



**AGENDA
COUNTY COUNCIL
Wednesday, March 13, 2024**

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, March 13, 2024, electronically, via Zoom, and at the anchor location of the Summit County Courthouse, 60 N. Main Street, Coalville, UT 84017
(All times listed are general in nature, and are subject to change by the Board Chair)

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

4:00 PM Closed Session - Property acquisition (35 min)

4:35 PM - Move to Council Chambers (10 min)

4:45 PM - Pledge of Allegiance (5 min)

4:50 Convene as the Board of Equalization

1. 4:50 PM - Discussion and possible approval of final recommendations and ratification of hearing officer decisions; Chase Black (10 min) The property with a significant adjustment included in the staff report is 0408017, LOR-4
[Staff Report-BOE Adjustments 031324.pdf](#)
Dismiss as the Board of Equalization

5:00 PM Consideration of Approval

1. 5:00 PM - Discussion and possible action regarding a Discretionary Tax Abatement for Adams Living Trust, Parcel PI-D-14-AM; Stephanie Poll (10 min)
[Application for Discretionary Tax Abatement, Adams, PI-D-14-AM.pdf](#)
[Assessor Response-Discretionary Abatement PI-D-14-AM.pdf](#)
2. 5:10 PM - Discussion and possible approval of an amendment to the Summit County Chart of Positions-Assessor's Office; Stephanie Poll and David Warnock (15 min)
[Staff Report-Chart of Position Amendment-Assessor's Office.pdf](#)
3. 5:25 PM - Public comment may be taken regarding the proposed appointment, and possible adoption of Resolution 2024-05, A Resolution Appointing Members to Serve on the North Summit Fire Service District Administrative Control Board (5 min)
[Resolution 2024-05-Appointment to NS Fire ACB.pdf](#)
[Ltr from Henefer dated March 6, 2024 re NS Fire.pdf](#)
4. 5:30 PM - Advice and consent of the County Manager's recommendation to appoint members to the Summit County Weed Control Board (5 min)

[**Appointments to Summit County Weed Board.pdf**](#)

5. 5:35 PM - Council comments (15 min)
6. 5:50 PM - Manager comments (10 min)

6:00 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcounty.org by 12:00 p.m. on Wednesday, March 13, 2024. If you wish to interact with Council, for public input, please appear in person, or use the "Raise Hand" button at the bottom of the chat window in Zoom.

6:00 PM Public Hearing

Public hearing and possible action regarding a Special Exception to Section 11-8-1 (A), referencing Ordinance 181-D, Appendix B, Section 3, (2) of the Code. The applicant, Randall Brothers Construction is requesting to grade the first twenty feet of driveway at approximately 8%.

[**Staff Report-Special Exception-6224 Dakota Trail**](#)

Adjournment



STAFF REPORT

TO: Summit County Council

FROM: Summit County Auditor Office

DATE: March 13, 2024

RE: BOE Final Recommendations & Hearing Decisions

Actions Requested by BOE

See attached spreadsheet for parcels that (1) have received a hearing decision and are ready for ratification or (2) have been given their Final Notice for Action and are ready for Final Approval.

A property with a “Significant Adjustment” is a valuation that differs from the original assessed value by at least 20% and \$1,000,000. (UT Code 59-2-1004) These properties are highlighted on the spreadsheet in the MV Difference column. The property with a significant adjustment included herein is:

- 0408017 LOR-4

Action Requested – as the BOE, review and approve the Final Recommendations to the BOE and ratify hearing officer decisions.

Scheduling Hearings – Ongoing

Some appellants listed have requested a hearing or have scheduled a hearing. If they have requested an independent hearing prior to their public hearing date/time per their Final Notice, they will have an independent hearing scheduled. For those on this list who will have an independent hearing, the hearing officer decision following their hearing will supersede an approval today and they will be included in a future council report for final approval.

Note – a column has been added to indicate properties that have had an independent hearing and shows the resulting hearing officer decision. Any properties with an independent hearing decision in the prior week have been sorted to the top of the list. If there is no date in the hearing date column, the property has not had an independent hearing and is part of the Mass hearing group.

Thank you for your time!

2023 BOE Adjustments 3/13/2024

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	BOE Hearing Date	Appellant Reason/Provided Documentation	Assessor's Written Response
1	0182851 SNS-3	\$ 1,793,865	\$ 1,670,678	\$ (123,187)	1/31/2024	Comps, market analysis, year over year comp, and pictures	I have adjusted the effective age in the CAMA system to account for the subject's original condition on the interior and the deterioration of the exterior. the resulting values can be supported by the sales from Sunnyside sub going back to 2019.	
2	0428833 LODV-5	\$ 4,562,400	\$ 4,562,400	\$ -	2/6/2024	explanation on appeal form	Most sales of secondary condos sale furnished as would most likely the subject if marketed. Sales in complex are smaller and range in sold price from 4.26 to 4.42 million. Recommend holding mass appraised value.	
3	0215750 SBD-26-3AM	\$ 2,716,000	\$ 2,340,000	\$ (376,000)	2/6/2024	Comps	Submitted comps were significantly smaller than the subject. Recommend adjusting the value for 2023	
4	0036446 3K-2-D	\$ 1,483,900	\$ 1,483,900	\$ -	2/6/2024	Comps	Sales this size in the actual 3K complex sold in a range from \$1.45 million to 1.625 million, all with varying levels of updating. Recommend holding mass appraised value.	
5	0201214 JW-AM-8	\$ 1,032,750	\$ 900,000	\$ (132,750)	2/6/2024	Letter, sq ft info, and a comp	Appellant provides no pictures to determine condition. All condos are valued according to the legally recorded private ownership. The sold unit square was 2,320 and had updates. Will make a recommendation for interior updates and value at \$900,000	
6	0475131 71-DA-1	\$ 1,313,093	\$ 1,159,177	\$ (153,916)	2/7/2024	letter including comp information	After reviewing the information submitted make adjustment to effective age on home,	
7	0463112 DLADY-1	\$ 950,000	\$ 900,000	\$ (50,000)	2/7/2024	Letter and vacate and demolish order from PC	Land guide in old Town .03-.06 Acres are valued by the county at \$1,050,000. Place house at salvage value and reduce lot to \$900,000 this reflects problems with .17 acre lot	
8	0379986 PRLW-2	\$ 1,764,996	\$ 1,600,000	\$ (164,996)	2/7/2024	Appraisal	Appraisal contain errors in adjustments for ADU's, basement areas, market appreciation, and land. Upon correcting the error's in the appraisal I have developed an alternate opinion of value.	
9	0131619 SL-I-7-8	\$ 5,645,353	\$ 5,472,000	\$ (173,353)	2/8/2024	Letter	Request for adjustment is not supported by the information provided. The property was listed for sale in 2021 for \$5,000,000 and then listed in 2022 for \$6,000,000. The vacant areas of the building are currently offered for lease with Cushman and Wakefield for \$22 to \$32 per square foot.	
10	0496651 PEIIBCC-10-AM	\$ 2,242,364	\$ 1,800,000	\$ (442,364)	2/8/2024	primary scanned into models	We have received your application and all necessary proof of residency documentation. The primary residential exemption will be applied for this year only, a new application and lease will need to be provide in subsequent years verifying continued use as a primary residence.	
11	0284509 NS-934-D	\$ 244,593	\$ 244,593	\$ -	2/8/2024	primary scanned into models	The subject property sits in a commercial zone and would require a conditional use permit for the building to be used as a single family residence. At this time the Primary Residential Exemption can't be approved until the conditional use permit is applied for and approved.	
12	0019335 PC-276	\$ 7,515,325	\$ 7,515,325	\$ -	2/8/2024	Income analysis	Request for adjustment is not supported by the information provided in the appeal. Properties on Main Street in Park City have sold for an average of \$700 per SF, the appellant is requesting \$450 per square foot. Main Street properties aren't selling based on their rental income like most commercial properties.	
13	0023030 PC-559	\$ 627,360	\$ 627,360	\$ -	2/8/2024	income analysis	Request for adjustment is not supported by the information provided in the appeal. Properties on Main Street in Park City have sold for an average of \$700 per SF, the appellant is requesting \$450 per square foot. Main Street properties aren't selling based on their rental income like most commercial properties.	
14	0017198 MAR-C	\$ 1,666,000	\$ 1,500,000	\$ (166,000)	2/13/2024	Property info and comps	Sales nearer resort center reviewed and find the mass appraised value is supported. Some sales show updating but most not major remodels. Recommend adjusting mass appraised value.	
15	0113245 CD-674-P	\$ 603,528	\$ 533,000	\$ (70,528)	2/13/2024	photos and park record article	The increase in value was mainly attributed to the increase in the land value of the parcel. Properties that have river access sell for significantly higher price than those properties without. Recommend adjustment to mass appraisal value.	

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	BOE Hearing Date	Appellant Reason/Provided Documentation	Assessor's Written Response
16	0159925 SS-2323-IMP	\$ 702,390	\$ 582,410	\$ (119,980)	2/13/2024 Comps			Reviewed comp sales submitted. Most sales are inferior to the subject due to yr built. 2 sales submitted and another sale located within the forest area used. Updated cost approach value due to 0% complete basement. Recommend reducing value to updated cost approach value.
17	0443152 JLC-501-AM	\$ 2,078,250	\$ 1,772,625	\$ (305,625)	2/13/2024 letter with comp info			A condo sales include the total private ownership that is legally recorded on the plat. 2023 sales in JLC will be reviewed for 2024. Sales in 2022 for this size unit suggest a lowered price per square foot of \$725. Recommend value of \$1,772,625
18	0494181 LIFT-414	\$ 1,837,500	\$ 1,837,500	\$ -	2/13/2024 Comps and appraisal. The quality that was sent to us isn't great			Many of the comps submitted closed in 2023 and will be used in the valuation process for tax year 2024. Of those that closed in 2022, many are in developments that are not considered competing projects to the subject. Sales of comparable units in the subject's complex and competing projects support the mass appraised value. Recommend no change.
19	0364244 SDLC-B410	\$ 1,162,700	\$ 1,162,700	\$ -	2/13/2024 Comp, spreadsheet, and letter			Sales with an undisclosed price are not good indications of value. Paired sales analysis in Sundial Lodge indicates a 25% adjustment for higher level condos. After this adjustment comparable units sold for \$1,070-\$1,235 per square foot. The mass appraised value is supported. Recommend no change.
20	0364640 SDLC-C111	\$ 1,156,100	\$ 1,060,000	\$ (96,100)	2/13/2024 letter with comps			A review of comparable sales in the Sundial Lodge including adjustments for major renovations indicates that the current mass appraised value should be reduced.
21	0272876 WR-4	\$ 4,900,680	\$ 4,700,000	\$ (200,680)	2/14/2024 Comp information			An adjustment is made to account for the water damage which was a result of a break in the fire suppression system in 2022.
22	0491795 PNW-2-31	\$ 3,400,000	\$ 3,295,000	\$ (105,000)	2/14/2024 Comparable sales			See sales at 6684 Golden Bear Loop, 6650 Golden Bear Loop, and 6594 Golden Bear Loop for support of the value in this stipulation, make adjustment to original value.
23	0423008 BB-28	\$ 700,000	\$ 700,000	\$ -	2/14/2024 statement on appeal form			No information provided by owner that an offer was made on property. Two lot sales in Bison Bluffs in 2022 one for \$643,500 and \$800,000. also we are valuing a partial complete home at 20% for 2023. Recommend no change
24	0423297 BB-57	\$ 3,935,376	\$ 3,388,872	\$ (546,504)	2/14/2024 Appraisal. Check with Auditor for request and evidence. Would not go into TYLER			Adjust value to reflect fee appraisal submitted by owner.
25	0408017 LOR-4	\$ 4,421,799	\$ 3,190,152	\$ (1,231,647)	2/14/2024 Comps attached. Wife Brandy (Amanda) will be attending the hearing. contact email brandy@strategicpropertytax.com 214-906-3304			The best indicator of value for the subject is the sale at 7105 Juniper Draw at \$714/sf.
26	0408033 LOR-6	\$ 3,834,432	\$ 3,600,000	\$ (234,432)	2/14/2024 Comps attached			The six best indicators of value as of 01/01/2023 are the sales at 2848 Westview, 2426 Saddlehorn, 7105 Juniper Draw, 3492 Westview, 4616 Aspen Camp, and 6407 Golden Bear. The Avg \$/sf of these 6 sales is \$756, which I have applied to the subject's square footage to arrive at the value in this stipulation.
27	0229165 IC-22	\$ 2,000,000	\$ 2,000,000	\$ -	2/21/2024 Letter including inconsistent assessing and comps			We are required to set values at market value based on the lien date of Jan. 1st every year. We do sales studies on the previous years sales to determine market value. This subject sold in May of 2022 for \$2,025,000 which would be the best indicator of market value ,and supports the county's opinion of value. No change is warranted.
28	0444799 SUM-42	\$ 5,832,504	\$ 5,570,000	\$ (262,504)	2/21/2024 Appraisal			The appraisal contains unsupported quality adjustments, inadequate age adjustments, and several superior comps have been overlooked. An adjustment has been applied to the value to reconcile with current researched analysis.
29	0407621 PSSR-4	\$ 4,698,752	\$ 4,317,685	\$ (381,067)	2/21/2024 letter and comps			The most relevant sale and best indicator of value is 2978 Arrowhead Trl. The sales at 2891 Westview Trl, 3507 Westview Trl, and 3402 Westview Trl. are also considered as they are the most proximate sales outside the PSSR subdivision. The \$/sf is \$835.
30	0511226 PINNP-1-18	\$ 5,127,972	\$ 4,824,982	\$ (302,990)	2/21/2024 Appraisal			Per Utah State Tax Commission standards of practice, properties under construction as of lien date for property taxes will be valued based on a percentage of completion of the improvements. As of 01/01/2023 the subject's improvements were determined to be 35% complete when following the Checklist supplied in the standards of practice. The Land value has been adjusted based on the appraisal provided.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	BOE Hearing Date	Appellant Reason/Provided Documentation	Assessor's Written Response
31	0424238	TCS-35	\$ 2,946,185	\$ 2,898,415	\$ (47,770)	2/21/2024	Comparable sales	The evidence provided lacks the sales at 3638 Blue sage and 8067 Western Sky. With these sales considered the avg \$/sf is \$1105 which is the number used to develop the value in this stipulation.
30	0213110	IRH-C-6	\$ 676,390	\$ 570,000	\$ (106,390)		comp info attached. PRIMARY SCANNED INTO MODELS	Upon preparation for hearing and review of evidence it was determined that this unit should be valued at \$570,000. Appellant has agreed to the new value of \$570,000.
31	0453308	LWPCRS-4816-AM	\$ 1,037,400	\$ 971,000	\$ (66,400)		letter and analysis	Preparation for value hearing and evidence review indicated this unit's value should be adjusted. Appellant agreed to stipulate to \$971,000.
32	0502143	PERH-10	\$ 2,597,500	\$ 2,597,500	\$ -		Comps	The subject property is superior quality, age, condition, location, etc. to most if not all of the comps provided as evidence. The most similar sales to the subject, support the County's opinion of value. No Change is recommended to the BOE. See 3653 Aspen Camp, 9065 Promontory Ranch, 3499 Wapiti Canyon, 8046 Promontory Ranch, and 7501 Promontory Ranch,
33	0407837	PSSR-24	\$ 7,258,964	\$ 5,900,000	\$ (1,358,964)		Market value higher than attached CMA	Appraisal from the BOE was used to adjust value.
TOTAL			\$	\$ (7,219,147)				

FROM THE DESK OF

Marci Adams

RELD 2/5/24

January 12, 2024

Summit County Council
60 N. Main St. PO Box 128
Coalville, Utah 84017

Dear Council Members,

I am herewith requesting a property tax abatement for the 2021 and 2022 tax years.

My husband and I moved into our new home in March of 2021 located at 2043 Pine Meadow Drive in Tollgate Canyon. We do not have a mailbox at this address. Our mail is delivered to the UPS Store in Kimball Junction at 6300 Sagewood Drive H313, Park City, Utah 84098.

We were unaware that property taxes in Summit County defaulted to non-primary residence status and because we do not receive mail at our primary residence, we never received communication, or an application, to declare our residence as primary.

Our home loan is through USBank, therefore, our mortgage escrow account automatically pays our property taxes. We were never informed by USBank that they were paying our taxes at the non-primary rate either.

On December 5, 2022 we were made aware, on an entirely different matter, that we were not receiving mail from Summit County at our correct address and, therefore, submitted for an address change so that we would receive any/all communication from Summit County at our correct UPS mailbox address. (See enclosed copy of address change form)

In 2023 we received (at our correct mailing address mailbox) a copy of our Property Tax Notice along with a flyer (enclosed) insert informing us that we were being taxed at the non-primary residence rate. This flyer informed us that we were considered a non-primary residence and prompted us to research our tax payment history. We then began to investigate what went wrong.

We communicated with Soozi Fuller and with our wealth management banker at USBank, Scott Quillen, to clarify why, through our USBank mortgage escrow account, the non-residence tax amounts were paid. We were informed that an application had been sent to our physical address, but because we do not receive mail at our physical address, we never received it as stated above. And, USBank was unaware as they only

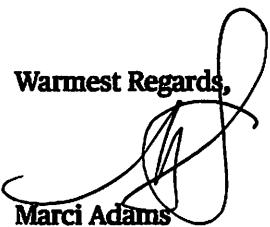
receive electronic notifications including just the property ID and tax amount due. (See email from Scott Quillen/USBank)

Soozi Fuller/Ashley Niesporek emailed us the Application for Residential Exemption form, which we completed for 2023. We are currently waiting for the refund difference on the overpayment for the 2023 tax year.

We are still curious as to why the mail/application that was sent to the incorrect address was not returned to the Summit County Assessor, which would have then triggered an incorrect address notification. We also wonder why we received a flyer notification in 2023 informing us of our non-primary tax status.

We ask that you consider the extenuating circumstances and formally request a refund of \$4,917.73 for tax year 2021 and \$6,609.83 for tax year 2022.

Warmest Regards,

A handwritten signature in black ink, appearing to read "Marci Adams".



Application for a Discretionary Property Tax Abatement under Utah Code Annotated §59-2-1347

1) Property Owner Information

Property owner name: ADAMS LIVING TRUST
Mobile phone number: 801.549.7336 Work phone number: 801.549.7336
Property owner address: 2043 PINE MEADOW DRIVE
City: COALVILLE State: UTAH Zip: 84017

2) Property Information

Parcel ID or Account Number: P1-D-14-AM
Type of property (e.g., commercial, primary residential, etc.): PRIMARY RESIDENTIAL
Property Address: 2043 PINE MEADOW DRIVE COALVILLE UTAH 84017

3) Property Taxes Currently Outstanding

Tax Year	Taxes	Penalty	Interest	TOTAL

4) If Requesting Abatement, Requested Abatement as follows:

Tax Year	Taxes PAID	Penalty	Amount	Interest	TOTAL	OVER PAYMENT DIFFERENCE
2021	10,928.27	6,010.54			4917.73	
2022	14,688.50	8,078.67			6,609.83	

5) If Requesting Deferral, Requested Amounts to Defer and Payment Schedule as follows:

Tax Year	Taxes	Penalty	Interest	Deferred Payment Until	TOTAL

6) Property Owner's statement of circumstances and request for relief (attach additional pages if needed): SEE ENCLOSED LETTER.

7) Current Year Market Value of Property (attach recent tax notice): SEE ENCLOSED NOTICE

8) Lienholders (i.e. mortgage or deed of trust): yes no _____

If there is a lienholder, State Form PT-33A should be attached for each lien holder. A deferral may not be granted without the written consent of the holder of any mortgage or trust deed outstanding on the property.

*NOT A REQUEST FOR DEFERRAL.
WE ARE NOT DELINQUENT.*

9) Property Owner is advised that the County Council may request additional information at a later time in order to make their determination under §59-2-1347. This includes but is not limited to income information, assets/liabilities, and IRS filings.

10) Signature(s): I certify to the best of my knowledge and understanding, that this information is true, correct, and complete.

Signature of Property Owner(s) 

Date: 12.27.2023

Signature of Property Owner(s) 

Date: 12.27.2023

FOR COUNTY USE ONLY:

Date Application Received: _____

Case of Factual Error (State Rule R884-24P-66): Yes _____ No _____

Basis for Factual Error: _____

Staff Signature and Date: _____

WE RECEIVED
THIS IN 2023
WHICH ALERTED
ME TO REVIEW
PREVIOUS YEAR'S
TAX BILLS.

①

**THIS HOME IS CONSIDERED
A "SECOND HOME," OR
NON-PRIMARY RESIDENCE.**

According to our records, this home is NOT your primary residence, and you do NOT have a long-term tenant living in the home. As a result, the property does NOT receive the Primary Residence Exemption, which would provide up to a 45% reduction in your tax bill.

Is this information CORRECT? If not, apply for the Primary Residence Exemption. It's not too late!

Deadline: November 30, 2023

HOW TO APPLY

Visit www.summitcountyassessor.org and click "Primary Residence Exemption."

You may also scan the QR Code which will take you to the correct webpage.



Submit your application and proof of residency (and lease agreement, if applicable) no later than November 30.

Applications submitted without proof of residency will be dismissed.

TURN
ME
OVER!

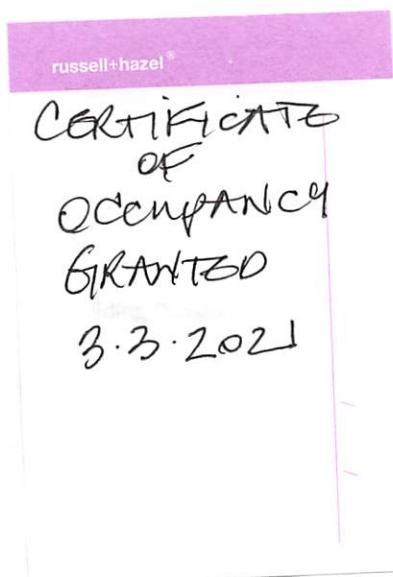
From: Ashley Niesporek
aniesporek@summitcounty.org
Subject: 2043 S Pine Meadows Dr Certificate
of Occupancy
Date: Mar 3, 2021 at 2:24:10PM
To: m.adams@fotofly.com, ciera@fotofly.com

Hello,

Please see the attached CO for your permit 161027. Please let me know if there is anything else I can help you with.

Thank you,
Ashley Niesporek

Community Development
Department



CERTIFICATE OF OCCUPANCY RESIDENTIAL

THIS CERTIFICATE OF OCCUPANCY IS ISSUED BY:
SUMMIT COUNTY BUILDING DEPARTMENT
60 NORTH MAIN
COALVILLE, UT 84017

DATE: 2/26/2021

PERMIT:#161027

CODE: 2015 IRC

BUILDING ADDRESS: 2043 South Pine Meadow Drive

NAME OF OWNERS: Marci Adams

ADDRESS OF OWNER: 2043 South Pine Meadow Drive

THE BUILDING OR PORTION(S) OF THE BUILDING AT THE ABOVE LISTED ADDRESS HAS BEEN
INSPECTED FOR COMPLIANCE WITH SUMMIT COUNTY BUILDING CODES AND OCCUPANCY IS HEREBY
GRANTED.

TYPE OF STRUCTURE:

- ONE-FAMILY
- TWO-FAMILY
- TOWNHOUSE

TYPE OF WORK:

- NEW STRUCTURE
- ADDITION

THIS BUILDING HAS:

- FIRE SPRINKLERS

THEY WERE REQUIRED YES NO

FINISHED LOWER LEVEL
 ATTACHED GARAGE

UNFINISHED BASEMENT
 OTHER (DESCRIBE) Slab on Grade

USE OF THIS STRUCTURE FOR OR CONVERSION TO ANY OTHER USE, ENLARGEMENT, OR ADDITION TO WITHOUT PRIOR APPROVAL BY SUMMIT COUNTY, AS EVIDENCED BY THE ISSUANCE OF A NEW BUILDING PERMIT, IS A VIOLATION OF SECTION R105.1 OF THE INTERNATIONAL RESIDENTIAL CODE AND IS PUNISHABLE BY LAW.

APPROVAL:

Ashlee Vernon
For BUILDING OFFICIAL

2/26/2021
DATE

From: noreply@civicplus.com
Subject: Online Form Submittal: Summit County Recorder Address Change Form
Date: December 5, 2022 at 5:05 PM
To: marci@fotofly.com

N

Summit County Recorder Address Change Form

Date 12/5/2022

Parcel Number(s) or Account Number PI-D-14-AM

russell+hazel®

Owner(s) of Record Adams Eric Trustee

Email Address marci@fotofly.com

Current Mailing Address 2043 S Pine Meadow Rd

UNRELATED
(SUS)
TRIGGERED
RESPONSE
FOR UPDATE
TO MAILING
ADDRESS

12.5.2022

City Coalville

State utah

Zip 84017

New Mailing Address 6300 Sagewood Drive H313

City Park City

State Utah

Zip 84098

Person or company requesting the change Marci Adams/Owner

Reason for Request We do not have a mailbox for our property/home in Tollgate Canyon. We use a UPS Store suite for our mail/pkg.'s

Would you like to receive an emailed copy of your most recent Tax Notice? Yes

Dear Property Owner:

Utah law allows the Assessor's Office to determine the market value of residential property for tax purposes.

The Summit County Assessor's Office located in Summit County in order to determine if a property's exemption is being applied correctly, the property must apply and qualify for the exemption.

COMPLETED APPLICATION IN 2023 FOR CORRECTION ON 2023 TAXES (AWARDED ABATEMENT FOR 2023)

tion, 45% of the fair value of the property used as a primary residence.

a review of homes for primary residential ownership transfers

In order to qualify for this exemption, certain criteria must be met. We are requesting that the application on the reverse side of this letter be filled out and returned to our office so the status may be determined and/or verified on your property.

Failure to complete, sign, and return this application may result in the loss of your exemption. Please complete the application (see reverse) and return to our office located at 60 N. Main Street, or mail to P.O. Box 128, Coalville, UT 84017.

We thank you for your prompt attention to this matter. If you have any questions, please call our office at 435-336-3220.

FAILURE TO COMPLETE THE ITEMS BELOW WILL RESULT IN THE APPLICATION MARKED INCOMPLETE AND MAILED BACK TO YOU

- **COMPLETE THE ENCLOSED APPLICATION – ALL OWNERS MUST SIGN THE APPLICATION.**
- **INCLUDE A COPY OF UTAH DRIVER'S LICENSE FOR EACH OWNER ON THE ACCOUNT.**
Address on the driver's license should match the physical address of the property
- **IF THE PROPERTY IS RENTED, A COPY OF THE LONGTERM LEASE IS REQUIRED.**
** 12-month lease agreement required
A COPY OF THE RENTERS UTAH DRIVER'S LICENSE.
Address on Driver's license should match the physical address on the application

If a person has a Utah driver's license, they can change the address on their driver's license to match the physical address of the property by going to the link below. Once you have input the information asked for, take a screen shot of the document as it is not printable. Mail or email it back to primaryexemption@summitcounty.org along with the application for residential exemption.

Link to change the address on driver's license: <https://secure.utah.gov/dlr/index.html>



APPLICATION FOR RESIDENTIAL EXEMPTION

SUMMIT COUNTY ASSESSOR * PO BOX 128 * COALVILLE, UT 84017 * 435-336-3220
primaryexemption@summitcounty.orgDATE: 11/09/2023OWNER NAME: ADAMS ERIC TRUSTEE Living TRUSTPARCEL NUMBER: PI-D-14-AM 0464247MAILING ADDRESS: 6300 SAGEWOOD DR H313
PARK CITY, UT 84098PHYSICAL ADDRESS: 2043 S PINE MEADOW RD

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN REFERENCE TO THE *PHYSICAL ADDRESS ABOVE*

YES NO

1. Do you own any home(s) other than the one noted in the property address above? If YES, please list the complete address, and note whether they are being rented, or if they are used as a secondary/vacation residence.

<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Do you pay your income taxes in Utah? (Please see 2019 Senate Bill 13 for any tax implications)
 3. Do you use the property address above for your federal and state tax returns?
 4. Are you currently registered to vote in Summit County?
 5. Are your vehicle(s), and/or boat(s), RV(s), registered in Summit County?
 6. Please explain any NO answers, to questions 2-5 above: _____

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

7. ENCLOSURE A COPY OF UT DRIVER'S LICENSE FOR EACH OWNER ON THE ACCOUNT:

Note Statute 53-3-216 requires you to update the address on your driver's license within 10 days.
 Driver's Licenses may be audited at any time for address authenticity.

Address on driver's license should match the physical address of the property.

The Declaration below is available for PUBLIC REVIEW: (excluding the rental contract)

Owner must initial ONE of the following:

PRIMARY (Owner's permanent, full-time residence): I am the owner of the above identified residential property in Summit County. I have no other permanent residences in Utah or any other state or province. I will occupy this property at least 183 consecutive days per calendar year.

DATE OF OCCUPANCY: 3/1/2021

RENTAL/LEASING: I am leasing / renting, OR a family member is living in the above identified property. The tenant or family member is using the property as their permanent full-time residence and they have no other permanent residence. Tenant or family member's name & phone # _____

** 12 - MONTH Lease agreement required

A copy of the tenant's Utah driver's license; the address on the driver's license(s) should match the physical address of the property.

NON-PRIMARY: The above identified property is NOT my permanent, full-time residence. I am not entitled to any primary residential exemption.

I understand that pursuant to Utah Code Annotated, Section 59-2-309(2), that any misrepresentation of the declaration above subjects the owner to severe penalties.

(All owners must sign)

Signed: 

Dated: 11/10/2023

Signed: 

Dated: 11/10/2023

Telephone #: 801-549-7336 EMAIL MARCI@FOTOFLY.COM

From: Quillen, Scott M scott.quillen@usbank.com
Subject: Mortgage Escrow
Date: November 22, 2023 at 12:29 PM
To: Marci Adams marci@fotofly.com



Hi Marci,

I spoke to Tax Servicing Group within USB Home Mortgage Escrow- we do not receive any documents pertaining your property taxes. Summit County sends USB an electronic file only with all mortgages serviced by USB within the county. Each account is identified as a line item with parcel number, vesting title, and amount due only.

Attached is the escrow refund check from 2021.

rusSELL+hazel®

Scott Quillen

Assistant Vice President / Wealth Mgmt Banker NMLS 542628
Office: 602-212-2817 / Corporate Device: 602-679-6195 / scott.quillen@usbank.com

*U.S. Bank
Phoenix Main
3800 N Central Ave, Phoenix, AZ 85012 / LM-AZ-2603 / usbank.com*

*RESPONSE TO
INQUIRY RE:
WHY US BANK
PAID THE
NON-PRIMARY
STATES TAX
AMOUNT*

U.S. BANCORP made the following annotations

Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

Investment and insurance products and services, including annuities are: **Not a deposit • Not FDIC insured • May lose value • Not bank guaranteed • Not insured by any federal government agency**

Investment products and services are available through U. S. Bancorp Investments, the marketing name for U.S. Bancorp Investments, Inc., member FINRA and SIPC, an investment advisor and a brokerage subsidiary of U. S. Bancorp and affiliate of U.S. Bank. Insurance products are available through various affiliated non-bank insurance agencies, which are U.S. Bancorp subsidiaries. Products may not be available in all states. CA Insurance License #0E24641. Policies are underwritten by unaffiliated insurance companies and may not be available in all states.

U.S. Bancorp Investments will not accept buy or sell (including short sale) instructions nor any other instructions regarding a client's account sent by any electronic mail (email) system.

All email sent to this address will be received by the U.S. Bancorp Investments corporate email system, and is subject to archival, and review by someone other than the recipient. Unless specified by the sender, email may not be secure. For your protection, you should avoid sending client sensitive or confidential and proprietary information electronically to U.S. Bancorp Investments.

The opinions expressed in this email and/or its attachments are those of the author(s) and do not necessarily represent those of U.S. Bancorp Investments, Inc. and/or its affiliates. This email is for informational purposes only and the material may be based on data obtained from sources we consider reliable. The information is not guaranteed as to accuracy or completeness and should not be considered a replacement of official confirmations or account statements. The information contained herein is not an offer, solicitation, recommendation or commitment for any transaction or to buy or sell any security or other financial product, nor is it intended as investment advice. Any market price, indicative value, estimate, view, opinion, data, or other information herein is not warranted as to completeness or accuracy, is subject to change without notice, and U.S. Bancorp Investments accepts no liability for its use or to

Summit County Treasurer
Corrie Forsling

60 N. Main St., P.O. Box 128
Coalville, UT 84017-0128
(435) 336-3038
treasurer@summitcounty.org



2023 Property Tax Notice

Taxes Due
November 30, 2023

Holiday Closures November 10, 23-24

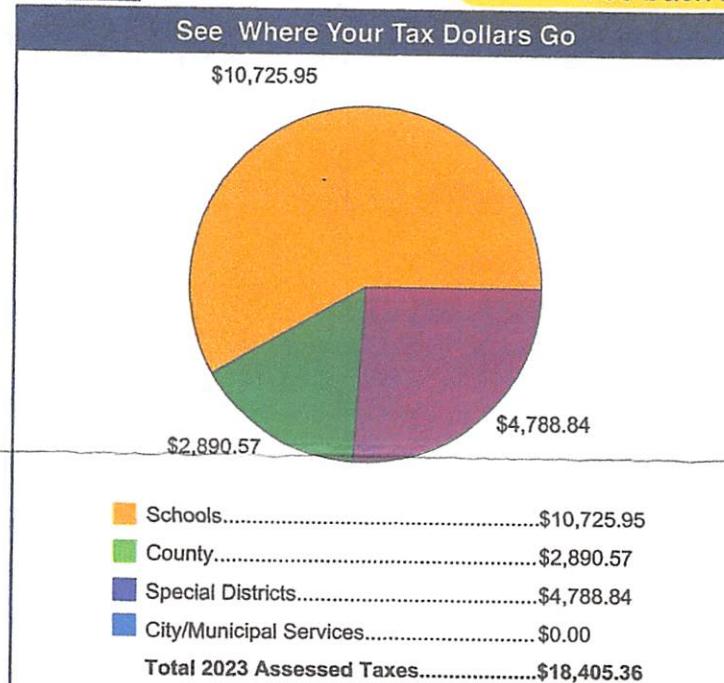


01010070228

Account Number	Parcel Number	Tax Area	Acres	Property Address (If Applicable)
0464247	PI-D-14-AM	17	20.83	2043 S PINE MEADOW RD
Mailing Address			Legal Description (May be Partial)	
007022 5-DIGIT 84098 0464247 ADAMS ERIC TRUSTEE et al. 6300 SAGEWOOD DR # H313 PARK CITY, UT 84098-7502 			LOT 14 PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED LOT 14; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 21.49 AC. (LESS 0.66 AC 2554-1480 PI-D-14-A-AM) BAL 20.83 AC. 1955-1384 2128-1724 2161-1302 2250-616 2664-731-753 ERIC ADAMS AND MARCI ADAMS TRUSTEE OR THEIR SUCCESSORS IN TRUST UNDER THE ADAMS LIVING TRUST DATED MAY 23 2018 2664-753;	
Property Valuation			Property Tax Summary	
Market Value: \$3,318,673 Taxable Value: \$3,318,673 Primary Residence Property is taxed at 55% of Market Value Non-Primary Property is taxed at 100% of Market Value			2023-Property Taxes \$18,405.36 Past Due Taxes \$0.00 Special Assessments \$0.00 Tax Relief Adjustments (\$0.00) Pre-Payments Made (\$0.00) Total Taxes Due: \$18,405.36	

Form M

– See back for more detail –



How to Pay Your Taxes

Our records indicate that
US BANK HOME MORTGAGE

intends to pay your property taxes on your behalf. This notice is sent to you for information purposes to disclose the taxes due and the taxing entities that will receive your payment.

Receive Tax Notices by Email!
Visit www.SummitCountyTreasurer.org and choose "Email My Tax Bill."

Your taxes are scheduled to be paid by your mortgage company.
This notice is for Information Only.

If you no longer have this mortgage, contact the Treasurer at (435) 336-3038.

Taxing Entity	Tax Rate	Tax Amount	Property Tax Totals
SUMMIT COUNTY MUNICIPAL SERVICES	0.000307	\$1,018.83	2023 Property Tax \$18,405.36
SUMMIT COUNTY GENERAL FUND	0.000482	\$1,599.61	
STATE ASSESS & COLLECT LEVY	0.000015	\$49.78	Past Due Taxes \$0.00
LOCAL ASSESS & COLLECT LEVY	0.000082	\$272.13	
WEBER BASIN WATER CONSERVANCY	0.000200	\$663.73	
NORTH SUMMIT FIRE DISTRICT	0.001153	\$3,826.43	
MOSQUITO ABATEMENT	0.000014	\$46.46	
NORTH SUMMIT RECREATION DISTRICT	0.000061	\$202.44	
NORTH SUMMIT SCHOOL DISTRICT	0.001812	\$6,013.44	
STATE BASIC SCHOOL LEVY	0.001406	\$4,666.05	
CHARTER SCHOOL LEVY - NORTH SUMMIT	0.000014	\$46.46	
	0.005546		
Property Type	Market Value	Taxable Value	Reductions in Taxes Due
Non-PrimaryLand	\$405,405	\$405,405	Circuit Breaker Relief
Non-PrimaryBuilding	\$2,913,268	\$2,913,268	County Relief
			Disabled Veteran
			Blind Exemption
			Active Duty Relief
			Prepaid Taxes (\$0.00)
Total Property Value	\$3,318,673	\$3,318,673	Total Taxes Due \$18,405.36

Property value reappraisal. The value of your property may be reviewed in 2024, as required by Utah State Code 59-2-303.

Late 2023 payments and delinquencies. Payments made after November 30, 2023, through January 31, 2024, must include a penalty of 1% or \$10.00 whichever is GREATER for EACH parcel. If the payment is made after January 31, 2024 the penalty will be the GREATER of \$10 or 2.5% of the December 1, 2023 tax balance. Interest will be charged at the rate defined in Utah State Code 59-2-1331.

Partial payments. If you pay part of your tax bill, you have the right under Utah State Code 59-2-1331 to tell us how you want your payments to be applied. You can allocate the payment between amounts due for total property tax, special assessments, delinquent local district fees, and any other amounts due on this notice.

1 in 3 Utah homes have high levels of radon. Protect your family's health and test your home today. Visit Radon.utah.gov to purchase a test kit.

→ **Property Tax Relief**

Summit County offers six different tax relief programs for county residents in their primary homes. These programs are created by the State of Utah and administered by Summit County. To find more information and the application, visit www.SummitCountyTreasurer.org and choose "Property Tax Relief."

Age & Income Based Relief	County Hardship	Disabled Veteran Exemption	Active Duty Military	Blind Exemption	CB75+ Deferral
For residents over age 65 with income under \$38,369	For those in extreme hardship or disabled with income under \$46,043	For veterans with at least 10% VA disability	For those deployed outside of Utah for 200+ days last year	For legally blind homeowners or surviving spouse/orphan	For residents aged 75+ with limited income and assets

Contact Us

Phone
(435) 336-3038

Email
Treasurer@SummitCounty.org

Online
www.SummitCountyTreasurer.org

Address Change

Change your address online at
www.SummitCounty.org/Recorder

Find the
[Address Change Form](#)

Or call (435) 336-3238

Budget Hearings

Budget hearing information for all taxing authorities in Summit County (cities & towns, school districts, special service districts, etc.) can be found online.

Visit
www.SummitCountyTreasurer.org

Summit County Treasurer

Corrie Forsling

60 N. Main St., P.O. Box 128
Coalville, UT 84017-0128
(435) 336-3038
treasurer@summitcounty.org



2023 Property Tax Notice

Taxes Due

November 30, 2023

****CORRECTED****

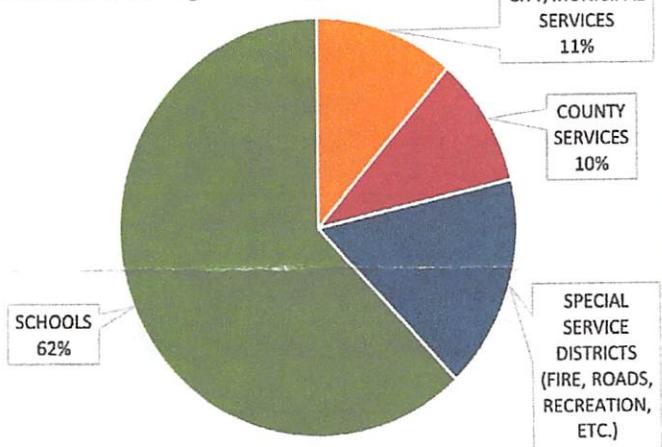
Account Number	Parcel Number	Tax Area	Acres	Property Address (If Applicable)		
0464247	PI-D-14-AM	17	20.83	2043 S PINE MEADOW RD		
Mailing Address			Legal Description (May be Partial)			
ADAMS ERIC TRUSTEE et al. 6300 SAGEWOOD DR H313			Legal Description: LOT 14 PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED LOT 14; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 21.49 AC.			
PARK CITY, UT 84098						
Property Valuation		Property Tax Summary				
Market Value: \$3,318,673.00		2023 Property Taxes: \$10,760.36				
Taxable Value: \$1,940,202.00		Past Due Taxes: \$0.00				
Primary Residence Property is taxed at 55% of Market Value Non-Primary Property is taxed at 100% of Market Value		Special Assessments: See Back				
		Tax Relief Adjustments: See Back				
		Pre-Payments Made: \$0.00				
		Total Taxes Due: \$10,760.36				

Form M

– See back for more detail –

See Where Your Tax Dollars Go

Summit County Average



Reproduced Tax Notice, Data is Current

How to Pay Your Taxes

Our records indicate that

US BANK HOME

intends to pay your property taxes on your behalf. This notice is sent to you for information purposes to disclose the taxes due and the taxing entities that will receive your payment.

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Your taxes are scheduled to be paid by your mortgage company.
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Taxing Entity	Tax Rate	Tax Amount	Property Tax Totals
SUMMIT COUNTY MUNICIPAL SERVICES	0.000307	\$595.64	2023 Tax: \$10,760.36
SUMMIT COUNTY GENERAL FUND	0.000482	\$935.19	Past Due Tax: \$0.00
STATE ASSESS & COLLECT LEVY	0.000015	\$29.10	
LOCAL ASSESS & COLLECT LEVY	0.000082	\$159.10	
WEBER BASIN WATER CONSERVANCY	0.000200	\$388.04	
NORTH SUMMIT FIRE DISTRICT	0.001153	\$2,237.05	
MOSQUITO ABATEMENT	0.000014	\$27.16	
NORTH SUMMIT RECREATION DISTRICT	0.000061	\$118.35	
NORTH SUMMIT SCHOOL DISTRICT	0.003218	\$6,243.57	
STATE BASIC SCHOOL LEVY	0.000000	\$0.00	
CHARTER SCHOOL LEVY - NORTH SUMMIT	0.000014	\$27.16	
			Special Assessments
			Reductions in Taxes Due
Property Type	Market Value	Taxable Value	
PrimaryLand	\$150,000.00	\$82,500.00	
Non-PrimaryLand	\$255,405.00	\$255,405.00	
PrimaryBuilding	\$2,913,268.00	\$1,602,297.00	
			Prepayments Paid \$0.00
Total Property Value	\$3,318,673.00	\$1,940,202.00	Total Taxes Due \$10,760.36

Property value reappraisal. The value of your property may be reviewed in 2024, as required by Utah State Code 59-2-303.

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1 in 3 Utah homes have high levels of radon. Protect your family's health and test your home today. Visit Radon.utah.gov to purchase a test kit.

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Age & Income Based Relief	County Hardship	Disabled Veteran Exemption	Active Duty Military	Blind Exemption	CB75+ Deferral
For residents over age 65 with income under \$38,369	For those in extreme hardship or disabled with income under \$46,043	For veterans with at least 10% VA disability	For those deployed outside of Utah for 200+ days last year	For legally blind homeowners or surviving spouse/orphan	For residents aged 75+ with limited income and assets

Contact Us

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(435) 336-3038

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Treasurer@SummitCounty.org

Online
www.SummitCountyTreasurer.org

Address Change

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www.SummitCounty.org/Recorder

Find the
Address Change Form

Or call (435) 336-3238

Budget Hearings

Budget hearing information for all taxing authorities in Summit County (cities & towns, school districts, special service districts, etc.) can be found online.

Visit
www.SummitCountyTreasurer.org

**Agreement of Lien Holder
For Deferral or Settlement of Delinquent Taxes**

- UCA §59-2-1347
Form PT-33A
PT-033a.ai Rev. 4/00

General Information

Lien Holder (company or individual)

US BANK ACCOUNT 2201290301

Contact person

Scott Quillen

Daytime phone number

602-679-6195

Property owner/borrower name

MARCI ADAMS (ADAMS LIVING TRUST)

Amount of lien

\$ 2,502,153

Parcel, serial, or account number

P1-D-14AM

Type of property (e.g., commercial, primary residential, etc.)

PRIMARY RESIDENCE

Property location or address

2043 PINE MEADOW DRIVE COALVILLE UTAH 84017

We, as lien holder, have been notified that there are ~~delinquent~~ taxes on this property that will cause this property to be sold for taxes unless all delinquent taxes, penalties, and interest are paid by the date of the final tax sale. We have been notified by the property owner/borrower that he/she is applying for a settlement or deferral of the delinquent property taxes under UCA §59-2-1347, and we have no objections to the application. We also agree to establish and maintain an escrow account to provide for the timely payment of current and future taxes.

We also request that in the event the settlement or deferral is not granted, we be immediately notified so that we can take action to protect our interest in the property.

Signature

I give consent to allow a ~~deferral~~ to be granted at the discretion of the county legislative body.

Name of holder of any mortgage or trust deed outstanding on the property

Authorized signature

X

russell+hazel®

THIS IS NOT A
REQUEST FOR
DEFERRAL. WE
ARE NOT
DELINQUENT.
SCOTT QUILLIN
FROM US BANK
IS AVAILABLE TO
DISCUSS THIS
MATTER.

**Agreement of Lien Holder
For Deferral or Settlement of Delinquent Taxes**

UCA §59-2-1347
Form PT-33A
PT-033a.ai Rev. 4/00

General Information

Lien Holder (company or individual)

US BANK Account 463622800

Contact person

Scott Quillen

Daytime phone number

602-679-6195

Property owner/borrower name

MARCI ADAMS (ADAMS LIVING TRUST)

Amount of lien

\$ 397,065. -

Parcel, serial, or account number

P-1-D-14AM

Type of property (e.g., commercial, primary residential, etc.)

PRIMARY RESIDENCE

Property location or address

2093 PINGMEADOW DRIVE COALVILLE UTAH 84017

We, as lien holder, have been notified that there are ~~delinquent~~ taxes on this property that will cause this property to be sold for taxes unless all delinquent taxes, penalties, and interest are paid by the date of the final tax sale. We have been notified by the property owner/borrower that he/she is applying for a settlement or deferral of the delinquent property taxes under UCA §59-2-1347, and we have no objections to the application. We also agree to establish and maintain an escrow account to provide for the timely payment of current and future taxes.

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Signature

I give consent to allow a ~~deferral~~ to be granted at the discretion of the county legislative body.

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Authorized signature

X

**SUMMIT COUNTY
ASSESSOR'S OFFICE**



Summit County Assessor

Phone: (435) 336-3220

60 North Main Street

PO BOX 128

Coalville, UT 84017

www.summitcountyassessor.org

TO: Summit County Council

FROM: Stephanie Poll, Summit County Assessor

DATE: January 6, 2024

RE: Possible Consideration of Discretionary Tax Abatement – Parcel #PI-D-14-AM

The law puts the responsibility on property owners to file a property tax appeal each year by the statutory deadline for that year. Every year Counties mail the Disclosure Notices by the end of July to the address of record for the parcel with information on how to file an appeal for that year to the County Board of Equalization. Every year the deadline to file an appeal to the County Board of Equalization is September 15, or the next business day if the 15th falls on a weekend. See Utah Code Sec. 59-2-1004. Summit County extends this deadline for the Primary Residential Exemption application to November 30th of each year per Summit County Ordinance 787-A.

Statement of Facts:

- 1) This home was 100% completed as on 2021. A residential exemption courtesy explanation letter and application were sent to the address of record. See attached warrant deed attached.
- 2) Both the tax disclosure and tax bill were sent to the address of record (attached). Each of these 4 different notices identify the property as NON-PRIMARY.
- 3) The application was received for 2023 and applied in November. The refund has been processed through to the Treasurer's office as the taxpayer paid prior to the November 30th deadline.
- 4) The address of record was not changed until December of 2022. Therefore, it wasn't until 2023 that the tax disclosure and tax bills were sent to the newly provided address of record.

UCA 59-2-919.1 gives the requirement that the County mail the valuation notices to the address of record. That address was provided by the taxpayer and\or their representative on the warranty deed that was recorded. Staff recommendation would be to deny this application for abatement so as to remain equitable with other decisions made by Council on the issue of notification.

Utah Standards of Practice, Standard 3, adopted by the Utah Property Tax Division has these guidelines related to such discretionary abatements: *When considering a discretionary adjustment under Section 59-2-1347, it is the responsibility of the county legislative body to weigh the best interests of the individual, the state, and the county. It can be interpreted as human interests vs. community interests, as taxes not paid by one person are spread amongst other taxpayers. The considerations given to one applicant must be applied to all applicants. Granting abatements, adjustments and deferrals too leniently can result in lower collections over time and a higher tax rate for everyone else in a taxing entity.*

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Marci Lynn Adams
2043 South Pine Meadow Road
Coalville, UT 84017
File No.: 64334-BB

01163595 B: 2664 P: 0753
Page 1 of 2
Rhonda Francis Summit County Recorder
05/14/2021 09:01:59 AM Fee \$40.00
By VANGUARD TITLE INSURANCE AGENCY
Electronically Recorded

WARRANTY DEED

GRANTOR(S): **Marci Lynn Adams**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Eric Adams and Marci Adams, Trustees, or their Successors in Trust, under the
Adams Living Trust, dated May 23, 2018, and any amendments thereto**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of
land in **Summit County, State of UTAH**:

**Lot 14, PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED LOT 14; according to the
official plat thereof, on file and of record in the Summit County Recorder's Office.**

Less and Excepting:

**A portion of Lot 14, PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED, described as
follows:**

**Located in the Southeast Quarter of Section 16, Township 1 North, Range 4 East Salt Lake Base
and Meridian: Beginning at a point which is the corner of Lots 13, 14, 15 and 17 of the PINE
MEADOW RANCH PLAT "D", said point being North 0°08'38" West 517.98 feet and South 89°51'32"
West 139.61 feet from the Southwest corner of Section 15, Township 1 North, Range 4 East Salt
Lake Base and Meridian and running thence North 3°13'48" West 256.24 feet to a Centerline angle
point of Beaver Circle; thence along said Centerline following two (2) courses, (1) South 56°43'51"
East 142.31 feet, (2) South 49°06'09" East 45.90 feet the Eastern Boundary Line of the PINE
MEADOW RANCH PLAT "D", thence along said Boundary South 0°08'28" East 134.34 feet; thence
South 84°31'34" West 140.21 feet to the point of beginning.**

Tax Parcel No.: PI-D-14-AM

**SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants,
Conditions and Restrictions now of record**

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 10th day of May, 2021.

Marci Lynn Adams

State of Utah }
 }ss.

County of Summit }

On this 10th day of May, 2021, personally appeared before me Marci Lynn Adams, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same

Witness my hand and official seal.

Notary Public



PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE



Summit County Auditor
60 North Main
PO Box 128
Coalville, UT 84017
435-336-3019

2021

MAILING ADDRESS

000024 *****
ADAMS ERIC TRUSTEE et al.
2043 PINE MEADOW DR
COALVILLE, UT 84017

NOTICE OF PROPERTY VALUATION AND TAX CHANGES

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	TAX AREA
0464247	PI-D-14-AM	20.83	17
PARTIAL LEGAL DESCRIPTION – FOR TAX ID ONLY			
LOT 14 PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED LOT 14; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 21.49 AC. (LE...)			
PROPERTY ADDRESS 2043 S PINE MEADOW RD			
OWNER ADAMS ERIC TRUSTEE et al.			

VALUE OF YOUR PROPERTY

PROPERTY TYPE	2020 Market Value	2020 Taxable Value	2021 Market Value	2021 Taxable Value
NON-PRIMARY IMPROVED PROPERTY	182,715	182,715	1,620,443	1,620,443
TOTAL PROPERTY VALUE	182,715	182,715	1,620,443	1,620,443

	COMPARE			PROPOSED			CHANGES		BE HEARD		
	2020	2021 IF NO INCREASE		2021 IF PROPOSED BUDGET APPROVED			IF 2021 INCREASE		PUBLIC TRUTH-IN-TAXATION MEETING		
TAXING ENTITIES	TAXES	RATE	TAXES	RATE	TAXABLE VALUE	TAXES	CHANGE IN TAX	CHANGE IN %	Date	Time	Place
NS SCH DIST	610.84	0.003023	4898.60	0.003023	1,620,443	4898.60	0.00	0.000%			
STATE BASIC SCHOOL LEVY	296.50	0.001661	2691.56	0.001661	1,620,443	2691.56	0.00	0.000%			
SUMMIT COUNTY	132.95	0.000675	1093.80	0.000675	1,620,443	1093.80	0.00	0.000%			
COUNTY-MUNICIPAL	98.35	0.000502	813.46	0.000502	1,620,443	813.46	0.00	0.000%			
NS FIRE	87.78	0.000454	735.68	0.000454	1,620,443	735.68	0.00	0.000%			
LOCAL ASSESS/COLLECT	27.31	0.000140	226.86	0.000140	1,620,443	226.86	0.00	0.000%			
WEBER BASIN	26.59	0.000132	213.90	0.000132	1,620,443	213.90	0.00	0.000%			
NS RECREATION DISTRICT	4.19	0.000098	158.80	0.000098	1,620,443	158.80	0.00	0.000%			
MOSQUITO ABATEMENT	4.74	0.000024	38.89	0.000024	1,620,443	38.89	0.00	0.000%			
NS CHARTER SCHOOL LEVY	4.19	0.000023	37.27	0.000023	1,620,443	37.27	0.00	0.000%			
MULTI COUNTY A & C	2.19	0.000012	19.45	0.000012	1,620,443	19.45	0.00	0.000%			
TOTALS	1,295.63	0.006744	10,928.27	0.006744	1,620,443	10,928.27	0.00	0.000%	LAST PROPERTY REVIEW: 2019		

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

PROPERTY OWNERS: If this parcel is your primary residence or you have a yearly lease with a domiciled Utah resident, your Property Type/Status should read "Primary Improved Property." Primary Improved Property is taxed at 55% of market value. If your Property Type/Status reads "Primary Improved Property" and this parcel is NOT your primary residence or a long-term residential rental with a yearly lease, you must notify the Summit County Assessor.

If you wish to appeal the market value and/or property type of your parcel, you may file an appeal application with the County Board of Equalization. Please note that **only the market value as of January 1, 2021 and/or property type** can be appealed to the Board of Equalization. **Submit supporting evidence for your estimation of market value when filing the application.**

For further information or to obtain an appeal application, please visit the Summit County website at summitcounty.org/boe or call (435) 336-3019 from July 31 through September 15 from 8:00 AM to 5:00 PM, MDT. Information is also available at the County Auditor's Office at 60 N Main, Suite #202, Coalville, UT 84017. **The appeal deadline is September 15, 2021 at 5:00 PM, MDT. All appeal applications and supporting evidence must be received prior to that time.**

Please report any change of address to: Summit County Recorder, (435) 336-3284. If this property has sold, please forward this notice to the new owner. Property Tax Notices will be mailed prior to November 1, 2021.

01010000240



00024

THIS DOES NOT INCLUDE TAX CREDITS, CIRCUIT BREAKERS, OR ABATEMENTS

PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE



Summit County Auditor
60 North Main
PO Box 128
Coalville, UT 84017
435-336-3019

2022

MAILING ADDRESS

000023 *****
ADAMS ERIC TRUSTEE et al.
2043 PINE MEADOW DR
COALVILLE, UT 84017

NOTICE OF PROPERTY VALUATION AND TAX CHANGES

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	TAX AREA								
0464247	PI-D-14-AM	20.83	17								
PARTIAL LEGAL DESCRIPTION – FOR TAX ID ONLY											
LOT 14 PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED LOT 14; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 21.49 AC. (LE...											
PROPERTY ADDRESS											
2043 S PINE MEADOW RD											
OWNER											
ADAMS ERIC TRUSTEE et al.											
VALUE OF YOUR PROPERTY											
PROPERTY TYPE	2021 Market Value	2021 Taxable Value	2022 Market Value	2022 Taxable Value							
NON-PRIMARY IMPROVED PROPERTY	1,620,443	1,620,443	2,660,478	2,660,478							
TOTAL PROPERTY VALUE	1,620,443	1,620,443	2,660,478	2,660,478							
	COMPARE		PROPOSED		CHANGES		BE HEARD				
	2021	2022 IF NO INCREASE	2022 IF PROPOSED BUDGET APPROVED			IF 2022 INCREASE	PUBLIC TRUTH-IN-TAXATION MEETING				
TAXING ENTITIES	TAXES	RATE	TAXES	RATE	TAXABLE VALUE	TAXES	CHANGE IN TAX	CHANGE IN %	Date	Time	Place
NS SCH DIST	4898.60	0.002166	5762.60	0.002166	2,660,478	5762.60	0.00	0.00%			
STATE BASIC SCHOOL LEVY	2691.56	0.001401	3727.33	0.001652	2,660,478	4395.11	667.78	17.90%			
SUMMIT COUNTY	1093.80	0.000619	1646.84	0.000619	2,660,478	1646.84	0.00	0.00%			
COUNTY-MUNICIPAL	813.46	0.000376	1000.34	0.000376	2,660,478	1000.34	0.00	0.00%			
NS FIRE	735.68	0.000318	846.03	0.000318	2,660,478	846.03	0.00	0.00%			
WEBER BASIN	213.90	0.000103	274.03	0.000167	2,660,478	444.30	170.27	62.10%	Aug-4	6:30 PM	2837 E HWY 193 LAYTON, UT 84040
LOCAL ASSESS/COLLECT	226.86	0.000104	276.68	0.000104	2,660,478	276.68	0.00	0.00%			
NS RECREATION DISTRICT	158.80	0.000070	186.23	0.000070	2,660,478	186.23	0.00	0.00%			
MOSQUITO ABATEMENT	38.89	0.000018	47.89	0.000018	2,660,478	47.89	0.00	0.00%			
NS CHARTER SCHOOL LEVY	37.27	0.000016	42.57	0.000016	2,660,478	42.57	0.00	0.00%			
MULTI COUNTY A & C	19.45	0.000010	26.61	0.000015	2,660,478	39.91	13.30	50.00%			
TOTALS	10,928.27	0.005201	13,837.15	0.005521	2,660,478	14,688.50	851.35	6.20%	LAST PROPERTY REVIEW: 2021		

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

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01010000230



00024

Please report any change of address to the Summit County Recorder at (435) 336-3284. If this property has sold, please forward this notice to the new owner. Property Tax Notices will be mailed prior to November 1, 2022.

THIS DOES NOT INCLUDE TAX CREDITS, CIRCUIT BREAKERS, OR ABATEMENTS

Corrie Forsling
Summit County Treasurer

60 N. Main St., P.O. Box 128
Coalville, UT 84017-0128
(435) 336-3038, treasurer@summitcounty.org



2021 Property Tax Notice

DUE November 30, 2021



Pay Online: www.SummitCountyTreasurer.org

Pay by Phone: (435) 214-7550

Office Closed November 25-26

Account Number	Parcel Number	Tax Area	Acres	This mortgage company intends to pay your taxes:
0464247	PI-D-14-AM	17	20.83	US BANK HOME MORTGAGE
Forward this notice to new owner if property has been sold				Property Description
0464247 00024^00000 ***** ADAMS ERIC TRUSTEE et al. 2043 PINE MEADOW DR COALVILLE, UT 84017				LOT 14 PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED LOT 14; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 21.49 AC. (LESS 0.66 AC 2554-1480 PI-D-14-A-AM) BAL 20.83 AC. 1955-1384 2128-1724 2161-1302 2250-616 2043 S PINE MEADOW RD
				The above property description may be abbreviated. Do NOT use for legal documents.
Service Provider	Tax Rate	Tax Amount	Property Tax Totals	
SUMMIT COUNTY MUNICIPAL SERVICES SUMMIT COUNTY GENERAL FUND STATE ASSESS & COLLECT LEVY LOCAL ASSESS & COLLECT LEVY WEBER BASIN WATER CONSERVANCY NORTH SUMMIT FIRE DISTRICT MOSQUITO ABATEMENT NORTH SUMMIT RECREATION DISTRICT NORTH SUMMIT SCHOOL DISTRICT STATE BASIC SCHOOL LEVY CHARTER SCHOOL LEVY - NORTH SUMMIT	0.000502 0.000675 0.000012 0.000140 0.000132 0.000454 0.000024 0.000098 0.003023 0.001661 0.000023 0.006744	\$813.46 \$1,093.80 \$19.45 \$226.86 \$213.90 \$735.68 \$38.89 \$158.80 \$4,898.60 \$2,691.56 \$37.27	2021 Property Tax	\$10,928.27
				Past Due Taxes \$0.00
Property Type	Market Value	Taxable Value	Special Assessments	
Non-PrimaryLand Non-PrimaryBuilding	\$185,405 \$1,435,038	\$185,405 \$1,435,038		
				Reductions in Taxes Due
				Circuit Breaker Relief
				County Relief
				Disabled Veteran
				Blind Exemption
				Active Duty Relief
				Prepaid Taxes (\$0.00)
Total Property Value	\$1,620,443	\$1,620,443	Total Taxes Due	\$10,928.27

SUM21

Return This Portion with Payment

Do not staple, tape, or clip your check to this stub.

**Make check payable to
"Summit County Treasurer"**

OR

Pay Online with Free E-Check
www.SummitCountyTreasurer.org

Account Number 0464247
Parcel Number PI-D-14-AM

DUE DATE:
NOVEMBER 30, 2021

Amount Due

\$10,928.27

ADAMS ERIC TRUSTEE et al.
2043 PINE MEADOW DR
COALVILLE, UT 84017

MAIL TO:
Summit County Treasurer
P.O. Box 128
Coalville, UT 84017-0128

Amount Enclosed

\$

Payment Expected: US BANK HOME MORTGAGE

See Reverse for Important Info →

00464247 001092827 9

0101000241

Corrie Forsling
Summit County Treasurer

60 N. Main St., P.O. Box 128
Coalville, UT 84017-0128
(435) 336-3038, treasurer@summitcounty.org



2022 Property Tax Notice

DUE November 30, 2022



Pay Online: www.SummitCountyTreasurer.org

Pay by Phone: (435) 214-7550

Office Closed November 24-25

Account Number	Parcel Number	Tax Area	Acres	This mortgage company intends to pay your taxes:	
0464247	PI-D-14-AM	17	20.83	US BANK HOME MORTGAGE	
Forward this notice to new owner if property has been sold					Property Description
0464247 00023^00000 ***** ADAMS ERIC TRUSTEE et al. 2043 PINE MEADOW DR COALVILLE, UT 84017					LOT 14 PINE MEADOW RANCH PLAT "D" SUBDIVISION AMENDED LOT 14; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 21.49 AC. (LESS 0.66 AC 2554-1480 PI-D-14-A-AM) BAL 20.83 AC. 1955-1384 2128-1724 2161-1302 2250-616 2664-731-753 ERIC ADAMS AND MARCI ADAMS TRUSTEE OR THEIR SUCCESSORS IN TRUST UNDER THE ADAMS LIVING TRUST DATED MAY 23 2018 2664-753; 2043 S PINE MEADOW RD
The above property description may be abbreviated. Do NOT use for legal documents.					
Service Provider	Tax Rate	Tax Amount	Property Tax Totals		
SUMMIT COUNTY MUNICIPAL SERVICES SUMMIT COUNTY GENERAL FUND STATE ASSESS & COLLECT LEVY LOCAL ASSESS & COLLECT LEVY WEBER BASIN WATER CONSERVANCY NORTH SUMMIT FIRE DISTRICT MOSQUITO ABATEMENT NORTH SUMMIT RECREATION DISTRICT NORTH SUMMIT SCHOOL DISTRICT STATE BASIC SCHOOL LEVY CHARTER SCHOOL LEVY - NORTH SUMMIT	0.000376 0.000619 0.000015 0.000104 0.000167 0.000318 0.000018 0.000070 0.002166 0.001652 0.000016	\$1,000.34 \$1,646.83 \$39.91 \$276.69 \$444.30 \$846.03 \$47.89 \$186.23 \$5,762.60 \$4,395.11 \$42.57	2022 Property Tax Past Due Taxes	\$14,688.50 \$0.00	Special Assessments
Property Type	Market Value	Taxable Value	Reductions in Taxes Due		
Non-PrimaryLand Non-PrimaryBuilding	\$195,405 \$2,465,073	\$195,405 \$2,465,073	Circuit Breaker Relief County Relief Disabled Veteran Blind Exemption Active Duty Relief		
Total Property Value	\$2,660,478	\$2,660,478	Prepaid Taxes	(\$0.00)	
			Total Taxes Due		\$14,688.50

SUM22

Return This Portion with Payment

Do not staple, tape, or clip your check to this stub.

**Make check payable to
"Summit County Treasurer"**

OR

Pay Online with Free E-Check
www.SummitCountyTreasurer.org

Account Number	0464247
Parcel Number	PI-D-14-AM
ADAMS ERIC TRUSTEE et al. 2043 PINE MEADOW DR COALVILLE, UT 84017	
Payment Expected: US BANK HOME MORTGAGE	

**DUE DATE:
NOVEMBER 30, 2022**

Summit County Treasurer
PO Box 26548
Salt Lake City, UT 84126-0548

Amount Due **\$14,688.50**

Amount Enclosed **\$**

See Reverse for Important Info

00464247 001468850 7



DATE: March 6, 2024

TO: Summit County Council
Shayne Scott, County Manager

FROM: Stephanie Poll
Summit County Assessor

RE: Amendment to the Summit County Chart of Positions – Summit County Assessor's Office

The Summit County Assessor's office is currently staffed with twelve (12) employees including both the Assessor and Chief Deputy Assessor (see attached). We currently have two (2) Assessing Tech positions. These are primarily support staff managing all of the FAA \ greenbelt changes and audits, Business Personal Property and our ever present Primary Residential Exemption applications.

Recently, our Assessing Tech opted to not return after her parental leave. We have taken this opportunity to review the needs of the office. Our request is that we remove one (1) Assessing Tech position and add one (1) Deputy Appraiser position.

Our condominium appraiser currently manages more than 8,700 parcels. We would like to split this job responsibility and add another 1,000 timeshare condominiums to the position change. This position would work to cover the front end when needed. As our parcel counts continue to grow, it is imperative to have staff with appraisal experience that can more easily pick up and cover any area of the county during a detailed review or the Board of Equalization.

With the last three hires of Deputy Appraisers, we were not able to attract a Certified Residential Appraiser and have hired at the entry level, Appraiser Trainee. If this is the case with this hire, there would be no budgetary shortage for 2024 as both the Assessing Tech and Appraiser Trainee would be hired at the same grade level. However, as training for the Appraisal License through the State Tax Commission and Division of Real Estate can be costly and timely, our hope is to hire an appraiser who is already Licensed or Certified with the Division.

The mid-range for an Appraiser II position is \$74,475. This is a 56% percent increase over the Assessing Tech of \$47,736. Matt Leavitt estimated a two month wait time to assure that there would be no 2024 budgetary shortage. If we hire at the top end of the Appraiser II, the wait time would be closer to June.

We are making great strides in obtaining market values throughout the county and experienced\licensed staff will help in defending those values. We appreciate your consideration of this request.

		Current					PROPOSED
		2020	2021	2022	2023	2024	2024
Assessor's Office	County Assessor	1	1	1	1	1	1
	Chief Deputy Assessor	1	1	1	1	1	1
	Commercial Appraiser						
	Appraisal Supervisor						
	Assoc CommercialAppraiser	1	1	1	1	1	1
	Appraiser/Software Spec						
	Deputy Appraisers	6	6	6	6	6	7
	Data Analyst			1	1	1	1
Subtotal	Assessing Tech	1	1	1	2	2	1
		10	10	11	12	12	12

Summit County Council Resolution No. 2024-05
A Resolution to Confirm Henefer Town Council's Appointment of a Member
to Serve on the North Summit Fire Service District Administrative Control Board

WHEREAS, the County lawfully created the North Summit Fire Service District (the “District”) codified in Summit County Code Title 2, Chapter 25 (the “Code”), which created an Administrative Control Board (the “ACB”) and delegated certain powers thereto to administer the responsibilities of the District; and

WHEREAS, the Code requires the ACB be comprised of 5-9 members with one member appointed from the Coalville City Council, one member appointed from the Town Council of Henefer, and up to seven members appointed by the County Council, each of whom shall be a registered voter within the District; and

WHEREAS, Henefer Town Council appointed Jim Rees, in July, 2021, to serve as it’s representative on North Summit Fire Service District’s Administrative Control Board; and

WHEREAS, Henefer Town Council met on March 5, 2024, and appointed Steven Dallin to serve on North Summit Fire Service District’s Administrative Control Board;

WHEREAS, the Council has complied with Utah’s Open and Public Meetings Act in making this appointment and has allowed interested persons an opportunity to speak with respect to this proposed appointment; and

WHEREAS, pursuant to Utah Code Annotated §17B-1-304 et. seq., the County now desires to confirm the appoint of a member to the ACB of the District.

NOW, THEREFORE, the SUMMIT COUNTY COUNCIL resolves as follows:

The following registered voter of the North Summit Fire Service District is hereby appointed to serve on the North Summit Fire Service District’s Administrative Control Board for the term specified herein.

Steven Dallin, appointed by Henefer Town Council, will serve the unexpired term of Jim Rees;
term of service to expire December 31, 2024.

APPROVED, ADOPTED AND PASSED by the Summit County Council on 13th day of March 2024.

SUMMIT COUNTY COUNCIL

Council Chair

ATTEST:

County Clerk

APPROVED AS TO FORM:

Deputy County Attorney

Henefer Town, Incorporated

"Situated on the Famous Mormon Pioneer and Pony Express Trails"

PO Box 112 ~ Henefer, Utah 84033

Mayor Kay H. Richins

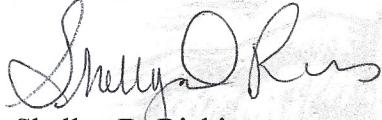
Councilmembers: Detton L Fawcett, Robin K. Riches, Casey R. Ovard, Steven Dallin

March 6, 2024

To Whom It May Concern:

The Henefer Town Council appointed Councilman Steven Dallin to serve on the NS Fire Board at the Town Council meeting that was held on March 5, 2024.

Sincerely,



Shelley D. Richins
Town Clerk



Memorandum:

Date: March 13, 2024
To: Council Members
From: Shayne Scott
Re: Recommendation to appoint members to the Summit County Weed Control Board

Advice and consent of County Manager's recommendation to reappoint Wes Siddoway, Mindy Wheeler and appoint Laura Kvigen to the Summit County Weed Control Board. Terms of service expire November 30, 2027.

Interviewees:

Wes Siddoway
Mindy Wheeler
Laura Kvigen

SUMMIT COUNTY WEED CONTROL BOARD

Four-year terms - No term limit

Terms expire November 30th of each year

NAME	EMAIL ADDRESS	ADDRESS	CONTACT NUMBERS	TERM EXPIRES	# of Terms	1 st appointed	Reappointed
Wes Siddoway Chair	rockportrocksllc@gmail.com	7230 N SR 32 Peoa, UT 84061	810-244-4206	2023	1	3/4/2020	
Sam Blonquist	sblonquist30@gmail.com	570 Border Station Rd Coalville, Utah 84017	435-640-8076	2023	5	2004	
Robert Siddoway	ksiddco@gmail.com	7120 N SR 32 Peoa, Utah 84061	435-640-0168	2024	5	1999	
Mindy Wheeler	wheelermindy@yahoo.com	4203 Sunrise Drive Park City, UT 84098	801-699-5459	2023	1	3/13/19	
Sara Jo Dickens, Vice Chair	jo@ecologybridge.com	570 Upper Evergreen Dr. Park City, UT 84098	303-549-2089	2026	1	2/7/18	2/13/23
Elizabeth Cohen Non-voting member	Elizabeth.cohen@usu.edu	PO Box 127 Coalville, UT 84017	435-214-9143				

Last updated 2/9/23

Interview Schedule
Summit County Weed Control Board

Wednesday, March 6, 2024

Sheldon Richins Building 1885 W. Ute Blvd, Park City, UT 84017

and Zoom meeting: <https://summitcountyut.zoom.us/j/9535992911>

Phone: 1-301-715-8592, Meeting ID 953 599 2911

(3 vacancies; 3 applicants)

11:30 AM	Wes Siddoway	*Reapplying	Zoom
11:45 AM	Mindy Wheeler	*Reapplying	Zoom
12:00 PM	Laura Kvinge		Zoom

Vacancies are a result of Wes Siddoway, Sam Blonquist, and Mindy Wheeler's terms expiring November 30, 2023.

Interview Instructions

For your interview with County Manager please use one of the two following options:

- 1) By video chat: Join Zoom meeting: <https://summitcountyut.zoom.us/j/9535992911> Meeting ID: 953 599 2911
- 2) By phone only: Dial 1-301-715-8592, Meeting ID: 953 599 2911

Shayne's Zoom account automatically has a waiting room, so he will let you out of the waiting room after you join the meeting.



Staff Report

To: Summit County Council
From: Jesse Betebenner, Engineer
Date of Report: March 6, 2024
Date of Meeting: March 13, 2024
Type of Item: Special Exception
Process: Legislative Review

Project Description

Project Name:	6224 Dakota Trail
Applicant(s):	Randall Brothers Construction
Property Owner(s):	Trina Summins
Location:	Promontory – Palisades, Park City, Utah 84098
Zone District:	AG/Grazing - 80
Parcel Number and Size:	PALSDS-31, 1.30 Acres
Final Land Use Authority:	Summit County Council

Background

6224 Dakota Trail is located in the Palisades Subdivision within the Promontory Development, which is due east of the intersection between Interstate 80 and Highway 40 (Figures 1 and 2). The applicant, Randall Brothers Construction, is overseeing construction of a new home for Trina Summins.

The Engineering Department approved and stamped the construction plans (Figures 3 and 4) for the building permit application on April 4, 2022. The rough grade inspection was completed on August 1, 2022. After completion of the rough grade inspection, the owners of the property asked Randall Brothers Construction to adjust the grade of the driveway so that it would be graded using a similar slope throughout the driveway (approximately 8% slope). The applicant elected to skip a pre-surface inspection, which is a recommended inspection that would have identified any deviation from the approved driveway plans. The applicant requested a final inspection on January 31, 2024 and the driveway failed inspection due to slope requirements (Figure 5).

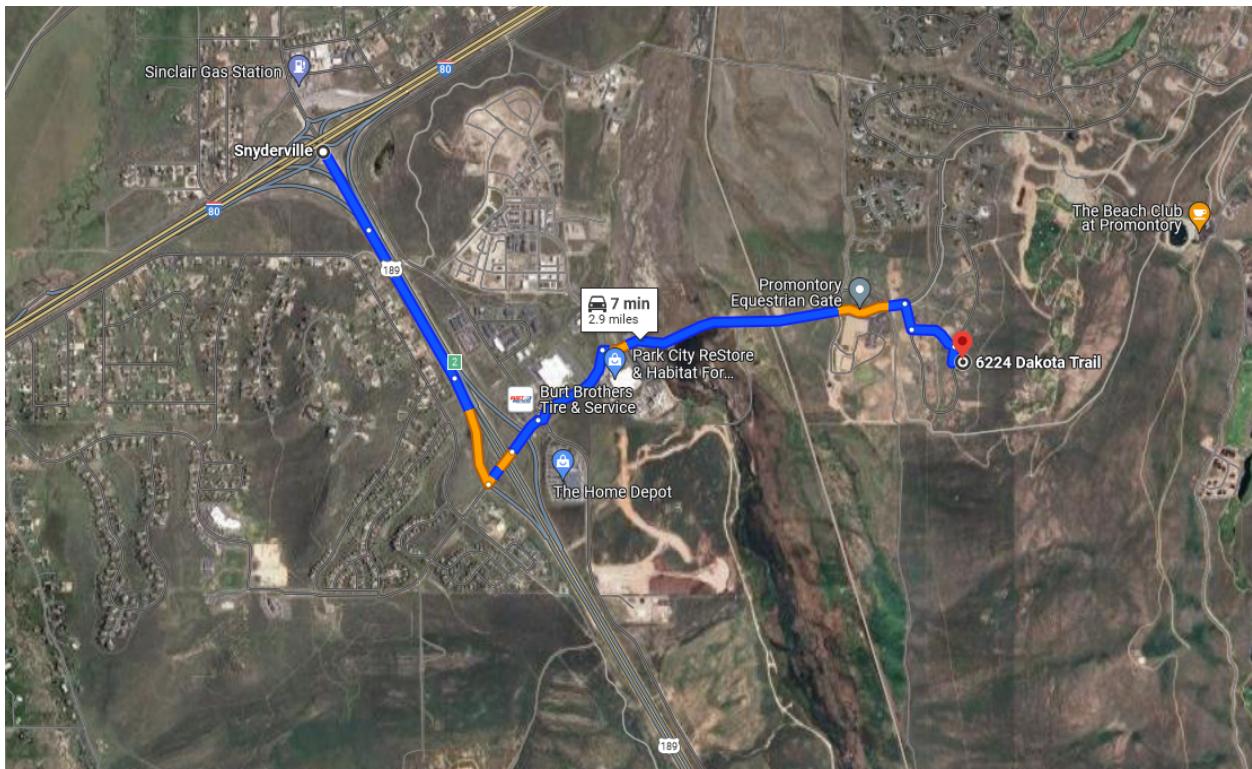


Figure 1, showing 6224 Dakota Trail in Promontory from Interstate 80.



Figure 2, illustrating the 6224 Dakota Trail (PALSDS-31) parcel location.

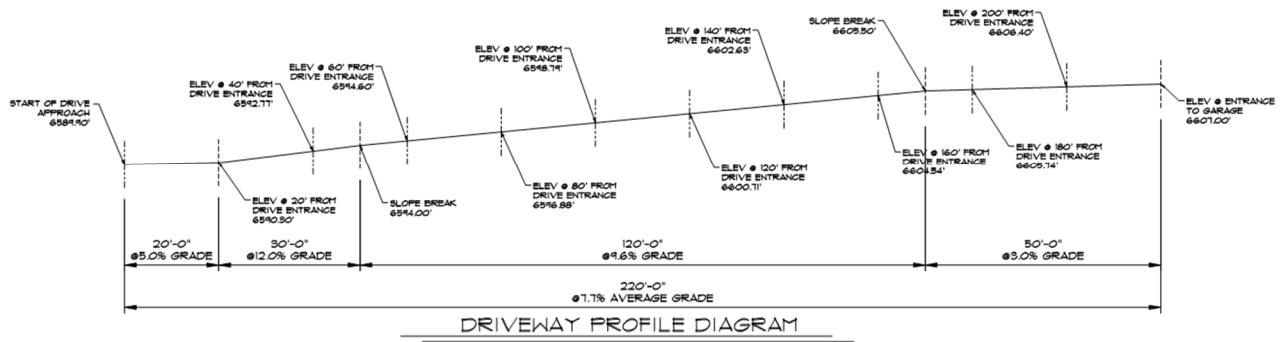


Figure 3, showing the driveway profile or cross section of the approved site plans.

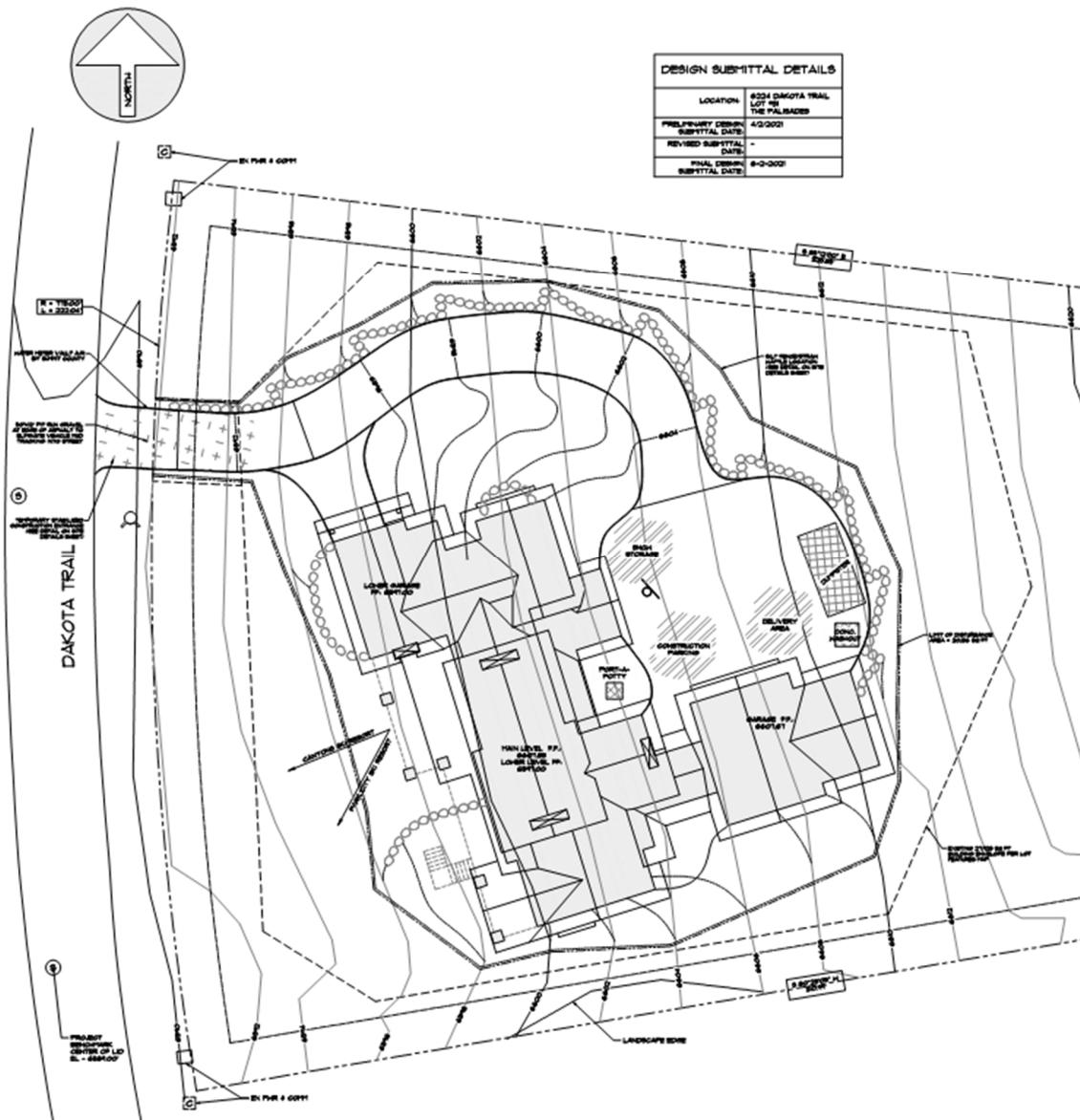


Figure 4, illustrating the approved site plans and driveway configuration.

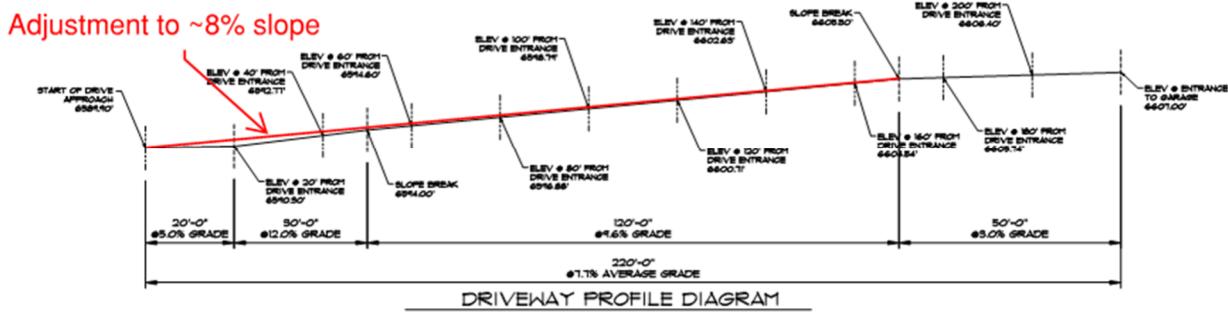


Figure 5, showing the changed site plans and driveway configuration.

Special Exception Requested

The applicant is requesting a Special Exception to Section 11-8-1 (A) of the Eastern Summit County Development Code (Code) regarding driveway access which references County Ordinance 181-D, Appendix B, Section 3, (2) regarding driveway grades.

1. Section 11-8-1 (A), Referencing Ordinance 181-D, Appendix B, Section 3, (2):

"All individual driveway access locations shall be designed to function well with the existing conditions and layout of each residential building. The maximum average grade of the first twenty feet of a driveway which has a total length greater than 100 feet shall not exceed five (5) percent. The maximum average grade of a driveway which has a total length of 100 feet or less, shall not exceed ten (10) percent." The applicant is requesting an exception to this section of the Code with the first twenty feet of driveway grade at approximately 8%.

Process for Approval

Chapter 11-8-1 (A) of the Code contains regulations pertaining to infrastructure standards, including driveway access. A Special Exception is the only application available for this type of request.

Staff Analysis and Findings

The property owner decided to change the driveway grade to facilitate ADA access down to the mailbox. The grade has some deviation, but averages at approximately 8% slope from the house to the street. By grading the driveway at an average 8% grade, it would be fully ADA compliant and allow the owner to access the mailbox (ADA stipulates a maximum slope of 1:12, or 8.33%). If the driveway was graded per code, the first 20 feet of driveway would be 5% or less, which would have made the remaining driveway steeper (approximately 12% for a short distance, as shown in Figure 3). From an ADA perspective, this would be hard to navigate.

The purpose of the Code requiring a 5% grade for the first 20 feet of longer driveways is to ensure that vehicular traffic can safely stop when coming into the roadway. This section of the code is primarily for the winter months when ice and snow can build up on roadways. In the case of the Summins' residence, the driveway is a heated concrete driveway that is finished with sand. The heated driveway ensures that snow and ice will not stick to the driveway during the winter months. The sand finish on the concrete is used to increase friction between the driveway and tires of vehicles, which allows them to stop more easily without sliding.

The other reason that the Code requires a 5% grade for the first 20 feet of driveway is to allow access for fire trucks and other large emergency vehicles. The grade requirement helps vehicles that have longer wheelbases and shallow approach and departure angles to navigate driveways. Fire Marshal Mike Owens of the Park City Fire Department has no issues with this driveway grade.

Please note that in subdivisions such as Pinebrook, driveways of up to 15% are allowed. To the Engineering Department's knowledge, this has not led to an increase in accidents, cars sliding into the road or other traffic-related incidents.

Special exceptions have four criteria for approval, as listed in Code section 11-4-11 (B). The Code stipulates that special exceptions will not be approved unless the applicant demonstrates that:

1. The special exception is not detrimental to the public health, safety and welfare.
2. The intent of this chapter and general plan will be met.
3. The applicant does not reasonably qualify for any other equitable processes provided through the provisions of this chapter.
4. There are equitable claims or unique circumstances warranting the special exception.

The Summit County Engineering Department believes that the Summins' and Randall Brothers have addressed the special exception criteria for approval as follows:

1. This special exception is not detrimental to the public health, safety and welfare because they have a heated, sand finished driveway. This allows traffic coming down the driveway to effectively stop in their driveway in most, if not all conditions. Due to the heating and sand finish, this driveway is likely safer than many roads and driveways already in the County.
2. The intent of the Code in this case is to prevent vehicles from sliding out onto the roadways. This is addressed by the Summins' heated and sand finished driveway.
3. Because of the Summins' driveway length, there are no other processes or means to circumvent this code.
4. The Summins' want the driveway to be ADA compliant to access the mailbox on foot. This falls into the unique circumstances category, as they are trying to make sure that their residence is as accessible as possible.

Recommendation

The Summit County Engineering Department is taking a neutral stance on this special exception. Due to the facts presented above, the Summins and Randall Brothers Construction make a compelling argument for their special exception. However, the Code does require the 5% coming into the roadway and the driveway was not constructed per plans.

Appendix 1 (From Applicant)

ASSERTION

The current as-built driveway grade is SAFE and achieves the goal of providing adequate friction to prevent a vehicle from sliding from the drive into the street while maintaining ease of access per the ADA.

EXPLANATION

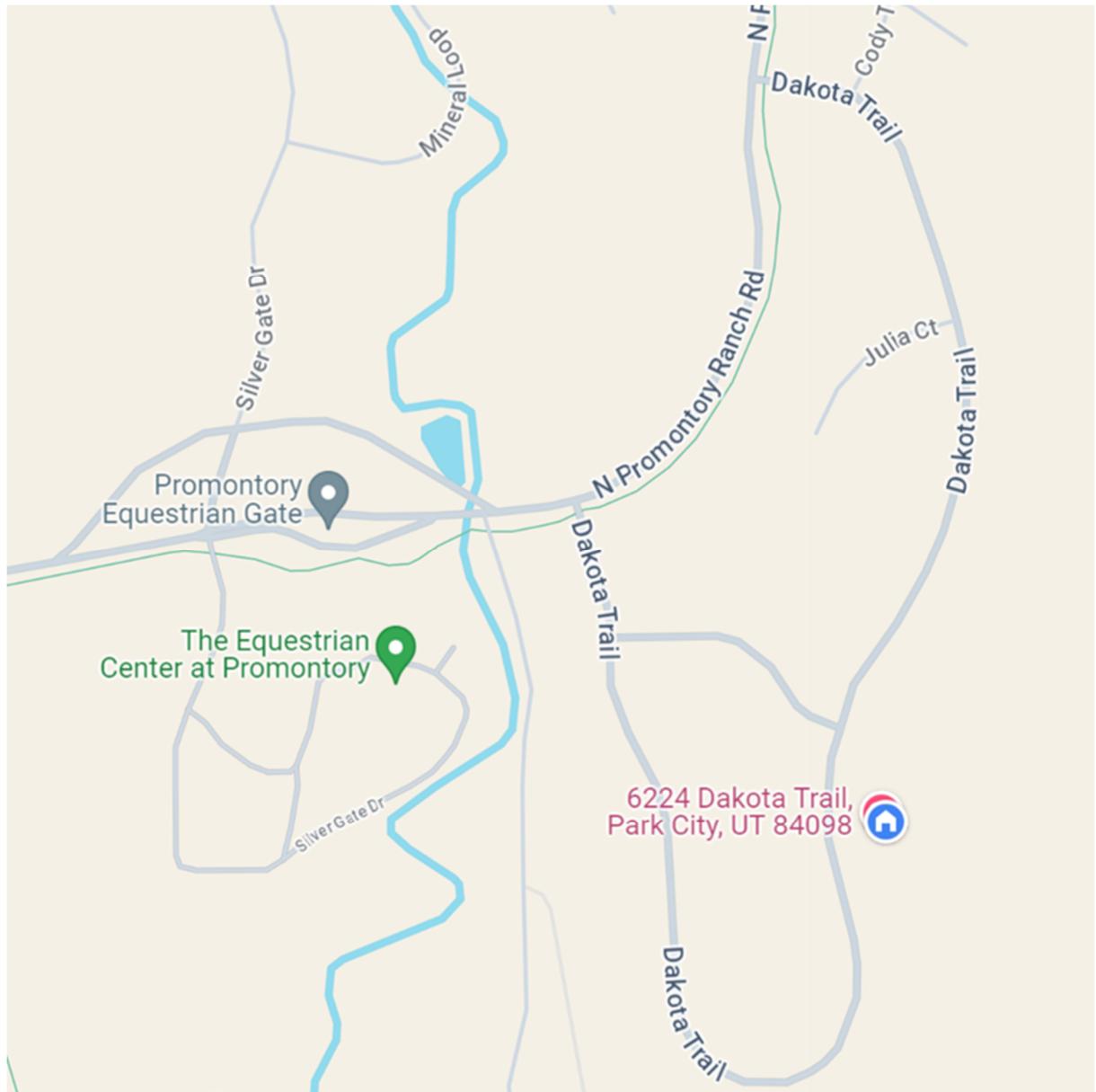
Summit County is asserting our heated driveway is not safe because the grade in the first 20 feet from the street exceeds the Code's maximum 5% grade (we have an 8% grade).

We are seeking a special exception for the max slope (5%) on the first 20' of the driveway from the road. We are confident our current maximum grade of 8% is both safe and accessible.

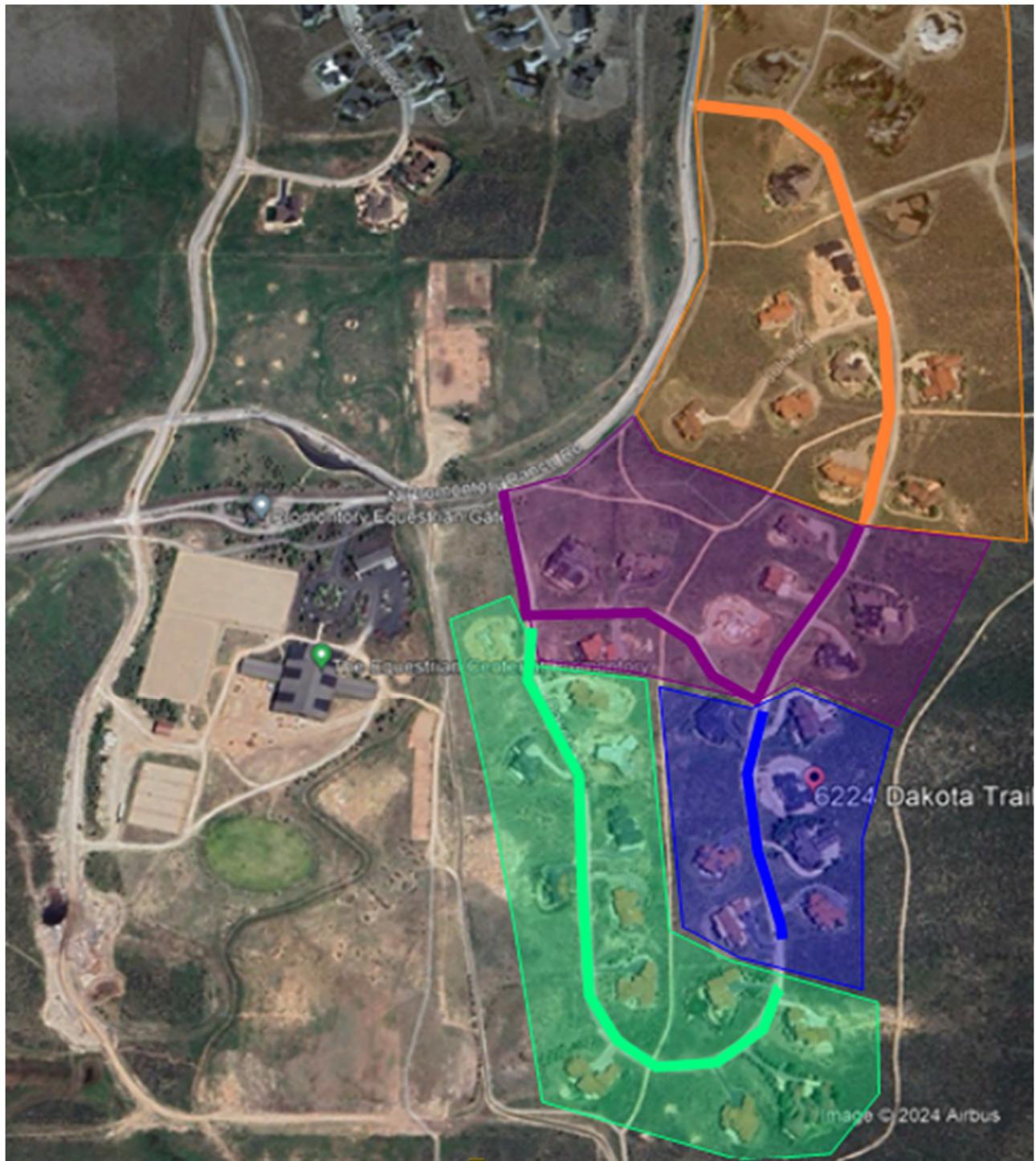
The building code adopted by Summit County (International Residential Construction Code) establishes minimum requirements to safeguard the public safety, health and general welfare. Given the winter snow with its low traction, the County was concerned that vehicles leaving driveways to enter the street needed to be able to stop for pedestrian or vehicle traffic. Thus, the Code limits the grade in the 20 feet from the street into the driveway to guarantee adequate traction for the vehicle.

This requirement was probably codified before heated driveways were as common as they are today. Our driveway is automatically heated. A large boiler in the home heats fluid which is pumped through flexible hoses buried in the concrete, and warming it, thus preventing all snow from accumulating. (see photos)

6224 Dakota Trail is in the Promontory Club subdivision. Dakota Trail is a low volume road and is not a through street.







There are 4 routes on Dakota trail, delineated by the 4 colors. There are only (4) houses that drive past 6224 Dakota Trail, and these are all secondary homes.

We observed traffic during construction and since we've applied for the special exception. We've observed (1) car a day. There is very low traffic along Dakota trail.



No snow accumulation on the heated driveway
Taken Feb 8, 2024



No snow accumulation on our heated driveway, while it is snowing.
Taken Jan 17, 2024

We'll demonstrate that our driveway's measured grade (8%) provides 99.79% of the friction available on a 5% grade, EVEN IF THE DRIVEWAY HEAT IS NOT USED

ARGUMENT

Friction is a force that opposes the motion of one body rubbing against another body.

$$F = \mu N$$

is the formula for the Friction Force, where
- F is the Friction force

- N is the normal (perpendicular to the driveway surface) component of the weight supported by each tire
- μ (the Greek letter mu) is the coefficient of friction (i.e. slipperiness) for the specific surface (the driveway).

When friction is measured on a grade, the equation becomes

$$F = \mu N \cos (\theta)$$

This is the same equation as above but multiplied by the cosine of the angle of the grade, where θ (the Greek letter theta) is the angle of the grade in degrees. The Cosine value ensures that only the component of the weight that is perpendicular to the driveway surface is used.

The County expresses grade as a percentage, but to do this analysis, the percentage values of grade need to be converted to angles.

For explanation, a 100% grade falls 100 feet for each 100 horizontal feet (45° angle). A 10% grade falls 10 feet for each 100 horizontal feet (5.71°). A 5% grade falls 5 feet for each 100 horizontal feet (2.86°).

Converting % slope to an angle requires trigonometry, but values can also be found in tables. Applying the conversion, the County's specification for a 5% grade is equivalent to a ramp with an angle of 2.862° . Our driveway with its 8% grade is equivalent to a ramp with an angle of 4.568° . This seems like a large change, but physics equations demonstrate that friction is hardly affected.

A road covered in ice is the worst-case scenario. The μ value (coefficient of friction) for a road covered in ice ranges from 0.10 to 0.15. (see references at the bottom) The lowest friction value is the worst-case.

A method to evaluate the safety of our driveway is to determine how much friction we lose for having a grade of 8% (4.568°) vs. a driveway with a grade of 5% (2.862°).

To calculate the stopping effectiveness of the county's 5% grade vs. our 8% grade in providing traction for stopping, only 2 values are needed: the coefficient of friction (μ) and the cosine of the grade angle (in degrees).

For the 5% grade, $\cos (2.862^\circ) = 0.9988$

For the 8% grade, $\cos (4.568^\circ) = 0.9968$

When comparing the resultant friction force from a 5% v 8% grade. The vehicle weight (W) is not necessary.

Assuming an ice-covered driveway with a slope of 8%,

$$F = (0.1) \times W \times (0.9968) = .09968 \times W$$

Assuming an ice-covered driveway with a slope of 5%,

$$F = (0.1) \times W \times (0.9988) = .09988 \times W$$

The friction computed at 8% divided by the friction computed at 5% yields the fraction of the force available at our 8% grade:

$$\frac{\text{friction force at a 8% grade}}{\text{friction force at a 5% grade}} = \frac{0.09968 \times W}{0.09988 \times W} = 0.9979$$

The W values cancel each other, and the result is 0.9979, which means our 8% grade provides 99.79% of the available friction at 5%.

The driveway at 6224 Dakota Trail is superior because:

1. It has a sand washed surface. The resulting surface finish provides enhanced traction vs. a brushed concrete surface.
2. The driveway has an internal heating system. This prevents the accumulation of snow and the formation of ice.

Taken together, our heated, sand washed driveway that will be free of contamination at 8% grade has FAR superior traction to a contaminated driveway with a 5% grade.

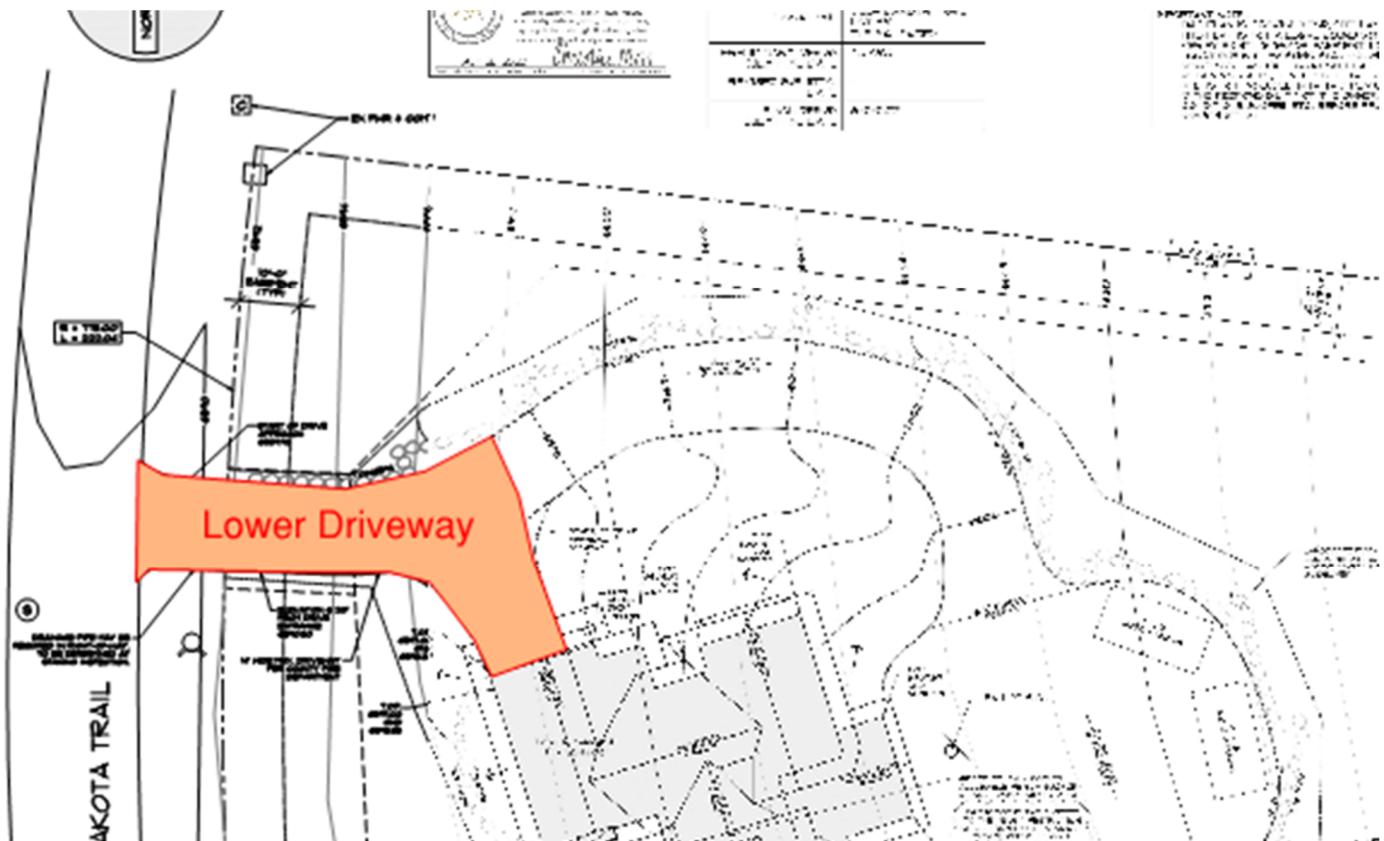
Nevertheless, in the event our automatic driveway heat does not operate, the contaminated driveway at our 8% grade will still have 99.79% of the friction force available at the 5% grade.

Other factors that have an even greater influence on stopping distance are the vehicle's momentum (its speed and weight), the tire's tread, and the driver's skill and judgment.

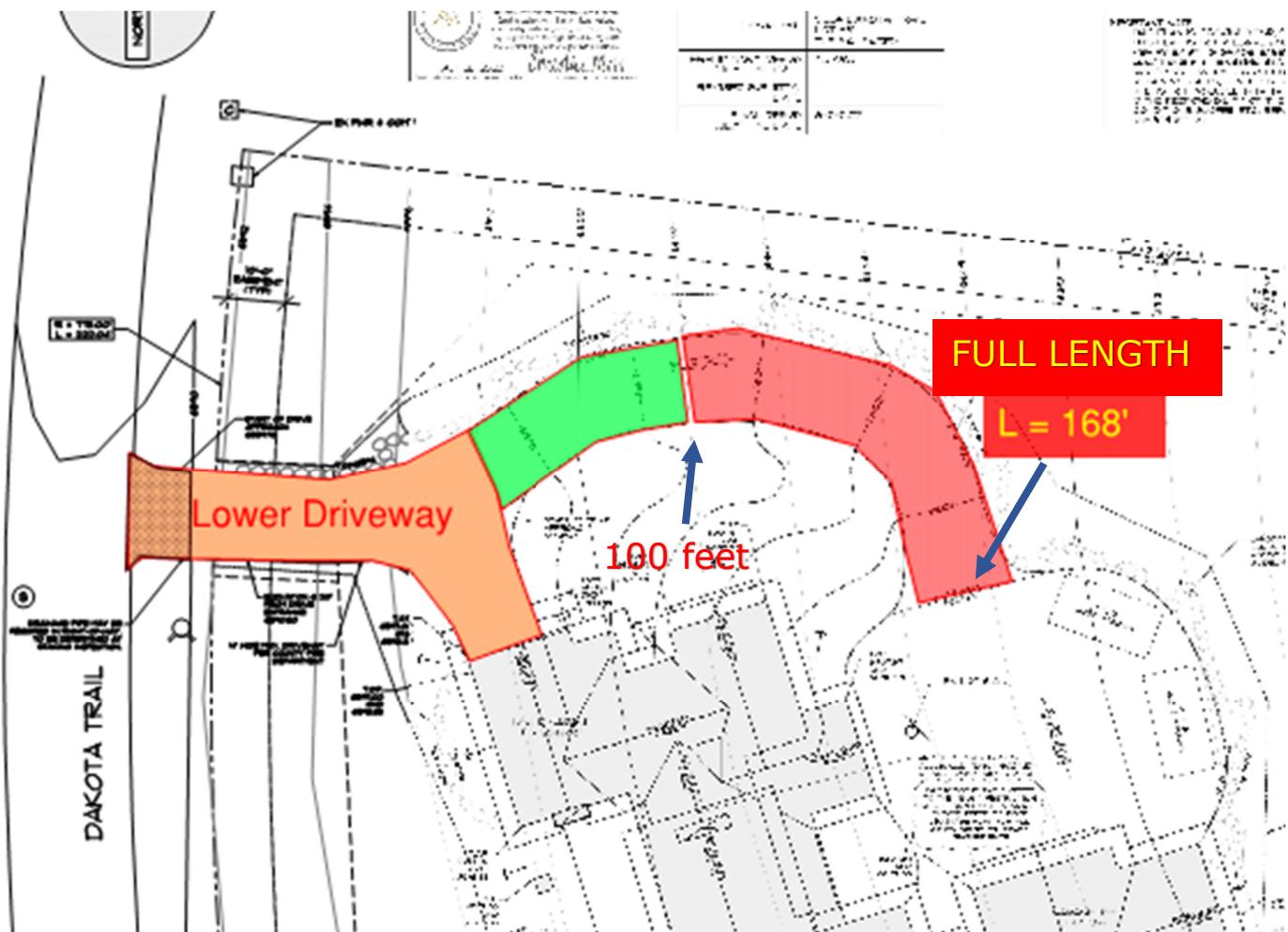
The 8° grade versus a 5° grade would not be the difference between avoiding or hitting an obstacle; that is, our driveway is safe.

DRIVEWAY GRADE INFORMATION

Our driveway can be considered two separate drives. The first driveway extends from the street to the lower, accessible garage. It is less than 100' long and complies with the 10% maximum grade for a driveway of that length.



The lower driveway goes from the street to the lower ADA accessible garage and is 100% compliant and **passes inspection**.



The total driveway length is 168'.

Ordinance 181-D

Adoption of Ordinance 181-D contains the preamble "it is in the best interests of Summit County and the **health, safety, and general welfare of its citizens** to adopt this Ordinance".

When addressing the grade of the driveway in APPENDIX B, Section 3, Driveway Encroachments, (2) Driveway Grades, the ordinance states: "The maximum average grade of the first twenty feet of a driveway which has a total length greater than 100 feet shall not exceed five (5) percent. The maximum average grade of a driveway which has a total length of 100 feet or less, shall not exceed then (10) percent. The maximum average grade of any driveway shall not exceed ten (10) percent."

We are being penalized for having a 168' long driveway. If our driveway was less than 100' long, the 5% grade limit in the first 20 feet would not apply. If the lower driveway to the lower garage was considered alone, it

would pass inspection. But the continuation to the upper garages invokes the 5% grade limit.

Note that the owner is handicapped, and the home is handicapped accessible. ADA compliant ramps are less than 1:12, or 8.33%. The lower garage has the accessible entry to the house. Lowering the slope on the first 20' would mean a larger slope on the remaining distance to the lower garage. This would make both pushing a wheelchair and walking more difficult. Typically, when local building codes conflict with ADA rules, the limits providing the easiest and safest access take precedence.

Also of note, in recent years other owners in Promontory Club have been granted relief from this ordinance.



Unheated driveway at
2490 Prairie Schooner Trail

Feb 15, 2024

CONCLUSION

The current grade of our automatically heated driveway provides easy handicapped access while preserving safe traction. The additional costs of time, effort, environmental impact, and money would reduce ease of access for wheelchairs, and only increase the available friction force by 0.20%.

REFERENCES

TABLE 1

SKID RESISTANCE COEFFICIENTS ON SNOW- OR ICE-COVERED ROADS AT A SPEED OF 30 TO 40 KM/HR

Snow or Ice Condition	Skid Resistance Coefficient
Ice	0.1 to 0.2
New snow	0.2 to 0.25
Old snow	0.25 to 0.30
Refrozen snow	0.30 to 0.40
Chloride-treated snow	0.35 to 0.45
Sand-treated snow	0.30 to 0.40
Chloride-sand mixture	0.30 to 0.50

CREDIT: <https://onlinepubs.trb.org/Onlinepubs/sr/sr115/115-010.pdf>

CONVERTING SLOPE/GRADE (%) TO ANGLE (DEGREES)

1. conversion TABLE

[Z - Conversion Table % to Ratio to Degrees - Mountain Passes South Africa](https://mountainpassessouthafrica.co.za/news/facebook/item/449-conversion-table-to-ratio-to-degrees.html)

<https://mountainpassessouthafrica.co.za/news/facebook/item/449-conversion-table-to-ratio-to-degrees.html>

2. conversion CALCULATOR

[Slope Percentage Calculator \(omnicalculator.com\)](https://www.omnicalculator.com/math/slope-percentage)

[https://www.omnicalculator.com/math/slope-percentage# :~:text=A%205%25%20slope%20means%20that%20the%20road%20rises,of%20less%20than%203%20degrees%20above%20the%20horizontal.](https://www.omnicalculator.com/math/slope-percentage)

3. conversion FORMULA

[Slope in a Percentage to a Slope in Degrees \(spikevm.com\)](https://www.spikevm.com/calculators/excavation/grade-percentage.php# :~:text=Convert%20a%20slope%20percentage%20to%20an%20angle%20in,arctangent%20function.%20Formula%20%3D%20atan%20%28percentage%20%C3%B7%20100%29)

<https://www.spikevm.com/calculators/excavation/grade-percentage.php# :~:text=Convert%20a%20slope%20percentage%20to%20an%20angle%20in,arctangent%20function.%20Formula%20%3D%20atan%20%28percentage%20%C3%B7%20100%29>

OTHER REFERENCES

4. The physics of friction

[Car - Traction Force \(engineeringtoolbox.com\)](#)

https://www.engineeringtoolbox.com/tractive-effort-d_1783.html

5. Skid Resistance of Snow- or Ice-Covered Roads

[SKID RESISTANCE OF SNOW- OR ICE-COVERED ROADS \(trb.org\)](#)

<https://onlinepubs.trb.org/Onlinepubs/sr/sr115/115-010.pdf>

6. Summit County Ordinance 181-D

[Ordinance 181-D County Roads and Rights-of-Way Regulation](#)

[Excavations... -Summit County Utah \(civicplus.com\)](#)

<https://ut-summitcounty.civicplus.com/DocumentCenter/View/180/Ordinance-181-D-and-F-PDF?bidId=>