
PARK CITY GOLF CLUB MASTER PLAN

Preserving what golfers love.
Planning for the future

DRAFT COPY

A white golf ball sits on a lush green lawn next to a hole. The hole is a circular opening in the grass, revealing a light-colored, possibly concrete or sand, interior. The grass is vibrant green and appears to be a well-maintained golf course. The lighting is bright, casting soft shadows.



Executive Summary

Park City Golf Club has served generations of residents and visitors as one of the community's premier public recreational amenities. As the course's irrigation system approaches the end of its useful life, Park City Municipal recognized an opportunity to look beyond replacing aging infrastructure and instead evaluate the long-term future of the golf course.

To support that effort, the City retained TCS Golf to evaluate existing conditions and identify long-term capital needs. Building on that assessment, the City engaged golf course architect Beddo & Boyden to prepare this Draft Master Plan, exploring opportunities to improve course playability, operations, and the overall experience. The planning process has included extensive community engagement, including more than 390 survey responses from golfers and other stakeholders to help identify priorities and opportunities for improvement.

This Draft Master Plan is a long-range planning document intended to inform future discussion and decision-making. It provides City Council with a framework for evaluating potential capital investments as the City plans for irrigation replacement and considers the long-term evolution of the golf course.

The concepts presented in this document are intended to support discussion — not represent final decisions. The Master Plan does not authorize construction or commit the City to specific improvements. Instead, it provides City Council with a foundation for establishing priorities, offering policy direction, and evaluating future investments that preserve one of Park City's most valued public assets while enhancing the patron experience for decades to come.

Purpose of this Draft:

- Plan for the long-term future of the golf course alongside irrigation replacement.
 - Evaluate opportunities to improve playability, operations, and long-term sustainability.
 - Incorporate professional golf course planning expertise and community feedback.
 - Provide City Council with a framework for evaluating future capital investment decisions.
 - Support informed discussion while recognizing that future improvements will require additional review, funding, and Council direction.
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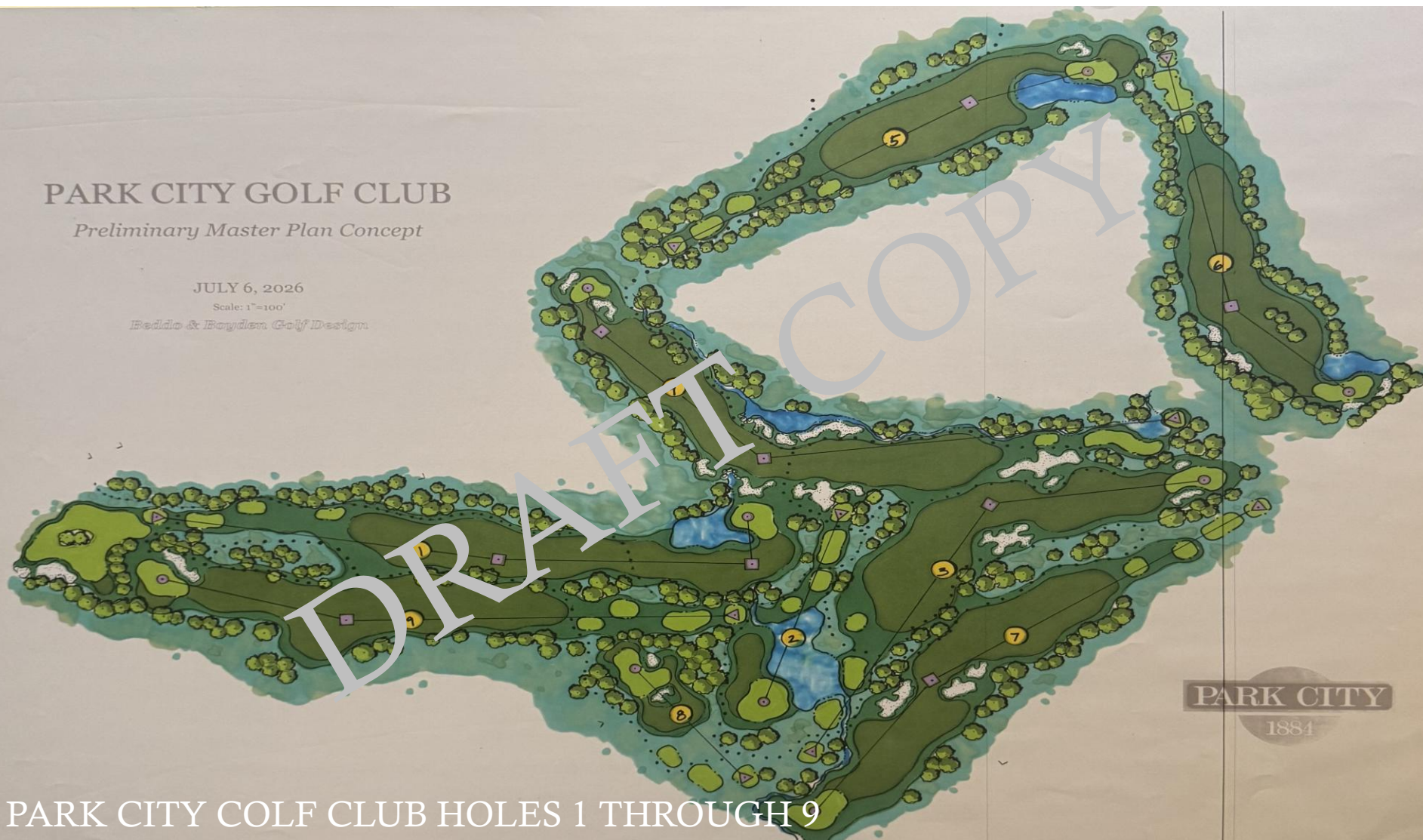
PARK CITY GOLF CLUB

Preliminary Master Plan Concept

JULY 6, 2026

Scale: 1"=100'

Beddie & Boyden Golf Design



PARK CITY COLF CLUB HOLES 1 THROUGH 9





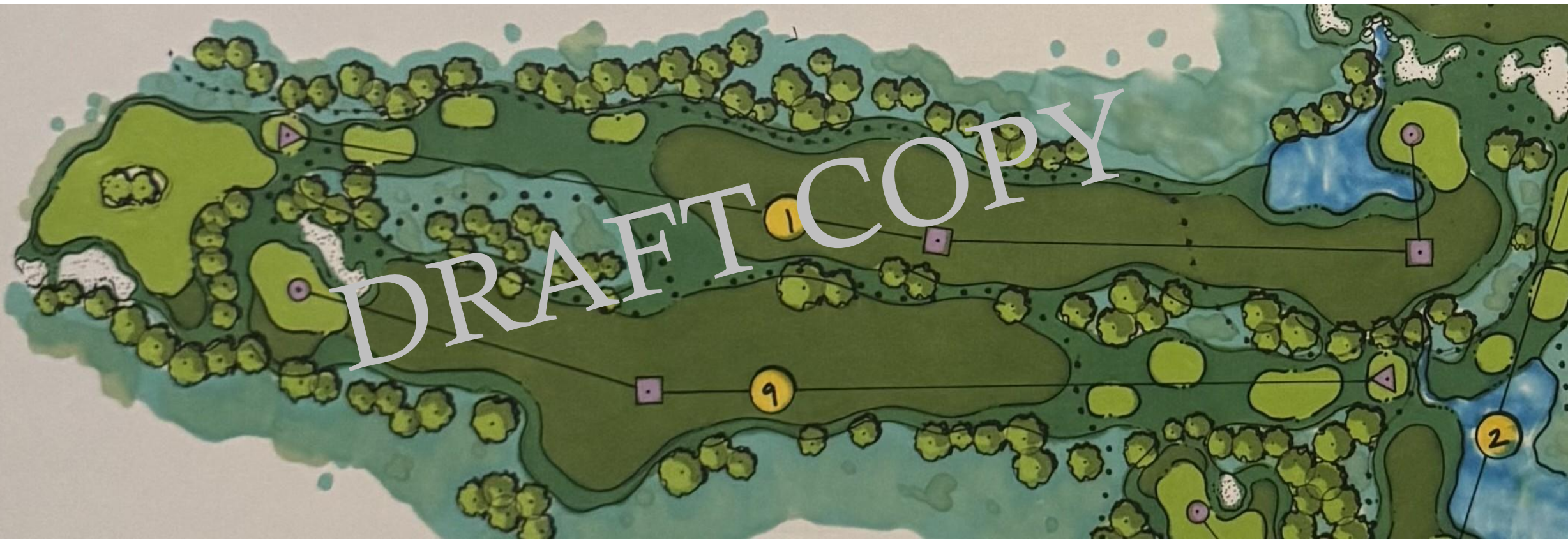
SHORT GAME IMPROVEMENT AREA

- One of the most common requests received through the golfer survey was for improved practice facilities.
- By relocating the No. 1 tees and shifting the No. 9 green, sufficient space is created for a dedicated short game practice area. Designed to accommodate chipping, pitching, bunker play, and putting, this new facility will provide golfers of all skill levels with an outstanding place to practice and improve their game.
- The addition of this amenity enhances the overall golf experience while creating a valuable resource for instruction, junior golf programs, and everyday player development.

HOLE NO 1

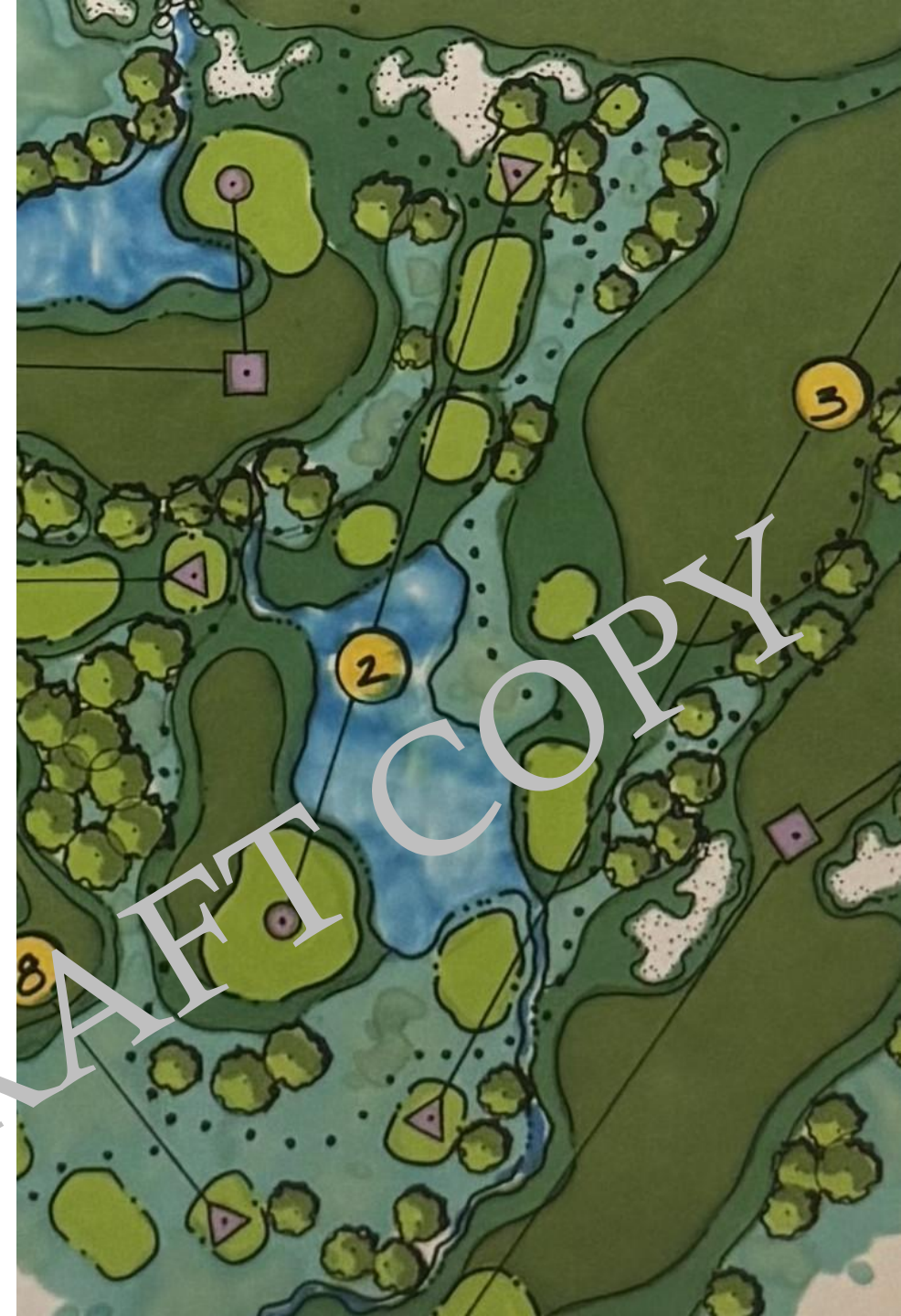
The opening hole has been thoughtfully redesigned to create a more welcoming start to the round while making room for the new short game practice area. By shifting the tees slightly to the northwest and relocating the green to the opposite side of the pond, the overall playing length is maintained while creating a more memorable finish to the hole. All bunkers have been removed to improve pace of play and encourage golfers to begin their round with confidence rather than caution.

Players attempting to reach the green in two will face an exciting risk-versus-reward opportunity over the water, while those choosing the safer route down the right side will still enjoy an excellent chance at par. The result is an opening hole that is both inviting and strategically engaging.



HOLE NO 2

- The second hole retains the character that golfers have enjoyed for years. Minor adjustments to the tee locations accommodate improvements to Holes 1 and 9 while preserving the signature approach shot over water that defines this hole.
- A generous bail-out area short and right of the green provides a safe option for less aggressive players, while those challenging the flag are rewarded with one of the most exciting approach shots on the golf course.



HOLE NO. 3

- The third hole maintains its familiar character while incorporating subtle improvements that enhance both strategy and playability.
 - A slightly longer hole with a wider landing area creates a better angle into the green and a more receptive approach shot. New fairway bunkers reward golfers willing to challenge the right side from the tee, providing a shorter and more favorable second shot.
 - Players are rewarded for thoughtful course management while maintaining enjoyable options for every skill level.
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HOLE NO. 4

Additional length from the tee strengthens this par 5 while preserving its enjoyable risk-and-reward character.

Lowering the pond edge improves visibility from the tee, allowing golfers to better evaluate their options before playing their opening shot. New fairway bunkers introduce strategic decision-making for players attempting to shorten their approach, while subtle grading improvements along the left side help retain well-played tee shots.

Golfers laying up will continue to enjoy a comfortable third shot into the green, while those choosing to attack in two will be rewarded with an exciting opportunity for birdie.



HOLE NO. 5

The fifth hole remains one of the most picturesque holes at Park City Golf Course.

By lowering the green slightly closer to the water, the approach shot becomes both more dramatic and more memorable. A gentle back slope behind the putting surface will help gather slightly overhit shots back toward the green, rewarding well-played approaches while maintaining fairness for golfers of all abilities.



HOLE NO. 6

Playing from one of the highest points on the property, this downhill par 4 continues to emphasize thoughtful club selection from the tee. Improved visibility into the green eliminates a previously blind approach, enhancing strategy, pace of play, and player safety. The relocated green provides a more receptive target while rewarding drives positioned along the right side of the fairway.

These subtle improvements create a more enjoyable and strategic golf experience without changing the character of the hole.



HOLE NO. 7

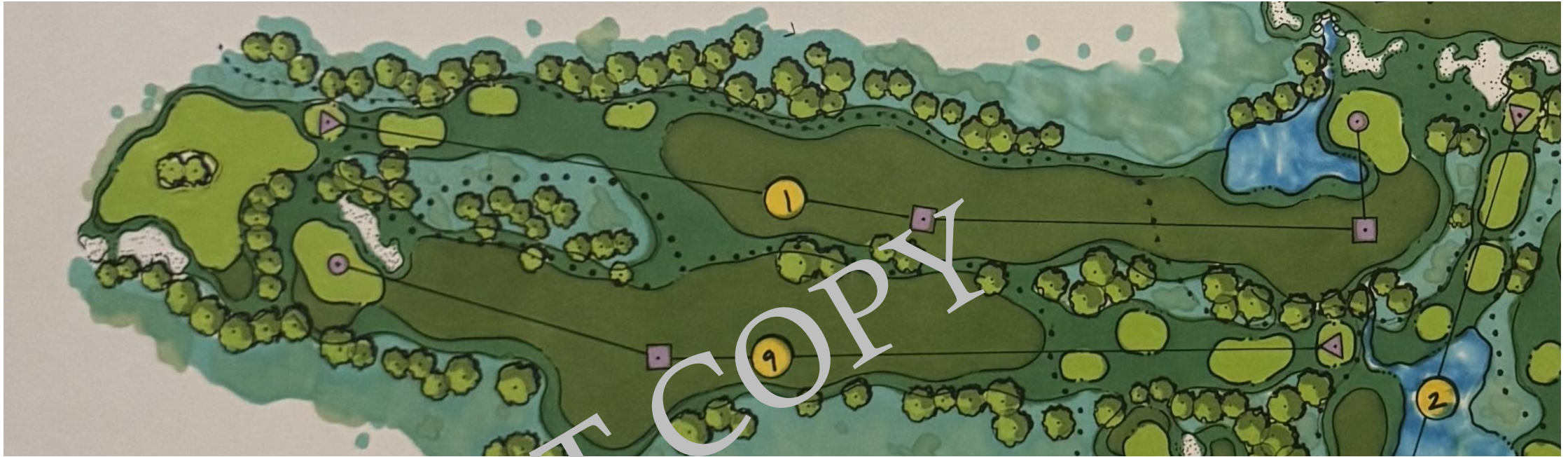
- The seventh hole is designed to become one of the course's most enjoyable strategic challenges.
- Golfers must decide whether to challenge the well-positioned fairway bunkers in search of a significant advantage or play conservatively to the generous landing area.
- Successfully carrying the bunkers leaves a much shorter and simpler approach, while conservative players still have every opportunity to make par. Length remains the primary defense of the hole, but smart decision-making is equally important.





HOLE NO. 8

- The eighth hole has been thoughtfully shortened to create a more enjoyable and memorable par 3.
- While the overall distance is reduced, the challenge remains intact through thoughtful green design and pin placement. Golfers who play to the center of the green will be rewarded with an excellent opportunity for par while avoiding unnecessary penalties created by excessive length.



HOLE NO. 9

- The ninth hole has been shifted north to accommodate the new short game practice area while preserving its overall playing length.
- A generous, forgiving fairway welcomes golfers finishing the front nine, and those favoring the left side of the fairway are rewarded with an improved angle into the green.
- The result is a comfortable yet strategically interesting conclusion to the outward nine.

HOLES NO. 10 & 11

- Construction of the new water treatment facility significantly altered the original character of these two holes.
- By reestablishing the centerlines of play, relocating greens, and improving tee alignments, both holes regain their strategic interest while becoming more enjoyable for golfers of all abilities.
- The tenth hole presents an important decision from the tee, while improved visibility into the green enhances both safety and pace of play. The eleventh rewards an accurate drive with the best angle into the green, while added width creates greater forgiveness and improved day-to-day playability.
- Together these two short par 4s provide an engaging beginning to the back nine.



HOLES NO. 12 & 13

- Changes associated with the water treatment facility reduced the playing width and strategic options on the twelfth hole.
- This Master Plan restores those qualities by widening the landing area, improving lines of play from the tees, and relocating the green to create a more natural and enjoyable approach.
- These improvements also create the opportunity to completely reimagine the thirteenth hole. Although shorter than its predecessor, the new par 3 offers a far more memorable shot by positioning the green closer to the water while providing appropriate challenge for golfers at every skill level.



HOLES NO. 14 & 15



The fourteenth and fifteenth holes provide two distinctly different but equally memorable challenges.

The fourteenth maintains a familiar playing length while introducing strategically positioned bunkers and a redesigned green complex that addresses existing agronomic concerns and improves overall playability.

The dramatic downhill fifteenth becomes one of the course's signature holes.

Carefully placed bunkers and a green positioned near the water create a visually stunning and strategically exciting hole that golfers will remember long after the round has ended.



HOLE NO. 16

- The sixteenth becomes a true three-shot par 5 that will remain relevant for years to come.
- Added length and increased fairway width provide golfers with multiple strategic options from tee to green. A well-positioned second shot is rewarded with an excellent scoring opportunity, encouraging thoughtful course management while allowing longer hitters the chance to be more aggressive.

HOLE NO. 17

- Relocating the seventeenth slightly farther south creates a stronger finishing stretch while slightly shortening this attractive par 3.
- Surrounded by mature trees, the hole emphasizes precision over power. A well-played tee shot is rewarded with a receptive green and an excellent opportunity to finish the round's par-3 sequence on a positive note.



HOLE NO. 18

The closing hole has been transformed into a true finishing par 5 worthy of concluding the round.

With the tees moved farther back and to the right, golfers must carefully weigh the risks and rewards of attempting to reach the green in two. Strategic decision-making becomes just as important as distance.

As part of the irrigation replacement project, areas impacted by previous construction and long-standing agronomic issues will be restored, resulting in healthier turf, improved playing conditions, and a stronger finish to the golf course.

The eighteenth concludes the round with a memorable challenge that encourages golfers to return again and again.

