

PARK CITY MUNICIPAL CORPORATION
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

RECREATION FACILITY DEMAND STUDY

PREPARED BY
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Trailside Bike Park

BACKGROUND

In 2002, Park City and the Snyderville Basin Special Recreation District (SBSRD) joined together to evaluate the options for jointly providing recreation facilities and services. A study was published entitled “Options for Recreation Facilities & Services” which detailed the needs and set standards that would be used to guide this joint effort. Since that time, the two communities have worked together and have benefitted from the mutual delivery of many services and facilities. Through their cooperation, the two entities have been able to offer a broader range of services and better serve the needs of their residents and visitors to the area.

Since the 2002 study, the following capital facilities have been constructed, demonstrating a remarkable commitment to recreation in this area. In addition to the facilities listed in Table 1, other facilities were constructed, but a number of these were not included in the 2002 Recreation Options Study. Therefore, the following table only includes categories for which actual growth can be measured.

Table 1: Combined Growth in Facilities

COMBINED GROWTH IN FACILITIES 2002 – 2011			
Facility	2002 Facilities	2011 Facilities	Growth in Facilities 2002-2011
Basketball - Outdoor	2	3	1
Basketball - Indoor	4	4	0
Bike Park	0	2	2
Climbing Wall/Area	0	4	4
Dog Park	0	2	2
Fields – Indoor	0	1	1
Fitness/Exercise Facilities	0	2	2
Ice Rink	0	1	1
Jogging Track - Indoor	0	2	2
Skateboard Park	1	2	1
Soccer Fields (full size)/ Lacrosse	9	18	9
Soccer Fields (U10)*	3	4	1
Softball Fields**	5	8	3
Tennis – Outdoor	9	13	4
TOTAL GROWTH			33
*In addition, SBSRD has one U8 field that is not shown in the above table. This brings the total number of multi-purpose fields (soccer, football, lacrosse, rugby) to 23 for the two communities combined.			
**Does not include the baseball field in Park City.			

Both communities have shown a strong commitment to the development of recreation facilities. The following table shows the growth that has occurred for each facility in each of the two respective areas.

Table 2: Growth in Selected Facilities by Jurisdiction

GROWTH IN SELECTED FACILITIES BY JURISDICTION Park City and SBSRD, 2002 – 2011		
Facilities	Growth in Facilities PC	Growth in Facilities SBSRD
Basketball – Outdoor	0	1
Bike Park	1	1
Climbing Area	3	1
Dog Park	1	1
Fields Indoor	0	1
Fitness/Exercise Area	1	1
Ice Rink	1	0
Jogging Track – Indoor	1	1
Skateboard Park	0	1
Soccer Fields (full size)/Lacrosse*	4	5
Soccer Fields (U10)	0	1
Softball Fields	3	0
Tennis – Outdoor**	0	4

*The growth in fields represents both actual fields added and a change in the designation of use
 **As many as three of the outdoor courts can be covered for indoor use in the winter

The purpose of this study is to update the prior report in the following areas:

- Revise population projections and household characteristics
- Evaluate levels of service in comparable mountain resort communities
- Update the current inventory of existing facilities in Park City and the SBSRD
- Evaluate current levels of demand, usage and capacity of existing facilities
- Update recommendations for needed facilities and levels of service (LOS)



Park City playground

EXECUTIVE SUMMARY

This study concludes that the following additional facilities would be immediately beneficial to residents in the Park City and SBSRD areas and would help alleviate current demand:

Basketball Courts – Outdoor	2
Full Service Fitness Facility (SBSRD)	1
Gymnasiums (Courts: Indoor Basketball, Volleyball)	2-3
Ice Rink	1
Multi-Purpose Field – Indoor	1
Multi-Purpose Fields -- Outdoor	2
Pool – Indoor Aquatic Center	1
Indoor Tennis Courts	2-4

The following are not considered essential but may be helpful and create more options for residents:

Golf – Learning Center	1
Field Lighting	Multiple Locations
Additional conversion of trails to hard surface	Multiple Locations
Additional trail length (SBSRD)	30 miles

In addition, projected population growth in Park City and the Snyderville Basin will create the need for even more facilities. Table 3 calculates this need based on the current and revised level of service (LOS) standards (detailed demand for facilities based on usage data will follow later in the report).

LOS standards are measured as the number of facilities per capita. For instance, if you have 20,000 people and two softball fields, you have a LOS standard of one softball field per 10,000 people. The second column in Table 3 entitled “LOS 2011” describes the population for each facility. The third column entitled “Desired LOS – 2002 Standard” refers to the desired standard as stated in the 2002 Study.

Table 3: Summary of Levels of Service

SUMMARY OF LEVELS OF SERVICE (LOS) Current and Future Needs								
Facility	LOS 2011	Desired LOS - 2002 Standard (1 per population)	Comparable Communities Standard	Shortages Based on 2011 Analysis	Total Needs Now - 2011 Analysis	Revised Standard	Total Needs (10 Yrs) Revised Std.	Additional Facilities Needed (10 Yrs) Revised Std.
Baseball Fields	32,790	15,000	5,039	0	1	32,790	1	0
Gymnasiums (Basketball & Volleyball)	8,198	5,000	7,412	2	6	5,465	9	5
Basketball - Outdoor	10,930	2,500	5,293	2	5	6,558	7	4
Bike Park	16,395	3,500	7,727	0	2	16,395	3	1
Climbing Area	8,198	1 per district	7,251	0	4	8,198	6	2

SUMMARY OF LEVELS OF SERVICE (LOS) Current and Future Needs								
Facility	LOS 2011	Desired LOS - 2002 Standard (1 per _____ population)	Comparable Communities Standard	Shortages Based on 2011 Analysis	Total Needs Now - 2011 Analysis	Revised Standard	Total Needs (10 Yrs) Revised Std.	Additional Facilities Needed (10 Yrs) Revised Std.
Dog Park	16,395	2 per district	6,357	0	2	16,395	3	1
Fields Indoor	32,790	2 per district	N/A	1	2	16,395	3	2
Fitness / Exercise Facilities	16,395		12,489	0	2	16,395	3	1
Golf Course	32,790		7,602	1	2	16,395	3	2
Ice Rink	32,790		8,453	1	2	16,395	3	2
Jogging Track - Indoor	16,395	10,000	16,180	0	2	16,395	3	1
Pavilions	1,929		3,943	0	17	1,929	24	7
Playgrounds	3,279	5,000	2,230	0	10	3,279	14	4
Pool – Outdoor Lap/Rec/Leisure	16,395		11,262	0	2	16,395	2	0
Pool Indoor	32,790		9,588	1	2	16,395	3	2
Skateboard Park	16,395	2 per district	7,758	0	2	16,395	3	1
Soccer Fields (Full size) / Lacrosse	1,822	2,000	3,583	2	20	1,640	29	11
Soccer Fields (U10)	8,198		3,022	0	4	8,198	6	2
Soccer Fields (U8)	32,790		N/A	0	1	32,790	1	0
Softball Fields	4,099	3,000	3,496	0	8	4,099	12	4
Tennis – Indoor*	4,684	4,000	2,672	2	9	3,643	13	6
Tennis – Outdoor*	2,522	4,000	2,213	0	13	2,522	19	6
Volleyball - Indoor	3,643		8,945	0	9	3,643	13	4
Volleyball – Outdoor / Sand	4,099	3,000	4,870	0	8	4,099	12	4

*The three courts at the PC MARC that are covered in the winter have been double-counted in this analysis – as outdoor courts for part of the year and as indoor courts in the winter.



Karate tournament at the Basin Recreation Fieldhouse

POPULATION PROJECTIONS

The population of the study area is drawn from two areas: Park City and the SBSRD. Park City represents approximately 24 percent of the total population in the study area, with the remaining 76 percent in the SBSRD.

Table 4: Population Growth Projections

POPULATION GROWTH PROJECTIONS			
Place	Population 2010	Population 2011	Population 2021*
Park City	7,558	7,848	11,012
SBSRD**	24,029	24,942	36,217
Combined	31,587	32,790	47,229

*The projected 2021 population is based on applying the growth rates projected by the Governor’s Office of Planning and Budget (GOPB) to the actual population of 2010 as shown by the United States Census 2010.
 **The SBSRD 2010 population was calculated by using the Unit Statistics compiled by Summit County for the Recreation District. The following developments were removed from the total population as they represent mostly second homes: The Colony, Aspen Creek Crossing, Dutch Draw, Eagles Dance, Timberwolf, Vintage on the Strand and Promontory. If these developments are included, the total population count reaches 25,506.

Note that population numbers tabulated by the United States Census do not include second home owners or visitors to an area. Therefore, there are times when the population of this area is significantly higher than what is shown in the above table.

HOUSEHOLD CHARACTERISTICS

In general, households in Utah are larger in size and younger in age than households across the nation. Park City and the SBSRD are more similar, in their demographic characteristics, to the country as a whole than to the State of Utah.

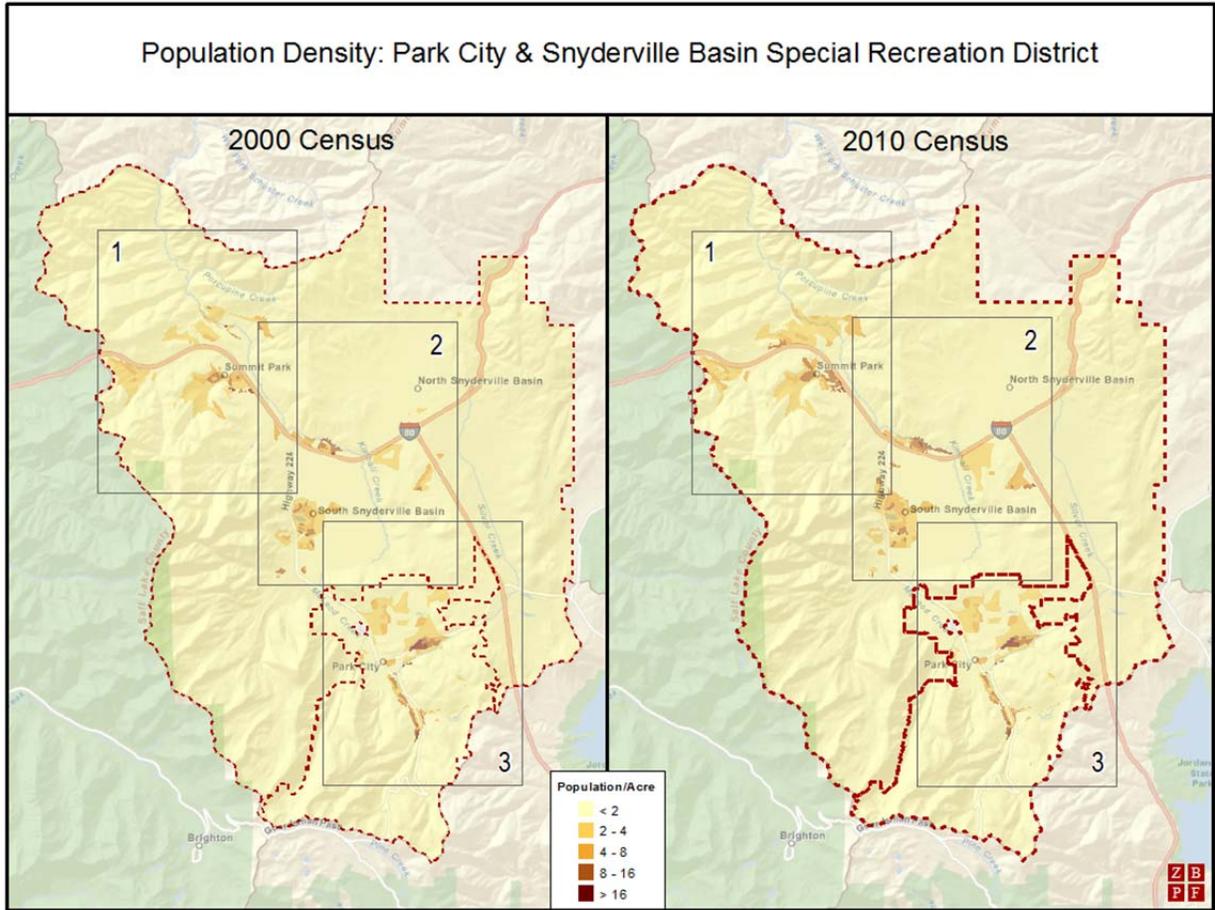
Table 5: Household Characteristics

HOUSEHOLD CHARACTERISTICS						
Place	Population		Median Age		Household Size	
	2000	2010	2000	2010	2000	2010
Park City*	7,371	7,558	32.7	37.4	2.72	2.60
SBSRD**	13,168	24,029	34.4	38.9	2.97	2.92
Combined	20,539	31,587	33.8	38.5	2.88	2.84
Utah	2,233,169	2,763,885	27.1	29.2	3.13	3.10
United States	281,421,906	308,745,538	35.3	37.2	2.59	2.58

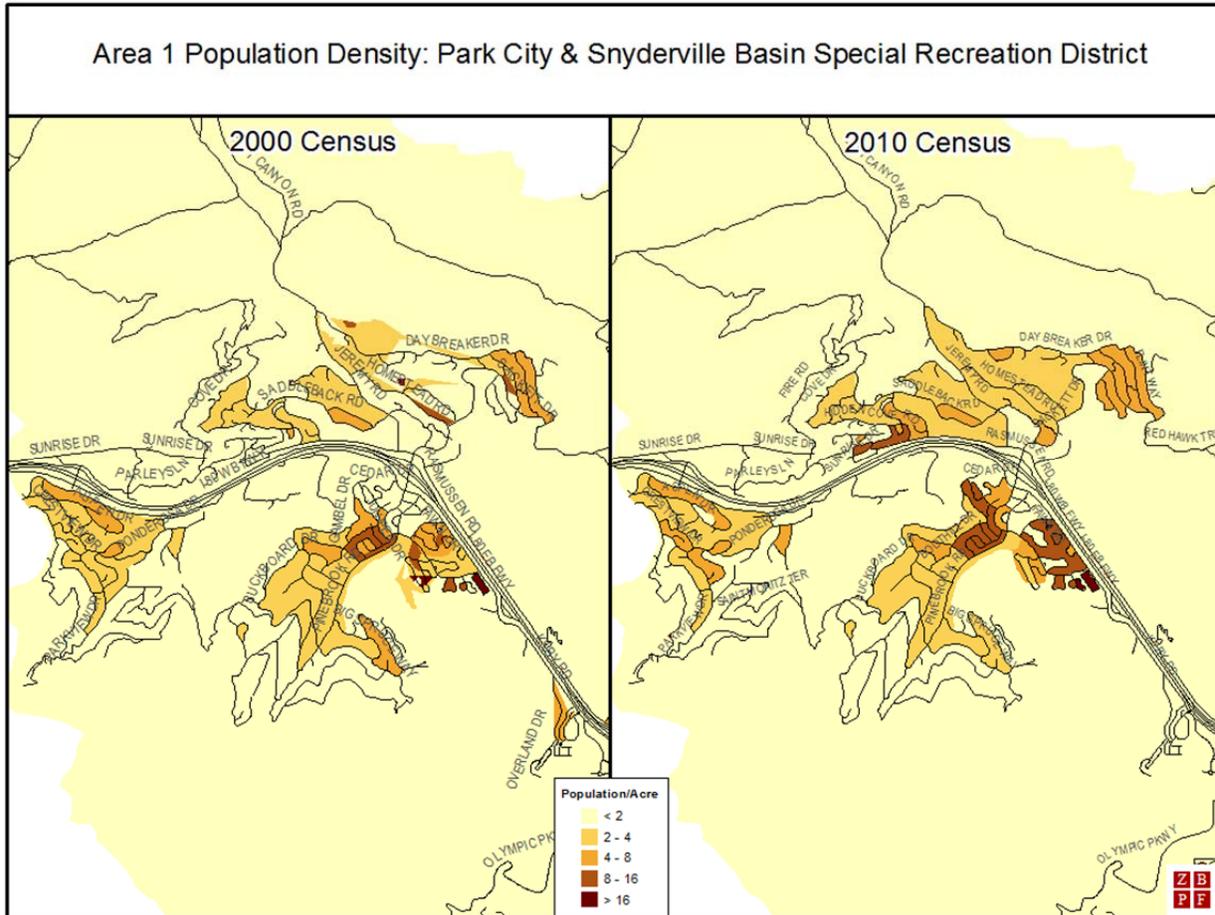
*Census Data
 **Interpolation of Census Data; weighted average. The data for median age and household size was based on full or partial Census blocks located within the recreation district boundary lines. This population count was not used in the population projections nor for any other purposes of this study.

The following demographic maps illustrate the changes shown in the previous table.

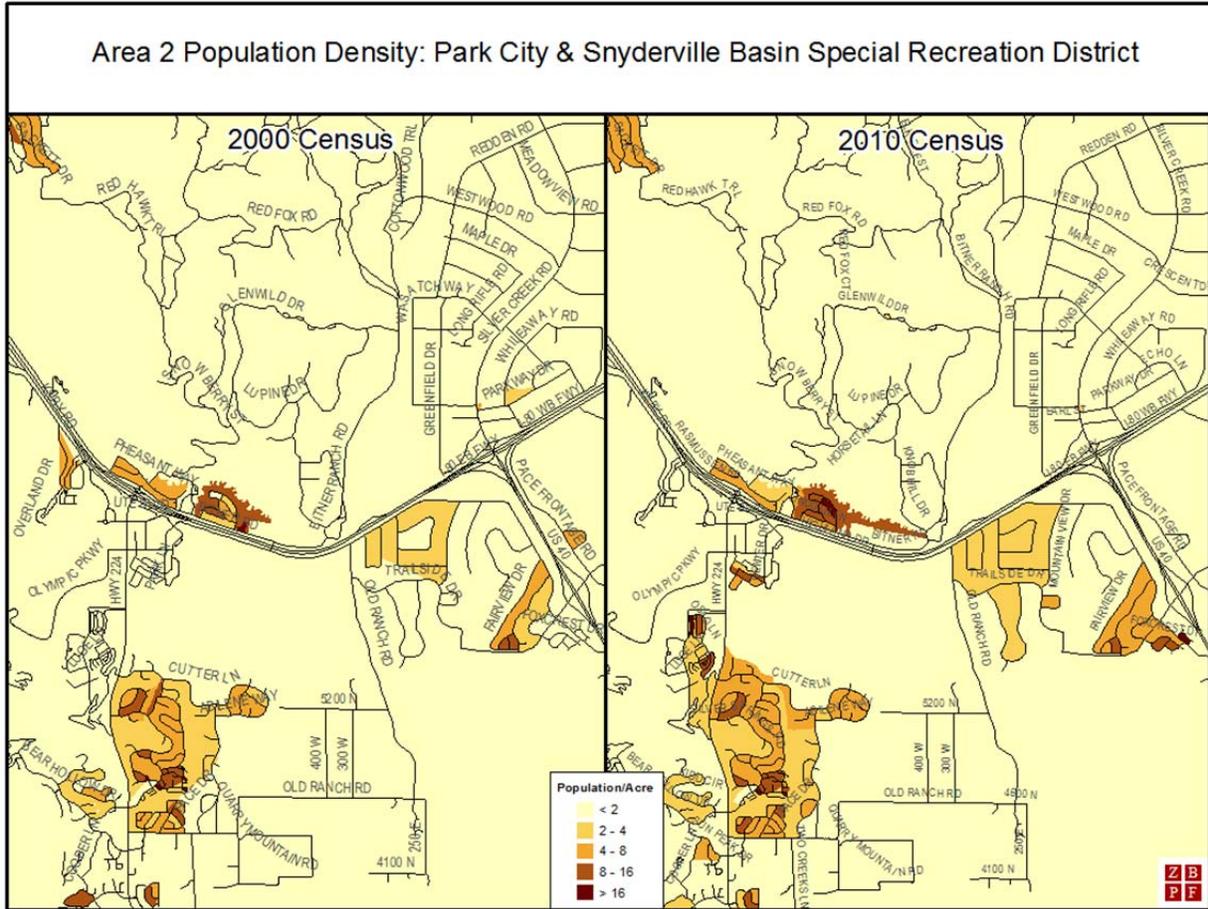
Map 1: Density, All Areas



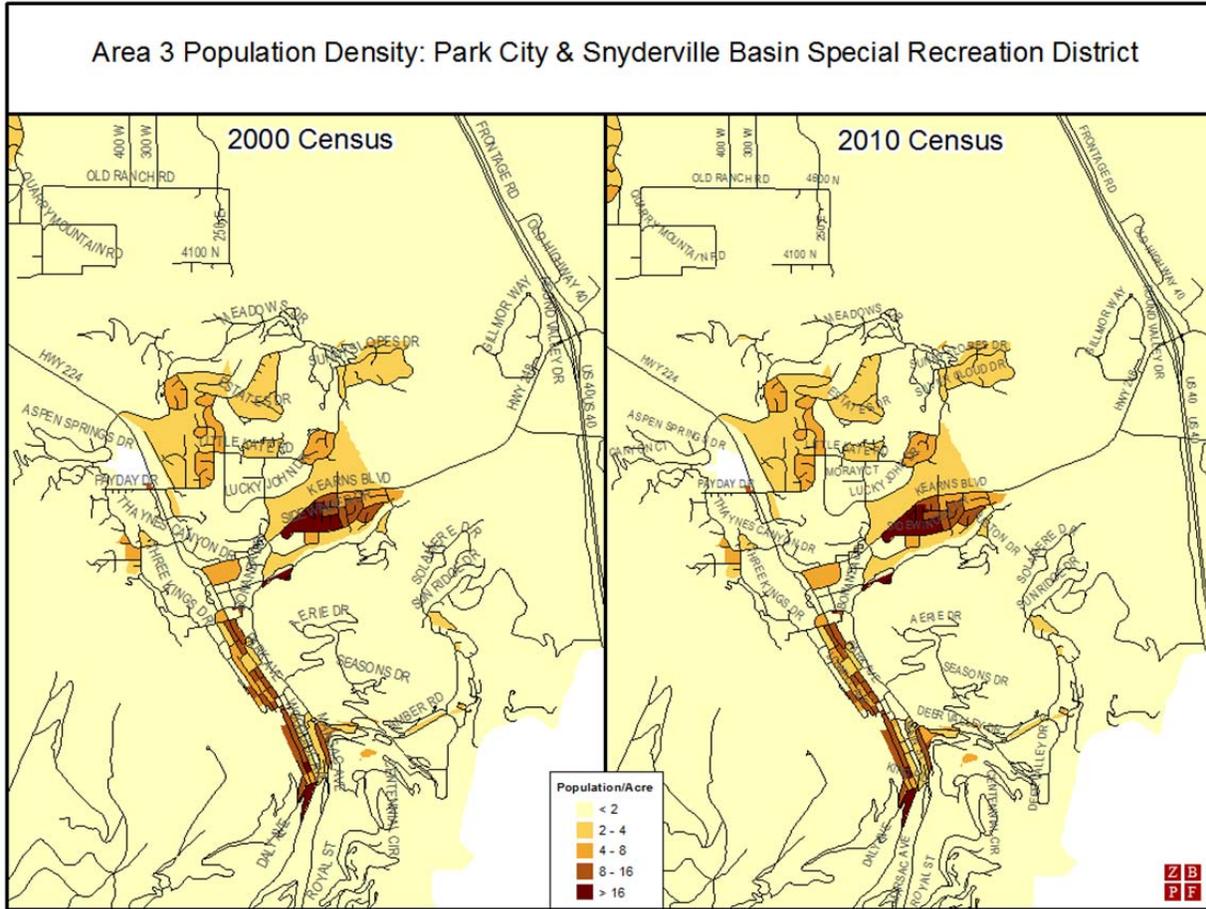
Map 2: Density, Area 1



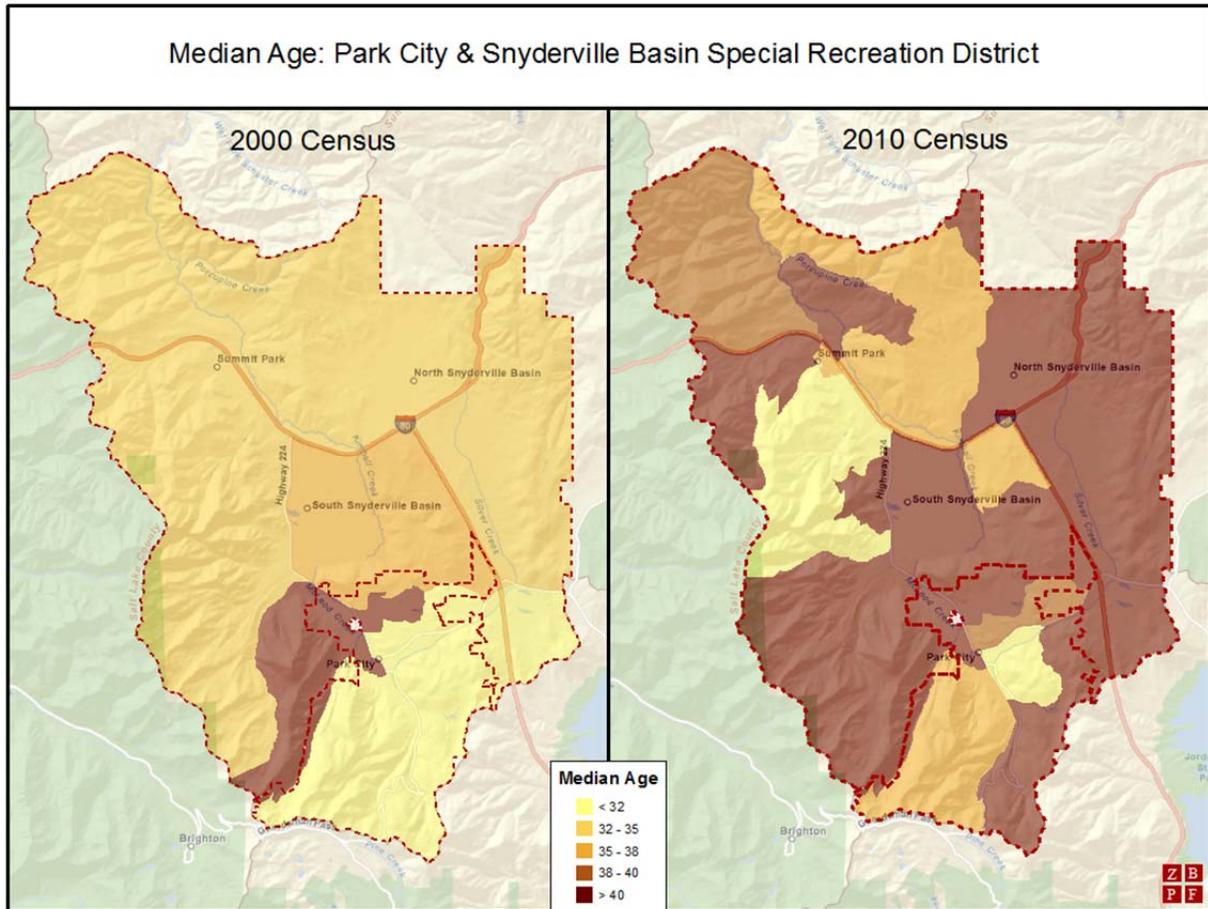
Map 3: Density, Area 2



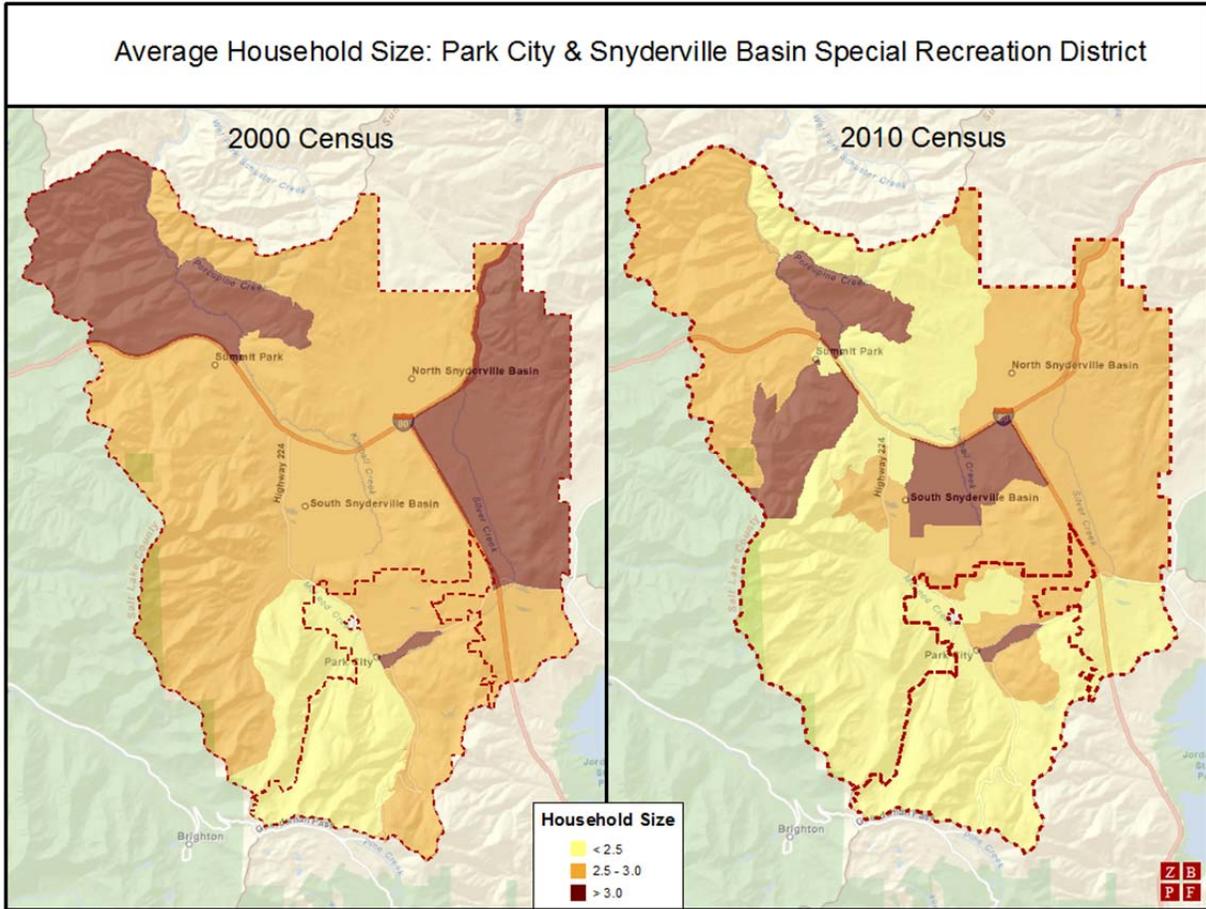
Map 4: Density, Area 3



Map 5: Median Age



Map 6: Household Size



COMPARABLE MOUNTAIN RESORT COMMUNITIES

Eleven mountain resort communities were surveyed in order to better understand the recreation offerings of comparable sites. The following communities were chosen because of their primary tourism in the winter months, as well as their comparative size and location in the western United States.

Table 6: Comparative Communities, Demographics

COMPARATIVE COMMUNITIES			
	Population	Median Age	Persons per Household
Steamboat Springs	12,088	36.5	2.27
Avon	6,447	31.1	2.78
Aspen	6,658	40.9	1.88
Sun Valley	1,406	53.9	1.95
Truckee	16,180	38.0	2.54
Jackson Hole	20,669	36.7	2.34
Whitefish	6,357	40.1	2.77
Taos	5,716	44.0	2.07
Vail	5,305	35.0	2.04
Breckenridge	4,540	32.5	2.28
Telluride	2,325	35.9	2.14
Park City	7,558	37.4	2.60
SBSRD	24,029	38.9	2.92

Comparative levels of service at mountain resort communities, Park City, SBSRD and the combined service levels of Park City and SBSRD, are shown in Table 7. In most categories, Park City service levels are higher than those found in other mountain resort areas. In other words, there are typically more facilities per capita in Park City than in comparable mountain resort locations. However, when combined with the SBSRD, service levels are generally lower -- or there are fewer facilities per person -- than in the comparative mountain resort communities.

Table 7: Mountain Resort Comparable Communities, Levels of Service

MOUNTAIN RESORT COMPARABLE COMMUNITIES, LEVELS OF SERVICE				
Facilities	Mtn Resort Average	Combined Park City and SBSRD	Park City	SBSRD
Baseball Fields	5,039	32,790	7,848	NA
Basketball - Indoor	7,412	8,198	3,924	12,471
Basketball - Outdoor	5,293	10,930	7,848	12,471
Bike Park	7,727	16,395	7,848	24,942

MOUNTAIN RESORT COMPARABLE COMMUNITIES, LEVELS OF SERVICE				
Facilities	Mtn Resort Average	Combined Park City and SBSRD	Park City	SBSRD
Climbing Area	7,251	8,198	2,616	24,942
Dog Parks	6,357	16,395	7,848	24,942
Fitness/Exercise Facilities	12,489	16,395	7,848	24,942
Golf Course	7,602	32,790	7,848	NA
Ice Rink	8,453	32,790	7,848	NA
Jogging Track - Indoor	16,180	16,395	7,848	24,942
Park Acres	7.7	7.5	8.4	7.2
Pavilions	3,943	1,929	1,308	2,267
Playgrounds	2,230	3,279	1,570	4,988
Pool - Indoor	9,588	32,790	NA	24,942
Pool – Outdoor (lap/rec/leisure)	4,386	16,395	3,924	NA
Skateboard Park	7,758	16,395	7,848	24,942
Soccer Fields (full size)	3,583	1,822	1,121	2,267
Soccer Fields (U10)	3,022	8,198	3,924	12,471
Softball Fields	3,496	4,099	1,570	8,314
Tennis – Indoor	2,672	4,684	1,121	NA
Tennis – Outdoor	2,213	2,522	872	6,236

EXISTING INVENTORY OF CAPITAL FACILITIES

Existing recreational capital facilities in Park City and in the SBSRD are shown in Table 8. Many facilities may be used for multiple purposes, such as soccer fields that are used for lacrosse and rugby, or indoor gymnasiums that are used for basketball and volleyball. However, while the following table lists the multiple uses of facilities, consideration was taken to count these facilities only once in the total count.¹

Table 8: Park City & SBSRD Existing Facilities

COMBINED PARK CITY and SBSRD Existing Facilities				
Facility	PC	SBSRD	Combined	Existing LOS
Baseball Fields*	1	3	4	8,198
Basketball – Indoor	2	2	4	8,198

¹ Table 8 lists all potential fields for a given activity. For example, table 8 shows a total of four baseball fields and eight softball fields. However, if all softball fields are in use, there is only one baseball field available. Therefore, only one baseball field is counted in the *total* number of facilities in tables 3 and 7. The purpose of table 8 is to show a breakout of all possible uses. Therefore, there is double-counting in table 8 and the service levels in table 8 (for those categories for which facilities have multiple uses – such as baseball, softball, soccer, lacrosse, football, etc.) do not agree with the service levels in tables 3 and 7 in these categories.

COMBINED PARK CITY and SBSRD				
Existing Facilities				
Facility	PC	SBSRD	Combined	Existing LOS
Basketball – Outdoor	1	2	3	10,930
Bike Park	1	1	2	16,395
Climbing Area	3	1	4	8,198
Dog Park	1	1	2	16,395
Fields Indoor	0	1	1	32,790
Fitness/Exercise Facilities	1	1	2	16,395
Football*	1	3	4	8,198
Golf Course	1	0	1	32,790
Ice Rink	1	0	1	32,790
Jogging Track – Indoor	1	1	2	16,395
Jogging Track - Outdoor	0	0	0	NA
Little League Fields*	3	0	3	10,930
Park Acres (acres per 1,000)***	66	180	389	7.5
Pavilions	6	11	17	1,929
Playgrounds	5	5	10	3,279
Pony League Fields*	1	0	1	32,790
Pool – Outdoor Lap/Rec/Leisure	2	0	2	16,395
Pool Indoor	0	1	1	32,790
Kiddie Pool	0	1	1	32,790
Dive Tank	0	1	1	32,790
Splash Pad	0	1	1	32,790
Skateboard Park	1	1	2	16,395
Soccer Fields (Full Size)/Lacrosse	7	11	18	1,822
Soccer Fields (U10)	3	1	4	8,198
Soccer Fields (U8)	0	2	2	16,395
Softball Fields*	5	3	8	4,099
Tennis – Indoor**	7	0	7	4,684
Tennis – Outdoor	9	4	13	2,522
Trails***	88.7	113.6	202.3	6.2
Volleyball - Indoor*	7	2	9	3,643
Volleyball - Outdoor/Sand	4	4	8	4,099

*These facilities are also counted under another category such as baseball, soccer, basketball, etc., and therefore all facilities in the above table are not included in the total count.

**In addition to the four indoor courts year-round, Park City covers three of its outdoor courts during the winter. Park City has a total of 13 tennis courts – indoor and outdoor.

***Parks and trails are calculated in total acres or miles for the first three columns. The final column is a LOS standard calculated in acres per 1000 population or miles per 1000 population.

Table 9: Facility Inventory by Location

FACILITY INVENTORY BY LOCATION			
Park City Facility Inventory		SBSRD Facility Inventory	
City Park	Park City Ice Arena and Sports Complex	Basin Recreation Fieldhouse	Trailside Elementary
1 outdoor basketball court	1 ice arena	1 indoor field	1 baseball field
3 pavilions	3 full size soccer fields	1 fitness/exercise facility	1 little league field
1 playground	1 U10 soccer field	1 indoor jogging track	1 U10 soccer field
1 skateboard park	3 softball fields	1 splash pad	1 U8 soccer field
1 full-size soccer field	1 playground	4 batting cages	1 softball field
1 softball field	1 dog park	2 golf cages	1 indoor basketball court
2 outdoor tennis courts	Park City Municipal Athletic & Recreation Center (PC MARC)	Ecker Hill Complex	
4 outdoor volleyball courts	1 indoor basketball court	2 baseball fields	
Creekside	2 climbing areas	1 indoor basketball court	Trailside Park Complex
1 bike park	1 fitness/exercise facility	3 football fields	1 bike park
1 pavilion	1 indoor jogging track	2 little league fields	1 dog park
1 playground	1 playground	1 playground	3 pavilions
Dozier Field (High School)	1 recreational pool	5 full size soccer fields	2 playgrounds
1 football field	1 lap pool	2 softball fields	1 skateboard park
Main Street Park	4 indoor year-round tennis courts	2 indoor volleyball courts	2 full size soccer fields
1 pavilion	7 outdoor tennis courts (3 become indoor during winter)	Jeremy Ranch Elementary	2 outdoor tennis courts
New Prospector Park		1 U8 soccer field	2 outdoor volleyball courts
1 climbing area		Matt Knoop Memorial Park	1 outdoor basketball court
North 40	Prospector Park	7 pavilions	Willow Creek Complex
2 full size soccer fields	1 playground	1 playground	1 outdoor basketball court
	Rotary Park	1 full size soccer field	1 pond / ice rink (winter only)
Park City Golf Club	1 pavilion	Park City Aquatic Center	1 pavilion
1 18-hole golf course	Treasure Mountain Middle School	1 indoor pool	2 playground
Park City High School	1 baseball field	1 kiddie pool	3 full size soccer fields
1 baseball field	1 indoor basketball court	1 dive tank	2 outdoor tennis courts
1 little league field	2 little league fields		2 outdoor volleyball courts
1 softball field	1 pony league field		1 climbing area
	2 U10 soccer fields		
	4 indoor volleyball courts		

Facilities by location are summarized in the above table. This table includes all possible fields and use designations at a given site. Thus, even though a location may be listed with soccer and baseball facilities, or several size soccer fields, it is not always possible for these to be used concurrently as the fields often overlap and are slated for multiple purposes. As noted in the 2002 Study, the particular configuration of fields (i.e., the split between baseball and soccer fields, or the differing size of soccer fields) often varies by season. Also,

many of the facilities listed are owned and operated by the School District and therefore have limited availability to Park City and the SBSRD. The following table classifies the ownership of each site where Park City and the SBSRD use facilities.

Table 10: Facility Site Ownership

FACILITY SITE OWNERSHIP	
Name of Location	Ownership
SBSRD	
Ecker Hill Complex	School
Basin Recreation Fieldhouse	SBRD
Jeremy Ranch Elementary	School
Matt Knoop Memorial Park	SBRD
Park City Aquatic Center	School
Trailside Elementary School	School
Trailside Park Complex	SBRD
Willow Creek Complex	SBRD
Park City	
Park City High School	School
City Park	City
Creekside Park	City
Dozier Field	School
Main Street Park	City
New Prospector Park	City
North 40 Fields	School
Park City Dirt Jump Park	City
Park City Golf Club	City
Park City Ice Arena and Sports Complex	City
Park City Municipal Athletic & Recreation Center (PC MARC)	City
Prospector Park	City
Rotary Park	City
Treasure Mountain Middle School	School

Table 11 compares the number of total existing facilities with the facilities accounted for in the 2002 Study. In order to compare actual facilities and not merely use designations, certain facilities were combined into groups.

Table 11: Comparison of Selected Existing Facilities

COMPARISON OF SELECTED EXISTING FACILITIES							
Facility	PC 2002	SBSRD 2002	TOTAL 2002	PC 2011	SBSRD 2011	TOTAL 2011	Growth
Basketball - Outdoor	1	1	2	1	2	3	1
Basketball - Indoor	2	2	4	2	2	4	0
Bike Park	-	-	-	1	1	2	2
Climbing Area	-	-	-	3	1	4	4
Dog Park	-	-	-	1	1	2	2
Fields - Indoor	-	-	-	-	1	1	1
Fitness/Exercise Facilities	-	-	-	1	1	2	2
Ice Rink	-	-	-	1	-	1	1
Jogging Track - Indoor	-	-	-	1	1	2	2
Skateboard Park	1	-	1	1	1	2	1
Soccer Fields (full size)/Lacrosse	3	6	9	7	11	18	9
Soccer Fields (U10)	2	1	3	2	2	4	1
Softball Fields	2	3	5	5	3	8	3
Tennis - Outdoor	9	-	9	9	4	13	4
TOTAL	20	13	33	35	31	66	33



Analysis of Individual Programs and Facilities

AQUATICS

Park City has one outdoor lap pool and one outdoor recreation pool but is currently lacking an indoor pool. Both of these facilities are located at the Park City Municipal Athletic & Recreation Center (PC MARC). The SBSRD has access to one indoor pool, with a splash pad, an indoor kiddie pool and a dive tank. These facilities are located at the Park City Aquatic Center, which is a site owned by the Park City School District and operated outside of Park City boundaries and within the boundaries of the SBSRD. As part of a joint use agreement with the SBSRD, Park City School District must provide public programming at this location. The SBSRD also maintains an additional splash pad at the Basin Recreation Fieldhouse.

Details for Park City’s aquatic facilities and programs are contained in the following tables. Demand for swim classes at these pools increased from 2006 to 2009, and then declined substantially in 2010 due to facility closure for construction in July 2010.

Table 12: Park City and SBSRD Lap Pools

PC MARC LAP POOL	
Length	25 Yards/ 75 Feet
# of Lanes	6
Programs/Classes	Lap Swim
	Master Swim Class
	Youth Swim Team
	Youth Swim Lessons
Park City Aquatic Center LAP POOL	
Length	25 Yards/ 75 Feet
# of Lanes	8
Programs/Classes	Open & Lap Swim
	Classes: fitness, lessons, SCUBA
	Youth Swim Team

Table 13: Park City and SBSRD Recreation Pools

PC MARC RECREATION POOL	
Approximate Size	300 Linear Feet
Amenities	Slide
	Children's Play Area
	Lazy River
Programs/Classes	Swim Lessons
	Water Aerobics
Park City Aquatic Center RECREATION AREA	
Amenities	Dive Tank
	Indoor Kiddie Pool
	Splash Pad



Table 14: Park City Swim Class Demand

PARK CITY SWIM CLASS DEMAND					
	2006	2007	2008	2009	2010
# of Swim Classes Offered	88	92	105	116	101
Total Enrollment	456	480	530	555	410

Park City Swimming (PCS) is the name of the competitive aquatic program which is active at the Park City Aquatic Center. PCS Currently has over 120 registered participants. Due to the growth in PCS, the Park City Aquatic Center has had to reconfigure the time structure to reconcile conflicting demand with the School District activities. Six years ago, PCS had approximately 30 total swimmers in all levels. Since then PCS has experienced steady growth and is continually adding new swimmers, with a high retention rate from year to year. Additionally, 16 swimming lesson sessions are held throughout the year, with a total of 998 participants accounted for during the 2009/2010 school year.

PCS holds at least three swim meets per year. The PCS Fall Classic and the PCS Winter Invitational are two of the top meets in the state with over 350 swimmers attending the meet. Due to time constraints and rules, 350 swimmers are the most that can be allowed to participate. With an enlarged facility at this site or an additional facility within the area, PCS feels that it could easily accommodate double the number of participants.

The overall demand for the facility located within the SBSRD can be measured by considering the previous swim team and swim class numbers, and also by considering the total daily check-in numbers for the Park City Aquatic Center. This data is contained in Table 15 which shows a 63 percent increase in demand between 2007 and 2010.

Table 15: Park City Aquatic Center Demand

PARK CITY AQUATIC CENTER DEMAND				
	2007	2008	2009	2010
Admittance	6,052	7,571	8,813	9,880

The major concern in this area is the lack of sufficient indoor pool facilities based on the previous demand in Park City and the SBSRD. In particular, the combined area has only one indoor pool for over 32,000 residents. In comparison, the Mountain Resort Standard, based on the communities surveyed, is one indoor pool for every 9,588 residents. Given the long winter season in mountain resort communities, indoor facilities are increasingly important in order to serve the year-round recreational needs of residents and visitors to the area.

Much of the unmet demand in this area is being met by the South Summit Aquatic & Fitness Center. This facility is located in nearby small town called Kamas. At this facility, annual admittance rates for 2009, 2010 and YTD 2011 are all above 120,000. Staff at this facility have confirmed that as many as 50 percent of those admitted are coming from the Park City and Snyderville Basin areas.

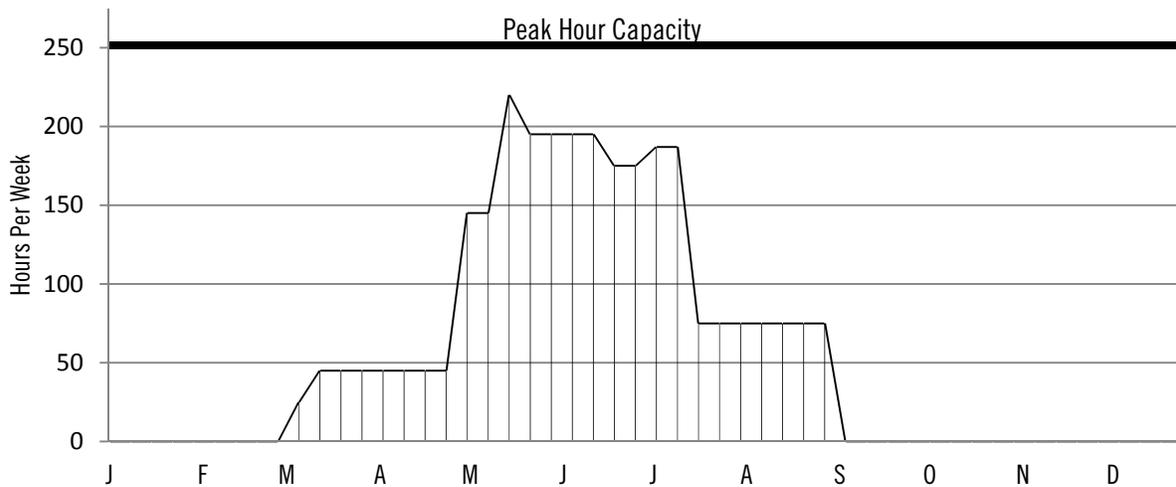
Not only would a new facility help meet current demand, but it would also have a positive impact on the local economy. According to the staff at the Park City Aquatic Center, Park City is an ideal site for a high altitude

Olympic Size indoor pool. Many professional teams, both foreign and domestic, look for training opportunities at facilities with higher elevation. For example, Northern Arizona University in Flagstaff, Arizona has been one of the most sought-after high-altitude facilities for the past several decades. However, it is relatively distanced from a major airport and the smaller size of the community offers fewer choices for necessary services. Park City is located within 30 minutes of a major International Airport and a large city (Salt Lake City) that could easily accommodate the needs of a team or group of any size.

BASEBALL/SOFTBALL

There are four types of fields in this category: little league fields, softball fields, pony league fields and baseball fields. The peak season for field use in this area is generally May through August, with the greatest demand for fields occurring in May and June when both softball and little league are active.

Chart 1: Baseball / Softball Weekly Hourly Usage



See the “Special Events” section for details on demand from short-term events.

Demand for pony league fields is minimal compared to demand for other baseball-type fields, and there appears to be sufficient capacity for pony league teams. T-ball makes use of space on the peripheries of fields rather than designated ball fields. Demand created by leagues that play on Sunday is also not included as it does not impact peak demand periods.

Table 16: Baseball / Softball Demand Analysis, Park City

BASEBALL/SOFTBALL DEMAND ANALYSIS					
Baseball, T-Ball, Pony League, Softball					
Park City					
Program	Teams	Participants	Season	Hrs/Tm/Wk	Hrs Needed per Week
Baseball					
*High School Baseball	3	30	3/1-6/15	5	15
Youth Club Baseball (competitive)	4	48	3/15-6/15	5	20

BASEBALL/SOFTBALL DEMAND ANALYSIS Baseball, T-Ball, Pony League, Softball Park City					
Program	Teams	Participants	Season	Hrs/Tm/Wk	Hrs Needed per Week
Softball					
Adult League	60	1200	5/15-8/31	1.25	75
*High School Softball	2	30	3/1-5/15	5	15
*TOTAL (not including HS)					95

Table 17: Baseball / Softball Demand Analysis, SBSRD

BASEBALL/SOFTBALL DEMAND ANALYSIS Baseball, T-Ball, Pony League, Softball SBSRD					
Program	Teams	Participants	Season	Hrs/Tm/Wk	Hrs Needed per Week
Baseball					
Youth Recreation League	22	264	5/1-6/30	4	88
Softball					
Youth Recreation League	4	48	5/1-6/30	3	12
TOTAL					100



Little League game in Snyderville Basin

Peak hour demand occurs from 5 p.m. to 9 p.m. on weekdays and eight hours on Saturdays. Based on the above demand for fields at peak hours, a total of 195 peak hours of field time is needed per week. If all 28 peak hours were effectively utilized per field, there would be a need for seven fields (195 peak hours ÷ 28 peak hours per field = 6.96 fields). However, fields are considered at capacity when at 80 percent of usage; therefore, there is demand for nine fields ((195 peak hours ÷ 0.8 capacity) ÷ 28 peak hours per field = 8.71

fields). Combined, Park City and SBSRD currently have nine baseball/softball fields. In addition, the high school teams often use the City fields for practice, as well as their own field, thus increasing demand on the City facilities. This suggests that during brief peak periods, scheduling all events and practices is challenging.

BASKETBALL - OUTDOOR

The combined Park City and SBSRD areas have a level of service of one basketball court for every 10,930 persons. In comparison, the average in mountain resort communities is one court for every 5,293 persons. Based on this discrepancy, as well as interviews with staff members, this study recommends two additional outdoor basketball courts.

BIKE PARK

Both Park City and SBSRD have a bike park. Park City has the Park City Dirt Jump Park and SBSRD has a bike park at Trailside.

Park City’s bike park is just under two acres in size, with mountain biking, BMX trails and nine different jump lines including:

- Beginner
- Intermediate
- Beginner slope-style bermed
- Intermediate slope-style bermed
- Advanced intermediate
- Advanced
- Advanced gap
- Expert gap
- Pro gap

The number of jumps varies for each line, ranging from three jumps to nine jumps.



Trailside berm

Events and programs scheduled at the bike park include five weeks of youth dirt jump camps, two weeks of adult dirt jump clinics and one annual Dirt Jump Jam Event. Peak times for park usage run from June through August, noon – 8:00 pm. During summer 2011, the bike park was 40 percent full for adult clinics and 90

percent booked for its youth programs. In addition to camps, lessons and events, the park is open for general use, with no charge to use the park.

Snyderville Basin bike facility recently opened to the public in June 2011. Partially completed, this facility is scheduled to be entirely completed by 2012. This park will be the first professionally designed bike park in the state of Utah. Similar to Park City’s bike park, it is free and open to the public. Demand is constantly increasing at both parks, a portion of which will be met by Canyons’ new downhill mountain bike park which recently opened.

Mountain biking is becoming increasingly popular nationwide, with more people doing a wider variety of biking. The Mountain Resort Standard of one park per 7,727 persons is a higher standard than the standard currently established in the Park City/SBSRD areas, which is one bike park per 12,289 persons. However, this is a difficult metric to use for comparative analysis, as there are no set standards for bike park attributes. These parks can be small and simple, or large and complex, in their design. Both bike parks in Park City and the SBSRD are considered excellent facilities and are well used by area mountain bikers.

CLIMBING AREAS

Park City has three climbing areas and SBSRD has one climbing area. All of Park City’s climbing areas contain a 12-foot climbing structure.

Table 18: Climbing Areas

CLIMBING AREAS				
Description	Indoor 12' wall	Outdoor 12' wall	12' wall	2 playground boulders
Location	PC MARC	PC MARC	New Prospector Park	Willow Creek Park

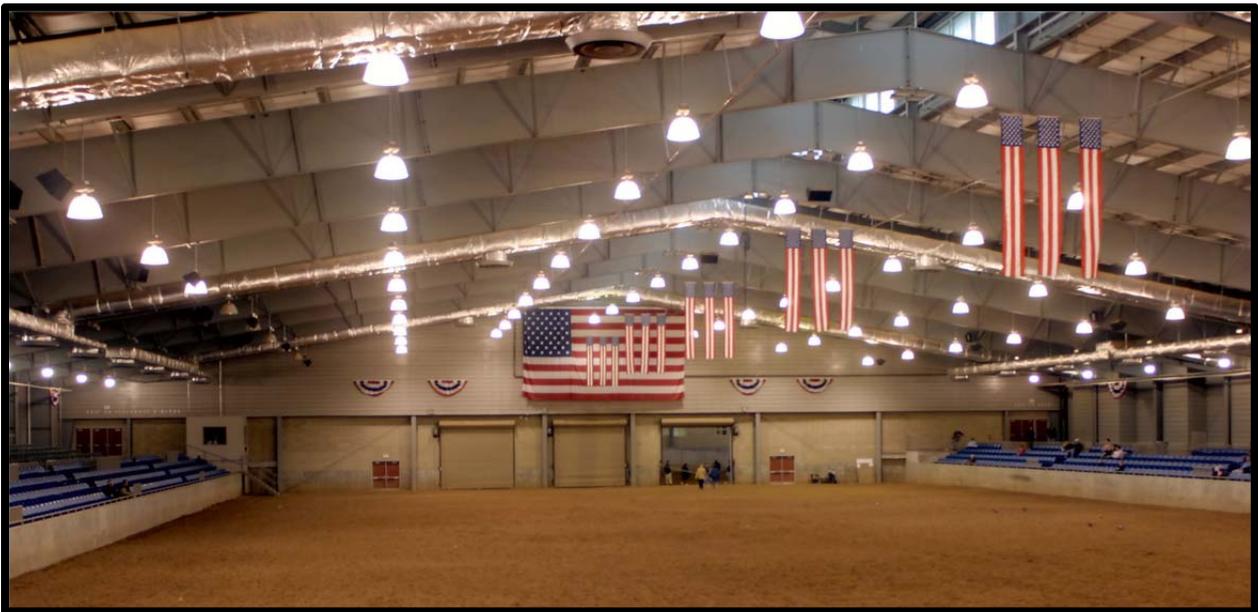
The overall level of service for climbing areas is one climbing area per 8,198 persons in the combined Park City and SBSRD area whereas the level of service in comparative communities is one per 7,251 persons. However, like bike parks, climbing walls can vary considerably in size and quality and thus it is difficult to create an accurate and comparable standard. For most communities, it has been a goal to provide these facilities on some level, as it is a relatively inexpensive investment.

In Park City and the SBSRD area, actual rock climbing is a regular warm weather activity for many residents. Considering this, Park City and the SBSRD benefit by providing climbing areas where children and inexperienced climbers can practice the basic elements of rock climbing, as well as offer all climbers a facility to use when the winter season does not permit actual rock climbing. Adding an additional facility -- perhaps one taller and more challenging to accommodate experienced climbers -- would bring the combined level of service for climbing areas in Park City and the SBSRD closer to that found in comparable mountain resort communities.

EQUESTRIAN CENTERS

Equestrian centers are generally multi-amenity facilities, and are often found in rural or semi-rural locations where demand for horse-related activities is highest. Equestrian centers can include a variety of amenities such as stables, arenas, warm-up tracks, rodeo facilities, livestock barns, and event seating. The range of amenities offered can vary greatly -- depending on whether or not the facility is public or private -- with a minimal facility being as simple as a staging area at a trailhead where horses can be prepared for trail rides.

Park City and the SBRSD currently lack a public equestrian facility. When considering whether or not to provide a public equestrian facility, it is important to consider how current demand is being met by private sources. Horseback tours, boarding facilities, and training grounds are provided at several locations within Park City and the SBRSD. At least eight locations currently exist within Park City and the SBRSD where private stables are offering equestrian services.



An example of an indoor arena

Rather than competing with private facilities, public facilities may serve a more advantageous role by providing large arenas where events and shows can be hosted. Truckee, California -- one of the mountain resort communities surveyed -- has taken this approach. The City maintains a 280 ft. by 150 ft. arena which seats up to 5,000 people. This arena hosts the Truckee Rodeo for two weeks in July as well as multiple public and private events throughout the year.

FITNESS/EXERCISE

Park City offers fitness facilities at the PC MARC and SBSRD offers these facilities at the Fieldhouse. Details of these facilities are contained in the following table. Also presented in the table are comparable public fitness facilities in three resort towns. The SBSRD offers fewer fitness facilities than any of the other communities, although comparable to Jackson Hole. Many communities have several private fitness facilities that meet demand in this area.

Table 19: Comparable Fitness Facilities

Comparable Fitness Facilities									
Location	Facility Name	Total Sq. Feet	# Weight / Cardio Rooms	Machines	Studios	#Classes/ week	Visitor Fee	Population	LOS*
Park City	Park City Municipal Athletic & Recreation Center	10,000	2	50	3	25	\$8-10	7,848	1.27
SBSRD	Basin Recreation Fieldhouse	3,600	1	20	1	12	\$5-8	24,942	0.14
Avon	Avon Recreation Center	4,000	1	20	1	12	\$10-14	6,447	0.62
Aspen	Aspen Recreation Center	7,000	2	30	1	24	\$15-17	6,658	1.05
Jackson Hole	Jackson Hole Recreation Center Gym	3,000	0	9	1	12	\$4-7	20,669	0.15

*LOS = levels of service. Measured as the number of fitness facility square feet per capita.

Park City’s PC MARC facility is the newest facility among those compared and represents a significant investment into the health and physical well-being of residents. The Park City facility has three studios as follows:

Table 20: Fitness / Exercise Studios

FITNESS / EXERCISE STUDIOS			
	1	2	3
Square Feet	1,600	1,080	1,092
Flooring	Wood	Rubber	Yoga

A wide variety of classes, including the following, are offered at the Park City site:

Table 21: Classes Offered at Fitness Studio

CLASSES OFFERED AT FITNESS STUDIO	
Power Yoga	Step
Cardio Boot Camp	Senior Weights

CLASSES OFFERED AT FITNESS STUDIO	
Ski Conditioning	Core Blast
Yoga for Beginners	Pilates
Core Power Yoga	Yoga
Felden Kreis	Weights
Move with Ease	Egoscue
Aikido	Zumba
Systema	Turbo Kick
TRX	Balance with Ease
Youth Yoga	S3 Bar
Spinning	Circuit Training
C.S.I	



Basin Recreation Fieldhouse workout room

The following facilities are available in the weight and exercise rooms at Park City.

Table 22: Weight and Exercise Room Facilities

WEIGHT AND EXERCISE ROOM FACILITIES	
Dumbbells	Treadmills
Circuit Machines	Stair Steppers
Hammer Strength Machines	Recumbent Bikes
Body Bars	Upright Bikes
Medicine Balls	Rowing Machine
Bosu Balls	Elliptical Machine

WEIGHT AND EXERCISE ROOM FACILITIES	
Exercise Balls	Kettle Bells

While the PC MARC is an impressive facility, comparing this facility with other communities may not be entirely appropriate. While many comparable communities offer a fitness facility, it may be much smaller and not offer the range of classes and services that are offered at the PC MARC. Additionally, many comparable communities depend on the private sector to provide either a portion or the entirety of the services offered. Taking this into consideration, our analysis suggests that comparable communities have a slightly higher standard for fitness facilities (in terms of total number of facility locations offered and not facility size or scope) than what is found in the combined Park City/SBSRD area.

Based on the growth in population and general requests for a more fitness services -- and to bring the Park City/SBSRD area into a similar level of service standard as comparable communities -- an additional facility may be required.

GOLF

Park City manages a public 18-hole golf course that includes a driving range and putting green. The golf course experiences significant demand, with tee times sold out in July and August. Golf course staff do not track the number of tee times turned away due to lack of available space, but state that they “turn down a substantial amount of tee times” during these months. During the colder seasons – spring and fall – the golf course is at 90 percent of capacity during prime tee times (8:30 a.m. – 12:00 noon.). Also during these seasons, the golf course is at 70 percent of capacity during the “off times” (early morning and afternoon).

A “sold out” day represents approximately 325 starts, with a maximum of 350 starts on an “absolutely sold out day.” During July and August, the course is typically sold out 4-5 days in advance, with prime times booked up one week prior. However, total rounds played have declined over the last few years, but this is typical of other golf courses in Utah as well, due in part to the extremely cold and wet spring weather that has occurred.

Table 23: Golf Rounds Played

GOLF ROUNDS PLAYED					
	2007	2008	2009	2010	2011
Resident					
April	1,054	-	260	-	-
May	2,225	1,448	2,690	1,407	1,094
June	3,117	3,204	3,260	3,100	2,980
July	4,035	4,311	4,378	4,402	4,173
August	3,630	4,057	4,209	3,784	3,922
September	2,275	2,472	2,900	2,636	2,852
October	1,061	1,411	891	1,050	1,238
November	460	50	296		
Subtotal	17,857	16,953	18,884	16,379	16,259

GOLF ROUNDS PLAYED					
	2007	2008	2009	2010	2011
Season Pass					
April	196	-	34	-	-
May	450	287	396	239	119
June	529	489	439	363	270
July	626	718	582	489	325
August	568	657	504	365	252
September	370	460	346	244	188
October	231	312	136	88	106
November	88	8	57		
Subtotal	3,058	2,931	2,494	1,788	1,260
Non Resident					
April	196	-	4	-	-
May	336	127	255	149	156
June	787	802	481	419	623
July	1,380	1,136	820	1,150	1,064
August	1,226	1,001	732	994	1,118
September	771	706	536	912	946
October	363	295	172	334	333
November	75	4	12		
Subtotal	5,134	4,071	3,012	3,958	4,240
Punch Pass					
April	23	-	5	-	-
May	62	20	73	35	32
June	141	142	174	150	185
July	207	302	307	292	337
August	201	492	231	326	428
September	142	164	160	196	198
October	44	41	42	55	77
November	13		13		
Subtotal	833	1,161	1,005	1,054	1,257
Tournament					
April	-	-	36	-	-
May	14	-	77	-	-
June	292	262	73	206	316
July	243	361	234	221	282
August	450	581	174	218	252
September	453	445	248	388	324

GOLF ROUNDS PLAYED					
	2007	2008	2009	2010	2011
October	76	49	17	131	178
November	-	-	-		
Subtotal	1,528	1,698	859	1,164	1,352
Total	28,410	26,814	26,254	24,343	24,368
Comparative					
April	131	-	18	-	-
May	232	155	276	216	144
June	324	329	305	351	400
July	358	402	398	401	428
August	354	348	368	365	455
September	268	313	323	330	394
October	149	250	141	162	167
November	68		50		
Subtotal	1,884	1,797	1,879	1,825	1,988
TOTAL	30,294	28,611	28,133	26,168	26,356

In addition, classes are offered by the golf course. Each season, three sessions of junior classes are offered, with 45 students per class (three classes and 135 students per session). These sessions are at capacity as they are always completely booked. It is not feasible to add more junior classes as the pros are needed to teach other students and the driving range is shut down during junior classes. This means that other users cannot access the range and there is not a revenue stream from the golf range during junior lessons. With demand for more junior classes, as well as tee times during the peak months, the City should consider various means of meeting this demand.



Park City Golf Club

A new golf course is being developed at Canyons that should relieve some of the demand pressure at Park City’s golf course. Therefore, rather than develop a new golf course, the City may want to consider developing a golf education/learning center and driving range that will meet the demands of the juniors program, and that allows pressure on tee times at the City course to be reduced from: 1) less use of the existing Park City course for the juniors; and 2) development of the Canyons golf course.

It is important to note that SBSRD offers two indoor golf practice cages at the Basin Recreation Field House. These cages are available for reservations year round.

Development of a golf learning center and driving range would require a minimum of 20 acres. Ideally, the center would include several golf holes as well, thus increasing the total size to 40-50 acres, and providing an opportunity for beginners to learn the etiquette and rules of golf. The center would include driving range, grass tees, practice green area, practice chipping area, practice bunker area, small clubhouse/grill with retail items for sale. This would be a fairly unique facility along the Wasatch Front, with the only other competitive and comparable sites located in the Salt Lake Valley – Mulligan’s and Golf in the Round. The facility could be enclosed for year-round use.

GYMNASIUMS

Indoor basketball and indoor volleyball have been combined in this section and the demand for each has been assessed as a combined need for indoor gymnasiums. For this analysis, it is assumed that one gym is interchangeable with one full size basketball court (and typically two indoor volleyball courts). However, gyms can be designed several ways and may include multiple courts.

Table 24: Gymnasium Demand Analysis, Park City

GYMNASIUM DEMAND ANALYSIS Basketball, Volleyball, Drop-In Play Park City				
Program	Teams	Participants	Peak Hours Needed per Week During Peak Season	Season
Indoor Basketball				
High School Basketball	7	105		11/1-2/20
Adult Basketball	8	120	16	11/1-3/1
Open Play		240	12	year round
Indoor Volleyball				
Fall Adult Teams	16	192		10/15-12/15
Winter Adult Teams	16	192	5	1/15-4/1
TOTAL – Peak Season			33	

Table 25: Gymnasium Demand Analysis, SBSRD

GYMNASIUM DEMAND ANALYSIS Basketball, Volleyball SBSRD				
Program	Teams	Participants	Peak Hours Needed per Week During Peak Season	Season
Indoor Basketball				
Bitty Jazz	16	160		10/15-12/1
Jr. Jazz	30	300	300	12/1-2/15
3 on 3 Tournament		55		2 days
Indoor Volleyball				
Instructional Spring		80		4/19-5/26
Instructional Fall		60		10/11-11/17
TOTAL – Peak Season			300	

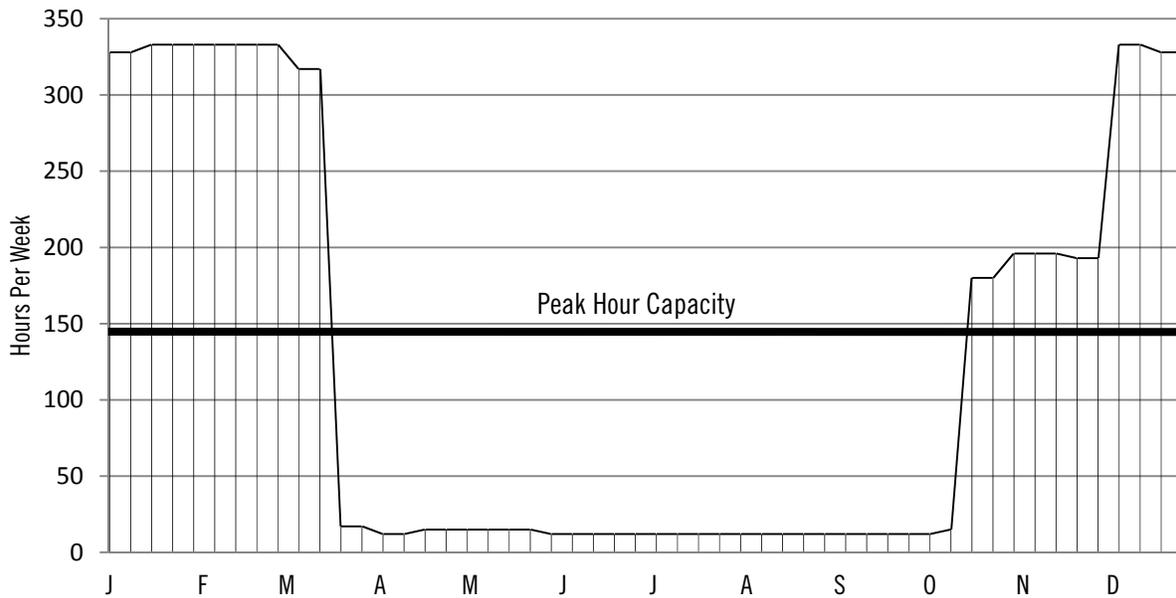
Based on the demand presented in Tables 24 and 25, during peak seasons there is demand for 333 gymnasium hours per week. Demand as calculated includes ideal practice time (not currently met) as well as game time for teams, and also assumes that courts can be divided into two courts for practices for Jr. Jazz. Peak demand for basketball and volleyball occurs during the winter months.



The gyms at PC MARC, Trailside and Ecker Hill all contain one court each and are available for peak hour demand from 4 p.m. – 9 p.m. on weekdays and all day on Saturdays for total peak hour availability of 39 hours per week per court (117 hours for the three courts combined). In addition, the gym at Treasure Mountain Middle School has one court and is available from 5:30 p.m. – 9 p.m. on weekdays and all day on Saturday, for a total of 31.5 additional peak hours per week. This results in 148.5 hours per week of court availability during peak periods. With demand for 333 peak hours and a supply of 148.5 hours with existing gyms, there is a current shortage during peak periods of 184.5 hours per week. Some of this demand is likely met during off-peak hours, or at other sites such as church gymnasiums or “cultural halls.” Based on a shortage of 184.5 hours

per week, and an average peak hour supply of 39 hours per gym results in the need for an additional 4.7 one court gyms ($184.5 \div 39$ hours per gym = 4.7 gyms). If the gyms are considered full at 80 percent of capacity, this number increases to a total of 5.9 gyms. However, due to the availability of gyms at fitness centers and other sites such as churches, and based upon interviews with staff members and comparable service levels with other mountain resort communities, it is determined that 2-3 additional gyms should meet current needs. Demand may also be somewhat offset by the fact that the full size courts can be, and are often, divided into two courts for practice and games.

Chart 2: Gymnasium Weekly Hourly Usage



ICE RINK

The ice rink is an IHL size ice sheet measured at 200 feet by 98.5 feet. The arena serves a variety of groups and purposes, including: 16 teams of an adult hockey league, youth hockey programs, an in-house recreation league, free skating, skating lessons, skating competitions, figure skating, sled hockey and curling. Demand from these various groups is shown in the following table that shows the great demand and growth in the speed skating and adult hockey sectors.

Table 26: User Groups Historic and Projected Usage of the Ice Rink

USER GROUPS HISTORIC AND PROJECTED USAGE OF THE ICE RINK										
Year	Total	Speed-skating	Moose	Curling	Ice Miners	PCHS	Adult Hockey	Figure Skating	Predators	Sled Hockey
Hours of Ice:										
2006/07	398	80	0	0	0	90	88	80	30	30
2007/08	588	96	0	42	100	90	120	80	30	30

USER GROUPS HISTORIC AND PROJECTED USAGE OF THE ICE RINK										
Year	Total	Speed-skating	Moose	Curling	Ice Miners	PCHS	Adult Hockey	Figure Skating	Predators	Sled Hockey
2008/09	795	120	0	42	240	90	153	90	30	30
2009/10	903	120	75	42	253	90	163	100	30	30
2010/11	1095	130	205	48	299	90	163	100	30	30
2011/12	1255	175	205	48	354	90	223	100	30	30
2012/13	1328	200	205	48	382	110	223	100	30	30
2013/14	1346	200	205	48	400	110	223	100	30	30
Ice Needs Growth:										
2006-2010 (A)	127%	50%	0%	0%	0%	0%	86%	25%	0%	0%
2011-2014 (P)	49%	67%	173%	14%	58%	22%	37%	0%	0%	0%
2006-2014 (P)	239%	150%	0%	0%	0%	22%	155%	25%	0%	0%
Number of Participants:										
2006/07	204	12	0	0	0	15	137	15	15	10
2007/08	312	16	0	24	80	15	132	20	15	10
2008/09	353	22	0	24	97	15	145	25	15	10
2009/10	499	35	25	32	120	15	222	25	15	10
2010/11	537	35	25	40	150	15	222	25	15	10
2011/12	637	35	25	40	168	15	304	25	15	10
2012/13	670	40	25	40	191	20	304	25	15	10
2013/14	689	45	25	40	200	25	304	25	15	10
Participant Growth:										
2006-2010 (A)	145%	192%	0%	0%	0%	0%	62%	67%	0%	0%
2011-2014 (P)	38%	29%	0%	25%	67%	67%	37%	0%	0%	0%
2006-2014 (P)	238%	275%	0%	0%	0%	67%	122%	67%	0%	0%

When demand for scheduled programs increases, the hours available for unscheduled use decline dramatically, as shown in the following table.

Table 27: Ice Rink Usage

ICE RINK USAGE				
Hours of Ice	User Groups	Rink Programs	Unscheduled	TOTAL HOURS/%
Hours of Ice:				
2006/07	819	1,411	1,380	3,610
2007/08	1,092	1,418	1,100	3,610
2008/09	1,365	1,282	963	3,610
2009/10	1,706	1,062	842	3,610

ICE RINK USAGE				
Hours of Ice	User Groups	Rink Programs	Unscheduled	TOTAL HOURS/%
2010/11	1,729	1,266	614	3,610
2011/12 (P)	2,012	1,200	398	3,610
2012/13 (P)	2,294	1,200	115	3,610
2013/14 (P)	2,577	1,200	(168)	3,610
Percent of Ice:				
2006/07	23%	39%	38%	100%
2007/08	30%	39%	30%	100%
2008/09	38%	36%	27%	100%
2009/10	47%	29%	23%	100%
2010/11	48%	35%	17%	100%
2011/12	56%	33%	11%	100%
2012/13	64%	33%	3%	100%
2013/14	71%	33%	-5%	100%



Park City Ice Arena

Peak use times at the ice rink are from 3 p.m. to 10 p.m., followed by 9 a.m. to 3 p.m. The ice rink is generally fully booked during the 3 p.m. to 10 p.m. timeframe. Interviews with local staff and skating teams suggest that the lack of capacity is limiting the number of youth that can participate in the sport.

There is some seasonality in usage, with somewhat higher demand during the September to May time period.

Table 28: Ice Rink Demand, Sept - May

ICE RINK DEMAND Percentage Booked, September – May				
Year	6 am – 9 am	9 am – 3 pm	3 pm – 10 pm	10 pm – 12 am
2007-2008	6%	80%	91%	25%
2008-2009	24%	76%	94%	18%
2009-2010	57%	76%	98%	29%
2010-2011	67%	93%	100%	57%
2011-2012	85%	98%	100%	64%

Table 29: Ice Rink Demand, June - Aug

ICE RINK DEMAND Percentage Booked, June – Aug				
Year	6 am – 9 am	9 am – 3 pm	3 pm – 10 pm	10 pm – 12 am
2007-2008*	0%	76%	92%	5%
2008-2009*	10%	87%	96%	9%
2009-2010	24%	44%	84%	7%
2010-2011	48%	79%	86%	5%
2011-2012	NA	NA	NA	NA

*Closed months of May and June

The current level of service is approximately one-third of that found in other mountain resort communities. Both Aspen and Telluride have two ice rinks, while serving much smaller resident populations (6,658 and 2,235 respectively). Based on the comparable data, as well as current usage levels and interviews with local staff and ice users, it appears that there is demand for another ice rink in the area.

INDOOR FIELD

One indoor field is located within the boundaries of the SBSRD at the Basin Recreation Fieldhouse. The Basin Recreation Fieldhouse is a 48,000 square foot athletic center which includes multiple facilities accounted for in this report. The indoor field is a fully synthetic turf field measuring 95 feet by 225 feet with a total usable space of 24,000 square feet.

Admittance to the Fieldhouse peaks during the winter months but also remains high during summer months. Not all of those admitted use the indoor field. However, according to the staff, the field is in constant use from opening to closing, which is 5:30 a.m. to 10:00 p.m. on weekdays and 7:00 a.m. to 9:00 p.m. on weekends. The field is utilized for a range of activities including those which take place on comparable outdoor multi-use fields -- such as soccer, lacrosse and football -- but also for fitness classes, private meetings and parties, and civic events. Fees apply when the field is reserved for exclusive use, with varying rates depending on the type of reservation and the resident/stakeholder status of the reserving party.

Table 30: Indoor Field, Basin Recreation Fieldhouse 2010 to 2011

INDOOR FIELD, BASIN RECREATION FIELDHOUSE ADMITTANCE, 2010 to 2011*												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Admittance	16,112	12,867	14,656	11,742	10,835	9,437	9,032	9,295	7,403	8,716	11,421	11,881
Annual Total												133,397

*This is an annual total from 11/28/10 to 11/28/11.

The comparable mountain resort communities which were surveyed did not have a public indoor field in their inventory. Therefore, comparable level-of-service standards were not assessed. Indoor fields are traditionally a private sector venture, with indoor facilities generally only available in municipalities with a population over 100,000. While indoor field sports are definitely growing in popularity and demand, there are no service standards available for indoor turf facilities. Thus, deciding how many facilities would be appropriate requires a case-by-case review.

Park City and the SBSRD are unique in providing this facility to their residents. Doing so has provided a valuable option for athletic programs which are regularly challenged with shorter seasons and inclement weather -- such as wet fields in the fall and spring. There is interest in building a second facility, and based on the demand for the existing facility -- as well as demand for multi-purpose fields in general (discussed in the section entitled "Multi-Use Fields: Soccer, Lacrosse, Rugby & Football") -- it is safe to conclude that an indoor facility would be well used and help meet the growing demand for field sports.

INDOOR JOGGING TRACK

Both Park City and SBSRD have indoor jogging tracks. Park City's facility is located at the MARC, includes three lanes and is seven laps to the mile. SBSRD's jogging track is located in the Basin Recreation Fieldhouse and includes two lanes and is nine laps to the mile. There is an outdoor track but it is not open to the public. The high school has a small indoor track but it is only open to students.

The Basin Recreation Fieldhouse has a YTD admittance of 120,283 persons. As expected, the highest admittance levels are during the winter months.

MULTI-USE FIELDS: SOCCER, LACROSSE, RUGBY & FOOTBALL

Demand for soccer fields is seasonal and is highest in the fall. Peak hours for soccer are from 5-7 p.m. weekdays and eight hours on Saturdays, for a total of 18 peak hours available per week per soccer field.

Three sizes of soccer fields are provided: full size, U10 and U8. Demand for full-size soccer fields is greater than for smaller fields, and full-size fields can be divided into smaller sizes. One full-size soccer field can typically accommodate two U10 fields and three U8 fields.

The 2002 Study showed a total of 16 fields; nine designated full size, three designated U10 and four designated U8. A current inventory analysis shows a total of 23 fields: 18 designated full size, four designated U10 and one designated U8. While details of this inventory will be discussed below, two points are important: 1) These designations are not necessarily permanent; and 2) Many of these fields are multi-use between soccer, lacrosse, rugby and football, as well as softball and other activities.



Avalanche Soccer Tournament

Park City has a total of nine multi-purpose fields. The construction of the Park City Ice Arena and Sports complex represents three additional full size fields added since the 2002 Study (two of these are designed to double as softball fields). The inclusion of Dozier Field in this report represents one additional field. Dozier Field was not accounted for in the 2002 Study because this field was used exclusively by the Park City football team. However, staff officials in Park City have noted that this field is used for soccer and lacrosse activities and thus should be considered as part of the inventory. Finally, four U8 fields were accounted for in the 2002 Study which have been realigned and are no longer part of the current inventory. This does not represent the elimination of any field space but instead represents a change in the designation of field use.

In the SBSRD there are a total of 14 multi-purpose fields. One practice field was added at Ecker Hill, one U8 field was added at Jeremy Ranch Elementary School (through a change in management), and the nearly completed Matt Knoop Memorial park will add one full-size soccer field to the current inventory.

The following table summarizes demand for multi-use fields that are used for soccer, lacrosse, rugby and football. The peak season is fall, with demand for 386 hours of field-time per week during the peak season (Park City and SBSRD combined). The analysis assumes practice times per team as well as game times. For game times, it has been assumed that two teams would be on the field at one time (therefore, the amount of game time needed has been estimated as 50 percent of actual game time per team).

Table 31: Multi-Use Fields Demand Analysis, Park City

MULTI-USE FIELDS DEMAND ANALYSIS Soccer, Lacrosse, Rugby and Football Park City					
Program	Teams	Participants	Season	Hrs/Tm/Wk	Hrs Needed per Week
Soccer					
Boys High School Teams	3	45	3/15-5/15	5	15
Girls High School Teams	3	45	8/1-10/20	5	15
Park City Youth Soccer Club (private)	16	240	3/1-6/15, 8/1-10/30	3	48
Black Diamond Club (private)	3	45	3/1-6/15, 8/1-10/31	3	9
Spring Youth Park City Program	38	225	4/15-6/15	1.5	57
Indoor Adult League	10	120	1/1-3/30		
Spring Outdoor Adult League	10	120	4/20-6/20	2	20
Fall Outdoor Adult League	10	120	8/20-10/20	2	20
Park City Residents League	3	45	3/1-6/15, 8/1-10/31	2	6
Sunday Adult Spring League	9	135	3/1-6/15		
Sunday Adult Fall League	9	135	8/1-10/31		
Lacrosse					
High School Teams	4	60	2/15-5/15	5	20
Park City Youth Lacrosse Organization (Private Club)	10	120	8/15-10/14	4	40
Rugby					
Adult Teams	1	20	10/1-11-7	2	2
Football					
High School Football	3	100	8/1-11/1	5	15
Flag Football	6	72	9/1-11/1	2	12
TOTAL DEMAND*					
Fall	49	662			126.25
Spring	51	390			73.25

*Does not count demand for High School programs which are played at the high schools; does not count demand for Sunday leagues.

Table 32: Multi-Use Fields Demand Analysis, SBSRD

MULTI-USE FIELDS DEMAND ANALYSIS Soccer, Lacrosse, Rugby and Football SBSRD					
Program	Teams	Participants	Season	Hrs/Tm/Wk	Hrs Needed per Week
Soccer					
Fall Youth Multicultural Program	12	180	9/15-11/15	2	24
Fall Youth Basin Rec Program	98	1176	8/20-10/15	2	196

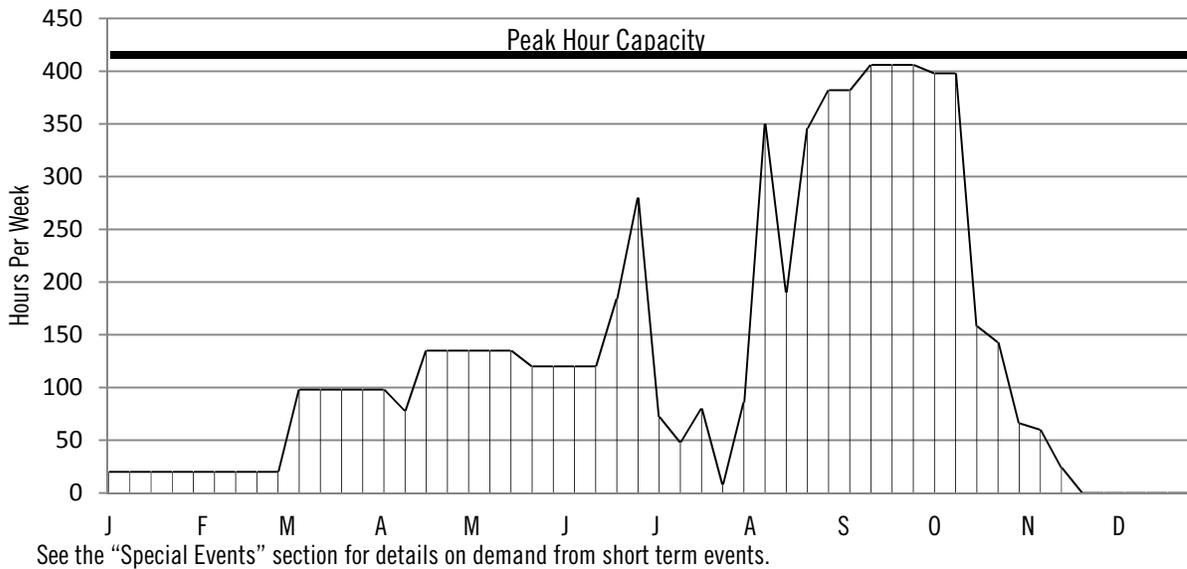
MULTI-USE FIELDS DEMAND ANALYSIS Soccer, Lacrosse, Rugby and Football SBSRD					
Program	Teams	Participants	Season	Hrs/Tm/Wk	Hrs Needed per Week
Lacrosse					
Team Altitude (Private Club)	1	15	8/15-10/15	4	4
Football					
Private Youth Club	9	180	9/1-11/7	4	36
TOTAL DEMAND*					
TOTAL SBSRD	120				260
TOTAL Park City and SBSRD					386

* Does not count demand for High School programs which are played at the high schools; does not count demand for Sunday leagues.

Based on the 2002 Study, each field was considered to have 18 peak hours per week. Using this metric would result in a current need for 21 soccer/multi-use fields (386 peak hours per week ÷ 18 peak hours per field = 21 fields). The two communities currently have 23 soccer/multi-use fields. However, fields are considered to be at capacity when at 80 percent of use. This results in a need for 27 soccer fields ((386 peak hours per week ÷ 0.8 capacity) ÷ 18 peak hours per field = 27 fields), for an increase of four fields. Need may vary somewhat depending on the geographical location for the fields. However, smaller size teams may be able to double up on fields for practice times, and peripheries of fields (including school fields) can be used for practices. Therefore, it is assumed that this need could be met through two additional fields. One of these fields could be an indoor field, thus providing year-round use.



Chart 3: Multi-Use Field Weekly Hourly Usage



The desired level of service for soccer fields, as stated in the 2002 Recreation Options Study, is one soccer field for every 2,000 persons (current combined standard is one soccer field for every 1,822 residents). This standard is currently being met and is somewhat higher than the average of one soccer field for every 3,583 persons in the comparable mountain resort communities surveyed as part of this study.

PARKS AND TRAILS

Park City has 66 park acres that it maintains, while the SBSRD has 180 acres. This results in a standard of 8.4 park acres per 1,000 persons in Park City and 7.2 acres per 1,000 persons in the SBSRD, for a combined standard of 7.5 acres per 1,000 persons. The comparable standard for resort communities is an average of 7.7 acres per 1,000 persons.

Park City has 88.7 trail miles that it maintains, while the SBSRD has 118.6 miles. This results in a combined standard of 6.3 trail miles per 1,000 persons. The average of the mountain resort communities surveyed is 5.7 miles per 1,000 persons. SBSRD trails are accessible year round, though grooming is limited. It is important to note that all SBSRD trails are available for equestrian activities. A breakdown of trail miles is contained in the following table.

Table 33: Park City & SBSRD Trails and Support Amenities

Park City & SBSRD Trails and Support Amenities			
	Surface/Location	Park City	SBSRD
Public Trails	Hard Surface (miles)	15.2	13.5*

Park City & SBSRD Trails and Support Amenities			
	Soft Surface (miles)	5.27	7.6
	Backcountry (miles)	68.4	97.5
	Total (miles)	88.87	118.6
Resort Trails (maintained by others)	Deer Valley Resort (miles)	34.9	0
	Park City Mountain Resort (miles)	31	0
	Total (miles)	65.9	0
Total Trail Network		154.77	118.6
Seasonal Configuration	Winter Groomed (Nordic) (miles)	16	16

*Does not include 6.7 miles adjacent to roads in the County road right-of-way.

Nordic or cross country skiing trails have become a popular amenity provided by several communities. Typically, these are directly on top of existing trails or closely parallel existing trails, and are groomed and maintained throughout the winter. Park City and the SBSRD maintain a total of 32 miles of Nordic trails. This does not include 12.4 miles of Nordic trails maintained by White Pine Touring Center on City property. Of the communities surveyed, Aspen has 60 miles, Jackson Hole has ten miles and Telluride has ten miles.



SBSRD trail through an aspen grove

According to staff, hard surface trails located near residential and commercial developments are in high demand and heavily used. Soft surface and backcountry are also in high demand during the peak summer season. In order to assess demand, staff members have taken unofficial counts on parts of the trails where traffic is expected. During peak months, 40 to 50 miles have more than 300 users per day; 40 miles have around 100 users per day; and 30 to 40 miles have less than 50 users day. The remaining miles along the trails were not measured.

Staff recommended that additional hard surface length be added in order to meet current and growing demand -- especially considering the growing popularity of bicycling as a form of transportation. Soft surface trails are usually 8-10' wide while backcountry trails are typically 4' wide or less depending on targeted user ability level. In addition, the SBSRD staff suggests that the connectivity of the system would be greatly benefited by an additional 30 miles of trail length throughout Snyderville Basin.

Trailhead parking and support facilities such as map boards, dog waste stations, wildlife education and directional signage have generally lagged behind trail development, particularly in the Snyderville Basin. Designated trailheads that include sufficient parking based on the popularity of the system should be identified and improved to disperse users and fulfill the need for staging areas and support facilities system wide. Restrooms and water fountains, where feasible, contribute to an improved trail user experience and higher level of service for residents and visitors. Differing use patterns in summer and winter should be considered in the development of trailhead facilities. Experiential knowledge indicates peak demand periods often vary by season as winter trail grooming expands. As additional trail system development is fostered through the acquisition of recreational open space, designated access points to these expanded areas must continue to be planned.

PAVILIONS

There are 17 pavilions located in the area – six in Park City and 11 in the SBSRD. Two sites in Park City have larger pavilions that are rented to the public.

Table 34: Pavilions

PAVILIONS	
Park City:	
3	City Park
1	Rotary Park
1	Creekside Park
1	Main Street Park
SBSRD:	
7	Matt Knoop Memorial Park
1	Willow Creek Complex
3	Trailside Park Complex

The rental season is dependent on the weather, but generally stretches from May 1st through October 15th with peak periods in July and August. While no records are kept of “lost bookings,” (i.e., rentals that could not be accommodated for a lack of space), interviews with staff suggest that people often have to take their 2nd and 3rd options for a time in July and August. Weekends are the most popular and are the most heavily booked. In July and August, all weekends are completely booked. In June, July and August, records indicate that 90 percent of the days have a rental placed on them. Booking times are from 10 a.m. to 2 p.m., 4 p.m. to dusk, or an all-day rental. The most common use is for a family reunion, which brings in people from outside of the area. According to staff, the most-requested size is for 75-100 people. Any future pavilions should be built to accommodate at least this size of gathering.

Table 35: Historic Pavilion Usage

HISTORIC PAVILION USAGE						
Year	City Park			Rotary Park		
	City Use	Private	Special Event	City Use	Private	Special Event
2008	8	60	11	16	56	0
2009	5	53	15	12	70	1
2010	5	42	14	16	37	0
2011	5	54	13	5	57	0

In 2011, 168 days were available for pavilion rentals, with 91 peak days available. Overall, 79 days were rented (53 percent), with 69 of the peak days rented (76 percent).

PLAYGROUNDS

Park City has a total of five City-owned playgrounds and the SBSRD has a total of five District-owned playgrounds. A breakdown of these facilities by park is presented in the table below.

Table 36: Playgrounds by Park

PLAYGROUND BY PARK	
Number of Structures	Park
Park City:	
1	Creekside
1	City Park
1	Prospector
1	PC MARC
1	PC Sports Complex
SBSRD:	
1	Matt Knoop Memorial Park
2	Trailside Park Complex
2	Willow Creek Complex



With ten playgrounds in the Park City and Snyderville Basin area, the combined level-of-service standard is one park for every 3,279 residents. This is slightly lower than the comparable communities standard, where one playground exists for every 2,230 residents on average. It is important to note that in this analysis, only playgrounds owned by Park City or the SBSRD were considered.

There are additional playgrounds which are owned by the Park City School District. These facilities are generally open to the public for some of the time during the day and/or week. Thus it is neither the goal nor the design of Park City and the SBSRD to meet all the demand for playgrounds with their own facilities. Playgrounds can be widely divergent in the amenities they offer, and this must also be taken into consideration when comparing LOS standards.

SPECIAL EVENTS

In addition to the regular, seasonal usage of recreational facilities there are several special events which take place in Park City and Snyderville Basin throughout the year. An estimated 11,000 to 12,000 residents and visitors participated in special events in 2011. While it may not be desirable to plan facility inventory based on event demand, the added impact of these activities should certainly be considered in the analysis.

The following table lists the major events of 2011 and the public facilities that were utilized.

Table 37: Special Events 2011

Special Events 2011						
Trail Events 2011						
Events	What	When	Length	Trails Used	Type of Group	# of Participants
Running w/ ED	Fundraiser Run	May	41 miles	Numerous Urban Trails	Public	1400
PC 50 Mountain Bike Race	Mtn Bike Race	July	50 miles	Backcountry Trails (Mid-Mtn)	Public	275
PC Marathon	Running Race	August	26 miles	Numerous Urban Trails	Public	1200
Point to Point Mtn Bike Race	Mtn Bike Race	September	100 miles	Backcountry Trails (Mid-Mtn)	Public	350
Weilenmann School Fun Run	Fundraiser Run	October	3 miles	Gorgoza Park Trail	Public	100
Winter Sports School 5k	Fundraiser Run	September	3 miles	McLeod Creek Corridor	Public	50
Bark in the Park 5k	Fundraiser Run	July	3 miles	Willow Creek Park Trails	Public	250
Pink Half Series	Fundraiser Run	October	13 miles	Numerous Urban Trails	Public	475
Park City Triathlon	Running Race	June	3 miles	E224 Trail	Public	180
Dog Jog	Fundraiser Run	November	3 miles	Willow Creek Park Trails	Public	20
Memorial Fun Run	Fundraiser Run	May	3 miles	Willow Creek Park Trails	Basin Rec	120
Mid-Mountain Marathon	Fundraiser Run	September	26 miles	Mid Mtn Trail	Basin Co-Spon.	400
Silver Ski	Nordic Family Event	January	Varies	Numerous Urban Trails	Basin Co-Spon.	250
Celebrate the Spirits	Fundraiser Run	October	3 miles	E224 Trail	Basin Rec	185



Special Events 2011						
Field Events 2011						
Event	What	When	Length	Fields Used	Type of Group	# of Participants
PCSC Camp I	Soccer Camp	June	4 days	2 soccer: WCP	Stakeholder	50-100
Park City Adult Soccer Tournament	Soccer Tournament	July	2 days	2 soccer: TSP, 2 soccer: WCP	Stakeholder	300-350
Ultimate Frisbee Tournament	Ultimate Frisbee	June	2 days	Fields at EHMS	Public	125-150
Avalanche Soccer Tournament	Soccer Tournament	June	3 days	3 soccer: WCP, 2 soccer: TSP	Public	500-750
PCSC Camp II	Soccer Camp	July	4 days	2 soccer: WCP	Stakeholder	50-100
LAX Ski Town (Youth)	Lacrosse Tournament	June	3 days	3 fields: WCP, 5 fields: EHMS	Public	600-700
Park City Chamber (Triple Crown)	Softball Tournament	July	14 days	2 softball fields: EHMS	Public	1200-1500
Friends of the Animal	Carnival Fundraiser	July	1 day	1 field: WCP	Public	500
PCSC Extreme Cup	Soccer Tournament	August	3 days	11 Fields: EHMS, WCP and TSP	Stakeholder	2200-2400
USS Sports Camp (LAX)	Lacrosse Camp	August	4 days	2 lacrosse fields: EHMS	Public	100
US Army	Ceremony	July	1 day	1 field	Public	100
Real Salt Lake Clinic	Soccer Clinic	July	1 day	1 field: TSP	Public	75-100
One Premier Soccer Camp	Soccer Camp	July	4 days	2 soccer fields: WCP	Stakeholder	100-150
Happy Mutts	Dog Training	July-Sept	Multi-week	1 field: TSE	Public	20

WCP - Willow Creek Park, TSP - Trailside Park, EHMS - Ecker Hill Middle School, TSP/E - Trailside Park and Trailside Elementary

TENNIS

Park City has a total of 13 tennis courts. Eleven of those courts are at the PC MARC with two additional outdoor courts at the City Park. Four of the courts at the PC MARC are indoor year round, and seven of the courts are located outside. During the winter, three of the seven outdoor courts are covered with a bubble and converted into indoor courts. SBSRD has four outdoor tennis courts. Thus, there are a total of 17 tennis courts, all of which are in use during the summer and seven of which are in regular use during the winter.

Total demand in 2009, prior to the reduction in the number of courts due to construction of the new recreation facility (PC MARC), is shown in the table below. The tennis staff expects demand to increase with the new facility and the addition of a tennis director.

Table 38: Percent of Capacity Usage

PERCENT OF CAPACITY USAGE, 2009		
	Prime	Off-Prime
February 11	85%	45%
April 3	85%	36%
July 16 – Indoor	68%	37%
July 16 – Outdoor	82%	32%

PERCENT OF CAPACITY USAGE, 2009		
	Prime	Off-Prime
November 4	80%	47%
Prime time is 9 am - noon and 3 pm – 7 pm. Off-prime is 6 am - 9 am, 12-3 pm and 7-10pm.		

Tennis demand has been growing in the area, as evidenced by growth in the junior program which has increased by approximately 19 percent from 2008 to 2011.

Table 39: Junior Program Players by Session

JUNIOR PROGRAM PLAYERS BY SESSION				
	2008	2009	2010	2011
Winter One	51	81	57	57
Winter Two	89	65	69	54
Spring	62	83	117	127
Fall I	68	51	51	76
Fall II	64	70	72	85
TOTAL	334	350	366	399
Winter One = January/February, Winter Two = March/April, Spring = May/1 st half of June, Fall I = September/October, Fall 2 = November/December				



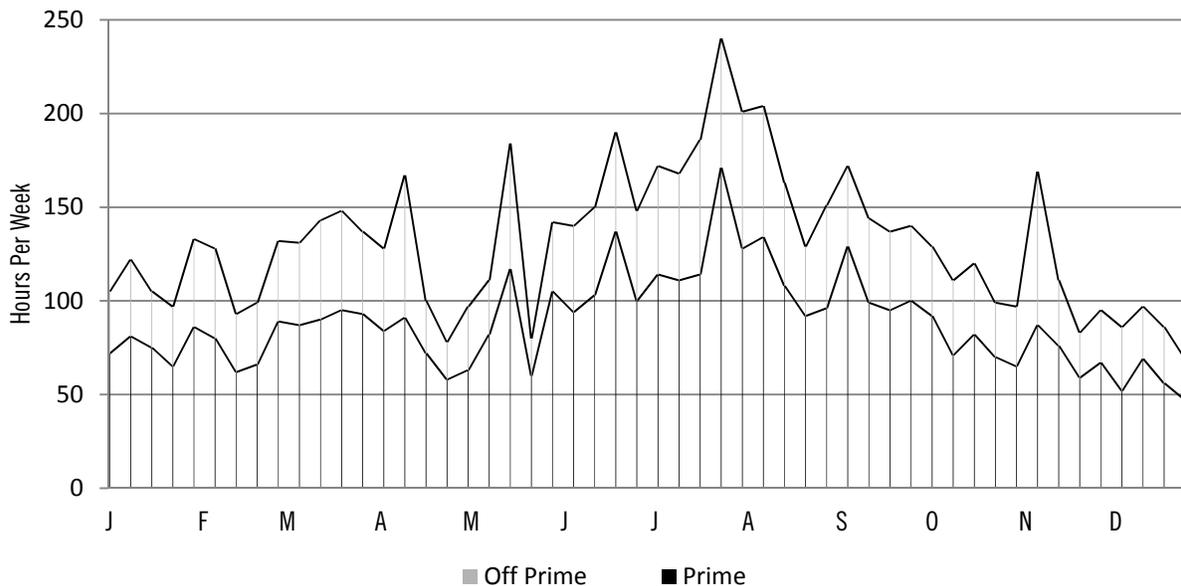
The following table displays the details for the summer youth programs in Park City and the SBSRD. Over 100 children participate each week for a majority of the summer.

Table 40: Youth in the Summer Programs

YOUTH IN SUMMER PROGRAMS							
Week	Summer Camp	Older Juniors	Holy Cross*	Canyons	10 & Under	City Park	TOTAL
June 13 - 17	19	10	40	24	47		147
June 20 - 24	30	10	40	24	47	8	159
June 27 - July 1	23	12	40	24	47	8	154
July 5-8	31	7	40	24	47		149
July 11-15	33	14	40	24	47	7	165
July 18-22	36	6	40	24	23	11	140
July 25-29	18	6	40	24	23		111
August 1-5	18	6		24	23	8	79
August 8 - 12	23	6		24	23	7	83
August 15-19	17	3		24	23		67

*Holy Cross is Pro Bono
 These numbers represent how many different children were seen during the week. Some programs saw the kids here more than once in each week

Chart 4: Tennis Weekly Hourly Usage



This graph represents weekly usage which was tracked in 2009 at the Park City Municipal Athletic & Recreation Center. Prime time is 9 am - noon and 3 pm – 7 pm. Off-prime is 6 am - 9 am, 12-3 pm and 7-10pm.

Interviews with Park City staff involved with the tennis program suggest that: 1) program growth is estimated to be at least 30 to 40 percent over the next three years; and 2) an additional four to six indoor courts can be filled given current demand. Approximately 150 adults participate in clinics or leagues each week. There are roughly 12 to 15 adult tennis classes per week at the current time. This number is expected to increase to 20 classes per week when seven indoor courts are available (rather than the current three indoor courts).

Further, “public open play” can be expanded with the new facility. During the past two years, while the facilities are under construction, public open play has been very limited.

The comparable Mountain Resort Standard for indoor tennis courts is one court for every 2,672 people. In comparison, the combined level of service for Park City and SBSRD is currently one indoor tennis court for every 4,684 people. This suggests that there is a significant need for more indoor courts in the area. Based on the above factors, two to four additional indoor tennis courts are needed to meet the Mountain Resort Standard of other comparable communities and to meet the demand of the Park City and SBSRD communities.