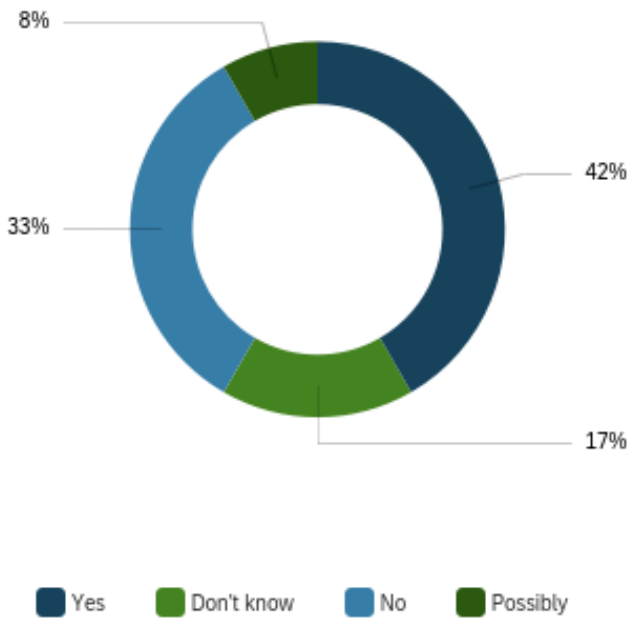
196



#	Please identify which benefits, if any, your program provides to staff.	Percentage
1	Health Insurance	18%
2	Vision Insurance	9%
3	Dental Insurance	9%
4	Disability Insurance	5%

5	Paid Time Off	23%
6	Paid Parental Leave	0%
7	401K or other employer-sponsored retirement plan	5%
8	Life Insurance	5%
9	Education Assistance	9%
10	No benefits provided	18%
	Total	22

Q11 - Is your program interested in expanding childcare/education services in Summit County?



#	Is your program interested in expanding childcare/education services in Summit County?	Percentage
1	Yes	42%
2	Don't know	17%

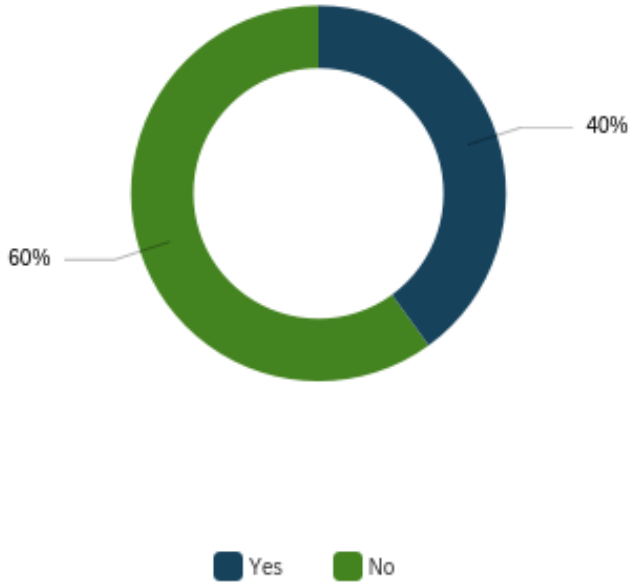
198

3	No	33%
4	Possibly	8%
	Total	12

Q12 - What conditions or support would allow your program to expand childcare/education services?

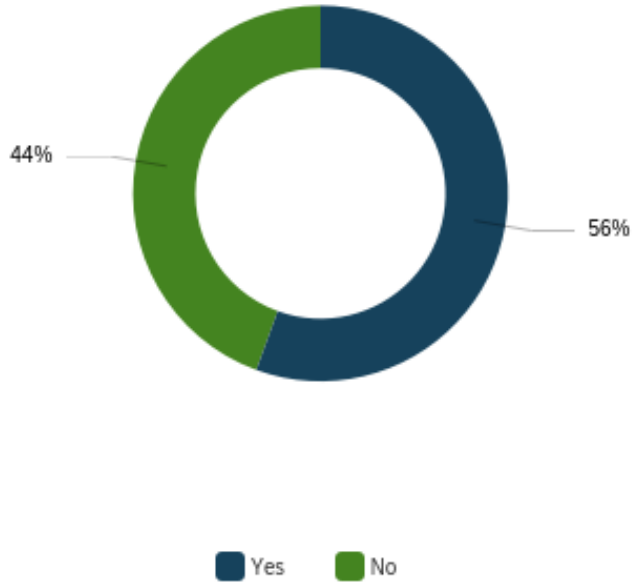
What conditions or support would allow your program to expand childcare/education services?
More space, higher pay for staff
Subsidies to cover teacher salary, rent (we rent space in the Park City library), and operating expenses. We are licensed as a commercial preschool, meaning we currently cannot offer more than four hours daily. But we have been piloting an “extended day” enrichment program which has been successful.
A space to offer in-home daycare
Continued AARP support. PC Tots is facing a financial cliff when these dollars are gone. We support staff with pay and benefits, which has created a stable workforce. We would not have that without the AARP funds now. We may not have that in the future with the coming our way. High- Quality means High-Quality staff, High-Quality Environments, and space; the cliff we face is real and will destabilize our program. Having the state continue to pay for licensing and background checks is also supportive. PC Tots would need governmental funding at an even greater level to expand; we would need developers to partner with us as a nonprofit to provide space, and this will take the whole community.
Owning the real estate so I could control the rents/budgets.
My siblings having more babies.

Q34 - Would your program be interested in co-locating with other providers in the early childhood industry?



#	Would your program be interested in co-locating with other providers in the early childhood industry?	Percentage
6	Yes	40%
7	No	60%
	Total	5

Q36 - Would your program be interested in a shared service alliance that would collectively offer benefit packages, back office support and other possible economies of scale?

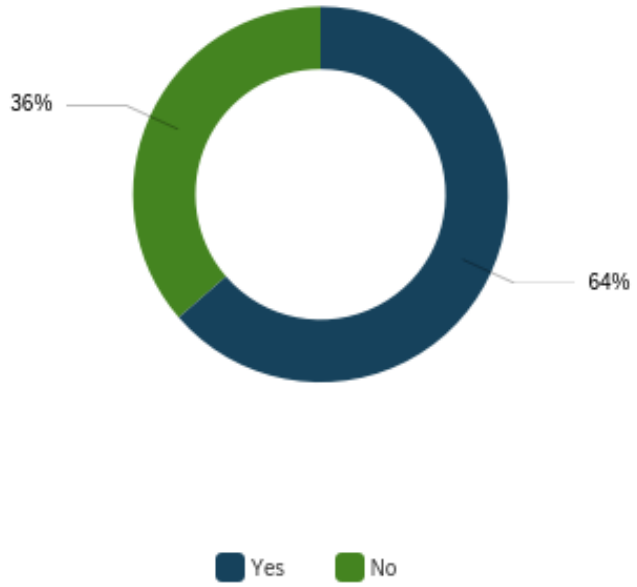


#	Would your program be interested in a shared service alliance that would collectively offer benefit packages, back office support and other possible economies of scale?	Percentage
6	Yes	56%
7	No	44%
	Total	9

Q35 - What types of services would your program like to see in any shared service alliance arrangement?

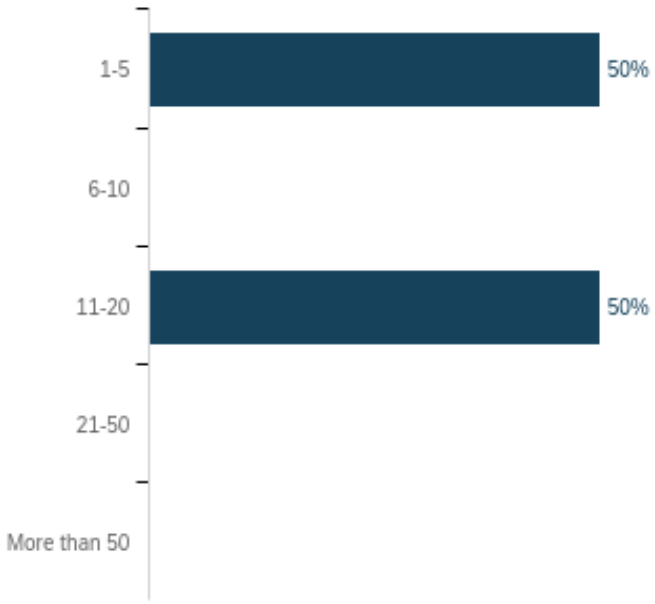
What types of services would your program like to see in any shared service alliance arrangement?
"Director" support, fundraising, and overall program cohesion from year to year due to volunteer parent board.
Health, mental health, food securities, housing, rental assistance, utilities assistance, community service police

Q38 - Do you consider your program to be fully staffed?



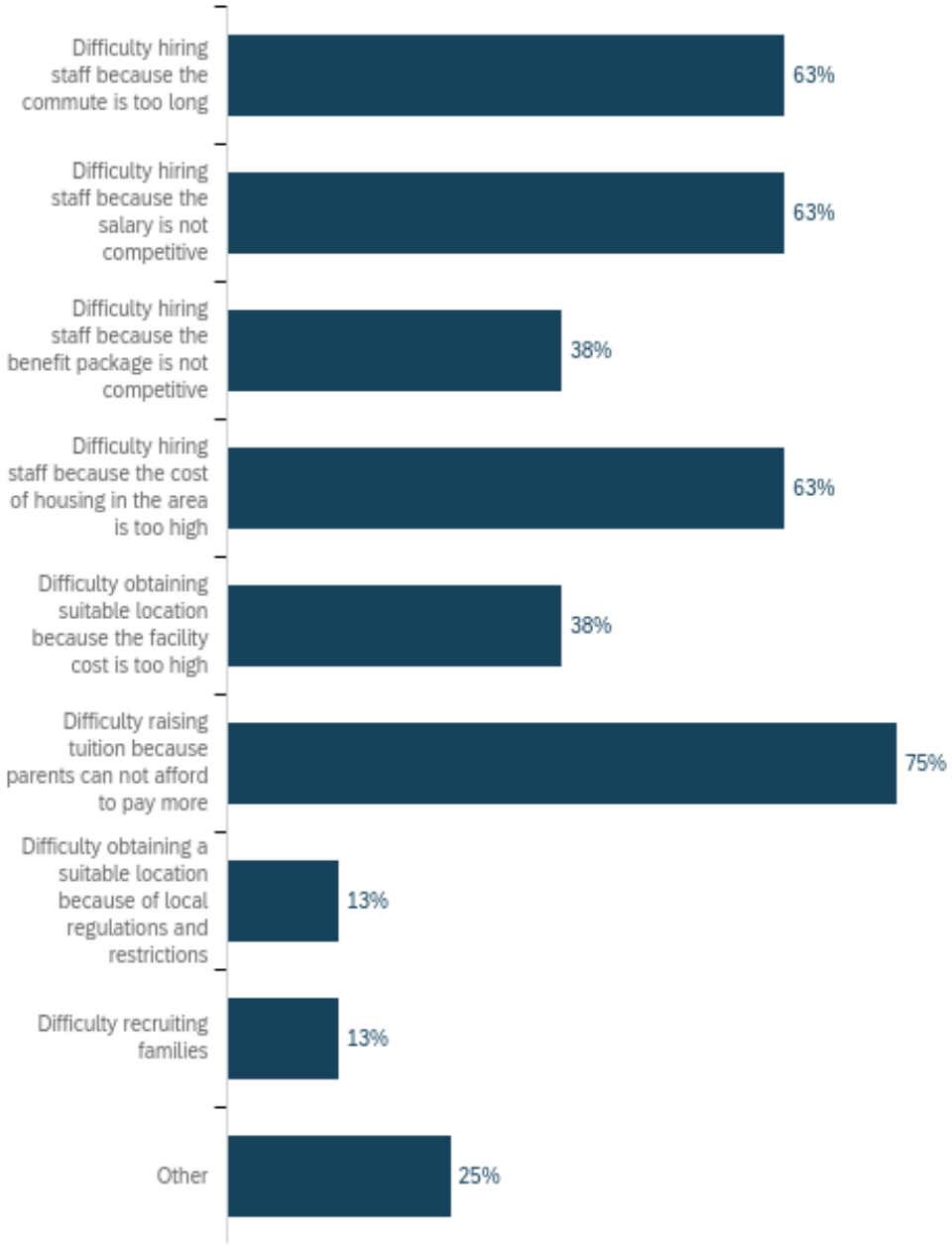
#	Do you consider your program to be fully staffed?	Percentage
1	Yes	64%
2	No	36%
	Total	11

Q60 - If your program was fully staffed, how many more children could you serve?



#	If your program was fully staffed, how many more children could you serve?	Percentage
1	1-5	50%
2	6-10	0%
3	11-20	50%
4	21-50	0%
5	More than 50	0%
	Total	4

Q59 - Is your program suffering from any of the following difficulties?



#	Is your program suffering from any of the following difficulties? - Selected Choice	Percentage
6	Difficulty hiring staff because the commute is too long	16%
7	Difficulty hiring staff because the salary is not competitive	16%
8	Difficulty hiring staff because the benefit package is not competitive	10%
9	Difficulty hiring staff because the cost of housing in the area is too high	16%

10	Difficulty obtaining suitable location because the facility cost is too high	10%
11	Difficulty raising tuition because parents can not afford to pay more	19%
12	Difficulty obtaining a suitable location because of local regulations and restrictions	3%
13	Difficulty recruiting families	3%
14	Other	6%
	Total	31

Q59_14_TEXT - Other

Other - Text
Keeping costs low but trying to minimize fundraising burdens is a constant struggle.
Our wages a barely competitive

Q31 - How much is your annual rent or mortgage for your program?

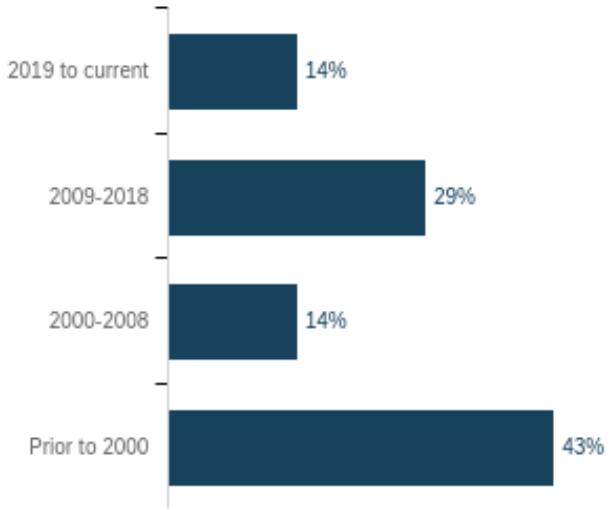
How much is your annual rent or mortgage for your program?
19,740
Approx $25,500 and increases yearly.
1900
111,216.00
180,000. between the two buildings

Q32 - What is the square footage of your operation?

What is the square footage of your operation?

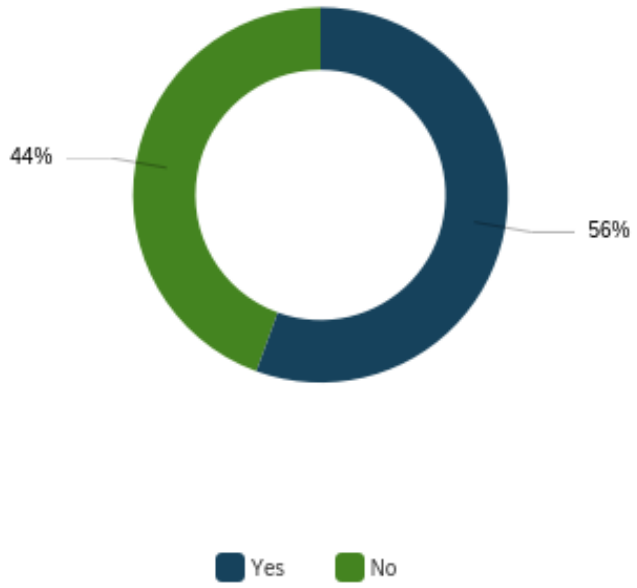
4000
1100
Can find out- not sure off the top of my head. We can serve 20 children at one time per Utah state licensing.
3000
16,000
7000 between the two buildings

Q33 - When did you start providing early care and education services in Summit County?



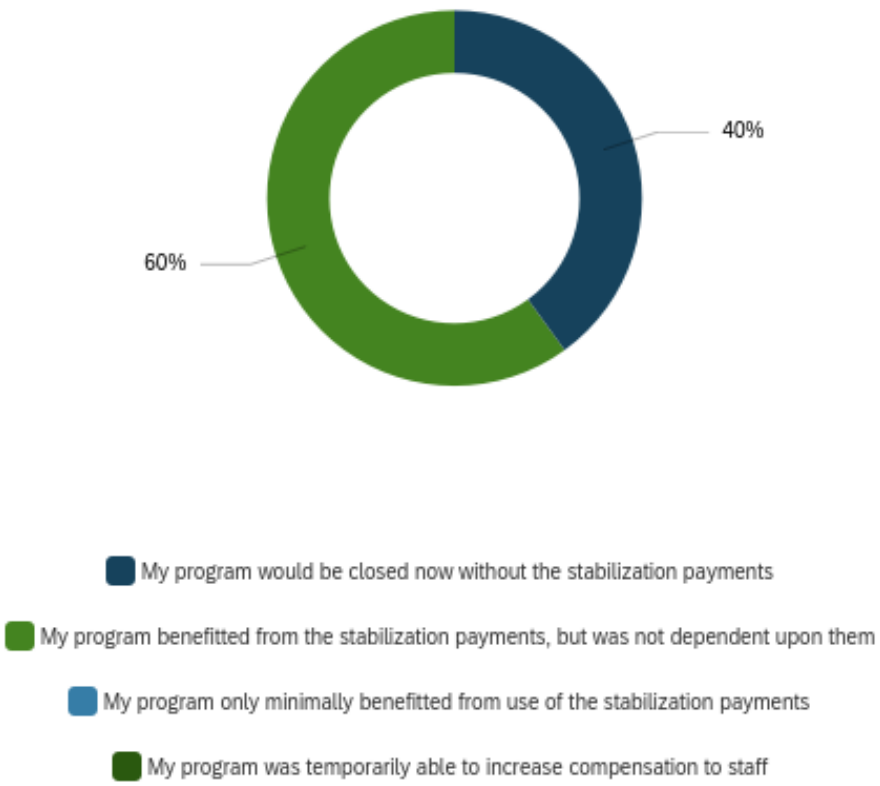
#	When did you start providing early care and education services in Summit County?	Percentage
15	2019 to current	14%
16	2009-2018	29%
17	2000-2008	14%
18	Prior to 2000	43%
	Total	7

Q13 - Did your program receive a stabilization grant from the Utah Department of Workforce Services Office of Child Care?



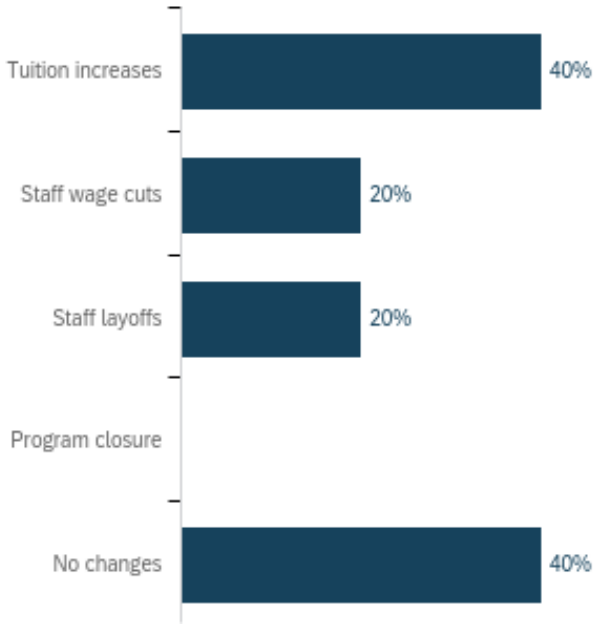
#	Did your program receive a stabilization grant from the Utah Department of Workforce Services Office of Child Care?	Percentage
1	Yes	56%
2	No	44%
	Total	9

Q61 - How did the receipt of stabilization grant payments affect your program?



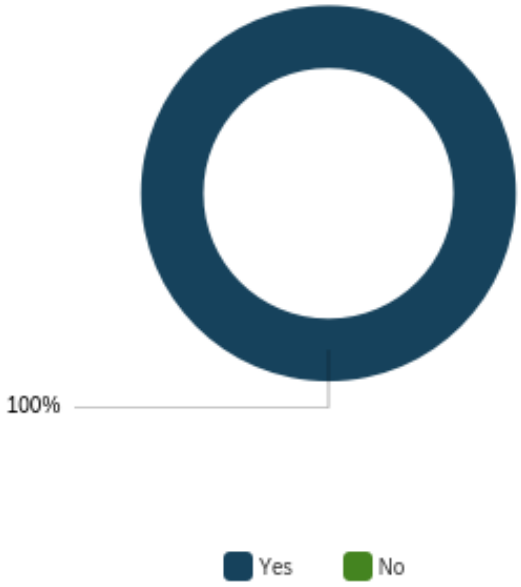
#	How did the receipt of stabilization grant payments affect your program?	Percentage
1	My program would be closed now without the stabilization payments	40%
2	My program benefitted from the stabilization payments, but was not dependent upon them	60%
3	My program only minimally benefitted from use of the stabilization payments	0%
4	My program was temporarily able to increase compensation to staff	0%
	Total	5

Q64 - Once stabilization payments run out, which changes are most likely in your program?



#	Once stabilization payments run out, which changes are most likely in your program?	Percentage
1	Tuition increases	33%
2	Staff wage cuts	17%
3	Staff layoffs	17%
4	Program closure	0%
5	No changes	33%
	Total	6

Q63 - Are stabilization payments being used in your program to increase wages for employees?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are stablization payments being used in your program to increase wages for employees?	1	1	1	0	0	5

#	Are stablization payments being used in your program to increase wages for employees?	Percentage
1	Yes	100%
2	No	0%
	Total	5

Q62 - What do you want decision-makers to know about your program's use of the stabilization grant payments?

210

What do you want decision-makers to know about your program's use of the stabilization grant payments?
The importance of providing living wages for Preschool Teachers! The funding from these payments has helped retain and hire new staff.
We would be closed without them. We will be set back into crisis mode when they are gone. Our Parents can not pay anymore and our teachers cannot make any less. It allowed for more comparable wages to offer staff. It allowed for benefits, eased the burden on regular monthly expenses, and supported center supplies for high-quality student experiences. We have supported parents to continue working in the workforce.
It helped raise wages but something has to happen in order to sustain those gains for our early childhood professionals.
My staff and I do great work, and we deserve more recognition and pay. The financial breathing room created for us by these grants has been invaluable. The government gives subsidies to farmers every year - why not to the people who help "grow" our most important resource?
this has been essential and is really needed

Q67 - What do you want decision-makers to know about Utah's childcare and early education industry?

What do you want decision-makers to know about Utah's childcare and early education industry?
We struggle to make it. Parents cannot afford to pay more yet they cannot all receive Dws benefits. So as a provider, I feel like I am working way too low and I'm overworked underpaid. But the only option is to close down because I don't feel like I can raise parents anymore than they are already paid at least some of the parents it would just be too hard on them. But I don't feel I can charge my 2 wealthier family is more, because that would not be fair and equitable. Childcare is a pretty tough business because you need money to run a program but you really can't keep fully staffed if your prices are too high. Therefore caregivers struggle to feel overworked and underpaid constantly. Also, I have not received any grant money whatsoever since 2017 when I opened my business, I have had zero government support even during Covid.
The licensing ratios are ridiculous. It ties up our hands for caring for infants. The state considers a 23 month old an infant.
Early Childcare staff feel undervalued and should be paid what they are worth.
This industry impacts every aspect of the community. When parents cannot find care, they cannot work. They cannot take care of their families; Ages 0-5 is the most important growth period in a child's life.

Quality is essential. Students that enter k-12 prepared and socially-emotionally ready are more likely to finish high school and college. they earn more throughout their lives. Funding ECE is Profitable for the State! More people work more taxes come in!

We are important and need to be valued and respected. Increase your messaging on the importance of ALL early childhood (not just the state provided programs).

The economy is dependent on it!

we are the backbone of all the other industries

Q29 - Please share any additional thoughts about early childcare and education in Summit County.

Please share any additional thoughts about early childcare and education in Summit County.

Just reiterating what I said above it's hard to continue operating when there is no grant money coming in to offset low tuition.

The demand is high for childcare but staffing is a major problem. No one wants to work and I don't know what the county can do to motivate a person to want to work.

I'm the volunteer president of the PC Co-op board. I'm happy to talk with you further if helpful. My cell is 617-461-4634. We came within days of shutting down in August due to almost not being able to hire a new teacher. I would say overall the school is in a tenuous situation. We are working hard to improve things but it's not easy!

Parents are frantic and call none stop! Summit County is a childcare desert. Equitable access is not happening for families with the most need. Children are slipping through in low-quality centers and are not receiving the early interventions that would support them in starting kindergarten, ready to learn. If funding for high-quality early childhood care and education happened. we could send students that are socially, emotionally and academically ready to succeed for life.

it is essential and has been taken for granted

Attachment 8: Demand Model

Childcare Supply and Demand Summary

2022 by Age Cohort	<5	5-9	10-14	15-19
	1016	788	839	0
2022 Total Resident Childcare Demand	2643			
2032 by Age Cohort	<5	5-9	10-14	15-19
	940	642	610	0
2032 Resident Childcare Demand	2192			
	<5	5-9	10-14	15-19
New Demand from 2022 to 2032	-76	-146	-229	0
10 YR Resident Demand Increase 2022 to 2032	-450			

2022 Imported Labor by Age Cohort	<5	5-9	10-14	15-19
2022 Imported Labor Demand	47	0	0	0
Total Imported Labor	47			
2032 Imported Labor by Age Cohort	<5	5-9	10-14	15-19
2032 Imported Labor Demand	57	0	0	0
Total Imported Labor	57			
New Demand from Imported Labor 2022 to 2032	9	0	0	0
10 YR Imported Labor Demand Increase 2022 to 2032	9			

Total Demand 2022	2690
Total Demand 2032	2249
10 Year Demand 2022 to 2032	-441

2022 Infant Care	<2	2-<5	Total
Infant Care is a subset of the <5 Age Cohort Resident	686	330	1016
Imported labor	34	13	47
Total 2022 Infant Care	720	344	1064

2022 Income Stratification	<5	5-9	10-14	15-19	
	1064	788	839	0	
Household Income <= 30% HAMFI	117	87	92	0	0.110
Household Income >30% to <=50% HAMFI	118	87	93	0	0.111
Household Income >50% to <=80% HAMFI	99	73	78	0	0.093
Household Income >80% to <=100% HAMFI	111	82	87	0	0.104
Household Income >100% HAMFI	617	457	487	0	0.580

Child Care Supply	<5	5-9	10-14	15-19
	966	186	186	186
Total Childcare Supply	1524			

Infant Care Supply	<2
	166

Net Surplus or Gap	-1166
Infant Care Gap	-554

End Notes

[i] Office of Childcare Advisory Committee Meeting, (May 11, 2022), available at: https://www.utah.gov/pmn/files/846161.pdf.

[ii] Email from Shelle Allinson, Information Disclosure Officer, to Kristen Schulz, Early Childhood Alliance, (November 7, 2022) in response to GRAMA request, *see* Attachment 4.

[iii] Email from Jon Collins, Research Consultant, Utah State Board of Education to Kristen Schulz, Early Childhood Alliance, (January 19, 2023).

[iv] Available at: https://static1.squarespace.com/static/5defd133890848234a6a9d5a/t/61295492af417f794d2352e2/1630098591770/Final_August_Summit+County+Needs+Assessment+2021.pdf.

[v] Available at: https://www.summitcounty.org/#:~:text=Summit%20County%20is%20a%20vital,%2C%20and%20culturally%2Ddiverse%20citizenry.

Lightcast Data, Summit County, UT, prepared by Jeffery B. Jones, AICP.

[vii] Lightcast Data from Jeffery B. Jones, AICP, Summit County Economic Development Department, (February 2023).

[viii] Data from Jeffery B. Jones, AICP, Summit County Economic Development Department, (November 2022).

[ix] Ken C. Gardner Policy Institute, University of Utah, State and County Projections 2020-2060, accessed on October 27, 2022, available at: https://tableau.dashboard.utah.edu/t/Business/views/20220111_Detailed_Proj_Vis/ProjectionsWorkbook?:showAppBanner=false&:display_count=n&:showVizHome=n&:origin=viz_share_link&:isGuestRedirectFromVizportal=y&:embed=y.

[x] Utah Department of Workforce Services, Pregnant Women Medical, available at: https://jobs.utah.gov/customereducation/services/medicaid/byb.html.

[xi] Public Health Indicator Based Information Systems (IBIS), accessed on October 26, 2022, and available at: https://ibis.health.utah.gov/ibisph-view/query/result/birth/BirthBirthCnty/Count.html.

[xii] Data provided by Eric Albers, Research Associate, Kem. C. Gardner Policy Institute, University of Utah, (November 1, 2022) based on the Long Term Planning Projections.

[xiii] ESRI Business Analysis data from Jeffery B. Jones, AICP, Summit County Economic Development Department, (October 2022).

[xiv] Lightcast Q1 Data data from Jeffery B. Jones, AICP, Summit County Economic Development Department, (January 2023).

[xv] Data from Jeffery B. Jones, AICP, Summit County Economic Development Department, (February 2023).

[xvi] Utah State Board of Education, Fall Enrollment by Grade Levels and Demographics (November 2022), available at: https://schools.utah.gov/data/reports?mid=1424&tid=4.

[xvii] Data from Jeffry B. Jones, AICP, Summit County Economic Development Department, (January 2023).

[xviii] 2020 Decennial Census, DEC Summary File 3.

[xix] ESRI Business Analysis data from Jeffery B. Jones, AICP, Summit County Economic Development Department, (December 2022).

[xx] ESRI Business Analysis data from Jeffery B. Jones, AICP, Summit County Economic Development Department, (October 2022).

[xxi] Data from Jeffery B. Jones, AICP, Summit County Economic Development Department, obtained from Lightcast Development, (January 2023).

[xxii] Data from Jeffery B. Jones, AICP, Summit County Economic Development Department, obtained from Lightcast Development, (January 2023).

[xxiii] Data from Jeffery B. Jones, AICP, Summit County Economic Development Department, obtained from Lightcast Development, (January 2023).

[xxiv] FY 2022 Income Limits Summary Summit County, available at: https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn.

[xxv] Data from Jeffery B. Jones, AICP, Summit County Economic Development Department, obtained from CHAS data, (January, 2023).

[xxvi] Data and analysis from Jeffery B. Jones, AICP, Summit County Economic Development Department, obtained from CHAS data, (February 2023).

[xxvii] Needs Assessment, from U.S. Census Bureau Table B23003, at 33.

[xxviii] Utah Department of Workforce Services, Office of Childcare, Childcare Access in Utah (March 2020), available at: https://jobs.utah.gov/occ/ccaccess.pdf.

[xxix] Kem C. Gardner Policy Institute, University of Utah, Work/Life Balance Preferences: Utah Parents, Table 20, (September 2022) available at: https://gardner.utah.edu/wp-content/uploads/Family-Friendly-Sep2022.pdf.

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DRAFT
SUMMIT COUNTY
CHILDCARE ASSESSMENT

Jeffrey B. Jones, AICP
Economic Development & Housing Director
Email: jjones@summitcounty.org
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PROJECT PARTNERS



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Erik Daenitz, Economic Development Director, PCMC

OUTLINE



1. Project Introduction
2. Background/Existing Conditions
3. Supply vs. Demand
4. Early Childhood Alliance/PCCF Presentation
5. Discussion
6. Staff Direction

BACKGROUND – AUGUST 2022



In August of 2022, the Economic Development & Housing Office was tasked by county leadership to provide Park City Municipal Corporation, the Early Childhood Alliance and the Park City Community Foundation with demographic and economic data projections that would be used to assess the demand for childcare services in Summit County.

BACKGROUND – JANUARY 2023



Upon evaluation of the various data projections, it was determined that the partners should evaluate both supply and demand and survey the community to better understand current childcare conditions within Summit County. Towards that end staff developed an input/output model that could be updated and augmented as necessary.

BACKGROUND – MARCH 2023



- In March of 2023, staff recalibrated the model to estimate the need for households living within the boundaries of Park City.
- A draft Summit County Childcare Needs Assessment was made available March 2023.

BACKGROUND – MAY 2023



In May of 2023, the partnership also augmented the Park City Model to evaluate only those populations that only “live and work in Park City.”

BACKGROUND – JUNE 2023



On June 1, 2023, the Park City Council expressed a desire to consider onetime funding, or bridge funding, for FY 2024 to demonstrate commitment and support to this newly identified community need. Several levels of financial support were mentioned, including $800k, $1M, or $1,168,114. Furthermore, an implementation workgroup will decide how those funds will be utilized

EXISTING CONDITIONS



The current childcare dilemma is two-pronged.

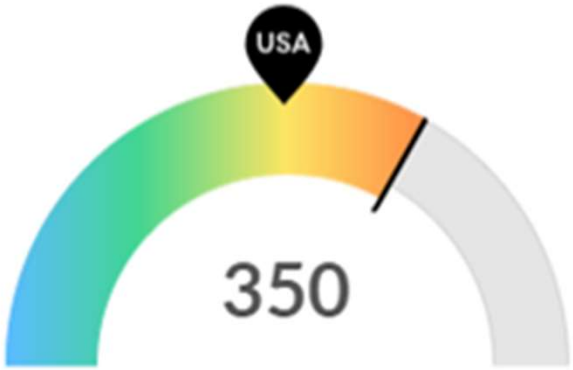
1. First, childcare facilities are struggling to fully staff their centers with qualified employees. This staffing problem directly affects the number of children they can serve.
2. Second, childcare expenses can undercut the economic benefits of returning to work, especially for lower-wage workers.

EXISTING CONDITIONS - WAGES



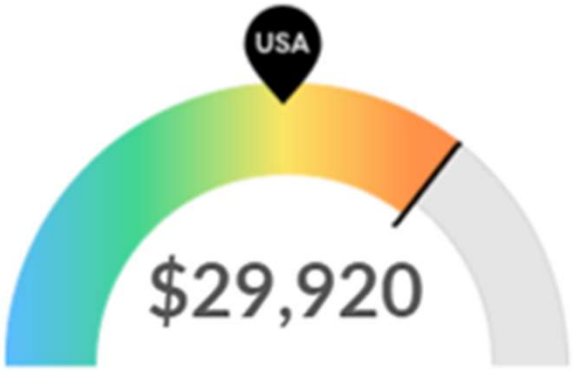
Childcare workers are at ground zero of the problem we face nationally regarding the shortage of workers for jobs that pay less than $20/hr. In 2021, the median compensation for Childcare Workers (SOC 39-9011) in Summit County, UT was $14.38/hr. This means businesses pay 14% more to employ Childcare Workers in Summit County when compared to the national average.

Aggressive Hiring Competition Over a Deep Supply of Regional Talent



Supply (Jobs)

Summit County, UT is a hotspot for this kind of talent. The national average for an area this size is 223* employees, while there are 350 here.



Compensation

The cost for talent is high in Summit County, UT. The national median salary for Childcare Workers is $26,263, while you'll pay $29,920 here.



Demand (Job Postings)

Competition from online job postings is high in Summit County, UT. The national average for an area this size is 2* job postings/mo, while there are 5 here.

EXISTING CONDITIONS - COL



Despite this differential, the purchasing power of Childcare Workers is 15% less than the national median when the wage is adjusted for regional cost of living (which is 34% higher in Summit County when compared to the national average), thus reducing the "real" wage to $10.72/hr when adjusted for cost of living.

EXISTING CONDITIONS - SUBSIDY



However simply raising wages without subsidy (government or business) would likely mean raising fees paid by parents. In practice, this would mean fewer lower income families would be able to afford childcare at all.

EXISTING CONDITIONS – IMPACT



A 2023 report by the U.S. Chamber of Commerce Foundation in partnership with the Salt Lake Chamber, Utah Community Builders, United Way of Salt Lake and Voices for Utah Children, estimated an annual economic loss to the State of Utah of $1.3B due to these conditions.

SUPPPY VS DEMAND: SUMMIT COUNTY



The model calculated the following care gaps for Year 2022.

- Total childcare surplus/gap = 1,525 – 2,690 = -1,165
- Total infant care (<2) surplus/gap = 166 – 720 = - 554

For Year 2032, these gaps are expected to decline if 2022 supply stays constant:

- Total childcare surplus/gap = 1,525 – 2,249 = -725
- Total infant care (<2) surplus/gap = 166 – 674 = - 508

SUPPPY VS DEMAND: PCMC



Total childcare surplus/gap = 468 – 480 = -12

Total infant care (<2) surplus/gap = 72 – 153 = -81

In May of 2023, Park City Municipal Corporation asked the Summit County Economic Development Office to recalibrate the model to estimate demand by excluding all households except for those “live and work” within the boundaries of Park City.

- Total childcare surplus/gap = 468 – 230 = +238
- Total infant care (<2) surplus/gap = 72 – 84 = -12

SUPPPY VS DEMAND: SUMMIT COUNTY



Recalibrating the model to exclude all households except those who live and work at a business located within Summit County yielded the following gap analysis:

- Total childcare surplus/gap = 1,525 – 1,712 = -187
- Total infant care (<2) surplus/gap = 166 – 471 = - 305

SUPPPY VS DEMAND: SUMMIT COUNTY



Recalibrating the model to exclude all households except those who live and work at a business located within Summit County yielded the following gap analysis:

- Total childcare surplus/gap = 1,525 – 1,712 = -187
- Total infant care (<2) surplus/gap = 166 – 471 = - 305

Early Childhood ALLIANCE

PARK CITY COMMUNITY FOUNDATION

Early Care and Education

Summit County Council

June 28, 2023



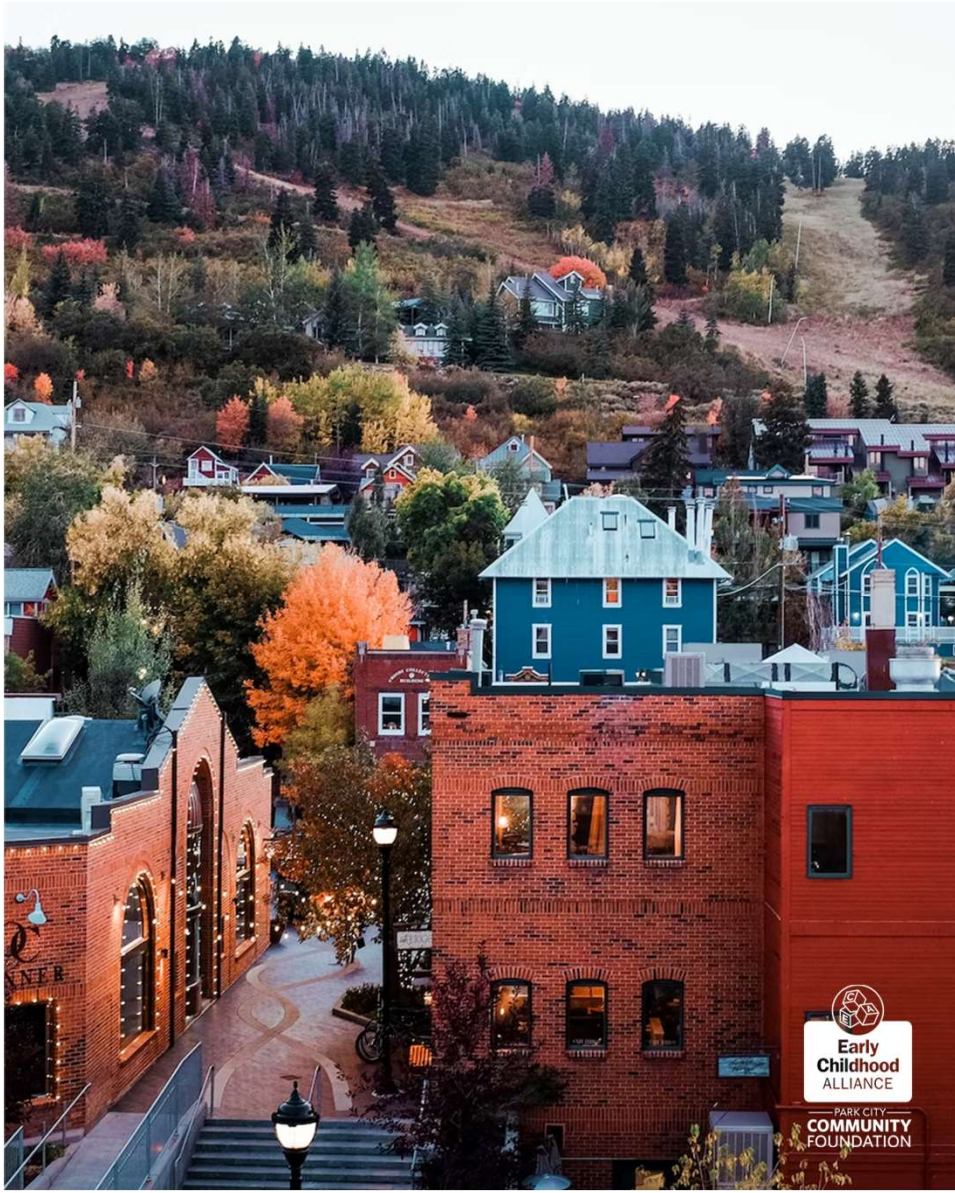
Early Childhood ALLIANCE

PARK CITY COMMUNITY FOUNDATION

Why Childcare?

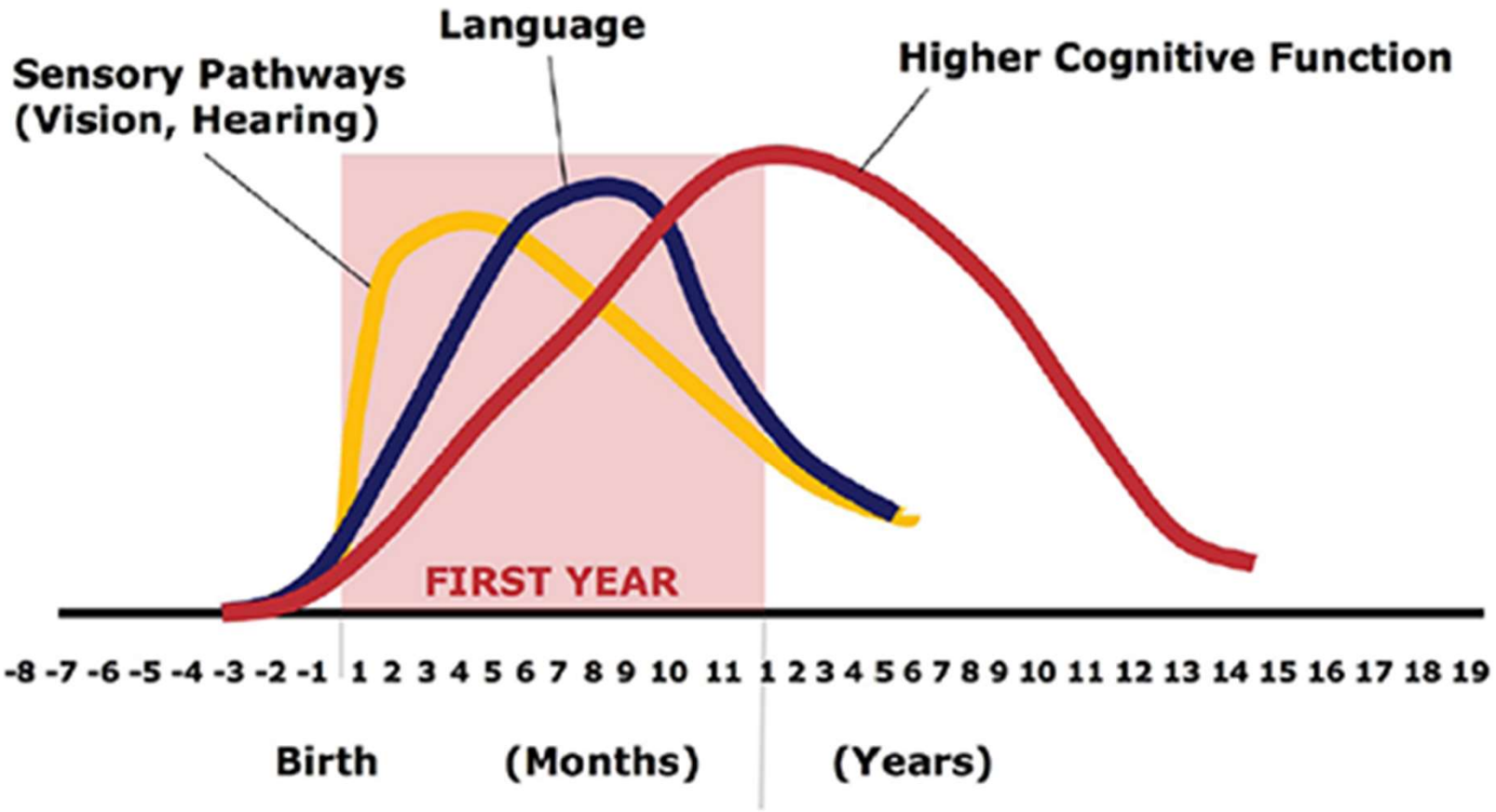
Why?

Children's brains develop faster in the first 5 years than any later point in life. When young children don't get what their growing brains need, they miss out on developing important social, emotional, and academic skills. Children who enter Kindergarten behind are likely to remain behind throughout their school years and beyond.



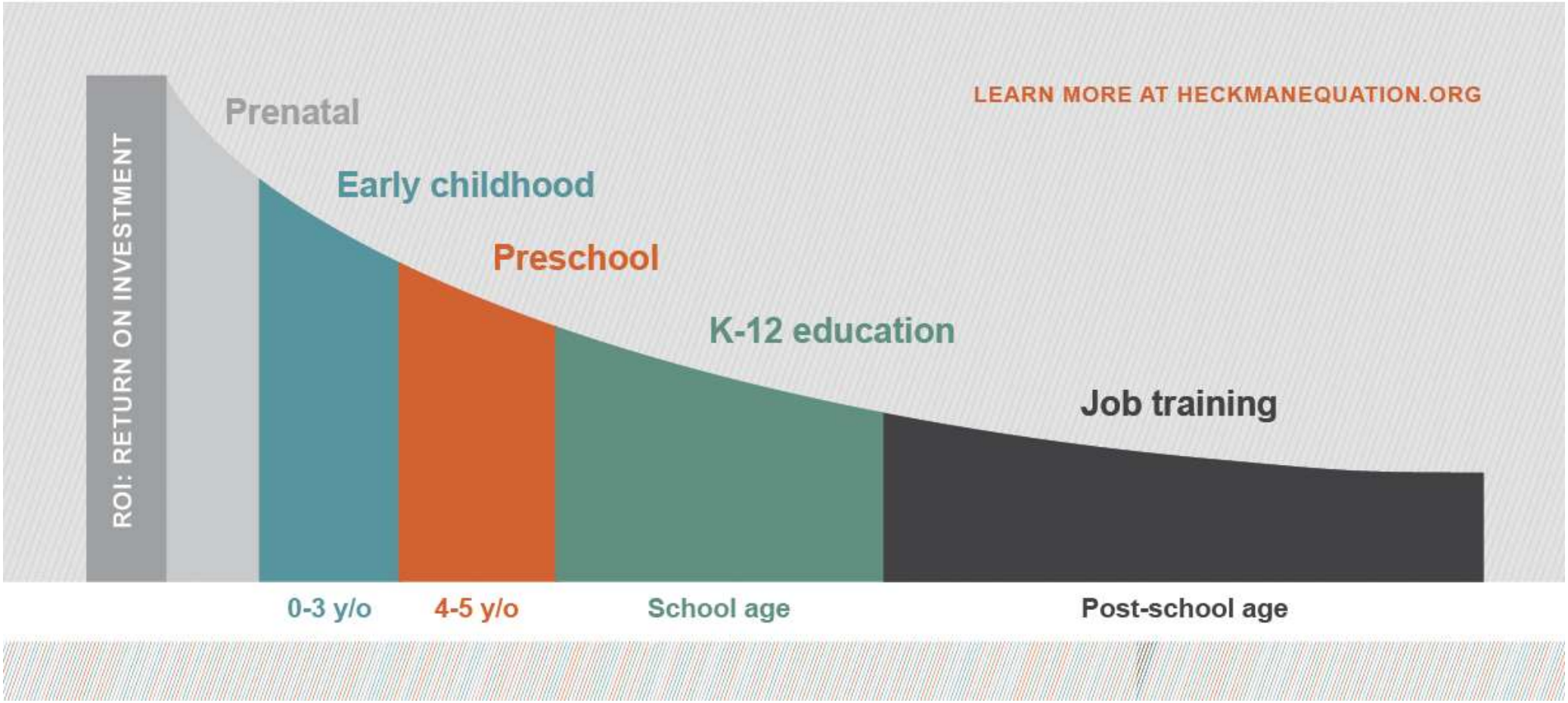
Human Brain Development

Neural Connections for Different Functions Develop Sequentially

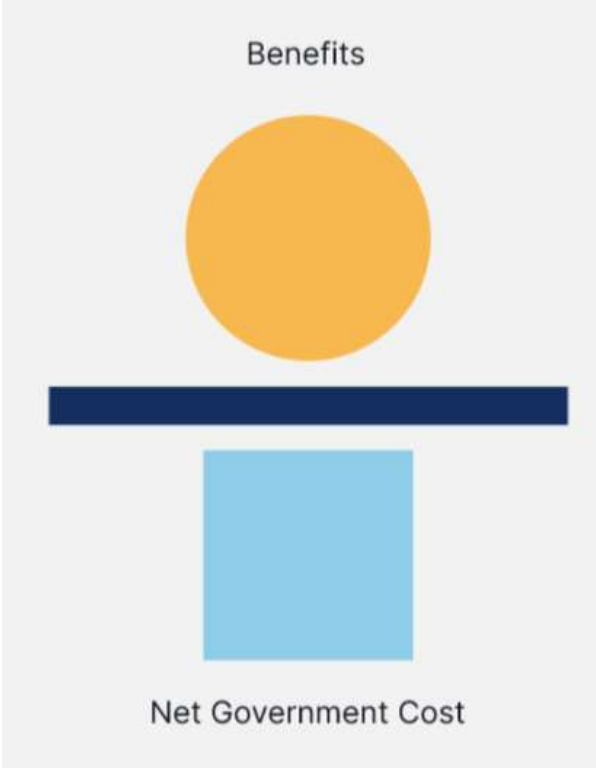


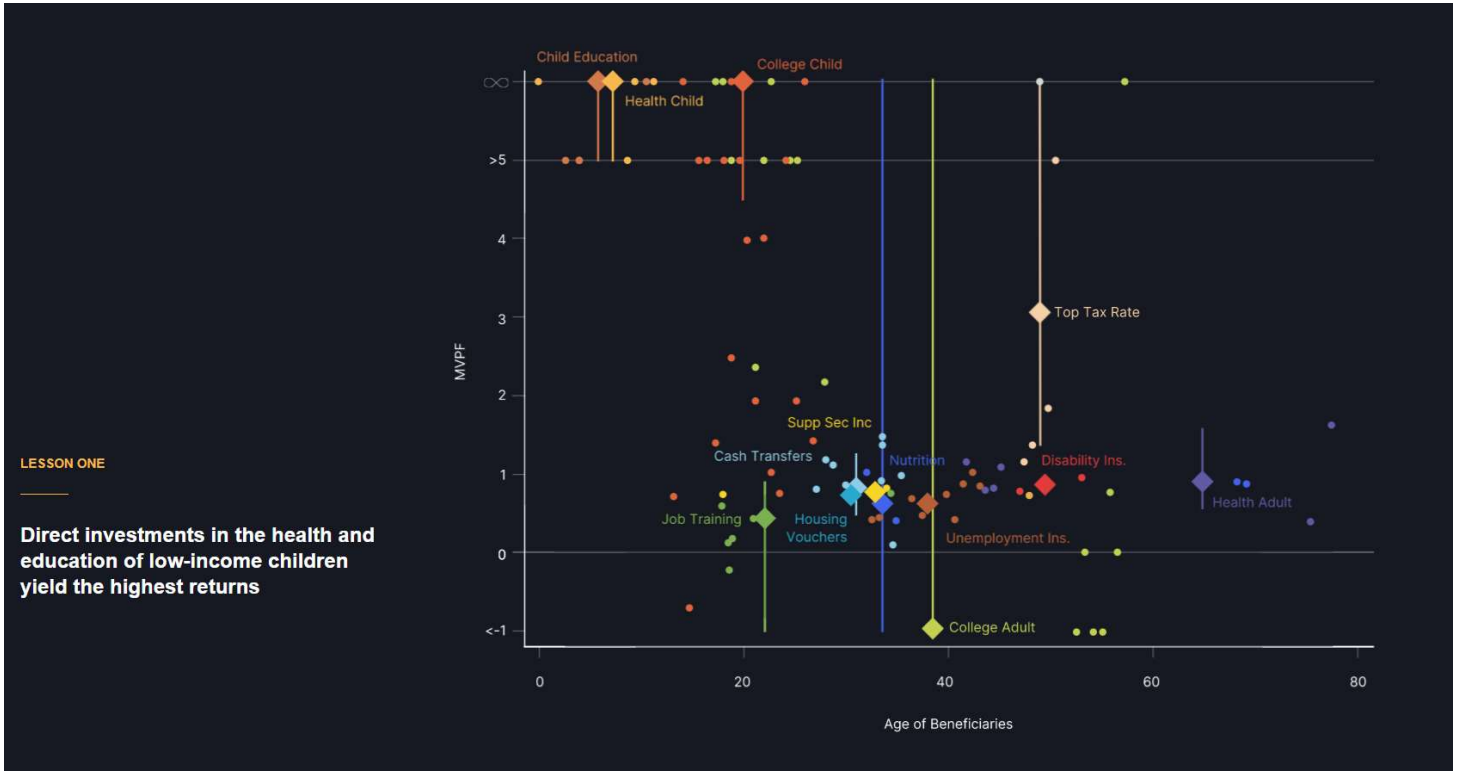
Heckman | Return on Investment

Economic impact of investing in early childhood learning.

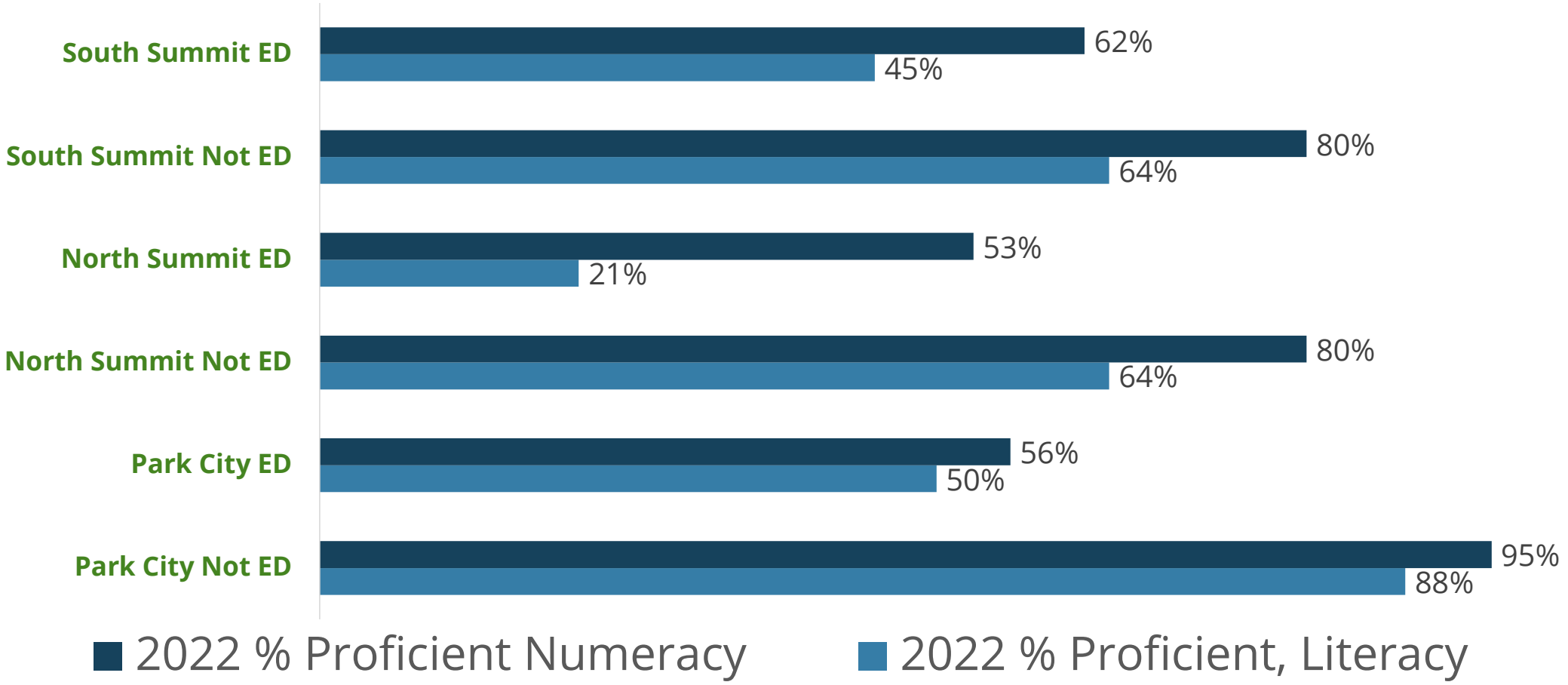


Direct investments in low-income children's health and education provide the most "bang for the buck" of government spending on 133 policies over the past half century according to the marginal value of public funds analysis.





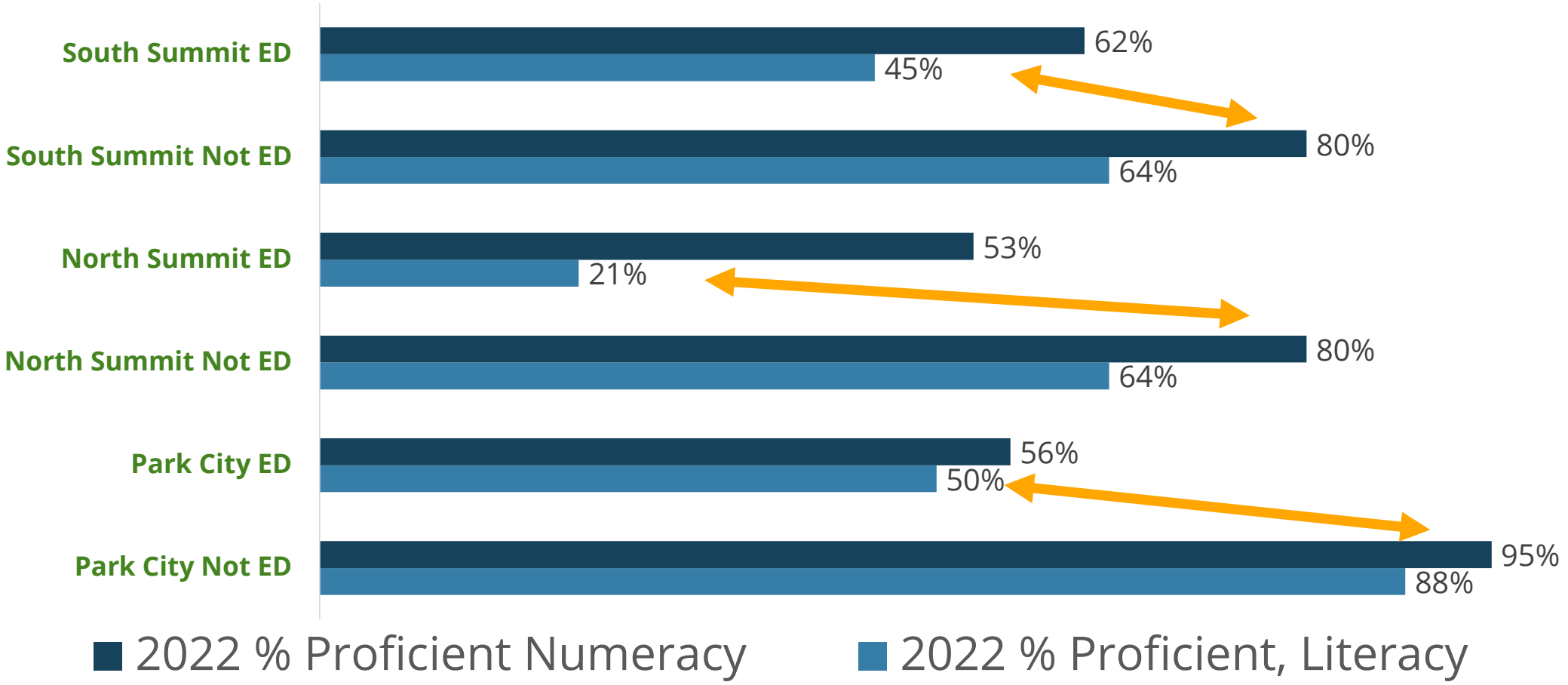
2022 Summit County KEEP Entry Scores
Income Comparisons



Information provided via email on 1/19/2023 by Jon Collins, Research Consultant, Utah State Board of Education

Opportunity Gaps

2022 Summit County KEEP Entry Scores Income Comparisons



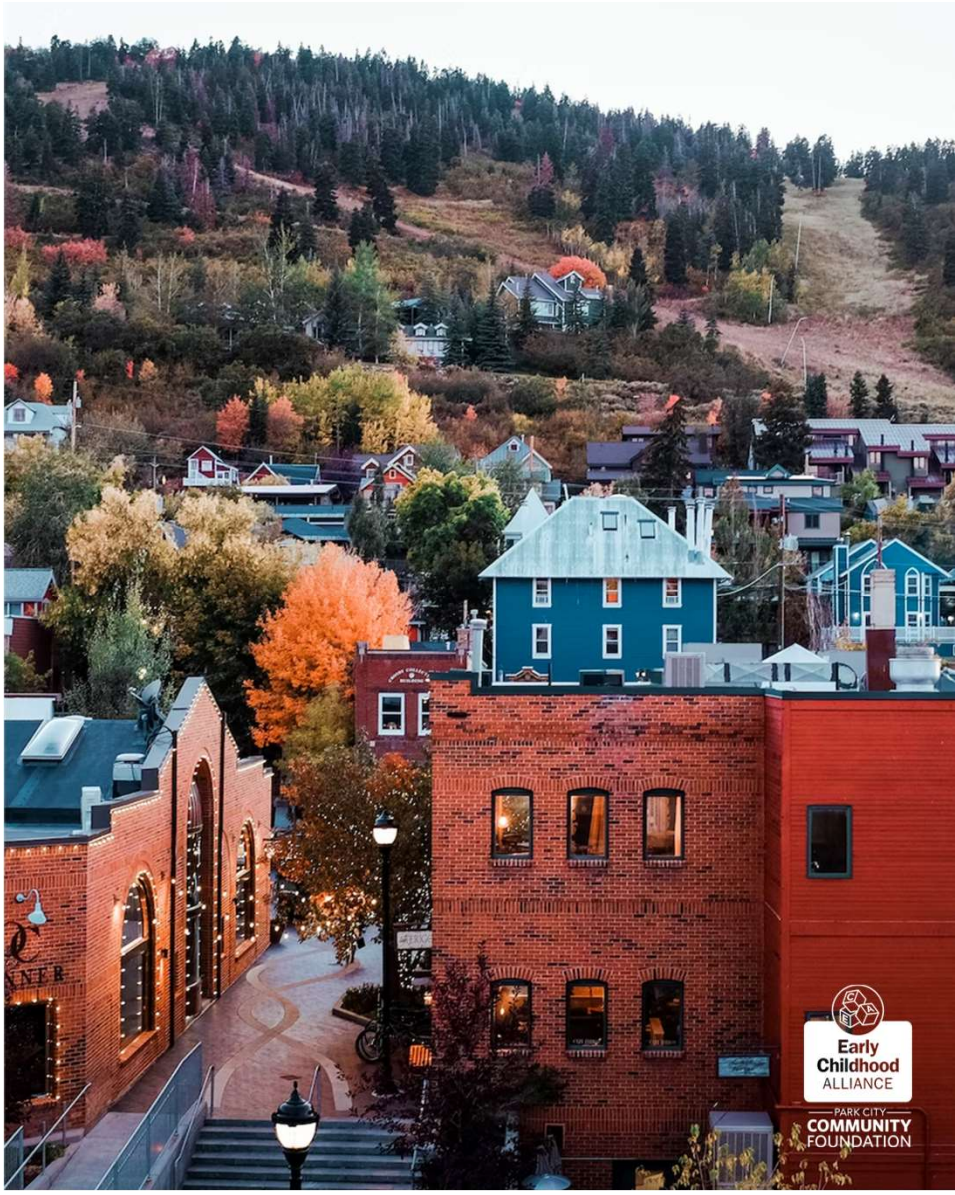
Information provided via email on 1/19/2023 by Jon Collins, Research Consultant, Utah State Board of Education

Why?

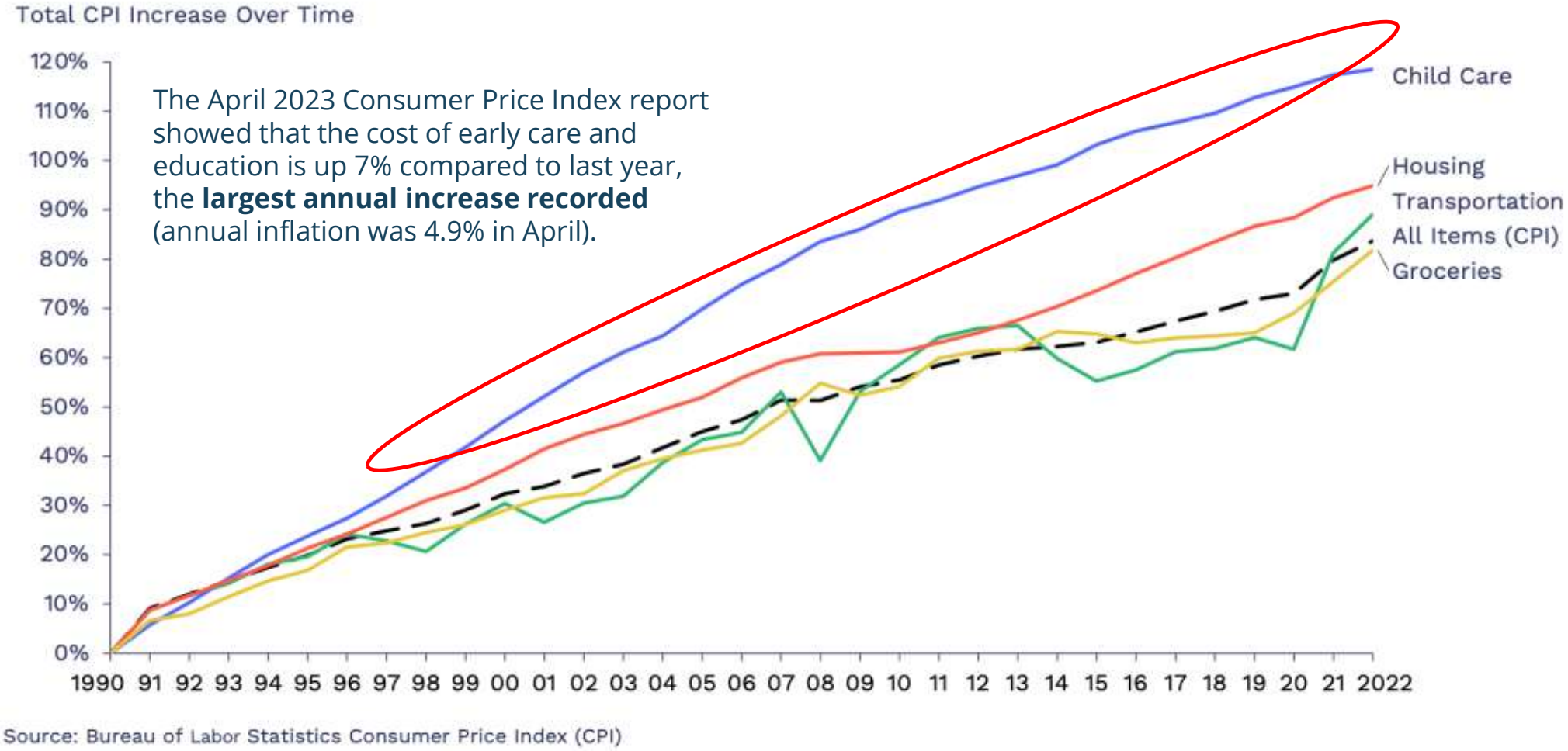
The ECE system is collapsing in a market failure. Most families can not afford the true cost of services. Poor benefits and low pay fuel high staff turnover, and the educator exodus has only worsened since the pandemic. Faced with difficulty hiring new staff, programs are closing classrooms and shutting their doors, and without affordable options for their children many parents, especially women, leave the workforce.

98% of all other jobs are paid higher wages.

fact-sheet-The-Early-Educator-Workforce-Crisis-How-Legislators-Can-Make-a-Difference-for-Kids-Families-and-Educators-2023-03-13.pdf



Despite Recent Spikes In Transportation And Food Prices, Growth In Child Care Prices Still Considerably Outpaces Other Essentials



Source: Bureau of Labor Statistics Consumer Price Index (CPI)

Childcare is a Local Business that is Essential for all of the other Local Businesses.

Accessible and affordable childcare is the backbone of our economy. Local businesses benefit from an expanded workforce and local providers are the heart of our local economy and the direct recipients of all funding.



U.S. Chamber of Commerce Foundation estimates that childcare issues result in an estimated $1.36 billion loss annually for Utah's economy.



TOPLINE FINDINGS

–$1.36B

THE UNTAPPED POTENTIAL: Childcare issues result in an estimated $1.36 billion loss annually for Utah's economy

–$258M

Utah loses an estimated $258 million annually in tax revenue due to childcare issues

–$1.10B

Absences and employee turnover due to childcare cost Utah employers an estimated $1.10 billion per year

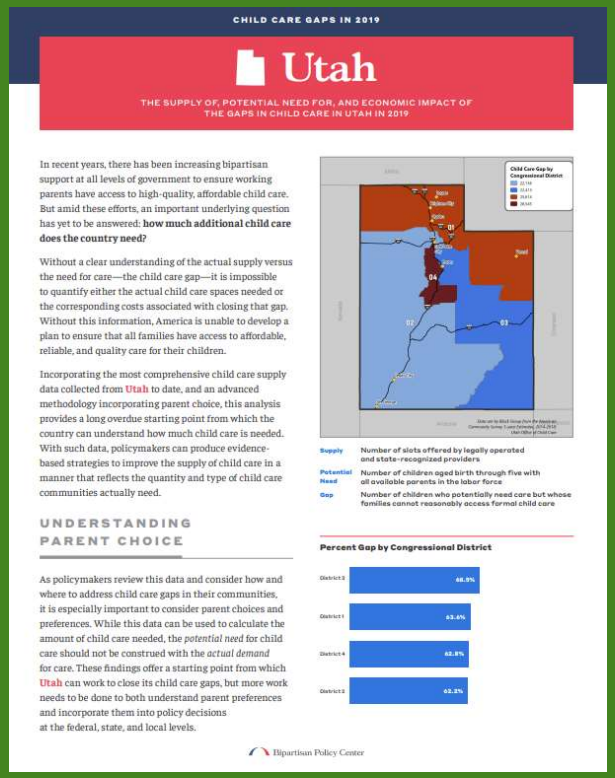
43% Parents who reported missing work or class at least once in the past 3 months

26% Parents who have changed their childcare arrangement due to COVID-19

10% Parents who voluntarily left a job due to childcare issues

48% In the past 12 months needed to make a significant adjustment to their school or work training due to childcare issues

Bipartisan Policy Institute quantified the economic impact of childcare gaps in Summit County to be up to $32,183,280 annually.



CHILD CARE GAPS IN 2019

Utah

THE SUPPLY OF, POTENTIAL NEED FOR, AND ECONOMIC IMPACT OF THE GAPS IN CHILD CARE IN UTAH IN 2019

In recent years, there has been increasing bipartisan support at all levels of government to ensure working parents have access to high-quality, affordable child care. But amid these efforts, an important underlying question has yet to be answered: **how much additional child care does the country need?**

Without a clear understanding of the actual supply versus the need for care—the child care gap—it is impossible to quantify either the actual child care spaces needed or the corresponding costs associated with closing that gap. Without this information, America is unable to develop a plan to ensure that all families have access to affordable, reliable, and quality care for their children.

Incorporating the most comprehensive child care supply data collected from Utah to date, and an advanced methodology incorporating parent choice, this analysis provides a long overdue starting point from which the country can understand how much child care is needed. With such data, policymakers can produce evidence-based strategies to improve the supply of child care in a manner that reflects the quantity and type of child care communities actually need.

UNDERSTANDING PARENT CHOICE

As policymakers review this data and consider how and where to address child care gaps in their communities, it is especially important to consider parent choices and preferences. While this data can be used to calculate the amount of child care needed, the *potential need* for child care should not be construed with the *actual demand* for care. These findings offer a starting point from which Utah can work to close its child care gaps, but more work needs to be done to both understand parent preferences and incorporate them into policy decisions at the federal, state, and local levels.

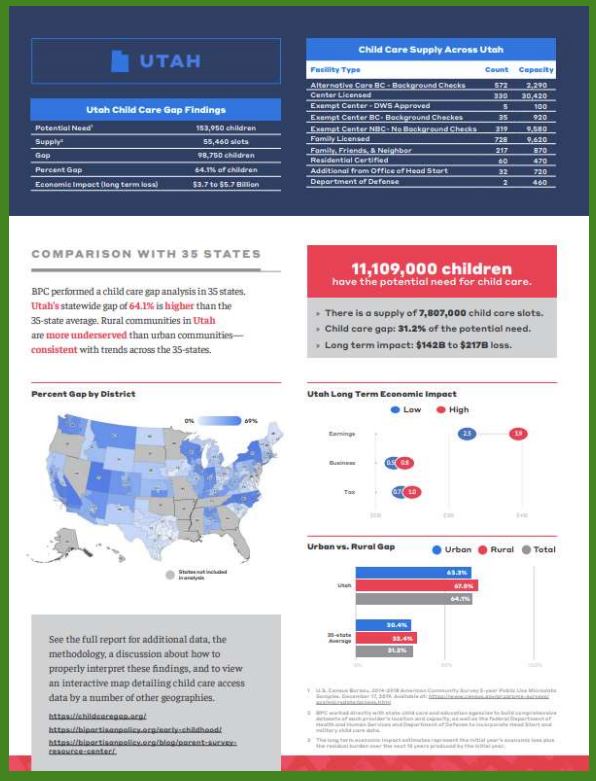
Supply — Number of slots offered by legally operated and state-recognized providers

Potential Need — Number of children aged birth through five with all available parents in the labor force

Gap — Number of children who potentially need care but whose families cannot reasonably access formal child care

Percent Gap by Congressional District

Bipartisan Policy Center



UTAH

Utah Child Care Gap Findings

Potential Need[1]	153,950 children
Supply[2]	55,460 slots
Gap	98,750 children
Percent Gap	64.1% of children
Economic Impact (long term loss)	$3.7 to $5.7 Billion

Child Care Supply Across Utah

Facility Type	Count	Capacity
Alternative Care BC - Background Checks	572	2,290
Center Licensed	330	30,420
Exempt Center - DWS Approved	5	100
Exempt Center BC - Background Checks	35	920
Exempt Center NBC - No Background Checks	319	9,580
Family Licensed	728	9,620
Family, Friends, & Neighbor	217	870
Residential Certified	60	470
Additional from Office of Head Start	32	720
Department of Defense	2	460

COMPARISON WITH 35 STATES

BPC performed a child care gap analysis in 35 states. Utah's statewide gap of 64.1% is higher than the 35-state average. Rural communities in Utah are more underserved than urban communities—consistent with trends across the 35-states.

11,109,000 children have the potential need for child care.

- There is a supply of **7,807,000** child care slots.
- Child care gap: **31.2%** of the potential need.
- Long term impact: **$142B** to **$217B** loss.

Percent Gap by District

Utah Long Term Economic Impact

Urban vs. Rural Gap

See the full report for additional data, the methodology, a discussion about how to properly interpret these findings, and to view an interactive map detailing child care access data by a number of other geographies.

https://childcaregap.org/

https://bipartisanpolicy.org/early-childhood/

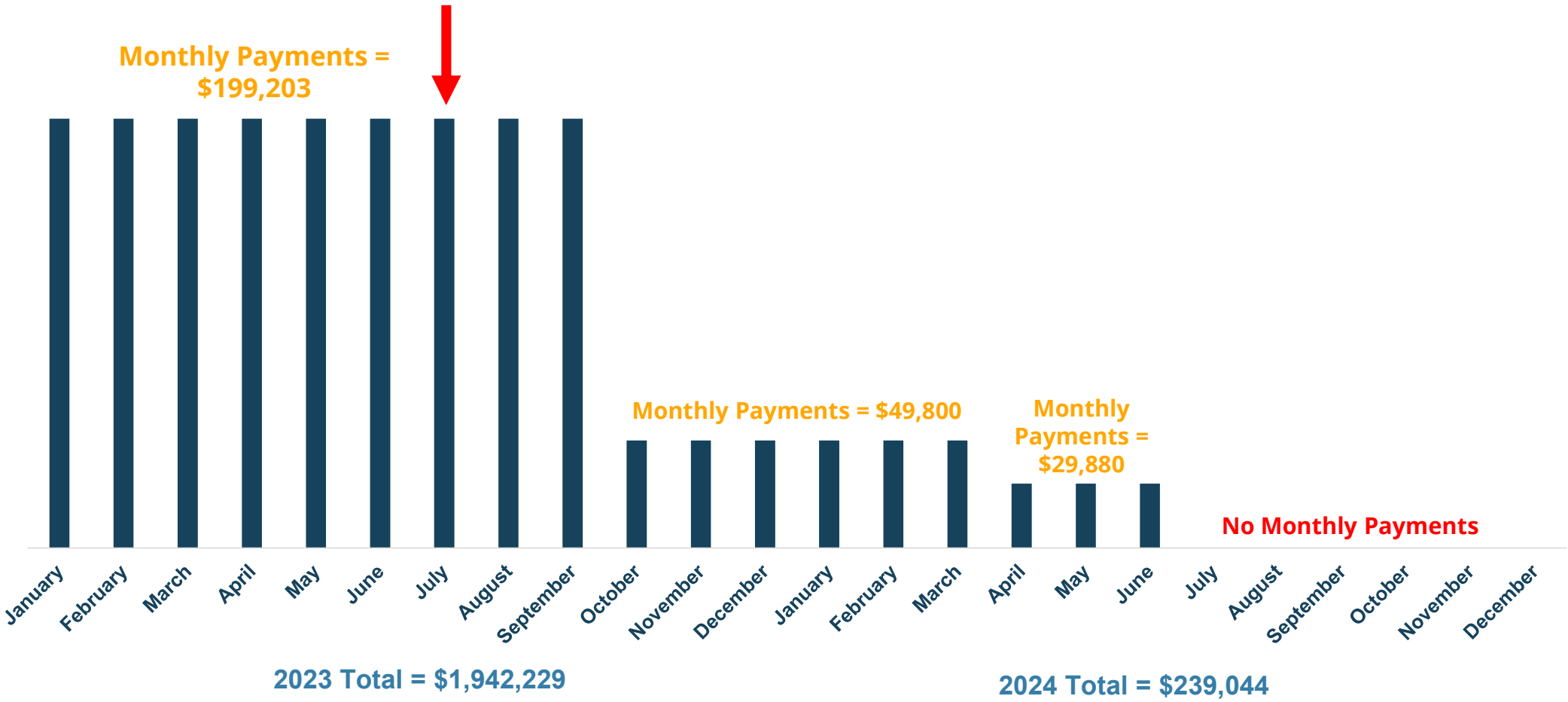
https://bipartisanpolicy.org/blog/parent-survey-resource-center/

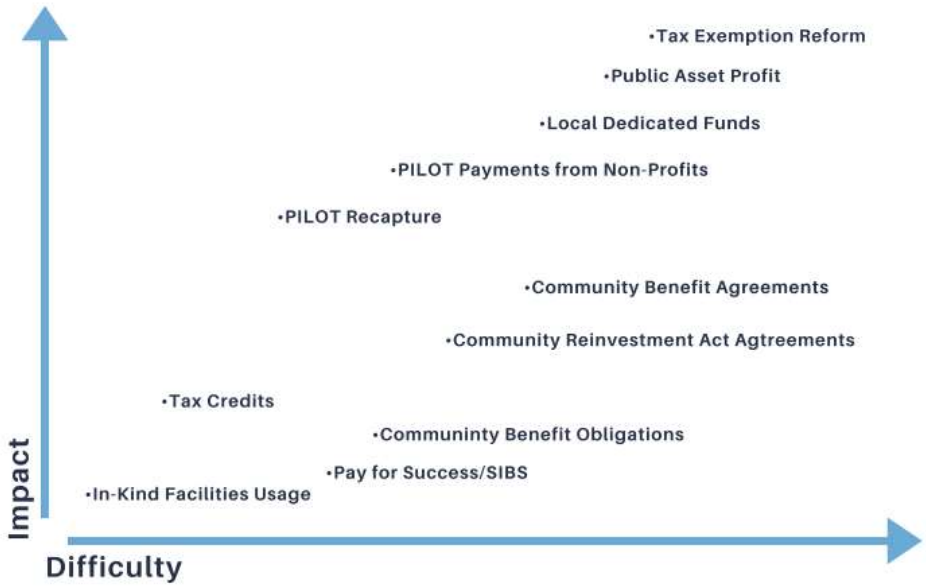
Help parents avoid the impossible choice between good childcare and their careers.

It doesn't have to be this way. We can and must be better stewards for our children and our community's working parents.



Expected Childcare Stabilization Federal Funding for Summit County ECE Providers (ARPA Stabilization and Discretionary)





Possible County Investment Strategies:

- Locally-Dedicated Funding
- Community Benefit Agreements
- Tax Credits
- Payment in Lieu of Taxes
- In-Kind Facilities Usage



Every child deserves an equal opportunity to a quality educational foundation that will prepare them to grow, learn, and succeed.

Early Childhood ALLIANCE

PARK CITY COMMUNITY FOUNDATION

Questions

AGENDA ITEM NO. 5

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Appointment
AGENDA SECTION:	**1:40 PM** Work Session
SUBJECT:	4:45 PM - Community benefit update from Intermountain Park City Hospital; Amy Tuddenham and Lori Weston (20 min)
SUGGESTED ACTION:	
ESTIMATED TIME:	20
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	

ATTACHMENTS:

Park City Hospital Fact Sheet.pdf
Park City Hospital Presentation.pdf



2022 Statistics & Accomplishments

Park City Hospital

Park City Hospital is a 37-bed community hospital located in beautiful Park City. We are part of the Intermountain Health system; and committed to providing the highest quality care at the lowest possible cost. We are a Trauma IV designated center, providing the most advanced technology and highly skilled medical care. Our services include ENT, women & newborns, orthopedics & sports medicine, pediatrics, GI, general surgery, cardiology, and emergency care. We opened in the Fall of 2009 and have redefined health along the Wasatch Back. Our sports performance, LiVe Well Center, and Concierge Health services are unique to our community and another way we provide exceptional, efficient, and extraordinary personal services. Your health isn't just about medication, surgery, or recovering from a serious illness. It's about making a plan to keep you healthy and out of the hospital. Our wellness services can help you make lifelong changes. Our medical group presence in Summit County includes three clinics, one InstaCare, and the Park City Surgery Center, our new outpatient orthopedic surgery center.

LEADERSHIP



Lori Weston
Administrator



Lynn Bleil
Governing Board Chair



Bob Rollo
Philanthropy Board Chair

PARK CITY STATISTICS

	2022	2021
Total Admissions	2,895	2,855
Total Surgeries	7,573	6,903
ER Visits	12,840	11,412
Births	316	339
Lab Tests	166,000	166,700
Imaging Procedures	36,747	34,677
Physical Therapy Visits	60,419	67,097
Turnover Rate	18.07%	20.6%

New Employees Hired	128	38
Total Employees	484	450
New Physicians	47	38
Total Physicians	237	190
Total Volunteers	44	57
Volunteer Hours	1,411.25	587.75
Total Charity Care	$3,745,356	$3,180,000
Total Salaries	$35,755,192	$30,968,000
Total Salaries	$35,755,192	$30,968,000

HOSPITAL/FACILITY ACCOMPLISHMENTS

- Park City Hospital received a five-star rating from the CMS for patient experience in 2022.
- Park City received a Grade "A" from LeapFrog for Quality and Safety, Spring of 2023.
- We're ranked in Becker's Hospital Review as one of the 58 US Hospitals with the highest HCAHPS Scores, which puts us in the top 1% of hospitals in the country for patient satisfaction.
- Park City is ranked a Top 100 Community Hospital, an award and ranking given by The Chartis Center for Rural Health.
- Emergency room received the National Press Ganey award "Guardian of Excellence in 2019, 2020, 2021 and 2022 for patient satisfaction. This puts us in the top 95th percent in the nation for patient satisfaction.
- Our Emergency Department consistently performs in the top 1% of hospitals nationwide for patient experience.
- Park City Hospital received an Award for Merit from the Utah Safety Council for our culture around caregiver safety and our low number of OSHA reportable injuries.
- Our Labor and Delivery department finished 2022 with a Likelihood to recommend ranking in the 99th national percentile.
- Park City Hospital receives a Healthcare Equality Leader Designation for providing Equitable and Inclusive Care to the Community LGBTA+ 2022.
- We continue to improve access to emergency and inpatient specialty consultation through TeleHealth including neonatologists, neurologists, nephrologist, trauma specialties, Intermountain Primary Children's Hospital, and psychiatrists.
- Park City Hospital's Women and Newborn Department is certified as a 5-Star Breastfeeding Friendly Facility by Stepping up for Utah Babies.

INTERMOUNTAIN HEALTH ACCOMPLISHMENTS

- Intermountain hospitals account for four of the five best hospitals in Utah according to U.S. News and World Report's 2021/22 Best Hospitals rankings.
- Intermountain was named to Forbes's Best in State Employers list.
- Intermountain caregivers were honored as Healthcare Heroes by Utah Business Magazine for valor during the COVID-19 pandemic.
- Intermountain's Supply Chain Organization received their fourth consecutive *Master Level Recognition* by Gartner.

Intermountain Health

2023 Charity Plan and Report of 2022 Charitable Activities

Park City Hospital
June 28, 2023

Lori Weston,
Hospital Administrator



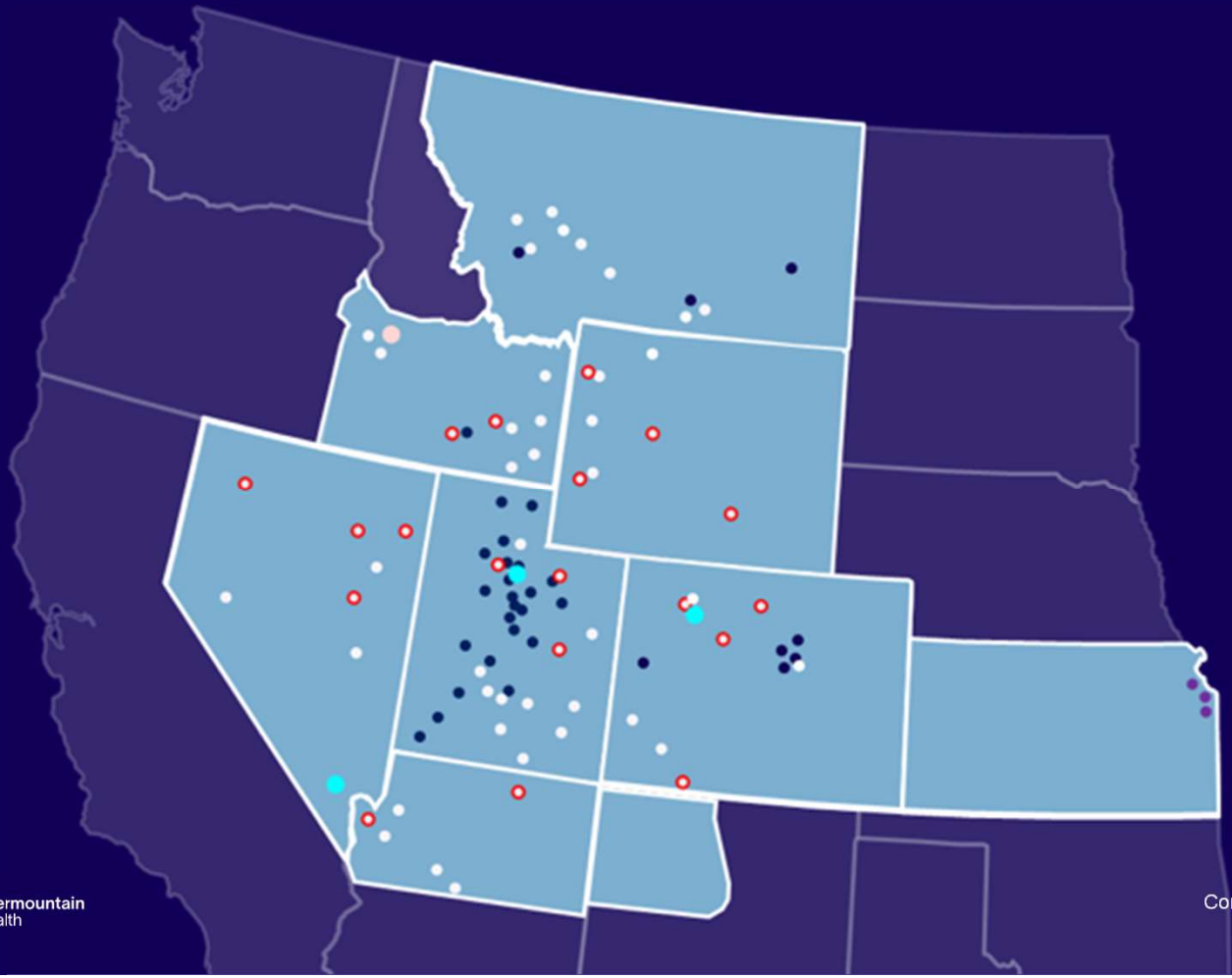
Our Intermountain Health Mission

Helping People Live the Healthiest Lives Possible®



Intermountain Health

Intermountain Health's Current Footprint



- Hospitals
- Region HQ
- Saltzer Health
- Affiliate/Outreach Partnerships
- Classic Air Medical Bases
- Kansas Community Clinics

Our Bold Ambition: Be the Model System

Keep people healthier for less while delivering the best and most caring experience.



Intermountain Health

BECKER'S
Hospital Review
BUSINESS & LEGAL ISSUES FOR HEALTH SYSTEM LEADERSHIP

UTAH Safety COUNCIL

THE JOINT COMMISSION
NATIONAL QUALITY APPROVAL



Intermountain®
Park City Hospital

5 Star Quality Rated
by the Centers for Medicare & Medicaid Services
in patient experience

Guardian of Excellence Award
Four years in a row!



BEST MATERNITY HOSPITALS 2022
Newsweek
statista

WOMEN'S CHOICE AWARD®
THE VOICE OF WOMEN

100 RURAL & COMMUNITY TOP HOSPITAL 2022
THE CHARTIS GROUP

HUMAN RIGHTS CAMPAIGN

NOT-FOR-PROFIT

We help meet the diverse healthcare needs of our communities by providing excellent care at the lowest appropriate cost, regardless of the patient's ability to pay.



Intermountain by the Numbers

7 Primary States[1]
(UT, NV, ID, CO, MT, KS, WY)

60,000+ Caregivers

1,049,000 SelectHealth Members

33 Hospitals
Including 1 Virtual Hospital

$13.9 billion[2]
Total Revenue

385 Clinics

4,800 Licensed Beds

3,900 Employed Physicians & APPs

[1] *Intermountain also provides air medical transport services in other states through Classic Air Medical*
[2] *Revenue for the year ended December 31, 2021*

For times when you're expecting…

…And for times when you're not.





Intermountain Health

Hospitals as Community Anchors

Park City Hospital
2022 Stats

484+
Caregivers

37
Licensed Beds

135+
Bags of Blood

Dozens of
Medical Specialties

237
Active Medical Providers

Park City Hospital 2022 Highlights



Intermountain Health

Confidential and property of Intermountain Health

Hospital Board of Trustees



Hospital Caregivers

+



Community Volunteers

=



Guides Our Work

Wasatch Back Hospitals Community Board



Lynn Dorsey-Bleil
Board Chair



Michael Rasmussen, MD
Medical Staff President,
Park City



Alfonso Flores
Board Member



Hi McNaughtan
Board Member



Paul Weller
Board Member



Clair Provost
Board Vice Chair



Mike Dbeisi, MD
Medical Staff President,
Heber Valley



Lee Gerstein, MD
Board Member



Mary Noonan
Board Member



Lori Weston
Administrator
Park City Hospital



Wing Province, MD
Medical Director,
Park City



Eric Hermann
Board Member



Patrick Putt
Board Member



Si Hutt
Administrator
Heber Valley Hospital



Kristy Bond
Board Member



Charles Lind, MD
Board Member



Coleen Reardon
Board Member


2022 Estimated Property Tax
2022 Charity Care
$610,288
$2,480,731

Park City Hospital

2022 Gift to the Community

Charity Care Cases: 2,909



Value-Adjusted Charity Care
$2,480,731



Community Benefit
$27,917,159



Total Gift to the Community
$30,397,890



Capital Improvements
$9,776,315



Uncollected Bad Debt
$4,940,238

Intermountain Health

Additional Gifts to the Community

To Improve Health & Improve Healthcare Access

$4,954,715	$1,020,839	$510,133	$34,611
Community Service & Education	Clinics Serving Underserved Populations	Health Professional Education	Volunteer Service

Intermountain Health

Summit County's Community Health Needs

Health Department, local health experts, and public health data revealed three priorities:

01

Improve Mental Well-Being

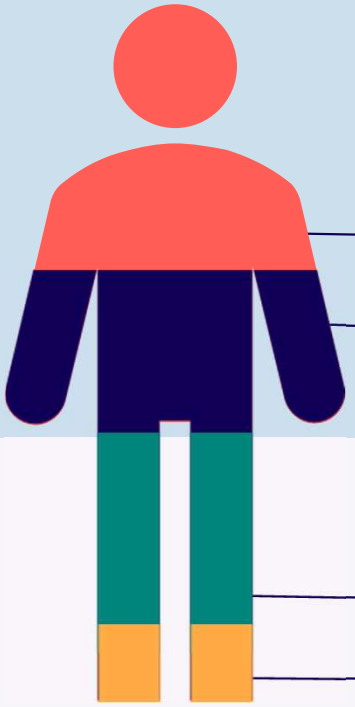
02

Improve Chronic & Avoidable Health Outcomes

03

Address & Invest in Social Determinants of Health

Factors that Impact Premature Death



Social Determinants of Health

40% **Individual Behaviors**

20% **Social & Environmental**

Other Determinants of Health

30% Genetics

10% Clinical Care

Intermountain Health

Source: Schroeder, S.A. (2007). We Can Do Better – Improving the Health of the American People, NEJM, 357:1221-8



Improve
Mental Well-Being



Improve Chronic and
Avoidable Health
Outcomes



Address and Invest in
Social Determinants
of Health

Drivers

- Addressing adverse childhood experiences
- Addressing social determinants
- Improving access to timely, quality care
- Influencing internal and public policy
- Promoting protective beliefs and behaviors
- Strengthening community infrastructure

Summit County Community Groups & Intermountain Health

$4,954,715 in Cash Donations

Christian Center of Park City	Eats Park City	Encircle	Holy Cross Ministries	Intermountain Therapy Animals
Live Like Sam Foundation	Mountain Meditation Center	National Ability Center	Park City Community Foundation	Park City Tots
Peace House	People's Health Clinic	The Sharing Place	Summit County Clubhouse	Fit to Recover

Intermountain Health

GOVERNMENT REQUIREMENTS TO MAINTAIN NOT-FOR-PROFIT STATUS / PROPERTY TAX EXEMPTION

State Requirements

- Six standards
- County Board of Equalization conference
- Gift to the community
- Charity plan

Federal Requirements

- Community Health Needs Assessment
- Identification and management of priorities
- Hospital activities reported on Form 990, Schedule H
- $50,000 excise tax per Hospital if requirements not met

Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION

Promotes healthcare, dedicates property to charitable purposes, & provides Hospital care.

Organized as 501 (c)3

Zero net earnings or donations benefit individual shareholders or other individuals.

No discrimination and offers financial assistance

Board of Trustees represents the community; Reports to the County Board of Equalization annually

Total gift to the community is more than the tax liability.

Use resources to enhance and improve the Hospital's mission.

Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION

1. A Hospital must establish that it is organized on a not-for-profit basis to:

- Promote healthcare
- Provide health-related assistance to the general public
- Dedicated its property to charitable purposes
- Provide Hospital care

Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

1. A Hospital must establish that it is organized on a not-for-profit basis to:

- Intermountain Healthcare is a 501 (c)(3) organization
- The volunteer Hospital trustees operate the Hospital on a not-for-profit basis to promote healthcare and devote all revenue and donations to or for Hospital and healthcare purposes.

Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

2. None of the institution's net earnings and no donations made to it inures to the benefit of private shareholders or other individuals.

- No earnings or donations at St. George Regional Regional Valley Hospital inure to the benefit of private shareholders or other individuals.

Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

3. The institution must establish:

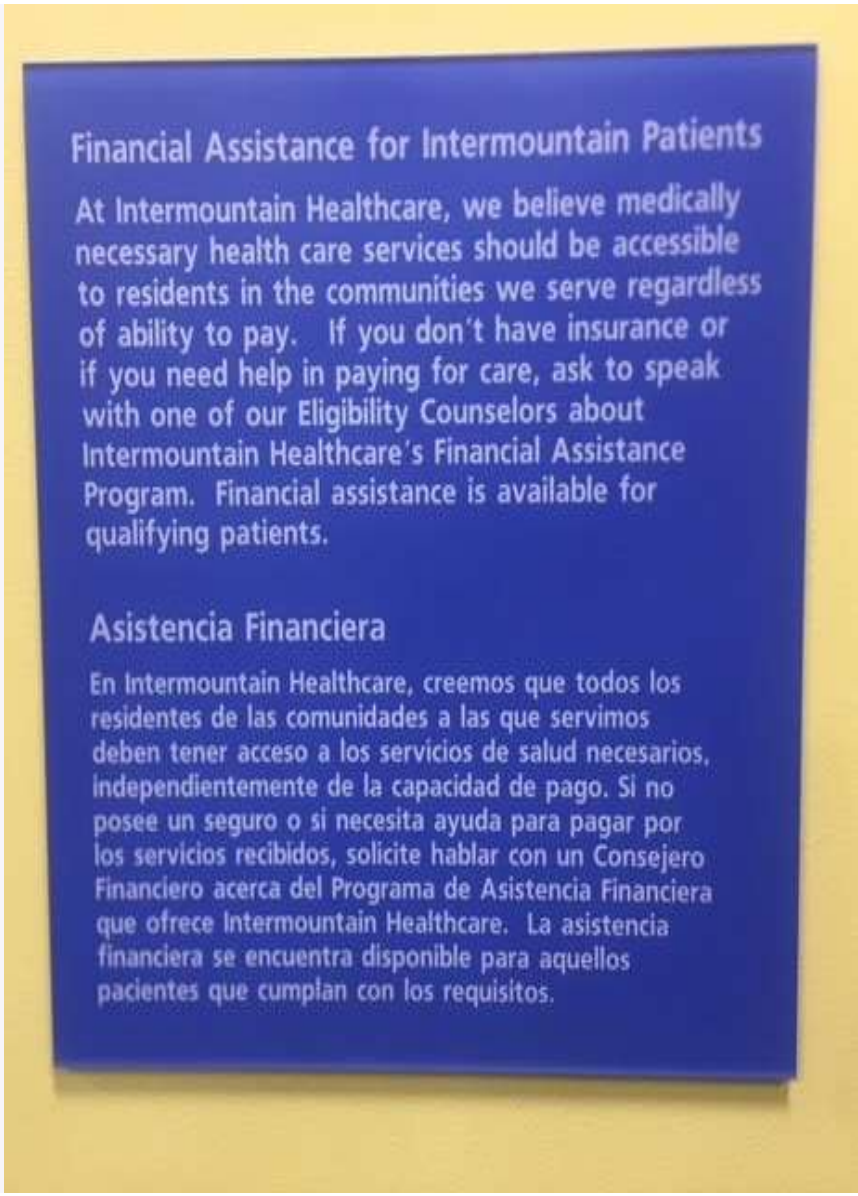
- That it admits and treats the public without regard to race, religion or gender
- That Hospital service is based on clinical judgment of physician and not on a patient's ability to pay
- That indigent persons who, in the judgment of a physician, require services generally available at the Hospital receive those services for no charge or reduced charge in accordance with an indigent person's ability to pay
- The institution must provide evidence of how it informs the public of its open access policy and services for the indigent

Intermountain Health

EXAMPLES OF OPEN ACCESS

The following language appears at Park City Hospital registration desks, and each statement is sent to patients in English and Spanish:

"At Intermountain Healthcare, we believe medically necessary health care services should be accessible to residents in the communities we serve regardless of ability to pay. If you don't have insurance or if you need help in paying for care, ask to speak with one of our Eligibility Counselors about Intermountain Healthcare's Financial Assistance Program. Financial assistance is available for qualifying patients."



Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

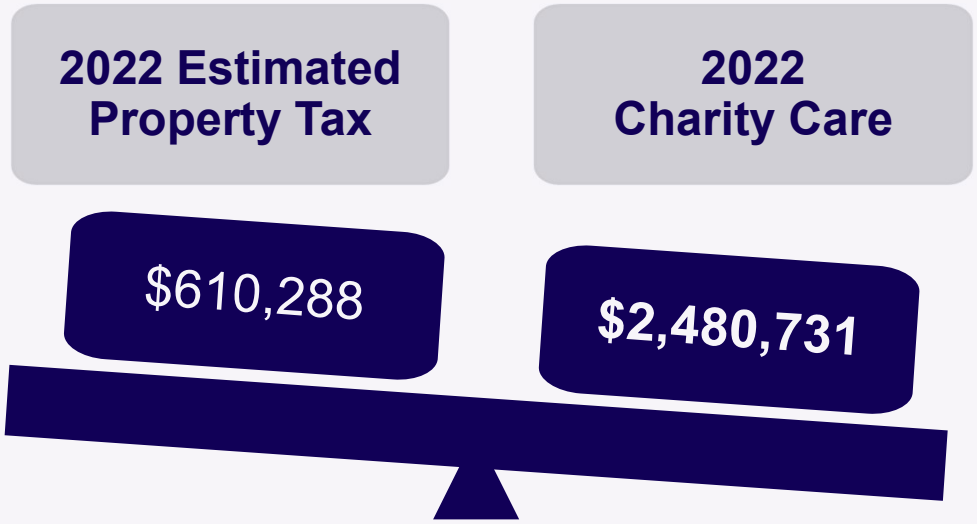
4. The institution must establish that policies integrate and reflect the public interest.

- Governing board has broad-based members representing the community it serves
- Confers annually with county board of equalization concerning community's clinical Hospital needs that can be addressed by the Hospital
- Establishes and maintains a "charity plan"

Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

5. The institution must establish that its total gift to the community exceeds its property tax liability for that year.



Intermountain Health

NOT-FOR-PROFIT HOSPITAL REQUIREMENTS IN UTAH TO RECEIVE CHARITABLE PROPERTY TAX EXEMPTION (CONT.)

6. Satellite healthcare facilities and centralized support facilities are entitled to tax exemption if it is shown that facilities enhance and improve the governing Hospital's mission.

Intermountain Health



Open Table: Let's Talk

AGENDA ITEM NO. 6

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Appointment
AGENDA SECTION:	**1:40 PM** Work Session
SUBJECT:	5:05 PM - Presentation of second quarter financial update; Matt Leavitt (30 min)
SUGGESTED ACTION:	
ESTIMATED TIME:	30
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	

ATTACHMENTS:

Staff Report-2023 2nd Quarter Report.pdf
2023 2nd Quarter Presentation.pdf

STAFF REPORT

TO: Summit County Council
FROM: Matt Leavitt – Summit County Financial Officer
DATE: June 22, 2023
SUBJECT: 2023 second quarter budget/actual report

BACKGROUND:

The following information is provided to the County Council as a second quarter update on 2023 revenues and expenditures compared to budgets. **The budget to actual comparisons are through May 31, 2023**.

REQUESTED COUNCIL ACTION:

No Council action required.

SUMMARY INFORMATION:

Revenues:

Sales tax revenues in 2023 continue to come in higher than original estimates. A breakdown of the different sales taxes imposed by the County is attached to this report (pages 3-4). This includes sales tax revenues collected through June 2023, when accrued reflect sales that occurred primarily in April. The local and county option sales taxes support County operations. With half of the year reported the local and county option sales tax revenues are 62.7 percent and 64.2 percent of original budgets.

The following table shows a seven-year comparison of specific permit and fee revenues through May 31, 2022. Each of the selected revenues for 2023 are lower than the average for the period and lower than the past two years. The rate for Recorder fees were adjusted by Utah State Legislature in 2020 and the County received a significant increase in Recorder fees in 2021. Revenues for Recorder fees are down to a similar level they were before the legislature changed the fee schedule. Building permit revenues are also down to 2019 levels.

	2017	2018	2019	2020	2021	2022	2023	avg
Plan Check Fees	595,966	387,278	458,211	283,612	673,151	628,530	458,834	504,458
Building Permits	1,027,117	643,223	731,642	492,727	1,162,238	1,094,710	758,301	858,610
Justice Court Fines	311,406	299,916	373,118	349,561	376,627	455,519	330,310	361,025
Recorder Fees	189,403	179,109	256,616	462,200	669,396	485,809	278,000	373,755

Expenditures:

Through May 2023 most departments have expended approximately 36.1 percent of budgets. A summary by government function is on the following table with a comparison to 2022 on the second table.

2023 SUMMARY BUDGET TO ACTUAL COMPARISONS:

Government Function	YTD Actual	Budgeted Expenditures	% Budget Expended	Unexpended Budget
General Government	5,735,017	15,501,818	37.0%	9,766,801
Public Safety	8,081,944	21,898,466	36.9%	13,816,522
Public Works	4,683,019	12,110,790	38.7%	7,427,771
Government Services	3,597,379	9,810,235	36.7%	6,212,856
Public Health	2,132,886	8,404,644	25.4%	6,271,758
Other Departments	809,545	1,650,480	49.0%	840,935
Operating totals	25,039,790	69,376,433	36.1%	44,336,643

2022 SUMMARY BUDGET TO ACTUAL COMPARISONS:

Government Function	YTD Actual	Budgeted Expenditures	% Budget Expended	Unexpended Budget
General Government	6,081,984	13,692,189	44.4%	7,610,205
Public Safety	8,635,155	20,949,200	41.2%	12,314,045
Public Works	4,496,799	11,056,674	40.7%	6,559,875
Government Services	3,419,082	8,366,563	40.9%	4,947,481
Public Health	2,877,215	7,597,170	37.9%	4,719,955
Other Departments	475,924	3,752,540	12.7%	3,276,616
Operating totals	25,986,159	65,414,336	39.7%	39,428,177

Year to date many departments are experiencing an increase in the use of overtime. The longer and more impactful winter has had an impact on Public Works overtime. However, overtime is high in a number of other areas as well. In addition to overtime pay, the past winter has had an impact on sand and salt budgets for Public Works. These areas are being monitored for a potential budget amendment in the Fall before the 2023-2024 winter. Public Health budgetary savings is due to allocating costs, where permissible, against prior American Rescue Plan Act (ARPA) grants that will expire in June 2024.

The attached schedules provide additional detail regarding the second quarter of 2023. Questions may be addressed to mleavitt@summitcounty.org

	Local Sales Tax				
	2021	2022	% Chg	2023	% Chg
Jan	693,682	830,874	19.8%	899,685	8.3%
Feb	915,943	1,107,095	20.9%	1,173,228	6.0%
Mar	698,540	920,998	31.8%	982,771	6.7%
Apr	751,229	987,034	31.4%	1,015,585	2.9%
May	953,741	1,137,932	19.3%	1,225,327	7.7%
Jun	674,892	880,809	30.5%	812,181	-7.8%
Jul	676,325	704,948	4.2%		
Aug	911,524	1,020,705	12.0%		
Sep	759,380	823,148	8.4%		
Oct	859,899	914,302	6.3%		
Nov	857,708	919,743	7.2%		
Dec	702,491	792,823	12.9%		
Total	9,455,354	11,040,411	16.8%	6,108,778	4.2%

2023 Budget	9,750,000
% of Budget Received --->	62.7%
% of Months Collected --->>	50.0%

	Option Sales Tax				
	2021	2022	% Chg	2023	% Chg
Jan	337,506	411,557	21.9%	422,541	2.7%
Feb	477,994	598,000	25.1%	641,455	7.3%
Mar	395,780	536,836	35.6%	596,116	11.0%
Apr	439,306	600,194	36.6%	620,800	3.4%
May	535,500	653,052	22.0%	687,343	5.3%
Jun	307,879	397,057	29.0%	368,757	-7.1%
Jul	306,344	305,802	-0.2%		
Aug	429,291	463,516	8.0%		
Sep	353,859	376,010	6.3%		
Oct	402,273	429,120	6.7%		
Nov	397,996	438,225	10.1%		
Dec	324,600	367,927	13.3%		
Total	4,708,327	5,577,296	18.5%	3,337,013	4.4%

2023 Budget	5,200,000
% of Budget Received --->	64.2%
% of Months Collected --->>	50.0%

	Transient Room Tax				
	2021	2022	% Chg	2023	% Chg
Jan	810,842	1,158,326	42.9%	877,377	-24.3%
Feb	1,326,336	2,540,188	91.5%	2,392,476	-5.8%
Mar	1,280,560	2,509,082	95.9%	3,124,463	24.5%
Apr	1,826,220	3,027,543	65.8%	3,015,886	-0.4%
May	1,975,116	3,003,821	52.1%	3,321,234	10.6%
Jun	471,297	995,531	111.2%	555,224	-44.2%
Jul	408,101	336,139	-17.6%		
Aug	955,754	890,508	-6.8%		
Sep	944,488	942,620	-0.2%		
Oct	910,637	906,425	-0.5%		
Nov	890,755	930,327	4.4%		
Dec	741,272	833,162	12.4%		
Total	12,541,378	18,073,672	44.1%	13,286,661	0.4%

2023 Budget	15,055,000
% of Budget Received --->	88.3%
% of Months Collected --->>	50.0%

	Restaurant Tax				
	2021	2022	% Chg	2023	% Chg
Jan	135,637	226,417	66.9%	236,920	4.6%
Feb	280,548	386,980	37.9%	485,868	25.6%
Mar	317,358	436,217	37.5%	546,848	25.4%
Apr	347,261	572,527	64.9%	593,745	3.7%
May	403,662	545,251	35.1%	599,317	9.9%
Jun	149,414	244,217	63.5%	235,417	-3.6%
Jul	199,307	186,626	-6.4%		
Aug	290,798	378,005	30.0%		
Sep	326,991	349,997	7.0%		
Oct	344,242	354,268	2.9%		
Nov	310,230	374,199	20.6%		
Dec	212,654	230,310	8.3%		
Total	3,318,101	4,285,014	29.1%	2,698,116	11.9%

2023 Budget	3,517,400
% of Budget Received --->	76.7%
% of Months Collected --->>	50.0%

	Recreation, Arts & Parks Tax				
	2021	2022	% Chg	2023	% Chg
Jan	168,183	215,258	28.0%	210,932	-2.0%
Feb	258,935	333,280	28.7%	369,414	10.8%
Mar	222,556	321,066	44.3%	362,594	12.9%
Apr	258,896	370,039	42.9%	382,062	3.2%
May	306,023	385,803	26.1%	409,068	6.0%
Jun	140,071	192,552	37.5%	188,985	-1.9%
Jul	140,568	141,405	0.6%		
Aug	210,717	229,519	8.9%		
Sep	179,689	186,826	4.0%		
Oct	202,548	213,916	5.6%		
Nov	201,803	220,875	9.5%		
Dec	161,827	179,652	11.0%		
Total	2,451,817	2,990,191	22.0%	1,923,055	5.8%

2023 Budget	2,467,700
% of Budget Received --->	77.9%
% of Months Collected --->>	50.0%

	Mass Transit Sales Tax (1st Qtr)				
	2021	2022	% Chg	2023	% Chg
Jan	185,005	231,113	24.9%	233,663	1.1%
Feb	271,872	331,917	22.1%	368,412	11.0%
Mar	214,644	303,853	41.6%	325,087	7.0%
Apr	244,919	331,837	35.5%	344,806	3.9%
May	300,056	366,396	22.1%	410,066	11.9%
Jun	173,378	233,645	34.8%	247,617	6.0%
Jul	167,969	180,280	7.3%		
Aug	236,471	269,754	14.1%		
Sep	211,034	229,176	8.6%		
Oct	225,370	244,653	8.6%		
Nov	230,904	252,245	9.2%		
Dec	190,144	199,050	4.7%		
Total	2,651,766	3,173,918	19.7%	1,929,651	7.3%

2023 Budget	2,607,000
% of Budget Received --->	74.0%
% of Months Collected --->>	50.0%

	Additional Mass Transit (2nd Qtr)				
	2021	2022	% Chg	2023	% Chg
Jan	420,381	538,198	28.0%	527,498	-2.0%
Feb	646,558	833,384	28.9%	924,169	10.9%
Mar	555,780	803,055	44.5%	906,773	12.9%
Apr	647,347	925,123	42.9%	955,708	3.3%
May	765,446	964,295	26.0%	1,022,891	6.1%
Jun	350,347	481,380	37.4%	472,628	-1.8%
Jul	352,101	353,675	0.4%		
Aug	523,460	573,788	9.6%		
Sep	449,229	467,127	4.0%		
Oct	506,200	534,877	5.7%		
Nov	504,480	552,242	9.5%		
Dec	404,601	449,231	11.0%		
Total	6,125,932	7,476,373	22.0%	4,809,667	5.8%

2023 Budget	5,997,000
% of Budget Received --->	80.2%
% of Months Collected --->>	50.0%

	County Transportation (3rd Qtr)				
	2021	2022	% Chg	2023	% Chg
Jan	420,445	538,249	28.0%	527,448	-2.0%
Feb	646,755	833,465	28.9%	924,786	11.0%
Mar	555,803	803,360	44.5%	907,052	12.9%
Apr	647,357	925,117	42.9%	956,315	3.4%
May	766,372	964,297	25.8%	1,023,070	6.1%
Jun	350,698	481,366	37.3%	472,613	-1.8%
Jul	352,153	353,863	0.5%		
Aug	523,456	573,810	9.6%		
Sep	449,214	467,164	4.0%		
Oct	506,168	534,870	5.7%		
Nov	504,676	552,168	9.4%		
Dec	404,792	449,229	11.0%		
Total	6,127,889	7,476,959	22.0%	4,811,285	5.8%

2023 Budget	6,714,000
% of Budget Received --->	71.7%
% of Months Collected --->>	50.0%

	County Public Transit (5th Qtr)				
	2021	2022	% Chg	2023	% Chg
Jan	338,776	433,511	28.0%	425,503	-1.8%
Feb	517,484	672,787	30.0%	747,887	11.2%
Mar	446,437	648,565	45.3%	732,718	13.0%
Apr	523,116	745,243	42.5%	773,048	3.7%
May	618,568	776,213	25.5%	825,252	6.3%
Jun	282,772	387,133	36.9%	381,341	-1.5%
Jul	283,135	285,881	1.0%		
Aug	421,223	462,850	9.9%		
Sep	361,924	376,880	4.1%		
Oct	406,037	430,749	6.1%		
Nov	406,793	444,588	9.3%		
Dec	323,511	361,792	11.8%		
Total	4,929,777	6,026,192	22.2%	3,885,749	6.1%

2023 Budget	5,100,000
% of Budget Received --->	76.2%
% of Months Collected --->>	50.0%

	Cnty Option Hwy Public Transportation (A1) District				
	2021	2022	% Chg	2023	% Chg
Jan	61,627	77,000	24.9%	77,897	1.2%
Feb	89,726	110,577	23.2%	123,017	11.3%
Mar	71,226	101,346	42.3%	108,323	6.9%
Apr	81,558	110,508	35.5%	115,075	4.1%
May	99,811	122,133	22.4%	136,727	11.9%
Jun	57,955	77,671	34.0%	82,365	6.0%
Jul	57,489	60,013	4.4%	-	
Aug	78,647	90,051	14.5%	-	
Sep	70,254	76,333	8.7%	-	
Oct	74,344	81,527	9.7%	-	
Nov	77,010	84,064	9.2%	-	
Dec	62,102	66,246	6.7%	-	
Total	881,749	1,057,470	19.9%	643,404	7.4%
	2023 Budget			868,000	
	% of Budget Received --->				74.1%
	% of Months Collected --->>				50.0%

	Cnty Option Hwy Public Transportation (A2) Local				
	2021	2022	% Chg	2023	% Chg
Jan	62,702	76,529	22.1%	83,082	8.6%
Feb	80,485	99,442	23.6%	105,937	6.5%
Mar	62,775	84,821	35.1%	90,469	6.7%
Apr	68,115	91,006	33.6%	93,877	3.2%
May	87,909	105,457	20.0%	114,272	8.4%
Jun	61,629	81,286	31.9%	74,336	-8.5%
Jul	61,995	64,103	3.4%	-	
Aug	83,458	94,106	12.8%	-	
Sep	68,323	74,201	8.6%	-	
Oct	77,693	83,014	6.8%	-	
Nov	78,776	84,460	7.2%	-	
Dec	63,196	72,104	14.1%	-	
Total	857,057	1,010,528	17.9%	561,972	4.4%
	2023 Budget			860,000	
	% of Budget Received --->				65.3%
	% of Months Collected --->>				50.0%

	Cnty Option Hwy Public Transportation (A3) County				
	2021	2022	% Chg	2023	% Chg
Jan	111,653	140,032	25.4%	145,613	4.0%
Feb	163,248	206,197	26.3%	228,676	10.9%
Mar	134,742	191,250	41.9%	213,112	11.4%
Apr	152,566	216,721	42.1%	222,696	2.8%
May	185,077	233,937	26.4%	244,275	4.4%
Jun	93,794	128,139	36.6%	119,144	-7.0%
Jul	99,639	100,051	0.4%	-	
Aug	145,264	160,576	10.5%	-	
Sep	119,499	124,868	4.5%	-	
Oct	138,331	144,702	4.6%	-	
Nov	139,088	148,432	6.7%	-	
Dec	109,804	124,467	13.4%	-	
Total	1,592,704	1,919,372	20.5%	1,173,516	5.1%
	2023 Budget			1,600,000	
	% of Budget Received --->				73.3%
	% of Months Collected --->>				50.0%

TRANSIT & TRANSPORTATION SALES TAXES BY YEAR:

	1st Qtr Mass Transit	2nd Qtr Add Mass Trans	3rd Qtr Transportation	4th Qtr (A1) District	4th Qtr (A2) Local	4th Qtr (A3) County	5th Qtr Cnty Transit		Combined	% Δ	
2010	1,190,062								1,190,062		
2011	1,280,725								1,280,725	7.6%	
2012	1,363,434								1,363,434	6.5%	
2013	1,585,039								1,585,039	16.3%	
2014	1,672,291								1,672,291	5.5%	
2015	1,863,896								1,863,896	11.5%	
2016	1,981,989	-	-	-	-	-			1,981,989	6.3%	
2017	2,077,060	1,994,404	1,994,462	-	-	-			6,065,926	206.1%	
2018	2,158,693	4,735,546	4,735,543	-	-	284,468	-		11,914,250	96.4%	
2019	2,218,539	5,081,396	5,081,503	222,663	216,437	4,024,878	1,090,870		17,936,286	50.5%	
2020	2,255,479	5,073,894	5,074,919	750,241	710,445	1,305,379	3,974,984		19,145,340	6.7%	
2021	2,651,766	6,125,932	6,127,889	881,749	857,057	1,592,704	4,929,777		23,166,874	21.0%	
2022	3,173,918	7,476,373	7,476,959	1,057,470	1,010,528	1,919,372	6,026,192		28,140,813	21.5%	
2023	1,929,651	4,809,667	4,811,285	643,404	561,972	1,173,516	3,885,749	YTD Actuals	17,815,244	75.0%	*percentage of budget*
2023	2,607,000	5,997,000	6,714,000	868,000	860,000	1,600,000	5,100,000	Budget	23,746,000	-15.6%	
2024	*3,420,286*	*8,128,992*	*8,129,881*	*1,211,085*	*1,160,570*	*2,226,368*	*7,051,795*	*Estimated*	*31,328,978*	*31.9%*	
2025	*3,725,991*	*8,855,561*	*8,856,529*	*1,319,332*	*1,264,302*	*2,425,361*	*7,682,084*	*Estimated*	*34,129,160*	*8.9%*	
2026	*4,059,019*	*9,647,071*	*9,648,125*	*1,437,254*	*1,377,305*	*2,642,140*	*8,368,708*	*Estimated*	*37,179,621*	*8.9%*	
2027	*4,421,814*	*10,509,325*	*10,510,474*	*1,565,715*	*1,500,408*	*2,878,294*	*9,116,703*	*Estimated*	*40,502,733*	*8.9%*	



Summit County

2023 2ND QUARTER

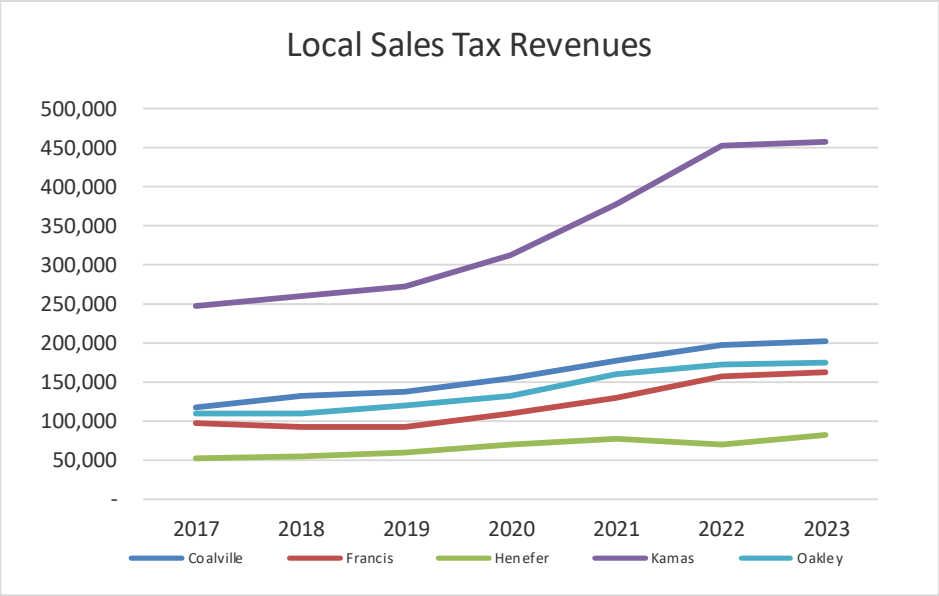
SUMMIT COUNTY FINANCE

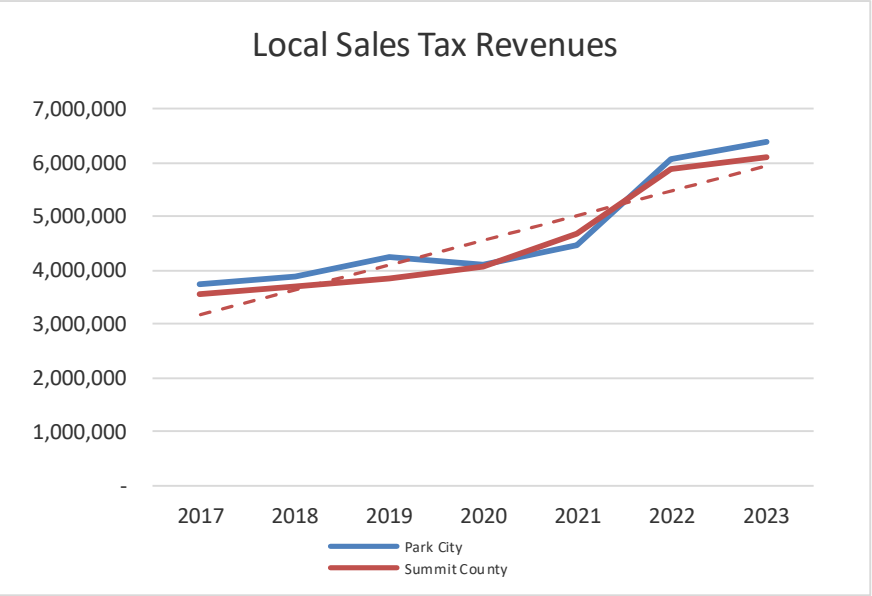
Sales Tax Revenues

	Local Sales Tax					Option Sales Tax				
	2021	2022	% Chg	2023	% Chg	2021	2022	% Chg	2023	% Chg
Jan	693,682	830,874	19.8%	899,685	8.3%	337,506	411,557	21.9%	422,541	2.7%
Feb	915,943	1,107,095	20.9%	1,173,228	6.0%	477,994	598,000	25.1%	641,455	7.3%
Mar	698,540	920,998	31.8%	982,771	6.7%	395,780	536,836	35.6%	596,116	11.0%
Apr	751,229	987,034	31.4%	1,015,585	2.9%	439,306	600,194	36.6%	620,800	3.4%
May	953,741	1,137,932	19.3%	1,225,327	7.7%	535,500	653,052	22.0%	687,343	5.3%
Jun	674,892	880,809	30.5%	812,181	-7.8%	307,879	397,057	29.0%	368,757	-7.1%
Jul	676,325	704,948	4.2%			306,344	305,802	-0.2%		
Aug	911,524	1,020,705	12.0%			429,291	463,516	8.0%		
Sep	759,380	823,148	8.4%			353,859	376,010	6.3%		
Oct	859,899	914,302	6.3%			402,273	429,120	6.7%		
Nov	857,708	919,743	7.2%			397,996	438,225	10.1%		
Dec	702,491	792,823	12.9%			324,600	367,927	13.3%		
Total	9,455,354	11,040,411	16.8%	6,108,778	4.2%	4,708,327	5,577,296	18.5%	3,337,013	4.4%
		2023 Budget		9,750,000			2023 Budget		5,200,000	
		% of Budget Received --->			62.7%		% of Budget Received --->			64.2%
		% of Months Collected --->>			50.0%		% of Months Collected --->>			50.0%

SUMMIT COUNTY FINANCE

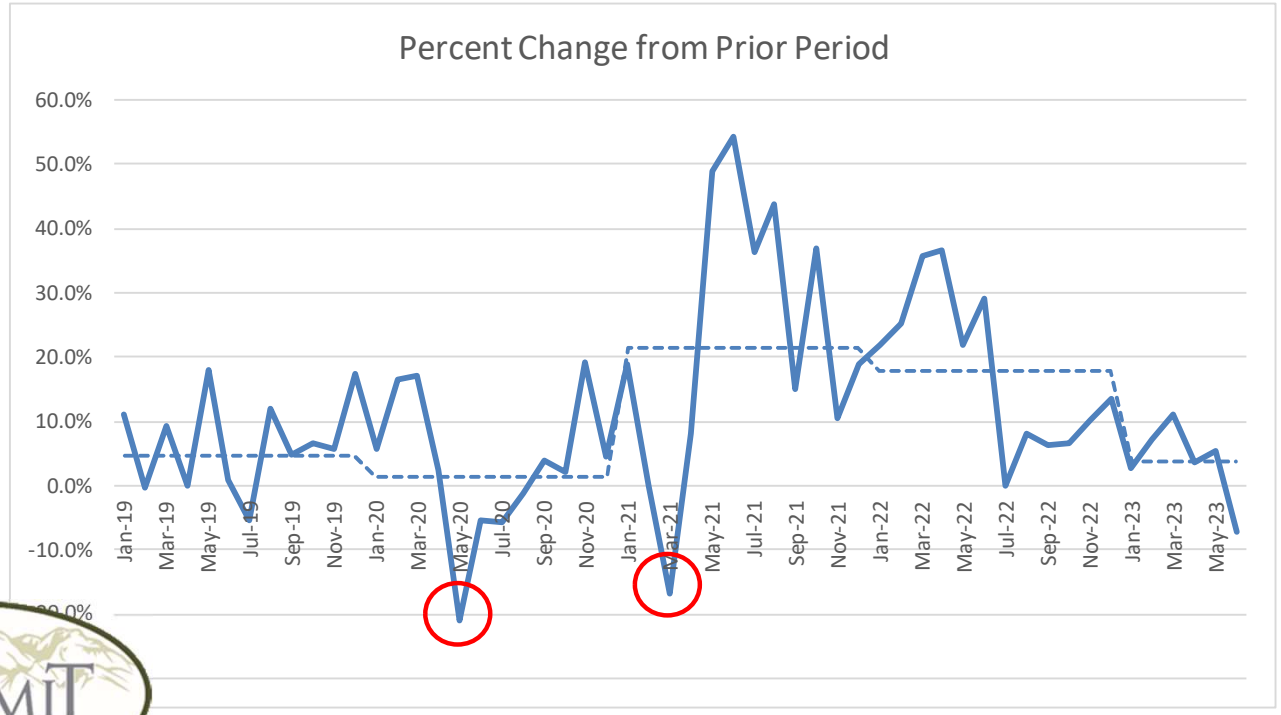
Local Sales Tax Revenues





7-year annual average rate of growth for period January-June:
Summit County = 4.2% & Park City = 5.3%; Kamas City = 1.1%

County Option Sales Tax Revenues



May 2020: corresponds to the March shut-down due to pandemic response, slower recovery

March 2021: corresponds to Omnicron variant response, quick recovery at a higher variance rate

SUMMIT COUNTY FINANCE

Other Selected Revenues

	2017	2018	2019	2020	2021	2022	2023	avg
Plan Check Fees	595,966	387,278	458,211	283,612	673,151	628,530	458,834	504,458
Building Permits	1,027,117	643,223	731,642	492,727	1,162,238	1,094,710	758,301	858,610
Justice Court Fines	311,406	299,916	373,118	349,561	376,627	455,519	330,310	361,025
Recorder Fees	189,403	179,109	256,616	462,200	669,396	485,809	278,000	373,755

For the months January – May for each year

Expenditures by Government Function

2022 SUMMARY BUDGET TO ACTUAL COMPARISONS:

Government Function	YTD Actual	Budgeted Expenditures	% Budget Expended	Unexpended Budget
General Government	6,081,984	13,692,189	44.4%	7,610,205
Public Safety	8,635,155	20,949,200	41.2%	12,314,045
Public Works	4,496,799	11,056,674	40.7%	6,559,875
Government Services	3,419,082	8,366,563	40.9%	4,947,481
Public Health	2,877,215	7,597,170	37.9%	4,719,955
Other Departments	475,924	3,752,540	12.7%	3,276,616
Operating totals	25,986,159	65,414,336	39.7%	39,428,177

2023 SUMMARY BUDGET TO ACTUAL COMPARISONS:

Government Function	YTD Actual	Budgeted Expenditures	% Budget Expended	Unexpended Budget
General Government	5,735,017	15,501,818	37.0%	9,766,801
Public Safety	8,081,944	21,898,466	36.9%	13,816,522
Public Works	4,683,019	12,110,790	38.7%	7,427,771
Government Services	3,597,379	9,810,235	36.7%	6,212,856
Public Health	2,132,886	8,404,644	25.4%	6,271,758
Other Departments	809,545	1,650,480	49.0%	840,935
Operating totals	25,039,790	69,376,433	36.1%	44,336,643

SUMMIT COUNTY FINANCE

For the months Jan-May (41.7% of the year) budgets by function have spent 36.1% of budgets, approximately the same run rate as 2022.

Other Items

- Budget amendments for bike share, overtime, employees, grants, etc
- Capital projects being deferred or modified
- Construction/maintenance project season begins, including Silver Creek to Bitner and Hwy 40 infrastructure
- June 20th Management Team Meeting to discuss 2024 budget

Questions?

AGENDA ITEM NO. 7

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Comment
AGENDA SECTION:	**1:40 PM** Work Session
SUBJECT:	5:35 PM - Council comments (15 min)
SUGGESTED ACTION:	
ESTIMATED TIME:	10
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	
ATTACHMENTS:	

AGENDA ITEM NO. 8

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Appointment
AGENDA SECTION:	**1:40 PM** Work Session
SUBJECT:	5:50 AM - Manager comments (10 min)
SUGGESTED ACTION:	
ESTIMATED TIME:	10
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	
ATTACHMENTS:	

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Appointment
AGENDA SECTION:	**6:00 PM** Public Input
SUBJECT:	Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcounty.org by 12:00 p.m. on Wednesday, June 28, 2023. If you wish to interact with Council at 6:00 p.m., for public input, please follow the "Public Comment Instructions".
SUGGESTED ACTION:	
ESTIMATED TIME:	5
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	

ATTACHMENTS:
Public Comment Instructions.pdf

Public Comment Instructions
6/28/2023

If you would like to make public comments, please email publiccomments@summitcounty.org by 12:00 p.m. on Wednesday, June 28th. Your comments will made part of the meeting record.

If you are participating via Zoom, and wishing to interact with Council during the public input, please:

1. Go to **https://zoom.us/j/772302472**
2. Enter meeting ID: 772-302-2472
3. Type in your full name, so you are identified correctly.
4. Set up your audio preferences.
5. You will be muted upon entering the meeting.
6. If you would like to comment, press the "Raise Hand" button at the bottom of the chat window.
7. When it is your turn to comment, the moderator will unmute your microphone. You will then be muted again after you are done speaking.

Staff Report

COUNTY COUNCIL AGENDA ITEM REPORT

DATE:	June 28, 2023
SUBMITTED BY:	Annette Singleton
ITEM TYPE:	Approval
AGENDA SECTION:	**6:00 PM** Public Hearing
SUBJECT:	Public hearing and possible action regarding an amendment, to the Snyderville Basin Development Code, to allow multifamily residential as part of a commercial development; Ray Milliner
SUGGESTED ACTION:	
ESTIMATED TIME:	30
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	

ATTACHMENTS:

Staff Report- Public Hearing-SB Development Code Amendments.pdf

STAFF REPORT

To:	Summit County Council
From:	Ray Milliner, County Planner
Date of Meeting:	June 28, 2023
Type of Item:	Code Amendment – Public Hearing/No Action Requested
Process:	Legislative

RECOMMENDATION: The applicant is requesting that the County Council review the following amendments to the Snyderville Basin Development Code:

1. Increase the minimum height limit in the Service Commercial (SC) zone from 32 feet above grade to 45 feet above grade.
2. Amend the Use Table to make "Dwelling Unit, Multifamily as Part of a Commercial Development" a low impact permit in the SC zone.
3. Reduce the front yard setback requirement from 30 feet from the property line to 20 feet from the property line.

Staff recommends that the Council conduct a public hearing and review the proposal no action is requested at this meeting.

Proposal

The applicant would like to build a climbing gym with an attached multifamily residential component at 4513 Forestdale Drive (Park City Business Center (PCBC) lot 12). The proposed use will not fit on the site, as it would not meet height or the required front yard setbacks. The climbing gym is a Low Impact Use in the SC zone, but multifamily residential is not allowed.

To remedy these problems, the applicant applied to add "Dwelling Unit, Multifamily as part of a Commercial Development" as a low impact use in the SC zone and to amend the height and setback requirements in the SC zone.

60 North Main • P.O. Box 128 • Coalville, UT 84017
Phone (435) 336-3118, 615-3118, 783-4351 x3118 • Fax (435) 336-3046 • rmilliner@summitcounty.org

Background

The SC zone is a 141-acre area located northeast of Quinn's Junction off Highway 40. There are no other areas within Summit County zoned SC. Access to the zone is from the Highway 40 frontage road between Highway 248 and Silver Summit. Among other things, there is a concrete plant, towing business, gun range, auto repair shop, offices, commercial retail, art studio and live work development inside the zone.

The applicant is the owner of lot 12 of the Park City Business Center (PCBC) development in the SC zone. PCBC was approved as a Specially Planned Development (SPA) in July of 2005. The SPA created a series of design guidelines for buildings in the area, but defers to the Development Code for height, setback and allowed uses. The SPA has expired, so it cannot be amended.



Figure 1Aerial View of the Service Commercial Zone

Access to the SC zone comes from either the Quinn's Junction intersection, or the Silver Summit intersection.

Timeline

October 11, 2022: Initially, the applicant proposed Multifamily Residential as a standalone use with no affordable requirement beyond what is required in the Development Code. Most of the Commissioners stated that because of the industrial nature of the SC zone Multifamily Residential would not be appropriate.

December 13, 2022: The applicant amended the proposal to create "Multifamily Residential as Part of a Commercial Development." This proposal:

- Eliminated multifamily residential as a standalone use.

- Would allow a property owner to build 55% commercial square footage and 45% Multifamily Residential
- Created a provision that 100% of the Multifamily Residential units be deed restricted affordable housing.

The Planning Commission stated that they would be in favor of this proposal primarily because of the 100% affordable component. The Commission directed staff to make some adjustments to the language and return.

January 10, 2023: The County Attorney's office states that State Law may prohibit the County from creating regulations requiring affordable housing that exceed existing regulations in Chapter 5 of the Development Code (20%). After considerable debate, the Commission voted to forward a positive recommendation to the County Council (see discussion section below).

April 26, 2023: County Council held a public hearing for the project and stated there may be good cause for the amendment but would like the County Attorney's Office to weigh in prior to deciding (the Attorneys were not at the hearing due to a scheduling conflict). The Council directed staff to re-notice for another public hearing and return.

State Code Issues

Utah Code section17-27a-531 states,

1. "A County may only require the development of a certain number of moderate income housing units as a condition of approval of a land use application if:
    a. The county and the applicant enter into a written agreement regarding the number of moderate income housing units; or
    b. The county provides incentives for an application who agrees to include moderate income housing units in a development.
2. If an applicant does not agree to participate in the development of moderate income housing units under Subsection 1a or b, a county may not take into consideration the applicant's decision in the county's determination of whether to approve or deny a land use application.
3. Notwithstanding Subsections 1 and 2, a county of the third class, which has a ski resort located within the unincorporated area of the county, may require the development of a certain number of moderate income housing units as a condition of approval of a land use application if the requirement is in accordance with an ordinance enacted by the county before January 1, 2022."

On January 10, 2023The County Attorney advised the Planning Commission that Utah Code section17-27a-531 may or may not apply to prohibit their application. The issue is that during the 2022 Legislative session, the Legislature made inclusionary zoning illegal through Utah Code section 17-27a-531. As a result of this legislation, the County may only require up to 20% moderate income housing for a development in the Snyderville Basin. There are two exceptions in the statute: one for applicants who are willing to enter into an agreement with the county regarding the number of moderate-income housing units, and the other for applicants who agree to provide moderate income housing in exchange for incentives. It seems these exceptions should apply to the applicant, except that they applied for a rezone. Therefore, any

existing property owners who would like to create affordable housing in that zone would also be subject to that "condition."

On January 10, 2023, the Planning Commission discussed this issue, and despite the Attorney's Office concerns that State Code may prohibit the use, Commissioners felt that the proposal has enough merit to forward a positive recommendation to the County Council. Staff are requesting that the Council discuss the issues presented by State Code section 17-27a-531 and provide the applicant and staff with direction.

MULTIFAMILY RESIDENTIAL AS PART OF A COMMERCIAL DEVELOPMENT

The applicant is proposing the following criteria be inserted into the Development Code.

10-2-10 USE TABLE

USE	RR	HS	MR	C	SC	NC	ADDITIONAL INFORMATION
Multifamily Residential as Part of a Commercial Development	*	*	*	*	L	*	Chapter 10-8-18 of this Title

10-8-18: Multifamily Residential as Part of a Commercial Development:

A. Purpose: The purpose of this chapter is to provide general regulations, for Multifamily Residential as Part of a Commercial Development in the Service Commercial (SC) zone.

B. Use Limitations: In addition to the applicable zoning regulations in chapter 10-2 of this Title, no multifamily residential development shall be permitted unless it complies with the restrictions set forth below:

a. All (100%) of the Multifamily residential units shall be deed restricted affordable housing.
b. A maximum forty five percent (45%) of the total building square footage on a Lot or Parcel may be developed as Multifamily Residential.
c. All units shall meet the standards set forth in Section 10-5-3: Affordable Housing Requirements, of this Title.

C. Exceptions: If the development meets all the criteria in 10-8-18. B, the following exceptions apply:

1. **Height**. The maximum height of the structure may increase from the base SC zone height of thirty-two feet (32') to forty-five feet (45') above existing grade.
2. **Front Yard Setback**. The minimum SC zone front yard setback may decrease from thirty feet (30') from the front property line to twenty feet (20') from the front property line.

Section 10-2-8 of the Snyderville Basin Development Code states that the purpose of the SC zone is:

> "The purpose of the service commercial/light industrial (SC) zone district is to provide appropriate locations within the Snyderville Basin for service commercial and light industrial uses, recognizing that such uses provide vital support functions for the basin's resort and residential economy."

The purpose of the zone is not mixed use residential. The zone was originally created as a place for "back of house" uses such as plumbers, auto shops, and light manufacturing uses. Generally, these types of zones do not allow residential uses. Nonetheless, over the years, the Commission has approved condominium plats within the SC zone that allow for an accessory apartment within a commercial unit (Park East II Park East II and Synergy Commons). These developments brought a residential component into an area that previously had none.

The SC zone is currently problematic for residential uses because of its location. It sits between the Silver Summit and Quinn's Junction intersections, both of which are failing. Currently there is no transit service or services such as groceries, schools, retail etc. within walking distance. Residents would have to drive (there are work opportunities, so people could walk to work).

HEIGHT

The applicant would like to increase the maximum height in the SC zone from 32 feet to 45 feet. This increase in height would give all property owners in the SC zone the ability to build an additional 1-2 stories of density. If approved, the SC and NMU zones would be the only zones within the Snyderville Basin with a height limit above 32 feet (many buildings in the Basin have been approved above the 32-foot limit through the SPA/Development Agreement process).

SETBACK REDUCTION

The applicant is requesting that the front setback be reduced from 30 feet to 20 feet measured from the front property line. This would increase the buildable area of the lot and move the building closer to the street. Most of the time, reduced front yard setbacks are a good thing, they have the effect of making an area feel more walkable and pedestrian friendly. Setback areas for commercial structures usually end up being large unused landscape areas that require a lot of water to maintain or are ignored and go to seed. Reducing the front setback to 20 feet

will still give the property owner enough area for snow storage, provide adequate site distances for cars pulling in and out of the property and preserve the look of the existing streetscape.

Recommendation: Staff recommends that the Council review the proposed language, conduct a public hearing, and provide staff and the applicant with direction.

Exhibits:
none