

County Engineer



Derrick A. Radke, P.E.

MEMORANDUM

Date: May 23, 2014

To: County Council

From: Leslie Crawford, County Engineer

Re: Agenda Item for May 28, 2014
Road Respect Program

In June of 2011 the Utah Department of Transportation (UDOT), the Utah Department of Public Safety, Zero Fatalities and Bike Utah launched what has been among the most successful safety education campaigns in Utah history, with the tag line: "Road Respect: Cars and Bikes Rules to Live By." The Road Respect campaign has continued to promote safety by encouraging respect and improving interactions between drivers and bicyclists on the road. We ask your help in continuing to spread its important message.

Approximately one month ago, I presented information to you about the ride. This is a friendly reminder that the ride will be happening this month and go through Summit County on June 19 and June 20. The ride will begin in Park City with a breakfast and proper send off. Riders will ride over US-40 to Heber and Midway. They will then travel to the Kamas Valley via SR-32 for lunch and then on to Coalville for a much needed rest. Riders will be staying at the Best Western Hotel and Road Respect and Summit County will host a dinner and forum to allow citizens and cyclists to interact.

I have attended meetings with the City Councils and Mayors of Coalville and Oakley and will be attending meetings with Francis and Kamas officials as well. We would like your support and participation as ambassadors of the County. It should be a very successful event and one that may open up a much needed dialogue between residents of Summit County and the increasing number of cyclists that choose to ride their bikes in our area.

Thank you in advance for your participation and support of this event. We look forward to gaining a great deal of critical information that will help us all remain safe in the future.

Memo

Date: May 28, 2014
To: County Council
From: Kevin Callahan, Emergency Manager
Subject: Summit County Hazardous Materials Response Program

Background Capabilities

Summit County is fortunate to have in place the Wasatch Back Hazardous Materials Team, which is a cooperative effort between Summit and Wasatch Counties and is funded and managed by the Park City Fire District. The Hazardous Materials team is staffed 24 hours a day with a minimum of 8 certified Hazmat technicians from the Park City Fire Department and 2 certified technicians from Wasatch County. In addition, all other public safety entities in Summit and Wasatch County are trained to the hazmat Operations level and will assist as needed.

The team is equipped with state of the art equipment and apparatus. The Park City Hazmat Technicians are housed out of the Pinebrook Fire Station and respond as Hazmat 35 on a 2004 EVI Hazmat/Command Unit. Hazmat 35 was specially designed by the Hazmat team and includes a mobile lab, satellite capabilities, multiple on-board computers, breathing air cascade system, remote Infrared Spectrometer, a 17' light tower with remote control video camera and a real time weather station with the ability to predict plume and chemical spread predictions.

Hazmat 35 carries a multitude of equipment used for chemical identification, patching, plugging, rescue and environmental protection. Park City Fire technicians also respond out of Station 36 with a mass casualty/ decontamination trailer. Hazmat 36 can treat and package 40 non-ambulatory patients, has the ability to decontaminate up to 100 victims per hour, and has the ability to shelter 30-40 victims during inclement weather. The Wasatch County Hazmat Technicians respond with a fully-capable Hazmat/decontamination trailer.

County Health Department Role

The County Health Department provides expertise regarding health impacts to hazmat crews when an incident may negatively affect the environment. Environmental health staff has been trained in the 40 hour HAZWOPER course and are fully capable of responding to and assisting in hazmat incidents. The department should be involved in any incident impacting waterways, drinking water or any other area of environmental concern. The department's authority provides for the following responsibilities:

- Protect, oversee and regulate the waterways of the state within the county;
- Provide input to limit damage to the environment from such incidents;
- Determine which populations may be affected and identify ways to protect them from harm.

After the immediate cleanup of a spill, the department will conduct and oversee sampling, oversee and validate cleanup plans and actions and conduct or oversee post-cleanup efforts to ensure that the cleanup plan went as planned.

The Health Department is a very valuable asset in any hazmat situation, even those that do not pose an immediate threat to the environment. They should be notified of any local agency hazmat response in order to determine if their review and remediation services will be needed.

Potential Risks

Like most areas with major highways in their community, Summit County has a high volume of hazardous materials which flow through our community on a regular basis. To estimate the volume of hazardous materials traveling through Summit County, staff reviewed the following data sources:

- UDOT Annual average daily traffic counts for I-80 through Summit County (45,800 as of 2012)
- UDOT data of % of truck traffic on I-80 through Snyderville Basin (23.5% as of 2012 of 10,779)
- A 2008 flow study at the Echo Port of Entry (that study indicated 13 % of trucks (1,401 of 10,770 trucks) were carrying hazardous materials. This percentage seems to be a general average.
- However, a 2014 flow study at the Daniels Port of Entry indicated that 75% (900 of 1,200 trucks) were carrying hazardous materials. The majority of these are coming from the oil and gas fields of Eastern Utah (anecdotal, since study is not finalized as of yet).

The Daniels study showed that most (about 2/3) of these trucks were carrying crude oil. It is estimated that the nearly all of these trucks continue through Summit County on their way to the Wasatch Front.

Based on these studies, we can estimate that trucks approximately 2,000 trucks carrying a wide variety of hazardous materials travel through Summit County in an average day. The I-80 corridor and the section of SR-40 from the Wasatch County line to the I-80 interchange represent the areas of highest concern. Critical facilities directly adjacent along these corridors include the:

- Echo Reservoir
- Weber River frontage
- Chalk Creek frontage
- Silver Creek through Silver Creek Canyon
- Basin Recreation Field House
- Ecker Hill Middle School
- Jeremy Ranch Elementary School
- Weilenmann School of Discovery
- Park City Medical Center
- Summit County Health Department

In the event of the spill of a major hazardous airborne chemical, these facilities could be negatively impacted. The positioning and staffing of Park City Fire's hazmat response resources along the I-80 corridor provides for the highest level rapid response capability for our county.

Another area of concern with hazardous materials transport are those materials carried on the Union Pacific rail line adjacent to I-80 coming through Echo Canyon from Evanston, Wyoming. Staff has requested a copy of that annual flow study but it was not received at the time of report preparation.

Annual Hazardous Spill Events/Response Protocols

Given the frequency and variety of hazardous materials transported through the County, hazmat spills in Summit County occur fairly frequently. In 2013, the Park City Fire District reported responding to 127 hazardous materials incidents. Although these incidents vary widely by severity, type, and location; several types and locations of hazardous materials incidents occur on a regular basis. Hazardous materials incidents occur regularly on I-80 near Parley's Summit, in the Silver Creek Canyon, and at the I-80/I-84 interchange at Echo. Each of these locations offers potential for waterway contamination which can be difficult and costly as was evidenced by the latest spill that affected the Salt Lake City watershed near Parley's Summit. In addition to highway incidents, industry/infrastructure (UOP, water treatment facilities, etc.) and the railroad hazardous material incidents have the potential to cause harm to Summit County's residents and environment.

On-Going Concerns

Federal law requires all spills of greater than 25 gallons to be reported. However not all spills that meet these thresholds are reported and there does not seem to be a central repository for all reports. For instance, the State DEQ database for 2013 shows a total of 7 reported hazmat incidents in Summit County while Park City Fire responded to over 100 incidents. Other spills may have been reported to the State Division of Solid and Hazardous Waste or to our County Health Department. Examples of those reports are attached. The County Health Department is concerned with its ability to monitor general environmental conditions when most spills do not seem to be adequately reported. This issue should be addressed by having a common point of reporting for incidents within the County.

Another issue of concern is the training and awareness of drivers who are hauling hazardous materials. Several flow studies have noted that there was a lack of awareness in many of the drivers that they were hauling hazmat, and the associated hazards. There was a noticeable increase in the lack of understanding of what hazardous materials were being hauled with 25%-33% listing the wrong shipping name. Additionally when drivers were asked what was the hazard class of the material being hauled between 23% -45% got it wrong. The dramatic increase in the volume of hazardous materials being transported has resulted in many new and less experienced drivers being asked to haul these materials. That may increase the chances of accidents with these materials.

A final area of concern is the need for improved reimbursement procedures for smaller fire agencies who are involved in hazmat cleanups. Summit County Code Section 5-2-5 allows for the imposition of civil fines and cost recovery for agencies who incur costs in responding to a hazardous materials incident. It appears that our volunteer fire departments have had difficulty in either navigating our current procedures for reimbursement or have been unsuccessful in getting payment for services. This is an issue we should discuss at our work session.



Utah Department of Environmental Quality
 Division of Environmental Response and Remediation
 195 North 1950 West Salt Lake City, Utah 84116
 Bus. Hours: 801-536-4100
 Report Spills 24/7/365: 801-536-4123

Report Number 11710

ENVIRONMENTAL INCIDENT REPORT - PARK CITY WATER MAIN BREAK

Report Taken By: Kim Viehweg

Date / Time Reported: 2/13/2014 10:40

REPORTING PARTY DATES AND TIMES

Reporting Party: Jim Blankenau

Title: Env. Regulatory Program Manager

Company: Park City

Phone: (435) 615-5155

Date & Time Discovered: 2/13/2014 9:0

RESPONSIBLE PARTY

Name: Park City Water Dept.

Phone: (435) 615-5305

Address: P.O. Box 1480

INCIDENT LOCATION

Incident Address: 304 Grant Avenue

Nearest Town: PARK CITY

County: SUMMIT

Highway:

Mile Marker:

UTM: (E) 458229 (N) 4499139

INCIDENT SUMMARY

Caller reported a water main break to an underground service line. Culinary water and sediment were released to Silver Creek (amount unknown). The Park City Water Dept. responded, shut off the water and is repairing the line.

CHEMICAL(S) REPORTED

Other: (describe) water and sediment N/A - Unknown

IMPACTED MEDIA

Media	Media Other	Land Use	Waterway Name	Near Water	Distance	NRC Rpt. #
Soils	N/A	Mixed Use	N/A		N/A	N/A

NOTIFICATIONS MADE

Agency	Contact	Date	Time	By	Active?
Summit County HD	Brent Ovard	2/13/2014	11:00	KV	Active
DWQ	Kari Lundeen	2/13/2014	11:15	KV	
DDW	Kim Dyches	2/13/2014	11:15	KV	

ACTIONS TAKEN

Date	Agency	Action	Action Details
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Incident notification reports are prepared by the DERR using information provided by the reporting party. The information is considered preliminary and is subject to revision. The reported incident and associated details may or may not be valid



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Report Number 11744

ENVIRONMENTAL INCIDENT REPORT - PARK CITY - XANTHENE DYE TEST

Report Taken By: cmm

Date / Time Reported: 3/5/2014 16:40

REPORTING PARTY DATES AND TIMES

Reporting Party: Jim Blankenau

Title:

Company: Park City

Phone: (435) 615-5155

Date & Time Discovered: 3/5/2014 16:0

RESPONSIBLE PARTY

Name: Unknown

Phone:

Address:

INCIDENT LOCATION

Incident Address: Approximately 1354 Park Avenue

Nearest Town: PARK CITY

County: SUMMIT

Highway:

Mile Marker:

UTM: (E) 457597 (N) 4500406

INCIDENT SUMMARY

Caller reported a release of a green fluorescent chemical to Silver Creek located east of the reported address. The release does not appear to be continuous but a one-time release. The chemical type and quantity is unknown.

Update 03/06/14-chemical was a dye released to the stormwater system by public works for testing purposes.

Update 03/17/14-Followed up a phone call from Jim Blankeneau regarding the incident report. It was determined that the testing dye used was xanthene for use in drinking water testing.

CHEMICAL(S) REPORTED

Other: (describe) Dye N/A - Unknown

IMPACTED MEDIA

Media	Media Other	Land Use	Waterway Name	Near Water	Distance	NRC Rpt. #
Surface Water	N/A	Residential	Silver Creek	In Surface Water	N/A	1075837

NOTIFICATIONS MADE

Agency	Contact	Date	Time	By	Active?
DWQ	Dan Griffin	3/5/2014	16:55	cmm	Active
Summit County HD	Brent Ovard	3/5/2014	17:05	cmm	Active
Other	Donna Spangler	3/5/2014	17:20	NBT	
DWQ	Walt Baker	3/5/2014	17:05	NBT	
DWQ	Duty officer line	3/5/2014	17:05	cmm	

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Report Number 11790

ENVIRONMENTAL INCIDENT REPORT - COALVILLE SSO

Report Taken By: Daniel Griffin

Date / Time Reported: 4/16/2014 10:30

REPORTING PARTY DATES AND TIMES

Reporting Party: Trevor Lindley

Title: Engineer

Company: JUB Engineers

Phone: (801) 547-0393

Date & Time Discovered: 4/14/2014 14:0

RESPONSIBLE PARTY

Name: Coalville City

Phone: (435) 640-3153

Address:

INCIDENT LOCATION

Incident Address:

Nearest Town: COALVILLE

County: SUMMIT

Highway: I 80

Mile Marker:

162

UTM: (E) 466103 (N) 4529124

INCIDENT SUMMARY

Ongoing SSO near Coalville Near Weber River. See Update Reported included.
 You can also reach Zane DeWeese the public works director at 435-640-3153 with any questions.

**CHEMICAL(S)
 REPORTED**

Sewage N/A - Unknown

IMPACTED MEDIA	Media	Media Other	Land Use	Waterway Name	Near Water	Distance	NRC Rpt. #
	Soils	N/A	Highway/Roadway	N/A		N/A	N/A
	Surface Water	N/A	Mixed Use	Weber River	Near Surface Water	N/A	N/A

NOTIFICATIONS MADE

Agency	Contact	Date	Time	By	Active?
DWQ	Jen Robinson	4/16/2014	14:00	Trevor Lindlay	Active
Summit County HD	Nathan Brooks	4/16/2014	11:00	Jan Robinson	Active

ACTIONS TAKEN

Date	Agency	Action	Action Details
4/17/2014	Other	Update	Force main has been repair and sewage is no longer being discharged.

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ACTIONS TAKEN	Date	Agency	Action	Action Details
	4/16/2014	Other	Update	<p>As you are aware the Water Quality Board (in conjunction with USDA) is a robust partner in funding the new Coalville WWTF. The funding is primarily for the new treatment facility and some offsite gravity piping. One facility that was mentioned in the facility plan as functioning satisfactorily was the I-84 Lift station and forcemain. The Facility Plan did not identify the I-84 Lift station and forcemain as a high priority need and no project or funding was identified.</p> <p>A few months ago one of the pumps failed and the City's public works staff have identified some possible needs at the Lift Station including the new pump and maybe some lift station piping/internals. We have been working with Lisa Nelson and USDA to fund some of the lift station rehabilitation under the project contingency. It seems now the force main is giving us some problems too.</p> <p>Today City staff have noticed what appears to be a force main leak/break at a challenging location (see attached). The force main is not discharging to the manhole at its termination point but is discharging essentially into UDOT ROW as shown in the figure. The City is working feverishly right now on setting up jetting/TV camera of the line to try to find the blockage and/or leak. As you can see from the figure we could have multiple agency coordination needs including UDOT, DWQ, and possibly USACOE. The area of the leak is already very wet and boggy. The fix will likely be somewhat challenging and could be a few days if not more away. The leak area appears to be contained in this UDOT borrow area between the off ramp and the interstate and at this time does not seem to be finding a path out of the borrow area.</p> <p>I am in town this entire week. Out of office starting today at 2 p.m. but on my cell phone at 801-725-5641.</p> <p>You can also reach Zane DeWeese the public works director at 435-640-3153 with any questions. This is a smaller lift station serving basically the hotel. There is some I&I into that system on that side of town. We are trying to get our arms around flowrates/volumes at this time as this station does not have a flowmeter.</p>



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ACTIONS TAKEN	Date	Agency	Action	Action Details
	4/16/2014	DWQ	Update	<p>Permitting: DWQ, UDOT, and USACE have all instructed the City to get it fixed as soon as possible. Paperwork for USACE and UDOT is being generated in parallel now with the repair. UDOT was onsite today and discussed means and methods with Coalville City.</p> <p>Repair: J-U-B and the City were on the phone much of Monday (4/14) and Tuesday (4/15) looking for a contractor that could respond quickly. This morning (4/16) Noland and Son was onsite to look at the project. They have the resources and will mobilize to the site today and will likely begin work today (4/16). We will keep DWQ informed of how progress goes and when we are back in service. We are hopeful it could be as early as today or hopefully tomorrow (4/17). We need to make the repair and also determine if some kind of blockage in the line contributed to the issue. Means and methods will be implemented with an objective to contain wastewater to the UDOT ROW and not allow it back towards the Weber River.</p>



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Report Number 11497

ENVIRONMENTAL INCIDENT REPORT - POSSIBLE ASBESTOS RELEASE

Report Taken By: Kim Viehweg

Date / Time Reported: 8/3/2013 10:20

REPORTING PARTY DATES AND TIMES

Reporting Party: Steve Christensen

Title:

Company:

Phone: (435) 513-0197

Date & Time Discovered: 8/3/2013 10:0

RESPONSIBLE PARTY

Name: Gade Sergent (unsure of spelling)

Phone:

Address:

INCIDENT LOCATION

Incident Address: 100 S 169 E (approximate)

Nearest Town: COALVILLE

County: SUMMIT

Highway:

Mile Marker:

UTM: (E) 466920 (N) 4529485

INCIDENT SUMMARY

Caller reported that a contractor is tearing down a house next door to him without a demolition permit. The house being torn down is an old Pioneer home and caller believes it likely contains asbestos and lead siding. The wind is blowing in the direction of the caller's house and he is very concerned that his children are being exposed to airborne asbestos. UPDATE (8/03/13, 10:55): DERR was contacted by Robert Swensen, Director of Summit County EH. He investigated the complaint and found that the contractor does have a demolition permit and no lead or asbestos was seen in the house. DERR contacted the RP and informed him of these findings.

CHEMICAL(S) REPORTED

Other: (describe) asbestos/lead N/A - Unknown

IMPACTED MEDIA	Media	Media Other	Land Use	Waterway Name	Near Water	Distance	NRC Rpt. #
	Outdoor Air	N/A	Residential	N/A		N/A	N/A
	Soils	N/A	Residential	N/A		N/A	N/A

NOTIFICATIONS MADE	Agency	Contact	Date	Time	By	Active?
	Summit County HD	Robert Swensen	8/3/2013	10:35	KV	Active
	DAQ	Rusty Ruby	8/3/2013	11:25	KV	

ACTIONS TAKEN	Date	Agency	Action	Action Details
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Report Number 11472

ENVIRONMENTAL INCIDENT REPORT - EMULSIFIED ASPHALT SPILL IN WASATCH COUNTY

Report Taken By: Kim Viehweg

Date / Time Reported: 7/19/2013 15:20

REPORTING PARTY DATES AND TIMES

Reporting Party: Tom Walborn

Title: Environmental Manager

Company: Granite Construction

Phone: (801) 831-7968

Date & Time Discovered: 7/19/2013 15:0

RESPONSIBLE PARTY

Name: Granite Construction

Phone: (801) 831-7968

Address: 1000 N. Warm Springs Road, Salt Lake City, Utah

INCIDENT LOCATION

Incident Address:

Nearest Town: KAMAS

County: SUMMIT

Highway: SR32

Mile Marker:

5

UTM: (E) 468152 (N) 4493602

INCIDENT SUMMARY

Caller stated that while paving on SR32 located about 1/2-mile south of the Jordanelle Reservoir, 3100 gallons of emulsified asphalt was spilled onto the shoulder of the roadway. He said that the asphalt consists of oil mixed with water and is a bonding agent. No waterways were impacted. The spill was bermed and contained and will be left to harden before final clean-up takes place tomorrow. It will be taken to a recycling facility in West Haven. Caller notified UDOT.

CHEMICAL(S) REPORTED

Other: (describe) Emulsified asphalt 3100 Gallons

IMPACTED MEDIA	Media	Media Other	Land Use	Waterway Name	Near Water	Distance	NRC Rpt. #
	Roadway	N/A	Highway/Roadway	Jordanelle Reservoir	Near Surface Water	1/2-m	N/A

NOTIFICATIONS MADE	Agency	Contact	Date	Time	By	Active?
	Wasatch County HD	Suzanne Rowser	7/19/2013	15:50	KV	
	Summit County HD	Jenny	7/19/2013	15:50	KV	
	Wasatch County HD	Cameron Mitchell	7/19/2013	16:00	KV	
	DSHW	Jon Parry	7/19/2013	16:10	KV	

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Report Number 11472

ACTIONS TAKEN	Date	Agency	Action	Action Details
	7/22/2013	Wasatch County HD	Project Manager Notes	Email discussion with Jon Parry of DSHW, emulsified asphalt does not meet the classification of hazardous waste or used oil and not sampling or report is required by DSHW.
	7/21/2013	Wasatch County HD	Cleanup completed	WCHD returned to incident site and visually inspected the impacted area. Based on visual observation of the area it was determined that the spill has been sufficiently remediated.
	7/20/2013	Wasatch County HD	Cleanup started	WCHD return to incident site to check if remediation efforts have been started and to get an estimated time when it will be completed. RP had removed one truck load of waste material and impacted soil. A loader was piling remaining waste material and soil for a second truck load. The RP said that they will not place any fill until the area is inspected and cleanup has been completed.
	7/19/2013	Wasatch County HD	Emergency Response action	Responded to the incident and meet with RP and UDOT representative. RP had constructed a berm to contain the emulsified asphalt into an area approximately 6 ft wide by 20 ft long. Additionally, RP was adding sand to bind the liquid into a solid form to make the material more manageable. Approved the RP's plan to leave the material on-site and to cover it with plastic until they were able to haul it off on Saturday. RP was aware that it was their responsibility to remediate the waste and impacted soils. Based on DERR's determination to notify DSHW instead of DWQ, sampling was not required. Remediation and closeout of the incident will be based on visual inspection and receipt of required documentation from the RP.

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5900 Wilshire Blvd, Suite 800, Los Angeles, CA 90036
 1825 Three Kings Dr., Park City, UT 84060
 180 Varick Street, Suite 1330, New York, New York 10014

2014 Sundance Film Festival Economic Impact on the State of Utah

Economic Impact:	\$86,440,579
Increase in Utah's Gross State Product, or GSP	
Impact on Earnings:	\$42,222,841
Impact on wages, salaries and employer-paid benefits	
State and Local Taxes:	\$6,955,110
*Not including airport tax	
Jobs Supported:	1,434
Spending by attendees of the Festival and by the Sundance Institute supported the addition of these jobs to the Utah economy.	
Total Film Festival Attendance:	45,352
Non Utah Residents:	31,482
Utah Residents:	13,870

Total Spending by Festival Attendees During the Sundance Film Festival:

2014 Festival	
Lodging	\$33,574,602
Food/Beverage	\$13,724,961
Auto Rental	\$3,179,209
Other Transport	\$1,654,442
Recreation	\$4,534,868
Other Retail Purchases	\$7,237,286
Total	\$63,905,369

Historical Economic Impact Data

- Over the last five years, the Sundance Film Festival has brought in an average of \$73,978,654 in economic impact, an average of \$6,234,367 in state and local tax revenue and created an average of 1502 jobs annually.
- Over the last five years, the Sundance Film Festival has brought in a cumulative economic impact of \$369,893,272, more than \$31,171,833 in state and local tax revenue and created more than 7,513 jobs.

Characteristics of Sundance Film Festival Attendees

- Nonresident attendees accounted for 69 percent of all Festival attendees in 2014, or 31,482 visitors. This ratio has remained constant over the last five years.
- About one-third of festival attendees were Utah residents (13,870 or 31 percent). The ratio of local to nonlocal participation has remained constant over the last five years.
- The festival attracted an estimated 3,583 international visitors in 2014. People from 29 countries traveled to Utah for the 2014 Sundance Film Festival. Visitors from Canada accounted for the single largest share of international visitors followed by Australia, France and Mexico.
- The largest share of nonresident visitors are residents of the U.S. Of these, about 63 percent were residents of three states— Utah, California and New York.
- Of the estimated 31,482 nonresident Festival attendees, approximately 8,814 people indicated this was their first visit to Utah, 29,593 people said they traveled to Utah specifically to attend the Festival and 11,333 people indicated they would visit Utah again during the next year.
- In 2014, 17 percent of attendees identified themselves as entertainment industry professionals.

Attendee Spending

- During the Festival, attendees spent a total of \$63.9 million. Of this amount, nonresident spending totaled \$59.2 million while Utah residents spent \$4.6 million.
- Total spending per person averaged \$1,409.09. Nonresidents spent a total of \$1,883.13 per person during their stay and Utah residents spent an average of \$333.13. Total spending is the sum of the average daily amounts that each attendee spent during his/her stay in Utah.
- The weighted average daily spending by Festival attendees was \$235.64. Nonresidents averaged \$309.36 each day during their stay and Utah residents spent an average of \$68.33 each day they attended the Festival.
- Total spending per person for lodging averaged \$740.31 and accounted for the largest spending by nonresidents. Total spending for meals averaged \$302.63 followed by other miscellaneous retail purchases (\$159.58) and recreation and entertainment (\$99.99).
- Almost 30 percent of nonresident attendees said they intended to ski or snowboard in Utah during their stay.
(Source: Bureau of Economic and Business Research, University of Utah)

Film Festival Press Coverage – Showcasing Utah to the World

- In total, print, online and broadcast coverage resulted in more than \$65.1 million in publicity value.
- Over 940 registered press from 30 countries attended the Festival, including Argentina, Australia, Belgium, Brazil, China, Czech Republic, Denmark, France, Hungary, Italy, Indonesia, Japan, Mexico, Norway, Poland, Romania, Russia, Scotland, Serbia, Singapore, South Korea, Spain and Sweden.
- Sundance Institute and Sundance Film Festival generated 48,000 print and online articles with an estimated publicity value of \$47.6M from the announcement of the films in December 2013 through February 2014.
- From December 2013 through February 2014 the Sundance Film Festival generated 1,600 broadcast stories, resulting in more than \$17.4M in publicity values.
(Source: Cision and Sundance Institute)

Public Works Director



Derrick A. Radke, P.E.

MEMORANDUM

May 19, 2014

To: Summit County Council
Summit County Manager, Robert Jasper

From: Derrick Radke, PE - Summit County Public Works Director

Re: Department of Public Works - Sign Maintenance Policies and Procedures

In January of 2008, the Federal Highway Administration (FHWA) enacted new requirements for maintaining minimum levels of retro reflectivity for traffic signs in order to reduce accidents. There was significant push-back from all jurisdictions because of the huge cost of bringing all signs into compliance. FHWA made a final determination that all jurisdictions must have a management plan for complying with the retro reflectivity standards by June 13, 2014.

These requirements were established through the national Manual on Uniform Traffic Control Devices. The State of Utah has adopted its own version of the Manual on Uniform Traffic Control Devices and is referenced in Utah Code, Title 41, Chapter 6a, Section 301 and it is the Standard that Summit County will also use.

The proposed Sign Maintenance Policies and Procedures includes a section on how we propose to implement the retro reflectivity standards. We propose to use the "expected sign life" practice which is an approved method, and we will also complete a night-time visual inspection by geographical region, once all signs have been replaced under the expected sign life plan to insure there are no unexpected failures in retro reflectivity.

The proposed Sign Maintenance Policies and Procedures will also provide direction to our sign maintenance crew on general maintenance. There has been no formal direction given to this group.

Summit County Council
Summit County Manager, Robert Jasper
Department of Public Works - Sign Maintenance Policies and Procedures
Page 2 of 2
May 19, 2014

Enclosed for your consideration is a Resolution to formally adopt the Sign Maintenance Policies and Procedures for the Department Of Public Works. David Thomas, Chief Civil Deputy County Attorney has reviewed the Resolution as to form. I would recommend that the Council adopt the Resolution and authorize the Chair to sign.

If you have any questions, please contact me.

Enclosure (Resolution - Sign Maintenance Policies and Procedures)

cc: file (C:\Users\DRadke\Desktop\eng-memo-2012.doc)

SUMMIT COUNTY, UTAH
RESOLUTION CREATING
TRAFFIC SIGN MAINTENANCE POLICIES AND PROCEDURES
May 28, 2014

RESOLUTION 2014 - _____

A RESOLUTION PROPOSING THE ESTABLISHMENT OF
POLICIES AND PROCEDURES GOVERNING TRAFFIC SIGN
MAINTENANCE AND RELATED MATTERS

WHEREAS, the County Council of Summit County, Utah has determined that the public health, convenience, and necessity require the establishment of Sign Maintenance Policies and Procedures; and

WHEREAS, The Federal Highway Administration (FHWA) enacted new requirements for maintaining minimum levels of retro reflectivity for traffic signs in January of 2008 and has made a final determination that all jurisdictions shall have a management plan for complying with the retro reflectivity standards by June 13, 2014; and

WHEREAS, These requirements were established through the national Manual on Uniform Traffic Control Devices, and apply to all agencies that maintain roadways open to public travel; and

WHEREAS, Manual on Uniform Traffic Control Devices is approved by the Federal Highway Administrator as the National Standard in accordance with Title 23 U.S. Code, Sections 109(d), 114(a), 217, 315, and 402(a), 23 CFR 655, and 49 CFR 1.48(b)(8), 1.48(b)(33), and 1.48(c)(2); and

WHEREAS, The State of Utah has adopted its own version of the Manual on Uniform Traffic Control Devices and is referenced in Utah Code, Title 41, Chapter 6a, Section 301, and, with the included changes made within this Utah Manual, shall be recognized as the State of Utah standard for all traffic control devices installed on any street, highway, bikeway, or private road open to public travel (see definition in Section 1A.13) in accordance with 23 U.S.C. 109(d) and 402(a).

NOW THEREFORE, BE IT RESOLVED by the County Council of Summit County, Utah as follows:

1. The public health, convenience, and necessity require the establishment of Sign Maintenance Policies and Procedures.
2. Sign Maintenance Policies and Procedures for Summit County are attached as Exhibit A.

ADOPTED, APPROVED, and ORDERED by majority vote at a duly called meeting of the County Council of Summit County, Utah this 28th day of May, 2014.

SUMMIT COUNTY, UTAH

By: _____

ATTEST:

County Clerk

Councilor Robinson voted _____
Councilor Armstrong voted _____
Councilor Carson voted _____
Councilor McMullin voted _____
Councilor Ure voted _____

EXHIBIT A
SUMMIT COUNTY
DEPARTMENT OF PUBLIC WORKS
Sign Maintenance Policies and Procedures

Purpose

The purpose of the Sign Maintenance Policies and Procedures is to establish and maintain uniform practices concerning sign maintenance and operations on Summit County Roads, Streets, and Roads, hereinafter referred to collectively as “roads”, and to meet the federal compliance date for implementing a sign management plan to address sign retro reflectivity. The County will provide such control in a safe and cost-effective manner balancing the needs of safety for road users, County personnel, budget, and social and environmental concerns. It is in the County’s best interest to have traffic sign installation, operation and maintenance procedures. Because of variables in the weather, traffic issues, changing driver demographics, road design, standards and other factors, these procedures must remain flexible. The County may use County employees or other entities under contract to provide this service.

I. Procedure

The Sign Maintenance Technician or other designated lead Supervisor(s), under the direction of the Public Works Director, will make decisions concerning scheduling and the procedures to be followed for daily traffic operation maintenance needs and subsequent yearly detailed condition inspections. Scheduling and the procedures to be followed will be based upon consideration of the following factors:

- significance of the traffic
- device to driver safety
- condition and effectiveness of the device
- standards compliance
- whether damage or condition creates an immediate safety hazard

In every instance, the Sign Maintenance Technician must assess the conditions of the traffic control device and rely on judgment and experience to determine the appropriate action to correct or maintain the device. Factors that may delay completion of traffic operation maintenance include other repair needs; utility locate needs, fabrication or purchase of necessary material, weather conditions including severe cold, limited visibility, and other staff and field condition issues.

II. General Practices

Subject to the factors set forth in Section I, Procedures, the County will maintain traffic control devices (signs, and pavement markings) to ensure a safe and efficient operation.

Sign Maintenance

- A. Sign Installation: Signs will be installed to meet federal standards set forth in the most recent Utah Manual on Uniform Traffic Control Devices (U-MUTCD) in accordance with Summit County guidelines and practices.
- B. Maintain Signing, Overall Responsibility: County sign maintenance practices are established to meet all requirements and ensure appropriate signing for the traveling public.
 - a. Summit County has on staff, a qualified Sign Maintenance Technician whose primary responsibility is to inventory, inspect, maintain, and assist the Public Works Director in developing and implementing sign maintenance policies and procedures; and to be knowledgeable of federal, state and county regulations regarding road sign installation and maintenance procedures.
 - b. Individual supervisors, operators and maintenance crews travel Summit County roads to and from specific work assignments each work day in all parts of our County. These operators and crews have been instructed to report any apparent problems (i.e. retro reflectivity compliance, visual obstruction, vandalism, collision damage or substandard appearing traffic control devices) immediately to office personnel, where a maintenance work order for any follow-up inspection or needed repairs will be initiated.
 - c. Local police officers who patrol the streets have also been requested to report any traffic control device deficiencies that are observed, including any collision damage.
- C. Sign Retro Reflectivity: Summit County currently has a sign inventory database and is in the process of reviewing the inventory to insure that it is complete and up to date. Once the data review is complete, and the system has been verified to be accurate, County will utilize the database for sign retro reflectivity management through the "expected sign life" practice to meet federal sign retro reflectivity standards.
 - a. To assure continued compliance with minimum retro reflectivity requirements, Summit County will adopt the federally approved "expected sign life" retro reflectivity assessment method. In this method, signs are replaced before they reach the end of their expected service life, which is the time anticipated for the retro reflective material to degrade below the appropriate minimum level. This minimum level is determined based on the manufacturer's warranties, date of manufacture and the manufacture's projections of usable service life according to the following table:

ASTM D4956 Type	Years of Warranty*
I and II	7
III and IV	10
VII, VIII, IX, and X	12
* May be different for fluorescent materials	

- b. A sign inventory is maintained in the office of Public Works in a paper and electronic form that records initial install dates and the date of sign replacements. Based on the install and manufacture dates recorded in this inventory a repair work order will be generated to determine when a sign ages past its' useful life and the sign will then be replaced in a timely manner.
- c. Once the sign management practice is fully implemented, nighttime sign surveys will be conducted periodically by geographical region of the County; North Summit, South Summit, and the Snyderville Basin. Each region will be inspected once every third year to supplement the management program and monitor for sign replacement needs based on vandalism or other premature sign degradation.
 - i. Visual Sign Inspection: Traffic staff will perform a night time survey as follows:
 - 1. Acceptable retro reflectivity will be determined by the Sign Maintenance Technician for conducting the nighttime inspection.
 - 2. Personnel assisting with the nighttime inspection will be given direction and training by the Sign Maintenance Technician or take a nighttime sign inspection course if available in the area for conducting the study appropriately. The night of the inspection, staff will view each sign type mounted at the standard sign height (regulatory black/white, stop sign, warning sign and guidance sign) that are at or above minimum criteria from the standard County pick-up truck with low-beams to mimic field conditions as much as practical.
 - 3. Written documentation for each sign inspected shall include; the location, sign type, size, pass/fail, and reason for sign replacement, if applicable, will be recorded for each sign that is not in an acceptable condition and needs replacement.
 - 4. Priority for sign replacement will occur as follows:
 - a. Stop Signs
 - b. School Area and Zone Signs
 - c. Warning Signs (Black on Yellow)
 - d. Black on White Regulatory Signs

- e. Green on White Informational Signs, Including Street Signs
- f. Red on White Regulatory Signs
- g. All other signs

- D. Sign Maintenance Responsibility: Maintain road signs and street identification signs on all Summit County roads, with the exception of:
- a. All signing on approaches to County roads not installed or maintained by the County other than street name signs and stop signs intersecting the County Road which are maintained by the County.
 - b. Stop signs at Utah Department of Transportation (UDOT) controlled intersections with County roads.
 - c. Specific signs installed by others (transit agencies, Cities, and private developments permitted to place signs on County roads by Permit).
 - d. Signs along County Road within UDOT right of way, unless specific agreement with Summit County stipulates UDOT maintenance responsibility for signing.
 - e. Bike path and other pedestrian-control signs installed by other agencies under Permit with Summit County.
- E. Response to Incident Report for Sign Repair Needs: The Sign Maintenance Technician will respond after receiving notice of a repair to determine appropriate action with the following priorities:
- a. Stop sign: as soon as practical, no later than one business day, a temporary stop sign will be placed if required.
 - b. Warning signs: within one scheduled workday.
 - c. Other regulatory signs: no later than three business days.
 - d. Informational/guidance signs: within two scheduled workweeks.
- F. Miscellaneous Sign Practices:
- a. The Sign Maintenance Technician is not directly on-call after normal working hours. After hours phone numbers for the Sign Maintenance Technician is provided to Summit County Dispatch (911 response) so that they can be contacted in case of an emergency. In addition, road maintenance personnel are on-call at all times after normal working hours and can respond to emergency situations in case the Sign Maintenance Technician cannot be contacted.
 - b. Training is provided to ensure appropriate employees can perform sign maintenance duties in an efficient, effective and responsive manner. Such training shall consist of, at a minimum, appropriate signing and traffic control seminars (when available and funds are available in the County training budget), appropriate available training videos or website trainings, and yearly training by supervisors.

Summit County
Department of Public Works
Sign Maintenance Policies and Procedures
Adopted: May __, 2014

- c. Unauthorized signs will be removed from County right of way consistent with the Summit County Sign Policy of each Planning Area.
- d. Supervisors and Office Personnel will be informed and updated regarding sign maintenance operations (e.g., schedules and other priority needs or equipment failures) to ensure accurate information is available to respond to telephone inquiries.
- e. Sign maintenance activities must conform to U-MUTCD Construction Zone requirements when performing necessary emergency and routine maintenance duties.

Approved and Adopted by the Summit County Council by Resolution _____

This _____ day of May, 2014



Community Development Department
60 North Main Coalville, UT 84017
(435) 336-3124 Fax (435) 336-3046

STAFF REPORT

To: Summit County Council
Report Date: Thursday, May 22, 2014
Meeting Date: Wednesday, June 4, 2014
Author: Patrick Putt
Project Name & Type: Appeal of CDD Decision Regarding Definition of “Structure”.

EXECUTIVE SUMMARY: Staff recommends that the County Council uphold the Community Development Director’s interpretation of “Structure” as defined in the Snyderville Basin Development Code, Section 10-11-1.307 and deny the subject appeal.

A. Background:

Christie Babalis, on behalf of TCFC PROPCO, LLC, has submitted an appeal of the Community Development Director’s interpretation of the Snyderville Basin Development Code definition of a “Structure”. This matter specifically pertains to a retaining wall associated with a proposed ski maintenance facility and associated maintenance yard area at the Canyons Resort. On February 25, 2014 the Snyderville Basin Planning Commission reviewed a Final Site Plan for a proposed 18,360 square foot ski maintenance building and maintenance yard area to be located off of Canyons Resort Drive east of the Grand Summit Hotel and adjacent (south) of the Willow Draw area. The appellant’s project plan calls for a retaining wall up to 18 feet in height. The purpose of the retaining wall is to support the maintenance yard and parking lot for the proposed facility. Although the site plan is not a topic of this appeal, Staff has provided a copy of the plan with this report to provide context for the Council’s review of this matter.

The Snyderville Basin Development Code, Section 10-4-2.C: Environmental Criteria, states that

“no structure shall be located within forty feet (40’) of a wetland. No structure shall be located within one hundred feet (100’) of a year round naturally occurring stream, a reservoir, lake or pond...”

At the February 25, 2014 meeting, the Community Development Director explained to the Planning Commission that the proposed 18 foot tall retaining wall was a “structure” and did not meet the necessary stream/wetland setbacks required by the Snyderville Basin Development Code. A copy of the minutes from the February 25, 2014 Snyderville Basin Planning Commission meeting describing the Community Development Director’s interpretation is attached to this report. The Community Development Director’s interpretation of the definition of a “Structure” was appealed on March 7, 2014. A copy of the appellant’s description of appeal is attached.

A. Analysis:

The Community Development Director used the following definitions as the basis for the interpretation of a “Structure”:

The Snyderville Basin Development Code, Section 10-11-1.307, defines a “Structure” as

“That which is built or constructed, an edifice or building of any kind, installed on, above or below the surface of the land or water”.

The International Building Code (2012 Edition), Chapter 2, Section 202: Defintions, defines a “Structure” as:

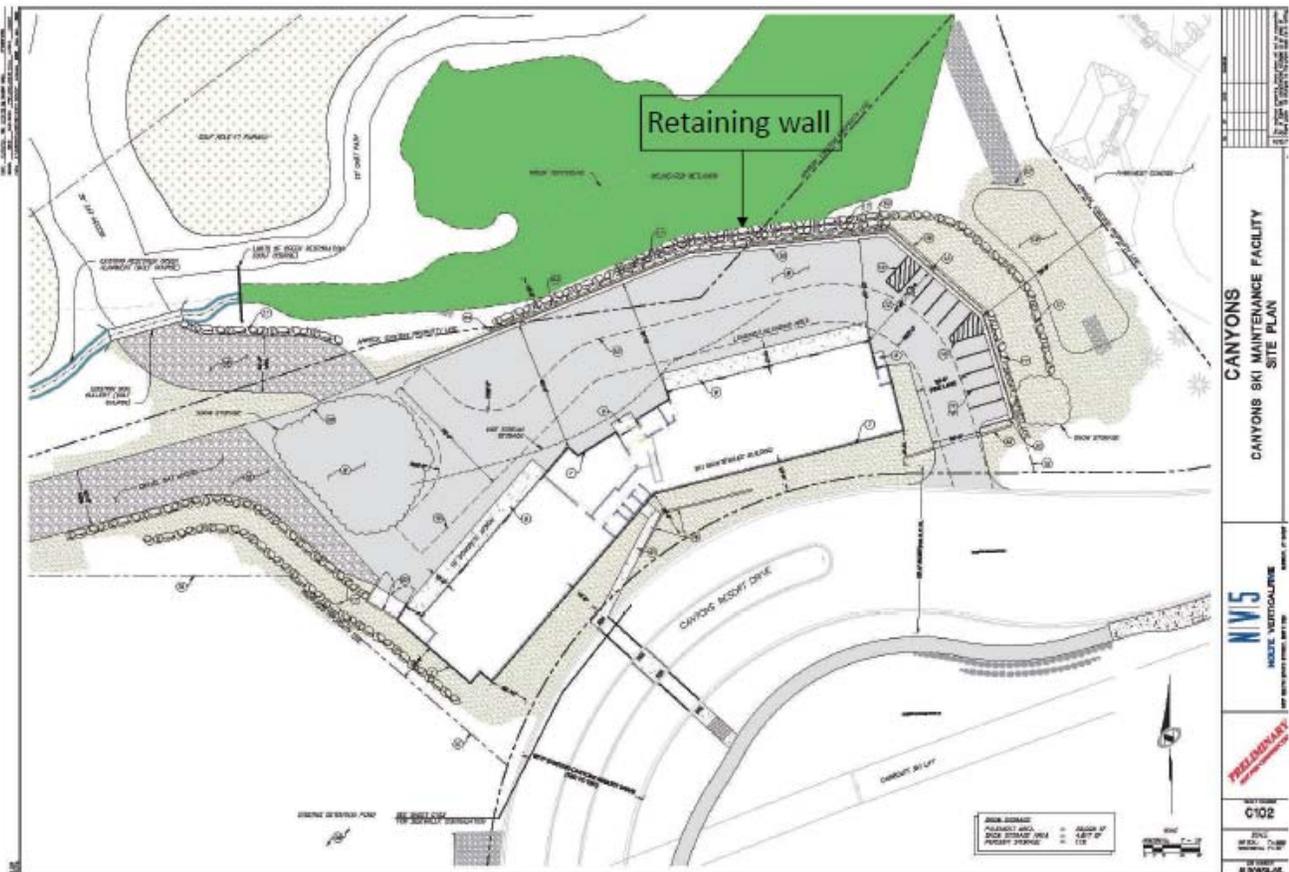
“That which is built or constructed.”

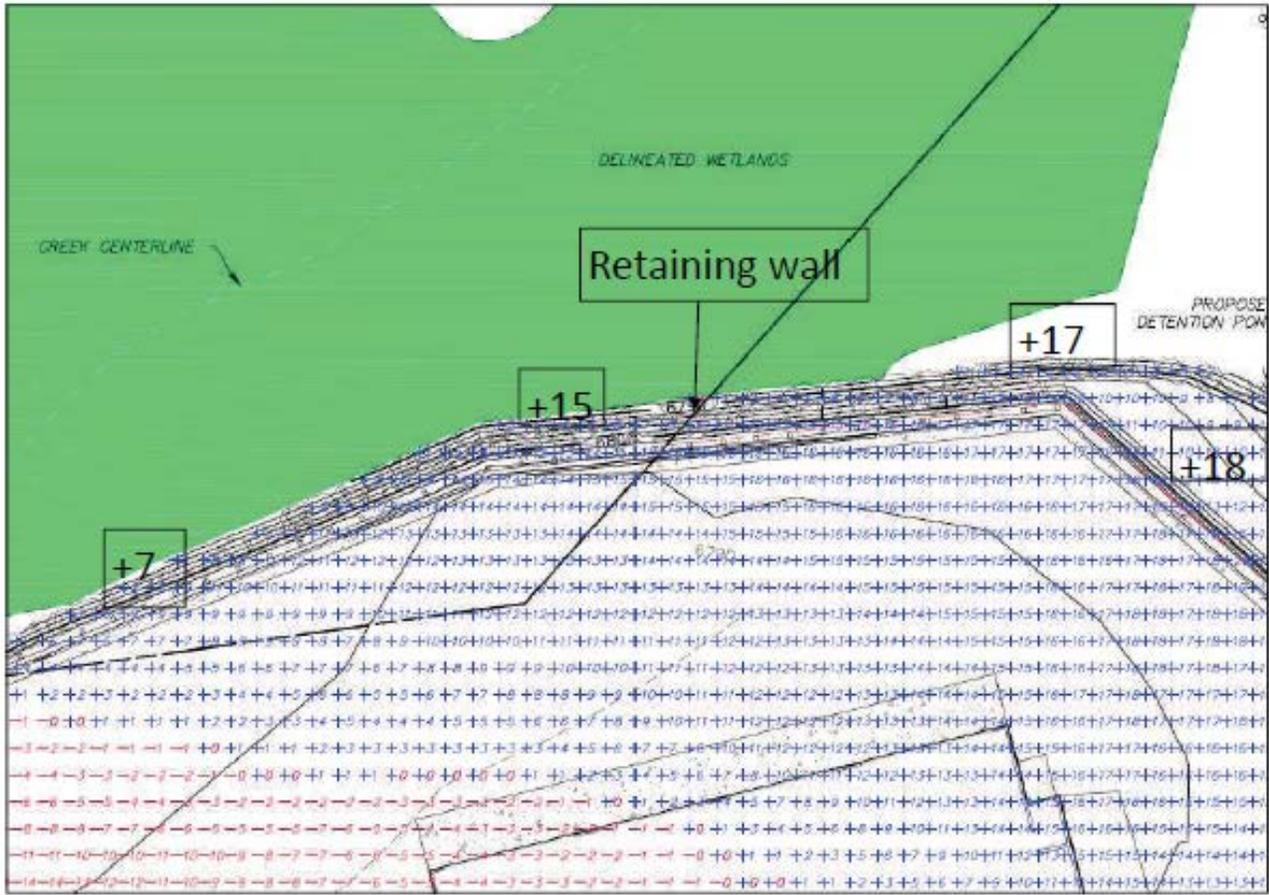
The International Building Code, Section J103.1: Permits Required, further associates retaining walls with structures a stating that

*Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit therefor from the building official. A grading permit does not include the **construction of retaining walls or other structures.**”*

The following are project plan exhibits provided by the appellant that illustrate the proposed retaining wall:

Project Site Plan:





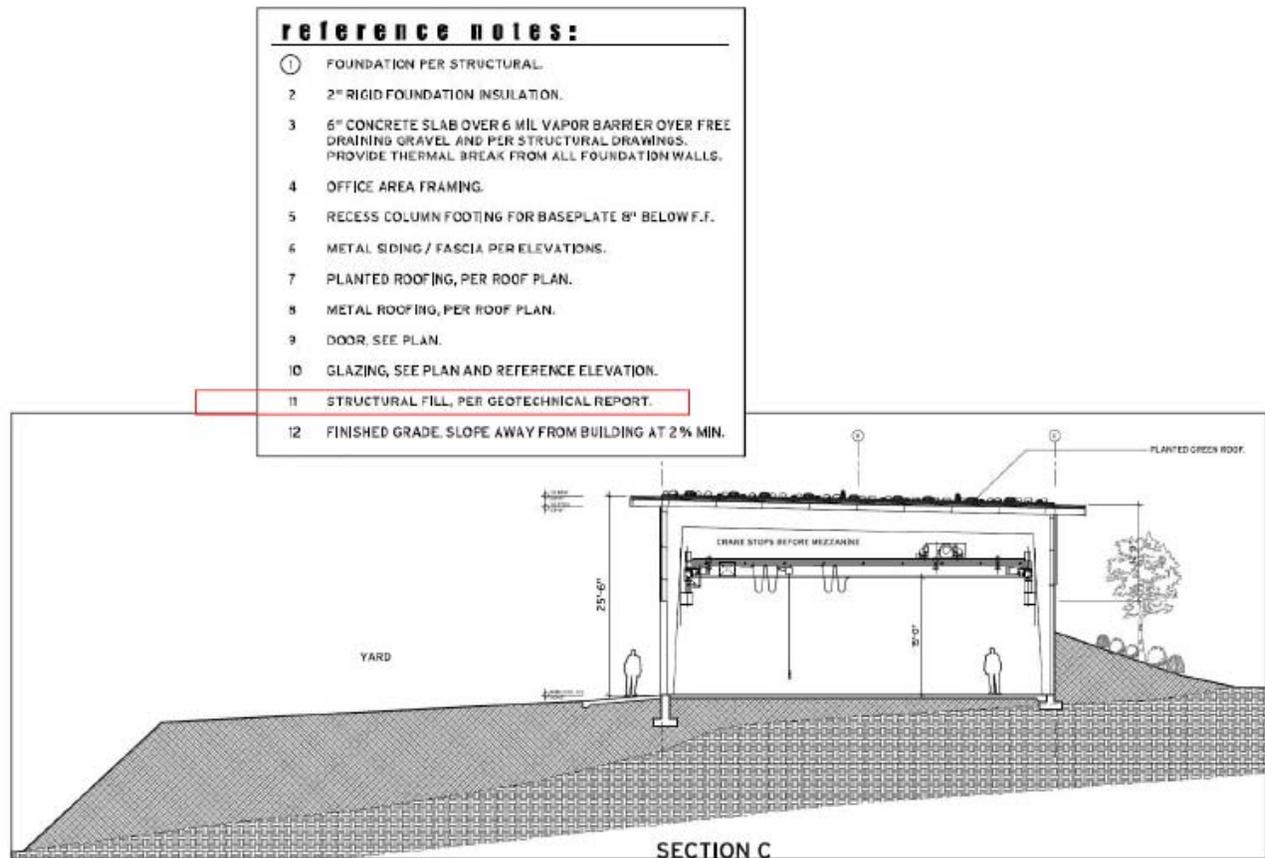
Civil drawing extract Cut and Fill analysis: illustrating retaining wall height

Project Perspective:



Retaining wall

Project Cross Section:



For purposes of comparative scale, the following photograph illustrates the height of a retaining wall structure. This example is the Interstate 80 underpass at Wanship. The height of the underpass tunnel is 15' 6". The deck of the interstate is approximately 18 feet.



Staff finds the following to be true:

1. The appellant's project plan includes exhibits that show the establishment of a retaining wall up to 18 feet in height along the northern edge of the proposed facility's maintenance yard.
2. To establish the proposed retaining it will be necessary to "build or construct" it.
3. The appellant's project plan includes exhibits that show that the retaining wall support "structural fill" for the proposed maintenance yard up to 18 feet in depth adjacent to a wetland.

Staff asserts that the Community Development Director did not error in interpreting the definition of "Structure" as set forth in Section 10-11-1.307 of the Snyderville Basin Development Code.

Staff Recommendation: Staff recommends that that the County Council upholds the Community Development Director's interpretation of "Structure" as defined in the Snyderville Basin Development Code, Section 10-11-1.307.

Description of Appeal

TCFC PropCo, LLC seeks an appeal of the Community Development Director's interpretation and stated position relative to the meaning of "structure" as that term is defined and used in the Snyderville Basin Development Code.

As outlined in the Staff Report dated February 11, 2014 and as argued at the Snyderville Basin Planning Commission meeting held February 25, 2014, the Community Development Director has taken the position that a "structure", as that term is defined and used in the Code, means anything that is built or constructed.

TCFC PropCo, LLC respectfully requests an appeal of the Director's decision regarding the meaning of the term "structure" as that term is defined and used in the Snyderville Basin Development Code.

limited to, the Summit County Engineering and the Summit County Building Departments.

6. **The lot line adjustment to ensure that the structure is meeting all necessary setbacks must be completed prior to issuance of a building permit.**
7. **All service provider conditions shall be met.**
8. **All outstanding Colony SARC conditions must be met.**

The motion was seconded by Commissioner Velarde and passed unanimously, 5 to 0. Commissioner Lawson recused himself from voting on the motion.

4. **Discussion and possible recommendation regarding a Final Site Plan for the Canyons Ski Maintenance Building and RC15 Final Subdivision Plat; Canyons Resort Drive at Canyons Resort; Spencer White representing the applicant, TC-FC Finance Co., LLC – Tiffani Northrup-Robinson, County Planner**

Vice Chair Franklin clarified that there will be no public hearing or public comment accepted on this item at this meeting. He explained that the Planning Commission will make a recommendation to the County Manager, who will schedule a public hearing and take public comment. He noted that a number of emails were received over the weekend and reminded the Commissioners that it was inappropriate for them to be contacted by the public regarding this item since this is not a public hearing. Therefore, emails received over the weekend are not to affect the Commissioners' decisions on this item.

Planner Northrup-Robinson presented the staff report and explained that communications which were not included in the Commissioners' packets will be forwarded to the County Manager for consideration at his public hearing. She indicated the location of Parcel RC15 and explained that the proposed use is allowed on this property. She provided the definition of commercial retail support from the Canyons SPA and recalled that the determination was made that this type of use falls within that definition. She presented

the proposed plat showing the 100-foot setback line from the creek. She recalled that at the January 14 work session, the concerns addressed were site selection and mitigation of potential impact to the site and the surrounding neighborhood. After that work session, Staff reviewed the application thoroughly through the Code, which raised additional issues. One of the biggest issues is the environmental criteria in Chapter 4 of the Code. She explained that the proposed building would meet the required stream and wetlands setbacks, but it has been determined that the proposed retaining walls at the edge of the parking areas are also required to meet those setbacks. Another issue is critical areas, and there are concerns about the retaining wall near the wetlands. She recalled that the Planning Commission requested additional discussion of the open space and special site design requirements. She presented the proposed site plan showing the stream and the delineated wetland and stream setback areas. She noted that the elevations, materials, and architectural elements have not been discussed, and one concern that has since been resolved is the required snow storage areas. Planner Northrup-Robinson stated that, given the Community Development Director's interpretation of the required setback for the retaining wall, Staff has no alternative but to recommend that the Planning Commission forward a negative recommendation to the County Manager, because all the Chapter 4 criteria have not been met.

Spencer White, representing the applicant, stated that they keep hearing that this applicant and this process have been fast tracked or that they are trying to push it as fast as they can. He recalled that this has been a 10-year process, and it was always contemplated that the ski maintenance facility would be moved to accommodate a golf course, so this is nothing new. He recalled that at the applicant's last meeting with the Planning Commission they reviewed eight or nine of the top sites considered, and the applicant firmly feels they have come up with the best location for the site. He stated that they turned in the application on September 30, 2013, and prior to that, this went through the Design Review Committee. He believed they had been through a comprehensive review of the Development Code, Canyons SPA, global principles, and requirements for a ski maintenance facility. They have also met with Staff weekly throughout this process,

and not until February 7, 2014, was the interpretation of structure brought up in a meeting with Staff. He stated that this would be the first application in the Snyderville Basin where this rule would be applied to a retaining wall. Mr. White noted that, in addition to the fifth amendment to the Development Agreement to construct a golf course and have it completed by a date certain, one of their obligations is to move the existing ski maintenance facility to a new site. He explained that the existing ski maintenance facility is surrounded by property not owned by the applicant, and the property owner has been extremely patient in allowing access over their property to access the current facility. He stated that property owner is growing impatient, and the applicant does not have an agreement with them regarding how long they have until that access is shut off, so they are feeling some pressure from that move the facility.

Mr. White discussed the rock retaining wall and explained that it is much like other retaining walls that already exist in the Canyons. The reason for placing the retaining wall in the proposed location is due to slope issues on the property, and they are trying to meet the Code criteria for environmental enhancement by trying to protect the wetland and stream corridor. He recalled that, at the last meeting, they also proposed a 6-inch concrete curb on the top of the wall on the parking lot and a guardrail to prevent plowing snow over the edge of the parking lot and into the stream corridor. They also want to prevent trash from being thrown into the wetlands with the rock retaining wall, and they believe it is more aesthetically pleasing than a concrete wall. He explained that the applicant met with Hidden Creek Condominium Association last week and looked at alternative sites they proposed. He indicated that the applicant has moved the building further from Hidden Creek and provided a double rock retaining wall on the east side, added landscaping and size of landscaping, and tried to eliminate headlight glare into the neighbors. He believed they had done a good job of trying to be good neighbors to those around this facility.

Christie Babalis, legal counsel for the applicant, asked the Planning Commission to consider the Community Development Director's interpretation of structure and how that

would impact the Code and development going forward. She reviewed the definition of a structure and maintained that, as written, it means an edifice or building of any kind. Using the Director's definition of a structure, anything and everything that is constructed would be a structure, and to her the only logical interpretation of the definition is that it means a building or edifice. She stated that the County has never interpreted structure to mean anything built or constructed during the 13 years she has done work with the Canyons. She argued that, if the Director's interpretation is accepted, the County would have a difficult time with much development, because it could mean a road, a bridge, a driveway, or infrastructure—anything that is constructed. If that is the case, she asked the Commission to imagine how many things violate that definition. She believed the County has approved development during the Director's term that violates that interpretation of structure. If the interpretation is an edifice or building of any kind, the retaining wall would not be in violation of the setback in the Code. She stated that the Director's interpretation would render many parts of the Code invalid; for instance, Section 10-4-19 would make no sense if structure is interpreted as the Director has interpreted it. She believed the most obvious interpretation of structure is that which the County has applied historically, a building or an edifice, and that it does not apply to a retaining wall. She asked the Commission to interpret structure the way the drafters intended it and as it has always been applied and render a positive recommendation to the County Manager. She requested that the Commission make a decision on this tonight.

Commissioner Velarde asked if the concern about the retaining wall is whether it could harm the stream. Deputy County Attorney Jami Brackin replied that the concern is not whether it would harm the wetland or stream, it is whether the wall can be within the setback. If it is a structure, it cannot be in the setback; if it is not a structure, it can be. She believed this application is in compliance with all the provisions of Chapter 4 of the Development Code except for this one issue. The Community Development Director has made a determination that he believes it is a structure; however, the Legal Department disagrees with that interpretation. **Commissioner Velarde** asked why they care about setbacks from streams. Ms. Brackin replied that setbacks exist for a number of reasons.

The Canyons does not have any setbacks, but a provision in 10-4-2 addresses watershed protection and not wanting structures in that area for stream or wetland protection.

Commissioner Velarde felt that, in determining the definition of structure, they would have to ask the question of an expert as to whether the retaining wall would impact the stream in any way if the intent is to protect the wetland or stream. She believed they are saying if there is a man-made thing above ground, they want a setback because there could be a danger to the water. Ms. Brackin explained that there are other provisions in the SPA that talk about allowing retaining walls for the purpose of erosion control and provisions that mandate retaining walls for erosion control to protect those areas.

Commissioner Velarde requested that the Community Development Director give the reasoning behind his decision. Community Development Director Patrick Putt explained that Staff is charged with applying the zoning regulations and Development Code as written to an application as it is submitted. He read the Code, and when he got to 10-11-1.307, he found the definition of structure and looked at the plan as submitted. He noted that one exhibit in the proposal shows a series of boulders scattered around the perimeter of the property, which is a landscaped bouldered edge. However, the civil engineering drawing shows an engineered wall 17 feet tall at its high point located up to the edge of the wetland. That is approximately 1.5 stories in elevation. To him, an engineered wall 17 feet tall represents a structure. He reiterated that they are talking about applying the Code to this application, and how it has been applied in the past is not necessarily relevant to why they are discussing this application. He explained that this is not a setback issue; it is a wetland issue. **Commissioner Velarde** asked why this did not come up until February 7. Director Putt explained that much discussion has gone into this project, including site visits. When they were in a position to move forward and the applicant asked for a decision, Staff went through starting with Chapter 1 to carefully and closely review each relevant criterion. When they got to the wetlands environmental issue and applied it to this plan, the 17-foot-high engineered wall represented a problem. He chose not to make an excuse for it or make some sort of gymnastic interpretation, because that is not appropriate. For the benefit of the applicant, the Planning

Commission, and the affected neighborhood and public, he believed it was appropriate to call it exactly the way Staff sees it. He stated that the Planning Commission may not agree with that, but that is how he made his determination.

Commissioner Klingenstein stated that he has never seen a wetlands delineation with so many straight lines and asked if Staff verified the delineation. Director Putt explained that Staff based its review of the configuration and location of the wetlands on the information submitted to the applicant. As far as the actual map delineation associated with Army Corps of Engineers permitting, that information would have to come from the applicant. Mr. White stated that they have a permit from the Army Corps from the west end of the property going up into the canyon, and that was put into a culvert as they constructed the golf course. From that location east they do not have a permit to be within the delineation, so they placed the rock retaining wall on the delineation boundary. He recalled that they previously indicated they need as much yard space as possible and would actually like much more, but they do not want to have to apply for a permit on the wetlands. He argued that, whether the retaining wall is 2 inches or 17 feet high does not matter under the interpretation. If they define a structure as anything built, it would not just apply to a 100-foot stream setback and a 40-foot wetlands setback. It would apply to every setback, such as a front yard, rear yard, or side yard setbacks. He stated that they have almost 4 million square feet of density they hope to build some day, and to define a retaining wall as structure that could not be placed within so many feet of a setback would make it very difficult. He recalled that they looked at many other sites, and all of those sites would have the same issue. **Commissioner Klingenstein** clarified that his question is whether the wetlands are actually shown on the plans, because that would be critical to the success of this facility and honoring the federal wetlands laws. Mr. White confirmed that, as far as they are concerned, there is no encroachment into the wetlands, and therefore no permit is needed from the Army Corps.

Commissioner Velarde recalled that Ms. Babalis said she has seen many times where the County has approved what is being requested here. She asked if Ms. Babalis has

specific examples. Ms. Babalis replied that she did not know if it was the very same thing, but she just meant that she has never in 13 years seen the County interpret structure so broadly, and they would not have been able to build much if the County had. She argued that very few people could build anything if a structure is interpreted as the Director interprets it and it were applied to every setback. She did not believe it had ever been interpreted that way. Mr. White stated that the golf course is an example, because they are putting boardwalks and tee boxes and golf cart paths within 100 feet of a stream and within 40 feet of a wetland.

Director Putt recalled that one question posed to him was why he took this approach. He explained that this is not his definition; it is the one he is charged with applying. Unless told otherwise, he will apply the Code as written. He explained that the reason they have zoning regulations is to implement the objectives of the General Plan. The current General Plan speaks directly to why this is important in the environmental policy, which is to protect the natural resources and ecological balance of the Snyderville Basin and ensure that all development is undertaken in a compatible way and in harmony with the surrounding mountain resort environment and protect the scenic qualities of the Snyderville Basin. He read Policy 6.6, which states that Summit County will require the protection of all wetlands, streams, and other waterways and other environmentally sensitive lands from construction impacts, runoff from parking lots, roads, and other impervious surfaces. The next policy provides for adequate buffers in the form of required setbacks along all waterways and wetlands in the Snyderville Basin. He read from Policy 6.7 regarding crossing wetlands and streams, which says the County will review each condition on a case-by-case basis to determine whether a solution other than bank-to-bank crossing will be permitted. He explained that the Code contemplates they will have to make the best design judgments and engineering solutions to address the protection of the waterways. These policies led to the dimensions for the setbacks that exist in the Code. He reiterated that this is not a setback issue; it is a wetland issue.

Commissioner Lawson asked if the retaining wall is proposed to retain the fill required to build this building on a site with irregular terrain that requires a lot of cut and fill. He asked if the wall is there to stabilize and accommodate the building itself, which is on part of the fill section. To him this looked like a 17-foot retaining wall to hold back the fill to accommodate the proposed structure and operations. Mr. White replied that is correct, and that is why the Development Code has other criteria they need to meet. He stated that they comply with all of the standards, and the wall is there to hold up the parking lot.

Commissioner Barnes agreed in this case that the retaining wall is part and parcel of allowing the building to be built in this place. If the retaining wall were not there and they just had the natural terrain, he questioned where the building could be located, and he did not believe it could be located where it is proposed. He asked if the applicant intends to obtain permission from the Army Corps or review the delineation with them again. Mr. White explained that they are reviewing all of the wetlands and streams with the Army Corps, and they would ask them to review this again.

Commissioner Klingenstein asked if the Planning Commission could request in their recommendation that the County Manager have Staff do a detailed review of the wetlands delineation. Ms. Brackin confirmed that the suggested findings and conclusions are for an advisory recommendation and not final decision findings and conclusions. If there are things they would like the Manager to look at, they can add conditions requesting that.

Commissioner Klingenstein asked what happened to the 6-foot transition on the other side of the culvert. Mr. White replied that they did not show it on the plans and confirmed that they would taper it out. **Commissioner Klingenstein** pointed out a discrepancy in the floor elevation on two different drawings in the application. Mr. White explained that the rendering of the cross-section does not have the updated elevations from when they moved the proposed building location, but the civil drawing shows the accurate floor elevation. **Commissioner Klingenstein** verified with Mr. White that the DRC saw the updated plans. He asked how they measure grade; i.e.,

finished grade vs. natural grade. Planner Northrup-Robinson explained that height is measured differently in the Canyons Design Guidelines than in the Development Code. In the current Development Code, height is determined from existing or finished grade, whichever is lower, but that is not specified in the Design Guidelines, which allow height to be measured from the finished elevation.

Commissioner Barnes summarized the Planning Commission's position on the environmental criteria as they relate to the interpretation of a structure. He believed the concerns remain open with regard to the structural fill wall, which is necessary for the placement of the building in its proposed location and is part and parcel of the building. This would not be a unique definition that would apply to everything else, but they would see it as an attachment to this building and recommend that it be looked at. He would like to see this looked at by the Army Corps. He noted that there is a retaining wall near the wetlands by Burt Brothers that was part and parcel of their building and parking lot. He believed this is a discussion item that needs to be looked at that has strong relevance. He believed the SPA rules, and whatever is not included in the SPA defers to the Code at the time the SPA was approved. Ms. Brackin corrected him and explained that the SPA controls, and in the absence of any controlling language in the SPA, they look to the Code at the time the application was filed, not at the time the SPA was adopted. Mauricio Pons, representing the applicant, referred to Section 2.7 of the amended SPA, which says in the event of a procedural conflict between the Code and the amended agreement, the provisions of the amended agreement shall govern.

Vice Chair Franklin asked for clarification and discussion of the open space issue. Planner Northrup-Robinson indicated the village open space on the conceptual plan and explained that, in past applications, the open space has been designated through the platting process. She explained that there are no hard lines to the open space bubbles, and they are in the general vicinity of the area for the proposed facility. The question raised in previous discussions is whether this structure is located in what should be considered village open space. Ms. Brackin explained that this is not the only exhibit in

the SPA that deals with open space and referred to Exhibit H, which shows all of this area as “convertible open space.” She explained that SPA-wide, the open space requirement is 90%. Mr. White explained that the applicant is not asking for a special exception. They stripped the density off of RC2 and RC3 to create the ski beach, which creates additional open space.

Commissioner Barnes recalled that he asked last time about the maps and exhibits that are part of the SPA agreement, and RC15 does not seem to line up with what is on the SPA maps. He asked if RC15 could be matched up with the agreements in the SPA. He also noted that the existing properties were guaranteed to be buffered by open space, not by other development. He expressed concern that, if they make a mistake and move forward without that being correct, they would be on a shaky foundation. Ms. Brackin explained that the entire SPA was based on the concept that all the owners would put all their property into the SPA, and what they got back would not be what they started out with. The ownership lines would not remain as they were previously. Usually the platting is done through a master platting process, but the resort core is platted area by area. RC15 had units of density in this general area, and the building on RC15 was far larger than what is shown on the bubble map. **Commissioner Barnes** asked how RC15 was established and stated that RC15 does not seem to match up with the original plan. Ms. Brackin explained that RC15 was established through the SPA process as a development site with certain density attached to it and certain land uses attached. It was a site to be determined later with density, height, and uses established. **Commissioner Barnes** stated that there must have been some rationale for these parcels to be created and lines to be drawn, and he did not see on the original maps how they were put together and what purpose they served. Ms. Brackin explained that the rationale was to put them in the general vicinity, although they did not know exactly where they would be. They knew that all the RC lots would be somewhere in the resort core and that all the LV parcels would be somewhere in the lower village. She noted that the bubbles on the conceptual plan do not look anything like what is now in the lower village. No one intended that they would draw the parameters for those parcels and that would control;

what they intended was to put in the development parcels to meet the density and needs of all the owners in the general vicinity of where they would be. **Commissioner Barnes** recalled that Hidden Creek was promised to have open space buffers on both sides in the SPA, and he did not see that being honored here. Mr. White explained that they have shown a buffer and included an easement. He believed a more appropriate question would be how much buffer is needed. He stated that they are very aware of that, and the existing building is actually closer to the neighbors' property line than the new building will be. He explained that they have tried to increase the buffer as much as possible with the site constraints, and the question is, how much is enough.

Mr. Pons felt it was dangerous to try to attach the retaining wall to the building as part of a structure, because the argument could be made that a commercial building off of Highway 224 would also need a retaining wall, signage, and a parking lot, all within the 100-foot setback from 224.

Commissioner Klingenstein stated that he has been through the maps, and there is an understanding that there will be some bleeding of the bubble, but the question is, how much bleeding. When he dug into Exhibit C, Appendix A, the comprehensive design guidelines, the parcel use for RC15 says lodging and a commercial component, with a whole section on setbacks and buffers. It appeared to him that more bleeding is going on than what was anticipated in the site-specific comprehensive design guidelines. He believed the proposed building would cut it right in half. Mr. White explained that, according to the design guidelines, they are required to build on RC2 and RC3.

Commissioner Klingenstein stated that would be if they accept the definition of lodging as including an industrial use. Ms. Brackin explained that Exhibit C is not the land use and zoning, it is the comprehensive design review. Exhibit B is the land use and zoning, and that is where they get the commercial definition. **Commissioner Klingenstein** stated that it says commercial throughout the document in support of skier services, and what is proposed does not make sense with the rest of the document and the references to skier services. He did not understand why they would pay for a set of design guidelines that

specifically say lodging and refer to buffers and site-specific numbers. He felt like they were trying to fit a square peg into a round hole. Mr. White stated that he hoped they would have contemplated the back of house issues when the design guidelines were created. **Commissioner Klingenstein** stated that he would agree with the back of house issue being dropped, but in Exhibit B, it says nothing about ski lifts or facilities. When he looks at Table 5, which goes through skier services in detail, a sentence states that, in addition to guest spaces identified, space is required to support the grooming fleet, lift maintenance facilities, and grounds equipment. It appears that no one really knew where they were going to put it or that it was not planned for, and everyone seems to have dropped it. He explained that the County has a CUP process that was used this evening for a restaurant in the Canyons, and he believed the way to solve this would be for the applicant to get a CUP and put this in a more appropriate location, because this use does not make sense in this location in the middle of the village core. As he goes through the land use and zoning table, he sees commercial use as clearly defined, and he does not see anything about ski lifts or facilities for fixing ski lifts, making snow, etc. The zoning map even says this site is commercial/retail/support, which is office uses, retail, shops, stores, cafes, or skier services. He did not think this should have been proposed in the first place, because he does not see how it fits the Development Agreement. He did not think trying to fix the back of house problem should be done on the back of all the property owners who have lived there for years, because he knows what it is like to have snow cats fueling up in the middle of the night, shift changes, fumes and odors, noise, and people in trucks coming in and out all the time. He stated that this is a very intensive use, and he would be very uncomfortable with it if he were a Grand Summit property owner who had been comfortable with his investment after having looked at the potential surrounding uses on which they relied. Now they are trying to change the use to this facility, which is not a commercial facility.

Ms. Brackin explained that this applicant had two choices for processing this facility. One was to apply for a back of house CUP anywhere in the SPA. They chose not to and instead used the commercial density in an actual development pod. **Commissioner**

Klingenstein asked where they got the option to change commercial to some intense use like this based on the Development Agreement. Ms. Brackin explained that the applicant decided to apply under the RC15 commercial density, and the first question was whether it meets the definition of commercial density. The Community Development Director made the determination that it does comply with that definition. That determination was discussed with the Planning Commission in two work sessions and was never appealed, so that determination stands. As a result, the application is being processed as commercial density for RC15.

Director Putt stated that he was specifically asked to determine whether this land use could be considered on this piece of property. He went to the land use and zoning table in the Development Agreement, and RC15 talks about how much commercial, retail, and support can go on RC15, and 20,000 square feet could be commercial/retail/support. The principal use of the property would be for hotel lodging units and some form of residential. He then looked for greater clarity on commercial/retail/support and found Section 4.1 in the land use and zoning chart exhibit, which broke out commercial/retail/support into subsections regarding the various uses. Under support, it talked about skier services. Then he looked for where else it talked about skier services, and Table 4 in the Development Agreement under comfortable carrying capacity talks about existing conditions and recommendations for overall space for service functions. Among the activities identified are things on the mountain now, the typical industry square footage average, and a paragraph that says at buildout the following space recommendations shown in Table 5 will be utilized for skier services in balance with the comfortable carrying capacity. Table 5 sets forth the recommendations for those future services and uses, and under that table is a paragraph stating that, in addition to the guest spaces identified, space is required to support the grooming fleet, lift maintenance, snow making facilities, and grounds equipment. This space should be approximately 22,000-25,000 square feet if inside grooming fleet storage is planned. When he looked at this proposal, he went through that process of looking at definitions and tables and concluded that this function could be applied for either on mountain or within an area of the resort center

with a commercial designation. He acknowledged that some may not agree with that interpretation, but he determined that the applicant could apply for this on mountain or in the resort core. **Commissioner Klingenstein** asked if Director Putt ruled that this use was allowable or just that they could go through this process. Director Putt replied that he rendered an opinion. He clarified that the determination he made has to be put in the context of nowhere in the Development Agreement or on the zoning map or illustration was there the foresight to determine where resort infrastructure and back of house operations would be.

Ms. Brackin explained that on page 8 of the Design Guidelines in Exhibit C, a map shows the open space buffer and what additional open space is. The map shows that the resort core development area goes right up to and touches Hidden Creek and shows development in this area.

Vice Chair Franklin asked about the applicant's proposed mitigation plan for noise around the facility. Mr. White replied that Jenna Prescott mentioned at a previous meeting that the existing facility may lack sound control, and the new building would be state-of-the-art, with fully insulated walls. They have placed the maintenance doors facing north, which is the opposite direction of the residential development, and have provided access for the snow cats from the north. This is a larger facility, and most of the work will be conducted indoors. They will also have some shift changes take place off site rather than on site. He believed they had tried to address those concerns.

Mr. White recalled that he had been asked if the retaining wall was necessary for the building. He clarified that the retaining wall is not necessary for the building itself, but it is necessary for the parking area. He also clarified that they do not need approvals from the Army Corps to build outside of a wetland. If they interrupt the wetland or build within the delineation, they will have to get a permit from the Army Corps. He explained that they do not propose building within the wetland delineation, so he is not sure he agrees with Director Putt's logic that this is a wetland issue. He stated that the applicant

would be willing to get a letter from the Army Corps stating that they can put a retaining wall at the delineation boundary if that would suffice to address the wetland interpretation. However, he was not certain the Army Corp would render a qualification if the wall is not within the delineation. **Commissioner Klingenstein** verified with Mr. White and Staff that the Army Corps verifies and signs off on wetlands delineations.

Commissioner Klingenstein made a motion to forward a negative recommendation to the County Manager for the proposed Final Site Plan for the Canyons ski maintenance building. The motion was seconded by Commissioner Peck.

Commissioner Klingenstein stated that as he has reviewed the Development Agreement, he sees that it never addressed this use in the village core. He did not believe this use is commercial in support of this specific building, which he believed is clearly stated in several places within the SPA. He did not believe it is an allowable use. He would also ask the County Manager to direct Staff before he holds his public hearing to be certain that they are comfortable with this wetlands delineation. He asked Staff to be sure that the building elevations, cuts and fills, etc., are all accurate as proposed, because they are relying on this being accurate information. He still has a problem with the open space and stated that, looking at the plan, he cannot see how it butts up against adjacent owners, and he sees no roads. He hoped Staff would clarify that. He did not believe they could create enough mitigation for this industrial site for it to function without impacting the neighbors.

Commissioner Peck stated that she has read as much material as she could and did not see the emails over the weekend. Over the course of these three meetings, it appears that time pressures have been applied to both the County and the applicant, and she felt that time pressure is clouding their judgment and the ability to do any detailed analysis of this Development Agreement. Listening to the points that have been made, she pointed out that there are conflicts in the Development Agreement and the Development Code, and

the Planning Commission is supposed to shine daylight on the process and the project and analyze everything that will become set in stone if this is built. She believed with these competing pressures, this is being rushed. If the need for the ski maintenance building existed all along, she questioned why it was not contemplated when the Development Agreement was written. She felt they were trying to squeeze all this in to reach a foregone conclusion, and her conclusion is different. She believed open space is an issue, wetlands could be an issue, and they disagree on definitions of whether structures include parking lots and retaining walls, which adds to the overall argument which, for her, boils down to whether this is an allowable use. When she reads the materials, it is not clear to her where RC15 came from and whether this actual site plan is in RC15. She struggles with fitting an industrial use into this zoning, and this use does not seem to fit into the definition of skier services. Overall, she believes it is the Planning Commissions' responsibility to see that this Development Agreement works. It is the biggest success story Summit County has, and she would like to see more careful contemplation of what the agreement means and, if necessary, it may need to be amended. That may leave the applicant with some tough choices, which may include temporary structures on permanent roads or permanent structures on temporary roads. She observed that the Planning Commission is the first line of defense in making sure that what is contemplated in the Development Agreement is carried out.

Commissioner Lawson commented that it has been awkward for him to not have the SPA and Development Agreement available to him. He felt it would be helpful for the Planning Commissioners to have access to the code that applies to an application, which is the SPA in this case, in order to evaluate applications under the SPA. He believed the applicant has done as good a job as possible in dealing with the site and location to keep the building as non-obtrusive as possible. However, to him it still comes back to proximity to a wetland and what the Code says and the intent of the Code with regard to protecting wetlands. There is also the practical impossibility of mitigating the noise from this type of maintenance facility. Inadequate parking on the site has also been a problem for him, because it is a safety issue. Most important are the surrounding residential uses,

and he believed this is the wrong location for this use considering everything that is planned in the village core. This is not where this use fits or belongs without significant negative impacts.

Commissioner Barnes stated that this creates a frustrating dilemma for him. He agreed that the applicant has done a great job of integrating the building and doing their best to make the building better and create a nice package. However, he wished it was not on this spot. He was concerned that RC15 has morphed, and there are some things that are not settled on it. He was not sure that this facility is allowed on this spot. He thanked the applicant for doing a great job on the building. Mr. White asked if Commissioner Barnes meant any development on this spot. **Commissioner Barnes** clarified that because of the impacts this particular use represents and how things are written, he did not believe this was the place to put this use. He acknowledged that this would be a great spot for residential, which is a given, but his concern is about this use on this land.

Commissioner Velarde stated that she believed the applicant has made a wise decision in asking the Planning Commission to take action tonight, because this will go to the County Manager, and she believed the applicant would find approval there. However, it is before the Planning Commission this evening. She commended Director Putt for having the courage to stand up and say that, if something walks like a duck and quacks like a duck, it is a duck. She acknowledged the efforts the applicant has gone to and commended them for not storming out with all the pressures that have been put on them. In the end, she would say that a 17-foot anything is a structure.

Vice Chair Franklin commented that he has mixed feelings about this application. He believed the applicant has a vested right to put the facility in the proposed location, but he struggles with the environmental issues. He would lean toward approval based on State statute 17-27a-508, which basically says the applicant is entitled to approval of a land use application if the application conforms to the requirements of the County's land use

maps. In this case, they also have to consider the SPA agreement, which overrides the Development Code in certain aspects.

The motion passed by a vote of 5 to 1, with Commissioners Barnes, Klingenstein, Lawson, Peck, and Velarde voting in favor of the motion and Commissioner Franklin voting against the motion.

5. Approval of Minutes: December 10, 2013; January 14, 2014; January 28, 2014

Commissioner Klingenstein made a motion to approve the minutes of the December 10, 2013, Snyderville Basin Planning Commission meeting as written. The motion was seconded by Commissioner Peck and passed unanimously, 6 to 0.

Commissioner Klingenstein corrected page 6 of the January 14, 2014, meeting minutes, third line, to complete the sentence with “State law.” **Commissioner Barnes** requested a change to his comments on page 23 of the January 14 minutes to state, “and he strongly disagreed that one person could digest the SPA and then come up with this determination.”

Commissioner Barnes made a motion to approve the minutes of the January 14, 2014, Snyderville Basin Planning Commission meeting as corrected. The motion was seconded by Commissioner Klingenstein and passed unanimously, 6 to 0.

Commissioner Barnes made a motion to approve the minutes of the January 28, 2014, Snyderville Basin Planning Commission meeting as written. The motion was seconded by Commissioner Peck and passed unanimously, 4 to 0, with Commissioners Klingenstein and Velarde abstaining from the vote, as they did not attend the January 28 meeting.

COMMUNITY DEVELOPMENT

- The department received 9 new building applications and 16 new planning applications this past week as follows:

NEW BUILDING PERMITS May 15 – May 21, 2014

Name	Address	Description
Daniel Lynch	3200 Deer Haven	Single Family Dwelling
Alpine Apothecary	1675 W Redstone Drive	Pharmacy Remodel
Greg Meyerson	1990 Saddlehorn Drive	Single Family Dwelling
Steve Roper	14 Samak Park Loop	Electrical
Matt Brown	2463 S Bull Moose	Garage
Connor & Kelly Quinn	1980 Mahre Drive	Bathroom Remodel
Delheimer & McGinnis	7750 N Long Rifle Road	Single Family Dwelling
Alexis Carr	9714 Blue Spruce - Pine Mtn.	Single Family Dwelling
Summit County Courts	6300 N Silver Creek Dr.	Addition to District Court

NEW PLANNING APPLICATIONS
May 15 - 21, 2014

Project Number	Description
14-117	Kamas Meadows LOR Lot of Record Kamas Meadows CD-541
14-118	Kamas Meadows LOR Lot of Record Kamas Meadows CD-541-A
14-119	Kamas Meadows LOR Lot of Record Kamas Meadows CD-541-B
14-120	Kamas Meadows LOR Lot of Record Kamas Meadows CD-541-C
14-121	Kamas Meadows LOR Lot of Record Kamas Meadows CD-541-D
14-122	Tanger Eddie Bauer Outlet Sign Permit Sign Permit 6699 N. Landmark Dr. FSE
14-123	Woodside Temp Trailer TUP Temporary Use Permit 7215 N. Silver Creek Rd SS-33-S-X
14-124	Burnham Ag Exempt Ag Exempt Canyon Meadow Ranch CMRS-2-AM
14-125	Hansen Ag Exempt Ag Exempt 7544 Bitner Ranch Road SS-33-B-3-A
14-126	Tanger Outlets Loft Sign Permit Sign Permit 6699 N. Landmark Dr, #E100 FSE
14-127	Taulia Special Exception Special Exception 1612 Ute Boulevard PP-81-H-1-A
14-128	Gouveia Silver Creek Estates LIP Low Impact Permit 1386 East Oakridge Rd SL-A-43
14-129	Tanger Outlets Development Agreement Development Agreement 6699 N. Landmark Dr FSE-1
14-130	Summit Learning LLC LIP Low Impact Permit 8725 Brookwood Drive SL-B-128
14-131	Summit Challenge Special Event Special Event Bike Ride through County
14-132	Colony at White Pine Pase 4C LIP Low Impact Permit 187 White Pine Canyon PP-12, PP-8-A, PP-11

Respectfully Submitted, Patrick Putt
Community Development Director