

**MANAGER'S REPORT**  
**April 10, 2013**

To: Council Members  
From: Robert Jasper

<u>Department</u>	<u>Description of Updates</u>						
Administration	<p><u>Submitted by Robert Jasper, County Manager:</u>            ♦ Documents and transactions are listed on the Manager Approval list dated 2/14/13, posted on the website at: <a href="http://www.summitcounty.org/manager/index.php">http://www.summitcounty.org/manager/index.php</a></p>						
Auditor							
Assessor							
Attorney	<p><u>Submitted by Matthew Bates, Prosecuting Attorney:</u></p>						
Clerk							
Community Development	<p><u>Submitted by Patrick Putt, Interim Community Development Director:</u></p> <p><b>Snyderville Basin</b></p> <p>Staff has completed a draft schedule for the public hearings on the Neighborhood Planning Areas (Chapter 9 of the General Plan). The 15 neighborhood areas will be reviewed by the Planning Commission on May 14 &amp; 28 and June 11.</p> <p><b>Eastern Summit County</b></p> <ul style="list-style-type: none"> <li>• A joint County Council and Eastern Summit County Planning Commission meeting has been schedule for April 10 to discuss the progress of the Eastern Summit County General Plan.</li> <li>• The next Eastern Summit County Planning Commission meeting is scheduled for Thursday, April 4<sup>th</sup>. The Indian Hollow Subdivision is scheduled for additional review and possible action.</li> </ul> <p><b>Department Administrative Items</b></p> <ul style="list-style-type: none"> <li>• Interviews for the Plans Examiner II position are completed. A final recommendation will be made by the Chief Building Official by Friday</li> <li>• The department received 17 new building applications and 4 new planning applications this past week as follows:               <ul style="list-style-type: none"> <li>• <b>New Building Applications</b> <b>Submitted Mar 27, - Apr 3, 2013</b></li> <li style="padding-left: 40px;"><b>Snyderville Basin</b></li> </ul> </li> </ul> <table border="1" style="width: 100%; margin-top: 20px;"> <thead> <tr> <th style="width: 15%;">Project #</th> <th style="width: 55%;">Project Name</th> <th style="width: 30%;">Submittal Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Project #	Project Name	Submittal Date			
Project #	Project Name	Submittal Date					

<u>Department</u>	<u>Description of Updates</u>		
	13-892	<b>Colonial Construction</b> Bathroom Remodel 5054 Red Fox Court, Park City, UT	Mar 26, 13
	13-893	<b>Jeremy Shuman / Silvers Inc.</b> Storage Building 246 E Countryside Cir, Park City, UT	Mar 27, 13
	13-894	<b>Esco Services</b> Furnace Replacement 1135 Abilene Way, Park City, UT	Mar 27, 13
	13-895	<b>Todd Arenson</b> Interior Demolition 4000 N 250 E, Park City, UT	Mar 27, 13
	13-896	<b>George Angelo</b> Sunroom Demolition 5646 N. Yorkton Ln, Park City, UT	Mar 27, 13
	13-898	<b>Mike Rasmuson</b> Addition 3321 W Big Spruce Way, Park City, UT	Mar 29, 13
	13-899	<b>Brodie Pollard</b> Addition 1231 Cottonwood Ln, Park City, UT	Mar 29, 13
	13-900	<b>Utah 7000 Cabins</b> Single Family Dwelling 9167 Alice Court, Promontory, UT	Mar 29, 13
	13-901	<b>Upwall Design</b> Single Family Dwelling 8635 N Sunset Circle, Park City, UT	Mar 29, 13
	13-902	<b>Questar Gas</b> Regulator Station Trailside Drive , Park City, UT	Mar 29, 13
	13-903	<b>Preston Campbell</b> Remodel 3881 Quarry Mountain Road, Park City, UT	Mar 29, 13
	13-905	<b>Blackdog Builders</b> Remodel 1614 South Shore Drive, Park City, UT	Apr 02, 13
	13-906	<b>Freedom Chiropractic</b> Tenant Improvement 1526 Ute Blvd. Park City, UT	Apr 03, 13

Department	Description of Updates			
	13-907	<b>Crossbeam Builders</b> Kitchen Remodel 6905 N 2200 W #7-L, Park City, UT	Apr 03, 13	
	13-908	<b>Michael Buchholz</b> Deck 2958 W Daybreaker Dr. Park City, UT	Apr 03, 13	
<b>Eastern Summit County</b>				
	13-897	<b>Ryan Robinson</b> Electrical Meter Change 3348 S Forest Meadow Rd. Wanship, UT	Mar 28, 13	
	13-904	<b>Machael Valine</b> Single Family Dwelling Alpine Acres Lot 41, Kamas, UT	Apr 01, 13	
<b>New Planning Applications            Submitted Mar 27-April 3, 2013</b>  <b>Snyderville Basin</b>				
	Project #	Project Name	Submittal Date	Planner
	15-534	<b>Preserve/Larson</b> Preston Campbell Plat Amendment 1163 W. Red Fox Rd. PRESRV-1-9	Mar 27, 13	Kimber
	15-535	<b>Park City Marathon</b> Ginger Ries Special Event Newpark Town Center	Mar 27, 13	Sean
	15-536	<b>Coonradt LOR</b> Susan Coonradt Lot of Record	Apr 01, 13	AC
	13-537	<b>Silver Mountain/Raven</b> EJ Raven Low Impact Permit	Apr 03, 13	Sean

<u>Department</u>	<u>Description of Updates</u>
Engineering	<p><u>Submitted by Derrick Radke, Engineer:</u>  Below is a summary of our office’s activities over the last week:  The highlight of the last few weeks was that we were able secure a Small Urban Grant (Federal) in the amount of \$1M for the reconstruction of the Round-About at the Factory Outlet Stores. Funded year is 2017. A 6.7% Match is required.</p> <ul style="list-style-type: none"> <li>• Subdivision/Site Plan Plat reviews</li> <li>• Traffic Model Update</li> <li>• Corridor Preservation Application Review New Applications</li> <li>• Eastern Summit County Transportation Master Plan</li> <li>• Travel Demand Model</li> <li>• Review of Project at Old US-40 &amp; SR-248 – Impacts to future Transportation Improvement</li> <li>• Newpark Round-About Design/Advertisement</li> <li>• Lower Village Road Design/Coordination</li> <li>• Overlay Project Development/Advertisement</li> <li>• Seal Coat Project Development/Advertisement</li> <li>• Summit Park Design</li> <li>• Brown’s Canyon Retaining Wall Repair</li> <li>• PW Materials Bids/Contracts</li> <li>• Residential Permit Activity <ul style="list-style-type: none"> <li>○ 1 over the counter</li> <li>○ 17 plans reviewed</li> <li>○ 3 driveway inspections</li> <li>○ 4 erosion control inspections</li> <li>○ 5 code enforcement</li> </ul> </li> <li>• Right-of-Way Permit Activity <ul style="list-style-type: none"> <li>○ 5 new applications</li> <li>○ 3 site inspection</li> </ul> </li> <li>• Development Site Inspections <ul style="list-style-type: none"> <li>○ 14 Development Site Inspections</li> <li>○ Various routine inspections</li> </ul> </li> </ul>
Facilities	<p><u>Submitted by Mike Crystal, Facilities Manager:</u>  Working with the public works dept. Ben has installed infrastructure to install Wi-Fi at the fair park. We have installed new steps at the back door to the Senior Citizen building in Coalville. Shane has been working on heating at the Richins bldg., and working on the south entrance replacement here at the Courthouse.</p>
Health Department	<p><u>Submitted by Rich Bullough, Health Department Director:</u></p>
I.T.	<p><u>Submitted by Ron Boyer, Director of IT:</u>  Started the process of putting a wireless system at the Fairgrounds. Allwest is installing a DSL service at the Quonset Hut with the help of Public Works. Issued a Request for Bid to six different vendors for outdoor Wi-Fi equipment. Depending on what type of system that is available and cost, that will determine what we can provide. The driving force behind this would be ticket sales at the Fairgrounds. However, this will provide an amenity that will be valuable for other uses of the Fairgrounds. We are also assisting USU Extension in upgrading their data access to meet the requirements of their new video system.  Continue to coordinate with Recorder and abara Software for public record payment system. GIS has been working with Community Development to enhance some of the data with zoning layers on the parcel map.</p>

<u>Department</u>	<u>Description of Updates</u>
	<p>We have taken on improving the data connectors on the first floor of the Courthouse to allow computers to connect at gigabit speed.</p> <p>We have also been compiling information for posters to display during County Government month. Posters highlighting each department will be hung in the Richins Building and the Courthouse during April.</p> <p>We are also configuring our HR system, Kronos, to allow for supervisors to log training hours and certifications. This is being done to assist the Sheriff's office in tracking the departments training requirements.</p> <p>Working with Kevin Callahan to update EOC deployments and equipment for EOC exercises.</p> <p>Support incidents in March 267 tickets opened and 286 resolved.</p>
Justice Court	<p><u>Submitted by Shauna Kerr, Justice Court Judge:</u></p>
Library	<p><u>Submitted by Dan Compton, Library Director:</u></p> <p><u>Statistical Annual Report</u> – I recently submitted our 2012 statistical annual report to the State Library. Our total circulation (including e-content) increased from 356,670 in 2011 to 391,327 in 2012. That is almost a 10% increase. Our door counts went from 242,679 in 2011 to 262,955 in 2012. That is a little over an 8% increase. Our attendance at programs went from 9,974 in 2011 to 12,329 in 2012. That is a 23.6% increase! I couldn't be more pleased with these statistics. Our mission is to foster lifelong learning and enrich lives and I feel we are accomplishing this.</p> <p><u>County Government Month</u> – I helped Ron Boyer complete the County Department posters and they are now being displayed at the Richins Building and some others. Kirsten Nilsson and I have also set up a fun story time on Thursday, April 11<sup>th</sup> at 6:00 p.m. to promote some of the County Departments. We will have Sheriff Edmunds, a Fire District rep, and a nurse (Carolyn Rose) read stories to the children. Afterwards we will have a "truck petting zoo" in the parking lot at the Richins Building.</p> <p><u>C.J. Box</u> – C.J. Box will be here next month at North Summit High School on Tuesday, May 7<sup>th</sup> at 6:30 p.m. The Park Record should be interviewing him in the near future. I am working on other promotional materials to ensure this event is a success.</p>
Mountain Regional Water	<p><u>Submitted by Andy Armstrong, General Manager:</u></p> <p>MRW has completed the following:</p> <p>Operations:</p> <p>Upgraded Old Ranch Road Pump Station- adding a pump, installed new VFD's (Pump Starters), a surge pressure tank with compressor.</p> <p>Upgraded White Pine Pump Station - added a pump.</p> <p>Upgrade Dutch Draw Pump Station - added a pump.</p> <p>Installed a new chlorinator at the Silver Creek Springs.</p> <p>Accounting: 80% complete with our audit</p> <p>Started impact fee study</p>

<u>Department</u>	<u>Description of Updates</u>
	<p>IT: Finishing SCADA upgrade, installed new radios in all pump stations and wells.</p> <p>Working on Impact Fee Study</p> <p>Finished Water Concurrency report</p> <p>Treatment Plant: Installing new boiler for treatment skid backwash.</p> <p>Installed new battery backup for Computer and SCADA operations during power outages.</p> <p>Lost Canyon Pump Station: Installed standby generator and propane tank. Generator is for lights and computers only.</p> <p>Administration: Continued regionalization discussions.</p> <p>That's a brief update on the various project we have recently completed and/or started.</p>
Park City Fire Service District	<p><u>Submitted by Paul Hewitt, Fire Chief:</u></p> <p><b>Fire Summary</b></p> <p>Fire Prevention presented an update on commercial business inspections to all crews. The class was taught by Fire Inspector/Investigator Casey Vorwallar. Also covered were some fundamentals in early fire cause and origin investigation. The training concluded with a tour and hands-on review of the Grand Summit alarm, elevator and smoke control room.</p> <p>Other training included firefighter “mayday” situations. Crews were presented with a challenging group of four dangerous scenarios where the main egress corridor is compromised or individuals are trapped. Crews practiced bailing out of a second story window with and without a ladder. They also practiced retrieving a firefighter out of a simulated floor collapse and practiced the “Denver Drill”, which simulates a firefighter trapped in a confined space as a result of a collapsed stairway.</p> <p>The PCFD YouTube channel has been expanded to include “playlists”. This is a place where individual crews can place videos they shoot. For instance, one category is Quick Drills. Captain Boyd and crew have begun recording simple firefighting tasks/skills that the other stations can view from our YouTube channel. This allows our crews to see the drill performed correctly while keeping crews in their response area, saving time and money while not sacrificing training.</p> <p>Station 37 crews attended training at the Summit Count Jail. Summit County Sheriff’s and staff provided us with valuable information to be used in the event of emergencies at the jail.</p> <p>Station 33 C provided training on electrocution emergencies. The training focused on hazard awareness and mitigation, rescuer safety, and patient care following high voltage electrical incidents.</p> <p>A representative from Hearst Rescue Tools provided Station 36 with a demo on a state-of-the-art vehicle extrication tool. PCFD is currently in the market for an extrication tool for Station 38 which prompted the visit. The new style tool runs on small 25.4 volt batteries as opposed to a large hydraulic pump. The tool may be a great compliment to existing district equipment.</p>

<u>Department</u>	<u>Description of Updates</u>
	<p>PCFD has acquired a structure slated for demolition to conduct training in. Two preliminary site visits occurred this month.</p> <p><b>EMS Summary</b>  BC Evans, BC Hales, FF Pauline and FF Owens attended the Utah Bureau of EMS Instructor Conference in St George. This conference is mandatory for all certified Instructors, Training Officers, and Course Coordinators within an agency.</p> <p>This month's Medical Control meeting focused on what Dr. McIntosh refers to as "STEMI Mimics." As the phrase implies, there are several pre-hospital presentations that we may encounter that not only mimic the signs and symptoms of an myocardial infarction, they also present with EKG changes that may mimic those found in patients experiencing an MI. PCFD personnel participated by identifying rhythms and subtle changes that may assist in identifying life threatening physiologic conditions.</p> <p>BC Evans submitted 27 applications for EMT recertification for review to the BEMS. All required EMT files were also reviewed for audit.</p> <p>Environmental Emergencies class was taught by Engineer K. Smith. Just back from DMAT deployment to New Mexico for the Baton March Marathon, Ken delivered comprehensive and in-depth training to crews regarding various forms of environmental exposures and appropriate treatment.</p> <p><b>Special Operations</b>  March Special Operations training was a first for nearly every member of the PCFD Special Operations Team. The six hour training involved handling, extricating, and moving "large animals" involved in a rescue situation. Captain Peterson thoroughly researched the subject and presented the class to all shifts. To prepare for the training, Captain Peterson attended a 3-day train-the-trainer course in SLC. The information he brought back to the PCFD will be invaluable in the event of a large animal rescue. The training included an actual trailer and a fake horse, used as props, to perform simulated rescues. Although this type of rescue may seem unusual, the potential of a rescue is great in our community. Not only do the local roadways (I-80 and Hwy 40) provide great potential for a vehicle crash involving horse or livestock trailers, many in our community own horses and other large animals with great sentimental and monetary value. The goal of the training was to prepare responders to safely handle these animals and hopefully eliminate further harm to them during rescues from vehicle crashes, mud entrapments, fence entrapments, etc. It should also be noted that, along with PCFD, only one other agency in Utah (UFA) is equipped and trained to properly perform these types of rescues and extrications (figure 4).</p> <p>March Haz Mat training targeted the use of chemical identifier kits, Infrared Spectroscopy, and identification of unknown substances. The training was provided by the on-shift hazardous materials instructors at 36 to all members of the PCFD Special Operations Team.</p> <p>Ice Rescue training was successfully completed for all shifts. The training was provided by Firefighter St. John, who recently attended a train-the-trainer class in Colorado to obtain a nationally recognized certification in this discipline. With this new certification, we are now able to train and certify PCFD employees to NFPA and Dive Rescue International standards. The exercise consisted of a 4 hour hands-on delivery to stations 33, 36, and 38. The drills were completed on the ice at the Deer Valley ponds. Personnel rotated through the roll of victim and rescuer. Emphasis was placed on safety for our responders. Rescuers worked on perfecting rapid techniques to contact and secure the victim before slipping below the ice (figures 1,2,3).</p>

<u>Department</u>	<u>Description of Updates</u>
	<p><b>Leadership Training</b></p> <p>3/16 Chief Harwood delivered two hour training focusing on conflict resolution and the concept of being “in the box”. This concept is the focus of The Arbinger Institute’s <i>Leadership and Self-Deception</i>; a publication geared toward helping the individual look inward rather than outward for the cause of conflict. When one is “in the box”, you blind yourself to your true motivations and unwittingly sabotage your ability to achieve success and maintain effective communications/relationships.</p> <p>3/20 The PCFD Chief Officers attended the Valley Training Alliance 2013 Leadership Symposium featuring legendary college football coaches LaVell Edwards from BYU and Ron McBride from the University of Utah.</p> <p>3/26 The PCFD Chief Officers attended training with Accountability Expert and Leadership Consultant Linda Galindo. Emphasized were clarity, communication, and perceptions.</p> <p><b>Public Education:</b></p> <p>3/8 Station 33 hosted a preschool class for a tour and safety lesson.</p> <p>3/25 - 3/26 Station 35 judged the annual “Iron Chef” competition at Ecker Middle School. The event is a cooking contest for the students in the home economics department and is held each spring.</p> <p>3/26 Station 36 hosted a Boy Scout talk and demo. The scouts learned about the roles of a firefighter, firefighting equipment, and fire/life safety.</p> <p>Crews stood by for weekly concerts at the Canyons Spring Fling events.</p> <p>Multiple UOP events required EMS crews to be on site during the month.</p> <p>PCHS Lacrosse standbys occurred throughout the month</p> <p><b>Significant Incidents:</b></p> <p>3/3 Station 35, 33, and BC3 responded to a broken water main that was flooding yards and homes in the Hidden Cove Subdivision of Jeremy Ranch. Crews worked for several hours to contain and divert water, eliminating or minimizing damage to many homes in the area. The “hose-bag” technique was deployed to divert water to a nearby holding pond. This was accomplished by laying hundreds of feet of capped and filled fire hose from the source of the leak to the pond area, forming a “long sandbag” between the flood and the structures. The water department was able to shut off the flow eventually to stop the flooding. Local homeowners were extremely grateful for our efforts.</p> <p>3/2 Station 31 responded on a 15 year old male in respiratory arrest. E31 and A31 were able to stabilize the patient and safely transport him to the hospital for further treatment.</p> <p>3/12 Crews were dispatched to Canyon Creek apartments to assist Summit County Sheriff’s officers with an obvious fatality.</p> <p>3/12 Crews responded to a structure fire in a storage area of the Marriott Hotel and Conference Center in Propector. The fire was quickly extinguished, but was determined to be intentionally set. Park City Police were able to identify the suspects and make an arrest.</p> <p>3/13 PKMC hosted an EMS recognition breakfast in the cafeteria. The quarterly breakfast provided a great opportunity to talk with the hospital staff and catch up on upcoming events and plans.</p>



<u>Department</u>	<u>Description of Updates</u>
	<p>3/19 BC3 attended the annual Rotary Club Fundraiser with Chief Hewitt. The event was raising funds for their annual high school service mission. Rotarians in attendance bid on dozens of great prizes including a full dinner with the fire crew at one of PCFD's stations.</p> <p>3/30 For a period of several hours the in mid-afternoon, PCFD had six ambulances concurrently running medical calls.</p>
Personnel	<p><u>Submitted by Ronie Wilde:</u></p> <p><b>Personnel</b></p> <ol style="list-style-type: none"> <li>1. Jobs Advertised <ol style="list-style-type: none"> <li>a. Senior Citizen Director – closes March 22</li> </ol> </li> <li>2. Applications Received <ol style="list-style-type: none"> <li>a. Deputy Sheriff – 16 applications</li> <li>b. Senior Citizen Director – 22 applications</li> <li>c. Contract Attorney – 65 applications</li> <li>d. Senior Engineer – 32 applications</li> <li>e. Animal Control Officer – 57 applications</li> <li>f. Corrections Officer – 258 applications</li> </ol> </li> <li>3. Setup Dispatcher interviews</li> <li>4. Setup Plans Examiner interviews</li> <li>5. Setup Contract Attorney interviews</li> <li>6. Ronie reviewed I-9 files with independent auditors</li> <li>7. March employee performance evaluations send out to be completed</li> <li>8. Opened two new 401K accounts for county employees</li> <li>9. Ronie worked on a subpoena from attorney for Christian Nix a former county employee on papers needed from his personnel file.</li> <li>10. Mitzie received new I-9 forms which we will now use in place of the old ones</li> <li>11. Brian and Ronie attended URS meeting about retirement and health insurance</li> <li>12. Multiple verifications of employment</li> <li>13. Held one new employee orientation</li> <li>14. Ronie and Brian went to Ronies ERM Graduation</li> </ol> <p><b>Animal Control</b></p> <ol style="list-style-type: none"> <li>1. 8 new animals were received by Animal Control this week</li> <li>2. 5 dogs were transferred</li> <li>3. 0 cats were transferred</li> <li>4. 1 dog was adopted</li> <li>5. 0 cats were adopted</li> <li>6. 4 dogs were claimed</li> <li>7. 0 animals were euthanized</li> </ol>
Public Works	<p><u>Submitted by Kevin Callahan, Public Works Director:</u></p> <p><b>Road Department</b></p> <ul style="list-style-type: none"> <li>• Based on direction from the County Manager we ordered two dump trucks that were budgeted for in the 2013 budget.</li> <li>• Discussed options for installing needed crosswalk and other street markings which had n=been done by the County jail crew prior to disbanding.</li> <li>• Evaluated a new cutting edge system which could save the County money over time.</li> </ul>

<u>Department</u>	<u>Description of Updates</u>
	<p><b>Fleet Management</b></p> <ul style="list-style-type: none"> <li>• Met with the Sustainability Coordinator on a strategy for resolving the issues of a CNG fueling station and conversion of vehicles.</li> <li>• Confirmed timeline and process for approval of a CNG fueling facility in Silver Creek.</li> </ul> <p><b>Emergency Management</b></p> <ul style="list-style-type: none"> <li>• Secured information on the 2010 and 2011 Homeland Security Grant allocations and expenditures to determine remaining available funds.</li> <li>• Met with national Weather Service and Park City EM to investigate becoming a Storm Ready community.</li> <li>• Continued work on planning for the April 17<sup>th</sup> Shake Out table top exercise.</li> </ul> <p><b>Solid Waste</b></p> <ul style="list-style-type: none"> <li>• Met with Issa Hamud and Brett Mickelson regarding renewal of Three Mile Canyon landfill permit and the process for installing a new lined cell at the landfill. <ul style="list-style-type: none"> <li>• Met with Wheeler Equipment Co on landfill maintenance procedures</li> </ul> </li> </ul>
Recorder	<u>Submitted by Alan Spriggs, County Recorder:</u>
Treasurer	<u>Submitted by Corrie Forsling, County Treasurer:</u>
Sheriff	<p><u>Submitted by Justin Martinez, Bureau Chief:</u></p> <p>Josh Wall was presented with a major award from the Children’s Justice Center. This award will formally be presented to him at the CJC Symposium at the Zermot this year. This is the second year in a row that Summit County employees have received awards for their role in CJC duties.</p> <ul style="list-style-type: none"> <li>• The office is looking into purchasing Simunition brand guns for training.</li> <li>• The office is now charging sex offenders a \$25 fee per year to register.</li> <li>• Summit County is continuing to look into CNG vehicle conversions for sustainability. It is anticipated to see some CNG vehicles in the fleet (non Patrol) by the end of the year.</li> <li>• A multi-agency task force is being put together for critical incident investigations. The task force will include members of our agency, Park City, UHP, and the Co. Atty’s office. A meeting and training shall be come later this month.</li> <li>• The office will implement a charge a \$25 for all sex offenders (once a year) for coming in and reporting to our agency. We are allowed by state law to charge this but haven’t in the past.</li> <li>• The administration is looking into the Palantir Intelligence service that many agencies in the valley are using. In the past, this service was not yet available to our county, but this may change in the near future. Palantir allows our agency to search a database of all police agencies reports and involvement information with ease. At the same time, we share our information with them.</li> <li>• Backnet has been very busy over the last few weeks and have made 9 arrests recently.</li> <li>• Nomination for Det. Josh Wall from Christina Sally</li> </ul>

<u>Department</u>	<u>Description of Updates</u>
	<p>To the Director's of the Children's Justice Centers:</p> <p>I am writing on behalf of the nomination for Josh Wall, MDT Award, Summit County Children's Justice Center. I apologize for not providing you with these compelling reasons to select Josh in person; however, duty calls and I am out of state on an investigation.</p> <p>Detective Wall was a valuable member of our Wasatch/Summit Children's Justice Center and continues to be invaluable at our Summit County Children's Justice Center. As we developed our own CJC in Summit County, Josh was frequently heard saying, "What can I do to help?" or "I will do whatever we need to make this a success." Josh's dedication and professionalism surpasses the status quo.</p> <p>Josh brings his Spanish speaking skills to our MDT which is vital in our community. Additionally, Josh is compassionate with victims and families and is unyielding in his investigations. He is the ultimate "team player" when it comes to our Multi-Disciplinary Team mission. Josh is frequently sought after for his assistance and expertise in investigations as well as his sympathetic approach to families, victims and the traumatizing process of child abuse investigations. Josh maintains a positive attitude in all situations and brings his light hearted sense of humor when appropriate. He is genuinely a critical asset to the Summit County Children's Justice Center.</p> <p>I am not alone with my desire to see Josh get the MDT award. Members of our MDT immediately nominated Josh for all the great qualities he brings to the program as well as his warm, dependable personality. I truly feel Josh is the most deserving of this award.</p> <p>See attachments</p>
Snyderville Basin Recreation	<p><u>Submitted by Rena Jordan, Snyderville Basin Recreation District Director</u></p> <ul style="list-style-type: none"> <li>• Kickoff meeting held with Landmark Consulting firm for the joint Recreation Strategic Plan update (with Park City Municipal). The Strategic Planning Committee includes members from Park City Municipal staff and Council, Park City's recreation advisory Board, Basin Recreation's Board, Basin Recreation Advisory community members, Park City School District Board member and staff members. Community input sessions will be held on May 1<sup>st</sup>.</li> <li>• Bid awarded for construction of two new tennis Courts at Trailside Park, awaiting building permit to begin construction.</li> <li>• Permit application submitted for Willow Creek Dog Park</li> <li>• Met with Brian Bellamy as animal control head, to ask for assistance on off leash dog issues in our parks after many incidents in the playgrounds and on the playing fields (two young children hurt by being knocked over by excited dogs running around off leash). Planned mutual enforcement in the Parks over the next few weeks.</li> <li>• Completion of our multi cultural soccer league winter program that had highest participation from the community since we began this program.</li> <li>• Continued preparation with architects to finalize plans for the Fieldhouse Expansion to present at April 17<sup>th</sup> County Council meeting.</li> <li>• Participated in Quarterly Community Trails meeting with our Board liaison, Cathy Kahlow, Park City Municipal (Council liason and staff) and , Mountain Trails Foundation, Wasatch County, Trails Utah, Deer Valley, Park City and Swanner Preserve/USU. Purpose of these meetings is to keep each other apprised of big projects upcoming, joint events as well as multi-jurisdictional issues.</li> </ul>

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none"> <li>• Continued work with UDOT on the Highway 40 Recreation / Wildlife underpass. Next planning meeting is on April 11<sup>th</sup> down in SLC at UDOT office.</li> <li>• Finalizing needed documents and actions for the May 1<sup>st</sup> closing on the Gilmour/Stoneridge property.</li> <li>• Reviewing all inventory to ensure we have appropriate recorded easements.</li> <li>• Working with Wendy Fisher on the Hi-Ute Management Plan</li> <li>• Completing the annual Audit with outside auditor</li> </ul>
USU Extension	<p>Submitted by Sterling Banks</p> <ul style="list-style-type: none"> <li>- USU/Summit County Extension Agents attended Utah State University Extension Service Annual Conference this past week in Logan. Both agents presented information on county research projects conducted this past year in Summit County. Approximately 60 individuals viewed both presentations.</li> <li>- USU Extension held their weekly master gardener class with 22 homeowners in attendance.</li> <li>- 7 individuals (senior citizens) were assisted with their tax return preparation through USU Extension/Vita tax program in Summit County this past week.</li> <li>- 242 Summit County youth (4-H and FFA members) have signed up for the 2013 Summit County Fair Junior Market Livestock program. This is a 12% increase over last year's figure.</li> <li>- 170 4-H/FFA members and parents attended a market livestock management educational workshop conducted by the USU/Summit County Extension office.</li> </ul>



## MEMORANDUM

Date: April 10, 2013

To: Summit County Council

From: Kent S. Wilkerson, P.E. Engineer II

Re: Eastern Summit County Transportation Master Plan – Semi Final –  
WORK SESSION ON SOUTH SUMMIT PROJECTS

The last directive was to return to discuss with the Council South Summit projects, then later North Summit Projects. Today the primary focus will be on the SR-32 Corridor. Other projects are also open for discussion.

Pages 59 – 64 of the 'semi final' Eastern Summit County Transportation Master Plan (E-TMP) contains details of this, the most challenging area of the subject plan. Attached are the subject pages of Section 6.2. Additional comments have been added.

Key to understanding the recommendations provided in the plan are:

- Traffic modeling,
- Cost estimation
- Community priority values.

### 1. Traffic Modeling

Modeling is briefly described in prior sections of the E-TMP (see sections 3.2 pg 35). Growth patterns are taken from County and City zone maps and master plans as available. These community documents provide the assumptions of build-out. Sensitive lands (Section 2.4) are a significant factor as the zone maps show proposed density. However flood plain, slopes, access, and so forth preclude probable development per the zoning.

During the work session, Staff will provide a brief (5 minutes) overview of the Summit County Travel Demand Model. In summary it contains 3 parts.

- a. Excel spreadsheets to track land uses and finalize results. Summary data is provided in Sections 3.1, 4.1 and Tables 2.10, 3.3, 4.3, 6.7 – significantly more detailed data may be illustrated.
- b. A proprietary software General Network Editor is used for setting up the road network and reading the results. The display is a line drawing of the road network. Its output is basic as will be shown.
- c. Also a propriety software, the QRSII program actually does the modeling. No visible output is provided. The General Network Editor views the data and final out put in Excel.

### 2. Cost Estimation

Assumptions of cost are uniform between the alternatives. For example, a 3.5% inflationary rate on construction materials is used in all cases. This single assumption over the 27 year plan is around half of the overall cost. Held uniform in analysis, it provides the basis of comparison. However, some individual specific project costs are adjusted such as busy streets, limited right-of-way, additional mitigation costs, etc.

### 3. Priority Values

‘Priority values’ refers to a project’s impact to the community. Some quantifiable values are determined such as acres of disturbance. However, the community value of new rights-of-way, value of environmental impacts, community impacts, etc are assumed and subjective. Most of the priority values are established in the respective community development codes and general plans. Planning Commission’s input and community input was provided on whether or not the proposed project or projects meet the Communities’ vision.

A complete list of South Summit Projects is listed on the following sheet. Projects of brief note are as follows in the South Summit area:

- Weber Canyon widening / improve – as the cabin areas are built-out, there are enough approved up Weber Canyon to cause congestion. The Travel Demand Model assumes a lower than typical home trip generation, but this area will need to be monitored.
- Weber-Provo Diversion Trail – This was proposed previously and ultimately replaced with trail works along SR-32. Second to the SR-32 trail completion and long range this trail should be completed.
- Several of the roadway need brought to current standards such as: Foothill and Woodenshoe.
- Lower River Road also needs to be brought to current standards with attention to key intersections.
- Browns Wasatch County by-pass
- Trails
  - Along SR-32 – options along east side of Rock Port and Woodenshoe
  - Rail trail access
  - Promontory access
- City coordinating projects:
  - Future road networks
- UDOT Capacity improvements – SR-248 and SR-32

### Conclusion / Recommendations

Roads in the subject area have sufficient capacity for existing and future uses. SR-32 is the exception as previously discussed. Most road improvements are minor such as: bringing the capacity up primarily by bring the road to current engineering design standards. “Minor widening and improvements” is the term. The addition of other facilities (bike lanes and paths) further add capacity by separation of uses and improve safety.

Consider South Summit Projects as recommended.

# Eastern Summit County Transportation Master Plan

County Projects		Cost 1,000's	Francis Town Projects		Cost 1,000's	Oakley Town Projects		Cost 1,000's
9	<b>Woodenshoe</b> Peoa to Democrat Shoulder and align	\$ 1,273	63	<b>Future road network- NW</b> Northwest layout development activities	\$ -	93	<b>Main Street - upper</b> Weber Canyon Rd to 4750 N New street	\$ 216
10	<b>Foot Hill Drive</b> Francis to Kamas Minor Widen / improve	\$ 708	64	<b>Future road network- NE</b> Northeast layout development activities	\$ -	94	<b>Main Street - lower</b> 4750 N to SR-32/Polar King New street	\$ 464
18	<b>Weber Canyon Rd</b> Oakley to end Widen / turn lanes / capacity	\$ 2,601	65	<b>Future road network- South</b> South layout development activities	\$ -	95	<b>Future road network - West</b> Various W of Newlane development activities	\$ 565
19	<b>Weber-Provo Diversion Trail</b> Oakley to Francis Trail	\$ 3,934	66	<b>Future road network- East</b> East layout development activities	\$ -	96	<b>Future road network - East</b> Various E of Newlane development activities	\$ 444
20	<b>Lower River Road</b> Francis / all Widen / shoulder / align	\$ 2,009	67	<b>Foot Hill Drive</b> SR-35 to County Minor Widen / improve	\$ 395	97	<b>Pedestrian improvements</b> Rodeo grounds to new ln to ce 10' multi use trail	\$ 555
22	<b>Browns Canyon</b> Near Wasatch Co New truck by pass	\$ 486	68	<b>Lambert Ln / Page Ln Widen</b> All Minor Widen / improve	\$ 522	98	<b>Weber Canyon Rd - Bike lane</b> SR-32 to County 5' widening	\$ 2,110
23	<b>Park-n-rides - shelters</b> various Mode share	\$ 300	69	<b>Spring Hollow</b> All Minor Widen / improve	\$ 461	99	<b>Pedestrian improvements</b> Cow alley to County/Peoa Soft Surface	\$ 791
24	<b>Kamas Valley Cross Connection</b> Marion - STUDY New 2 lane collector	\$ 1,142	70	<b>South Willow Way-Lower River</b> Intersection Intersection improve	\$ 683	100	<b>Bridge Replacement</b> pionion,new,river rd,mill race preventative / programming	\$ -
33	<b>East Side Rockport Trail</b> Rockport Reservoir 10' recreational trail	\$ 2,142	71	<b>Pedestrian improvements</b> various city wide trails, sidewalks	\$ -	<b>UDOT Projects</b> \$ 115,256		
34-A	<b>Promontory Tollgate Acce</b> via Tolgate Soft surface trail	\$ 1,048	72	<b>Hallam Road Trail</b> Wild Willow to Lambert trail	\$ -	101	<b>SR-32 Widen Oakley/Kamas</b> New Ln to Kamas/SR-248 expand to 5 lane	\$ 13,951
34-B	<b>Promontory to Wanship-SR-32</b> via gravel haul road Soft surface trail	\$ -	75	<b>Bridge Replacement</b> None preventative / programming	\$ -	102	<b>SR-32 Widen - Kamas/Franc</b> Kamas / SR- 248 to Francis / 12' widen	\$ 4,432
34-C	<b>Promontory to Wanship Trail</b> via north private roads NOT NEEDED ?	\$ 795	<b>Kamas City Projects</b> \$ 980			103	<b>SR-32 Wanship Walkway</b> Rail Trail head to Rafter B 6' walk / curb	\$ 324
34-D	<b>Promontory to Wanship Trail</b> via Browns Canyon EXISTING - SOUTH CANYON TR	\$ -	86	<b>Future road network - Commercial</b> Commercial area layout development activities	\$ -	104	<b>SR-32 Wanship / Oakley Tra</b> Wanship Rafter B to Oakley N Soft surface separated trail	\$ 3,966
35-A	<b>Browns Canyon Bike Lane</b> Not Recommend SR-32 to SR-248 Widen shoulder	\$ 3,462	87	<b>Future road network - East side</b> East side layout development activities	\$ -	105	<b>SR-32 Widen - Wanship/Bro</b> Rafter B to Browns Canyon 12' widen	\$ 15,247
35-B	<b>Browns Canyon Bike Lane</b> SR-32 to SR-248 Add Signing and striping	\$ 9	88	<b>500 North</b> 100 W to SR-32 New 2 lane collector	\$ 249	106	<b>SR-32 Widen - Browns/Oakl</b> Browns Canyon to Oakley Nev 12' widen	\$ 21,801
36-A	<b>SR-32 Trail : Wanship - Oakley</b> Wanship - Oakley Soft Separated trail	\$ 1,100	89	<b>Foot Hill Drive</b> All to County Minor Widen / improve	\$ 370	107	<b>SR-32 Wanship other ramp</b> Modify Ramps ? Needed	Not likely Needed
36-B	<b>Woodenshoe Trail Peoa to Oakley</b> Peoa to Oakley Soft Separated trail	\$ 3,708	90	<b>Pedestrian improvements</b> Various approx 1 mile Sidewalk	\$ 361	108	<b>SR-32 Widen Francis/Wasat</b> Francis Main to Wasatch Co Minor Widen / improve	\$ 4,445
37	<b>SR-32 Trail : Marion to Francis</b> Marion to Francis 10' Paved trail	\$ 392	91	<b>Bridge Replacement</b> 3 canal crossings? preventative / programming	\$ -	109	<b>SR-248 - 4 Lane</b> Kamas to Wasatch Co widen	\$ 15,958
38	<b>Democrat Alley Pave</b> Woodenshoe to SR-248 24' pave / align	\$ 3,847	<b>PHASE 1 - 2011-2020</b>			114	<b>SR-150 - mirror lake hyw</b> various Minor Widen / improve	\$ 25,922
39	<b>SR-248 Bike Lanes {see #109}</b> Kamas to Wasatch Co Widen	\$ -	<b>PHASE 2 - 2021-2030</b>			115	<b>SR-35 - Francis Widen</b> SR-32 to Foothill Minor Widen / improve	\$ 5,506
40	<b>Lambert to Page Trail</b> Hallam to Foothill Soft surface trail	\$ 2,315	<b>PHASE 3 - 2031-2040</b>					
			<b>OTHER TIMING</b>					

## 6.2 Alternatives analysis:

Two major conditions that require detailed alternatives analysis:

6.2.1 Lambert Lane – Francis to SR-248

6.2.2 SR-32 - Oakley to Kamas : Kamas Valley Corridor

### 6.2.1 Lambert Lane

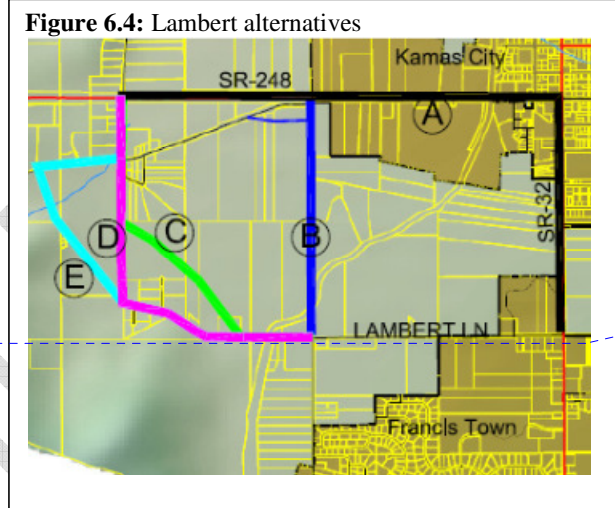
#### 6.2.1.1 Background

The most common access to Francis from SR-248 is through Kamas and south along SR-32. Increasingly, South Democrat Alley is used to access Lambert Lane. What should the future of the long term access be? The following 4 general alternatives are considered, see figure 6.4.

#### 6.2.1.2 Alternatives

- A – No significant improvement – leave current alignments / widen SR-32
- B – Hallam Road due north to SR-248
- C – Lambert Lane realignment to SR-248
- D – Democrat Alley extended to Lambert Lane
- E- Existing Lambert alignment

Factors to consider in evaluation of the alternatives: Cost, acres impacted, bridging the Weber-Provo Diversion, commercial area planning, etc. The County Travel Demand Model at Zoning Build-out was used to evaluate traffic impact and effectiveness of the alternatives. Again, travel time is the major factor in expected use of the road and the value of the project.



**Comment [k1]:** Other could be added but only these two need documentation in the E-TMP

**Comment [k2]:** Kamas commercial runs to the end of the Hallam extension – see Kamas Zone Map.

A – No significant improvement – leave current alignments (Est. Cost. \$1.2M, State funds)

By not providing an alternative route, it appears that SR-32 from Kamas to Francis will need to be a five-lane roadway in the 2040 analysis (2 lanes each way plus a center turn lane.)

**Comment [k3]:** Major widening avoided – minor one still needed in any case.

In alternatives B and C, a three lane road may be sufficient. The out of direction travel (back west on 200 S, then south and east on Lambert Lane will preclude the need of significant enhancement to the current alignment on SR-32 based on expected 2040 volumes. Also in options B and C, minor alignment and improvement changes are needed on the existing roadway segments. These differences in the options are considered in cost estimating.

B - Hallam Road due north to SR-248 (Est. Cost. \$2.0M, State, County, City, etc)

This alternative would require a new crossing of the Weber-Provo Diversion channel. A primary advantage of this alignment is the connection to the end of the proposed Kamas City Commercial area. Services are readily available and lengthening the commercial zoning is less encouraged by a major intersection further removed from the commercial zone. The east end of 200 South would need to be realigned to match Kamas's proposed street network. The approximate average daily traffic (ADT) in 2040 would be around 3,000. Fewer landowners would be involved and Francis Town appears to currently hold some ownership interest in the required right-of-way.

**Comment [k4]:** Recently disclosed – ownership is dedicated as waste water disposal.



C – Lambert Lane realignment to SR-248 (Est. Cost. \$2.3M, County, City, etc)

This alternative is the most effective at pulling traffic off of SR-248 (7,000 ADT) and has the longest new alignment. It would use the current Lambert Lane crossing of the diversion canal and traverse diagonally from SR-248 to Francis. The greatest number of property owners would be involved/impacted/benefited in this alignment.

D – Democrat Alley extension to Lambert Lane (Est. Cost. \$2.3M, County, City, etc)

This alternative would extend Democrat Alley due south to Lambert Lane. Lambert lane would also require some improvement. This is the smallest of the new alignments options, but runs adjacent to the two subdivisions (little 'project street' benefit) and projected effectiveness of a 45 mph roadway is modest, 2,500 ADT.

E – Widen Existing Roads (Est. Cost. \$1.7M, County, City, etc)

This alternative would widen Democrat Alley, 200 South and Lambert Lane. Perfection of and expansion of the right-of-way is required, but no new corridors would be designated. Based on travel demand – little capacity benefit would result based on the travel demand model therefore Option A would likely still be required.

6.2.1.3 Conclusion:

Based on long-term community benefits – Alternative B, to preserve and construct a Hallam Road due north to SR-248, is recommended. This provides the best community circulation with minimal out of direction travel.

**Table 6.4: Summary of alternatives – SR-248 to Francis**

	A	B	C	D	E
Cost(\$M)	1.2	2.0	2.2	2.3	1.7
Effective	Existing	yes	most	okay	min
ADT	Existing	3,000	7,000	2,500	0
acres	0	8.48	9.33	5.27	5.37
Community Impact	okay	best	fair	fair	min
Rank	2	1	4	3	5

**Comment [k5]:** Current corridor preservation application

**6.2.2 Kamas Valley Corridor.**

To analyzed major corridors north of SR-248, routes to and including Peoa or Woodenshoe need to be considered. The future of Democrat Alley is also addressed.

6.2.2.1 Background / Summary

For many years, the concept of a parallel corridor to SR-32, from Oakley to Kamas, has been considered, roughly from Mill Race due south to SR-248 at 200 South. In summary: the expenses and impacts of the alignment need to be carefully balanced with the transportation needs of the Valley. Based on existing and projected zoning: Expansion of SR-32, use of the Democrat Alley and a cross connections are recommended.

**Comment [k6]:** Not to construct a mid valley roadway north and south. Study a cross connection

6.2.2.2 Alternatives: See Figure 6.5

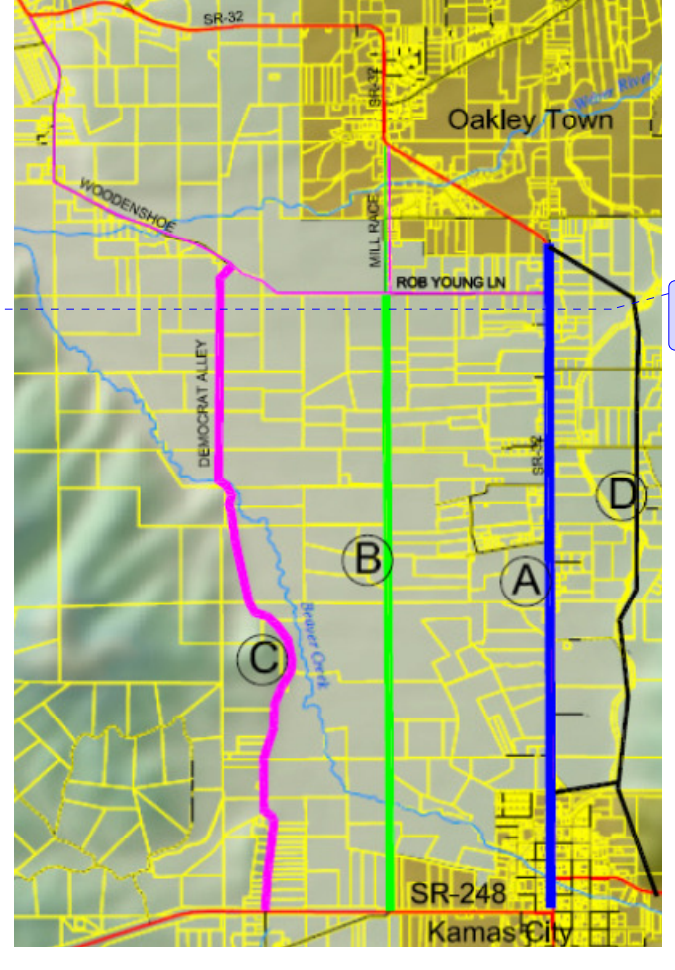
- A – Use the current alignment – of SR-32.
- B – Mid Valley Corridor, Mill Race due south to SR-248.
- C – Democrat Alley corridor improvement.
- D – Eastern Valley corridor – (not further considered herein based on cost / benefit and probable impact).

Factors to consider in evaluation of the alternatives: Cost, acres impacted, general area planning, etc. The County Travel Demand Model was again used at Zoning Build-out to evaluate traffic impact and effectiveness of the alternatives. Again travel time is the major factor.

A – Use the current alignment (Est. Cost. \$13.2M)

The concept herein would be to expand existing routes (SR-32) to the extent that sufficient capacity is provided. From Highway Capacity Manual review, the major concern is the access control. Currently there are fewer than 40 access points per mile along the roughly 3.5 mile segment from Oakley to Kamas. The Highway Capacity manual lists 40 access points per mile as threshold before capacity is reduced. Within Kamas city, greater than 40 exist per mile. The current vehicle count is around 6,500 with a projection of 8,900 by 2025 / 'entitled' and just under 16,000 ADT at zoning 'build-out' or 2040. The later would require a 5 lane roadway. The multi use characteristics (agriculture, cyclist, etc.) reduce capacity currently and varied uses are expected to continue to reduce the capacity in the future. Existing right-of-way is around 100 feet in most areas. Within Oakley, limitations of right-of-way exist. Right of way narrows to around 60 feet and may be prescriptive (not dedicated or part of the adjoining lot). Probable typical street sections are recommended as illustrated below.

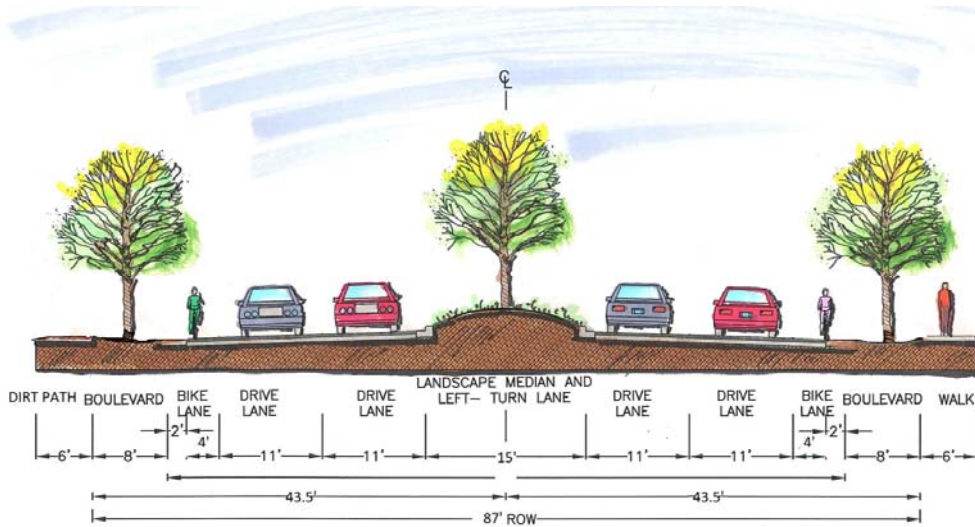
**Figure 6.5: Kamas Valley - alternatives**



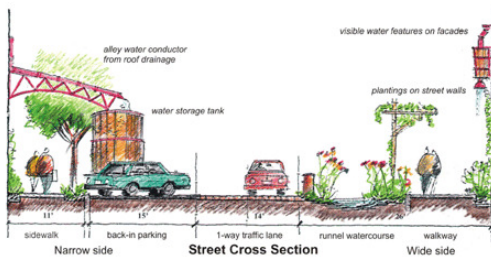
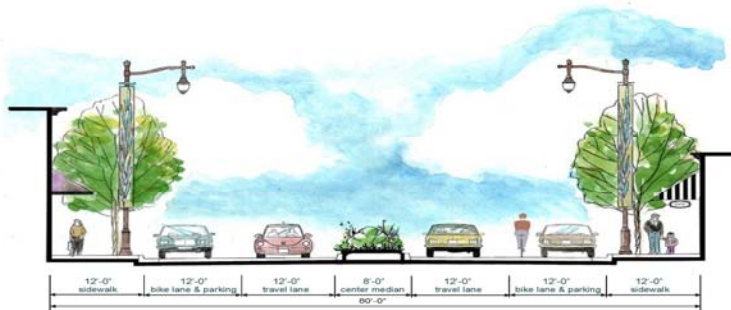
**Comment [k7]:** The P4460573laning Commission considered a few others ideas. End recommendation remains.

County portion: typically around 99' of Right-of-way exists between the fences.

**Comment [k8]:** Alternative street cross sections were discussed. This is the recommended section, but UDOT will likely adjust is some.



Within the communities: speeds are reduced and transition of speed and street character is recommended.



To the extent possible, accesses need to be minimized, combined or eliminated. See Access control discussion in Chapter 2. Medians and some limitations on turn movements is needed to improve safety and capacity.

**Comment [k9]:** This is a key finding – access control.

B – Mid Valley Corridor: Extend Mill Race due south from Oakley to SR-248 (Est. Cost. \$16.5M)  
 The concept was modeled in the County Travel Demand Model. In summary: If Mill Race were increased in speed to around 50 miles per hour and extended the 4 miles due south, only around 5,000 vehicles per day would use it in the build out, assuming a reasonable remaining capacity on SR-32. The primary advantage of the corridor is relief in the event of an emergency closure of SR-

32. Minimally, a 60' right-of-way would impact 30 acres not including secondary development impacts.

**Comment [k10]:** Secondary impacts are a major concern of roadway development.

If SR-32 were not expanded and service became very poor, then the Mid-Valley / Mill Race road would become beneficial. Thus a primary concern is that even with the mid valley corridor, SR-32 capacity needs to be incrementally expanded. The Mill Race extension would not readily eliminate the need for SR-32's improvements.

Whereas existing zoning and proposed uses are restrictive, the need for the corridor is not expected to be needed in the foreseeable future. Should Oakley, Kamas or Summit County change the long-range vision of the Valley, creating significant addition transportation demands, the corridor does not appear to be justified.

**Comment [k11]:** We would reevaluate the Mid Valley Corridor with those plans

#### C – Democrat Alley corridor improvement (Est. Cost. \$4.4M)

Again, using the Travel Demand Model, improvement of the Democrat Alley corridor was analyzed in the build-out state. To enable travel times to be beneficial as a major transportation corridor, Woodenshoe, Rob Young and Mill Race would also need to be improved for the preferred travel pattern to shift to the corridor, again assuming a reasonable LOS remaining on SR-32. Even with the Democrat Alley improvements, SR-32 would need to be increase in capacity.

#### 6.2.2.3 Conclusion:

Based on costs and effectiveness of the long-term solution – the recommendation is Option A: Use the current alignments. Additional analysis and comparison of other standards does not exclude elements of option C - Democrat Alley improvements.

The primary concern is access control on SR-32. To the extent possible, accesses need to be minimized, combined or eliminated. See Access control discussion in Chapter 2. Medians and some limitations on turn movements are needed to improve safety and capacity on SR-32.

Study

Cross-valley circulation is also recommended for further study. The need is primarily for emergency circulation. Additional modeling was done to roughly simulate an emergency closing event on SR-32. While the ideal case would be for the Mid Valley Corridor to provide relief with cross-valley connections, Democrat Alley provides essential circulation if one or two cross-valley connector roads were provided. In Chapter 2, collector roads are discussed as being every mile. At two points cross connections should be provided to improve access and circulation, though only one is likely to be consider based on the rural zoning proposed. Thus: SR-32 remains an Arterial Street and the cross streets and Democrat Alley ultimately become collectors. This cross connection would be primarily developed as a 'project street'. Street sections would be roughly as illustrated above for SR-32. Collectors would be to minimum County standards.

**Comment [k12]:** Change from a project to a Phase 1 study was a final motion of the Planning Commission – and prevented the plans recommendation for adoption to the Council from being a split vote.

	A	B	C	D	X <small>Study</small>
	Existing ROW	MID VALLEY	DEMOCRATE	EASTERN CORRIDOR	CROSS CONECTIONS
Acres of New ROW	~2 – very little needed more	29.36	16.18 – if a major road	Rough guess 40	14.60
Cost	\$13M	\$16M	\$4.5M	\$~20M	\$5.5M
ADT	Existing	5,000	2,000	unknown	n/a – minimal
% project / Remainder by	0% / UDOT	50% / County	25% / County	25% / County	75% / County
# of property owners, visibility,	62 Kamas most commercial 164 County mix commercial, vacant, and residential 33 Oakley, mix	1 Kamas 42 County all new 17 Oakley, mostly residential	47 County + Rob Young / Woodenshoe	~ 30 + Highstar – existing 100E / 400N.	to be determined
Key Notes	Mid Valley is the only one that may keep UDOT from expanding to 5 lane		Likely exceed 400 ADT – so paving is a good idea- The only way to draw regional traffic is to increase speed in Woodenshoe	High impact	Minor roads only – choose 1 or 2 locations:  Grant minor additional development right for project

---

# MINUTES

---

**SUMMIT COUNTY**  
**BOARD OF COUNTY COUNCIL**  
**WEDNESDAY, FEBRUARY 27, 2013**  
**COUNCIL CHAMBERS**  
**COALVILLE, UTAH**

**PRESENT:**

**Claudia McMullin**, *Council Chair*  
**Chris Robinson**, *Council Vice Chair*  
**Roger Armstrong**, *Council Member*  
**Kim Carson**, *Council Member*  
**David Ure**, *Council Member*

**Robert Jasper**, *Manager*  
**Anita Lewis**, *Assistant Manager*  
**Dave Thomas**, *Deputy Attorney*  
**Kent Jones**, *Clerk*  
**Karen McLaws**, *Secretary*

**CLOSED SESSION**

**Council Member Robinson made a motion to convene in closed session for the purpose of discussing personnel. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

The Summit County Council met in closed session from 1:15 p.m. to 3:20 p.m. to discuss personnel. Those in attendance were:

**Claudia McMullin**, *Council Chair*  
**Chris Robinson**, *Council Vice Chair*  
**Roger Armstrong**, *Council Member*  
**Kim Carson**, *Council Member*  
**David Ure**, *Council Member*

**Robert Jasper**, *Manager*  
**Anita Lewis**, *Assistant Manager*  
**Brian Bellamy**, *Personnel Director*

**Council Member Ure made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

**WORK SESSION**

Chair McMullin called the work session to order at 3:25 p.m.

- **Discussion regarding Medicaid expansion; Rich Bullough, Liana Teteberg, Nann Worel, and Judi Hilman**

Liana Teteberg, health care consultant, stated that she currently volunteers with the Utah Health Policy Project on implementation of the Affordable Care Act and expanding Medicaid eligibility to 133% of the Federal poverty level.

Matthew Slonaker with the Utah Health Policy Project summarized the Medicaid program requirements. He explained that Utah receives about 70% Federal funding, with the remainder paid by the State. He explained that Medicaid expansion would raise the poverty level and get rid of the various existing eligibility categories. He stated that the Supreme Court decided that Medicaid expansion should be optional, while the Affordable Care Act wanted to have authority to take away all Medicaid money if states refused to expand Medicaid. Typically, governors have made the decision about Medicaid expansion, but Governor Herbert has been quite silent about it. The State commissioned a study to look at the cost benefit of Medicaid expansion in Utah, and legislators have been waiting for the study, but it has been delayed. With only two weeks left in the legislative session, it is probably too late to get it through this session. He explained that, without Medicaid expansion, there will be a gap, leaving no affordable coverage offerings for a large portion of the poor, and they will have to rely on charity care. With Medicaid expansion, the Federal government would cover 90% and the State would cover 10%.

Council Member Ure asked why the Utah Hospital Association and doctors have not endorsed this. Mr. Slonaker stated that he believes there is a desire in Utah for this to be specifically tailored to Utah's needs, and they were frustrated that Washington was not willing to let them do that. Council Member Ure recalled that saw Mr. Slonaker on television, and he had admitted that there are issues associated with this that he did not understand. Mr. Slonaker replied that they need to see the study, and the legislators need to understand it so they can explain to their constituents why they do or do not support it.

Council Member Robinson asked what Mr. Slonaker is asking for from the Council and why they should take any action before seeing the results of the study. Mr. Slonaker explained that the Utah Health Policy Project's position is that this is a slam-dunk deal the State should move forward with. In order for that to happen, they need the study, and they are speaking to all kinds of groups asking them to give constituent input to policymakers so they will make the right decision.

Nann Worel with the People's Health Clinic explained that the Clinic serves only people in Summit and Wasatch Counties with no health insurance at all. They believe their patients need an opportunity to contribute toward their care, so they ask for a \$20 donation on each visit, and in 2012, 85% of the patients donated something toward their care. Summit County has between 16% and 18% uninsured, which is higher than the State average, and the number of visits from the municipalities in Eastern Summit County increased last year. Of their adult patients, 91% are employed, many holding more than one job. These patients tend to be sicker, and in 2012, 56% of their patients earned less than 100% of the Federal poverty level, which is \$23,050 for a family of four. Another 42% of their patients earn between 101% and 200% of the Federal poverty level, which makes them ineligible for Medicaid. If the ceiling for Medicaid were 133%, they could have qualified a significantly larger number of patients for Medicaid benefits. The Clinic's bilingual social worker helped 138 prenatal patients qualify for emergency Medicaid in 2012 so both mother and baby were covered at the time of delivery. She also assisted 281 patients with Medicaid applications, and they have a high success rate in qualifying patients for Medicaid. Ms. Worel stated that the majority of their patients are not looking for a handout but a hand up, and she believed increasing Medicaid eligibility to 133% of the Federal poverty level would give many of their patients the hand they need.

Summit County Health Director Rich Bullough discussed services provided by the Health Department and that they are required to provide in the County. State law requires counties to be responsible for behavioral health services, which includes mental health and substance abuse, regardless of the individual's ability to pay. He stated that most counties struggle to meet those obligations. He reported that in 2012, Valley Mental Health provided help to 1,100 clients in Summit County, of which 325 were substance abuse clients. That accounts for approximately 10,000 hours of service. Of the clients who received substance abuse treatment, 98.7% were uninsured, over 60% were referred through the courts and jails, and the majority were men without children, which means they are not eligible for Medicaid. He noted that these statistics do not include in-patient care. It is estimated that about 50% of the people referred for treatment would be eligible under the proposed Medicaid expansion, and the majority of the County's mental health resources currently go to people cycling in and out of the jail and court system. With expanded Medicaid funds, the County could provide longer-term care for those who need it so they would not continue to cycle through the court and jail system.

Council Member Ure stated that, if he were to support Medicaid expansion, it would be because of the mental health and substance abuse issues.

Mr. Bullough explained that he is less concerned about savings than he is about having the resources to provide care to keep people from recycling through the system.

County Manager Bob Jasper commented that the number one provider of mental health services in America is the jail system. It is expensive and a terrible way to treat people who need mental health services.

Mr. Bullough noted that the County does not have the resources to help with mental health services for children to delay or prevent future problems. He agreed that, regardless of the pending study, this is a slam dunk issue for Summit County, because the proposed expansion would give the County an enormous increase in capacity to provide mental health services, especially given the fact that counties are legally required to provide those services. He noted that the Health Department also provides vaccines to the uninsured and underinsured, and those funds have continuously been cut back. The Medicaid expansion would allow the Health Department to meet those needs and focus increased capacity on preventive care, which is a core component of public health.

Council Member Robinson asked how much Utah spends annually on Medicaid, what the annual costs would be with the expansion, and how much the whole expansion would cost the Federal government. Mr. Slonaker replied that the State currently spends 8%-9% of the State general fund on Medicaid. If the Medicaid expansion is implemented, current Medicaid spending would increase by 4% of the current amount for the next 10 years. He stated that he did not have a number for the annual Federal cost of the expansion, but \$5.2 billion would come back to the State. Mr. Bullough stated that it is speculated that Federal expense will increase by \$443 billion over the five-year period from 2014 to 2019.

Council Member Carson stated that the UAC Board of Directors has endorsed this but has not taken it to the legislative members at large.

Chair McMullin requested that Staff bring a resolution to the Council for approval next week.



- **Discussion regarding Notice of Annexation Petition, Peaks Subdivision, for consideration of annexation into Henefer Town Boundary; Kent Jones, Clerk, and Sean Lewis, County Planner**

County Clerk Kent Jones reported that Henefer Town has received an annexation petition for the Peaks Subdivision. If the County Council does not want to protest the annexation, no action is needed.

Council Member Robinson requested to see a map of the annexation area.

- **Discussion regarding Franchise Agreements; David Thomas, Chief Civil Deputy Attorney**

Deputy Attorney Dave Thomas explained that a franchise is the right to bury a line or go over the County's public roads and highways. In this case, it would be Class C roads, over which the County Council has authority. The Council is allowed to grant franchises on the terms, conditions, and restrictions that in the Council's judgment are necessary and proper. There was a court case in 1985 in which Salt Lake County enacted a utility license tax for use of the public rights-of-way. They charged public utilities regulated by the Public Service Commission, and the court ruled that they did not have the ability to tax public utilities, but they did allow counties to charge a reasonable fee to regulate use of their rights-of-way. The Summit County Code allows utilities regulated by the Public Service Commission to use public rights-of-way without a fee, simply by the County Engineer approving an excavation permit, but the County could charge a fee. Other entities can use the rights-of-way, but they must show they have made a good-faith effort to acquire private rights-of-way or easements without success. As long as there is capacity in the County rights-of-way, as determined by the County Engineer, they are allowed to use them with an excavation permit. The County provides for an administrative fee but has typically not charged one for these types of utilities. Mr. Thomas noted that the County's ordinance does not address telecommunication services because of the Telecommunications Act of 1986, which preempts State and local legislation on telecommunication services. However, it does allow local franchising authority to receive reasonable compensation for the use of public rights-of-way. He explained that cable TV, open video systems, and telegraph services are all telecommunication services. Internet is not a telecommunication service. He explained that the Cable TV Act of 1992 governs regulation of cable TV and allows the local franchise authority to regulate the use of the rights-of-way and also certain basic cable services and the cable service basic rates. The franchise authority cannot grant an exclusive franchise to a cable TV operator, but it can charge a franchise fee of up to 5% of gross revenues. Mr. Thomas noted that the County does not have any open video systems, but they could have in the future, and they are not subject to rate regulation authority from the franchise authority.

Council Member Ure asked if the County can regulate where an open video system is allowed to be placed. Mr. Thomas replied that it can. It cannot regulate the rates, but it can regulate other things. The County can require a franchise agreement but not a franchise fee, but the Federal statute allows for a fee in lieu of the franchise fee, which is basically the same as the franchise fee of 5%. Mr. Thomas explained how bundled services are regulated and court cases related to bundled services. He explained that an unintended consequence of the court cases is that providers have not paid a franchise fee for internet services since 2005. Council Member

Robinson confirmed with Mr. Thomas that the providers separate out the internet portion of their revenue before paying their franchise fees.

Mr. Thomas reviewed franchise fees in other counties in Utah for cable TV or telephone. He stated that the County currently has a franchise agreement for cable TV with Park City Associates at 3%. It also has a telephone-only franchise agreement with AllWest with no franchise fee, but AllWest now bundles services, and it is his opinion that the County could renegotiate that agreement. Comcast pays the 5% franchise fee on their agreement. The Council is scheduled to sign the Wirelessbeehive.com agreement at the regular meeting today, and they have agreed to pay a 5% franchise fee on gross revenues. That agreement had to be restructured, because Beehive wants to include TV. CenturyLink has no franchise agreement, pays no fee, and he believed they went into the County right-of-way with only an excavation permit. He believed the County should negotiate a franchise agreement with them, because the Federal Cable TV Act says they need to treat everyone that uses the right-of-way for cable TV the same.

Mr. Thomas proposed that the County change its current ordinance to include an authority provision and reference to State statute. He also proposed using the definitions that are common in franchise agreements and statutes throughout the country. With regard to franchise requirements, they will require providers to enter into franchise agreements rather than just obtaining excavation permits. They would be processed concurrently, so that, if the County chose not to grant a franchise, the entity would not get an excavation permit. With regard to telecommunication services, franchise agreements would be required for cable TV and open video systems but not internet. He would also reserve the power to regulate cable TV only and not open video systems, but the County does not have to regulate cable TV only. He explained that, if internet ever becomes telecommunications services, it will be covered by how the ordinance is written. He reviewed other proposed revisions to the current ordinance.

Council Member Ure requested that the ordinance address requirements regarding how to deal with ditch companies when they come to an irrigation ditch.

- **Interview applicants for vacancies on the Eastern Summit County Planning Commission**

The Council Members interviewed Tonja Hanson, Jeff Vernon, and Daniel Spader, Jr., for two vacancies on the Eastern Summit County Planning Commission. Questions included why the applicants wish to serve on the Planning Commission, the biggest issues facing the Eastern Summit County Planning Commission, what strengths they would bring to the Planning Commission, any conflicts of interest, where they believe growth and development should occur in Eastern Summit County, how to reach out and get information from the public, any conflicts of interest, how they would get along with the other Planning Commissioners, how long they have lived in Summit County, and whether they have attended Planning Commission meetings.

### **CLOSED SESSION**

**Council Member Robinson made a motion to convene in closed session to discuss personnel and property acquisition. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

The Summit County Council met in closed session from 5:25 p.m. to 5:45 p.m. to discuss personnel and property acquisition. Those in attendance were:

**Claudia McMullin**, *Council Chair*  
**Chris Robinson**, *Council Vice Chair*  
**Roger Armstrong**, *Council Member*  
**Kim Carson**, *Council Member*  
**David Ure**, *Council Member*

**Robert Jasper**, *Manager*  
**Anita Lewis**, *Assistant Manager*  
**Dave Thomas**, *Deputy Attorney*

Council Member Carson made a motion to dismiss from closed session and to convene in regular session. The motion was seconded by Council Member Robinson and passed unanimously, 5 to 0.

### **REGULAR MEETING**

Chair McMullin called the regular meeting to order at 5:50 p.m.

- **Pledge of Allegiance**

Public Works Director Kevin Callahan introduced Jaren Scott, the County's new Solid Waste Superintendent.

### **DISCUSSION AND MERIT DETERMINATION REGARDING NEWPARK DEVELOPMENT AGREEMENT VESTED RIGHTS APPLICATION; KIMBER GABRYSZAK, COUNTY PLANNER**

County Planner Kimber Gabryszak presented a map of the Newpark development and explained that it was approved through the Specially Planned Area (SPA) process in 2001. The SPA was amended in 2002 and approved for just under 820,000 square feet of development.

Chair McMullin asked if Newpark reallocated any of their density within the various categories in the SPA. Marc Wangsgard, representing Newpark, explained that the concept included illustrative examples of a mix of uses that would be appropriate for this type of Town Center. It was clear that they were flexible and that the mix would be market driven so long as it did not upset the basic Town Center concept. Each time they appeared before the Planning Commission, they would show where they were at that time and where they expected to proceed from there, and for the most part, it stayed very close to the original illustrative concept.

Planner Gabryszak explained that development agreements typically have a five-year expiration with the ability to extend. In this case, the applicants were to request an extension, and the County Council or Commission would grant that extension. An extension occurred in 2006, with a new expiration date set for October 18, 2011. Anything platted or part of the development with notes concerning future density would be allowed to continue beyond that date, but development that had not received action to move forward would not be vested. She explained that the applicants are requesting an interpretation that a phasing plan approved in 2007 resulted in an additional five-year extension beyond 2011. She explained that the County approved a phasing plan for the remainder of the development in May of 2007, and the dates on the phasing plan included the possibility of development occurring after the expiration of the development

agreement. She explained that the applicant's vested rights application is based on an interpretation that the administrative phasing plan automatically extended the development agreement beyond the 2011 date.

Council Member Robinson asked how many projects on the phasing plan have not received final plat approval. Planner Gabryszak replied that most of them have not. Council Member Robinson asked what the downside would be if the developer were to record the plat so they would be on safe ground. Planner Gabryszak replied that there would be both upsides and downsides. One downside would be that, once the plat is recorded, the assessments on the property would change. Also, once the plat is recorded, it can be amended, but it requires extra work and extra fees.

Mr. Wangsgard explained that, at the time, Newpark was working on Center Drive, and former Planning Director Michael Barille asked for the phasing plan. The retail portion was a big project, and Staff wanted assurance that the remaining density would be in an appropriate place and that the elevation would work. They included details for completing the south side, the Brownstones, and the residential above retail but did not know which project would come first, nor did they know if they could meet the 2012 deadlines. Newpark Flats has been platted, but the other three phases were not recorded, because it is not good to record a plat unless you know you will build the project.

Chair McMullin asked what is meant by a platting deadline. Planner Gabryszak replied that the plat is to be recorded by that deadline. Chair McMullin asked what the result of not meeting the platting deadline would be. Planner Gabryszak replied that depends on the development agreement, but it could be determined that they are not in compliance with the development agreement, and future development could be held up until the developer comes into compliance.

Mr. Wangsgard explained that, normally when a development agreement is amended, there is a document saying it is an amendment. They have that in this case, but it was not signed. They had a phasing plan that set out their goals, and for the first time, they had deadlines they were trying to achieve, which was not in the original development agreement. He explained that plats have been recorded against all the parcels, but detailed condominium plats have not been.

Chris Retzer with the Newpark Owners Association explained that Staff asked them to record density tables with each plat, and there are unique circumstances with certain lots, but that was the standard mechanism for recording the plats. He noted that Center Drive was recorded without that information, because that is the plat they were trying to move forward at that time.

Mr. Wangsgard stated that he brought the issue of the platting deadlines to the County in December 2012 and asked Staff how they wanted to approach amending the deadlines. That was when it was determined that the development agreement had lapsed. Then they went to Staff and asked for an administrative amendment to extend those deadlines.

Council Member Robinson confirmed with Staff that the letter stating that this was an administrative amendment references approval of the chart that was attached to the letter. Planner Gabryszak explained that, if there was an extension associated with the administrative amendment, it would have been five years from 2007, until 2012, but there was no extension specifically called out as part of the administrative amendment. Mr. Wangsgard disagreed and

stated that, if there were a five-year extension, it would begin at the end of the existing term, not mid-term. Mr. Retzer stated that, when they brought the retail approval forward, it was upwards of 200,000 square feet of density. Staff was not comfortable with approving that unless they had some concept of what would happen with the remaining density. Because of that, Newpark developed architecture and site plans for three additional projects. He stated that if they got a planning approval, it was good for a year, and after a year the planning approval needed to be resubmitted. They got the planning approvals but knew they would not execute on constructing those projects for quite some time, so that precipitated the phasing plan. The County understood that it would take a number of years to execute those planning approvals, and Newpark believed they could record up until those dates.

Council Member Robinson verified that, in order to file a vested rights application, the applicant must first come to the Council to see if they have a valid claim, and then the process goes back to the Planning Commission to make a recommendation to the County Council. He believed the intent this evening was to determine whether the Council believes the applicant has a vested right and move on to the next step in the process.

Chair McMullin asked what is needed in order to get a vested rights determination. Planner Gabryszak explained that there are no criteria in the Code for making a vested rights determination. Each case is so unique that it is difficult to have standard criteria. If the Council thinks there is merit to going through the process, the findings would be specific to this application.

Council Member Robinson questioned how the Council could give vested rights to this applicant when the deadline for extension passed without them asking for it. If they give it to this applicant, he asked how they would deal with the next development agreement that has lapsed and someone wants to extend it. He would have a hard time interpreting the 2007 administrative amendment to mean that the parties intended that to be a five-year extension to 2016.

Council Member Armstrong stated that he also struggles with that. It is his understanding that, if it had been platted and recorded with the terms of the development agreement, it would be no problem, but anything not taken care of during that time expires at the end of the development agreement. He did not see anything that seems to further extend the development agreement.

Mr. Wangsgard explained that their presentation will spell out their vested rights claim. He did not believe it is clearly stated that there is another prong to this that would not involve a vested rights determination. He asked the Council to look at this as a contract interpretation question and as a policy or legislative decision. He referred to the language in the development agreement and noted that it does not require a request or an approval of an extension, and there is no desired sunset date for the project. The agreement allows for a five-year term with unlimited possible extensions, but it does not explain how to get an extension. When there is language like this, and so much at stake for the parties, and neither party is aggressively trying to kill the agreement, they should look for anything that evidences intent to extend. It would have been nice if they had sent a formal letter, but that did not happen. Instead Newpark is coming to the Council with a phasing plan that talks about work that had to be done after the current term of the agreement, which could not have taken place without another extension. He asked the Council to be reasonable and ask themselves whether the phasing plan shows that the applicant desired an extension beyond the existing term. That would be a legislative interpretation as to

whether the provision has been met, which the Council could make. He pointed out that everyone involved, including Staff, conducted themselves as if the extension were in place. They all talked about this project extending beyond 2012, and the series of documents presented this evening is all they have to support that and to determine whether it is reasonable to believe that is what was desired. He explained that the result would not be precedent setting, because these circumstances are unique.

Council Member Carson asked if the Council would be able to make a legislative decision tonight. Chair McMullin noted that the focus this evening was on whether the Council would make a merit determination on whether to move forward with a vested rights determination, not a legislative decision applying facts to the development agreement. County Attorney David Brickey explained that they should not make a legislative decision this evening, because it was not noticed as a legislative decision.

Planner Gabryszak noted that there is no process for the Council to make a legislative determination on this issue. Mr. Wangsgard argued that if it is a policy or legislative decision, it does not have to go back to the Planning Commission. If it is a vested rights decision, the ordinance requires it to be sent back. He believed a legislative decision could be made.

Council Member Ure stated that he did not think the Council has the information it needs tonight to make a merit determination. Chair McMullin clarified that the question is whether the Council, as a legislative body that is a party to the agreement, can interpret a section of the agreement, how to do that, and whether they can skip the Planning Commission. Planner Gabryszak stated that, if the Council decides it is not a vested right process but is a legislative interpretation, it can stay with the Council and not go to the Planning Commission. Deputy County Attorney Jami Brackin agreed that they can do that, but she would not be comfortable with doing it tonight because of how the agenda reads. Chair McMullin asked if they could do it next week without a public hearing. Ms. Brackin replied that they could do a legislative interpretation without a public hearing. Mr. Wangsgard stated that they would like to come back next week and get a legislative interpretation.

Ted Barnes, representing the Snyderville Basin Special Recreation District, stated that they used the vested rights application because it was the quickest way to get this before the Council, and there is not an application process for a legislative interpretation. He stated that they would be happy to address a legislative interpretation next week.

Chair McMullin asked if the applicant believes this is their best argument and the quickest route to a solution. Mr. Wangsgard stated that he believes it is both the best argument and the quickest solution. He wanted to avoid going back to the Planning Commission, because he was not certain what the question for the Planning Commission would be. Mr. Barnes added that there are no planning considerations related to this determination. There is no change in density or massing. It was his position that the Council could make the decision without referring this to the Planning Commission.

Council Member Armstrong asked for an analysis from the County Attorney's Office before they undertake this item next week. He would also need some persuasive information from the applicant. He agreed that this does not need any formality in terms of written rules, because the agreement does not have that kind of specificity. He did not see anything presented that extends

the development agreement for a five-year term as stated in the development agreement. He would like to see something referencing that five-year period of time. Even assuming that some extension was intended, he has difficulty getting past the May 2 date. He stated that they are not only making a legislative interpretation and a reading of this contract, but they need to be careful about setting a precedent, because they will have other people with development agreement who will argue that their rights should be preserved.

Council Member Robinson requested a special exception process if the County Attorneys are unable to demonstrate that the Council has the legislative discretion to interpret this contract. He would also like the County Attorney's interpretation of the paragraph in the development agreement regarding an extension, not just whether the Council has the right to change it.

Council Member Carson asked if Staff believes the terms of the contract have been substantially complied with, as stated in the development agreement. Planner Gabryszak replied that the substantial standards in the development agreement have been complied with. It could be argued that Newpark did not comply with the phasing plan that was approved as an administrative amendment to the development agreement, but overall, they are substantially in compliance with the terms of the development agreement.

Council Member Ure questioned how anyone could have this amount of development approved and let the development agreement extension go unnoticed unless they thought they already had an extension.

Council Member Robinson stated that he would not want to go through this again and would like the paragraph in the development agreement amended. He also did not want this paragraph perpetuated in other development agreements.

Chair McMullin requested that the parties and their attorneys seriously consider the process they want to go through next week. She suggested that look at the special exception process and the unique situation and reliance issues, as that may be the most efficient way to get an outcome determined in this case. The risk of setting a precedent would probably be less with the special exception process than with trying to interpret Paragraph 10.4 of the development agreement. She explained that the special exception process is designed for when there are special and unique circumstances.

Mr. Barnes explained that his client has some urgency and suggested that, procedurally, the Council make a determination on the merits of the vested rights determination this evening while allowing the applicants to proceed with either a legislative interpretation or special exception. Chair McMullin noted that there is a plat recorded that says 172,000 square feet, and she would like to know what legal effect that has. Mr. Barnes explained that the density for the Recreation District was not created by the square footage of the land they are building on. They purchased density for \$1 million from the County and transferred it here. Chair McMullin stated that she would have no problem making a merit determination today to give the applicant every option available to them. She did not want to preclude them from trying anything they want to try.

Council Member Robinson stated that whatever process the applicant comes back with, it should include recording a plat.

**Council Member Carson made a motion to determine that the Newpark Development Agreement Vested Rights application has merit. The motion was seconded by Council Member Robinson and passed unanimously, 5 to 0.**

### **PUBLIC INPUT**

Chair McMullin opened the public input.

There was no public input.

Chair McMullin closed the public input.

### **CONSIDERATION OF APPROVAL OF THE WIRELESSBEEHIVE.COM FRANCHISE AGREEMENT; DAVID THOMAS, CHIEF CIVIL DEPUTY ATTORNEY**

Mr. Thomas noted that he included all of the changes in the agreement from Council Members Armstrong and Robinson. Wirelessbeehive asked to include cable TV, and he also changed the language to comply with Federal statute.

Council Member Robinson verified with the Wireless Beehive representatives that revenues represent revenues generated throughout Summit County. He noted that Expanded Basic Services is not a defined term. Mr. Thomas explained that it is defined in the statute.

Council Member Armstrong suggested that they include a reference to the Cable TV Act, since Expanded Basic Service is used as a defined term.

**Council Member Robinson made a motion to approve the Wirelessbeehive.com Franchise Agreement with the amendments discussed. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

Scott Wilson with Wirelessbeehive clarified that the TV services are not traditional cable TV. Because it rides the fiber network, the TV service is IP based, and there has to be an internet connection on the fiber in order to get cable TV. Council Member Robinson verified that Mr. Wilson is talking about service to a public building. He believed that, in order to serve a public building, the provider would have to give the basic data package to the public building as well. Mr. Wilson stated that they could not provide free internet and cable service to every County building. Council Member Robinson suggested that a statement be included stating that, in order for the grantee to provide basic service, the grantor would have to subscribe to data service.

**Council Member Robinson rescinded his previous motion to approve the Wirelessbeehive.com agreement.**

**Council Member Robinson made a motion to amend Section 3.12 as discussed and approve the amended Wirelessbeehive.com Franchise Agreement. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.**



## **APPROVAL OF COUNCIL MINUTES**

JANUARY 16, 2013

**Council Member Carson made a motion to approve the minutes of the January 16, 2013, Summit County Council meeting as written. The motion was seconded by Council Member Armstrong and passed unanimously, 4 to 0. Council Member Ure abstained from the vote as he did not attend the January 16 meeting.**

## **PUBLIC HEARING AND POSSIBLE ADOPTION OF ORDINANCE #798 AMENDING THE EASTERN SUMMIT COUNTY GENERAL PLAN CLARIFYING ITS ADVISORY NATURE; KIMBER GABRYSZAK, COUNTY PLANNER**

Chair McMullin opened the public hearing.

There was no public comment.

Chair McMullin closed the public hearing.

Council Member Robinson asked what it means to be generally consistent with the General Plan. Planner Gabryszak explained that the General Plan contains the vision, overall character, and future they want for the community. That is not regulatory in nature. It is very subjective and explains the feeling and direction the community wants to go. The Code will put the teeth to those visionary statements and contains the regulations and standards that put that vision into effect. She explained that the Eastern Summit County Planning Commission is in the process of rewriting the Development Code to implement the vision of the General Plan. When a project complies with the Code as it is amended, it will also be generally consistent with the General Plan. Council Member Robinson requested language stating that, if there is a discrepancy between the Code and the General Plan, the Development Code prevails. If the Code is supposed to control, they should say that.

Council Member Armstrong expressed concern that, if they were to adopt that language today, it could be a problem, because the amendments to the Development Code have not yet been completed to reflect the changes in the General Plan. Chair McMullin stated that, when the Development Code is amended, the following should be included in the preamble to the General Plan: The General Plan is advisory in nature, not regulatory, and the Development Code is generally consistent with the General Plan. If there is a conflict between the two, the terms of the Development Code prevail. Mr. Thomas suggested that they include that language now. Council Member Robinson agreed that they should include the language that the Development Code will govern.

Council Member Armstrong stated that he agrees with adding the proposed language, but it does not change the language regarding general consistency with the General Plan. It talks about inconsistencies between the Code and General Plan and does not fix that. He stated that it is backwards for the Planning Commission to try to do the Code amendments before the General Plan amendments. Planner Gabryszak suggested that they leave the wording “generally consistent” in the preamble to each zone and remove “generally consistent” from the review processes for those uses.

Chair McMullin continued a decision on this item.

**PUBLIC HEARING AND POSSIBLE ADOPTION OF ORDINANCE #799 AMENDING THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE REFLECTING AMENDMENTS TO THE EASTERN SUMMIT COUNTY GENERAL PLAN; KIMBER GABRYSZAK, COUNTY PLANNER**

Chair McMullin opened the public hearing.

There was no public comment.

Chair McMullin continued the public hearing and a decision on this item.

**DISCUSSION AND POSSIBLE APPOINTMENT OF TWO MEMBERS TO THE EASTERN SUMMIT COUNTY PLANNING COMMISSION**

**Council Member Ure made a motion to appoint Tonja Hanson and Jeff Vernon to the Eastern Summit County Planning Commission. The motion was seconded by Council Member Robinson and passed unanimously, 5 to 0.**

**COUNCIL COMMENTS**

Council Member Carson stated that when she attended the Snyderville Basin Planning Commission meeting last evening, they also had a discussion about developing and approving a new General Plan. They questioned where it would leave them if they do not have the Development Code ready to be attached to it, and they felt it would make them vulnerable. They had a discussion about process and whether they should hold off on the General Plan until the Development Code is also ready for adoption. Chair McMullin stated that, if they use the same preamble as they have suggested for the Eastern Summit County General Plan, the problem should be solved. Council Member Carson explained that they want to bring the whole thing forward as a package, or they could bring a section forward for a tentative approval based on completion of the entire package. Planner Gabryszak clarified that the Planning Commission's concern is that, if they bring Phase I of the General Plan amendments forward, it will leave them in a situation where the General Plan and the Code do not function together. They are now considering bringing Phase I, Phase II, and the Code amendments all together to the Council. She stated that the Planning Commission would like at least the Planning Commission Chair to meet with the Council in work session to discuss how to move forward. The Council Members agreed that they should meet with the Planning Commission members in work session.

The County Council meeting adjourned at 7:50 p.m.

---

*Council Chair*, Claudia McMullin

---

*County Clerk*, Kent Jones

---

# MINUTES

---

**SUMMIT COUNTY**  
**BOARD OF COUNTY COUNCIL**  
**WEDNESDAY, MARCH 6, 2013**  
**COUNCIL CHAMBERS**  
**COALVILLE, UTAH**

**PRESENT:**

**Claudia McMullin, Council Chair**  
**Chris Robinson, Council Vice Chair**  
**Roger Armstrong, Council Member**  
**Kim Carson, Council Member**  
**David Ure, Council Member**

**Robert Jasper, Manager**  
**Anita Lewis, Assistant Manager**  
**Dave Thomas, Deputy Attorney**  
**Karen McLaws, Secretary**

**CLOSED SESSION**

**Council Member Robinson made a motion to convene in closed session to discuss property acquisition. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

The Summit County Council met in closed session from 1:45 p.m. to 3:10 p.m. for the purpose of discussing property acquisition. Those in attendance were:

**Claudia McMullin, Council Chair**  
**Chris Robinson, Council Vice Chair**  
**Roger Armstrong, Council Member**  
**Kim Carson, Council Member**  
**David Ure, Council Member**

**Robert Jasper, Manager**  
**Anita Lewis, Assistant Manager**  
**Dave Thomas, Deputy Attorney**  
**Don Sargent, Community Development Director**  
**Kimber Gabryszak, County Planner**  
**Jennifer Strader, County Planner**

**Council Member Carson made a motion to dismiss from closed session to discuss property acquisition and to convene in closed session to discuss personnel. The motion was seconded by Council Member Robinson and passed unanimously, 5 to 0.**

The Summit County Council met in closed session from 3:10 p.m. to 3:45 p.m. for the purpose of discussing personnel. Those in attendance were:

**Claudia McMullin, Council Chair**  
**Chris Robinson, Council Vice Chair**  
**Roger Armstrong, Council Member**  
**Kim Carson, Council Member**  
**David Ure, Council Member**

**Robert Jasper, Manager**  
**Anita Lewis, Assistant Manager**  
**Dave Thomas, Deputy Attorney**  
**Brian Bellamy, Personnel Director**

**Council Member Ure made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Council Member Robinson and passed unanimously, 5 to 0.**

## **WORK SESSION**

Chair McMullin called the work session to order at 3:50 p.m.

- **Interview applicant for vacancy on the Hoytsville Cemetery Maintenance District**

The Council Members interviewed Mike Rees for a vacant position on the Hoytsville Cemetery Maintenance District.

- **Presentation of gavel award to the 2012 Chair of the Summit County Council, David Ure; Claudia McMullin, Chair**

Chair Claudia McMullin presented the gavel award to former Council Chair, Dave Ure.

- **Discussion regarding Mission Statement, Vision Statement, and priority of Strategic Issues; Anita Lewis, Assistant County Manager**

Assistant County Manager Anita Lewis reviewed the strategic issues set by the County Council in their two-day work session. She reviewed the mission statement as previously discussed by the Council Members and presented the strategic issues that had been discussed by the Council.

Council Member Carson asked for a term other than “growing” economy. She preferred using the word “robust” to describe the kind of economy they are looking for and requested that the word “robust” come before the word “diversified.” Under environmental stewardship, she requested that the word “healthy” be inserted prior to “natural environment.” With regard to remediating soil contamination from their mining legacy, she requested that the words “from our mining legacy” be deleted, noting that the Health Department has concerns about contamination from faulty wastewater systems.

Council Member Robinson requested that the word “acquiring” be deleted from the phrase regarding water resources under environmental stewardship.

Council Member Armstrong suggested that they delete the word “soil” before contamination, leave in the words “mining legacy,” and change the following phrase to “protecting air and water quality.” Council Member Carson requested that it state, “protecting air, land, and water quality.”

The Council Members discussed wastewater issues, and Chair McMullin suggested that they adopt a wastewater master plan for the County.

Ms. Lewis reviewed the priority performance objectives and asked if the Council Members would like to categorize the objectives into immediate, intermediate, and long-range objectives.

Council Member Armstrong suggested under the objective regarding financial stability that they state, “enhancing revenues as needed to provide excellent services for the County.” County Manager Bob Jasper expressed concern that the word “excellent” might be a red flag for people to complain about services in the County, and he did not think that is what they are trying to do. He wanted to be able to provide a reasonable level of service in the County. Chair McMullin stated that she believes excellent is a fine performance objective and is what they strive for.

Chair McMullin suggested that the second objective be changed to read, “Adopt updated General Plans and revised Development Codes for the Snyderville Basin and Eastern Summit County.” The third objective should read, “Adopt a Master Plan for the area east of Highway 40 and North of I-80,” which would replace the existing third objective.

Council Member Armstrong suggested that the ninth objective read, “Adopt a Summit County water resource strategy.” Mr. Jasper suggested that the next objective regarding air and water quality strategies include wastewater issues.

Chair McMullin stated that she believes all the objectives are current and need to be addressed immediately. Ms. Lewis confirmed that these will be scheduled for periodic Council review.

Mr. Jasper stated that he would prefer that the fourth objective state an economic development strategy rather than an economic development plan.

Chair McMullin stated that she would like to understand the pros and cons of incorporating the Snyderville Basin, since there seems to be interest from the citizens in doing that. Council Member Carson stated that the Council has a lot to tackle right now and expressed concern that would take away from the resources the County has available to accomplish the other objectives. She agreed that Deputy County Attorney Dave Thomas should provide information about what that process would entail so they can educate the citizens. Council Member Robinson suggested that Mr. Thomas provide that information to the Council Members and take 15 minutes at a Council meeting in the Snyderville Basin to explain the rules.

Council Member Robinson suggested that the seventh objective be changed to state “strategy” rather than “plan.”

Ms. Lewis reviewed the vision statement. Council Member Carson recommended that they remove “2040” from the vision statement. After further discussion, the Council Members revised the vision statement to read: “Summit County is a community that is renowned for its natural beauty, resources, and quality of life supporting a healthy, prosperous, and culturally-diverse citizenry.

The Council Members agreed to keep the mission statement as written.

## **REGULAR MEETING**

Chair McMullin called the regular meeting to order at 4:50 p.m.

- **Pledge of Allegiance**

## **MANAGER COMMENTS**

Mr. Jasper provided copies of executive orders he intends to issue.

Mr. Jasper explained that SB 66 was gutted on the floor of the Senate, and they are trying to work on it on the House side. He explained that what the County wants from that bill is that a person must be impacted by a petition issue in order to sign the petition. Mr. Thomas explained that there is a second substitute to SB 66 and a House amendment. The second substitute says they have to get the same percentage of petitioners from each voting precinct. The House amendment says people must be impacted in order to sign the petition. The bill is moving forward in the House and could be either substituted and amended or just amended. Council Member Robinson hoped they would also amend it to state that a person does not get to vote on a referendum unless they would be impacted. Mr. Jasper suggested that he convey to the lobbyist that the most important thing to the County is that a person must be impacted by a legislative act and see what he can get through the Legislature working through whatever sponsors he can get.

Mr. Thomas reviewed HB 88 First Substitute which states that, if the government proposes a zoning map change, notice must be sent out to all property owners who may be impacted 10 days before the public hearing at the Planning Commission. Adequate protests would have to be filed with the Planning Commission within 60 days of the public hearing. Adequate protest means that more than 50% of the private land area and 50% of the value of the private land area must be included in the protest to defeat the zoning map. Chair McMullin asked what would happen if the legislative body were to create an overlay zone that would apply to any zone in the County. Mr. Thomas replied that he did not believe that would apply, because they are not applying it on a map, and this contemplates applying zoning on a map. The effect of this bill would be increased costs of noticing, and the landowners whose property is affected could freeze the map, which means the County would not be able to fulfill what it might want to do with the General Plan. That means that, over time, the zoning map could become inconsistent with the General Plan. Mr. Jasper stated that this bill appears to go too far and could make it so the County could never change zoning. Mr. Thomas stated that the middle ground would be to have specialized notice but not the protest, which would allow the County to amend the General Plan while giving due process to the individuals who would be part of the comprehensive rezone. Chair McMullin requested that Mr. Jasper and Mr. Thomas meet with Representative Mel Brown about this bill and see if they can find some middle ground.

Mr. Thomas explained that HB 236 is another of Representative Brown's bills, and the substitute bill eliminated the cities, so it will only apply to counties. The bill will prohibit enacting landscaping and revegetation regulations as part of the land-use ordinance with the exception of those things required by Federal law under the Clean Water Act. It would also make site plans nonbinding. The practical effect has to do with buffering incompatible uses from each other. With regard to site plans, on non-platted lots, the only document the building official would have for review would be the site plan, which shows the existing circumstances on the property and where the structure will sit. If those plans are nonbinding, the planner or building official has nothing to rely on. The question is what they could rely on to be sure the zoning requirements would be fulfilled. The issue for the applicant is that they cannot show they are building within the required setbacks or meeting the Code requirements if site plans are no longer valid for that purpose. The options to address would be that a planner or building official would have to visit the site to evaluate the existing circumstances and have the applicant show where they plan to

place the structure or to require a one-lot subdivision to put everything on a subdivision plat, but neither option is a good one. Council Member Ure stated that he believed the bill had been changed in committee to apply only to single-home building permits. The Council Members questioned why Representative Brown would propose a bill that would require a planner to visit every site to be sure it complies with the Code requirements. Mr. Thomas explained that the question is what the applicant could do to show they comply with the Code to get a permit if they cannot use a site plan. Council Member Robinson stated that he could understand why a preliminary site plan might not be binding, but before the applicant can get a building permit, they should show that they are in compliance by providing a final site plan. Mr. Jasper stated that he and Mr. Thomas will see what they could do to help Representative Brown understand the impacts of this proposed bill.

Council Member Carson asked if Mr. Thomas was familiar with SB 265. Mr. Thomas replied that he is, and it only applies to entities that are on a fiscal year other than a calendar year. He explained that it does not do any good to move up the deadline for submitting a petition, because it does not move the certified tax rate deadline.

Mr. Jasper presented a new purchasing policy which he intends to implement through an executive order. He believed it would modernize and streamline the County's purchasing policy. He stated that, if the Council Members have questions, thoughts, or concerns, he would be happy to talk to them about it.

Mr. Jasper recalled that he has been providing a printed Manager's report every week, but some departments are not responding. Chair McMullin stated that she does not need to hear from every department head every week. Mr. Jasper stated that he will provide his written report once a month and update the Council on other issues as needed.

### **COUNCIL COMMENTS**

Chair McMullin reported that she received an inquiry from a constituent asking how to amend a specific ordinance. The constituent pointed out to her that "winter" is defined as a certain time period in one ordinance but defined differently in another ordinance. Mr. Thomas explained that the constituent would get the ear of a legislator, and if that legislator is convinced that the idea is a good one, they can bring it forward. Chair McMullin offered to forward the e-mail to Mr. Thomas, and if the decision is to make the ordinances consistent, they can move forward with it.

Chair McMullin reported that the meeting with Park City and the School District went well. They discussed legislative issues and what is happening in their respective jurisdictions.

### **CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2013-02 SUPPORTING MEDICAID EXPANSION; DAVID THOMAS, CHIEF CIVIL ATTORNEY**

Council Member Ure stated that he believes it would be good for the County to sign this resolution, but he was not certain that it is in the best interest of the national debt.

**Council Member Ure made a motion to approve Resolution No. 2013-12 supporting Medicaid expansion. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.**

**CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE #800, AMENDING TITLE 7, CHAPTER 1, OF THE SUMMIT COUNTY CODE, USE OF COUNTY RIGHTS-OF-WAY; DAVID THOMAS, CHIEF CIVIL ATTORNEY**

Mr. Thomas recalled that the Council discussed rights-of-way and franchise agreements last week and explained that he has added a definition of Cable Modem Service. In the event internet is allowed to be regulated by local governments in the future, the County would like the ability to treat it like telecommunication services.

**Council Member Ure made a motion to approve Ordinance #800 amending Title 7, Chapter 1, of the Summit County Code, Use of County Rights-of-Way. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.**

Mr. Thomas reported that he was contacted by AllWest after last week's discussion, and he has sent them an agreement comparable to the one with Wirelessbeehive and Comcast.

**APPOINTMENT OF MEMBER TO THE HOYTSVILLE CEMETERY MAINTENANCE DISTRICT**

**Council Member Armstrong made a motion to appoint Mike Rees to the Hoytsville Cemetery Maintenance District. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.**

**APPROVAL OF COUNCIL MINUTES**

JANUARY 23, 2013

JANUARY 30, 2013

**Council Member Robinson made a motion to approve the minutes of the January 23, 2013, and January 30, 2013, Summit County Council meetings as written. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.**

**CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE #798 AMENDING THE EASTERN SUMMIT COUNTY GENERAL PLAN CLARIFYING ITS ADVISORY NATURE; KIMBER GABRYSZAK, COUNTY PLANNER**

**Council Member Robinson made a motion to approve Ordinance #798 amending the Eastern Summit County General Plan clarifying its advisory nature. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.**



**CONTINUED PUBLIC HEARING AND POSSIBLE ADOPTION OF ORDINANCE #799  
AMENDING THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE  
REFLECTING AMENDMENTS TO THE EASTERN SUMMIT COUNTY GENERAL  
PLAN; KIMBER GABRYSZAK, COUNTY PLANNER**

County Planner Kimber Gabryszak reported that she has provided the pages from the Eastern Summit County Development Code showing every reference to the General Plan and has highlighted the references. She left most of the references in place as reviewed last week except that she took out references to the General Plan under the processes. The General Plan is still referenced in each zone district and the chart of allowed uses. She noted that she left a reference to the General Plan in the rezone processes, General Plan amendments, and Code amendments.

Chair McMullin asked how the statement of purpose in the Development Code comports with preserving and promoting new business if the purpose is to ensure rural, agricultural, and small-town character. Planner Gabryszak explained that they are not mutually exclusive and referred to a statement regarding existing businesses in Eastern Summit County. Chair McMullin stated that she would prefer a purpose that includes promotion of economic vitality or development, because that is what Chapter 11-1-6 is all about.

Council Member Armstrong asked if the Planning Commission discussed economic development and how they would like to see businesses develop. Planner Gabryszak replied that they talked about it and would like to see jobs created, but they have not delved into that topic deeply yet.

Chair McMullin stated that the message from the Council to the Eastern Summit County Planning Commission is that they would like a revision to the General Plan before they see Code language come back to them. She also suggested that the General Plan not be focused just on the rural small town nature and that they add economic development, showing what they want to see in Eastern Summit County. Planner Gabryszak explained that the Planning Commission discussed wanting to see something more than just agriculture and wanting to develop an area economy and area community.

Council Member Armstrong believed the General Plan is supposed to inform the Development Code, and the Development Code should stand on its own without reference back to the General Plan. When the Council looks at the Development Code and its various provisions, they would review them and determine whether they are consistent with the General Plan. If a development complies with the provisions of the Code, he wants that kind of certainty for developers so they do not make discretionary decisions based on whether something promotes the goals and objectives of the General Plan. Planner Gabryszak recommended that language come out of the review criteria, but there still should be some references that the Code is intended to support the General Plan. She reviewed with the Council Members some areas in the Development Code where references to the General Plan could be deleted and areas where they should not be deleted. Council Member Robinson reviewed in detail with Planner Gabryszak where references to the General Plan would be deleted from the Eastern Summit County Development Code and where they would remain.

Chair McMullin opened the public hearing.

There was no public comment.

Chair McMullin closed the public hearing.

**Council Member Armstrong made a motion to adopt Ordinance #799 amending the Eastern Summit County Development Code reflecting amendments to the Eastern Summit County General Plan incorporating changes given to Staff at this meeting. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.**

**PUBLIC INPUT**

Josh Mann expressed concern about the County Manager’s report being issued just once a month. He did not believe there is a better resource for what is going on in the County than that report, and he recalled that certain individuals in the County wanted that report split out and sent to them by e-mail. He would like to continue to see that report on a regular basis. Council Member Robinson suggested that it might be better to receive that report bi-weekly rather than monthly. Chair McMullin suggested that they get a report from the Planning Department every week and everything else every other week.

The County Council meeting adjourned at 6:30 p.m.

---

*Council Chair*, Claudia McMullin

---

*County Clerk*, Kent Jones

---

# MINUTES

---

## SUMMIT COUNTY BOARD OF COUNTY COUNCIL WEDNESDAY, MARCH 13, 2013 COUNCIL CHAMBERS COALVILLE, UTAH

### PRESENT:

**Claudia McMullin**, *Council Chair*  
**Chris Robinson**, *Council Vice Chair*  
**Roger Armstrong**, *Council Member*  
**Kim Carson**, *Council Member*  
**David Ure**, *Council Member*

**Robert Jasper**, *Manager*  
**Anita Lewis**, *Assistant Manager*  
**Dave Thomas**, *Deputy Attorney*  
**Kent Jones**, *Clerk*  
**Karen McLaws**, *Secretary*

### WORK SESSION

Chair McMullin called the work session to order at 3:00 p.m.

- **Discussion and review of existing development patterns and demographics of the Snyderville Basin; Don Sargent, Kimber Gabryszak, Sean Lewis**

Community Development Director Don Sargent explained that, at the direction of the County Council, Staff has put together information regarding development patterns in the Snyderville Basin. It shows existing, platted, and approved development and vacant land.

County Planner Sean Lewis noted that the IT Department has done a great amount of work to develop a dynamic map of the County, which is available on the Community Development Department's Snyderville Basin home page. He explained that platted subdivisions are highlighted in red on the map, and lots highlighted in blue are lots assessed with an improved value of under \$50,000. He explained that the name of each subdivision will pop up on the map as the cursor hovers over it, as well as the number of vacant parcels in the subdivision or square footage of vacant commercial space, and the number of parcels or amount of commercial square footage that has been approved. When a person clicks on the subdivision, a pop-up window shows the number of multi-family and single-family units in the subdivision.

County Planner Kimber Gabryszak presented and reviewed a summary of the 2010 Census data. Based on that data, she was able to estimate a population of between 17,000 and 18,000 residents in the Snyderville Basin and between 4,000 and 5,000 in Eastern Summit County. About 18% of the people in Summit County live in the eastern municipalities, and about 21% live in Park City. In the unincorporated areas, just less than 30% live in the Snyderville Basin, and about 12% live in unincorporated eastern Summit County. She provided demographic information about the County population. Chair McMullin requested that Planner Gabryszak post the information on the County website. Planner Gabryszak also presented growth estimates to 2060 from the Governor's Office of Planning and Budget. She commented that, assuming the County could do

something to dramatically curb growth and cutting the projections by half, growth for the whole County would increase by 60,000 people, with about 21,000 in the Snyderville Basin and 7,000 in unincorporated eastern Summit County. She emphasized that she cut the projections in half only to show that, regardless of what happens, population in the County will continue to grow.

Council Member Ure asked how many people a household consists of. Planner Gabryszak explained that a combination of the Census and the American Community Survey shows the average household size in Summit County to be just under 3 people per household.

Planner Gabryszak presented a map showing the population distribution in various areas of the County.

Council Member Carson asked if accessory units are taken into account. Planner Lewis replied that they are not included in the mapping, which is strictly entitled density considering only the main house. Planner Gabryszak explained that some discussions about providing affordable housing could include loosening up restrictions against renting accessory dwellings.

Council Member Armstrong asked where all the growth would go if the Snyderville Basin grows from 17,000 people to 39,000 people and if they do not plan carefully and growth is allowed to progress based on current platting. He asked to see where they would put all the growth, which should be part of the master plan. Planner Gabryszak suggested that they could look at the average incomes of people moving in to see where the mismatch is; then they would know better where to focus their efforts. County Manager Bob Jasper explained that another approach would be to identify areas where they would like to see growth and not have growth, and through regulations and incentives, determine how to encourage or discourage growth in certain areas.

Planner Gabryszak explained that this information will be used to guide Phase II of the General Plan for the Snyderville Basin.

- **Discussion of the Snyderville Basin General Plan update process; Claudia McMullin**

Chair McMullin explained that the Council would like an update on the progress of Phase I of the Snyderville Basin General Plan update and that they are interested in seeing it soon. She asked Snyderville Basin Planning Commission Vice Chair Colin DeFord to describe Phases I and II of the General Plan update.

Commissioner DeFord explained that Phase I is an update of the existing General Plan. The biggest change in Phase I is how the neighborhood plans are laid out, with the number of neighborhood areas increasing from 8 to 15. Chair McMullin asked where the Commission stands in getting through those changes. Commissioner DeFord explained that many changes have already been addressed and discussed. Planner Gabryszak clarified that there have been a number of substantive changes in the General Plan, but actual policies have remained the same. Commissioner DeFord stated that they have been stuck getting to the neighborhood plans and had hoped to have public hearings on them by now.

Chair McMullin asked what drove the change from 8 neighborhoods to 15 neighborhoods. Planner Gabryszak explained that the General Plan update process started in 2009 with a subcommittee of the Planning Commission. In the spring of 2010, community open houses were held in connection with the Recreation District, and residents participated in population growth

and visioning exercises for their neighborhoods. There has been criticism that only a small percentage of the population participated, but Staff was excited, because hundreds of people had never participated in anything like this before. In 2011 a consultant was hired to look at a TDR program, and individual neighborhood workshops were held. The consultants used information from the 2010 open houses, 2011 neighborhood meetings, and additional outreach to identify preferred growth scenarios, and that information was used to identify top priorities for the General Plan. The Planning Commission wrote a new mission statement that was presented to the County Council in the fall of 2012.

Commissioner DeFord explained that the Planning Commission has held public hearings on the first eight chapters of the General Plan, and Staff is compiling the notes so they can make any changes in the first eight chapters that might be needed.

Council Member Robinson asked about the status of making a determination as to whether the General Plan will be advisory or regulatory. Commissioner DeFord replied that they hope to make that decision at the March 14 meeting.

Chair McMullin asked how much time would be needed to get Phase I to the County Council. Mr. Sargent suggested that they could get the first eight chapters to the Council first, and if it appears the neighborhood plans may take more time, they could forward Chapter 9 at a later date.

Chair McMullin asked what is included in Phase II. Commissioner DeFord replied that it would include a TDR program, environmental and sustainability issues, land use, economic development, redevelopment, regional planning, and town and village design principles. He noted that they will need help with those sections of the General Plan. They need consultants and will be stuck until they have money to get some outside help. Mr. Sargent explained that Phase II includes items that are more comprehensive in scope and scale than what is currently in the General Plan. Council Member Robinson asked if Phase I could stand on its own if Phase II is never adopted. Commissioner DeFord replied that it could, but they would not have the tools they need to address growth. Chair McMullin asked if there is a timeline for Phase II. Mr. Sargent replied that there is not at this point, as they are trying to get through Phase I first. The Council Members and Commissioners discussed the financial resources that would be needed to get the information to complete Phase II.

Chair McMullin stated that the Council is anxious to get to Phase I of the General Plan so they can schedule their work sessions and public hearings. Whatever is holding things back, she asked that the Planning Commission move it along.

Chair McMullin asked Planning Commissioner Greg Lawson to discuss his concerns about the Development Code. Commissioner Lawson explained that there is a considerable amount of regulatory language in the current General Plan that Staff felt should be in the Development Code. Some of that regulatory language was also included in the neighborhood plans. It has been represented that the General Plan update would include moving regulatory language from the General Plan into the Development Code. Until that occurs, he did not believe they would be satisfying the promise made to residents, and they would be making substantial changes in the regulatory language if they leave it up in the air and do not get that language into the Code. He believed it would be a mistake to approve the General Plan without updating the neighborhood plans. He commented that the neighborhood plans have developed over the years by the

grassroots efforts of the people and include goals, objectives, and policies for neighborhoods in the Snyderville Basin. He stated that in some cases they contain regulatory language as to how future development would occur in those neighborhoods. If the Planning Commission forwards the first eight chapters without the neighborhoods plans, and the Council agrees to not take action on the General Plan without Chapter 9, that would solve many of his concerns. He stated that another concern is that there is no assurance that the regulatory language removed from the General Plan would be included in the Development Code, which also has to be updated.

Chair McMullin stated that, if there is regulatory language in the General Plan, it needs to be reflected in the Development Code, which is the regulatory document, and she could not imagine that most of the regulatory language is not already in the Development Code. If there are places where regulatory language is missing, they need to identify them and be sure they are included in the Code. Mr. Sargent explained that they can do that as a simultaneous effort. Commissioner Lawson expressed concern about there being a gap if the regulatory language is not incorporated into the Development Code simultaneously with adopting the General Plan. Chair McMullin explained that putting the regulatory language being removed from the General Plan into the Development Code could be done separately from the entire Development Code update which would follow adoption of the General Plan.

Council Member Robinson suggested that they get the General Plan in a form that the Council likes but not adopt it until they have a chance to look at the necessary Code amendments and then approve the two simultaneously. Deputy County Attorney Jami Brackin explained that when the existing General Plan was adopted in 2004, that is essentially what was done. The Planning Commission recommended a General Plan to the County Commission, and they held public hearings until they were satisfied with it. Meanwhile, the Planning Commission started on the Development Code amendments, and after those were recommended to the County Commission, the General Plan and Code amendments were adopted together.

Commissioner DeFord asked if they could accomplish that with the amount of Staff that is now available. Mr. Sargent stated that Staff could accomplish that if they just review the language in the current General Plan against the Development Code and add the language needed in the Code. Ms. Brackin stated that she believed a lot of that work has already been done by Staff.

Council Member Armstrong explained that part of the problem with the Development Code is that has been amended piecemeal so many times that it contains inconsistencies. He cautioned that they need to be careful about removing language from the General Plan and putting it into the Development Code without reading through the Code to be certain it does not create more problems. He stated that they need to stop putting bandaids on the Development Code and do something to fix it comprehensively so there is some certainty when someone wants to develop in the County.

Mr. Thomas noted that the County Council might make changes in the General Plan after holding public hearings, and that would have to be communicated to the Planning Commission as they consider the Development Code changes. Council Member Armstrong stated that he has discussed that with Chair McMullin and would like to have a way for the Council to work with the Planning Commission more directly and have ongoing dialog about what the Council is looking for. Chair McMullin suggested that at least two Planning Commissioners meet with the Council every month or six weeks to discuss what they are doing, because they are all anxious to get this process moving.

Mr. Jasper expressed concern about moving forward without completely rewriting the Code.

Commissioner DeFord explained that the Planning Commission struggles with public feedback, because not everyone can attend meetings, and they may be missing a significant amount of feedback from the community. He hoped they could come up with a better feedback system. He stated that he would also like to be able to set up a timeline for completing Phase II but was uncertain how to do that since they need funds to do that. Chair McMullin suggested that they discuss that when they meet with the Planning Commissioners again next month.

Council Member Armstrong suggested that Staff start its review of the current Development Code for internal inconsistencies and see where changes need to be made. Planner Strader recalled that in September of 2011, the Planning Commission made a recommendation on proposed Code changes for the General Plan, but they were put on hold until they know what is going on with the General Plan. Much of the language has been identified and worked on.

Planning Commissioner Annette Velarde stated that she believes the most controversial chapter in the General Plan is affordable housing. She believed something would be passed on to the Council that is not a consensus among the Planning Commissioners, because there is such a lack of consensus in the community regarding affordable housing. She explained that the community would like to have that part of the General Plan removed entirely. Planning Commissioner Mike Franklin explained that by State law they are required to include affordable housing in the General Plan, and what they forward to the Council will meet the intent of State law. Commissioner DeFord explained that it is sometimes difficult to educate the public to help them understand that some things are required by State Code.

- **Discussion regarding Eastern Summit County Transportation Master Plan; Kent Wilkerson, County Transportation Engineer**

Kent Wilkerson with the County Engineer's Office reported that the Eastern Summit County Planning Commission has forwarded a positive recommendation for the Eastern Summit County Transportation Master Plan. He requested that the Council provide him with direction regarding how they would like to move forward with the Plan. He reviewed each chapter of the Master Plan and explained that three conditions are addressed—existing, entitled, and buildout of zoning. He reported that the plan has been presented to the jurisdictions in eastern Summit County, UDOT, and other stakeholders. He noted that the Plan is not just for automobiles but includes multi-modal forms of transportation. He defined the levels of service for roads and reviewed existing conditions on roads in eastern Summit County, noting that the levels of service are excellent. He presented a projection of entitled, or existing, lots through the year 2025 and the road impacts, which would remain within acceptable ranges. The buildout of zoning through 2040 shows some roads inside the cities failing, assuming no new roadways have been built.

Mr. Wilkerson reviewed potential road projects for each municipality and for the unincorporated North Summit and South Summit areas. He discussed the possibility of extending Hallam Road to Highway 248 and also extending it beyond Highway 248 all the way to Oakley. He recommended extending Hallam Road to Highway 248 but not beyond. Council Member Ure noted that extending Hallam Road to Highway 248 would take a lot of pressure off of Kamas and SR 32. Mr. Wilkerson explained that Democrat Alley was the most sensitive area in the Master Plan discussions. He presented the list of projects in the Master Plan, noting that they total about

\$200 million. He explained that UDOT has already programmed over \$100 million in its program to 2040, which closely matches the Eastern Summit County Plan. He provided a breakdown of projects based on which entity is responsible for them. He explained that the intent is for the County to adopt the Transportation Master Plan by ordinance, and he asked for direction from the County Council regarding how to move the Plan forward.

Council Member Ure asked, if someone were to build a larger subdivision in Chalk Creek, whether they would classify the portion of the road coming down from Chalk Creek as belonging to Service Area 6. He would like the Council to set a policy in that regard.

Council Member Armstrong asked how the County would pay to improve the roads between now and 2020. Mr. Wilkerson explained that, without a Transportation Plan, that would be very difficult to program. If they get the budget, they build it; if they don't get the money, they don't build it. Mr. Jasper explained that, historically, many entities have done this through exactions. Over the last couple of decades, most areas have moved toward impact fees.

Chair McMullin asked if Mr. Wilkerson has prioritized the projects within the time frame of the Master Plan. Mr. Wilkerson replied that he has not, although he has categorized them as Phases I, II, and III. He could be more precise in prioritizing projects, that is not typically done in a master plan. He commented that the Highway Corridor Preservation Fund will help them achieve some of the goals in the Master Plan. Council Member Armstrong asked Mr. Wilkerson to help the Council understand which projects in the Master Plan are needs and which are wants. Council Member Ure believed Mr. Wilkerson should coordinate with Planning and try to determine where development is most likely to occur in order to set priorities. Council Member Armstrong commented that it is not just a matter of anticipating where growth may occur, but this Master Plan would also become an important part of developing a TDR program. County Engineer Derrick Radke explained that having growth information would help them understand where they need to focus annual capital improvements. Mr. Wilkerson suggested that the Council assign a subcommittee to work with him and look at each project to be sure they are comfortable with it. Council Member Robinson felt it would be good to have a work session with all the Council Members and have Mr. Wilkerson give them a packet in advance with larger scale drawings for them to study. He also suggested that they hold a work session to discuss North Summit and a separate one to address South Summit. Council Member Armstrong also asked Mr. Wilkerson to note where there are rights-of-way that have issues.

## **REGULAR MEETING**

Chair McMullin called the regular meeting to order at 5:40 p.m.

- **Pledge of Allegiance**

## **MANAGER COMMENTS**

Mr. Jasper stated that when he left the meeting last week, he understood that he would provide written Manager comments once a month, then he heard they were every other week. Chair McMullin asked Josh Mann to reiterate his comments made at the March 6 meeting. Mr. Mann explained that people have contacted him on the website to ask if he could break out the Manager's report from the packets. He believed there is a group of people who like to receive that information, and it is some of the best information about what is going on in the County.



From a transparency standpoint, he believed it is important to get that information out to people. Chair McMullin asked if there are specific departments from which people want to see information. Mr. Mann replied that he believes they want information from Planning, the Health Department, and the Sheriff. Council Member Robinson suggested that Mr. Jasper provide the Planning information every week and his full report every other week.

Mr. Jasper provided a draft of the citizens' survey for the Council Members to review. He requested feedback as soon as possible so they can start sending out the survey. Chair McMullin recalled that they discussed asking different questions for people in the Snyderville Basin and eastern Summit County and asked what happened with that. Mr. Jasper stated that they can differentiate the answers by ZIP Code. Assistant Manager Anita Lewis stated that she believed they had covered everything that was discussed in the draft survey.

Mr. Jasper recalled that the Council decided to use TRT taxes to pay for the County Fair. The budget included \$25,000 for a contract person to run the fair, and that will not be enough. He believed they would need \$50,000 this first year, especially in terms of master planning and developing a capital facilities plan for the fair. Council Member Ure stated that he did not believe when they talked about hiring a fair director that they would also entitle that person to start master planning for the entire fair. He was not particularly pleased with the fair study, and he was not sure of the Council's position on a possible new fairground. Ms. Lewis stated that this person would be the point person but would not direct that process. They need someone with whom the Fair Board can coordinate and continue to work with the consultants. Council Member Ure asked if the Council has made a decision as to what they will do with future fairgrounds. Ms. Lewis explained that this person will work with the Fair Board, the Council, and the Manager to consider other options for the fair. Mr. Jasper clarified that this person will not make any decisions. They just need to keep moving on the process and will be back to the Council with work sessions and discussions.

Mr. Jasper announced that Community Development Director Don Sargent announced his resignation today and will be leaving the County effective May 1. The Council Members thanked Mr. Sargent for his years of service to the County and wished him well in his future endeavors. Chair McMullin stated that he will be greatly missed, that they appreciate everything Mr. Sargent has done for them, and they are sorry to see him leave.

### **COUNCIL COMMENTS**

Council Member Carson stated that it would be helpful to have quarterly budget updates. Council Member Armstrong agreed that, probably more this year than any other year they have had recently, it is critical to get back on balance and get financial reporting from the Auditor. He hoped the Auditor's Office understands how critical it is both to the Council and the citizens of Summit County to know how they are spending money and what kind of resources they have available. Mr. Jasper agreed to convey that to the Auditor's Office.

Council Member Carson requested a discussion soon about how they want to proceed with getting financing for the second phase of the Snyderville Basin General Plan and Development Code.

**APPOINT MEMBER TO THE SNYDERVILLE BASIN PLANNING COMMISSION**

**Council Member Ure made a motion to appoint Beatrice Peck to the Snyderville Basin Planning Commission, with her term to expire February 28, 2016. The motion was seconded by Council Member Robinson and passed unanimously, 5 to 0.**

**DISCUSSION AND POSSIBLE APPROVAL OF REQUEST BY COWAN NIX FOR A 2012 VETERAN ABATEMENT OF PROPERTY TAXES**

Kathryn Rockhill with the Auditor's Office explained that Mr. Nix applies for a Veteran's Exemption every year. Last year he thought he had sent in his application and did not realize he had not until he received a past-due notice in February. She reported that she sent him another application with the understanding that it would have to be approved by the County Council. She requested that the Council allow Mr. Nix to receive his Veteran's Exemption for 2012. She explained that he is 100% disabled and would also qualify for the low-income abatement.

**Council Member Robinson made a motion to approve the request by Cowan Nix for a 2012 Veteran Abatement of property taxes. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

**APPOINT MEMBER TO THE HOYTSVILLE CEMETERY MAINTENANCE DISTRICT**

**Council Member Ure made a motion to appoint Mike Rees to the Hoytsville Cemetery Maintenance District, with his term to expire December 31, 2016. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

**ADVICE AND CONSENT OF COUNTY MANAGER TO APPOINT MEMBERS TO FILL VACANCIES ON THE SNYDERVILLE BASIN OPEN SPACE ADVISORY COMMITTEE (BOSAC)**

**Council Member Carson made a motion to consent to the County Manager's recommendation to appoint Chris Retzer, Ramon Gomez, and Tyler Dustman and to reappoint Thomas Brennan and Mindy Wheeler to the Snyderville Basin Open Space Advisory Committee, with their terms to expire the first Thursday in March, 2016. The motion died for lack of a second.**

Council Member Armstrong questioned why so many terms expire in the same year. The Council Members discussed what appeared to be some discrepancies in the information regarding the positions on BOSAC. Chair McMullin requested that the Manager bring this back to the next meeting and determine who will fill terms that expired in previous years with the correct expiration dates for their terms.

This item was postponed to the March 20 meeting.

Council Member Carson expressed appreciation for Bruce Taylor's service on the Snyderville Basin Planning Commission.

## **PUBLIC INPUT**

Chair McMullin opened the public input.

Max Greenhalgh stated that he was involved in the creation of Service Area 6, which has lasted for 35 years because it is a clear policy. He noted that it is for subdivisions, not for collector streets. He stated that a subdivision is required to be accessed by a public road that already meets County standards. He recalled that, with Bear Hollow, they created a fund that a certain amount of money would go into a fund to help create a tunnel underneath Highway 224. He believed an impact fee could be charged to a subdivision to help cover the cost of bringing an access road up to County standards. He believed that, once the County opens the door to allow Service Area 6 funds to be used to improve and maintain collector roads, it would blur the policy and eventually lead everything being paid for out of the municipal fund.

Mr. Jasper recalled that he discussed Service Area 6 in work session some time ago and that every time a subdivision was developed in Summit County, it was to be annexed into Service Area 6. Mr. Greenhalgh stated that was to be the case only if the subdivision wanted the County to provide maintenance, and they had to build the roads to County standards in order to annex into Service Area 6. Mr. Jasper stated that it was easier for subdivision developers to get through the planning process and engineering if they did not meet County standards. He believed any typical subdivision should be in Service Area 6, and at the time he presented that information to the Council, they concurred. Mr. Greenhalgh stated that, as it turned out, it became completely voluntary for a subdivision to join Service Area 6, and he believed they should have a consistent policy, not one that is voluntary. Council Member Ure asked if the County is saying that all subdivisions created from this point on in Summit County will fall under Service Area 6. Mr. Jasper stated that would be the intent. Mr. Greenhalgh suggested that they think of the people already in Service Area 6 when they consider deviating from a policy, and it will hurt those people if the County changes the policy to allow maintenance in other areas, such as seasonal subdivisions. Chair McMullin stated that she recalled having that conversation in the past, but not as it relates to policy. Council Member Ure is requesting that they have that conversation again, and she requested that the issue be placed on a work session agenda for discussion.

Mr. Greenhalgh recalled that there was a question about whether the County should be involved in a discussion of the Snyderville Basin being incorporated. He believed the County should be involved, because they would want to provide some parameters. He recalled that a study was done a number of years ago that showed it would not make economic sense, and they would have to raise taxes for additional services. He noted that incorporation must start with a group of citizens making a petition. If a petition to form a city were to start in Silver Springs and include all of Canyons, Redstone, and Kimball Junction, they would live high on the hog, but the rest of the community would be left out and would still be the County's responsibility. Former County Commissioner Jim Soter advised that, if they were to incorporate, they should include the whole Basin, not leave part of it under the County's jurisdiction. Mr. Greenhalgh suggested that the Council see if there is a consultant or an institution that might get involved. A question that would have to be considered is what would happen to the rest of the County if an incorporation were proposed. He stated that there was previously an urban county form of government, which is no longer available, which allowed a county to have all the powers a city has. He suggested that the County approach the State Legislature to see if they might make that available as another optional form of government.

Council Member Carson recalled that the Council has asked Mr. Thomas to prepare a presentation on incorporation. Council Member Robinson requested that they hold that work session at a time when the Council meets at the Richins building and after 6:00 p.m. so the public can attend.

Chair McMullin closed the public input.

**PUBLIC HEARING AND POSSIBLE DECISION, AMENDMENT TO SECTION 10-9-10(C.4) OF THE SNYDERVILLE BASIN DEVELOPMENT CODE CLARIFYING QUALIFICATIONS FOR PLANNING COMMISSION MEMBERSHIP; KIMBER GABRYSZAK, COUNTY PLANNER**

**PUBLIC HEARING AND POSSIBLE DECISION, AMENDMENT TO SECTION 11-7-5(C) OF THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE CLARIFYING QUALIFICATIONS FOR PLANNING COMMISSION MEMBERSHIP; KIMBER GABRYSZAK, COUNTY PLANNER**

Planner Gabryszak explained that these amendments relate to recent discussions about Planning Commissioners in the Snyderville Basin and Eastern Summit County residing in municipalities. Technically, the definition of planning districts does not include municipalities, and these amendments would allow residents of municipalities within the planning districts to serve on the Planning Commission. The same language was presented to both Planning Commissions and was slightly changed by each Planning Commission. The Snyderville Basin Planning Commission added language stating that at all times there shall be a majority of members who live outside the municipalities. The Eastern Summit County Planning Commission stated that there should be no more than one member of the Planning Commission that lives within any municipality within the planning district.

Chair McMullin stated that she believes three Planning Commissioners from the municipalities is too many. She recommended that there be no more than two Planning Commissioners from the municipalities. Council Member Robinson believed one Planning Commissioner from the municipalities might be too few. Council Members Ure and Carson concurred with having two Planning Commissioners from the municipalities and making that consistent in both Codes. Council Member Carson asked what was discussed in Eastern Summit County regarding Planning Commissioners from the municipalities. Planner Gabryszak replied that the Eastern Summit County Planning Commissioners did not want any Commissioners from the municipalities. They felt that, as the municipalities grow, the pool of applicants would become fewer, and if there are too many Commissioners from the municipalities, they could become overwhelmed, and Commissioners from the municipalities might be more biased.

Council Member Robinson stated that he would prefer to limit it to three Commissioners from within the municipalities. He believed it would be unlikely that they would have three applications from within the municipalities.

Council Member Armstrong believed there should be no more than two Planning Commissioners from within the municipalities, noting that the County may have different interests than a municipality would have. Chair McMullin commented that the municipalities have their own planning commissions, and the Code should allow for County Planning Commissioners from within municipalities, but she did not believe there should be more than two on a body of seven.

Council Member Robinson requested that the wording in the amendments be changed to read: “At no time shall there be more than two members of the Planning Commission who live within municipal boundaries within the planning district.”

Chair McMullin opened the public hearing for the amendment to Section 10-9-10(C.4) of the Snyderville Basin Development Code.

There was no public comment.

Chair McMullin closed the public hearing.

Planner Gabryszak explained that the amendments need to be adopted by ordinance. If they choose to adopt a normal ordinance rather than an emergency ordinance, it will become a pending ordinance until the publication requirements have been met. She confirmed with the Council Members that they would like to allow the current Planning Commissioners to serve under the pending ordinance until the ordinance comes into full effect.

Chair McMullin opened the public hearing for the amendment to Section 11-7-5(C) of the Eastern Summit County Development Code.

There was no public comment.

Chair McMullin closed the public hearing.

**Council Member Robinson made a motion to adopt Ordinance #801 amending Section 10-9-10(C.4) of the Snyderville Basin Development Code clarifying qualifications for Planning Commission membership, including the changes made at this meeting stating that at no time shall there be more than two members of the Planning Commission who live within municipal boundaries within the planning district. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

**Council Member Robinson made a motion to adopt Ordinance #802 amending Section 11-7-5(C) of the Eastern Summit County Development Code clarifying qualifications for Planning Commission membership, including the changes made at this meeting stating that at no time shall there be more than two members of the Planning Commission who live within municipal boundaries within the planning district. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.**

The County Council meeting adjourned at 6:55 p.m.

---

*Council Chair*, Claudia McMullin

---

*County Clerk*, Kent Jones

## **MISSION STATEMENT**

The mission of Summit County is to provide excellent, ethical and efficient services that ensure quality of life for present and future generations.

## **VISION STATEMENT**

Summit County is a vital community that is renowned for its natural beauty, quality of life, economic diversity and supporting a healthy, prosperous, culturally-diverse citizenry.

## **STRATEGIC ISSUES**

In order to achieve our mission and vision for the future, Summit County must focus on the following six strategic issues that help us define “what is most important” when determining where resources, both time and money, should be spent.

### **STRONG FISCAL FOUNDATION**

Summit County needs a strong financial foundation in order to provide consistent, high quality services to its citizens.

The County shall utilize sound financial principles incorporating diverse, stable and equitable revenue sources and strategic budgeting to achieve the County’s mission, vision and priorities, both near and long term.

### **PLANNING AND COLLABORATION**

Summit County recognizes that collaborative visionary planning is essential to ensuring carefully-managed growth.

The County shall adopt updated general plans and revised development codes and collaborate with neighboring jurisdictions and communities concerning regional issues.

### **MULTI-MODAL TRANSPORTATION**

Efficient multi-modal transportation systems and mobility options are essential to planning for growth and preserving the community’s quality of life.

Summit County shall proactively update its transportation plans.

## **ECONOMIC VITALITY AND DIVERSITY**

Summit County needs a robust, diversified and growing economy to ensure its future economic vitality.

In order to build and sustain a strong economic base, the County shall attract new and diverse economic drivers while continuing to support its existing business.

## **ENVIRONMENTAL STEWARDSHIP**

Summit County recognizes the importance of health natural environment to our quality of life.

The County shall be proactive in reducing our carbon footprint, protecting water resources, remediating contamination, protecting air, land, water quality and actively participating with our local, state and federal agencies.

## **ENGAGED AND INFORMED CITIZENRY**

Summit County values citizen input/involvement and understands the importance of an informed citizenry.

The County shall adopt a comprehensive communications plan utilizing current technology to encourage citizen participation in all facets of county government.

## **PRIORITY PERFORMANCE OBJECTIVES FOR 2013-2014**

The Summit County Council has identified the following priority objectives to be analyzed and reviewed periodically. These performance goals are deemed to be strategically important and essential to defining and achieving the County's mission and vision for the future.

- Establish financial stability, including enhancing revenues, to provide excellent services.
- Adopt updated General Plan and revised development codes for Snyderville Basin and Eastern County.
- Master Plan for the area east of Highway 40 and north of I-80.
- Adopt an Economic Development strategy.
- Adopt a revised Snyderville Basin Transportation Plan.
- Adopt an Eastern County Transportation Plan.
- Adopt a comprehensive environmental clean-up strategy with emphasis on the Highway 40 corridor.
- Adopt updated Emergency Operations Plan.
- Adopt a water resource strategy.
- Adopt an air and water quality strategy.
- Adopt a Solid-Waste Master Plan.
- Adopt a comprehensive county-wide communications plan.





**MEMORANDUM:**

Date: April, 10, 2013

To: Council Members

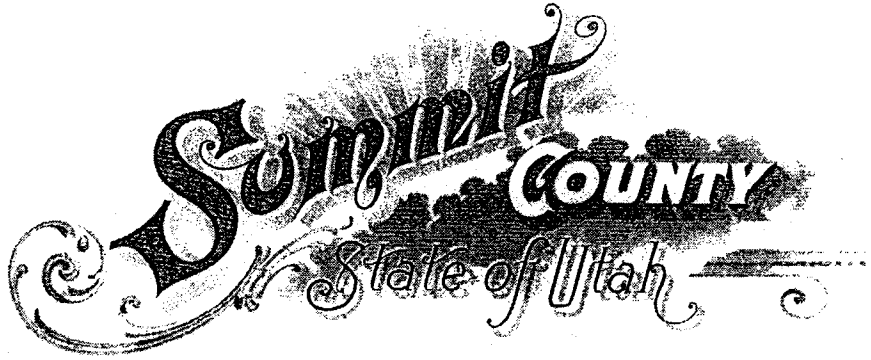
From: Robert Jasper

Re: Recommendation to appoint members to the Summit County Library Board of Directors

Advice and consent of County Manager's recommendation to reappoint Jennie Haufe to the Summit County Library Board of Directors. Jennies term of service to expire February 28, 2016 and appoint Arlys Whitaker to the Summit County Library Board of Directors. Arlys's term to expire February 28, 2016.

Auditor

Blake Frazier



April 02, 2013

County Council;

**RE: May Tax Sale**

I have two (2) separate parcels to discuss relating to the Tax Sale. The first one is parcel SUMHAV-A. They owe \$705.45 total for the last 5 years. This property should have been Quit Claim Deeded to Francis City 5 years ago. That wasn't done. Since this was recently brought to the attention of Francis City, it has now been deeded to them.

If you refer to the attached letter from Alison A. Weyher to Blake Frazier, she explains the history that went on with this parcel. They are asking the Council to exempt their taxes for the past 5 years.

The second parcel is SE-107-108. John G. Martinez purchased this property in 2008. At that time the property was categorized as Recreational Improved property. Mr. Martinez has lived there full time since he purchased it. He has a 80% military related disability. He began applying for the the tax exemption in 2010 when he changed the status of his property to Primary Improved. Unfortunately he wasn't aware he need to make the change in 2008. His taxes are owing for 2008 and 2009. He has agreed to make payments on the amount owing (\$2810.54). He will provide a payment plan to you shortly.

Your kind consideration in these two matters would be appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn', written in a cursive style.

Kathryn Rockhill  
Deputy Auditor

March 28, 2013

Blake Frazier, Auditor  
Summit County  
60 North Main  
Coalville, UT 84017

Dear Blake:

Please accept this letter as a request to waive the delinquent property taxes on parcel SUMHAV-A.


In 2007 the plat for this subdivision was recorded (attached). It contains a plat note on Parcel A stating "to be dedicated to the Town". Francis has always assumed that this had happened. In fact, Parcel A is a part of a Francis City park! However, the Recorder's office told us that because no deed was recorded, the parcel was never transferred.

The subdivision has changed hands several times since 2007, and the entity that recorded the plat (Summit Haven Estates LLC) has been disbanded. Obviously, they have not been paying the property taxes. Francis tracked down one of the original developers and has had them sign a quit claim deed. That deed was recorded on March 28, 2013.

Francis City would be extremely happy if the delinquent taxes could be waived. However, it is paramount to us that the account be brought current prior to the tax sale.

Please do not hesitate to contact me if I can provide further information.

Sincerely,

  
Alison A. Weyher  
City Planner

WHEN RECORDED, RETURN TO:  
Francis City  
2317 South Spring Hollow Rd.  
Francis, UT 84036

**ENTRY NO. 00966553**

03/28/2013 11:22:49 AM B: 2177 P: 1178  
Quit Claim Deed PAGE 1/1  
ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
FEE 0.00 BY FRANCIS CITY

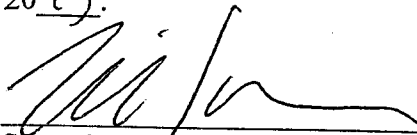


**QUITCLAIM DEED**

SUMMIT HAVEN ESTATES LLC, Grantor, of Salt Lake City, Utah, hereby quitclaims to Francis City, Grantee, of Francis, Utah, for the sum of ten dollars and other valuable consideration, the following described tract of land in Summit County, Utah, to wit:

Parcel A, Summit Haven Subdivision, according to the Official Plat on file in the Summit County Recorder's Office. SUMHAV-A

Witness the hand of said Grantor this 22 day of MARCH, 2013.

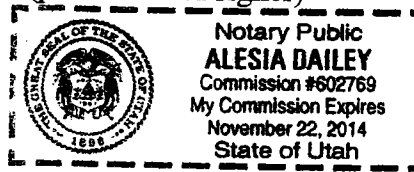
  
Summit Haven Estates, LLC (signature)

By: ERIC SIMONSON  
(print name of signer)


COUNTY OF SALT LAKE )

STATE OF UTAH )

SS.



Subscribed and sworn to before me this 22 day of MARCH, 2013, by ALESIA DAILEY, whose identity is known to me or was proven by satisfactory evidence.

  
NOTARY PUBLIC

**Account 0454938**

Location

**Parcel Number** SUMHAV-A  
**Account Number** 0454938  
**Tax District** 02 - FRANCIS B,C,U,X  
**Acres** 0.41

**Situs Address**

**Legal** PARCEL A SUMMIT HAVEN  
 SUBDIVISION; ACCORDING TO THE  
 OFFICIAL PLAT ON FILE IN THE SUMMIT  
 COUNTY RECORDERS OFFICE CONT 17,952  
 SQ FT OR 0.41 AC

**Child Accounts**

**Child Parcels**

**Parent Accounts** 0310171

**Parent Parcels** FT-2047-A  
 FT-2047-A

Transfers

**Instrument Date**

08/15/2007

B: 1883 P: 0017

Tax

**Images**

**Tax Year**

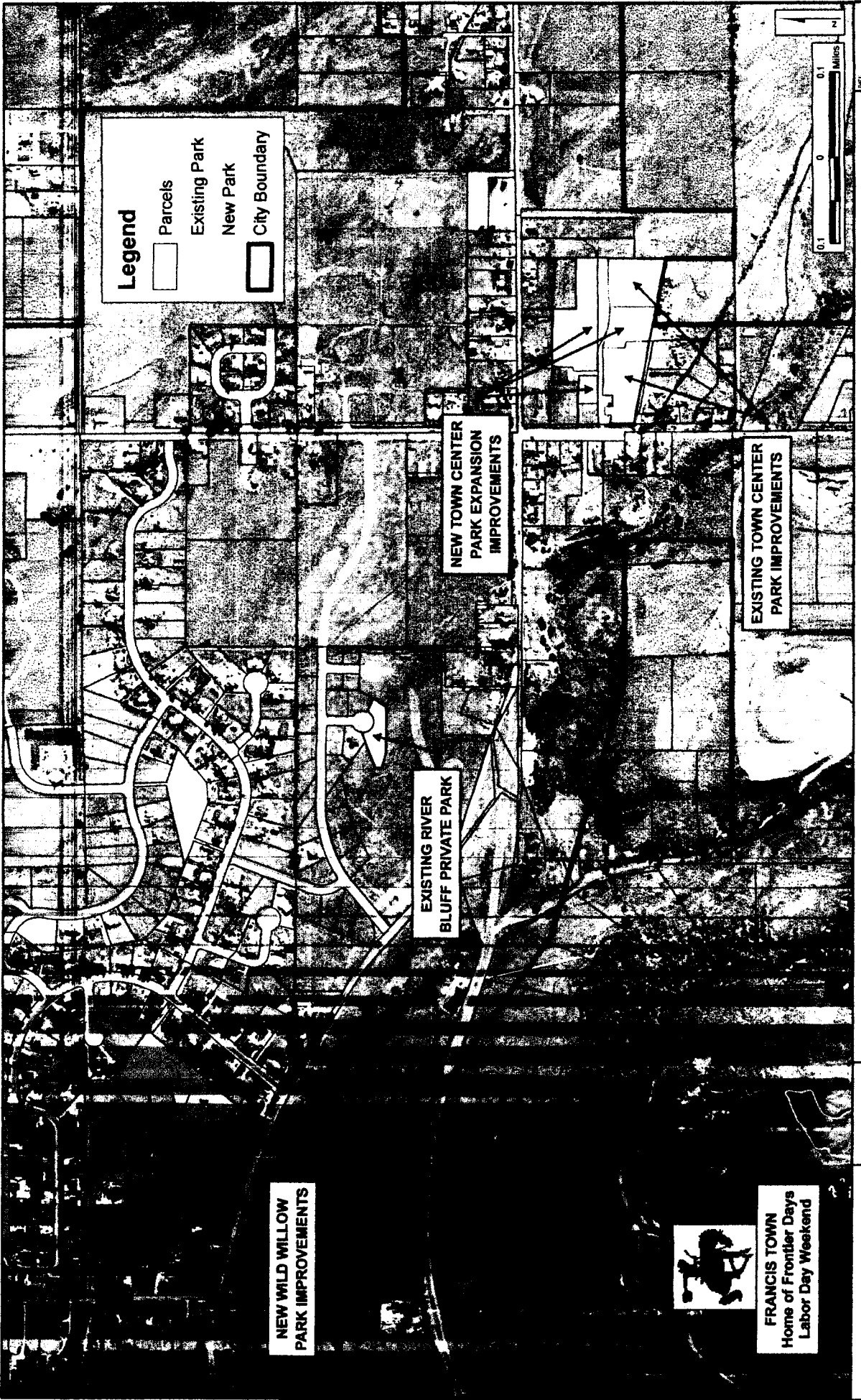
**Taxes**

*2013	\$114.62
2012	\$114.62





\* Estimated

Value

**Market (2012)** \$9,840  
**Taxable** \$9,840  
**Tax Area: 02 Tax Rate:**  
 0.011648  
**Type Actual Assessed Acres**  
 Land \$9,840 \$9,840 0.410



**Legend**

-  Parcels
-  Existing Park
-  New Park
-  City Boundary

0 0.1 0.1 Miles

North Arrow

**NEW WILD WILLOW  
PARK IMPROVEMENTS**

**EXISTING RIVER  
BLUFF PRIVATE PARK**

**NEW TOWN CENTER  
PARK EXPANSION  
IMPROVEMENTS**

**EXISTING TOWN CENTER  
PARK IMPROVEMENTS**



**FRANCIS TOWN**  
Home of Frontier Days  
Labor Day Weekend

**HORROCKS**  
ENGINEERS

728 West 100 South #2  
Francis, UT 84002  
(435) 642-2241

Francis City Park Improvements

Date: 8/29/2012

Figure 4-1



2

.64 ac  
Primary home



Summit County Treasurer  
Corrie Forsling

\*\*\*\*\*NOTICE OF DELINQUENT TAXES AND FINAL TAX SALE\*\*\*\*\*

MARTINEZ JOHN G H/W (JT)  
PO BOX 811  
KAMAS, UT 84036-0811

**Questions?**  
Email [treasurer@summitcounty.org](mailto:treasurer@summitcounty.org)  
or  
Call the Treasurer's Office: (435) 336-3267

THIS SERVES AS NOTICE THAT THERE ARE DELINQUENT PROPERTY TAXES DUE ON THE PROPERTY LISTED BELOW. THESE DELINQUENT TAXES AND ALL PENALTIES, INTEREST, AND FEES MUST BE PAID IN FULL OR THE PROPERTY WILL BE SOLD AT A TAX SALE IN MAY OF 2013.

IF PAYMENT IS NOT RECEIVED IN OUR OFFICE ON OR BEFORE MARCH 15, 2013, AN ADDITIONAL \$225 WILL BE ADDED TO THE AMOUNT DUE FOR ADMINISTRATIVE, PUBLICATION OF SALE, AND TITLE SEARCH COSTS.

Legal Description:  
W2/3 OF LOT 107 SAMAK COUNTRY ESTATE CONT 0.323 AC; ALSO LOT 108 SAMAK COUNTRY ESTATE CONT 0.483 AC (LESS W1/3 LOT WWD-593 CONT 0.161 AC) BAL 0.64 AC YWD-223 JQC-172 M50-511 M66-403

YEAR	TAX	PENALTY	INTEREST	TOTAL
2008	\$982.09	\$19.64	\$266.61	\$1,268.34
2009	\$1,257.06	\$25.14	\$260.00	\$1,542.20

GRAND TOTAL DUE AS OF 03/15/2013: \$2,810.54

Methods of Tax Payment:

- ✓ Pay Online via Free E-Check at [www.summitcounty.org/treasurer](http://www.summitcounty.org/treasurer)
- ✓ Pay Online via Credit Card at [www.summitcounty.org/treasurer](http://www.summitcounty.org/treasurer) (2.5% fee applies)
- ✓ Pay via Telephone at 800-690-2889 (convenience fee applies)
- ✓ Pay via Check. Make payable to Summit County Treasurer and mail to P.O. Box 128, Coalville, UT 84017
- ✓ Pay in Person at Treasurer's office at Summit County Courthouse, 60 N. Main St., Coalville, UT

Parcel Number	SE-107-108
Account Number	0094627
Total Taxes Due	\$2,810.54

3035.54

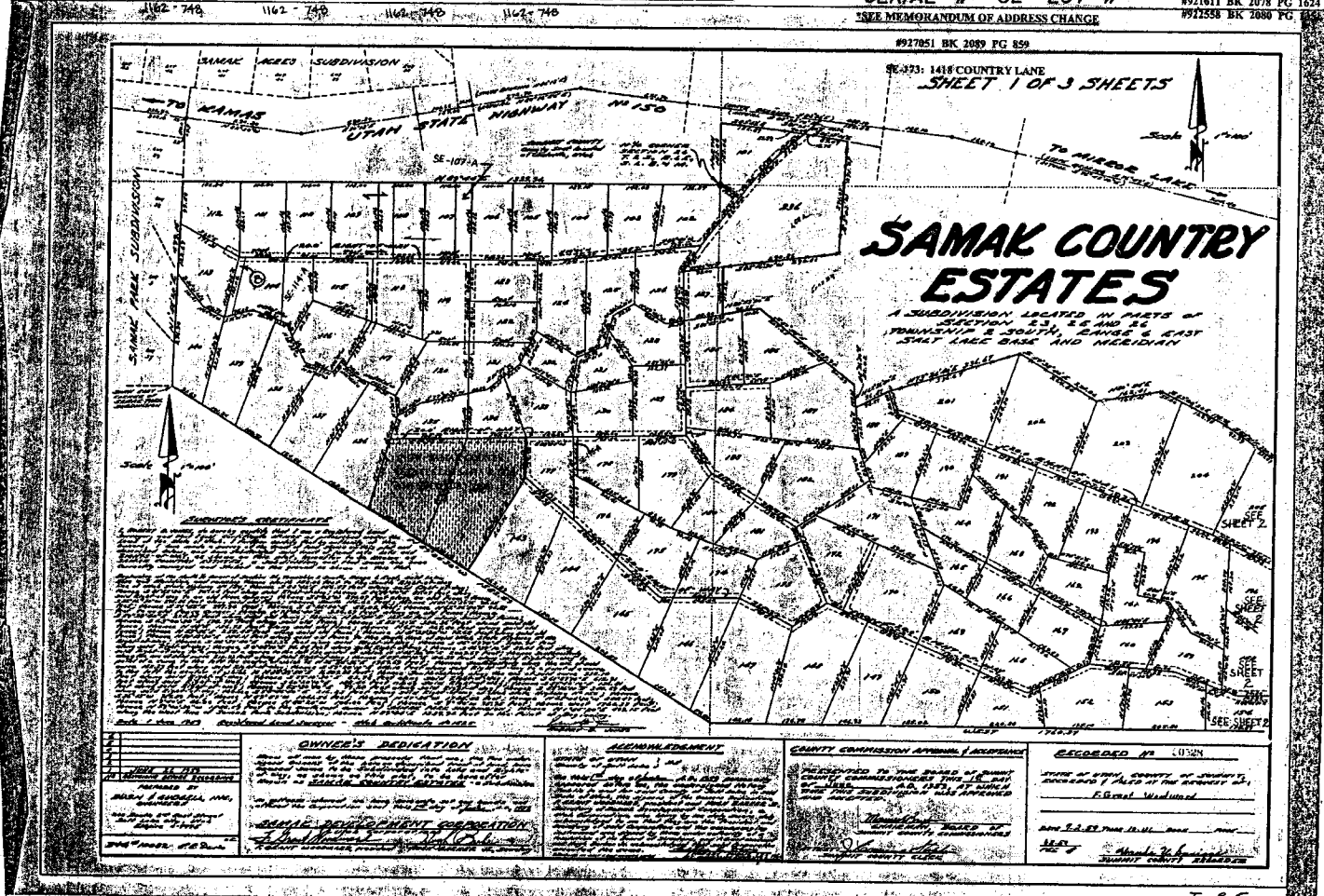


WEST 16 FT OF LOT 114 SE-114-B  
LW MUKESSELL  
KAREN J. JONES  
SHAKEN J. THUESSEN  
0.06 AC.  
WNO - 326  
1150-809

101 ALLEN B. BERRY T. RUDY TRS 345-272 MEX-104	102 ALLEN B. BERRY T. RUDY TRS 345-272 MEX-104	103 WILLIAMS L. HOUSEHOLD ESTATE 114 W. WILKINSON ST 345-272 MEX-104	104 WILLIAM L. HUNTER ETAL TRS 114 W. WILKINSON ST 345-272 MEX-104	105 HARRY LEE + ANNE E. YOUNG 345-272 MEX-104	106 HARRY LEE + ANNE E. YOUNG 345-272 MEX-104	107-108 WAIVE C. JONATHAN TRS 114 W. WILKINSON ST 345-272 MEX-104	108 CONRAD C. WIFE SE-207 250-717	109 WAYNE C. JONATHAN TRS 245-247	110 JON L. + KAYE W. JONATHAN 245-247	111 MARY A. DEBBY D. SCHNEIDER TRS KND-35 1155-470 124-944 978-312	112 STACY L. MICHAEL D. SCHNEIDER TRS KND-35 1155-470 124-944 978-312	113 MARY A. SANDOWAY ETAL 110-345	114 MARY A. SANDOWAY ETAL 110-345	115 MARY A. SANDOWAY ETAL 110-345	116 MARY A. SANDOWAY ETAL 110-345	117 WILLIAM L. PRATT T. PRATT TRS 327-354 930-83	118 JOHN W. HERRINGSON ETAL 110-345	119 MARY A. DEBBY T. JANDAM 245-247	120 JERRY D. + JON T. JANDAM 245-247	121 MARY A. DEBBY SANDOWAY ETAL 110-345	122 MARY A. DEBBY SANDOWAY ETAL 110-345	123 MARY A. SANDOWAY ETAL 110-345	124 MARY A. SANDOWAY ETAL 110-345	125 PATTI + BETTE ATKINSON ETAL (CO) 342-63	126 FLOYD LUKS JUD-107	127 WILLIAM L. PRATT T. PRATT TRS 327-354 930-83	128 SCOTT T. EVANS 327-354 930-83	129 DAVID R. BEARDY TRUSSES 442-747 1154-145	130 MARILYN HAMILTON PETERSON 327-354 930-83	131 MARY A. SANDOWAY ETAL 110-345	132 BETTY D. ROVER + D. SCHNEIDER TRS KND-35 1155-470 124-944 978-312	133 PAUL K. JANNEY L. GREGORY 1072-585 KND-35 1155-470 124-944 978-312	134 STEVEN + DEBBY SANDOWAY ETAL 110-345	135 MICHAEL D. SHREVE L. MARKHAM (GT) 342-63	136 LORAN + DARLENE D. ROBERTS TRS 342-63	137 LORAN + DARLENE D. ROBERTS TRS 342-63	138 JOHN W. HERRINGSON ETAL 110-345	139 FLORENCE HANCOCK ETAL 110-345	140 WAYNE C. + MONA JONATHAN (GT) 245-247	141 ROW. SAMAK COUNTY ESTATE LOTS 114A + 114B AMENDED SUB (2004) 222-245	142 ROW. SAMAK COUNTY ESTATE LOTS 114A + 114B AMENDED SUB (2004) 222-245	143 NEW SCHEMING 222-245	144 MICHELLE MACNAUGHT 312-788	145 MICHELLE MACNAUGHT 312-788	146 RICKY + DENAY B. PRATHER (GT) 342-63	147 RICK D. + DENAY B. PRATHER (GT) 342-63	148 CHARLES B. TR + JAMMY JR LEONARD 332-642	149 JERRY L. + JERRY D. ROBERTS TRS 342-63	150 ZUNI INVESTMENTS 212-420-1 117-137	151 BERDITT C. + GLENN H. ROBERTS (GT) 420-330	152 PHILLIP MOON LTD. 222-245	153 GARY RICK S MEROLYN RICE 420-330	154 JUDITH A. NORTON 207-872	155 ROBIN FINLAY DUCKER USMA 124-944 978-312	156 MARILYN H. PETERSON TRS 114-768	157 WILLIAM A. + JANICE K. STARR ETAL GT 214-344	158 WILLIAM A. + JANICE K. STARR ETAL GT 214-344	159 CLARENCE E. + MARY JANE RITTS 214-344	160 PAUL HOWARD PETERS 152-122	161 PAUL HOWARD PETERS 152-122	162 CHAD D. + JON PETERSON (GT) 203-827 1140-744	163 GARY R. + RUTH D. McPHER 442-204	164 VERNON N. + DARYL S. NORTON TRS 203-24	165 VERNON E. NORTON 428-432	166 KATHARIN A. BUTCHER 312-322	167 D. STEPHENS 312-322	168 D. STEPHENS + S. STEWART - ASS. TRS 112-505 978-142 1075-217	169 JAMES D. BOOTHBY 352-42 204-724	170 STEPHEN M. PAPPAS 352-42 204-724	171 JERRY L. + BETTY A. BOETTCHER (GT) 342-63	172 SAMAK COUNTRY ESTATE WATER ASSO. 442-204	173 JERRY L. + BETTY A. BOETTCHER (GT) 342-63	174 JOHN ANDREW S. + HEATHER CULLANDA KND-35 1155-470 124-944 978-312	175 JOHN LAWRENCE + HOPE D. THORUP 312-606	176 VERNON W. GUATEMARA ETAL 442-204	177 WILLIAM H. SMITH TR ASSOCIATES 114-768	178 WILLIAM H. SMITH TR ASSOCIATES 114-768	179 LEA A. + BETH M. SYVERSON 312-322	180-189 (Various Owners) 214-344	190 STEPHEN M. PAPPAS 352-42 204-724	191 BENNY LEWIS I. DEAN P. JARVIS - TRS 41-832 109-13	192 ANDREW M. + MARGARET MARQUEL 442-204	193 JOHN ANDREW S. + HEATHER CULLANDA KND-35 1155-470 124-944 978-312	194 WILLIAM H. SMITH TR ASSOCIATES 114-768	195 LEA A. + BETH M. SYVERSON 312-322
---	---	--	--	--	--	---	---	---	---	---	--	---	---	---	---	--	---	---	--	---	---	---	---	---	---------------------------	--	--------------------------------------	--	--	---	--	---	--	--	---	---	---	---	---	---	---	-----------------------------	--------------------------------------	--------------------------------------	--	--	--	--	--	--	----------------------------------	--	------------------------------------	--	---	--	--	---	--------------------------------------	--------------------------------------	--	--	--	------------------------------------	---------------------------------------	----------------------------	---	--	--	---	--	---	--	--	--	--	--	---	-------------------------------------	--	---	--	--	--	---

Effective 6-1-1999 parcel ownership will not be updated on this plat for current ownership see computer indexes.

SERIAL # SE - LOT #  
SEE MEMORANDUM OF ADDRESS CHANGE  
8921611 BK 2078 PG 1624  
8921538 BK 2080 PG 1624



## Kathryn Rockhill

---

**From:** gib martinez [gib2moe@yahoo.com]  
**Sent:** Tuesday, April 02, 2013 5:46 PM  
**To:** Kathryn Rockhill  
**Subject:** property taxes

April 2, 2013

To Whom It May Concern:

My name is John G. Martinez. I purchased a home from Robert Johnston, lot SE 107-108 Samak Country Estates, Samak Ut., on November 18, 2008. Said property has been my primary residence since that date.

I have received a letter stating that my property is going to be sold for back taxes for the years 2008 and 2009.

I believe a mistake has been made. At the time of purchase, I went to the Summit County Courthouse in Coalville and filled out all the forms to have the property switched to my name. I am a disabled Veteran, so at that time I also filled out a form for that as well. I also paid \$300.00 towards taxes at that time and was told not to pay more until I found out if it went through. In 2009 I received a statement on taxes saying, "This Is Not A Bill Do Not Pay". Then in 2010 I received a statement saying, Veteran, with a zero balance due. So at that time I figured my application had gone through and I didn't owe any taxes.

As the sell of property is set for May 23, can you please get back to me ASAP on this matter. I really don't want to lose my home!

Home phone: 435-783-2557  
E-mail: [gib2moe@yahoo.com](mailto:gib2moe@yahoo.com)

Thank You

## Kathryn Rockhill

---

**From:** Ashley Rowser  
**Sent:** Wednesday, April 03, 2013 8:55 AM  
**To:** Kathryn Rockhill  
**Subject:** RE: Primary Residence

He applied in Feb 2010

---

**From:** Kathryn Rockhill  
**Sent:** Wednesday, April 03, 2013 8:16 AM  
**To:** Ashley Rowser  
**Subject:** Primary Residence

*John Martiney*

**SE-107-108**

Hi Ashley

This owner said when he purchased the property in 2008 he thought he took care of the Primary residency issue. His property is scheduled to go to sale this year. He owes taxes for 2008 and 2009. When did he actually apply to be on as Primary?

Thanks, Kathryn