



**AMENDED AGENDA
COUNTY COUNCIL
Wednesday, August 20, 2025**

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, August 20, 2025, 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

2:40 PM Closed Session - Litigation (30 min); Property acquisition (20 min)

3:30 PM - Move to Council chambers (5 min)

3:35 PM Work Session

1. 3:35 PM - Pledge of Allegiance (5 min)
2. 3:40 PM - Update on 2025 Work Plan; Shayne Scott and Janna Young (45 min)
[Staff Report_2025WorkPlan_AugustUpdate-corrected.pdf](#)
[Qualitative 910 Survey Results.pdf](#)
[Summit County 2025 Work Plan REVISED.pdf](#)

4:25 PM Convene as the Governing Board of the North Summit Fire Service District

1. 4:25 PM - Discussion and possible approval of Resolution Clarifying Original Intent of Resolution NSFSD 2022-05; Ben Nielson and Tyler Rowser (10 min)
[NS Fire Staff Report.pdf](#)
[Resolution Clarifying Original Intent of Resolution NSFSD 2025-05.pdf](#)

Dismiss as the Governing Board of the North Summit Fire Service District

4:35 PM Consideration of Approval

1. 4:35 PM - Discussion and possible approval of Resolution 2025-21, Authorizing the Filing of Cross-Appeals for 2025 Centrally-Assessed Properties; Helen Strachan (5 min)
[Memo re 2025 Centrally Assessed Resolution.docx](#)
[2025 Centrally Assessed Resolution.docx](#)
2. 4:40 PM - Discussion and possible adoption of Ordinance No. 987-A, repealing Ordinance No. 987; David Thomas, Chief Deputy County Attorney (15 min)
[Ordinance No 987-A Repealing Ordinance No 987.doc](#)
3. 4:55 PM - Discussion and possible approval of a road dedication of a section of W Rob Young Lane; Laura Kuhrmeyer (5 min)
[D-Bar Road Dedication SCC 8.20.25](#)

4. 5:00 PM - Continued Discussion and possible adoption of Ordinance No. 988, an Ordinance Amending the Snyderville Basin Development Code Sections 10-4-9: Parking Requirements, 10-8 General Regulations, 10-2-10 Use Table and 10-11-1 Terms Defined. The purpose of the amendments is to create regulations for Electric Vehicle Parking, Bicycle Parking, and Solar Energy Systems, and to amend the existing gas station regulations; Ray Milliner, County Planner (20 min)
[Staff Report and Ordinance No. 988.pdf](#)
5. 5:20 PM - Council and Manager comments (10 min)

5:30 PM Work Session, Continued

1. 5:30 PM - Discussion regarding Mountain Regional Water Special Service District's proposed Impact Fee Facilities Plan; Andy Garland and Sam Grenlie (30 min)
[Council IFFP Presentation 8.14.2025.pptx](#)
[2023 IFFP Levels of Service.pdf](#)
[2023 Mountain Regional Water SSD IFFP \(certified\).pdf](#)
[2025 Amendment to IFFP.pdf](#)

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@summitcountyutah.gov by 12:00 p.m. on Wednesday, August 20, 2025. 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 Hearings

1. Convene as the Governing Board of the Mountain Regional Water Special Service District - Public hearing and possible adoption of the Impact Fee Facilities Plan; Andy Garland and Sam Grenlie - Dismiss as the Governing Board of the Mountain Regional Water Special Service District
[MRW IFFP Resolution for Public Hearing August 20 2025.pdf](#)
2. Public Hearing and Possible adoption of Ordinance No. 996, an Ordinance Amending the Eastern Summit County Development Code Section 11-3-16 Chart of Allowed and Permitted Uses, Appendix A Definitions and Creating Section 11-6-25 Agricultural Tourism; Ray Milliner, County Planner
[Staff Report and Ordinance No. 996.pdf](#)

Adjourn

STAFF REPORT



TO: Summit County Council
FROM: Janna Young, Deputy County Manager
Multiple Department Directors
MEETING: August 20, 2025
SUBJECT: Summit County 2025 Work Plan – August Update

Recommended Council Action

None

Introduction

At its January 8, 2025 meeting, the County Council adopted the 2025 Work Plan, outlining strategic priorities and key initiatives for the year. This staff report provides an update on the progress made to date in advancing those priorities and implementing the initiatives identified in the plan.

Background

In 2018, the County Council began adopting an official Work Plan each budget cycle as a way to focus staff hours and align their work with the budget. Traditionally, the proposed Work Plan lists projects for each County office and department that either have a direct tie to the Council's strategic priorities or are critical to advancing a county function but do not tie directly to the Council's priorities. This list communicates to the public and to the county organization the areas where staff hours and county budget will be spent during the year/budget cycle.

The 2025 Work Plan

The 2025 Summit County Work Plan outlines strategic objectives focused on *growth management and regional planning, local housing choice, transportation and traffic congestion, and environmental stewardship*. Major initiatives include:

- Advancing affordable housing through the new Housing Authority, a public-private partnership for the Cline Dahle property, and updated short-term rental regulations
- Continuing major transportation collaborations, such as the Kimball Junction/I-80 EIS with UDOT, the Wasatch Back Rural Planning

Organization, and employer transit solutions to reduce single-occupancy vehicle use

- Environmental stewardship efforts centered on solid waste management, specifically boosting diversion rates, expanding food waste collection, and constructing a new landfill cell
- County lands and natural resources management through conservation easements, public access and recreation planning, watershed restoration, and communication about county open space holdings
- The addition of a focus area on senior citizen services, specifically acknowledging the need for deed-restricted housing and studying the feasibility of locating a Continuing Care Retirement Community in Summit County. The Work Plan also directs staff to work with Park City Municipal Corporation on the planning for a new senior center in Park City

Additional departmental priorities include initiatives like the Community Renewable Energy Program, public health accreditation, wildfire mitigation, economic development strategies, county facilities improvements, expanded library programming, compensation and benefits enhancements, technology upgrades, and major road and trail projects.

Collectively, these initiatives aim to align policy, infrastructure, and community services with long-term sustainability and quality-of-life goals. The 2025 Work Plan positions Summit County to address pressing growth challenges, foster regional collaboration, and invest in projects that benefit residents, businesses, and the environment over the next several years.

Progress Report on the 2025 Work Plan

Since the Council's adoption of the 2025 Work Plan in January, significant progress has been made across priority areas and projects. Staff, in coordination with partners, have advanced key housing initiatives, regional transportation collaborations, and solid waste diversion strategies, while making headway on conservation easements, senior services planning, and sustainability programs. Departmental teams have also delivered on

infrastructure upgrades, public health milestones, economic development efforts, and community amenities. The update below provides an overview of the major actions, milestones, and outcomes achieved to date in alignment with the strategic objectives outlined in the Work Plan.

#1 – Updates to General Plans

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion; Environmental Stewardship

County Staff and Advisory Committee comments will be wrapped up mid-August. Planning Staff will prepare the final drafts and begin holding work sessions/public hearings with Planning Commissions by end of September, early October.

#2 – Housing

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion

Cline Dahle: The County issued an RFP on January 6, 2025, and six development firms responded. On May 21, the County Council interviewed all six firms and evaluated their proposals, ultimately choosing to exclusively negotiate a public-private partnership with Columbus Pacific. A formal agreement between Summit County and Columbus Pacific was approved at the June 11 Council meeting. A county working group was formed, has met, and continues to meet frequently with Columbus Pacific as negotiations are ongoing.

Housing Authority: Earlier this year, the County Council set a goal of approving 1,500 affordable housing units over the next decade. To help achieve this objective, the Council formally established the Summit County Housing Authority and, on April 30, appointed a seven-member Board of Commissioners. The Board is composed of Council Members Tonja Hanson, Canice Harte, and Megan McKenna, along with four community representatives: Kristen Schulz, Jennifer Lewis, Joan Meixner, and Rich Sonntag. So far, the Housing Authority has met two times (June 13 and July 16) during which they appointed their chair and vice chair, established a meeting schedule, and went through the exercise to identify goals,

objectives, and strategies for the Housing Authority, specifically short- and long-term goals and an outline of first year priorities and expectations.

Long-term Planning: On March 12, 2025, Summit County Council and staff engaged in a facilitated conversation about long-term affordable housing strategies and creative solutions across Summit County as directed in the 2025 Work Plan. As a result of this discussion, the Council established a goal of delivering 1,500 affordable housing units over the next 10 years and asked staff to begin preparation of a strategic plan to achieve that goal. This plan was presented and approved by the Council on June 4.

Short-term Nightly Rentals Regulations and Enforcement: As outlined in the 2025 Work Plan, the County completed an RFP process and acquired a short-term nightly rental software system, called Azora, to identify nightly rental units by neighborhood and to assist with compliance and enforcement of business licensing requirements. To support this system, the County has hired a code enforcement official specifically to enforce current codes and respond to complaints regarding nightly rentals. The software system is in the process of being deployed and integrated with the county's business licensing system, Civic Review. The first set of compliance letters are expected to be mailed mid-September and the complaint module to go live at the same time. The call center for resident complaints and questions will begin implementation October 1 and go live mid-January 2026.

#3 – Regional Planning and Transportation

Strategic Objectives: Growth Management and Regional Planning; Transportation and Traffic Congestion; Environmental Stewardship

Kimball Junction/I-80 Interchange EIS with UDOT: This project has been added to the draft UDOT Statewide Transportation Improvement Program (STIP) for \$50 million in fiscal year 2027. The Environmental Impact Study with Record of Decision is expected to be completed this year.

Wasatch Back Rural Planning Organization's (WBRPO) 2027 Update: Mountainlands Association of Governments (MAG) is continuing to make progress on the WBRPO 2027 long-range transportation plan update with several meetings to define goals, objectives, and strategies, and to make refinements to the travel demand model.

Transportation Convening Group: Summit County was participating in the Transportation Convening group to coordinate preparation for the 2034 winter Olympic games and beyond until the group was disbanded by Park City Municipal Corporation. Summit County will be a key participant in the 2034 Olympics task force.

Transportation Options for Employees: The 2025 Work Plan directed staff to convene a group of employers and transit providers to explore transportation options for employees to get out of single occupancy vehicles. This September, Summit County will host a meeting of vanpool stakeholders, including transportation partners and major employers, to kick-off the vanpool program.

#4 – Solid Waste Management

*Strategic Objectives: Growth Management and Regional Planning;
Environmental Stewardship*

New Landfill Cell: Completion of the new landfill cell is underway with construction in progress. The roadway and excavation are complete, and the liner is scheduled to be completed by October 15. We hope to have the certificate to operate from State Department of Environmental Quality by the end of the year.

Increase Waste Diversion: Public Works continues mattress and carpet landfill diversion projects at both landfills, added electronic collection at the Henefer landfill, and is implementing green waste chipping in September of this year.

Zero Food Waste Initiative: The County has signed a partnership agreement with the Park City Community Foundation to expand their Zero Food Waste Initiative, offering Summit County residents free food waste collection until the end of the year.

Long-term Planning: County staff have established a working group between County Administration, Public Works, Sustainability, and Park City Municipal Corporation to refresh the 2018 Solid Waste Master Plan. This group is developing an action plan to reduce waste, increase diversion and improve recycling rates to increase the lifespan of the Three Mile Landfill with a specific focus on the commercial sector. This group has also developed an interim collections plan to continue diverting glass, cardboard, and mixed recyclable materials from the landfill after Recycle Utah moves

out of its current location next summer. This plan involves six remote drop-off sites in all areas of the county (Snyderville Basin, Park City, North Summit, and South Summit). Staff are seeking budget approval for the plan through the 2026 budget process.

#5 – Lands and Natural Resources Management

*Strategic Objectives: Growth Management and Regional Planning;
Environmental Stewardship*

Ure Ranch: The Work Plan instructed staff to complete the conservation easement for the entire ranch, work towards closing on the property, and develop recreational and management plans. Thus far, the North Meadows is complete, and the remaining parcels of the ranch are in process. We are working towards a partial closing in December 2025 for the North Meadows with the remaining parcels closing before December 2026. The recreational and management plans are in process and should be completed by December 2025.

910 Ranch: We are on track to close by the end of September 2025. As for the public engagement tasks outlined in the Work Plan, staff have hosted three public open houses and issued a public survey, which received 1,300 responses (a summary of responses is attached).

Weber Watershed: The Work Plan directed staff to implement on-the-ground restoration treatments. As of the drafting of this report, State Forestry, Fire, and State Lands had under contract the treatment of 800 acres.

County Lands Program Development: The Council wanted to see the County enhance public communication efforts regarding conservation easements on county acquisitions, emphasizing public access, funding sources, and the benefits and value of these lands. The Lands and Natural Resources team has done the following to advance this assignment:

- Published 910 and Ure Ranch Story Maps:
<https://storymaps.arcgis.com/stories/4adda37668974b6b8eae31e90707ecfb>
<https://storymaps.arcgis.com/stories/3f0c20287db744dcb9a38245e234385b>
- Sent four newsletters out to listserv, published acquisition accomplishments on the Kamas billboard (1 month), worked with The Park Record on a public education story:

<https://www.parkrecord.com/2025/06/03/countys-land-management-of-910-cattle-ranch-relies-on-partnerships/>



[County's land management of 910 Cattle Ranch relies on partnerships](https://www.parkrecord.com/2025/06/03/countys-land-management-of-910-cattle-ranch-relies-on-partnerships/)
www.parkrecord.com



[Ure Ranch Property - ArcGIS StoryMaps](#)



[910 Cattle Ranch - ArcGIS StoryMaps](#)

Participate in Planning Discussions: The Work Plan directs the Lands and Natural Resources team to participate in discussions regarding planning for Cline Dahle, Dakota Pacific Real Estate Development Public-Private Partnership, and Snyderville Basin Cemetery District (SBCD). So far this year, the team has reviewed the Cline Dahle RFP responses, met with Dakota Pacific to discuss parks and trail options, and attended several SBCD public and stakeholder group meetings.

#6 – Senior Citizens Services

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion

Deed Restricted Senior Housing: Units are anticipated/planned in the Dakota Pacific public-private partnership in Kimball Junction. This issue is also being discussed and considered by the county's newly formed Housing Authority.

Collaboration on New Senior Center in Park City: PCMC issued an RFP for Senior Center Design Services RSOQ and selected Sparano+Mooney. County staff were not included in the selection process but have been invited to participate on the design team. Meetings will be every other Monday from 4-5pm, starting August 18. The team also includes staff from Park City Municipal Corporation and members of the Park City Seniors nonprofit Board.

Advocacy and Resource Expansion: The County has financed a third congregate meal at the Park City Senior Center and has moved administrative staff to full time so the center can be open Monday through Thursday. Staff also applied for a Digital Opportunity grant from the state to provide technology education and training, helping seniors feel more comfortable using digital platforms and devices, as well as teaching them cyber security and how to keep themselves and their finances safe online. Staff continue to find opportunities to expand senior services and are requesting budget for strategic planning in 2026.

#7 – Public-Private Partnerships and County Facilities

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion; Environmental Stewardship

DPRE PPP: Project advancement has been delayed this year due to the referendum effort, subsequent lawsuit, and action by the Utah State Legislature to make the Dakota Pacific Real Estate (DPRE) Public-Private Partnership an administrative action. In July, the Snyderville Planning Commission heard DPRE's application and forwarded a unanimous favorable recommendation to the County Manager, who then approved the administrative action on July 28. Later this year, we expect to see permit

requests/applications from DPRE to head to the Planning Commission. Meanwhile, County Administration is making plans to relocate staff offices from the Sheldon Richins Building in consideration of its demolition next year as part of the Public-Private Partnership (PPP).

Facilities Planning: The architectural firm, Place Collaborative completed a facilities master plan for the County, which is currently being reviewed by County Administration and other departments. The next step is to prioritize the consultant's recommendations and present them and the entire plan to the County Council for budget direction. Some of the capital projects will likely be included in the County Manager's 2026 budget recommendation to the County Council on or around October 15.

Updates on Department Driven Work

Communications & Public Engagement

- **Housing:** Supported Housing goals by participating in Cline Dahle RFP selection process, and providing ongoing comms and public info for Housing Authority and Short-Term Nightly Rental initiatives
- **Solid Waste:** Ongoing marketing and education collaboration for Zero Food Waste, strategic messaging. Working on a community survey
- **Public-Private Partnerships:** Ongoing messaging and communication around Skullcandy move and facilities announcements
- **County Admin:** Peak Performance marketing, education, and materials creation support - done aside from revisions
- **Animal Control:** Comms and education campaign - underway and ongoing
- **Health Department:** Updating communication plans and policies is 50% done for Accreditation; Successfully supported Speaker Series with marketing and advertising
- **General:**
 - Provided media coordination, comms strategy and messaging regarding Legislative Session
 - Ongoing support of land acquisition announcements and programming marketing
 - Text My Gov: continuing work on reporting and 2-way texting programming. 1-way alerting feature is active and regularly used
 - FlashVote: securing 2-3 more surveys for the rest of 2025 (potentially Transportation, County Fair, and Solid Waste topics)
 - Ongoing campaigns around emergency alert signups and notifications. Entirely overhauled our emergency comms guiding practices along with the Sheriff's Office, writing updated to the

JIS/JIC policy, media policy and various health department communication documents for PPHR and PHAB.

- Work on resident guide is underway with Treasurer, Auditor, and Assessor.

Community Development Department Planning Projects:

- *Crossroads at Silver Creek* – Revised plan submitted and in review; work session held at Snyderville Basin Planning commission; in progress
- *Marketplace at Silver Summit* (Henry Sigg/Steve Coleman) – Progress stalled; various options are being discussed
- *Canyons Village* – Parking garage under construction; phase 2 workforce housing is under construction
- *Park City Outlets* (“Junction Commons”) Redevelopment – Extensive and ongoing meetings with staff and applicant; return to Snyderville Basin Planning Commission for a public hearing is imminent
- *Utah Olympic Park* – Development Agreement amendment and Conditional Use Permit for Hotel site is scheduled for work session at the Snyderville Basin Planning Commission on August 26
- *FJ Gilmor Subdivision* – No activity
- *Union Pacific Rail Trail Acquisition* – County staff and State Parks meetings on going
- *DPRE/County/HVT Public Private Partnership* – Administrative Development Agreement approved by County Manager July 28. No appeals filed

Development Code Amendments:

Various code amendments are in progress. On going at staff level, AG tourism zone to council next, FSP East side changed to reduce time and expense for applicants passed by Council last week. Heights under discussion internally and with potential applicants – NMU-1 zone amendments possible, tied to Cline Dahle discussions options NMU-2 or modified CC

Subdivision Codes:

- New subdivision processes in place
- Snyderville Basin Development Code – various (on going)
- Service Commercial Parking Standards/Bicycle Parking Accessory Building Revisions – Council has reviewed with additional sustainability options
- Ridgeline Development – Reviewed by Council some changes, will return with height amendments
- Architectural Design Guidelines – No progress

- Sustainability Stretch Code (with Sustainability Division) – see parking above, more to follow
- Agricultural Tourism – scheduled for review with Council
- Open Space Definitions (with Lands and Natural Resources Division) – Nothing to report

Health Department

- Public Health Accreditation (started in 2024; a two-year process with Board of Health involvement)
 - Update: The initial assessment is nearly complete and will be submitted in early September. We are on track for our 2026 goal.
- Continue work on Community Health Assessment followed by Community Health Improvement Plan (2026)
 - Update: The Community Health Assessment is complete and was used to guide the Community Health Improvement Plan (CHIP) process in June. The CHIP is being presented to the BOH on August 4th for approval. CHIP implementation will begin in 2026 and is subject to the budget process. This will be a 5-year plan spanning 2026-2030.
- Evaluate women's health service in Summit County (spearhead innovation and collaboration)
 - Update: In the works. Given changes to funding, we anticipate significant changes to this program. A final plan that aligns with Federal funding allocation will be provided to the BOH by the end of 2025.
- Evaluate future space needs for the Health Department and explore working toward establishing a Federally Qualified Health Center (FQHC)
 - Update: The FQHC idea is on hold due to uncertainty with Federal funding. The department is actively engaged in conversations about space needs for the Department and a possible move to the new County Services building in Snyderville Basin.
- Implement new Behavioral Health contract with University of Utah
 - Update: We are preparing for the financial evaluation (expenditures to date and financial projections) in August. The data reporting from U of U to the State has dramatically improved. Services continue to be rendered in an efficient and effective manner.

Department of Heritage and Arts

History

- Assist with completing histories of Ure Ranch and 910 Ranch including oral history interviews with owners. Assist with possible history-related programming
 - Update: Completed history of Ure Ranch and history on Jeremy Family as it pertains to the 910 Ranch. If the oral history interviews occurred, Joe was not invited to participate. Participated in discussions regarding the preservation of the Jeremy Cabin on the 910 Ranch.
- Work on plans to secure a new site for the Summit County Museum
 - Update: Met with the consultant team for the Facilities Study regarding the future of the museum and possible space needs.

Library

- Improve space and community access
 - Update: New ADA ramp installed at the Coalville Branch to replace defective wheelchair lift
- Expand educational and social opportunities for children, teens, and adults through library programming
 - Update: 1,018 programs offered in 2024 with 18,549 attendees
- Continue working with County Administration and architects on designing library space in the Skullcandy building
 - Update: In progress

Public Art

- Install sculptures in Jeremy Ranch roundabouts
 - Update: Project completed June-July 2025 with sculpture nicknames selected by local students

Public Works Department

- Continue to manage construction project of expansion and remodel of the Justice Center complex.
 - Update: Completion of the Expansion Building is on track to be completed by the end of the Year. Once personnel can be relocated into the new building, we will begin the remodel portion of the project this portion of the project is scheduled to be completed by September 2026.

Engineering and Roads

Projects that include interdisciplinary collaboration and coordination with Transportation Planning Division, Engineering, and Roads:

- Old US-40/SR-248 intersection realignment
 - Update: Completed

- Old Ranch Road Trail and Road reconstruction
 - Update: Under construction, Trail to be completed before end of season, final phase of road widening scheduled for 2026
- SR-32 trail in South Summit
 - Update: Trail south of Kamas out to currently out to bid with hopes to complete this season and then finish trail into town on the north side in 2026

Stormwater

- Education and outreach
 - Update: Events completed – Trash and Tunes and Park City Market. Events scheduled – Green Drinks and Contractor training course

Weeds

- Expand community weeds tours
 - Update: Working with local schools on education and additional outreach and multiple community events

Sustainability

- Community Renewable Energy Agency (CREA)
 - Update: The Program Application has been filed ([Docket No: 25-035-06](#)) and a public hearing is scheduled with the Utah Public Service Commission on December 16, 2025, at the Heber M. Wells Building in Salt Lake City. A decision by the Public Service Commission is anticipated for early 2026, afterwards, the 90-day window to adopt the Program Ordinance will open
 - The Agency is currently evaluating bids from clean energy developers for program resources
 - We now use the name Utah Renewable Communities ([URC](#)) while CREA is still the formal name of the Agency
- Climate Change and Public Health Speaker Series
 - Update: In Spring 2025, staff met with student leaders at North Summit High School and with AP environmental science students at Park City High School to review results from the 2024 Community Health Assessment and hear student feedback on topics related to climate change and health in preparation for participating in the Community Health Improvement Plan process
 - A fall event focused on air quality and health is currently being planned. Staff will invite Council Members as soon as possible

- Assist County Administration and Public Works with efforts to increase diversion and improve recycling rates in the county's solid waste management program; facilities (Justice Center and facilities study); sustainability stretch code (with Community Development Department)
 - Update: Waste diversion and recycling:
 - Partnering closely with County Administration and Public Works to support the launch of a new partnership with the Park City Community Foundation's zero food waste initiative and look at potential updates to the 2018 Solid Waste Management Plan
 - Building from the Zero Food Waste Restaurant Cohort hosted by the Chamber and Community Foundation, staff have integrated additional waste diversion actions into the Green Business Program and are working to offer composting at the County Fair
 - Facilities:
 - Contributed data for and feedback to inform the County Facilities Master Plan
 - Collaborating with Facilities to implement energy audits at County facilities through an Energy Efficiency and Conservation Block Grant
 - Codes:
 - Working with Planning & Zoning and Transportation Planning colleagues to propose new EV charging and bike parking codes and separately develop a new Sustainable Development Application Checklist to implement with larger projects
 - Coordinating with Health Department colleagues to review and provide feedback on the new Eastern Summit County and Snyderville Basin General Plans
 - Supporting Planning & Zoning on the development of the new Water Use & Preservation Element required by state law in the two General Plans

Transportation Planning

- Support High Valley Transit with Bust Rapid Transit and transit planning
 - Update: The SR-224 BRT 100% design is currently under review; the short-range transit plan will be completed later this year.
- Operate the Summit Bike Share
 - Update: The Summit Bike Share (SBS) is having its best season under county management. SBS completed the rebrand with a new logo and has developed a communications and operations plan. The expansion policy and plan will be completed with the Active Transportation Plan update in late winter 2026.
- Expand active transportation planning options
 - Update: SR-32 Trail – the Phase II mitigation plan will be complete this fall, finalizing easement agreements with property owners. A contractor for Phase III is expected under contractor by the end of summer.
 - Utah Trails Network – the Phoston Spur project was funded by UDOT. The study will be completed in winter 2025/2026. Staff are hosting stakeholders in September to begin evaluation of the Parley’s Canyon trail
- Transportation Sales Tax (TST) and Corridor Preservation Projects (notice to cities when funding is about to lapse)
 - Update: County staff have been working with partners on a TST policy and have provided notice to cities before construction season about the status of funding. Staff will present the 2025 TST requests to COG in September

Qualitative 910 Survey Results

Conservation Values

Hunting	18
Wildlife Conservation	26
Water Quality & Protection	15
Public Access & Recreation	14
Development & Land Use	3
Environmental Education	4
Dark Sky & Noise Pollution	5
Agriculture & Land Use	1
Fire Management	1

1. Wildlife Conservation (26 occurrences)

There is strong support for protecting wildlife habitats and minimizing human impact, with concerns about recreation, off-leash dogs, and habitat fragmentation, though some advocate for controlled sustainable access.

- *“Native wildlife are being squeezed out. Let’s preserve this space for them as priority.”*
 - *“Protect all space and habitat while allowing for controlled sustainable recreation.”*
-

2. Hunting (18 occurrences)

Hunting is highly debated, with supporters arguing it is essential for population control and conservation funding, while opponents advocate for a full ban or limited forms like archery-only.

- *“Hunting must be considered for the health of the ecosystem.”*
 - *“No hunting! Preserve the land for wildlife, not for killing.”*
-

3. Water Quality & Protection (15 occurrences)

Concerns focus on pollution from runoff, stream rehabilitation, and protecting aquatic habitats, with some advocating for native fish restoration and stricter watershed protections.

- *“Without clean water, none of us survive.”*
 - *“The amount of algae in the creek from runoff is disheartening.”*
-

4. Public Access & Recreation (14 occurrences)

Opinions vary between maintaining open access for recreation and restricting use to prevent overuse, noise pollution, and habitat degradation, with mixed views on trails and motorized vehicles.

- *“Keeping land open and accessible to ALL.”*
 - *“No motorized traffic—this should remain a quiet, natural space.”*
-

5. Development & Land Use (3 occurrences)

A strong anti-development sentiment emerges, with many advocating to keep the land undeveloped, unpaved, and free from future infrastructure expansion.

- *“No more development. For the love of GOD!”*
- *“Leave it unscathed, it is already being loved to death.”*

Priorities

Wildlife Protection & Habitat Conservation	4
Recreation & Public Access	30
Hunting & Fishing	24
Traffic, Noise & Overuse Concerns	8
Land Conservation & Open Space Preservation	2
Agriculture & Land Use	3
Environmental Education & Stewardship	7
Fire Mitigation & Land Management	2

1. Wildlife Protection & Habitat Conservation (Most Mentioned Theme)

Many respondents expressed a strong desire to protect wildlife and preserve natural habitats, particularly through limiting human impact, ensuring migration corridors, and preventing disturbances from off-leash dogs and recreation activities.

- *"Protect wildlife from off-leash dogs and motorized vehicles on trails."*
 - *"Wildlife habitat with as little interference or disturbance as possible."*
-

2. Recreation & Public Access

While many people support public access, there is significant concern about balancing recreation with conservation. Some advocate for non-motorized trails and responsible recreation, while others suggest keeping the area largely undeveloped.

- *"Minimize recreation off the dirt road to maintain the serene beauty and lessen impact to wildlife."*
 - *"Recreation opportunities unique to the type of space offered that cannot be done elsewhere in the county."*
-

3. Hunting & Fishing

This topic is divisive. Some respondents strongly advocate for hunting as a wildlife management tool, while others want to see a strict ban on all hunting. Fishing access was also frequently mentioned as an important priority.

- *"Hunting opportunities to balance elk management. If it's now public-owned property, it should be considered."*
 - *"Allow fishing, even if no wading is allowed."*
-

4. Traffic, Noise & Overuse Concerns

Many are worried about increased traffic, overcrowding, and the impact of making the area a high-use recreation destination. There is concern that opening the space to more visitors, especially from outside Summit County, could overwhelm the area.

- *"How do we limit access so the land does not become loved to death?"*
 - *"Please don't turn this into an attraction that causes a nuisance to those of us that live in Jeremy Ranch."*
-

5. Land Conservation & Open Space Preservation

A significant number of respondents want to see the land preserved with minimal development. Suggestions include maintaining open space, restricting new structures, and limiting human presence to protect natural beauty.

- *"No development. The area should remain open space for future generations."*
- *"Keep some places wild – don't turn this into another overused recreation area like Round Valley."*

6. Fire Mitigation & Land Management

Many respondents emphasized the need for wildfire mitigation, proper forest and land management, and conservation-focused strategies such as controlled burns or beaver reintroduction.

- *"Fire mitigation should be a top priority to protect the land and surrounding areas."*
- *"Beaver re-introduction and riparian restoration efforts should be considered for long-term ecosystem health."*

Recreation Activity

Non-Motorized Recreation	4
Motorized Recreation	4
Water-Based Recreation	3
Winter Recreation	3
Hunting & Fishing	2
Camping	2
Dog-Related Recreation	2
Educational & Other Activities	2

1. Off-Leash Dog Walking (Highly Mentioned)

Many respondents expressed strong opinions on allowing off-leash dogs, with some wanting designated areas while others were concerned about the impact on wildlife.

- *"Off-leash dog walking (this is one of its primary uses today, but any increase in traffic on the dirt road will hurt this activity significantly.)"*
- *"Please DO NOT support ATV use off the road!!! People have been walking dogs off leash there for decades - this should be protected wherever possible."*

2. Hunting (Highly Controversial)

Hunting was a major point of contention. Some argued it should be allowed for wildlife management, while others were firmly against it for conservation and safety reasons.

- *"HUNTING. You are using public funds."*
- *"Absolutely no hunting should be allowed and any human interaction with wildlife should be limited."*
- *"I think limited hunting opportunities would be great. Draws for hunting with limited tags."*

3. Motorized Recreation – ATVs, Dirt Bikes, Snowmobiles (Mixed Opinions)

There was a divide between those advocating for off-road vehicles (dirt bikes, e-bikes, snowmobiles, and OHVs) and those strictly against them due to environmental concerns.

Quotes:

- *"Yes, why are off-road motorcycle trails not a proposed recreation activity? Many trails elsewhere in the state are shared with motorcycles and becoming overpopulated."*
- *"NO ATVs. Leave it as a wild preserve for people and wildlife. No parking lots or golf or groomed anything."*

4. Hiking & Mountain Biking (Mostly Positive but Some Concerns)

Many respondents supported hiking and mountain biking trails but wanted them thoughtfully planned to minimize impact on wildlife.

Quotes:

- *“Trail system to the mountain peaks.”*
- *“Please connect new trails to the existing MTB trail network.”*
- *“Separated bike and hike trails. Area for dog-friendly off-leash hiking.”*

5. Fishing & Water Recreation (Mixed Opinions)

Some respondents strongly supported fishing and water-based recreation, while others worried about the ecological impact.

Quotes:

- *“Fishing must be allowed!”*
- *“Again, it is critical that fishing not be allowed. The fish are barely hanging on in East Canyon Creek.”*
- *“Kayaking in spring. East Canyon is actually a wonderful float. I’d love to see a put-in at the golf course, take out at Mormon Flats.”*

6. Winter Recreation (Fat Biking, Cross-Country Skiing, Snowshoeing)

Winter activities were a popular suggestion, particularly fat biking and cross-country skiing.

Quotes:

- *“Winter fat biking.”*
- *“Again, this area has a successful history of grooming for skate skiing and I would love to see that again.”*
- *“Nordic only if there is an existing road, don’t cut 10’ wide trails for nordic.”*

7. Camping & Overnight Use (Concerns About Overuse)

Some people wanted dispersed camping, while others worried about environmental degradation.

Quotes:

- *“Dispersed camping, walk-in/tent only.”*
- *“My fear is that by ‘developing’ this area with campgrounds, Nordic ski trails (groomed), etc., it will become overcrowded with people, and rules. I’d like to keep it wild and free to roam.”*

Revenue Generating

1. Opposition to Fees for Local Residents (High Mentions)

Many respondents believe that Summit County residents, who have already paid taxes toward the purchase of the 910 Ranch, should not be charged additional fees. Some support an annual pass system with discounted rates for county residents.

- *“Summit County residents should absolutely NOT PAY for any use of this property!!!! EVER!!!!”*
- *“84060 and Summit County residents should not pay access fees or parking fees for land we already paid for.”*
- *“If fees are instituted, allow Summit County residents to purchase a discounted annual permit (placard, sticker for bumper, etc.) to avoid paying a fee every time one wants to go for a hike.”*

2. Selective Fees for Non-Residents (High Mentions)

Several respondents support charging fees to non-residents while keeping the property free for locals.

- *“Non-Summit County residents should pay for parking and use. We saw how SLC people came up over COVID and crowded our trails.”*

- *"I'd be okay with annual fee for residents only and extra fee for fly fishing to keep down numbers using the land. I'm concerned about SLC influx and potential for traffic. Needs to be a financial hurdle that limits nonresident use."*
- *"An annual pass fee structure, reduced for locals, but so that everyone pays for use and upkeep."*

3. Opposition to Commercialization (High Mentions)

Many believe the 910 Ranch should not be a revenue-generating space and should remain protected. Some fear that corporate or commercial involvement would exploit the land for profit rather than conservation.

- *"No revenue-based/commercial activities. It's not a theme park."*
- *"Stop monetizing use to cover unnecessary infrastructure and so-called management improvements. Protect the wilderness qualities by limiting human footprint."*
- *"Summit County is becoming greedy. Everything isn't about making money."*

4. Limited, Low-Impact Revenue Opportunities (Moderate Mentions)

- Some are open to small-scale, environmentally friendly options such as:
 - Guided wildlife and nature tours
 - Educational workshops (e.g., conservation, bird watching, native plants)
 - Minimal camping fees or yurt rentals
 - Fishing permits
 - Fundraising events or voluntary donations

5. Opposition to Large Events and Tourism Focus (Moderate Mentions)

Concerns that large events (e.g., races, concerts, corporate retreats) would degrade the natural landscape. Some support small, educational events but worry about overcrowding.

- *"Guided bird-watching, wildlife watching, and educational classes could be a nice way to generate funds without harming the environment."*
- *"Camping site fees should only be charged if developed responsibly and in limited areas."*
- *"Annual passes for cross-country skiing if trails are groomed, similar to Mountain Dell."*

6. Paid Access for Specific Recreational Activities (Moderate Mentions)

- Some support a fee structure for organized activities like:
 - Groomed Nordic skiing trails
 - Camping permits
 - OHV permits (though controversial)
 - Special hunting licenses (highly polarized topic)
- *"If e-bikes are allowed, require paid seasonal permits like snowmobiles."*
- *"A small campground could generate revenue, but only if kept minimal."*
- *"Fees for parking and out-of-county residents. No large impact programming."*

7. Corporate Sponsorship & Grants Instead of Fees (Moderate Mentions)

Several respondents suggest fundraising, sponsorships, or grants to cover costs instead of charging users. Others propose a nonprofit partnership to manage upkeep.

- *"A nonprofit organization should oversee funding rather than charging locals."*
- *"Fundraisers and silent auctions could support conservation efforts instead of fees."*
- *"Voluntary donation bins at trailheads would be a good way to collect revenue without forcing fees."*

Additional Benefits & Opportunities

"We have been given an opportunity to protect an area that has seen very little human activity. This gives us an opportunity to protect what we were given. We need to understand that and not love it to death."

"Utah is developing rapidly. Maintaining wild backcountry places is key to environmental health. I think some campgrounds and infrastructure at the entrance of the ranch is fine, but leave the majority of it with minimal human infrastructure."

"Very rarely do we have a chance anymore to save land. Please do not rush into public access. Maintain roads and the existing roads but let the land stand the way it is."

"Wildlife, clean water, solitude, open space without development, beautiful views and vistas—these are the reasons that brought many of us to the area, and the stewardship of this land supports all of these, whether or not there is public recreation."

Additional Concerns

Category	Concerns
Financial Concerns	High costs of management; concern that county is spending too much on conservation; concerns over tax burden and revenue generation.
Environmental Impact	Cattle grazing impacts on water and soil; need for habitat restoration; concerns over invasive species.
Overuse and Overcrowding	Concerns that the area will be 'loved to death'; parallels drawn to Bonanza Flats; overcrowding from SLC visitors.
Wildlife Protection	Concerns over elk and other wildlife being displaced; worries about hunting, poaching, and habitat loss.
Dogs and Their Impact	Strong opinions on both sides--some want off-leash access, others think dogs disrupt wildlife and leave waste.
Traffic and Parking	Concerns over insufficient parking leading to overflow into neighborhoods; impact of increased visitors on road conditions and safety.
Fire Risks	Fear of increased fire risks with more human activity; some suggest banning camping and fire pits altogether.
Grazing and Land Use	Mixed views on grazing--some see it as necessary for fire mitigation, others view it as damaging and a subsidy for ranchers.
Public Access vs. Preservation	Tension between conservation and recreation--some want full public access, others want to keep it wild and untouched.
Trail and Recreation Management	Concerns over excessive trail development, need for separate pedestrian and bike trails, potential trail erosion.
Community Impact	Residents in Jeremy Ranch and nearby areas worry about increased noise, traffic, and neighborhood impact.
Commercial and Non-Resident Use	Concerns over non-residents using the area without contributing to its upkeep; suggestions for fees for non-locals.
Law Enforcement and Safety	Issues with enforcing rules, preventing poaching, controlling irresponsible recreationists, and safety risks.
Infrastructure and Maintenance	Costs and logistics of maintaining trails, parking lots, restrooms, signage, and general upkeep of the land.

Concerns about Overuse & Overcrowding:

- *"It will be loved to death. Look what's happened to Bonanza Flat."*
- *"Too many people with usage and difficult to manage by the county. With the growth and proximity to the city, it would be nice to see it more preserved and limited usage."*
- *"This will turn into a Bloods Lake and be mobbed with people who otherwise don't care and leave garbage, poop, waste, music."*
- *"I'm worried it's going to be overrun by people like Bonanza Flat. I'm worried bike trails are going to be built all over the property, filled with adrenaline junkies (I'm a mountain biker)."*
- *"The biggest challenge will be restraining explosive use of this amazing wilderness conservation area."*

Concerns about Dogs:

- *"Dogs are a menace to wildlife, and dog owners leave shit bags everywhere."*
- *"People don't follow the leash law nor do they pick up their dogs' poop. What makes you think that people will take care of the land? PEOPLE DON'T CARE!"*
- *"Keep dogs out. I own and love dogs, but we already have plenty of access elsewhere and do not need that added impact here."*
- *"I have seen dog walker businesses down at Mormon Flats with eight or more dogs—what will stop that from happening?"*
- *"Protect wildlife from off-leash dogs."*

Concerns about Fire Risks & Safety:

- *"Any BBQ pits can quickly become the source of a wildfire."*
- *"People don't extinguish campfires properly. I had to douse some negligent camper's fire this summer at Lost Lake on Hwy 150 because they left it with embers still smoking."*
- *"This is not a soccer field. Expanded public access creates new fire risks, with the cost of fire suppression likely to fall on the county."*
- *"Lock it up at night! Consider even days for bikes, odd days for hikers only."*

Concerns about Wildlife & Environmental Impact:

- *"Save it. Don't exploit it."*
- *"We have plenty (I cannot emphasize this enough) of trails and recreation opportunities in this area. I urge you to restore this area as best you can and, otherwise, leave it wild."*
- *"Disturbance of wintering wildlife. Leave the land alone!!!!"*
- *"Cattle grazing on the 910 Ranch is destructive and is a welfare program for ranchers."*
- *"Cattle pooping directly into the stream increases nutrients and causes low dissolved oxygen for the fish."*

Concerns about Fees & Summit County Taxpayer Burden:

- *"I am very concerned that opening the 910 Ranch to ANY recreation will result in the same overuse as ALL trail systems in Summit County."*
- *"I live in Jeremy Ranch and do not support anything that will increase the traffic or use by the public in the 910 Ranch."*
- *"Summit County residents tend to be the ones that pay most of the cost for these types of areas—Round Valley, Bonanza Flats, etc.—and non-residents use for free and overcrowd the area."*
- *"Visitors from surrounding areas should carry the brunt of any day-use/rec fees."*
- *"How much will the operation of this additional land increase my already absurd private property taxes?"*

Concerns about Development & County Government:

- *“A separate volunteer organization from Summit County should be in charge of this. Summit County is corrupt and in it for their own selfish egos.”*
- *“Summit County should be forced away from any management of 910 Ranch and stick to picking up trash and maintaining the road, which is poorly done to begin with.”*
- *“It is not the county’s job to provide open space. If the ranch is important to SOME people as open space, they need to form a private coalition to purchase it.”*
- *“The county already knows what they want and how they want to manage the land. This work is just a ploy to back into the plans they already have.”*

Concerns about Hunting & Enforcement:

- *“Poaching will become alive and well... private land scares people more than public.”*
- *“Using taxpayer funds to purchase and then excluding hunters.”*
- *“Trapping, as well as the use of dogs and horses by houndsmen to hunt cougars, should not be permitted.”*
- *“I fear the rise in poaching of wildlife on site due to the ban on hunting in the area.”*
- *“I’m concerned we are using tax money to purchase land that is excluding a specific user group—specifically hunting.”*



SUMMIT COUNTY'S 2025 STRATEGIC OBJECTIVES & WORK PLAN



Summit County's Mission, Vision, and Values

VISION

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

MISSION

We provide excellent and inclusive services that support the health, safety, and welfare of the community, making Summit County the best place to live for present and future generations

VALUES

Regional Collaboration: Work with our federal, state, municipal, and community partners to achieve mutually beneficial outcomes

Responsiveness: Take action in a timely manner, meeting the needs of our citizens

Preservation: Preserve our land, water, air, and culture

Leadership: Motivate others to collaboratively achieve mutual goals

County Council's Strategic Objectives

Growth Management & Regional Planning

The County will manage and mitigate the impacts of growth internally and through working with municipal and regional partners. The County will examine policies currently in place to determine the best ways to support growth management. Specifically, along with municipal and regional partners, Summit County will:

- Discuss the desired growth and development patterns across jurisdictional borders
- Develop necessary programs and explore opportunities for working together
- Understand our impacts on each other
- Utilize growth and development tools to enhance quality of life with a focus on connection and coordination around the region's physical, natural, and economic environments and communities

Local Housing Choice

In 2025, Summit County will continue to assess ways to facilitate a diverse and thriving County evidenced by a wide variety of housing - both price and type that will result in the creation and retention of welcoming neighborhoods, which together make up the larger County.

Transportation & Traffic Congestion

The County will work closely and collaborate with federal, state, and local governments, as well as regional transportation service providers and community partners, to plan, program, and build a transportation system to reduce traffic congestion and, provide robust transportation options that promote safe, reliable, comfortable, and healthy transportation solutions.

Environmental Stewardship

The County will demonstrate leadership and set direction for plans, policies, partnerships, and initiatives to secure, protect, and conserve our water, land, and air quality for the present and future, as well as implement an internal organizational culture that supports environmental stewardship. This public health issue involves the County's health department, sustainability division, landfill, county lands and natural resources, public works department, and community development department and requires a collaborative, all-of government effort.

Summit County's 2025 Work Plan

County Council's Seven Policy Priorities (that pertain to the above strategic objectives):

#1 - Updates to General Plans

Expected Fall 2025: Complete drafts of the updates to the Snyderville Basin and Eastern Summit County General Plans based on community input from the "Our Summit" visioning initiative

Throughout 2025: Public engagement and final revisions on the general plans updates

Strategic Objectives:

Growth Management & Regional Planning

Local Housing Choice

Transportation & Traffic Congestion

Environmental Stewardship

#2 - Housing

Cline Dahle Public-Private Partnership: Issue the request for proposals (RFP) seeking development firms for a public-private partnership with the county on a mixed-use and/or mixed income housing development on the 26-acre Cline Dahle property the county owns next to the Jeremy Ranch Elementary School. In March, review proposals, interview firms, and choose a partner. Start planning process with awardee.

Housing Authority: Appoint commissioners to newly established housing authority to formalize the entity.

Long-term Planning: Council and staff will engage in a facilitated conversation about long-term affordable housing strategies and creative solutions across Summit County. During this process, the group will study various housing models that have been effective in other resort communities and consider housing strategies for a variety of demographic groups, including seniors, younger families, service/tourism workers, and critical workforce, such as first responders and young professionals to build long-term connections and diversity in the community. The goal of this process is to establish achievable, data-driven affordable housing targets, goals, and guard rails.

Short-Term Nightly Rentals Regulations and Enforcement: Acquire a short-term nightly rental software system to identify nightly rental units by neighborhood on a seasonal basis and to assist with compliance and enforcement of business licensing requirements. The short-term rental working group that was established in 2024 will continue to work on drafting regulations to propose to the full Council and respond to any 2025 state legislation that is adopted.

Strategic Objectives:

Growth Management & Regional Planning

Local Housing Choice

Transportation & Traffic Congestion

#3 - Regional Planning and Transportation

Continue working on the Kimball Junction and I-80 interchange Environmental Impact Study (EIS) with Utah Department of Transportation (UDOT). Record of Decision is expected in the Summer of 2025.

Continue to collaborate with Mountainlands Association of Governments (MAG), eastern Summit County municipalities, and other stakeholders on developing the Wasatch Back Rural Planning Organization's (WBRPO) 2027 update.

Continue to participate in the Transportation Convening group on infrastructure and sustainability planning in preparation for the 2034 winter Olympic games and beyond, including continuing to partner with Park City Municipal Corporation on a capture lot concept.

Convene a group of employers and transit providers to explore transportation options for employees to get out of single occupancy vehicles.

Strategic Objectives:

Growth Management & Regional Planning
Transportation & Traffic Congestion
Environmental Stewardship

#4 - Solid Waste Management

Convene a working group of Council members, staff, and community partners to develop a plan to increase diversion and improve recycling rates with the goal of increasing the life of the county's landfill. This work includes participating in the Park City Community Foundation's Zero Food Waste Initiative, helping Recycle Utah find a new home with more capacity to divert more recyclable materials from the landfill, and focus on opportunities in the commercial sector.

Construct new landfill cell.

Strategic Objectives:

Growth Management & Regional Planning
Environmental Stewardship

#5 - Lands and Natural Resources Management

Ure Ranch: Complete conservation easement for the entire ranch. Finalize property closing. Develop recreational and management plans.

910 Ranch: Finalize property closing. Initiate public use planning by hosting public engagement events to collect input to inform management plans and recreational/service offerings on the ranch.

Weber Watershed: Implement on-the-ground restoration treatments.

County Lands Program Development: Enhance communication efforts regarding conservation easements on county acquisitions, emphasizing public access, funding sources, and the benefits and value of these lands. Participate in discussions regarding planning for Cline Dahle, Dakota Pacific Real Estate Development Public-Private Partnership, and Snyderville Basin Cemetery District.

Strategic Objectives:

**Growth Management & Regional Planning
Environmental Stewardship**

#6 - Senior Citizens Services

Deed-Restricted Senior Housing: Evaluate opportunities to develop deed-restricted housing for seniors that allows them to downsize while offering amenities such as proximity to medical facilities and walkable access to essential services. Ensure alignment with the new Housing Authority established by the council to integrate senior housing into broader housing strategies and to assess federal funding opportunities and restrictions to understand their impact on age-based deed restrictions.

Continuing Care Retirement Community (CCRC): Study the feasibility of and actively work on the development of a CCRC within the county, offering a continuum of care for seniors from independent living to assisted living and skilled nursing care.

Collaboration on New Senior Center in Park City: Continue to partner with Park City Municipal Corporation to plan a new senior center in Park City that meets the needs of the local senior population. Engage seniors in this process.

Advocacy and Resource Expansion: Pursue state and federal funding and partnership opportunities to expand and enhance services and resources for senior citizens.

Strategic Objectives:

Growth Management & Regional Planning

Local Housing Choice

Transportation & Congestion

#7 - Public-Private Partnerships and County Facilities

Continue collaboration with Dakota Pacific Real Estate on the Public-Private Partnership (PPP) in Kimball Junction in alignment with the Development Agreement Amendment, ensuring it advances county objectives for housing, transportation, and sustainability. Focus on public benefits and impacts, ensuring consistency with council's strategic priorities and community needs.

Support progress on Cline Dahle RFP, ensuring integration of the public-private partnership components with the county's broader housing and economic strategies.

Engage in facilities planning with council involvement limited to budget approvals and alignment with council's strategic objectives. Review and approve budgets for capital projects with an emphasis on how they contribute to council priorities, including housing, transportation, and community development.

Strategic Objectives:

Growth Management & Regional Planning
Local Housing Choice
Transportation & Congestion
Environmental Stewardship

Department-Driven Work that May Require Council Input

County Administration

- State legislative session and Summit County's legislative working group
- Federal lobbying
- Peak Performance Initiative
- Childcare Initiatives
- Capital projects: Skullcandy tenant improvements, completion of the Sheriff's Office/Attorney's Office expansion at the Justice Center, and development of Gillmor parcels
- Biomass/wood products project in collaboration with the state, US Forest Service, and county departments (lands and natural resources, sustainability, economic development, transportation, environmental health, public works, community development, and others)

Animal Control

- Update Animal Control Code (noise ordinance and kennel permit)
- Communications and education campaign that differentiates animal control from a rescue and educates the public on enforcement
- Continue working with contracted animal behavioralist to rehabilitate animals that come into the shelter as a means to reduce euthanasia rates and to keep staff safe by identifying aggressive behaviors in animals
- Convert shelter attendant position to an officer for better coverage and cross-training, and to rotate officers into the shelter one week each month to get a break from the field and to focus on reports, etc.

Communications and Public Engagement

Support communications and public engagement around Council and departmental directives and crisis response management, involving:

- State legislative session
- Land acquisitions (Ure Ranch, 910 Ranch, and other OSAC properties)
- Summit Bike Share
- Text My Gov and FlashVote public engagement tools
- Road projects (listed under Public Works)
- Emergency signups and notification subscriptions
- Climate Change and Public Health Speaker Series
- Health Department community health assessment
- Kimball Junction/I-80 Interchange Environmental Impact Statement (EIS)
- New resident guide

Community Development Department

Planning Projects

- Crossroads at Silver Creek
- Marketplace at Silver Summit
- Canyons Village
- Park City Outlets ("Junction Commons") Redevelopment
- Utah Olympic Park
- FJ Gilmor Subdivision
- Union Pacific Rail Trail Acquisition
- DPRE/County/HVT Public Private Partnership

Development Code Amendments:

- Subdivision Codes
- Snyderville Basin Development Code

- Service Commercial Parking Standards/Bicycle Parking
- Accessory Building Revisions
- Ridgeline Development
- Architectural Design Guidelines
- Sustainability Stretch Code (with Sustainability Division)
- Agricultural Tourism
- Open Space Definitions (with Lands and Natural Resources Division)

County Fair & Special Events

- 2025 County Fair
- Event and film permitting
- Management of the USU Extension contract

Economic Development & Housing

- Economic Development Advisory Board (rural grants, economic development strategies, and assessments)
- Revolving loan fund (with Mountainlands Association of Governments)
- CED (economic development study and implementation)
- Housing Authority
- Moderate Income Housing Plans (MIHP)

Emergency Management & Wildland Fire

Work with Park City Municipal Corporation on the next iteration of Summit County's Pre-Disaster Hazard Mitigation Plan (due 2027)

Facilities Department

- Complete facilities study and respond to findings
- Complete budgeted projects for all county facilities

Finance Department

- Annual Financial Audit
- Prepare 2026 budget
- Prepare 5-year capital improvement plan, utilizing updated facilities study
- Bill and collect annual assessments for appropriate assessment districts
- Assist Administration with ongoing Peak Performance Initiative

Health Department

- Continue working on application for Public Health Accreditation (started in 2024; a two-year process with Board of Health involvement)
- Continue work on Community Health Assessment followed by Community Health Improvement Plan (2026)
- Evaluate women's health service in Summit County (spearhead innovation and collaboration)
- Evaluate future space needs for the Health Department and explore working toward establishing a Federally Qualified Health Center

Behavioral Health

- Implement new contract with University of Utah

Sustainability

- Continue participation in Community Renewable Energy Agency (CREA) to advance 100% net renewable energy goal for community

countywide. Contemplate approving ordinance following Public Service Commission program approval which would officially adopt the community renewable energy program for Summit County

- Continue Climate Change and Public Health Speaker Series – elevate public health as part of the community conversation about climate change through events hosted by the Health Department to raise awareness in the community
- Other: Assist County Administration and Public Works with efforts to increase diversion and improve recycling rates in the county's solid waste management program; facilities (Justice Center and facilities study); sustainability stretch code (with Community Development Department)

Heritage & Arts

History

- Assist with completing histories of Ure Ranch and 910 Ranch including oral history interviews with owners. Assist with possible history-related programming.
- Work on plans to secure a new site for the Summit County Museum

Library

- Improve space and community access
- Expand educational and social opportunities for children, teens, and adults through library programming
- Continue working with County Administration and architects on designing library space in the Skullcandy building

Public Art

- Install sculptures in Jeremy Ranch roundabouts

Human Resources/Personnel

- Advance recommendations from subcommittees to the Compensation Committee based on direction given in the Compensation Committee's 2024 report
- Continue to support a benefits program to retain personnel to accomplish the work plan
- Training of employees on numerous areas for successful working operations

Information Technology

- Replace wireless access points at Fairgrounds
- Replace data switches in county buildings
- Improve online transactions with public and internally
- GIS parcel site
- Asset management system
- Keep working cybersecurity plans utilizing tools provided with grants
- Reduce technical debt by more training on current technology contracts

Lands & Natural Resources

- Water rights inventory project
- County land uses policy with Attorney's Office (allowable commercial uses on county lands that would require permits and/or leases)

Public Works Department

- Continue to manage construction project of expansion and

remodel of the Justice Center complex

Engineering and Roads Department

Projects that include interdisciplinary collaboration and coordination with Transportation Planning Division, Engineering, and Roads:

- Old US-40/SR-248 intersection realignment
- Old Ranch Road Trail and Road reconstruction
- SR-32 trail in South Summit

Solid Waste Management

- Complete the new landfill cell
- Continue mattress and carpet landfill diversion projects at landfills
- Work with County Administration, Sustainability, and Council on a plan to increase diversion and improve recycling rates to increase the lifespan of the Three Mile Landfill

Stormwater

- Education and outreach
- Permitting

Weeds

- Expand community weeds tours

Senior Citizens Program

- Implement third congregate meal at the Park City Senior Center
- Continue to participate in planning for the new senior center in Park City
- Continue to participate in discussions around senior housing and a Continuing Care Retirement Community (CCRC) facility in Summit County

Transportation Planning

- Support High Valley Transit (HVT) transit with the
 - Design and permitting of the State Route-224 Bus Rapid Transit (BRT) project
 - Development of a short-range transit plan
- Operate the Summit Bike Share
 - Develop an expansion policy and plan
 - Develop marketing, communications, and operations plans
- Expand active transportation planning options
 - Continue work on the SR-32 trail between Oakley and Kamas and begin Kamas to Francis trail
 - Identify projects and coordinate with partners on the Utah Trails Network
- When managing the Transportation Sales Tax (TST) and Corridor Preservation projects, give notice to cities before construction season to remind them about funding and if they have outstanding projects that are approaching the five-year time period to see what needs to be re-budgeted for the next year



Benjamin L. Nielson
Fire Chief

Tyler J Rowser
Administrative Battalion Chief

Tyler D. Leavitt
Deputy Fire Marshal

STAFF REPORT

TO: Summit County Council

FROM: Benjamin L. Nielson, Fire Chief, North Summit Fire Service District

DATE: August 20, 2025

SUBJECT: Clarifying Original Intent of Resolution NSFSD 2022-05

PURPOSE

The purpose of this staff report is to request the County Council's approval of the resolution, which clarifies the original intent of Resolution NSFSD 2022-05 regarding the North Summit Fire Service District's ("District") participation in Utah Retirement Systems (URS) and the District's pick-up of member contributions.

BACKGROUND

In 2022, the Governing Board adopted Resolution NSFSD 2022-05, authorizing the District to enroll in multiple URS benefit programs and to pick-up 2.7% of employee salary as member contributions. Since adoption, it has been the District's understanding and practice that this authority includes picking up all member contributions under the Tier 1 Firefighters Retirement System as well as all Tier 2 systems and plans.

The proposed resolution clarifies that the original resolution was intended to cover the pick-up of all such member contributions. This clarification ensures continued compliance with URS requirements and aligns with long-standing District practice.

On August 14, 2025, the North Summit Fire Service District Administrative Control Board reviewed this item and voted to recommend approval to the Summit County Council.

North Summit Fire District
PO Box 187 | 86 E. Center Street
Coalville, Utah 84017
435-336-2221 | Emergency 9-1-1
www.NorthSummitFireUT.gov

DISCUSSION

Approval of this resolution will:

1. Affirm the District's historical interpretation of Resolution NSFSD 2022-05.
2. Maintain consistency with URS contribution requirements.
3. Provide administrative clarity for payroll and retirement benefits processing.

This resolution does not create new obligations for the District; rather, it confirms and documents existing practices.

RECOMMENDATION

Staff and the Administrative Control Board recommend that the County Council approve the resolution, clarifying the intent of Resolution NSFSD 2022-05 to authorize the District to pick-up all member contributions under the Tier 1 Firefighters Retirement System as well as all Tier 2 systems and plans.

Respectfully Submitted,



Benjamin L. Nielson
Fire Chief

RESOLUTION NSFSD 2025-XX

**NORTH SUMMIT FIRE SERVICE DISTRICT
RESOLUTION CLARIFYING ORIGINAL INTENT OF RESOLUTION NSFSD 2022-05**

WHEREAS, North Summit Fire Service District (the “**District**”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the District is a special service district of Summit County, over which the Summit County Council sits as Governing Board; and

WHEREAS, this Governing Board previously adopted that Resolution NSFSD 2022-05, authorizing the District’s enrollment in multiple benefit programs offered by Utah Retirement Systems (“URS”); and

WHEREAS, that Resolution NSFSD 2022-05 also authorized the District to pick-up 2.7% of employee salary as member contributions; and

WHEREAS, the District has understood this authorization to also include and allow for it to pick-up all member contributions under the Tier 1 Firefighters Retirement System as well as all Tier 2 systems and plans; and

NOW, THEREFORE, BE IT RESOLVED that the District, by and through its Governing Board, hereby clarifies that Resolution NSFSD 2022-05, attached hereto as Exhibit A and incorporated herein by reference, has always been understood as authorizing the District to pick-up all member contributions under the Tier 1 Firefighters Retirement System. It has been, and will continue to be, the District’s practice to pick-up these contributions.

APPROVED, ADOPTED, and ordered published by the Summit County Council, this _____ day of _____, 2025.

[signatures on following page]

APPROVED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

NORTH SUMMIT FIRE
SERVICE DISTRICT
SUMMIT COUNTY, STATE OF UTAH

Evelyn Furse
County Clerk

Tonja Hanson
Chair, Governing Board

APPROVED AS TO FORM:

Ryan P.C. Stack
Deputy County Attorney

EXHIBIT A

RESOLUTION NSFSD 2022-05

A RESOLUTION REQUESTING ADMISSION TO THE FIREFIGHTERS RETIREMENT SYSTEM AND THE PUBLIC EMPLOYEES RETIREMENT SYSTEM

WHEREAS, the North Summit Fire Service District is a special service district of Summit County, over which the Summit County Council sits as Governing Board; and

WHEREAS, the North Summit Fire Service District ("the District") is authorized to employ both personnel and public safety personnel on a full-time basis; and

WHEREAS, it is in the public interest to provide benefits authorized by Utah state law for both personnel and public safety personnel by the District and its Governing Board, the Summit County Council; and,

WHEREAS, it is the intent of the Summit County Council, acting as Governing Board for the District, to approve and authorize coverage under the following retirement systems and plans:

- Tier 1 Public Employees Noncontributory Retirement System,
- Tier 1 Firefighters Retirement System,
- Tier 2 systems and plans for Public Employees for District personnel, and
- Tier 2 systems and plans for Firefighters for District firefighter personnel.

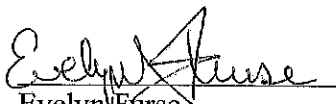
NOW THEREFORE, BE IT RESOLVED, that the Summit County Personnel Director and the Summit County Attorney's Office are authorized to take all of the necessary actions to enroll the District in the benefit programs of both the Public Employees Retirement System and the Firefighters Retirement System offered by Utah Retirement Systems ("URS"), including the retirement coverage and death benefit coverage for qualified employees under the laws and regulations of the Utah Retirement Systems.

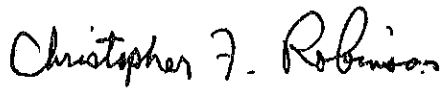
IT IS FURTHER RESOLVED that the Summit County Personnel Director and the Summit County Attorney's Office are authorized to take all of the necessary actions to enroll the District as an employer authorized to pick-up 2.7% of employee salary as member contributions. The District is additionally authorized to hire and retain personnel who may meet qualifications in the firefighters systems administered by URS as firefighter service employees.

APPROVED, ADOPTED, and ordered published by the Summit County Council,
this 2nd day of March, 2022.

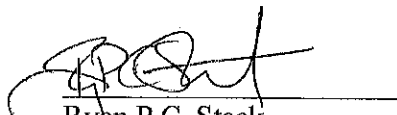
NORTH SUMMIT FIRE
SERVICE DISTRICT
SUMMIT COUNTY, STATE OF UTAH

ATTEST:


Evelyn Furse
County Clerk

By: 
Christopher F. Robinson
Chair, Governing Board

APPROVED AS TO FORM:


Ryan P.C. Stack
Deputy County Attorney

VOTING:

Council Member Armstrong	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>	
Council Member Clyde	Aye	<input type="checkbox"/>	Nay	<input type="checkbox"/>	Absent
Council Member Robinson	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>	
Council Member Stevens	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>	
Council Member Wright	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>	



COUNTY ATTORNEY MARGARET H. OLSON

Criminal Division

BRAD BLOODWORTH
Chief Prosecutor

JOSEPH S. HILL
Prosecutor

FRED BURMESTER
Prosecutor

LINDSAY CHERVENAK
Prosecutor

WENDY CROSSLAND
Prosecutor



Civil Division

DAVID L. THOMAS
Chief Deputy

HELEN E. STRACHAN
Deputy County Attorney

RYAN P.C. STACK
Deputy County Attorney

LYNDA VITI
Deputy County Attorney

To: Summit County Council

From: Helen Strachan, Deputy County Attorney

Date: August 20, 2025

Re: Resolution Authorizing the Filing of 2025 Centrally Assessed Cross-Appeals

Our county assessor has the responsibility of assessing fair market value for all residential, commercial and agricultural properties in Summit County (locally assessed properties). However, the Utah State Tax Commission, Property Tax Division values all mines, utilities, telecommunication companies, and railroad property that operate as a unit across county lines (centrally assessed properties). While assessed at the state level, county government still plays a role. The County Treasurer bills and collects these taxes and after the tax commission sets property values for centrally assessed properties, property owners and counties are permitted to appeal the tax commission's decision.

Attached for your consideration is a resolution ratifying the filing of cross appeals in two centrally assessed tax cases for 2025. These cases involve taxpayers Mid-America Pipeline and PacifiCorp who have appealed in the past. They are appealing the State's value as of a lien date of January 1, 2025. In order to cross-appeal, the majority of the county's legislative body must first approve the action. Should we fail to do so, we would not have standing with respect to the cases. The Attorney's Office requests authorization to file protective cross-appeals so that Summit County can fully participate. Please let me know if you have any questions. Thank you.

Civil Division: PO BOX 128 • 60 North Main Street • Coalville Utah 84017 • Telephone (435) 336-3206 • Facsimile (435) 336-3287

Criminal Division: 6300 Justice Center Road • Park City Utah 84098 • Telephone (435) 615-3828 • Facsimile (435) 608-4462

Email: (first initial)(last name)@summitcountyutah.gov

RESOLUTION NO. 2025-21
AUTHORIZING THE FILING OF CROSS-APPEALS
FOR 2025 CENTRALLY ASSESSED PROPERTIES

IT IS HEREBY RESOLVED BY THE SUMMIT COUNTY COUNCIL THAT:

WHEREAS, Utah Code Ann. § 59-2-1007 allows a county to object to an assessment and request a hearing with the Utah State Tax Commission (“cross-appeal”) within sixty days from when an owner of a centrally assessed property objects and requests a hearing (“appeal”);

WHEREAS, the following owners with centrally assessed property in Summit County have filed appeals with the Utah State Tax Commission contesting their 2025 assessment:

1. **Mid America Pipeline LLC**
2. **PacifiCorp, INC**

WHEREAS, it is in the best interest of the County that it file cross-appeals so that the County can fully participate in the proceedings initiated by the owners, including subsequent appeals to the District Court or Utah Supreme Court arising from such proceedings, with the purpose to protect the County’s financial interests and the equality of the tax burdens of taxpayers within its jurisdiction. In the event any taxpayer files an action in the United States Federal Court, pursuit of and defense of such action on behalf of the County is also authorized.

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

1. That cross-appeals should be filed by legal counsel and pursued in response to the appeal initiated by the following owners: 1. **Mid America Pipeline LLC**. 2. **PacifiCorp, INC**.
2. That the County Council direct the prosecution of the cross-appeals under the advice of legal counsel, hereby authorizing Thomas W. Peters Esq., to file the necessary cross-appeals to protect the County’s interests.
3. That in the event an appeal by an owner not identified above is subsequently discovered, legal counsel is authorized to file a cross-appeal using his discretion to ensure timeliness, but such cross-appeal must be subsequently brought before the Council as soon as possible for ratification.

APPROVED and ADOPTED this _____ day of August, 2025.

SUMMIT COUNTY COUNCIL

Tonja B. Hanson, Chairperson

ATTEST:

By: _____
Evelyn Furse
County Clerk

APPROVED AS TO FORM:

Helen Strachan
Deputy County Attorney

Voting:	
Tonja B. Hanson, Chairperson	_____
Canice Harte, Vice Chairperson	_____
Roger Armstrong	_____
Chris Robinson	_____
Megan McKenna	_____

**SUMMIT COUNTY
ORDINANCE NO. 987-A**

AN ORDINANCE REPEALING ORDINANCE NO. 987

PREAMBLE

WHEREAS, on December 18, 2024, the Summit County Council, sitting as the legislative body of Summit County, approved, adopted and passed Ordinance No. 987, an Ordinance approving and adopting the Amended and Restated Development Agreement for Park City Junction (*formerly known as Summit Research Park*) (the “Amended DA”); and,

WHEREAS, Park City Junction, LLC failed to sign the Amended DA and on August 14, 2025, formally withdrew its land use application to amend the *Development Agreement for the Summit Research Park* (“Park City Tech Center”), dated December 10, 2008, and recorded with the Summit County Recorder’s Office on December 11, 2008, as Entry No. 860845, in Book 1959, beginning at Page 1217, *as amended* by that certain *First Amendment to the Development Agreement*, dated May 15, 2014 and recorded with the Summit County Recorder’s Office on December 9, 2015, as Entry No. 01034562, in Book 23214, beginning at Page 1194 (collectively, the “Original DA”); and,

WHEREAS, on July 28, 2025, the Summit County Manager approved that certain Administrative Development Agreement for Park City Junction, which was recorded with the Summit County Recorder’s Office on August 18, 2025, as Entry No. 01239781, in Book 2871, beginning on Page 0480 (the “Administrative DA”); and,

WHEREFORE, it is in the best interests of Summit County and the health, safety and general welfare of its citizens to adopt this Ordinance in order to repeal Ordinance No. 987.

NOW THEREFORE, the County Legislative Body of the County of Summit, the State of Utah, ordains as follows:

Section 1. Ordinance No. 987 is hereby repealed in its entirety, and shall be regarded as void, having no legal effect. This action is in compliance with Utah Code §20A-7-611(7).

Section 2. This Ordinance shall take effect immediately upon publication as provided by law.

**APPROVED, ADOPTED, AND PASSED and ordered published by the
County Council of Summit County, this 20th day of August, 2025.**

**COUNTY COUNCIL
SUMMIT COUNTY, STATE OF UTAH**

**By: _____
Tonja B. Hanson
Chair**

**Councilmember Hanson voted: _____
Councilmember Armstrong voted: _____
Councilmember Robinson voted: _____
Councilmember Harte voted: _____
Councilmember McKenna voted: _____**

ATTEST:

**Evelyn Furse
County Clerk**

APPROVED AS TO FORM:

**David L. Thomas
Chief Deputy**



Community Development Department

P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

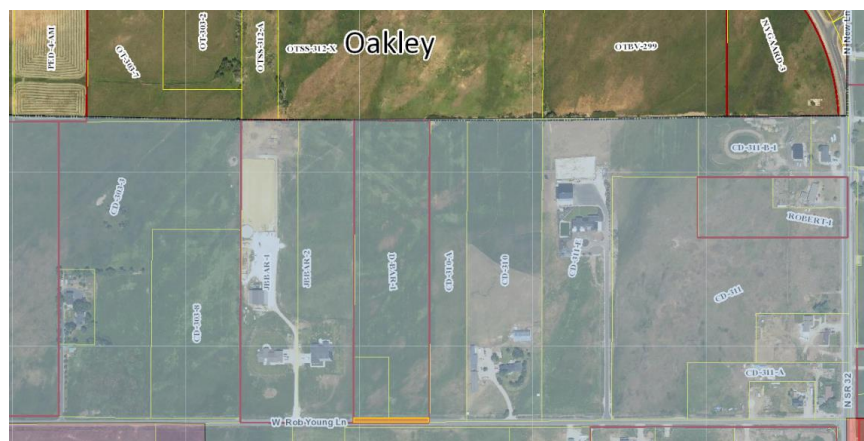
To: Summit County Council
From: Laura Kuhrmeyer, County Planner
Date of Meeting: August 20, 2025
Type of Item: Road Dedication for portion of W Rob Young Lane
Project Number: 25-057

Background

The Eastern Summit County Planning Commission held a public hearing for the D-Bar Subdivision Amended Plat Amendment on July 17, 2025 and approved the proposed amendments. The amendment involved modifying the property lines between Parcels D-BAR-1 and D-BAR-2. The Plat Amendment resulted in increasing the size of Lot 2 from 1.00 acres to 2.00 acres and decreasing the size of Lot 1 from 9.04 acres to 7.81 acres.

Additionally, the applicant proposed to dedicate Right-of-Way (ROW) along W Rob Young Lane to Summit County. Summit County currently owns and maintains W Rob Young Lane as a public Class B road and has a prescriptive ROW. While the Final Land Use Authority for the Plat Amendment itself is the Eastern Summit County Planning Commission, the Summit County Council is the Roadway Authority and will need to approve and sign off on the road dedication.

Vicinity Map



Recommendation

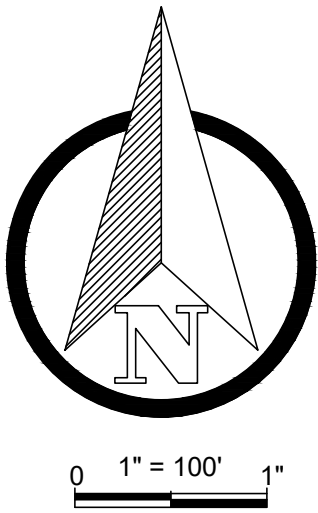
Staff recommends that the Summit County Council approve the Right-of-Way dedication for the portion of W Rob Young Lane as shown in Exhibit A.

Attachments

Exhibit A – Approved D-Bar Subdivision Amended

7/19/2025

\\Fs\Proj\DBAR Branch Plat Amendment\08-Dbar\Sheets\DBAR PLAT AMENDMENT-Record Bearing.dwg



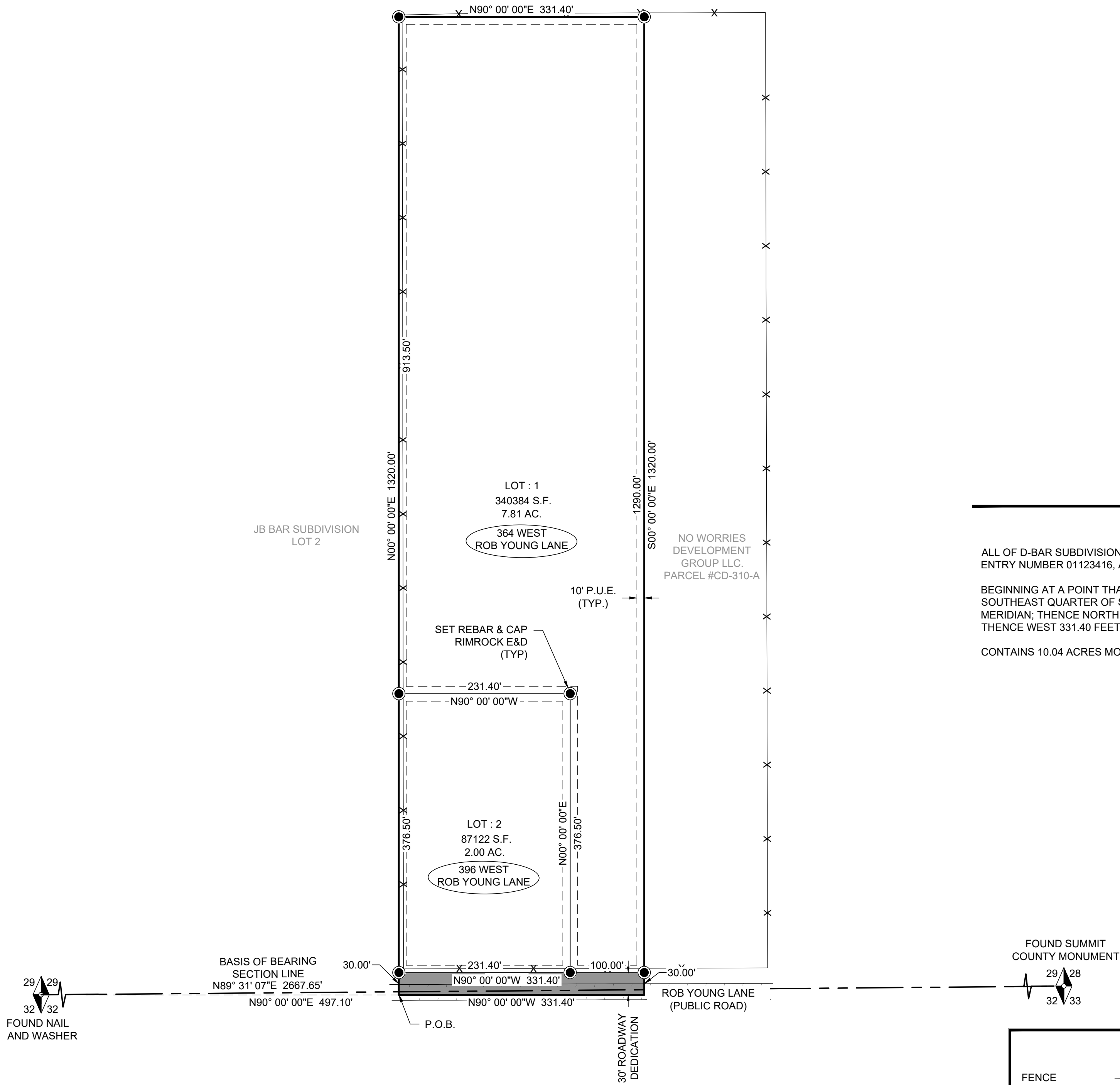
D-BAR SUBDIVISION-AMENDED

LOCATED IN THE:
SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN,
SUMMIT COUNTY, UTAH

SUMMIT COUNTY
SCHOOL DISTRICT
PARCEL #0TSS-312-X

JB BAR SUBDIVISION
LOT 2

NO WORRIES
DEVELOPMENT
GROUP LLC.
PARCEL #CD-310-A



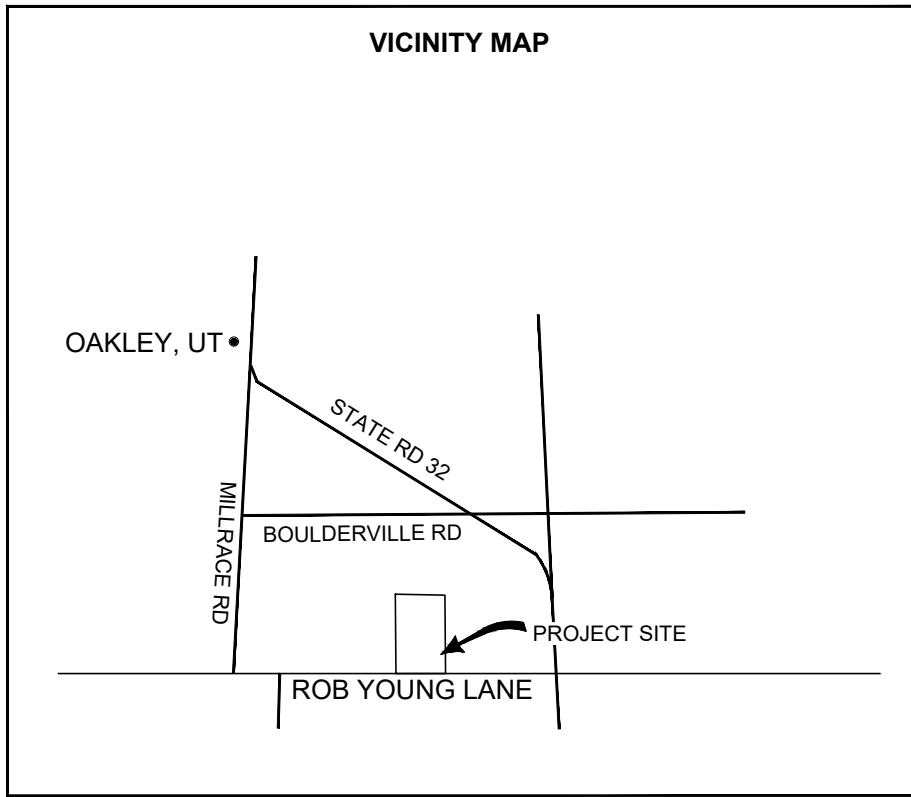
DESCRIPTION

ALL OF D-BAR SUBDIVISION AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDED AS ENTRY NUMBER 01123416, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 497.10 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 1320.00 FEET; THENCE EAST 331.40 FEET; THENCE SOUTH 1320.00 FEET; THENCE WEST 331.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.04 ACRES MORE OR LESS

VICINITY MAP



LEGEND

FENCE	— X — X —	SECTION CORNER (FOUND)	
EDGE OF ASPHALT	— — — — —	SECTION LINE	— — — — —
ROAD DEDICATION AREA		BOUNDARY LINE	— — — — —
CONTOURS	— 4355 —	LOT LINE	— — — — —
WATER VALVE		SET MONUMENT (AS NOTED)	● ●
UTILITY POLE / LIGHT POLE		FOUND MONUMENT (AS NOTED)	⊙ ⊙

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT NO WORRIES DEVELOPMENT GROUP, LLC., (OWNER), HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS D-BAR SUBDIVISION AMENDED, AS SHOWN ON THIS PLAT AND INTENDED FOR PRIVATE USE, SUBJECT TO EASEMENTS AND RIGHTS GRANTED HEREUNDER AND ANY MATTERS OF RECORD, RESTRICTIONS AND CONDITIONS CONTAINED ON THIS PLAT. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/IMY HAND(S) THIS _____ DAY OF _____, 2025, A.D.

BY: KENT LANE WOOLSTENHULME, MANAGER, MEMBER _____ DATE _____
NO WORRIES DEVELOPMENT GROUP, LLC.

ITS: _____

ACKNOWLEDGMENT

STATE OF UTAH)
 : SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, A.D. 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION, WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER INFORMATION

NO WORRIES DEVELOPMENT GROUP, LLC.
P.O. BOX 430
OAKLEY, UTAH, 84055

CORPORATE WARRANTY DEED ENTRY# 01230561

PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE FOR LOTS 1 AND 2. AND TO DEDICATE 30' OF ROAD RIGHT OF WAY ALONG ROB YOUNG LANE.
- 10' PUBLIC UTILITY EASEMENTS ON ALL LOT LINES.
- FURTHER SUBDIVISION OF SUCH LANDS, WEATHER BY DEED, BEQUEST, DIVORCE, OR OTHER RECORDED INSTRUMENT, SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE.
- THE OWNERS OF PROPERTY WITHIN EASTERN SUMMIT COUNTY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LAND AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION/THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT HAVE/HAS BEEN GIVEN NOTICE AND RECOGNIZE(S) THAT THERE ARE ACTIVE AGRICULTURE LAND AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN EASTERN SUMMIT COUNTY AND ACKNOWLEDGE(S) AND ACCEPT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXIST, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PROPOSES OF HERDING/MOVING LIVESTOCK, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESSES.
- WATER HAS NOT BEEN APPROVED FOR THIS SITE. IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO DEMONSTRATE THAT WATER OF ADEQUATE QUALITY AND QUANTITY IS AVAILABLE FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS SHALL BE ACCOMPLISHED WITH MEMORANDUM OF DECISION FROM THE STAT ENGINEER FOR A PRIVATE WELL, SPRING OR A WRITTEN COMMITMENT FROM A MUNICIPALITY OR PRIVATE WATER COMPANY.
- THE USE OF CONVENTIONAL SEPTIC TANKS HAS BEEN APPROVED AT THE TIME OF PLAT RECORDATION, BUT PROPERTY OWNERS ARE STILL REQUIRED TO DEMONSTRATE THAT THE PROPERTY CAN ADEQUATELY SUPPORT A SEPTIC SYSTEM PER STATE/COUNTY REQUIREMENT OR HAS ACCESS TO AN OPERATIONAL, APPROVED, SEWER SYSTEM PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THROUGH AN APPROVAL LETTER FROM THE COUNT HEALTH DEPARTMENT.
- RECORD OF SURVEY OF SUBJECT PARCEL FILED AS FILE NUMBER S-11851, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NUMBER 6439364 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THAT PLAT. I DO FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT OF THE PROPERTY DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS D-BAR SUBDIVISION AMENDED.

Travis R. Gower
No. 6439364
Travis R. Gower
STATE OF UTAH

TRAVIS R. GOWER
P.L.S. 6439364

DATE

FINAL REVIEW

D-BAR SUBDIVISION- AMENDED

SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 EAST
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



TGOWER@RE-N-D.COM
801-837-0633
5513 W. 10000 N. #435
HIGHLAND, UT 84003

RIMROCK
ENGINEERING &
DEVELOPMENT

PROJECT NAME

D-BAR

1" = 100'	PROJECT # RCC2504-01-02
DRAWN: AP	DATE: 04/22/2025
CHECKED: TG	SHEET NO: 1 OF 1

COUNTY TREASURER

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2025.

COUNTY TREASURER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2025.

JEFF WARD, GIS DIRECTOR

GOVERNING BODY APPROVAL & ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2025. ON BEHALF OF THE SUMMIT COUNTY COUNCIL

DIRECTOR, SUMMIT COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND USE AUTHORITY

COUNTY ATTORNEY

I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION, AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. APPROVED THIS _____ DAY OF _____, A.D. 2025.

COUNTY ATTORNEY

ENBRIDGE GAS INC.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2025.

DOMINION ENERGY REPRESENTATIVE

ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2025.

ROCKY MOUNTAIN POWER REPRESENTATIVE

SOUTH SUMMIT FIRE PROTECTION DISTRICT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2025.

SOUTH SUMMIT FIRE DISTRICT REPRESENTATIVE

SUMMIT COUNTY HIGHWAY AUTHORITY
PUBLIC ROAD(S) & RIGHTS OF WAY ACCEPTANCE

PUBLIC ROAD(S) & RIGHTS OF WAY, AS ARE SPECIFICALLY IDENTIFIED ON THE PLAT, ARE HEREBY ACCEPTED BY THE SUMMIT COUNTY HIGHWAY AUTHORITY, ON THIS _____, 20____.

BY: SUMMIT COUNTY COUNCIL CHAIR, FOR THE SUMMIT COUNTY HIGHWAY AUTHORITY

COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

COUNTY ENGINEER

DATE

RECORDED ENTRY NUMBER

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$

SUMMIT COUNTY RECORDER



Community Development Department

P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To: Summit County Council
From: Ray Milliner, County Planner
Date of Meeting: August 20, 2025
Type of Item: Code Amendment - Possible Action
Process: Legislative Review
File: 24-167

RECOMMENDATION: Staff recommend that the Summit County Council review the proposed Development Code amendments and approve the attached ordinance per the findings of fact and conclusions of law in this report.

Proposal

This language would require developers to install electric vehicle charging stations and bicycle parking in new developments, create specific criteria for solar arrays, amend language for service stations, create definitions for the uses and amend the use table to accommodate the changes.

Background

Over the past few months, planning staff have been working with an internal committee to create language in the Development Code that would require developers to install electric vehicle charging stations, and bicycle parking in new developments and to create regulations to allow solar systems. Committee members included representatives from the County Planning, Sustainability, Transportation, and Engineering departments as well as a consultant from Utah Clean Energy, a nonprofit who was tasked with helping the County improve its electric vehicle capabilities.

The purpose of the regulations is to compliment the County Council strategic objective for environmental stewardship which states:

“The County will demonstrate leadership and set direction for plans, policies, partnerships, and initiatives to secure, protect, and conserve our water, land, and air quality for the present and future, as well as implement an internal organizational culture that supports environmental stewardship.”

A public hearing was held for this item on June 25, 2025. The hearing was closed at that meeting, but Council members raised multiple questions and requested that staff conduct some research and return with amendments to the ordinance. Questions included:

- Separate out the single-family requirements for EV readiness.
- Add language that hotels with bike rental operations must have separate bike parking for rentals.
- Further define short v long term bike parking.
- Increase square footage of ground mounted solar systems.

Electric Vehicle Charging Stations

This language would create a new section in Chapter 4-9 Parking Requirements in the Snyderville Basin Development Code. Highlights include:

- All new commercial and multifamily developments in the Basin would be subject to the regulations.
- Amended the original document to require 5% (was 10%) of parking spaces for multifamily and commercial developments in the NMU, RC, TC, CC, NC and SC zones would be required to have class two or class three chargers.
- Amended the document to require 5% (was 20%) of the spaces for multifamily and commercial developments in the NMU, RC, TC, CC, NC and SC zones must be EV ready (have the conduit, wires, panel etc. installed but not have the chargers themselves).
- Amend the document to require 10% of the spaces to be EV capable (conduit installed, no wires pulled).
- Created an exception for Affordable projects. The Planning Commission may waive or reduce the requirement provided the applicant demonstrates that it would be a financial burden.
- New single-family homes must be built EV capable, meaning they need to install the conduit but not the wires and panels.
- Creates standards for location, maintenance, protection, snow removal, and accessibility.

The purpose of these regulations is: research provided by County Sustainability staff and Utah Clean Energy indicate that EV use will continue to grow, and therefore, requiring infrastructure at the time of construction is much more economical than installing it after construction has been completed.

Bicycle Parking

This language would also create a new section in Chapter 4-9 Parking Requirements in the Snyderville Basin Development Code. Highlights:

- Regulations apply to all multifamily and commercial in the NMU, RC, TC, CC, NC and SC zones.
- Requires both long- and short-term parking for retail, restaurant and office uses.
- Creates standards for both long- and short-term bike parking areas.

Requiring long and short-term bike parking will take an entire bicycle trip into account: secure long-term bike parking at home, safe paths on the road, and secure temporary parking at the destination. Bicycle parking also mitigates some of the problems associated with a high number of bicycle commuters, such as damage to trees, street signs, and other street furniture from impromptu bicycle parking; clutter and blocked sidewalks from bicycles; and other nuisances from bicycles strewn around without adequate bike parking in place. By making bicycle trips more convenient and secure, people are more likely to choose cycling for daily trips and to treat the bicycle as a normal, practical mode of transportation rather than a specialty or tool for recreation.

Solar Energy Systems

This section would create requirements and criteria for all solar energy systems in Chapter 8 of the Snyderville Basin Development Code. Highlights:

- Make all solar energy systems in the Basin allowed uses, provided they meet the standards in Chapter 8.
- Creates standards for Building Integrated, Roof Mounted and Ground Mounted solar energy systems.

To date, the Code is silent on solar energy systems, this means that they are prohibited. Creation of these rules will legitimize solar structures and help prevent any issues with enforcement of the Code. Creation of the rules will enable property owners to reduce electric bills, receive tax credits and reduce pressure on the electric grid in a simple and efficient way.

Analysis

Section 10-7-3 of the Snyderville Basin Development Code states that whenever an amendment to the Code is initiated, it must be reviewed by the Planning Commission who will deliver a recommendation to the County Council. The County Council, after holding a public hearing, shall approve, approve with modifications or deny the amendment according to the following criteria.

Criteria 1: The amendment shall be consistent with the goals, objectives, and policies of the general plan. **COMPLIES**

Analysis: Objective C of Chapter 5: Sustainability, Cultural and Natural Resources of the Snyderville Basin General Plan states:

“Enhance, promote, and protect a sustainable development framework for the future.”

Policy 5.19: Preservation of Air Quality: in the Snyderville Basin General Plan states:

“Ensure that development does not contribute significantly to the degradation of air quality and minimizes the impacts of wood burning stoves, automobiles, or other similar air quality pollutants.”

Goal 1: Walking + Biking of the Summit County Active Transportation Plan states:

“Provide a complete, well-connected, and easily accessible network of trails, bicycle lanes, and sidewalks for safe, convenient, and pleasant transportation.”

Each of the proposed additions to the development code will promote the objectives and goals of the Snyderville Basin General Plan as well as the Summit County Active Transportation Plan. Requiring EV charging stations will aid in the County efforts to promote clean air quality as it will encourage the use of EVs rather than gas automobiles. Requiring bike parking will encourage the use of bicycles as a mode of transportation rather than just as a recreational or work out tool as it will provide people with a place to park the bike both at the beginning and end of their journey. Creating rules and regulations for solar energy systems will give property owners the opportunity to install systems that will generate electricity in a clean and sustainable way without relying on coal or dam generated electricity.

Criteria 2: The amendment shall not permit the use of land that is not consistent with the uses of properties nearby. **COMPLIES**

Analysis: the proposed amendments will enhance the existing uses allowed in the zones. They will provide upgrades for existing uses.

Criteria 3: The amendment will not permit suitability of the properties affected by the proposed amendment for the uses to which they have been restricted. **COMPLIES**

Analysis: The amendment will not permit suitability of the properties affected by the proposed amendment to the uses to which they have been restricted.

Criteria 4: The amendment will not permit the removal of the then existing restrictions which will unduly affect nearby property. **COMPLIES**

Analysis: The proposed language does not remove any existing restrictions that would unduly affect nearby property owners. It would add to the existing list of permitted uses

and provide property owners with opportunities to take advantage of things that were not previously available to them.

Criteria 5: The amendment will not grant special favors or circumstances solely for one property owner or developer. **COMPLIES**

Analysis: These regulations will apply to all property owners in the zones where the use is allowed.

Criteria 6: The amendment will promote public health, safety and welfare better than the existing regulations for which the amendment is intended to change. **COMPLIES**

Analysis: The proposal is designed to promote the sustainability goals of the Summit County Council. Implementation of these regulations will contribute to cleaner air quality, promoting alternative transportation goals and the use of clean energy sources.

Recommendation

Staff recommend that the Summit County Council review the proposed Development Code amendments and approve the attached ordinance per the findings of fact and conclusions of law in this report.

Findings of Fact

1. This language would require developers to install electric vehicle charging stations and bicycle parking in new developments, create specific criteria for solar arrays, amend language for service stations, create definitions for the uses and amend the use table to accommodate the changes.
2. County Council strategic objective for environmental stewardship which states:

“The County will demonstrate leadership and set direction for plans, policies, partnerships, and initiatives to secure, protect, and conserve our water, land, and air quality for the present and future, as well as implement an internal organizational culture that supports environmental stewardship.”
3. Research provided by County Sustainability staff and Utah Clean Energy indicate that Electric Vehicle use will continue to grow in Summit County, and therefore, requiring infrastructure for Electric Vehicles at the time of construction is much more economical than installing it after construction has been completed.
4. Requiring long and short-term spaces will take the entire trip into account: secure long-term storage at home, safe paths on the road, and secure temporary storage at the destination.

5. To date the Code is silent on solar energy systems, this means that they are prohibited. Creation of these rules will legitimize solar structures and help prevent any issues with enforcement of the code.
6. The proposed language would add to the existing list of permitted uses and provide property owners with opportunities to take advantage of items that were not previously available to them.
7. Each of the proposed additions to the development code will promote the objectives and goals of the Snyderville Basin General Plan as well as the Summit County Active Transportation Plan.
8. The Snyderville Basin Planning Commission held a public hearing on December 10, 2024. After the public hearing, the Commission forwarded a positive recommendation to the County Council.

Conclusions of Law:

1. The amendment is consistent with the goals, objectives, and policies of the General Plan.
2. The amendment will not permit the use of land that is not consistent with the uses of properties nearby.
3. The amendment will not permit suitability of the properties affected by the proposed amendment for the uses to which they have been restricted.
4. The amendment will not permit the removal of the existing restrictions which will unduly affect nearby property.
5. The amendment will not grant special favors or circumstances solely for one property owner or developer.
6. The amendment will promote public health, safety and welfare better than the existing regulations for which the amendment is intended to change.

Exhibits

- Exhibit A. EV research/comments
Exhibit B. Proposed Ordinance with Language

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 988**

**AN ORDINANCE AMENDING THE SNYDERVILLE BASIN
DEVELOPMENT CODE SECTIONS 10-4-9: PARKING REQUIREMENTS, 10-8 GENERAL
REGULATIONS, 10-2-10 USE TABLE AND 10-11-1 TERMS DEFINED**

PREAMBLE

WHEREAS Utah Code Annotated (“UCA”) §17-27a-102(b) provides that counties can enact all ordinances that they consider necessary or appropriate to govern, among other things, sustainable practices; and,

WHEREAS the goal of Chapter 5 of the Snyderville Basin General Plan is to promote and protect a sustainable development framework for the future; and

WHEREAS, in furtherance of this goal, §10-1-1 of the Snyderville Basin Development Code provides that The Snyderville Basin General Plan was developed “to ensure that the resort and mountain character of the basin is to be embraced and protected, while suburban development patterns, which erode the unique character of the basin, is discouraged and, to the extent possible, prohibited.” and,

WHEREAS Summit County must work to create solutions to address climate change that will bring major benefits to its citizens, from cleaner air to saving money on energy bills.

WHEREAS reducing carbon emissions is particularly important to creating cleaner air, and promoting a sustainable long-term environment for future generations; and

WHEREAS the proposed regulations requiring EV charging stations will aid in the County efforts to promote clean air quality as it will encourage the use of Electric Vehicles rather than gas automobiles. Requiring bike parking will encourage the use of bicycles as a mode of transportation rather than just as a recreational or work out tool as it will provide people with a place to park the bike both at the beginning and end of their journey; and

WHEREAS the Snyderville Basin Planning Commission held a public hearing on December 10, 2024; and

WHEREAS the Snyderville Basin Planning Commission recommended adoption of the amended sections of the Snyderville Basin Development Code on December 10, 2024; and

WHEREAS the Summit County Council held a public hearing on January 29, 2025, and June 25, 2025; and,

NOW, THEREFORE, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1. **SNYDERVILLE BASIN DEVELOPMENT CODE** The Snyderville Basin Development Code is amended as depicted in Exhibit A.

Section 2. **Effective Date.** This Ordinance shall take effect immediately after publication.

Enacted this ____ day of _____, 2025.

ATTEST:

SUMMIT COUNTY COUNCIL

Evelyn Furse
Summit County Clerk

Tonja Hanson, Chair

APPROVED AS TO FORM

David L. Thomas
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember McKenna	_____
Councilmember Robinson	_____
Councilmember Hanson	_____
Councilmember Armstrong	_____
Councilmember Harte	_____

EXHIBIT A: AMENDMENTS TO THE SNYDERVILLE BASIN DEVELOPMENT CODE

To be added to Chapter 10-4-9: PARKING REQUIREMENTS:

10-4-9.I: Electric Vehicle Parking

1. Purpose: The purpose of these regulations is to:

- a. Respond to the growing need for Electric Vehicle (EV) infrastructure due to increased EV ownership and usage.
- b. Encourage the establishment of convenient, cost-effective EV infrastructure.
- c. Promote the location of EV infrastructure in areas where potential adverse impacts are minimized.

2. Applicability:

- a. The provisions in this section shall apply to:
 - I. All new Multifamily Development and commercial Development in the NMU, RC, TC, CC, NC, and SC zones
 - II. All new Single Family Attached, Single Family Detached, and Two-Family Dwelling Units.

3. Electric Vehicle Parking Requirements:

a. Electric Vehicle Charging Station, Installed:

All Multifamily and commercial Developments in the NMU, TC, RC, CC, NC and SC zones shall provide Electric Vehicle Charging Station Installed subject to the following:

- i. A minimum of five percent (5%) of the Off-Street parking spaces shall include a Level Two or Level Three EV parking station; and
- ii. EV Spaces shall count toward the required number of parking spaces; and
- iii. EV spaces shall be in the same Lot as the Principal Use.

b. EV Ready/Capable - Multifamily and Commercial

All new Multifamily and commercial developments in the NMU, TC, RC, CC, NC and SC zones, shall be Electric Vehicle Ready/Capable subject to the following:

c. EV Capable - Single and Two-Family Dwelling Units

All new Single Family Attached, Single Family Detached or Two-Family dwelling units shall provide one (1) EV Capable parking space.

- i. A minimum of five percent (5%) of parking spaces shall be EV Ready, with wiring and electrical capacity to support a Level Two or Level Three charger.
- ii. A minimum of 10 percent (10%) of the parking spaces shall be EV Capable, with the conduct and panel capacity provided, but not fully wired.
- iii. EV Ready and EV Capable spaces must be shown on the approved site plan; and
- iv. EV Ready and EV Capable spaces shall count toward the required number of off-street parking spaces.

d. Exception - Affordable Housing

The Planning Commission may reduce or waive the above requirements for affordable housing development, as defined in Chapter 10-5 of this Title, upon making all the following findings:

- i. The project provides housing affordable to households earning at or below 80% of the Area Median Income (AMI); and
- ii. Strict compliance would create a demonstrable financial hardship that affects the project's feasibility; and
- iii. The applicant has explored alternative funding sources or design solutions to partially meet the EV infrastructure goals in a cost-effective manner.

e. Design and Maintenance Standards.

All Electric Vehicle Charging Stations associated with Multifamily or Commercial developments shall conform to the following standards:

- a. **Location.** Charging outlets and connector devices shall be installed between 15 and 48 inches above the ground. Equipment mounted on pedestals, lighting posts, bollards, or similar devices must not impede pedestrian travel or violate ADA standards.
- b. **Maintenance.** Charging stations must be maintained in good working order. A phone number or contact information shall be posted for reporting malfunctions or issues.
- c. **Protection.** Charging stations must be protected with concrete-filled steel bollards or curbing. Curbing may be used if the station is set back a minimum of 24 inches from the curb face.
- d. **Snow Removal.** Cords and cables shall be stored at least 24 inches above ground. Owners or operators must ensure snow is cleared and cords do not obstruct snow removal.

10-4-9. J: Bicycle Parking Requirements

1. Applicability:

- a. The provisions in this Section apply to all new Single Family Attached, Multifamily and commercial Development in the NMU, TC, RC, CC, SC, and NC zones.

2. Minimum Required Bicycle Parking Spaces: Unless otherwise exempted by an existing development agreement, or consent agreement:

USE TYPE	Short Term Spaces Minimum	Long Term Spaces Minimum
Retail/Restaurant	1 per 2,000 square feet (min. 2)	1 per 10,000 square feet (min. 1)
Office	1 per 10,000 square feet (min. 2)	1 per 5,000 square feet (min. 2)
Hotel/Lodging	1 per 20 guest rooms (min. 5)	1 per 10 employees (min. 4)
Multifamily Residential	1 space per 5 units (min. 3)	1 per 3 units (min. 3)
Overall/General (applies to any use not listed above)	1 space per 20 parking spaces (min. 2)	1 per 10 employees (min. 2)

3. Exception:

- a. The Planning Commission may reduce or modify the required bicycle parking spaces when the Applicant demonstrates a plan that achieves a secure bicycle parking facility that best suits the Use and physical constraints of a Site.

4. General Requirements

- a. All bicycle parking must be:
 - I. Located on the same Lot as the use it serves.
 - II. Accessible without passing through private areas or stairs (unless ramps or elevators are provided).
 - III. Anchored in concrete to prevent theft.
 - IV. Clearly marked with signs where not obvious.
 - V. Compliant with applicable Summit County bike parking standards and guidelines as maintained by the County Transportation Director.
 - VI. Hotels/businesses with their own bike rental services must provide separate bike parking. Public bike parking is reserved for private, non-rental use only.
- b. Short-Term Bicycle Parking:

- I. Must be visible and accessible from public sidewalks or main entries.
- II. Must allow the frame and one wheel to be locked.
- III. It can be installed on sidewalks or plazas if clearance of 6' is maintained.

c. Long-Term Bicycle Parking:

- I. Must be in a secure, covered, and weather-protected area.
- II. Must be access controlled.
- III. May be in:
 - a. Bicycle rooms or lockers.
 - b. Indoor garages or secure fenced areas with controlled access.
- IV. Vertical racks are permitted for support and locking of individual bikes if spacing allows ease of use.

To be added to Chapter 10-8-8:

SERVICE STATIONS GASOLINE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE:

The purpose of this section is to prescribe standards for service stations in order to limit the potential for impairment of traffic flow on roads providing access to such uses; to minimize fire hazards and the contamination of ground water resulting from the over concentration of such uses within defined areas; to ensure adequate off-street queuing and ingress/egress; and to limit the noise and other negative impacts on adjacent land uses.

- A. Separation: No service station shall be located within two hundred feet (200') of a single-family dwelling or within five hundred feet (500') of another service station.
- B. Distance To Intersection, Road: Not more than one service station may be located within two hundred feet (200') of the intersection of any major road, arterial road or collector road with another major road, arterial road or collector road.
- C. Screening: An opaque screening treatment shall be provided on all sides of the property that are located adjacent to residentially zoned and residentially used property.
- D. Electric Vehicle Charging Stations shall comply with all applicable parking requirements in this Title.

To be added to Chapter 10-8

10-8-20: SOLAR ENERGY SYSTEMS

1. Applicability:

- a. Solar energy systems are allowed accessory use in all zone districts.
- b. Solar Energy Systems shall not count toward Accessory Building limitations in chapter 8-17 of this Title.
- c. All Solar Energy Systems must comply with the standards set forth in this section:

2. Solar Energy System, Building Integrated:

- a. Solar panels and equipment shall be integrated into the building (e.g., walls, windows, photovoltaic louvers, roof tiles).
- b. All associated equipment such as wires and batteries shall be screened from view.

3. Solar Energy System, Roof Mounted:

- a. The collector surface and mounting devices shall not extend beyond the exterior perimeter of the building on which the system is mounted.
- b. Roof Mounted Solar Energy Systems on pitched roofs shall have the same finished pitch as the roof and shall not extend more than ten inches (10") above the roof surface.
- c. All Roof Mounted Solar Energy Systems shall comply with the height limitations of the zoning district where they are located.
 - i. **EXCEPTION:** On flat-roofed structures, solar panels may extend up to five (5) feet above the zone height limit, but no more than ten feet (10') above the roof surface. Such panels are exempt from rooftop equipment or mechanical system screening requirements.

4. Solar Energy System, Ground Mounted:

- a. The total collector area of Ground Mounted Solar Energy Systems shall not exceed four thousand (4,000) square feet.
- b. Ground Mounted Solar Energy Systems shall not exceed fifteen feet (15') in height at maximum tilt, above existing grade.
- c. Ground Mounted Solar Energy are prohibited in front yards, specifically between the principal building and the public street.

- d. Ground Mounted Solar Energy Systems shall not extend into the side or rear setback when oriented at minimum design tilt.
- e. All Solar Area utility lines shall be placed underground to the extent feasible.
- f. Ground Mounted Solar Energy Systems shall be designed and located to ensure solar access without reliance on adjacent properties.

To be added to Chapter 10-2-10 USE TABLE

USE	RR	HS	MR	C	SC	NC	ADDITIONAL INFORMATION
Gasoline Service Station with or without a Convenience Store	*	*	*	C	C	C	Chapter 10-8-8 of this Title
Electric Vehicle Charging Station, Private	A	A	A	A	A	A	Chapter 10-4-9.I
Electric Vehicle Charging Station, Public	C	*	*	A	A	A	Chapter 10-4-9.I
Solar Energy System, Building Integrated	A	A	A	A	A	A	Chapter 10-8-21
Solar Energy System Ground Mounted	A	A	A	A	A	A	Chapter 10-8-21
Solar Energy System, Roof Mounted	A	A	A	A	A	A	Chapter 10-8-21

To be added to Chapter 10-11: DEFINITIONS

BICYCLE PARKING, SHORT-TERM. A convenient, visible space to temporarily lock a bike, intended for visitors or people staying less than two hours.

BICYCLE PARKING, LONG-TERM. A secure, sheltered space typically used by employees, residents, or commuters for several hours, often all day or overnight.

ELECTRIC VEHICLE (EV). A motor vehicle that is registered for operation on public roadways and operates either partially or exclusively on electric energy.

ELECTRIC VEHICLE CHARGING STATION. A device that supplies electrical power for recharging plug-in electric vehicles or electric bicycles. EV Charging Stations are categorized by level:

- I. **Level One:** Uses a 120-volt outlet and provides up to 1.9 kilowatts of power, suitable for slow overnight charging. Commonly used in Single Family Attached, Single Family Detached, or Two-Family Dwellings.
- II. **Level Two:** Uses 208 to 240 – volt power and provides 3.3 to 19.2 kilowatts of power, enabling faster charging. It is commonly found at workplaces, shopping centers, and other public locations.
- III. **Level Three:** Provides 50 kilowatts or more of power for rapid charging. Typically found along high-traffic corridors or used by commercial fleet vehicles.

ELECTRIC VEHICLE CHARGING STATION, PRIVATE: An Electric Vehicle Charging Station that is privately owned with restricted access, such as for residential use or employee-only parking.

ELECTRIC VEHICLE CHARGING STATION, PUBLIC: An Electric Vehicle Charging Station that is either publicly owned and publicly accessible (e.g., park and ride lots, public library lots, on-street parking) or privately owned but accessible to the public (e.g., shopping centers, gas stations, etc.).

ELECTRIC VEHICLE CAPABLE: A parking space that includes basic infrastructure necessary to support future EV charging station installation. It is equipped with electrical panel capacity and conduit to support future Electric Vehicle Charging Station installation. EV Capable spaces do not include wiring, breakers or a functional outlet. Additional construction is required before a charging station can be installed.

ELECTRIC VEHICLE READY: A parking space that is fully pre-wired and prepared for immediate installation of an EV Charging Station. It includes electrical panel capacity, conduit, wiring, overcurrent protection, and termination at a junction box or outlet. EV Ready spaces do not yet

include the charging equipment itself, but they require no further electrical upgrades and are ready for plug and play installation.

ELECTRIC VEHICLE CHARGING STATION, INSTALLED: Spaces where a functioning EV charger is already installed and is operational.

GASOLINE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE: A place where gasoline, motor oil, lubricants, or other minor accessories are retailed directly to the public on the premises in combination with the retailing of items typically found in a convenience market or supermarket and may include Electric Vehicle Charging Stations.

SOLAR ENERGY SYSTEM, BUILDING INTEGRATED: A combination of Solar Panels and Solar Energy Equipment integrated into any building envelope system, including but not limited to, vertical facades, semitransparent skylight systems, solar collectors mounted on the sides of buildings serving as awnings, roofing materials, or shading over windows, which produce electricity for onsite or offsite consumption.

SOLAR ENERGY SYSTEM, GROUND MOUNTED: A Solar Energy System that is anchored to the ground via a pole or other mounting system, detached from any other structure, that generates electricity for onsite or offsite consumption.

SOLAR ENERGY SYSTEM, ROOF MOUNTED: A Solar Energy System located on the roof of any legally permitted building or structure that produces electricity for onsite or offsite consumption.



Mountain Regional Water

Impact Fee Facilities Plan Amendment

August 20, 2025



Introduction



- An Impact Fee Facilities Plan (IFFP) identifies the capital projects required to serve future growth.
- It ensures new development pays its proportional share for new water infrastructure.
- Our current IFFP was adopted in November 2023 by Summit County Council and is based on the District's long-term Water Master Plan (completed in 2022).



Why the Amendment?



This amendment updates the Capital Projects list from the 2023 IFFP to reflect the most current information.

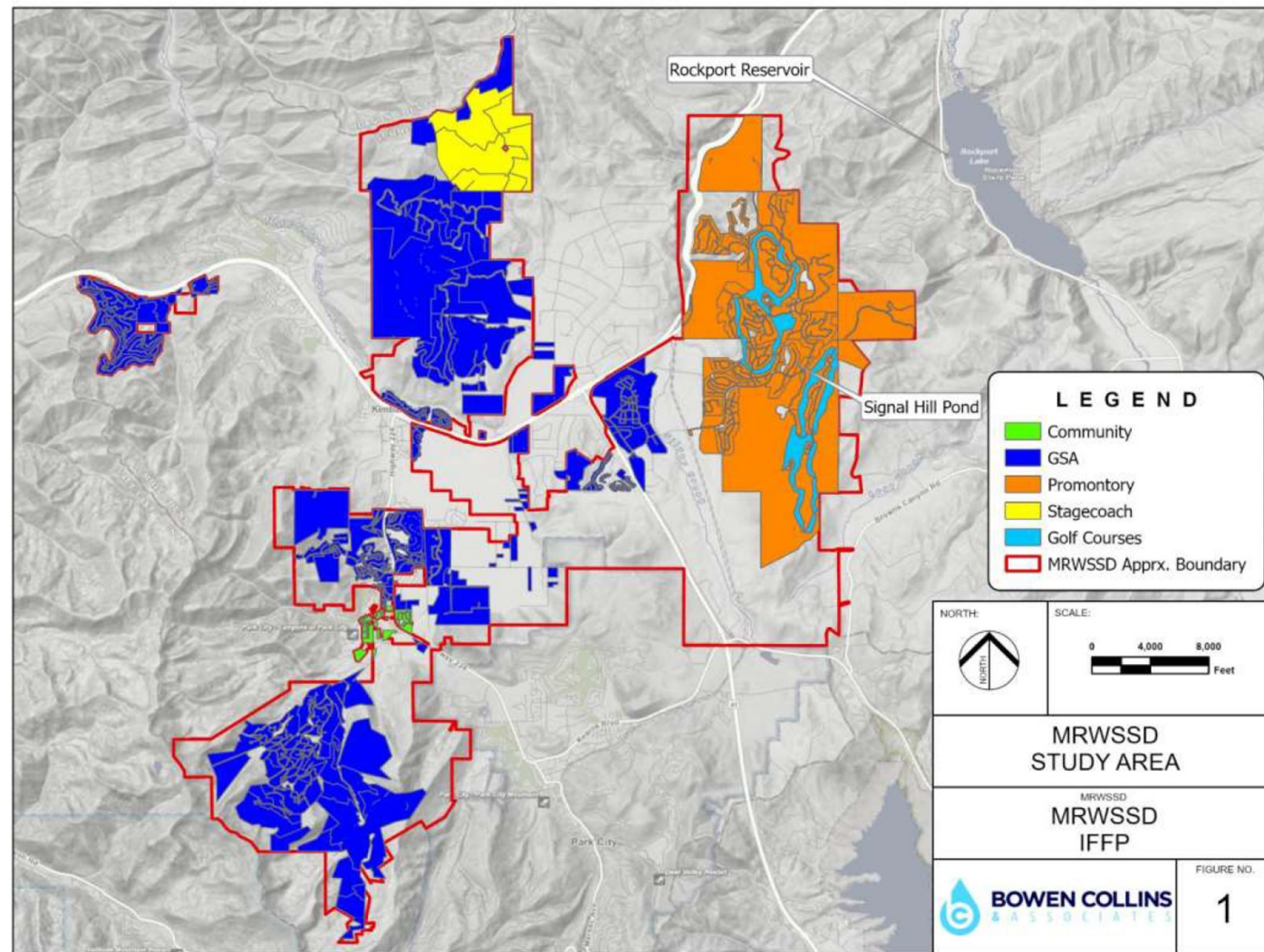
- **Key Drivers for the Update:**
 - Updated Project Costs: Incorporating actual bid prices, final costs for completed projects, revised engineering estimates, and inflation.
 - Revised Project Schedules: Aligning project timelines with current plans and regional partnerships.
 - School-related infrastructure: The amendment clarifies that the District's plan accounts for potential future demands from school facilities. It specifies impact fees from schools be calculated in standard procedure, using Equivalent Residential Connections (ERCs).



Service Area

Costs for capital improvements are allocated proportionally between the General Service Area (GSA) and Promontory, based on the benefit each area receives.

- Promontory
 - Special Improvement District (2002)
 - Special Assessment Area (2014)
- General Service Area (GSA)
- Other Annexations and Assessments
 - Community Water
 - Stagecoach



Maintaining the Level of Service



- This amendment does not change the proposed Level of Service (LOS) for customers.
- The purpose of these projects is to ensure our system can maintain its performance standards for all users as the community grows.
- The LOS is based on key system components (detailed information in the 2023 IFFP):
 - Water Rights
 - Source Production
 - Storage
 - Distribution
 - Operations Support

Summary of Key Project Changes



- Signal Hill Expansion: The original two phases are now combined into a single, more efficient project with an updated updated the cost and construction schedule.
- New Building: The project cost was updated to include land acquisition and to account for inflation.
- Future Interconnection: Costs and schedule for this project are updated to reflect a partnership with Summit Water and Park City, enhancing regional supply reliability for future growth.
- Completed Projects: Costs for the Solar Array and South Point Distribution Line are now final.

Capital Improvement Projects

- This table shows the updated 10-year improvement plan to meet growth.
- The construction costs have been updated based on additional planning and engineering since 2023.
- Construction year has also been updated since the 2023 IFFP.

Project	Construction Year	Total Cost (2025 Dollars)	Cost Participation (GSA/Prom) %	Percent to Existing (GSA/Prom)	Percent to 10 Year Growth (GSA/Prom)	Percent to Growth Beyond 10 Years (GSA/Prom)
New Well Development (Well No. 17)	2031	\$ 2,048,000	77%/23%	0%/0%	70.1%/20.6%	7.2%/2.1%
Signal Hill Expansion	2027-2028	\$ 42,269,933	71%/29%	0%/0%	17.7%/5.2%	54.7%/23.5%
Future Interconnection	2025	\$2,426,093	75%/25%	0%/0%	0%/0%	75.04%/24.96%
Old Ranch Road Surge Tank	2025	\$ 1,076,400	100%/0%	79.3%/0%	15.6%/0%	5.1%/0%
Silver Gate Drive Transmission Line	2031	\$ 1,938,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Highway 40 Transmission Line	2032	\$ 2,137,400	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
South Point Distribution Line Size Upgrades	2025	\$ 255,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Solar Array on SHWTP	2024	\$ 1,827,739	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%
New Building	2025	\$ 23,361,691	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%

Impact Fee Milestones





Questions?



Current Level of Service

Table 2
Proposed Level of Service for Various System Requirements

	Proposed Level of Service
Water Rights	
Acre -feet of water right availability / gpm of peak day demand	1.90
Source Production	
Gpm of source production / gpm of peak day demand	0.91
Storage¹	
Gallons of storage / gpm of peak day demand	1675.9
Distribution (Transmission, Pumping and Distribution)	
% of system meeting performance standard of 40 psi min. during peak day demands ²	98.37%
% of system meeting performance standard of 20 psi min. during fire flows	97.52%
% of system meeting performance standard of 7 fps max. pipe velocity during peak day demands	99.46%
Operations Support	
Administrative and Service Buildings	Satisfactory

Water Rights

- The District's water rights are comprised of 9,589 acre-ft of leased exchange water rights and 1,830 acre-ft of decreed water rights.

Table 3
Excess Water Rights Capacity

Planning Window	Annual Demand (acre-ft)	Use of Existing Facilities (Acre-ft)	
<i>GSA</i>	<i>Acre-feet</i>	<i>Acre-feet</i>	<i>%</i>
Existing (2023)	2,366	0	0.00%
End of 10-year Planning Window (2023)	3,300	1,788	54.19%
Buildout	3,569	1,635	45.81%
Total	3,569	3,423	100%

Source Production

- MRWSSD's water sources are made up of 19 groundwater wells and a surface water diversion on the Weber River. The surface water is either treated at Signal Hill Water Treatment Plant (SHWTP) or utilized for irrigation.

Table 4
Excess Source Production Capacity

Facility	Cost Participation	Capacity Share	2023 Supply Demand		2033 Supply Demand		Build Out Supply Demand	
<i>GSA</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
GSA Wells	100%	2,020	3,809	100.0%	4,636	0.0%	5,296	0.0%
Well 15B and 15C	83%	1,251		83.4%		0.0%		0.0%
SHWTP	48%	875		35.9%		12.6%		0.0%
LCBPS	36%	2,368	648	10.0%	1,475	12.7%	2,135	13.7%
Facility	Cost Participation	Capacity Share	2023 Supply Demand		2033 Supply Demand		Build Out Supply Demand	
<i>Promontory</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
Promontory Wells	100%	115	758	100.0%	1,470	0.0%	1,762	0.0%
Well 15B and 15C	17%	249		16.6%		0.0%		0.0%
SHWTP	52%	930		28.2%		23.3%		0.0%
LCBPS	64%	4,132	1,871	41.4%	2,583	15.75%	2,875	6.45%

Storage Facilities

- The District's storage capacity is comprised of about 13 MG across 24 tanks. Of these tanks only 7 are impact fee recoverable.

Table 5
Excess Storage Capacity

Facility	Share of Tank Capacity		2023 Storage Demand		2033 Storage Demand		Build Out Storage Demand	
<i>GSA</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>
Blackhawk Tank	100%	350,000	108,917	99.83%	109,080	0.15%	109,105	0.02%
Mid-Mountain	100%	160,000	151,293	97.3%	154,889	2.3%	155,467	0.4%
Olympic	100%	1,000,000	67,373	51.92%	115,315	36.94%	129,768	11.14%
Silver Springs	100%	500,000	275,886	99.4%	277,384	0.5%	277,620	0.1%
Summit Park 1	100%	250,000	59,610	85.2%	68,388	12.5%	70,002	2.3%
Colony White Pine Tank	100%	500,000	113,729	96.2%	117,599	3.3%	118,228	0.5%
Silver Creek Reservoir	75%	1,500,813	807,239	40.5%	1,326,586	26.1%	1,494,047	8.4%
<i>Promontory</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>
Silver Creek Reservoir	25%	499,187	268,497	13.5%	441,237	8.7%	496,936	2.8%

Distribution System (Booster Pump Stations)

- MRWSSD's distribution system is comprised of 16 booster pump stations and a network of distribution and transmission pipes. 7 of the 16 pump stations are impact fee recoverable (built in part or wholly by MRWSSD)

Table 6
Excess Booster Pump Station (BPS) Capacity

Facility	Share of Tank Capacity		2023 BPS Demand		2023 BPS Demand		Build Out BPS Demand	
<i>GSA</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>
Crestview	100%	220	95	68.8%	130	25.2%	139	6.0%
Kilby Booster	100%	275	207	78.1%	254	17.9%	265	4.0%
Glenwild	100%	372	284	76.5%	392	23.5%	414	0.0%
Blackhawk	100%	790	561	75.1%	715	20.7%	747	4.2%
Old Ranch Road	100%	1,300	626	79.3%	749	15.6%	789	5.1%
Bear Hollow	100%	390	94	51.92%	160	36.94%	180	11.14%
Silver Springs	100%	1,200	304	76.66%	375	18.07%	396	5.27%
<i>Promontory</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>
Spine Booster	100%	885	899	47.1%	1,569	35.1%	1,909	17.8%

Distribution System (Pipelines)

- Excess capacity in the District's distribution and transmission pipes is based on peak day culinary demand.

Table 7
Excess Distribution and Transmission Pipeline Capacity

Facility	Cost Participation	Capacity Share	2023 Distribution Demand		2033 Distribution Demand		Build Out Distribution Demand	
<i>GSA</i>	%	<i>gpm</i>	<i>gpm</i>	%	<i>gpm</i>	%	<i>gpm</i>	%
Existing Pipes (GSA Only)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Silver Creek Pipeline Extension	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Blackhawk (Stonehouse) Vault	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Gorgoza Pipeline (acquired from Timberline)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Old Ranch Road Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Trailside 20" Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Willow Springs Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Gorgoza Transmission Line (I-80 Rasmussen)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Summit Park - Interconnect Pipeline	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Willow Creek to Old Ranch Pipeline Connection	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Old Highway 40 Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Promontory - spine Road Extension	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Promontory to Park City 12" MRW Transmission Line ¹	75%	4,247	3,809	56.3%	4,636	11.3%	5,296	7.5%
Equestrian Transmission Line ²	75%	5,296	3,809	56.3%	4,636	11.3%	5,296	7.5%
The EPA Pipeline Extension ²	75%	5,296	3,809	56.3%	4,636	11.3%	5,296	7.5%
Lost Canyon - Lost Canyon Raw Water Pipeline ²	36%	2,368	3,809	9.96%	4,636	12.72%	5,296	13.74%
Facility	Cost Participation	Capacity Share	2023 Distribution Demand		2033 Distribution Demand		Build Out Distribution Demand	
<i>Promontory</i>	%	<i>gpm</i>	<i>gpm</i>	%	<i>gpm</i>	%	<i>gpm</i>	%
Promontory to Park City 12" MRW Transmission Line ¹	25%	4,288	3,633	10.7%	4,345	10.1%	4,637	4.1%
Equestrian Transmission Line	25%	1,762	758	10.7%	1,470	10.1%	1,762	4.1%
The EPA Pipeline Extension ²	25%	1,762	758	10.7%	1,470	10.1%	1,762	4.1%
Lost Canyon - Lost Canyon Raw Water Pipeline ²	64%	4,132	1,871	41.36%	2,583	15.75%	2,875	6.45%

Demands Placed on Facilities by New Development

Table 8
Projected Peak Day Demand

Year	Peak Day Demands (gpm)			Annual Demand (Ac-ft)		
	2023	2033	Build Out	2023	2033	Build Out
GSA Culinary Demand	3,824	5,092	5,358	2,366	3,300	3,569
Promontory Culinary Demand	758	1,470	1,762	594	1,066	1,219
Promontory Secondary Water Demand	1,477	1,477	1,477	707	707	707
<i>Total Culinary Demand in GSA and Promontory</i>	<i>4,581</i>	<i>6,562</i>	<i>7,120</i>	<i>2,959</i>	<i>4,366</i>	<i>4,788</i>
<i>Total Secondary and Culinary Promontory Demand</i>	<i>2,235</i>	<i>2,947</i>	<i>3,239</i>	<i>1,301</i>	<i>1,773</i>	<i>1,926</i>
Total Secondary and Culinary Water Demand in GSA and Promontory	6,059	8,039	8,597	3,666	5,073	5,495

- The GSA and Promontory's culinary and secondary water demands form the premise for MRWSSD's performance standard and impact fees.
- This Table shows existing and future demand projections to meet growth.



PREPARED FOR:

PREPARED BY:



MOUNTAIN REGIONAL WATER
SPECIAL SERVICE DISTRICT

NOVEMBER 2023

WATER IMPACT FEES FACILITIES PLAN

WATER IMPACT FEES FACILITIES PLAN

NOVEMBER 2023

PREPARED FOR:



PREPARED BY:



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INTRODUCTION

The Mountain Regional Water Special Service District (MRWSSD or District) retained Bowen Collins & Associates (BC&A) to prepare an Impact Fee Facilities Plan (IFFP). MRWSSD's impact fees are based on the system's existing capacity versus the service area's existing and future demand:

- If existing capacity exceeds demand (e.g. excess capacity) future users are charged an impact fee to buy into the system's excess capacity.
- If demand exceeds existing capacity (e.g. deficient capacity) existing and/or future users are charged an impact fee to pay for capacity upgrades.

MRWSSD's water system facilities can be divided into five categories: Water Rights, Sources, Storage, Distribution, and Operations Support. In this report, the District's assets in each of these categories were evaluated against the State of Utah's IFFP requirements. Requirements for preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah Code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing Level of Service (LOS)
2. Establish a proposed Level of Service (LOS)
3. Identify excess capacity to accommodate future growth at the proposed LOS
4. Identify demands placed upon existing public facilities by new development
5. Identify the means by which demands from new development will be met
6. Consider the Additional Issues
 - a. Revenue sources to finance required system improvements
 - b. Necessity of improvements to maintain the proposed level of service
 - c. Need for facilities relative to planned locations of schools

The District's Water Master Plan contains additional information on demand projections, system evaluation, and planning for the future.

The following sections of this report have been organized to address each of these requirements.

SERVICE AREA

MRWSSD is a water service provider for several communities in the Snyderville Basin. Of these communities, MRWSSD annexed the "Promontory Development Project" (Promontory) in 2000 while still under development. Several agreements were subsequently made between the District and the Promontory developer to pay for and provide water to existing and future Promontory residents. A Special Improvement District (SID) was created in 2002 and a Special Assessment Area (SAA) was created in 2014 in Promontory to fund infrastructure projects necessary to meet Promontory's culinary and secondary water demands. Promontory is thus designated as a separate impact fee service area from the remainder of the District's service area (hereafter referred to as the General Service Area or GSA).

After being annexed by the District, SIDs were also formed in the Community and Stagecoach developments. Both of these developments required significant upgrades to bring their facilities into compliance with MRWSSD's existing level of service standards. The SIDs were formed to pay for

upgrades to eliminate existing deficiencies. However, due to their location and integration with the rest of the District's water system the Community and Stagecoach areas are not treated as separate service areas. Therefore, improvements paid for by the Community and Stagecoach SID's to bring their systems into compliance with MRWSSD's level of service are not impact fee eligible.

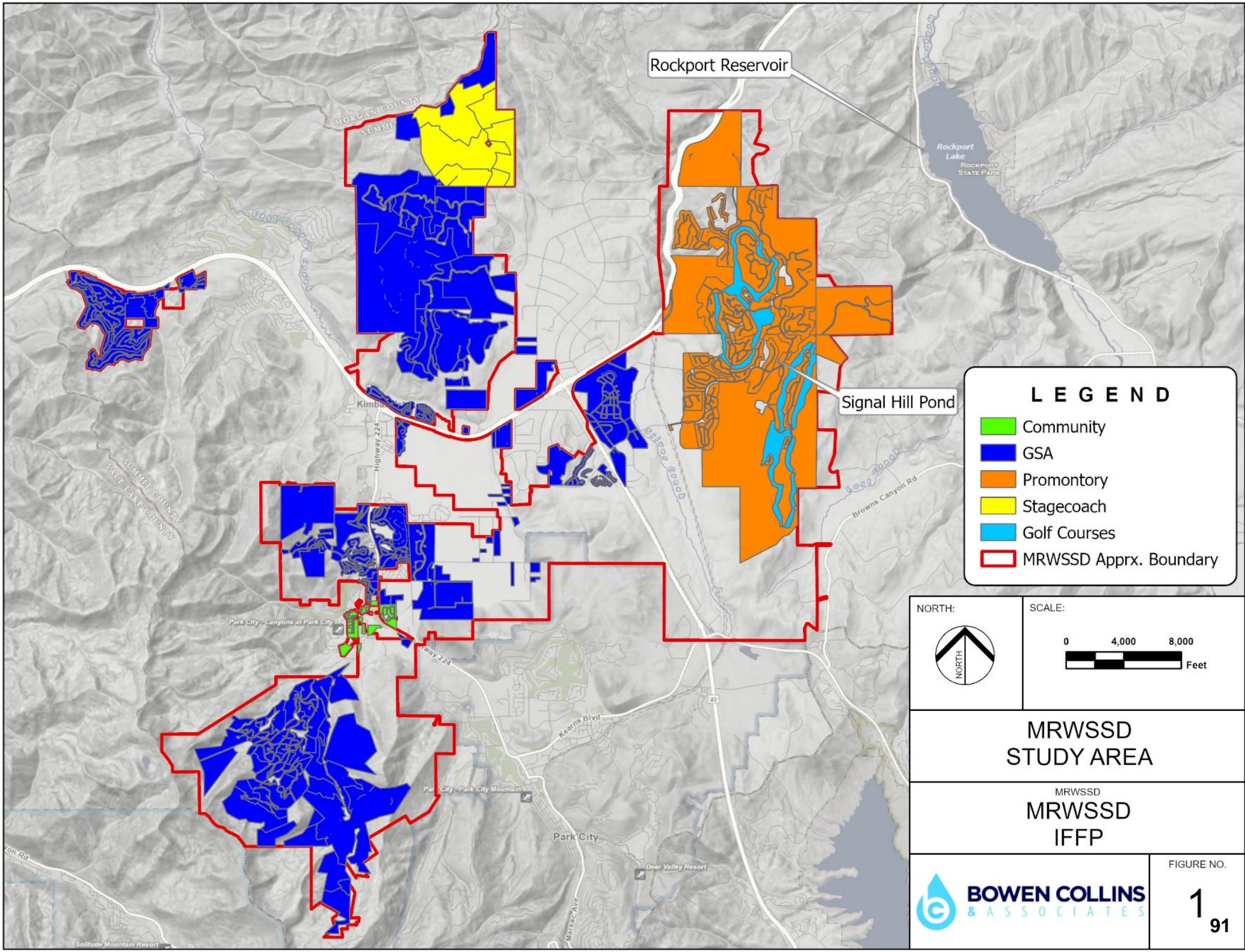
Figure 1 shows a map of the GSA, Promontory, Community and Stagecoach developments.

IMPACT FEE RECOVERABILITY

Not all of the District's assets (including those in Promontory, Community and Stagecoach) are impact fee recoverable. Assets with deficient capacity, assets granted to the District free of charge, leased assets, and assets paid for by an SID or SAA are not impact fee recoverable. Future improvement projects and assets with excess capacity are impact fee recoverable.

The impact fee recoverability for each asset needs to be evaluated for both the GSA and Promontory. Some assets are impact fee recoverable in both service areas, in this case Promontory's use and participation in paying impact fees for the asset is based on arrangements made in the Promontory Agreements or on Promontory's proportional benefit of the shared asset. These parameters are used to divide use and participation of the asset between the GSA and Promontory. Additional information on the effect of the Promontory Agreements on impact fees can be found in a Technical Memorandum (TM) written by BC&A on August 4th, 2023 (Appendix A).

Tables B1-B5 in Appendix B summarize the impact fee recoverability of assets for the District's water rights, supply sources, storage facilities, and distribution system.



LEGEND

- Community
- GSA
- Promontory
- Stagecoach
- Golf Courses
- MRWSSD Apprx. Boundary

NORTH:

SCALE:

0 4,000 8,000 Feet

**MRWSSD
STUDY AREA**

MRWSSD
**MRWSSD
IFFP**

**BOWEN COLLINS
& ASSOCIATES**

FIGURE NO.

1
91

EXISTING LEVEL OF SERVICE (11-36A-302.1.A.I)

Level of service is defined in the Impact Fees Act as “the defined performance standard or unit of demand for each capital component of a public facility within a service area”. This section discusses the level of service currently provided to existing users.

PERFORMANCE STANDARD

Performance standards are the standards used to design and evaluate the performance of facilities. While the Impact Fees Act includes “defined performance standard” as part of the level of service definition, this report will make a subtle distinction between performance standard, and level of service. The performance standard will be considered the desired minimum level of performance for each component, while the existing level of service will be the actual current performance of the component. Thus, if the existing level of service is less than the performance standard, it is a deficiency. If it is greater than the performance standard, it may indicate excess capacity. This section discusses the existing performance standards for the District. A subsequent section will consider existing level of service relative to these standards.

To improve the accuracy of the analysis, this impact fee facilities plan has divided the system into five different components (Water Rights, Sources, Storage, Distribution and Operations Support). Each of the system’s categories has its own set of performance standards:

Water Rights

For water rights, the performance standard means the District maintains sufficient water rights to satisfy culinary and secondary water demands on an annual basis.

Source Production

Water production must be adequate to satisfy demands on both an annual and peak day basis. Production of supplies must consider seasonal limitations in supply availability and reductions in yield because of dry year conditions. Production capacity must be capable of satisfying all sources of demand including secondary demands where applicable.

Storage

Three major criteria are generally considered when sizing storage facilities for a water distribution system: operational or equalization storage, fire flow storage, and emergency or standby storage.

1. **Equalization Storage:** Equalization storage is the storage required to satisfy the difference between the maximum rate of supply and the rate of demand during peak conditions. Sources, major transmission pipelines, and pump stations are usually sized to convey peak day demands to optimize the capital costs of infrastructure. During peak hour demands, storage is needed to meet the difference in source/conveyance capacity and the increased peak instantaneous demands. Equalization storage was reviewed a few different ways for the District including reviewing the typical water use patterns of the District and comparing it to State of Utah minimum storage recommendations.
2. **Fire Flow Storage:** Fire flow storage is the amount of water needed to combat fires occurring in the distribution system. This storage is calculated based on the fire flow rate for structures in each area of the system multiplied by a specified duration as required by the fire authority. Smaller residential homes have a fire flow requirement of 1,000 gpm for 2 hours while larger homes may have fire flow demands between of 1,500 gpm for a duration of 2 hours (180,000 gallons) or 2,000 gpm for 2 hours. Typical commercial facilities require a fire flow of at least

2,000 gpm for a duration of 2 hours (240,000 gallons). For some buildings in the District, the fire authority requires even greater fire flow. Park City Fire District provided feedback on required fire flows for various areas of the District.

3. **Emergency Storage:** Emergency or standby storage is the storage needed to meet demands in the event of an emergency such as a failure at a production well, booster pump, or treatment plant, or a line break or other unexpected event. The State of Utah recommended sizing standard includes some buffer for emergency storage.

Storage requirements are calculated for the system as a whole and for each individual zone.

Distribution

Based on input from District staff, the following criteria were used as the performance standards for major conveyance facilities:

1. The system was evaluated for existing conditions and projected conditions at buildout. Each demand scenario included model runs at both peak day and peak hour demand.
2. The District requires pumps to deliver water from sources and lower pressure zones to higher pressure zones. Pumping stations must be sized to deliver flow to destination storage reservoirs such that the level in the reservoirs at the end of a peak day of demand is the same as the level in the reservoir at the beginning of the day. In addition, each pressure zone should have sufficient redundant capacity such that it can experience a failure of one of the pumps in the zone and still meet the peak day demands as described above. In essence, pump stations must be sized to reliably satisfy peak day demands in their respective service areas.
3. Under peak hour demand, the system must be capable of limiting the maximum rate of draining in all system tanks and reservoirs to two times the tank or reservoir's size (e.g., - a 1-million-gallon tank will drain at a rate of two mgd or less during the peak hour). This criterion limits the fluctuation of all tanks and reservoirs to 50 percent of their total volume during a peak day and ensures operational storage is adequate.
4. The system should be capable of maintaining 40 psi during peak day demand and 30 psi during peak hour demand.
5. If any major source fails or is off-line, the system must be capable of conveying water from the remaining sources to all points of demand at a demand rate equal to the production rate of the remaining sources.
6. If any major transmission line fails or is off-line, the system must be capable of delivering water from other delivery points sufficient to satisfy average day demand conditions.
7. Per requirements of the State of Utah, the system must be able to meet fire flow demands and still maintain greater than 20-psi residual pressure in the distribution system under peak day demand conditions. Fire flow demands were set at 1,500 gpm for residential areas, with higher custom fire flows for a few other large structures as established by the fire authority.

Operations Support

The Operations Support category includes the District facilities that are used to support water system operations and maintenance. Included in this category are office and maintenance space and other miscellaneous facilities such as the proposed solar array on the Signal Hill Water Treatment Plant (SHWTP) pond. For these items the performance standard means the District maintains sufficient

building capacity, solar arrays and other assets to satisfy the operational needs of the District on a daily / annual basis.

UNIT OF DEMAND

In typical water systems, the unit of demand is often defined in terms of an equivalent residential unit (ERU). For MRWSSD, however, development size and type vary so significantly across the District that the concept of “equivalent residential unit” does not really apply.

To overcome this challenge and best capture these unique aspects of the District’s water use, MRWSSD has abandoned any attempt of defining a standardized and typical residential unit and has instead calculated its impact fee based on annual and peak day demands. Impact fees can then be customized for individual developments based on projected annual and peak day demands for the development type and size. Additional information on calculating individualized impact fees based on different development types and lots sizes will be provided as part of the impact fee analysis (a separate document).

Existing Level of Service

Existing level of service has been divided into the same five components as identified for the system performance standard (water rights, source production, storage, distribution, operation support). Existing level of service values are summarized in Table 1 below.

Table 1
Existing Level of Service for Various System Requirements

	Existing Level of Service
Water Rights	
Acre -feet of water right availability / gpm of peak day demand	2.49
Source Production	
Gpm of source production / gpm of peak day demand	1.19
Storage¹	
Gallons of storage / gpm of peak day demand	2195.3
Distribution (Transmission, Pumping and Distribution)	
% of system meeting performance standard of 40 psi min. during peak day demands ²	97.71%
% of system meeting performance standard of 20 psi min. during fire flows	94.64%
% of system meeting performance standard of 7 fps max. pipe velocity during peak day demands	99.56%
Operations Support	
Administrative and Service Buildings	Satisfactory

¹ Storage LOS does not include fire flow storage and is not localized to each pressure zone. Because water use varies across the District some zones may have a higher level of service.

² Because of sharp changes in elevation some connections cannot meet the minimum performance standard of 40 psi min. during peak hour demands. In this case they instead meet the State standard of 30 min. psi during peak hour demands.

PROPOSED LEVEL OF SERVICE (11-36A-302.1.A.II)

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fee Act indicates that the proposed level of service may:

1. diminish or equal the existing level of service; or
2. exceed the existing level of service if, independent of the use of impact fees, the District implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In the case of this IFFP, no changes are proposed to the performance standard or level of service identified in the previous section. Table 2 summarizes the proposed level of service for various system components. Note that although some values change between Table 1 and 2 there is no change in the performance standard provided to each customer because the level of service meets the performance standard in either case. Future growth will be evaluated based on the same level of service as discussed previously.

Table 2
Proposed Level of Service for Various System Requirements

	Proposed Level of Service
Water Rights	
Acre -feet of water right availability / gpm of peak day demand	1.37
Source Production	
Gpm of source production / gpm of peak day demand	1.00
Storage¹	
Gallons of storage / gpm of peak day demand	1,675.9
Distribution (Transmission, Pumping and Distribution)	
% of system meeting performance standard of 40 psi min. during peak day demands ²	100%
% of system meeting performance standard of 20 psi min. during fire flows	100%
% of system meeting performance standard of 7 fps max. pipe velocity during peak day demands	100%
Operations Support	
Administrative and Service Buildings	Satisfactory

¹ Storage LOS does not include fire flow storage and is not localized to each pressure zone. Because water use varies across the District some zones may have a higher level of service.

² Because of sharp changes in elevation some connections cannot meet the minimum performance standard of 40 psi during peak hour demands. In this case, they instead meet the State standard of 30 psi during peak hour demands.

EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36A-302.1A.III)

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Available excess capacity has been considered for each of the system's categories (Water Rights, Sources, Storage, Distribution and Operations Support).

Water Rights

The District's water rights are comprised of 9,589 acre-ft of leased exchange water rights and 1,830 acre-ft of decreed water rights. Leased water rights are not impact fee recoverable, however all decreed water rights are. During annexation Promontory brought 2,400 acre-ft of leased water rights from the Weber Basin Water Conservancy District (WBWCD), which is sufficient to meet Promontory's existing and future projected demands. Demand in the GSA is initially met by leased exchange water. The District leases sufficient water rights to meet all existing demand and some future demand. Additional future demand is met by the District's decreed water rights. The calculated use of the District's decreed water rights by the GSA now and in the future are shown in Table 3.

Table 3
Excess Water Rights Capacity

Planning Window	Annual Demand (acre-ft)	Use of Existing Facilities (Acre-ft)	
		Acre-feet	%
<i>GSA</i>	<i>Acre-feet</i>	<i>Acre-feet</i>	
Existing (2023)	2,366	0	0.00%
End of 10-year Planning Window (2023)	3,300	1,788	54.19%
Buildout	3,569	1,635	45.81%
Total	3,569	3,423	100%

Source Production

MRWSSD's water sources are made up of groundwater wells and surface water diversions. Calculated use of the District's sources by the GSA and Promontory now and in the future is summarized below and shown in Table 4.

A description of the excess source production by source type is as follows:

Groundwater Wells. The GSA and Promontory's peak day culinary and secondary demands are initially met by the District's 19 groundwater wells, of which only 9 are impact fee recoverable.

The GSA and Promontory both use and participate in paying impact fees on Wells 15B and 15C, while only the GSA uses and participates in the remaining 17 wells and the interconnections. MRWSSD built Wells 15B and 15C for both the GSA and Promontory such that the GSA and Promontory can use a share of the wells' capacity proportional to their current culinary demand. This means the GSA can use 83% of the capacity in Wells 15B and 15C (1,251 gpm) and Promontory can use 17% of the capacity in Wells 15B and 15C (249 gpm).

In total, the GSA has 3,386 gpm of well supply while Promontory has 249 gpm of well supply. 100% of the existing well and capacity is used to meet existing culinary and secondary water demands.

Surface Water Diversions. The MRWSSD sources raw water from the Weber River and Rockport Well Field through the Lost Canyon Booster Pump Station (LCBPS). Combined secondary and culinary water demands are initially met by groundwater wells and interconnections with neighboring water service providers. The remaining demand must be sourced through the LCBPS, from which it can either be treated to culinary standards by the SHWTP or used as secondary water for irrigating Promontory golf courses. Raw water capacity of the Lost Canyon booster station is limited by the downstream pipe to 6,500 gpm. Culinary water capacity of the SHWTP is 1,805 gpm.

The GSA and Promontory both participate in the LCBPS. Because Promontory financed a portion of the LCBPS project through an SID, Promontory has a right to a share of the LCBPS capacity. Promontory's share of the LCBPS is not impact fee recoverable. The GSA participates in 29% of the LCBPS capacity (1,872 gpm) while Promontory participates in 71% of the LCBPS capacity (4,628 gpm). More information on the share and participation of the LCBPS is included in the TM. Both the GSA and Promontory have sufficient capacity at the LCBPS to meet secondary and culinary water demands, less well supply.

Both the GSA and Promontory similarly participate in the SHWTP. Because Promontory financed a portion of the SHWTP project through an SID, Promontory has a right to a share of the SHWTP capacity. Promontory's share of the SHWTP is not impact fee recoverable. The GSA participates in 48% of the SHWTP capacity (875 gpm) while Promontory participates in 52% of the SHWTP capacity (930 gpm). More information on the share and participation of LCBPS is included in the TM. Peak day culinary water demands, less well supply, exceeds capacity of the SHWTP within the 10-year planning window for both the GSA and Promontory. This indicates future supply improvements are needed to bridge the supply shortfall.

Table 4
Excess Source Production Capacity

Facility	Cost Participation	Capacity Share	2023 Supply Demand		2033 Supply Demand		Build Out Supply Demand	
<i>GSA</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
GSA Wells	100%	2,020	3,809	100.0%	4,636	0.0%	5,296	0.0%
Well 15B and 15C	83%	1,251		83.4%		0.0%		0.0%
SHWTP	48%	875		35.9%		12.6%		0.0%
LCBPS	36%	2,368	648	10.0%	1,475	12.7%	2,135	13.7%
Facility	Cost Participation	Capacity Share	2023 Supply Demand		2033 Supply Demand		Build Out Supply Demand	
<i>Promontory</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
Promontory Wells	100%	115	758	100.0%	1,470	0.0%	1,762	0.0%
Well 15B and 15C	17%	249		16.6%		0.0%		0.0%
SHWTP	52%	930		28.2%		23.3%*		0.0%
LCBPS	64%	4,132	1,871	41.4%	2,583	15.75%*	2,875	6.45%*

*These portions of excess capacity have previously been paid for by Promontory's SID and are therefore not impact fee recoverable.

Storage Facilities

The District's storage capacity is comprised of about 13 MG across 24 tanks. Of these tanks only 7 are impact fee recoverable. Promontory uses all the capacity in West Hills and Middle Valley tanks and shares capacity with the GSA in the Silver Creek tanks. The GSA uses all the capacity in the remaining 21 tanks.

The Silver Creek Tanks were built by MRWSSD to serve both the GSA and Promontory such that the GSA and Promontory share the tank's storage capacity. Storage in the tanks is sufficient to meet existing and projected demands. If the GSA and Promontory continue to pay impact fees on the Silver Creek Tanks, they would each use a share of the tanks proportional to their build out demand. This means the GSA would use 75.04% of the capacity in the Silver Creek tanks (1,500,813 gallons) and Promontory would use 24.96% of the capacity in the Silver Creek tanks (499,187 gallons).

Available storage in the GSA and Promontory is sufficient to meet existing and projected peak day storage requirements. Calculated use of the District's storage capacity by the GSA and Promontory now and in the future are shown in Table 5.

Distribution System

MRWSSD's distribution system is comprised of 16 booster pump stations and a network of distribution and transmission pipes. 7 of the 16 pump stations are impact fee recoverable (built in part or wholly by MRWSSD). Promontory uses capacity in the 3 Mile (Signal Hill), Middle Valley and Spine Booster Pump Stations. Of these, only the Spine Booster Pump Station is impact fee recoverable. The GSA and Promontory both pay impact fees on 5 distribution and transmission pipe projects. Remaining transmission and distribution pipes in the GSA are impact fee recoverable within the GSA. Remaining transmission and distribution pipes in Promontory were financed by an SAA and are not impact fee recoverable.

Booster Pump Stations. Excess capacity in the District's pump stations is based on peak day demands within the pump stations service area. Calculated use of the District's booster pump stations by the GSA and Promontory now and in the future is shown in Table 6.

Distribution and Transmission Pipes. Excess capacity in the District's distribution and transmission pipes is based on peak day culinary demand. Calculated use of the District's distribution and transmission pipes by the GSA and Promontory now and in the future is shown in Table 7.

Operations Support

The Operations Support category is comprised of the District's existing office space, solar array on the Signal Treatment Plant pond, and other assets required to operate the system that cannot be categorized under storage facilities, booster pumps stations, or distribution and transmission lines (i.e., land, metering equipment, SCADA equipment, etc.). The District's existing office space is satisfactory for the District's existing customer base and existing demands. However, the District needs to expand office space to meet the needs of future growth. The solar array project will benefit both existing and future users in the GSA and Promontory by reducing power costs. Excess capacity in the District's other operations and support assets is based on peak day culinary demand distributed amongst existing and future users. Of these assets existing GSA and Promontory customers are estimated to use 54% and 10.7% respectively, new GSA and Promontory customers within the 10-year window are estimated to use 11.7% and 10.1% respectively, and new GSA and Prom customers beyond the 10-year window are estimated to use 9.4% and 4.1% respectively.

Table 5
Excess Storage Capacity

Facility	Share of Tank Capacity		2023 Storage Demand		2033 Storage Demand		Build Out Storage Demand	
<i>GSA</i>	%	Gallons	Gallons	%	Gallons	%	Gallons	%
Blackhawk Tank	100%	350,000	108,917	99.83%	109,080	0.15%	109,105	0.02%
Mid-Mountain	100%	160,000	151,293	97.3%	154,889	2.3%	155,467	0.4%
Olympic	100%	1,000,000	67,373	51.92%	115,315	36.94%	129,768	11.14%
Silver Springs	100%	500,000	275,886	99.4%	277,384	0.5%	277,620	0.1%
Summit Park 1	100%	250,000	59,610	85.2%	68,388	12.5%	70,002	2.3%
Colony White Pine Tank	100%	500,000	113,729	96.2%	117,599	3.3%	118,228	0.5%
Silver Creek Reservoir	75%	1,500,813	807,239	40.5%	1,326,586	26.1%	1,494,047	8.4%
<i>Promontory</i>	%	Gallons	Gallons	%	Gallons	%	Gallons	%
Silver Creek Reservoir	25%	499,187	268,497	13.5%	441,237	8.7%	496,936	2.8%

Table 6
Excess Booster Pump Station (BPS) Capacity

Facility	Share of Tank Capacity		2023 BPS Demand		2033 BPS Demand		Build Out BPS Demand	
<i>GSA</i>	%	Gallons	Gallons	%	Gallons	%	Gallons	%
Crestview	100%	220	95	68.8%	130	25.2%	139	6.0%
Kilby Booster	100%	275	207	78.1%	254	17.9%	265	4.0%
Glenwild	100%	372	284	76.5%	392	23.5%	414	0.0%
Blackhawk	100%	790	561	75.1%	715	20.7%	747	4.2%
Old Ranch Road	100%	1,300	626	79.3%	749	15.6%	789	5.1%
Bear Hollow	100%	390	94	51.92%	160	36.94%	180	11.14%
Silver Springs	100%	1,200	304	76.66%	375	18.07%	396	5.27%
<i>Promontory</i>	%	Gallons	Gallons	%	Gallons	%	Gallons	%
Spine Booster	100%	885	899	47.1%	1,569	35.1%	1,909	17.8%

Table 7
Excess Distribution and Transmission Pipeline Capacity

Facility	Cost Participation	Capacity Share	2023 Distribution Demand		2033 Distribution Demand		Build Out Distribution Demand	
<i>GSA</i>	%	<i>gpm</i>	<i>gpm</i>	%	<i>gpm</i>	%	<i>gpm</i>	%
Existing Pipes (GSA Only)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Silver Creek Pipeline Extension	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Blackhawk (Stonehouse) Vault	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Gorgoza Pipeline (acquired from Timberline)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Old Ranch Road Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Trailside 20" Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Willow Springs Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Gorgoza Transmission Line (I-80 Rasmussen)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Summit Park - Interconnect Pipeline	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Willow Creek to Old Ranch Pipeline Connection	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Old Highway 40 Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Promontory - spine Road Extension	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Promontory to Park City 12" MRW Transmission Line	75%	4,247	3,809	56.3%	4,636	11.3%	5,296	7.5%
Equestrian Transmission Line	75%	5,296	3,809	56.3%	4,636	11.3%	5,296	7.5%
The EPA Pipeline Extension	75%	5,296	3,809	56.3%	4,636	11.3%	5,296	7.5%
Lost Canyon - Lost Canyon Raw Water Pipeline	36%	2,368	3,809	9.96%	4,636	12.72%	5,296	13.74%
Facility	Cost Participation	Capacity Share	2023 Distribution Demand		2033 Distribution Demand		Build Out Distribution Demand	
<i>Promontory</i>	%	<i>gpm</i>	<i>gpm</i>	%	<i>gpm</i>	%	<i>gpm</i>	%
Promontory to Park City 12" MRW Transmission Line	25%	4,288	3,633	10.7%	4,345	10.1%	4,637	4.1%
Equestrian Transmission Line	25%	1,762	758	10.7%	1,470	10.1%	1,762	4.1%
The EPA Pipeline Extension	25%	1,762	758	10.7%	1,470	10.1%	1,762	4.1%
Lost Canyon - Lost Canyon Raw Water Pipeline*	64%	4,132	1,871	41.36%	2,583	15.75%*	2,875	6.45%*

*These portions of excess capacity have previously been paid for by Promontory's SID and are therefore not impact fee recoverable.

DEMANDS PLACED ON FACILITIES BY NEW DEVELOPMENT (11-36A-302.1A.IV)

The GSA and Promontory's culinary and secondary water demands form the premise for MRWSSD's performance standard and impact fees. Existing and future demand projections are summarized in Table 8.

Table 8
Projected Peak Day Demand

Year	Peak Day Demands (gpm)			Annual Demand (Ac-ft)		
	2023	2033	Build Out	2023	2033	Build Out
GSA Culinary Demand	3,809	4,636	5,296	2,366	3,300	3,569
Promontory Culinary Demand	758	1,470	1,762	594	1,066	1,219
Promontory Secondary Water Demand	1,477	1,477	1,477	707	707	707
<i>Total Culinary Demand in GSA and Promontory</i>	<i>4,566</i>	<i>6,106</i>	<i>7,058</i>	<i>2,959</i>	<i>4,366</i>	<i>4,788</i>
<i>Total Secondary and Culinary Promontory Demand</i>	<i>2,235</i>	<i>2,947</i>	<i>3,239</i>	<i>1,301</i>	<i>1,773</i>	<i>1,926</i>
Total Secondary and Culinary Water Demand in GSA and Promontory	6,044	7,583	8,535	3,666	5,073	5,495

Future demands are based on projected growth in the GSA and Promontory. Growth projections consider developable area, zoning, the nature of surrounding development, and other factors. Additional information on growth projections is included in the 2023 Water Master Plan.

INFRASTRUCTURE REQUIRED TO MEET DEMANDS FUTURE DEMAND (11-36A-302.1.A.V)

To satisfy the requirements of state law, the effect of demand placed upon existing system facilities by future development was evaluated using the process outlined below. Each of the steps was completed as part of this plan's development. More description of the methodology used in the process outlined below can be found in the Water Master Plan.

1. **Existing Demand** – Demand from existing development was calculated using historic demand data.
2. **Existing Capacity** – Capacity of existing assets was determined using facility data and hydraulic computer modeling.
3. **Existing Deficiencies** – Existing deficiencies were identified by comparing an asset's level of service to existing capacity.
4. **Future Demand** – Demand from future development was calculated using SBWRD data, development projections, and input from MRWSSD personnel. More detail is available in the 2023 Water Master Plan.
5. **Future Deficiencies** – Future deficiencies were identified by comparing an asset's existing capacity to future demand.
6. **Recommended Improvements** – Improvement projects were recommended as needed to remedy existing deficiencies and meet future demand.

The steps listed above “identify demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302(1)(a) of the Utah Code).

10-YEAR IMPROVEMENT PLAN

Future capital improvement projects were identified in the District's 2023 Water Master Plan. However only projects planned for within a 10-year window were used to calculate impact fees. Table 9 summarize impact fee eligible capital improvement projects within a 10-year window.

Table 9
Capital Improvement Projects

Project	Construction Year	Total Cost (2023 Dollars)	Cost Participation (GSA/Prom) %	Percent to Existing (GSA/Prom)	Percent to 10 Year Growth (GSA/Prom)	Percent to Growth Beyond 10 Years (GSA/Prom)
New Well Development (Well No. 17)	2031	\$ 2,000,000	77%/23%	0%/0%	70.1%/20.6%	7.2%/2.1%
Signal Hill Expansion Phase 1 – Expansion ¹	2027	\$ 7,543,247	77%/23%	0%/0%	70.1%/20.6%	7.2%/2.1%
Signal Hill Expansion Phase 2 – Expansion ¹	2036	\$ 20,767,713	69%/31%	0%/0%	0%/0%	69.2%/30.8%
Future Interconnection	>2033	NA	75%/25%	0%/0%	0%/0%	75.04%/24.96%
Old Ranch Road Surge Tank	2030	\$ 1,076,400	100%/0%	79.3%/0%	15.6%/0%	5.1%/0%
Silver Gate Drive Transmission Line	2031	\$ 1,892,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Future Highway 40 Transmission Line	2032	\$ 2,087,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
South Point Distribution Line Size Upgrades	2029	\$ 430,010	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Solar Array on SHWTP	2025	\$ 1,800,000	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%
New Building	2024	\$ 20,503,872	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%

¹ Actual costs of Phases 1 and 2 are \$22.5 million and \$5.7 million respectively. However, capacity for phases will be shared by future growth proportionally between short-term and long-term growth. Costs are flow weighted based on total future capacity.

PROJECT COST ATTRIBUTABLE TO FUTURE GROWTH

To satisfy the requirements of state law, Table 9 provides a breakdown of the capital facility projects and the percentage of the project costs attributed to existing and future users. As defined in Section

11-36-304, the impact fee facilities plan should only include “the proportionate share of the costs of public facilities [that] are reasonably related to the new development activity.” While many of the projects identified in the table are required solely to meet future growth, some projects also provide a benefit to existing users. Projects that benefit existing users include those projects addressing existing capacity needs and maintenance related projects.

PROJECT COST ATTRIBUTABLE TO 10-YEAR GROWTH

Because many of the recommended capital improvement projects have sufficient capacity to meet build out demands, Table 9 includes a breakdown of capacity associated with growth within the 10-year window and at build out. Capacity associated with growth beyond the 10-year window was calculated using the same methods as described above.

Project costs have been divided proportionally between the GSA and Promontory and between existing and future users based on their individual capacity requirements of each facility. The cost breakdown for each project is summarized as follows:

Source Production Improvements Projects

Peak day culinary demand in the GSA and Promontory will exceed source production capacity from wells and existing capacity at the SHWTP, starting in 2027. By expanding the SHWTP, installing a new well, and connecting to neighboring water suppliers the District can eliminate future supply shortfalls. If the District brings Phase 1 of the SHWTP expansion and a new well online by 2033, Phase 2 of the SHWTP Expansion Project and future interconnections to neighboring water suppliers will not be necessary until after the 10-year planning window.

Signal Hill Water Treatment Plant Phase 1 Expansion

Phase 1 of the SHWTP expansion project would add 555 gpm of additional culinary water supply. Additional capacity from the SHWTP Phase 1 Expansion is split proportionally between the GSA and Promontory and can be used to bridge the 10-year capacity shortfall and meet demand beyond the 10-year window.

New Well Development (Well 17)

A new well could add 300 gpm of additional culinary water supply. The additional well capacity is split proportionally between the GSA and Promontory and can be used to bridge the 10-year capacity shortfall and meet demand beyond the 10-year window.

Old Ranch Road Surge Tank

The Old Ranch Booster Pump Station has a capacity of 1,300 gpm and supplies water from Atkinson (upstream) to the Silver Springs, Canyons and Colony Localities (downstream). When the pump station powers on upstream customers can experience a significant drop in local water pressures. Future growth will exacerbate the issue. To mitigate existing and future pressure deficiencies the District plans on installing a surge tank. Because capacity and use of the tank is directly tied to capacity and use of the Old Ranch Pump Station, the percent to existing and future growth will match the percent to existing and future growth of the Old Ranch Pump Station.

Silver Gate Drive Transmission Line

With additional demand velocities in the existing 12” pipe along Silver Gate Drive between Well 15B, 15C, and the Silver Creek tanks exceed safe limits. To reduce velocities the District will need to replace the Silver Gate Drive transmission line with a larger 16” pipe. Increased capacity in the pipe

will be needed within the 10 year planning window but can accommodate peak day demands for all future users. Additional capacity from the Silver Gate Drive transmission line is split proportionally between the GSA and Promontory.

Future Highway 40 Transmission Line

Velocities in the existing 12" pipe along Old Highway 40 and Silver Gate Drive exceed safe limits. To reduce velocities the District will need to replace the Old Highway 40 transmission line with a larger 16" pipe. Increased capacity in the pipe will be needed within the 10-year planning window but can accommodate peak day demands for all future users. Additional capacity from the Highway 40 transmission line is split proportionally between the GSA and Promontory.

South Point Distribution Line Size Upgrades

Velocities in the existing South Point Distribution line exceed safe limits. To reduce velocities the District will need to replace the South Point Distribution line with a larger pipe. Increased capacity in the pipe will be needed within the 10-year planning window but can accommodate peak day demands for all future users. Additional capacity from the South Point distribution line upgrades is split proportionally between the GSA and Promontory.

Solar Array on SHWTP

MRWSSD plans to install a new solar array on the SHWTP pond to reduce energy costs. The solar array benefits both existing and future customers in the GSA and Promontory. The solar array is split proportionally between the GSA and Promontory.

New Building

MRWSSD plans to sell their existing office space and build a new larger office and maintenance shop. The new office building benefits both existing and future customers in the GSA and Promontory. The new building is split proportionally between the GSA and Promontory.

BASIS OF CONSTRUCTION ESTIMATES

The construction cost of future projects was estimated using the final cost of similar projects from both inside and outside of the District. Additional details are provided in the Water Master Plan.

ADDITIONAL CONSIDERATIONS

MANNER OF FINANCING (11-36A-302.2)

The District may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the District has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis. The only project to note with regards to grants is the Solar Array project which will be funded in part by a grant from Rocky Mountain Power. Any grant cost will be removed from the value as part of the Impact Fee Analysis.

Bonds

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFPP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

Interfund Loans

Because improvement projects are often built ahead of growth, some projects require funding ahead of expected impact fee revenues. In some cases, this can be resolved with bonding. In other cases, funds from existing user rate revenue can be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should be considered in subsequent accounting of impact fee expenditures.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are not the same as grants. Developer exactions may be considered in the inventory of current and future public safety infrastructure. If a developer constructs a facility or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

If the value of the dedication/exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the District. If the value of the improvements dedicated is worth more than the development's impact fee liability, the District must reimburse the difference to the developer from impact fee revenues collected from other developments.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facility plan), developers will be responsible for the construction of the improvements without credit against the impact fee.

NECESSITY OF IMPROVEMENT TO MAINTAIN LOS (11-36A-302.3)

According to State statute, impact fees cannot be used to correct deficiencies in the District's system and must be necessary to maintain the proposed level of service established for all users. Only those facilities or portions of facilities that are required to maintain the proposed level of service for future growth have been included in this IFFP. Additionally, any portion of projects being used to cure existing deficiencies that will be paid for through future user rates will be accounted for through an impact fee credit to be calculated as part of the impact fee analysis. This will result in an equitable fee as future users will not be expected to fund any portion of the facilities that will benefit existing residents.

SCHOOL RELATED INFRASTRUCTURE (11-36A-302.2)

The District is unaware of any planned schools or planned public facilities required to serve existing and planned schools.

NOTICING AND ADOPTION REQUIREMENTS (11-36A-502)

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 10 days before the actual hearing. A copy of the proposed IFFP must be made available in each public library within the District during the 10-day noticing period for public review and inspection. Utah Code requires that the District must post a copy of the ordinance in at least three places. These places may include the District offices and the public libraries within the District's jurisdiction. Following the 10-day noticing period, a public hearing will be held, after which the District may adopt, amend and adopt, or reject the proposed IFFP.

IMPACT FEE CERTIFICATION

This IFFP has been prepared in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data provided by the District and its designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates makes the following certification:

I certify that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. Costs of operation and maintenance of public facilities; or
 - b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. Complies in each relevant respect with the Impact Fees Act.

This certification is made with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the impact fee analysis are followed in their entirety by the District.
2. If all or a portion of the IFFP or impact fee analysis is modified or amended, this certification is no longer valid.
3. All information provided in the preparation of this IFFP is assumed correct, complete, and accurate. This includes information provided by the District and outside sources.

Andrew T. McKinnon, P.E.

APPENDIX A

Technical Memorandum – Promontory Agreements

APPENDIX B

Impact Fee Recoverability, Participation and Use Tables

APPENDIX A

Technical Memorandum – Promontory Agreements

TECHNICAL MEMORANDUM

TO: Sam Grenlie, P.E.
Mountain Regional Water Special Service District
6421 North Business Park Loop Rd. Suite A
Park City, Utah 84098

COPIES: File

FROM: Luise Winslow, E.I.T.
Andrew McKinnon, P.E.
154 East 14075 South
Draper, Utah 84020

DATE: August 4, 2023

SUBJECT: MRWSSD IFFP – Promontory Agreements

JOB NO.: 714-23-01

INTRODUCTION

Mountain Regional Water Special Service District (MRWSSD or District) retained Bowen Collins and Associates (BC&A) to prepare a new Impact Fee Facility Plan (IFFP) based on the capital improvement projects and demand projections identified in their 2023 Water Master Plan. MRWSSD is a water service provider for several communities in the Snyderville Basin. Of these communities, MRWSSD annexed the “Promontory Development Project” (Promontory) in 2000 while still under development. Several agreements (hereafter referred to as the Promontory Agreements) were subsequently made between the District and the Promontory developer to pay for and provide water to existing and future Promontory residents. Additionally, a Special Improvement District (SID) was created in 2002 and a Special Assessment Area (SAA) was created in 2014 in Promontory to fund infrastructure projects necessary to meet Promontory’s culinary and secondary water demands.

To properly reflect the investment in infrastructure made by property owners in the Promontory area through participation in the SID and SAA, Promontory has historically been designated as a separate impact fee service area from the remainder of the District’s service area (hereafter referred to as the General Service Area or GSA). The purpose of this Technical Memorandum (TM) is to review the Promontory Agreements and identify:

- The portion of capacity Promontory has already paid for in assets used by Promontory
- Which additional assets used by Promontory are impact fee recoverable

WATER DEMAND

In order to understand how Promontory is or will be using capacity in the system, it is useful to identify Promontory demands. An estimate of Promontory's existing and future culinary and secondary water demands are summarized in Table 1.

Table 1
Promontory Water Demand

Year	Annual Culinary Water Demand (Acre-Feet)	Annual Secondary Water Demand (Acre-Feet)	Peak Day Culinary Water Demand (gpm)	Peak Day Secondary Water Demand (gpm)	Combined Peak Day Demand (gpm)
2023	594	707	758	1,477	2,235
2033	1,066	707	1,470	1,477	2,947
2065	1,219	707	1,762	1,477	3,239

By way of comparison, peak day culinary demand for the GSA is 3,809 gpm in 2023 and is projected to increase to 5,296 gpm at buildout. Promontory's culinary demand therefore makes up 16.5 percent of MRWSSD's current culinary peak day demand but will increase to 24.9 percent of total culinary demand at 2065.

PROMONTORY ASSETS AND INFRASTRUCTURE PROJECTS

The Promontory Agreements were reviewed for each asset and infrastructure project to determine Promontory's historic infrastructure investment.

Mountain Regional West Importation Project

The Mountain Regional West Importation Project (MRW Project) is used by both the GSA and Promontory. The project provides secondary and culinary water to Promontory golf courses and residents. Originally, the project was built with a safe raw water pumping capacity of 5,320 gpm from the Weber River and treated up to 1,208 gpm of water to drinking water standards at the Signal Hill Water Treatment Plant (SHWTP). The Promontory SID was formed and bonds were issued via the SID to fund 87% of the raw water importation project (\$15,825,362¹) and 77% of the SHWTP (\$3,183,912¹) (Agreement PROM 001C). In 2011, MRWSSD increased the raw water capacity to 6,500 gpm for \$5,408,663.90^{1,2} and increased capacity at the SHWTP to 1,805 gpm for \$3,686,449^{1,2}. Increased capacity from the improvement projects were enacted to benefit the GSA. Based on these investments, Promontory capacity in the facilities can be summarized as follows:

- The SID paid 87% of the initial raw water importation project costs providing 4,628 gpm of raw water supply to Promontory. In 2012, a portion of Promontory's supply was sold to Park City, reducing Promontory's raw water supply to 4,132 gpm (Agreements PRM 001g, LSTCYN 003d). This equates to 63.57% of the current total capacity of 6,500 gpm.
- The SID paid for 77% of the initial SHWTP capacity resulting in 930 gpm of SHWTP's capacity to Promontory. This equates to 51.52% of the current total capacity of 1,805 gpm.

¹ To fairly compare investments at different times, all values have been adjusted to 2011 dollars using the ENR Construction Cost Index. The index in April 2003 was 6635 (time of original MRW Project), and the average index in 2011 was 9070 (time of MRW Project upgrades).

² Improvement costs were recorded and provided by BC&A, MRWSSD and in LSTCYN 003d and WBWS 003c.

Promontory Water Rights

Promontory was allocated 2,800 ac-ft of leased water per year through their participation in the MRW Project (Agreement PRM-001b). Of this, 400 acre-ft was later released to Park City (Agreement PRM 001g) leaving Promontory with agreed access to 2,400 acre-ft.

Tanks, Boosters, & Distribution Pipelines

The Middle Valley Tank, West Hills Tank, Middle Valley Booster Station, 3-Mile Booster Station and distribution pipelines throughout Promontory were constructed to serve Promontory residents. MRWSSD formed the Promontory SAA to fund each of these assets (Agreement PRM SAA 02a-e).

3 Mile Well

The 115 gpm 3 Mile Well was constructed by the Promontory developer to serve Promontory residents. The 3 Mile Well was funded by the developer and granted to MRWSSD at no cost. Thus, the full capacity of the well is available for the use of Promontory properties at no cost. Table 2 lists the assets discussed above and identifies what share of the asset Promontory has paid for.

Table 2
Promontory Allocated Infrastructure Capacity

Asset	Share of Asset's Capacity Paid for by Promontory	Method of Payment	Capacity Allocated to Promontory
Raw Water Importation Infrastructure	63.57%	SID	4,132 gpm
SHWTP (Existing)	51.52%	SID	930 gpm
Water Lease	100%	Per Agreement	2,400 AF
Middle Valley Tank	100%	SAA	1 MG
West Hills Tank	100%	SAA	0.86 MG
Middle Valley Booster	100%	SAA	1,175 gpm
3-Mile Booster	100%	SAA	875 gpm
Promontory Misc. Distribution Lines	100%	SAA and Developer Contributions	Varies
3 Mile Well	100%	Developer Contribution	115 gpm

For these assets, Promontory property owners will only be subject to impact fees for use of capacity that is excess of capacity allocated as documented in Table 2.

OTHER PROMONTORY FACILITIES

In addition to the facilities listed above, there are a handful of additional existing improvements that have been paid for by MRWSSD and do or will benefit Promontory property owners. Future use of

excess capacity in these facilities will be eligible for recovery through impact fees based on Promontory's proportional use of the shared asset.

Well 15B, Well 15C, & Silver Creek Tanks

Wells 15B, 15C, and the Silver Creek tanks are used by both the GSA and Promontory and are impact fee recoverable (Agreement PRM LAND 01a). This was documented in and is consistent with methodology used in MRWSSD's 2019 IFFP.

EPA Pipeline, Equestrian Transmission Line, & Promontory to Park City 12" MRW Transmission Line

Each of these pipeline projects provide benefit and can be used by both the GSA and Promontory. These pipelines were constructed and paid for by MRWSSD and are correspondingly impact fee recoverable (Agreement PRM SAA 02e). This was documented in and is consistent with methodology used in MRWSSD's 2019 IFFP.

Table 3
Other Promontory Impact Fee Recoverable Assets

Assets
Well 15B and 15C
Silver Creek Tanks
EPA Pipeline
Equestrian Transmission Line
Promontory to Park City 12" MRW Transmission Line

REFERENCES

- LSTCYN 003d, 1st Amend: Implementation of Snyderville Basin (Lost Canyon Project). Mountain Regional Water; Park City Water District; Summit County. 12 August 2012.
- PRM 001a, Culinary and Irrigation Water Service (superseded by PRM 001b). Mountain Regional Water; Pivotal Promontory. 1 May 2000.
- PRM 001b, Amended Culinary and Irrigation Water Service (Replaces PRM 001a). Mountain Regional Water; Pivotal Promontory. 8 September 2002.
- PRM SID 01a, Resolution 002-30 MRW – Create Promontory 2002 SID. Mountain Regional Water; Promontory; Summit County Commission. 19 December 2002.
- PRM SID 01b, Resolution Reaffirming the Creation of Promontory 2002 SID. Mountain Regional Water; Promontory; Summit County Commission. 9 April 2003.
- PRM 001c, Approval for Promontory to Construct Portion of MRW Project Early. Mountain Regional Water; Pivotal Promontory. 17 April 2003.
- PRM 001d, Promontory Advancement of Easement Payments. Mountain Regional Water; Pivotal Promontory. 17 April 2003.
- PRM SID 01c, Assessment Ordinance 454-RW Regarding MRW 2002-1 Promontory SID. Mountain Regional Water; Promontory; Summit County Commission. 25 June 2003.
- PRM 001e, MRW Assumes Ames Contract from Promontory for MRW Project. Mountain Regional Water; Pivotal Promontory; Ames Construction. 18 July 2003.
- PRM 002, Culinary Water Used for Irrigation – Temporary Promontory Rate. Mountain Regional Water; Pivotal Promontory. 15 May 2007.

PRM SID 01d, Agreement Regarding Assessment Ordinance 454-MRW Amendments. Mountain Regional Water; Promontory. 21 July 2010.

PRM SID 01e, First Amendment to Promontory SID Assessment Ordinance 454A-MRW. Mountain Regional Water; Promontory; Summit County Commission. 21 July 2010.

PRM 001g, Promontory Water Allocation Reduction of 400 acre feet, Mountain Regional Water; Pivotal Promontory. 11 June 2012.

PRM LAND 01a, Well 15C Easement Settlement of Impact Fee Protest. Mountain Regional Water; Promontory. 12 June 2014.

PRM SAA 02a, Resolution 201-27MRW to Create PRM Special Assessment Area 2014. Mountain Regional Water; Promontory. 3 December 2014.

PRM SAA 02b, Assessment Ordinance 833 Regarding MRW 2017 Promontory SAA. Mountain Regional Water; Promontory; Summit County. 3 December 2014.

PRM SAA 02c, Water Improvement Purchase Agreement Regarding PRM SAA 2014. Mountain Regional Water; Promontory. 3 December 2014.

PRM SAA 02d, MOU – Notice to Promontory of 2014 SAA Assessment & Debt Schedule. Mountain Regional Water; Promontory. 13 December 2014.

PRM SAA 02e, MOU – MRW Adds Change Orders to Promontory’s Contract for 2014 SAA Projects. Mountain Regional Water; Promontory. 13 December 2014.

WBWS 003c, Amend: Water Sale Agmt – WebBasn Build Lost canyon Electrical Facilities. Mountain Regional Water; Weber Basin Water, Bureau of Reclamation. 18 May 2010.

APPENDIX B

Impact Fee Recoverability, Participation and Use Tables

Table B-1
Impact Fee Recoverability, Participation and Use of Distribution System

Distribution	General Service Area			Promontory		
<i>Pump Station or Transmission Line</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>
Innsbruck	No	100%	150	No	0%	0
Crestview	Yes	100%	220	No	0%	0
Kilby Booster	Yes	100%	275	No	0%	0
Preserve	No	100%	408	No	0%	0
Redhawk	No	100%	110	No	0%	0
Glenwild	Yes	100%	372	No	0%	0
Blackhawk	Yes	100%	790	No	0%	0
MacDonald	No	100%	420	No	0%	0
Dutchdraw	No	100%	580	No	0%	0
White Pine	No	100%	640	No	0%	0
Old Ranch Road	Yes	100%	1,300	No	0%	0
Bear Hollow	Yes	100%	390	No	0%	0
Silver Springs	Yes	100%	1,200	No	0%	0
3 Mile (Signal Hill)	No	0%	0	No	100%	875
Middle Valley	No	0%	0	No	100%	1,175
Spine Booster	No	0%	0	Yes	100%	885
Existing Pipes (GSA Only)	No	100%	5,296	No	0%	0
Old Ranch Road Transmission Line	Yes	100%	5,296	No	0%	0
Trailside 20" Transmission Line	Yes	100%	5,296	No	0%	0
Willow Springs Transmission Line	Yes	100%	5,296	No	0%	0
Gorgoza Pipeline (acquired from Timberline)	No	100%	5,296	No	0%	0

Gorgoza Transmission Line (I-80 Rasmussen)	Yes	100%	5,296	No	0%	0
Summit Park - Interconnect Pipelin	Yes	100%	5,296	No	0%	0
Promontory to Park City 12" MRW Transmission Line	Yes	75%	4,161	Yes	25%	4,374
Lost Canyon - Lost Canyon Raw Water Pipeline	Yes	29%	1,872	No	71%	4,628
Promontory - spine Road Extension	Yes	100%	5,296	No	0%	0
Equestrian Transmission Line	Yes	75%	5,296	Yes	25%	1,762
The EPA Pipeline Extension	Yes	75%	5,296	Yes	25%	1,762
Willow Creek to Old Ranch Pipeline Connection	Yes	100%	5,296	No	0%	0
Silver Creek Pipeline Extension	No	100%	5,296	No	0%	0
Blackhawk (Stonehouse) Vault	No	100%	5,296	No	0%	0
Old Highway 40 Transmission Line	Yes	100%	5,296	No	0%	0

Table B-2
Impact Fee Recoverability, Participation and Use of Storage Facilities

Storage	General Service Area			Promontory		
<i>Tank</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>
Blackhawk Tank	Yes	100%	350,000	No	0%	0
Canyons/Community	No	100%	235,000	No	0%	0
Colony Phase 5	No	100%	300,000	No	0%	0
Dutchdraw	No	100%	250,000	No	0%	0
Glenwild	No	100%	600,000	No	0%	0
Macdonald	No	100%	250,000	No	0%	0
Mid-Mountain	Yes	100%	160,000	No	0%	0
Middle Valley	No	0%	0	No	100%	1,000,000
Olympic	Yes	100%	1,000,000	No	0%	0
Pine Meadows	No	100%	500,000	No	0%	0
Preserve	No	100%	350,000	No	0%	0
Redhawk	No	100%	400,000	No	0%	0
Signal Hill	No	59%	474,560	No	41%	325,440
Silver Springs	Yes	100%	500,000	No	0%	0
Snowslide	No	100%	1,000,000	No	0%	0
Stagecoach	No	100%	180,000	No	0%	0
Summit Park 1	Yes	100%	250,000	No	0%	0
Summit Park 2	No	100%	100,000	No	0%	0
Summit Park 3	No	100%	700,000	No	0%	0
Timberline	No	100%	120,000	No	0%	0
West Hills	No	0%	0	No	100%	700,000
Colony White Pine Tank	Yes	100%	500,000	No	0%	0
Atkinson Tank #2*	No	100%	700,000	No	0%	0
Silver Creek 2MG Reservoir Project Total	Yes	75%	1,500,813	Yes	25%	499,187

Table B-3
Impact Fee Recoverability, Participation and Use of Water Supply Sources

Water Sources	General Service Area			Promontory		
Source	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>
Raw Water Supply to MRWSSD through LCCBPS	Yes	29%	1,872	No	71%	4,628
Existing SHWTP Capacity	Yes	48%	875	No	52%	930
Atkinson Well #2	Yes	100%	300	No	0%	0
Jailhouse Well #3	No	100%	115	No	0%	0
Silver Creek Well #10	No	100%	300	No	0%	0
Tank Well #16	No	100%	55	No	0%	0
Spring Creek - Gorgoza Well #6	Yes	100%	190	No	0%	0
Nugget Well	Yes	100%	225	No	0%	0
Lake Well #1	Yes	100%	200	No	0%	0
Sun Peak Well #2	Yes	100%	50	No	0%	0
Sun Peak Well #3	Yes	100%	125	No	0%	0
Summit Park Well #2	No	100%	40	No	0%	0
Summit Park Well #5	No	100%	0	No	0%	0
Summit Park Well #7	No	100%	120	No	0%	0
Spring Creek Well #2R (Blackhawk)	No	100%	110	No	0%	0
Gulch Well	No	100%	65	No	0%	0
Wagon Trail Well #2	No	100%	15	No	0%	0
Stagecoach Well 1	No	100%	0	No	0%	0
Spring Creek Spring	No	0%	0	No	0%	0
Three Mile Well	No	0%	0	No	100%	115
Well 15B & 15C	Yes	83%	1,251	Yes	17%	249
Regionalization Interconnections	Yes	100%	110	Yes	0%	0

Table B-4
Impact Fee Recoverability, Participation and Use of Water Rights

Water Rights			General Service Area		Promontory	
<i>Water Right</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (%)</i>	<i>Use (gpm)</i>	<i>Use (%)</i>	<i>Use (gpm)</i>
Exchange Water Rights	5,207	No	100%	5,207	46%	2,400
35-13132, 35-5685, 35-10983(a41747)	355	Yes	100%	355	0%	0
35-10075, 35-10613, 35-10990(a45501)	218	Yes	100%	218	0%	0
35-5778(a10975)	180	Yes	100%	180	0%	0
35-884(a18551)	66	Yes	100%	66	0%	0
35-9040(a18558)	145	Yes	100%	145	0%	0
35-9950(a18547)	40	Yes	100%	40	0%	0
35-5552(a18552)	274	Yes	100%	274	0%	0
35-9875(a20003)	31	Yes	100%	31	0%	0
35-10063(a20005)	25	Yes	100%	25	0%	0
35-3510(a22157)	12	Yes	100%	12	0%	0
35-10942(a40511)	67	Yes	100%	67	0%	0
35-12946(a40512)	4	Yes	100%	4	0%	0
35-12833(a41750)	29	Yes	100%	29	0%	0
35-12969(a41750)	1	Yes	100%	1	0%	0
35-10980 35-10981(a41749)	47	Yes	100%	47	0%	0
35-8427(a41748)	325	Yes	100%	325	0%	0
35-12711(a41826)	11	Yes	100%	11	0%	0
Total	11,419			7,037		2,400

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& A S S O C I A T E S

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TECHNICAL MEMORANDUM

AMENDMENT TO IMPACT FEE FACILITIES PLAN 2024

TO: Sam Grenlie, P.E.
Mountain Regional Water Special Service District
6421 North Business Park Loop Rd. Suite A
Park City, Utah 84098

COPIES: File

FROM: Andrew McKinnon, P.E.
Keith Larson, P.E.
Luise Winslow, P.E.
Bowen, Collins & Associates
154 East 14000 South
Draper, Utah 84020

DATE: July 21, 2025

SUBJECT: MRWSSD IFFP – 2025 Amendment

JOB NO.: 714-25-01

INTRODUCTION

Mountain Regional Water Special Service District (MRWSSD or District) retained Bowen Collins & Associates (BC&A) to prepare a new Impact Fee Facilities Plan (IFFP) in 2023. The plan was completed in October 2023 and adopted by the District.

Since then, the District has received bid prices and updated cost estimates for projects within the planning window that are slightly different from initial expectations and projections. Additionally, the planned construction schedule and the scope of work included in the total project costs for several projects in the 2023 IFFP have been adjusted to reflect more up-to-date development planning information. This memorandum aims to amend the IFFP to reflect these updates and changes.

PLAN CHANGES

Three types of changes were made to the 2023 Impact Fee Facilities Plan:

1. **Projects in Design, Construction, or Completed** – The District gathered final project costs, bid tabulations, and revised engineering estimates for several projects that are completed, under construction, or in the design phase. These projects include:
 - a. **Signal Hill Expansion** – Since the 2023 IFFP, Phase 1 and Phase 2 of this project were combined, leading to changes in the estimated construction year and an updated cost

estimate from the design engineer. These updates affected the construction year, project cost, cost-sharing between the general service area (GSA) and Promontory (PROM), and allocation between 10-year growth and growth beyond 10 years. Cost participation and allocation were still based on the capacity requirements outlined in the 2023 IFFP and MRWSSD's 2023 Master Plan.

- b. **South Point Distribution Line Size Upgrades** – The District recently finalized a contract with a contractor for the project cost listed in the table below.
 - c. **Solar Array on SHWTP** – The District completed this project in 2024 and provided the final project cost.
 - d. **New Building** – The 2023 IFFP project costs for the new building excluded land acquisition costs. The updated estimate now includes land costs and adjusts for inflation from 2023 to 2025.
 - e. **Future Interconnection** – MRWSSD is partnering with Summit Water and Park City to build the Highway 224 Interconnect Project, which will enhance the regional water supply and support growth beyond the 10-year planning window within the MRWSSD service area. Construction is scheduled to begin in 2025.
2. **Inflation** – Projects still in the planning phase and not yet in design or construction were updated to account for inflation between 2023 and 2025 using the ENR Construction Cost Index. These projects include:
- a. **New Well Development (Well No. 17)**
 - b. **Silver Gate Drive Transmission Line**
 - c. **Highway 40 Transmission Line**
3. **Construction Year** – The District revised the planned construction year for a few of the planned projects. However, there were no changes to which projects benefit customers within the 10-year planning window and which projects will support growth beyond the 10-year planning window.

Aside from the changes mentioned above, all other elements of the 2023 IFFP remain unchanged:

- The planning window remains the same, with 2023 still representing “existing conditions” for this amendment.
- Long-term growth projections were not revised, so projections for existing, 10-year, and buildout conditions remain unchanged.
- Since growth projections were not updated, demand projections also remain the same.

AMENDMENT TO PLAN

This amendment updates the 2023 Impact Fee Facilities Plan consists of two changes: editing the section titled “School Related Infrastructure” and replacing Table 9 with the revised table below. All other components of the plan remain unchanged.

Amendments:

1. Delete Table 9 from the report and replace with the following:

Capital Improvement Projects

Project	Construction Year	Total Cost (2025 Dollars)	Cost Participation (GSA/Prom) %	Percent to Existing (GSA/Prom)	Percent to 10 Year Growth (GSA/Prom)	Percent to Growth Beyond 10 Years (GSA/Prom)
New Well Development (Well No. 17)	2031	\$ 2,048,000	77%/23%	0%/0%	70.1%/20.6%	7.2%/2.1%
Signal Hill Expansion	2027-2028	\$ 42,269.933	71%/29%	0%/0%	17.7%/5.2%	54.7%/23.5%
Future Interconnection	2025	\$2,426,093	75%/25%	0%/0%	0%/0%	75.04%/24.96%
Old Ranch Road Surge Tank	2025	\$ 1,076,400	100%/0%	79.3%/0%	15.6%/0%	5.1%/0%
Silver Gate Drive Transmission Line	2031	\$ 1,938,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Highway 40 Transmission Line	2032	\$ 2,137,400	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
South Point Distribution Line Size Upgrades	2025	\$ 255,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Solar Array on SHWTP	2024	\$ 1,827,739	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%
New Building	2025	\$ 23,361,691	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%

2. Delete the section titled "School Related Infrastructure" and replace with the following:

SCHOOL RELATED INFRASTRUCTURE (11-36A-302.2)

As of the writing of this plan, the District was not aware of any planned school locations. However, the District's plan to meet future capacity requirements accounts for potential future demands from school facilities. When specific school needs are identified, their impact on the water system should be calculated in terms of equivalent residential units. Capacity requirements and impact fees can then be calculated using the standard procedure, unless the school location requires additional public facilities. In such cases, the school district or charter school must request an amendment to the impact fee facilities plan to include the necessary facilities.

IMPACT FEE CERTIFICATION - Utah Code Annotated 11-36a-306(1)

This IFFP Amendment has been prepared in accordance with Utah Code Annotated Title 11, Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP Amendment relies in part upon planning, engineering, and other source data, provided by the District and its designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates makes the following certification:

I certify that the attached impact fee facilities plan amendment:

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. Complies in each and every relevant respect with the Impact Fees Act.

Andrew McKinnon, P.E.

**MOUNTAIN REGIONAL WATER SPECIAL SERVICE
DISTRICT RESOLUTION ADOPTING AMENDED IMPACT
FEE FACILITIES PLAN**

**A RESOLUTION OF THE COUNTY COUNCIL OF SUMMIT COUNTY, UTAH,
ACTING AS THE GOVERNING AUTHORITY OF THE MOUNTAIN REGIONAL
WATER SPECIAL SERVICE DISTRICT ADOPTING AN AMENDED IMPACT FEE
FACILITIES PLAN**

WHEREAS, Mountain Regional Water Special Service District (the “**District**”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and,

WHEREAS, the District is authorized pursuant to the Impact Fee Act, Utah Code Ann. (“**UCA**”) § 11-36a-101 et. seq. to adopt and impose impact fees as a condition of development approval; and,

WHEREAS, the District provided written notice of its intent to prepare an Impact Fee Facilities Plan pursuant to UCA§ 11-36a-501; and,

WHEREAS, the District retained Bowen Collins & Associates (BC&A) to prepare an Impact Fee Facilities Plan (the “**Facilities Plan**”), which contains the elements mandated by UCA § 11-36a-302, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and,

WHEREAS, the BC&A has certified its work under UCA § 11-36a- 306;
and

WHEREAS, in accordance with UCA § 11-36a-502, the District held a lawfully advertised and noticed public hearing on the proposed Facilities Plan;
and,

WHEREAS, the District desires to adopt the Facilities Plan in satisfaction of the requirements of Utah Code.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Summit County, Utah, acting as the Governing Authority of the Mountain Regional Water Special Service District, that the Facilities Plan, as set forth in Exhibit A, is hereby adopted.

APPROVED AND ADOPTED this 20th day of August, 2025.

MOUNTAIN REGIONAL WATER
SPECIAL SERVICE DISTRICT, a
political subdivision of the State of
Utah

By: SUMMIT COUNTY COUNCIL,
acting as its Governing
Authority

Tonja Hanson
Chair

ATTEST:

Evelyn Furse
County Clerk

APPROVED AS TO FORM:

David L. Thomas
Chief Civil Deputy



Community Development Department

P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To: Summit County Council
From: Ray Milliner, County Planner
Date of Meeting: August 20, 2025
Type of Item: Code Amendment – Public Hearing, Possible Action
Process: Legislative Review
File: #25-155

Proposal

This proposal would amend the Eastern Summit County Development Code to create a process whereby Farmers and Ranchers in Eastern Summit County could apply for a Conditional Use Permit for Agricultural Tourism.

BACKGROUND

In December 2023, Summit County adopted the *Our Summit Vision and Strategic Plan*, a county-wide visioning effort with exceptionally high community participation. The plan's purpose was to identify residents' core values and priorities before beginning the ongoing rewrite of the Eastern Summit County General Plan. When asked, *"If you left Summit County for 10 years, what would you want to see when you return?"* the most common answer was open space. Of those respondents, 65% said they valued open space because agriculture remains a viable industry in Eastern Summit County.

In support of this community priority, the Eastern Summit County Planning Commission has forwarded draft ordinance language to the County Council addressing agricultural tourism and related amendments to the Chart of Allowed and Conditional Uses (see Exhibit A of the draft ordinance).

Language Highlights Include:

- Establishes that Agricultural Tourism is an accessory use, farm production must be the primary use on the land.
- Creates a definition of Agricultural Tourism that will distinguish it from general commercial or recreational uses.

- Creates criteria for approval. Criteria include buffer, screening, setback, dust mitigation, etc. requirements.
- Establishes performance standards that will be reviewed by the Planning Commission, such as hours of operation, noise, parking, access etc.
- Establishes event specific controls, limits the number of special events to 24 if greater than 100 people.
- Creates monitoring requirements, reviews and revocation processes.

The crux of the language is to create an opportunity for farmers to enhance the viability of the farm while keeping the core agricultural operation the primary use on the land.

Analysis

Section 11-5-3 of the Eastern Summit County Development Code establishes a process for amendments to the text of the Code; it states that whenever an amendment to the Code is initiated, it must be reviewed by the Planning Commission who will deliver a recommendation to the County Council. The county council, after holding a public hearing, can approve, approve with modifications, or deny the amendment. There is no criterion.

The Eastern Summit County General Plan has specific goals related to agriculture.

GOAL 2.2 states:

“Acknowledge the historic rural and agricultural character of Eastern Summit County.

a. Recognize agricultural operations as a significant and important use of the land.

b. Consider land use patterns and strategies that support and protect existing and future agricultural operations; support the development of tools and programs to allow the preservation of productive agricultural lands. Among others these may include agricultural preservation areas, plat notes and other methods to educate new residents of the agricultural nature of the area, cooperative agreements with landowners, and a program to transfer density from agriculturally productive lands.”

The proposed language acknowledges the historic importance of farming and ranching in Eastern Summit County and provides owners with options to enhance their operations and keep their traditional farming use.

Recommendation

Staff requests that the Summit County Council review the attached Agricultural Tourism language, conduct a public hearing, and approve the attached ordinance per the findings of fact and conclusions of law in this staff report.

Findings of Fact

1. The goal of Chapter 2 of the Eastern Summit County General Plan is to develop land use codes which balance the diversity of desires of Eastern Summit County residents, including private property rights.
2. In furtherance of this goal, §11-1-1 of the Eastern Summit County Code provides that “The eastern Summit County general plan was developed to ensure that the rural, agricultural, and small-town character of the eastern portion of the county shall remain, even in the presence of growth and change. The intention of the county is to assure the managed, proper, and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists.”
3. In December 2023, Summit County adopted the *Our Summit Vision and Strategic Plan*, a county-wide visioning effort with exceptionally high community participation.
4. The plan’s purpose was to identify residents’ core values and priorities before beginning the ongoing rewrite of the Eastern Summit County General Plan.
5. When asked, “If you left Summit County for 10 years, what would you want to see when you return?” the most common answer was open space. Of those respondents, 65% said they valued open space because agriculture remains a viable industry in Eastern Summit County.
6. The proposed language acknowledges the historic importance of farming and ranching in Eastern Summit County and provides owners with options to enhance their operations and keep their traditional farming use.

Conclusions of Law:

1. The amendment is consistent with the goals, objectives, and policies of the General Plan.
2. The amendment is consistent with the requirements established in chapter 5 of the Eastern Summit County Development Code.
3. The proposed amendment is not detrimental to public health, safety, and welfare.

Exhibits

Exhibit A. Proposed Ordinance

SUMMIT COUNTY, UTAH
ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE EASTERN SUMMIT COUNTY
DEVELOPMENT CODE SECTION 11-3-16 CHART OF ALLOWED AND PERMITTED USES,
APPENDIX A DEFINITIONS AND CREATING SECTION 11-6-25 AGRICULTURAL TOURISM**

PREAMBLE

WHEREAS, Utah Code Annotated (“UCA”) §17-27a-102(b) provides that counties can enact all ordinances that they consider necessary or appropriate to govern, among other things, Agricultural Tourism; and,

WHEREAS the goal of Chapter 2 of the Eastern Summit County General Plan is to develop land use codes which balance the diversity of desires of Eastern Summit County residents, including private property rights; and

WHEREAS, in furtherance of this goal, §11-1-1 of the Eastern Summit County Code provides that “The eastern Summit County general plan was developed to ensure that the rural, agricultural, and small-town character of the eastern portion of the county shall remain, even in the presence of growth and change. The intention of the county is to assure the managed, proper, and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists.” and,

WHEREAS agricultural tourism offers farmers and ranchers unique opportunity for increased revenue that can offset the costs of running a farm and provide a buffer against unstable markets; and,

WHEREAS agricultural tourism can help preserve Eastern Summit County’s cultural heritage and promote sustainable farm practices; and,

WHEREAS visitors to farms can gain a greater appreciation for the hard work and dedication involved in farming, leading to increased support for local agriculture; and,

WHEREAS agricultural tourism can stimulate Eastern Summit County’s local economy by attracting visitors who will then spend money on accommodations, restaurants and other activities benefiting local business and creating jobs; and,

WHEREAS the Eastern Summit County Planning Commission held a public hearing and recommended adoption of the amended sections of the Eastern Summit County Development Code; and

WHEREAS the Summit County Council held a public hearing on August 20, 2025; and,

NOW, THEREFORE, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1. The Eastern Summit County Development Code is amended as depicted in Exhibit A.

Section 2. Effective Date: This Ordinance shall take effect immediately after publication.

Enacted this ____ day of ____ 2025.

COUNTY COUNCIL
SUMMIT COUNTY, UTAH

by _____
Tonja Hanson, Chair

Councilmember Robinson voted	_____
Councilmember Harte voted	_____
Councilmember Armstrong voted	_____
Councilmember Hanson voted	_____
Councilmember Mckenna voted	_____

ATTEST:

Eve Furse, County Clerk, Summit County, Utah

EXHIBIT A

TO BE ADDED TO CHAPTER 11-6

11-6-25: Agricultural Tourism - Eastern Summit County

A. Purpose

These regulations are intended to support and enhance Summit County's working farms and ranches by allowing supplemental agricultural tourism activities that are secondary to, and compatible with, the principal agricultural use. Agricultural tourism shall promote agricultural education, economic viability, and rural character while minimizing impacts on surrounding properties and infrastructure.

B. Applicability

1. Agricultural tourism is a conditional use in all zone districts in Eastern Summit County.
2. Agricultural tourism shall be accessory to an active agricultural operation on the same Lot or Lots.
3. Agricultural Tourism is only allowed on property that qualifies for the Utah Farmland Assessment Act ("Greenbelt") status.

C. Application

Each proposed agricultural tourism project may be established by following the standard development procedures in this Title and shall be accompanied by a site plan prepared by the applicant, in consultation with County staff, which identifies, specifies, and details the proposed uses, buildings, floor plans, and other features of the proposed development. There shall also be a concise narrative describing the farm and the overall vision for the proposed agricultural tourism operation. The narrative shall include farm history, a description or plan for the general maintenance of its agricultural product(s), and proposals for the following:

1. Offerings for agriculturally related, non-agriculturally related products and uses/activities.
2. Agricultural related and non-agricultural related types of facilities and equipment.
3. Time(s) of "normal day-to-day" operation.
4. Anticipated number of daily patrons and employees.
5. Site plan and design book containing cross section and plan views.
6. Parking areas, walkways, and driveways.
7. Water usage for the proposed use.
8. Wastewater disposal system.

9. Storm detention and retention area.
10. Lighting plan.
11. Architectural features and renderings, including material and colors of buildings, freestanding and wall mounted signs and outdoor light fixtures, trash enclosures, utility and loading area screen walls.
12. Other improvements as required by the County.

D. Criteria:

In addition to the Standards found in Section 11-4-7 (Conditional Use Permit Review Criteria), the Planning Commission shall find that:

1. The proposed use will not substantially interfere with or replace agricultural production on the property;
2. The use is compatible with surrounding agricultural and residential uses;
3. Adequate parking, access and public facilities are provided;
4. Impacts related to noise, dust, odor, lighting and traffic are mitigated;
5. Seasonal and operational limits ensure the use remains incidental to agriculture.

E. Standards

Unless modified by the Planning Commission, the following apply:

1. **Site Design and Layout.** Tourism activities must be grouped into one or more activity centers. These areas may not exceed 20% of the farm's total acreage, up to 10 acres. The remaining land must be used for agricultural production.
2. **Parking:** All visitor parking shall be on-site; parking on public rights-of-way is prohibited.
3. **Sound and Lighting:** Amplified sound and exterior lighting must comply with Summit County noise and lighting standards and may be further restricted by the Planning Commission to mitigate impacts to adjacent properties.
4. **Agricultural Production Requirement:** Farms must actively produce and sell agricultural products except in winter. If production ceases, the Planning Commission may revoke the Conditional Use Permit.
5. **Event Limitations:**
 - i. Events such as weddings, reunions, and corporate events with more than one hundred (100) attendees are limited to twenty-four (24) events per calendar year unless otherwise approved by the Planning Commission.

- ii. There is no cap on small scale events with fewer than 100 participants.

6. **Hours of Operation:** Outdoor and non-residential uses may operate from 8:00 a.m. to 10:00 p.m. Exceptions may be granted for specific needs (e.g., stargazing).

F. Monitoring and Renewal

1. The Conditional Use Permit may include a review period (determined by the Planning Commission) to confirm compliance;
2. Violations may result in modification or revocation of the permit pursuant to section 11-4-7 of this Title.
3. The CUP shall expire if the use is discontinued for twelve (12) consecutive months.

To BE ADDED TO TABLE 11-3-16 CHART OF ALLOWED AND PERMITTED USES

Permitted Uses	R-2.5	AG-5	AG-10	AG-20	AG-40	AG-80	CA	C	LI	I	Additional Reference
Agricultural Tourism	C	C	C	C	C	C	C	C	C	C	11-6-25

TO BE ADDED TO APPENDIX A: DEFINITIONS

Agricultural Tourism means activities conducted on a working farm or ranch that attract visitors for educational, recreational, cultural, or direct-to-consumer sales purposes, and that are incidental to the property's primary agricultural operation.

Examples include:

1. Farm tours, u-pick operations, agricultural workshops;
2. Seasonal farm stands, farm-to-table dinners, harvest festivals;
3. Hayrides, corn mazes, pumpkin patches;
4. Limited private events such as weddings or corporate retreats.