



**SECOND AMENDED AGENDA
COUNTY COUNCIL
Wednesday, September 3, 2025**

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, September 3, 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

3:00 PM Closed Session - Property acquisition (40 min); Personnel (15 min); Litigation (30 min)

4:25 PM - Move to Council chambers (5 min)

4:30 PM Work Session

1. 4:30 PM - Pledge of Allegiance (5 min)
2. 4:35 PM - Presentation of the recommended Summit County Districting Map (Utah Code 17-52a-204): Malena Stevens, Chair of Districting Commission (30 min)
[Map 1 large of Proposed Districts.pdf](#)
[Mayor Marsh Spreadsheet.pdf](#)

5:05 PM Convene as the Board of Equalization

1. 5:05 PM - Discussion and possible approval of Board of Equalization recommendations; Chase Black (15 min)
[BOE Adjustments Staff Report 2025.09.03.pdf](#)
2. 5:20 PM - Discussion and possible approval of Bridge21 Park City Application for Exemption of 501(c)3 organization; Chase Black (10 min)
[501c3 Exemption Staff Report 2025.09.03.pdf](#)

Dismiss as the Board of Equalization

5:30 PM Consideration of Approval

1. 5:30 PM - Discussion and possible approval of a letter to Governor Spencer Cox regarding nominations of a possible Trustee to serve on the Weber Basin Water Conservancy District Board (5 min)
[Letter from Weber Basin Water Conservancy District.pdf](#)
[090325 Draft Ltr to Governor Cox.doc](#)
2. 5:35 PM - Continued discussion and possible adoption of Ordinance No. 987-A, repealing Ordinance No. 987; David Thomas, Chief Deputy County Attorney (10 min)
[Ordinance No 987-A Repealing Ordinance No 987.doc](#)

3. 5:45 PM - Approval of Council Minutes dated June 11, 2025, and June 25, 2025; (5 min)
[SCC Draft Minutes 06-11-25.pdf](#)
[SCC Draft Minutes 6-25-25.pdf](#)
4. 5:50 PM - Council and Manager comments (10 min)

6:00 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcountyutah.gov by 12:00 p.m. on Wednesday, September 3, 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.

Adjourn

COUNCIL DISTRICT 1 2			POPULATION 8360	
<i>VistaID</i>	<i>Name</i>	<i>Z Population</i>	<i>Clerk Population</i>	<i>Difference</i>
22UINT:5	UINTAS	30	30	
22PEOA:5	PEOA	301	301	
22MRL:5	MIRROR LAKE	763	763	
22FRAE:20	FRANCIS EAST	648	272	-376
22WEBC:5	WEBER CANYON	304	304	
22KAMN:15	KAMAS NORTH	1052	1052	
22PRM:5	PROMONTORY	570	543	-27
22PEW:10	PEOA WEST	60	60	
22OAKS:25	OAKLEY SOUTH	899	899	
22ECOR:5	EAST CORNER	16	16	
22FRAW:10	FRANCIS WEST	971	986	15
22OAKN:15	OAKLEY NORTH	689	689	
22MTCR:5	MOUNTAIN CREEKS	0	0	
22COLN:5	COUNTY LINE	9	9	
22SFCC:5	SOUTH FORK CHALK CREEK	0	0	
22GARF:5	GARFF RANCH	0	0	
22PRM:50	PROMONTORY SEWER DISTRICT	0	0	
22WANE:8	WANSHIP SCHOOL DISTRICT	0	0	
22ROCP:8	ROCKPORT SCHOOL DISTRICT	0	0	
22PRG:8C	PROMONTORY RIDGE SCHOOL DISTRICT	18	0	-18
22PRG:8B	PROMONTORY RIDGE SCHOOL DISTRICT	0	0	
22PRG:8A	PROMONTORY RIDGE SCHOOL DISTRICT	0	70	70
22MRN:H	WEST HILLS	68	68	
22MRN:R	WEST HILLS REMAINDER	15	0	-15
22MRN:5	MARION	350	350	
22WDL:5	WOODLAND	600	908	308
22KAMS:25	KAMAS SOUTH	1123	1040	-83
22ECOR:8	EAST CORNER SCHOOL DISTRICT	1	0	-1
	Total	8487	8360	-127
COUNCIL DISTRICT 2 3			POPULATION 8375	
22PKMN:15	PARK MEADOWS NORTH	1075	1075	
22PROS:5	PROSPECTOR	784	784	
22THAY:5	THAYNES	640	640	
22DVN:15	DEER VALLEY NORTH	1590	1590	
22SIDE:5	SIDEWINDER	1018	1018	
22PKMS:25	PARK MEADOWS SOUTH	945	945	
22OLDN:15	OLD TOWN NORTH	546	546	
22QUAR:5	QUARRY MOUNTAIN	797	797	
22OLDS:25	OLD TOWN SOUTH	242	242	
22DVS:25	DEER VALLEY SOUTH	738	735	-3
22RNDV:5	ROUND VALLEY	3	3	

22IFOR:5	INTERSTATE 40	0	0	
22PROS:1	PROSPECTOR DISTRICT 1	0	0	
22FED3	FED 3	0		
22MTRS:5	MOUNTAIN RESORT	213	213	
	Total	8591	8588	-3
COUNCIL DISTRICT 3 1			POULATION 8049	
22PRG:5	PROMONTORY RIDGE	255	153	-102
22CLS:25	COALVILLE SOUTH	723	723	
22WNW:10	WANSHIP WEST	425	425	
22WANE:20	WANSHIP EAST	659	709	50
22BTN:15	BITNER NORTH	826	826	
22HEN:5	HENEFER	838	838	
22SCRU:5	UPPER SILVER CREEK	531	531	
22KCYN:5	KIMBALL CANYON			
22HOYT:5	HOYTSVILLE	937	937	
22SCRL:5	LOWER SILVER CREEK	841	841	
22CCRK:5	CHALK CREEK	442	437	-5
22ROCP:5	ROCKPORT	126	126	
22CLN:15	COALVILLE NORTH	763	763	
22ECOR:8	EAST CORNER SCHOOL DISTRICT			
22ECHO:5	ECHO	418	420	2
22WNW:50	WANSHIP WEST SEWER DISTRICT			
22KCYN:50	KIMBALL CANYON SEWER DISTRICT	8	8	
22SCRU:8	UPPER SILVER CREEK SCHOOL DISTRICT	30	30	
22SCRU:50	UPPER SILVER CREEK SEWER DISTRICT	9	9	
22WNW:8A	WANSHIP WEST SCHOOL DISTRICT	0	0	
22WNW:8B	WANSHIP WEST SCHOOL DISTRICT	3	3	
22PEW:8	PEOA WEST SCHOOL DISTRICT	0	0	
22PRM:8B	PROMONTORY SCHOOL DISTRICT	0	0	
22PRM:8A	PROMONTORY SCHOOL DISTRICT	4	31	27
22BTS:25	BITNER SOUTH	495	495	
22FED1	FED 1	0		
	Total	8333	8305	-28
COUNCIL DISTRICT 4 5			POPULATION 8790	
22LPNE:20	LOWER PINEBROOK EAST	1269	1269	
22MHW:5	MOOSE HOLLOW	1169	1169	
22PINN:15	PINEBROOK NORTH	885	885	
22WAGN:5	WAGON WHEEL	518	518	
22SUMW:10	SUMMIT PARK WEST	678	984	306
22SUME:20	SUMMIT PARK EAST	1110	804	-306
22JERE:20	JEREMY EAST	1171	1171	
22JERW:10	JEREMY WEST	919	919	

22LPNW:10	LOWER PINEBROOK WEST	541	541
22UPIN:5	UPPER PINEBROOK		
22KCYN:5	KIMBALL CANYON	239	239
22WNW:50	WANSHIP WEST SEWER DISTRICT	0	0
	Total	8499	8499
COUNCIL DISTRICT 5 4			POPULATION 8625
22SML:5	SNYDERS MILL	978	978
22RPL:5	RANCH PLACE	1132	1132
22MTRS:5	MOUNTAIN RESORT		
22PARW:10	PARK WEST	1743	1743
22HEW:10	HIGHLAND ESTATES WEST	880	880
22SLVR:5	SILVER SPRINGS	1026	1026
22HEE:20	HIGHLAND ESTATES EAST	1366	1366
22RANS:25	RANCH ROAD SOUTH	418	418
22PARS:25	PARK WEST SOUTH	374	374
22BTS:25	BITNER SOUTH		
22UPIN:5	UPPER PINEBROOK	530	530
	Total	8447	8447
	Total County Population	42357	42199

-158

largest district	8591	8790
smallest district	8333	8049
difference	258	741
divide by smallest district	8333	8049
Percent deviation	3.1%	9.2%



STAFF REPORT

TO: Summit County Council

FROM: Summit County Auditor Office

DATE: September 03, 2025

RE: Board of Equalization (BOE) Stipulations, Hearing
Officer Decisions, & Exemption Recommendations

Actions Requested by Board of Equalization (BOE)

See attached spreadsheet for parcels that have:

- 1) reached a stipulation and ready for final approval OR
- 2) been recommended for primary exemption approval or denial.

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

- | | | |
|-----|---------|----------------|
| 1. | 0051478 | TH-3-18 |
| 2. | 0194054 | AF-67 |
| 3. | 0392039 | WLCRK-59 |
| 4. | 0409643 | PRESRV-1-15 |
| 5. | 0413249 | 1412/1416-PA-1 |
| 6. | 0413256 | 1412/1416-PA-2 |
| 7. | 0413264 | 1412/1416-PA-3 |
| 8. | 0413272 | 1412/1416-PA-4 |
| 9. | 0417877 | PSKY-9 |
| 10. | 0430029 | PROMR-1-45 |

Action Requested – for the parcels detailed in this packet and as the Board of Equalization (BOE):

- 1) Approve and sign the stipulations AND
- 2) Accept the primary/non-primary exemption recommendations.

“Stip or Hearing Info” Column Key

- **Stipulation** indicates where the assessor and appellant have signed a stipulation agreement
- **Waived** indicates a hearing where the appellant waived their right to appearance, the hearing officer has reviewed the appeal file and has provided a decision
- **Date** indicates an appeal where a Zoom or in-person hearing has happened and the hearing officer has provided a decision

Thank you for your time.

2025 BOE Adjustments 09/03/2025

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Appellant Reason/Provided Documentation	Assessor's Written Response
-	0054282	PP-75-H-5	\$ 3,791,650	\$ 3,033,320	\$ (758,330)	Stipulation	2024 Appeal stipulations agreed upon	Through discussions between the assessor and appellant's council, an agreement was reached
-	0054290	PP-75-H-6	\$ 3,791,650	\$ 3,033,320	\$ (758,330)	Stipulation	2024 Appeal stipulations agreed upon	Through discussions between the assessor and appellant's council, an agreement was reached
-	0054308	PP-75-J	\$ 3,791,650	\$ 3,033,320	\$ (758,330)	Stipulation	2024 Appeal stipulations agreed upon	Through discussions between the assessor and appellant's council, an agreement was reached
1	0000392	CT-129	\$ 200,000	\$ 8,100	\$ (191,900)	Stipulation	Not a buildable lot - remove building lot value.	0.18 acres is non buildable with not enough frontage access and no building envelope due the to proximity to the river. Remove building value and value 0.18 at the secondary acreage rate.
2	0014518	OT-36-A	\$ 71,760	\$ 4,140	\$ (67,620)	Stipulation	Letter of Explanation	Changed mass appraisal valuation to 02F residual / roads assessment.
3	0015069	OT-63-B	\$ 486,984	\$ 391,917	\$ (95,067)	Stipulation	Home assessed on wrong parcel.	Home assessed on wrong parcel changed to correct parcel. New home with .50 acres residential land.
4	0037600	HR-40	\$ 7,113,492	\$ 6,671,237	\$ (442,255)	Stipulation	Letter of explanation	After updating all of the characteristics in the CAMA system to be accurate with the appellants report and description, the resulting value is reflected in this stipulation as calculated by the CAMA based on the new characteristics.
5	0039093	PKM-2-30	\$ 1,967,150	\$ 1,750,000	\$ (217,150)	Stipulation	Closing docs	The value in this stipulation is adjusted to the purchase price reflected in the settlement statements provided as evidence of value with the appeal.
6	0040174	PKM-3-40	\$ 3,959,360	\$ 3,700,000	\$ (259,360)	Stipulation	Appraisal effective March 2024	Adjusted value based on appraisal provided as evidence from the appellant.
7	0040455	PKM-48	\$ 3,121,090	\$ 2,822,000	\$ (299,090)	Stipulation	Settlement Statement	Adjusted value based on arm's length purchase from Nov of 2024.
8	0040695	PKM-5-29	\$ 2,397,200	\$ 1,925,000	\$ (472,200)	Stipulation	Appraisal Report	Adjusted value to reconcile with the arm's length purchase price from 2024.
9	0051478	TH-3-18	\$ 8,319,492	\$ 4,975,543	\$ (3,343,949)	Stipulation	Purchase Price	Value has been updated to reconcile with arm's length purchase marketed on the MLS. The characteristics in the CAMA have been updated to support this value.
10	0061402	PB-IB-24	\$ 2,059,888	\$ 1,650,000	\$ (409,888)	Stipulation	Settlement statement & mls info	The value is adjusted based on the arm's length purchase price from July of 2024.
11	0061709	PB-2-I-56	\$ 1,711,321	\$ 840,000	\$ (871,321)	Stipulation	Closing disclosure	The value has been adjusted to reconcile with the purchase from August of 2024.
12	0064034	SU-C-26	\$ 1,113,138	\$ 872,500	\$ (240,638)	Stipulation	Closing docs	The value has been updated to reflect the arm's length purchase price from July of 2025.
13	0068456	SU-M-2	\$ 661,071	\$ 419,259	\$ (241,812)	Stipulation	Purchase of parcels	4 parcels functioning as one economic unit sold and were independently appraised.
14	0069983	SU-M-3	\$ 1,672,304	\$ 1,118,066	\$ (554,238)	Stipulation	Purchase of parcels	4 parcels functioning as one economic unit sold and were independently appraised.
15	0070098	SU-M-4	\$ 106,875	\$ 18,500	\$ (88,375)	Stipulation	Purchase of parcels	4 parcels functioning as one economic unit sold and were independently appraised.
16	0349864	SU-M-2-3-A	\$ 6,175	\$ 6,175	\$ -	Stipulation	Purchase of parcels	4 parcels functioning as one economic unit sold and were independently appraised.
17	0074629	ECR-11	\$ 98,240	\$ 90,000	\$ (8,240)	Stipulation	Letter of explanation	I reviewed comparable sales and made adjustments for both market trends and acreage. Based on this analysis, the appraised value of the property is approximately \$90,000. The owner currently has the property listed for \$105,000. However, market trends from January 2025 through June 2025 indicate an 11.5% increase in the area during that time. Taking this into account, the data supports a reduction in the assessed value.
18	0101349	BSR-2-A-38	\$ 349,533	\$ 146,300	\$ (203,233)	Stipulation	Cabin assessed on wrong lot	Cabin assessed on parcel BSR-2-A-38 is actually built on parcel BSR-2-A-39. Cabin valuation changed to lot #39.
19	0101356	BSR-2-A-39	\$ 146,300	\$ 349,533	\$ 203,233	Stipulation	Cabin assessed on wrong lot.	Cabin assessed on parcel BSR-2-A-38 is actually built on parcel BSR-2-A-39. Cabin valuation changed to lot #39
20	0123319	PM-6-B-738	\$ 998,678	\$ 834,000	\$ (164,678)	Stipulation	Closing statement	The owner purchased the property in Jan. 2025 for \$834,000, as documented in the settlement statement. This purchase price establishes the market value; therefore, a reduction in the assessed value is justified.
21	0125025	WW-A-9	\$ 638,953	\$ 380,017	\$ (258,936)	Stipulation	Area over garage is storage and not living.	Adjusted value of detached garage, area above garage is storage and not living area building permit was issued by Oakley City during the moratorium, was not permitted for water or power. Detached garage is part of the Primary Residence with lot WW-A-8.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Appellant Reason/Provided Documentation	Assessor's Written Response
22	0128565	SL-D-201-A	\$ 486,000	\$ 243,000	\$ (243,000)	Stipulation	Explanation & letter from SC	A rate adjustment is applied to the valuation model. Per Summit County the parcel will require a variance to allow improvements. Due to the uncertainty of the variance, the subject's value is adversely influenced.
23	0136485	SL-A-11	\$ 2,938,595	\$ 2,675,000	\$ (263,595)	Stipulation	Settlement statement	Adjusted value based on Feb 2025 arm's length purchase price.
24	0141865	FM-D-148	\$ 209,250	\$ 125,000	\$ (84,250)	Stipulation	Buyer and Broker Agreement	Closing documents dates 01/29/2025 with a purchase price of \$125,000. Reduction in market value is supported for 2025.
25	0144455	PI-D-65	\$ 906,324	\$ 769,000	\$ (137,324)	Stipulation	Settlement statement	The owner purchased the property in Oct. 2024 for \$769,000, as documented in the settlement statement. This purchase price establishes the market value; therefore, a reduction in the assessed value is justified.
26	0160899	UL-54-A	\$ 602,848	\$ 460,000	\$ (142,848)	Stipulation	Settlement statement	The property was purchased on December 4th 2024 for \$460,000 after appropriate market time. This set the market value for the 2025 tax year. A reduction in value is supported.
27	0164123	WA-20-15	\$ 801,281	\$ 650,000	\$ (151,281)	Stipulation	Comps	Comparable sales within the Forest Area were reviewed. After making adjustments for differences in acreage, year built, square footage, bathroom count, basement area and finish, and garage space, a reduction in value is supported. It is recommended that the value be reduced to the appellantΓÇÖs requested amount of \$650,000.
28	0165443	WA-6-625	\$ 842,445	\$ 550,000	\$ (292,445)	Stipulation	Comps	Based on 2024 comparable sales located within the Forest area, sale prices ranged from \$362,000 to \$565,000, bracketing major contributors to value for the subject property. Adjustments were made for differences in acreage, year built, square footage, bathroom count, basement area and finish, and garage space. The adjusted sale prices for the comparables are \$579,760, \$569,730, \$455,780, and \$704,470. The most weight was given to Comparables 1 and 2; however, all comparable sales were used, as they do bracket major contributors to value. The resulting weighted adjusted value is \$552,028. A reduction in value is considered appropriate.
29	0183263	PB-3-122	\$ 2,336,423	\$ 1,800,000	\$ (536,423)	Stipulation	Settlement statement	Adjusted value based on Arms Length Purchase price from Nov of 2024.
30	0194054	AF-67	\$ 9,231,217	\$ 6,000,000	\$ (3,231,217)	Stipulation	Settlement statement	I have updated the quality and shape of the subject in our CAMA system to produce a value more similar to the purchase price from 05/02/2025. The value in this stipulation is reduced to the purchase price of the arm's length sale.
31	0199004	PCL-2-S-40	\$ 3,177,000	\$ 2,500,000	\$ (677,000)	Stipulation	Appraisal	The submitted appraisal provides justification for an adjustment to the appellant's requested value.
32	0214258	SLS-1-E-201	\$ 2,821,860	\$ 2,690,000	\$ (131,860)	Stipulation	MLS, county summary, county transfer	Value is adjusted as a result of the arms length purchase price.
33	0221329	OT-62-B	\$ 325,388	\$ 274,369	\$ (51,019)	Stipulation	Mobile home is not habitable.	Visited property with owner mobile home is not habitable placed minimal value on mobile home.
34	0227250	ENC-3	\$ 2,420,600	\$ 2,074,800	\$ (345,800)	Stipulation		Upon review of the assessment a clerical error was discovered that resulted in the over assessment of a subset of Enclave units. It is the recommendation of the Assessor's office that these units be adjusted to an assessment rate of \$1,300 per square foot. Additionally, the owner of the subject property submitted evidence that the unit had not seen major remodels compared to units sold in Enclave prior to lien date. Because of these differences a further value revision to \$1,200 per square foot is recommended for Unit 3.
35	0236210	ENC-1-S-30	\$ 2,420,600	\$ 2,247,700	\$ (172,900)	Stipulation		Upon review of the assessment a clerical error was discovered that resulted in the over assessment of a subset of Enclave units. It is the recommendation of the Assessor's office that these units be adjusted to an assessment rate of \$1,300 per square foot.
36	0254130	OTNB-238-D	\$ 49,920	\$ 2,880	\$ (47,040)	Stipulation	Letter of Explanation	Changed mass appraisal valuation to 02F residual / roads assessment.
37	0255962	PI-I-5	\$ 151,500	\$ 444,914	\$ 293,414	Stipulation	Adding missing imp value for 2025	It was brought to our attention that since breaking ground in 2020, the homeΓÇÖs progress toward completion was not picked up or assessed. The Certificate of Occupancy was issued in October 2024, marking the buildΓÇÖs completion. The property has now been added into a building model, resulting in a new value of \$444,914 for the 2025 tax year.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Appellant Reason/Provided Documentation	Assessor's Written Response
38	0266829	OAKS-31	\$ 4,137,556	\$ 3,336,632	\$ (800,924)	Stipulation	Updated characteristics to reconcile with 2023 Order.	Updated characteristics to reconcile with Judge Phan's opinion and order from the 2023 initial state hearing. The resulting CAMA value is reflected in this decision.
39	0266936	OAKS-42	\$ 5,139,524	\$ 4,500,000	\$ (639,524)	Stipulation	Comps	Adjusted based on evidence provided with the appeal. A restricted appraisal report was also prepared which lent support to the opinion of value in the appeal.
40	0272280	NSS-B-38	\$ 1,686,440	\$ 1,421,800	\$ (264,640)	Stipulation	Purchase Price	The value is adjusted to reflect the appellants requested value based on the arm's length sale of the subject in 2024.
41	0279012	SOS-A-15	\$ 1,510,050	\$ 1,375,000	\$ (135,050)	Stipulation	Recent purchase, settlement docs and appraisal	The evidence provided by the appellant includes an appraisal from John Crabtree on 05/12/2025 with an opinion of value \$1,375,000.
42	0280994	OT-63-C	\$ 648,653	\$ 743,720	\$ 95,067	Stipulation	Home is assessed on wrong parcel.	Home assessed on wrong parcel changed to correct parcel. Old home with FAA (greenbelt) land.
43	0292882	FHE-II-45	\$ 4,480,267	\$ 3,900,000	\$ (580,267)	Stipulation	Comps	I have prepared a USPAP-compliant desktop appraisal for the property, making market derived adjustment for variations in characteristics, to develop an alternate opinion of value.
44	0296164	CDE-28	\$ 4,956,161	\$ 4,000,000	\$ (956,161)	Stipulation	Closing disclosures, purchase contract & appraisal Appraisal document available in shared folders	Value is adjusted based on arm's length purchase price.
45	0299135	MOOSE-14-AM	\$ 3,293,678	\$ 2,808,000	\$ (485,678)	Stipulation	Borrowers statement & Appraisal [Appraisal available in shared folders]	Value is adjusted to reconcile with the arm's length purchase price from Aug of 2025.
46	0315444	EP-I-16	\$ 4,634,015	\$ 3,700,000	\$ (934,015)	Stipulation	Market information	I have prepared a restricted use appraisal in preparation of this hearing and the opinion of value came in at exactly the number requested in the appeal.
47	0320352	HODV-2-41	\$ 4,938,409	\$ 4,850,000	\$ (88,409)	Stipulation	Settlement statement	Adjusted value based on arm's length purchase price.
48	0335160	FGC-2	\$ 1,278,979	\$ 1,095,000	\$ (183,979)	Stipulation	Comps	Value has been adjusted based on model match sale in the project in 2024.
49	0335178	FGC-3	\$ 1,263,194	\$ 1,095,000	\$ (168,194)	Stipulation	Closing docs	Adjusted value based on arm's length purchase during 2024.
50	0336564	CEM-1-5	\$ 2,848,738	\$ 2,490,000	\$ (358,738)	Stipulation	Appraisal	Adjusted based on appraisal provided with the appeal.
51	0336820	CEM-1-31	\$ 3,097,693	\$ 2,500,000	\$ (597,693)	Stipulation	MLS record of sold price	The sales provided as evidence support a reduction in value.
52	0336952	CEM-1-44-AM	\$ 2,707,429	\$ 1,979,100	\$ (728,329)	Stipulation	Comps Additional evidence [too large] can be found in shared folders	Based on comparables sales in CEM and other appraisals provided as evidence in CEM as part of the 2025 BOE, the average \$/sf is \$675. Applying this to the subject's sq ft has resulted in the reduction reflected in this stipulation agreement. The subject was remeasured and resketched for accuracy.
53	0337067	CEM-1-55	\$ 2,174,858	\$ 1,470,150	\$ (704,708)	Stipulation	Comp info [Also PC Board of Realtors Market Summary available in shared folder]	Evidence provided supports a reduction in value.
54	0337125	CEM-1-61-AM	\$ 2,622,053	\$ 2,125,000	\$ (497,053)	Stipulation	Comps	Adjusted value based on evidence provided with the appeal. The new value reflects the requested value of the appellant.
55	0337141	CEM-1-63-AM	\$ 2,602,649	\$ 2,125,000	\$ (477,649)	Stipulation	Comps	Evidence supports reduction in value.
56	0337174	CEM-1-66-AM	\$ 2,623,334	\$ 2,227,700	\$ (395,634)	Stipulation	Comps	Adjusted value to the appellants requested value based on the evidence provided with the appeal.
57	0343867	MRR-32	\$ 4,904,656	\$ 3,992,032	\$ (912,624)	Stipulation	2024 BOE value not carried over to 2025 assessment.	2024 BOE value not carried over to 2025 assessment error corrected.
58	0345086	BHWKS-1-7-2AM	\$ 1,019,325	\$ 980,000	\$ (39,325)	Stipulation	Purchase contract & market trends	Adjusted value based on arm's length sale price.
59	0350367	CT-43-A	\$ 1,173,735	\$ 509,000	\$ (664,735)	Stipulation	Note of explanation plus architectural drawings & photos Evidence file too large for system, access from shared drives instead	The 2025 point of completion percentage was initially estimated due to inaccessibility. However, after reviewing the building plans, photos, and speaking with the property owners, a more accurate understanding of the addition and its completion status as of January 2025 has been established. The property sketch and square footage have been updated accordingly. The owner also reported that the home was uninhabitable from late 2024 to early 2025 due to flood damage caused by a builder's error. Insurance payouts have been provided and are included in the protest. Based on these factors, a reduction in the assessed value is recommended.
60	0351019	CCRS-1-11	\$ 1,511,625	\$ 1,300,000	\$ (211,625)	Stipulation	Comps	The recent sale of a similar neighboring property indicates that the current assessed value is too high. A revised value of \$1,300,000 is recommended.
61	0353114	TSP-38	\$ 2,534,678	\$ 1,800,000	\$ (734,678)	Stipulation	Comps and Appraisal	Based on the subject's list history and prior BOE it is reasonable that the subject's amrket value as of 01/01/2025 was \$1,800,000.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Appellant Reason/Provided Documentation	Assessor's Written Response
62	0369128	PATT-57	\$ 7,372,158	\$ 6,064,448	\$ (1,307,710)	Stipulation	Comps	Restricted appraisal report shows that the subject's large size has led to an over valuation by the CAMA system. An appropriate adjustment has been requested by the appellant.
63	0372569	GWLD-72	\$ 2,651,625	\$ 2,042,250	\$ (609,375)	Stipulation	Comps	Removed erroneous factor from the CAMA system to equalize with our vacant land in GWLD.
64	0374466	GWLD-II-130-AM	\$ 1,128,375	\$ 925,000	\$ (203,375)	Stipulation	MLS listing & County Transfer docs	Adjusted to arm's length sales price from Aug of 2024.
65	0384036	CLJR-1-41	\$ 1,224,500	\$ 950,000	\$ (274,500)	Stipulation	Closing statement	Adjusted value based on arm's length sale from December of 2024.
66	0385108	TWNPT-C-103	\$ 1,328,250	\$ 900,000	\$ (428,250)	Stipulation	Purchase Price	The 2025 purchase of this property for \$900,000, as documented in the settlement statement, indicates assessment to be too high. This purchase price establishes the market value; therefore, a reduction in the assessed value is justified.
67	0392039	WLCRK-59	\$ 5,826,815	\$ 4,600,000	\$ (1,226,815)	Stipulation	Comps	I have updated the subject's quality and condition in the County's CAMA system. Additionally, I have prepared an appraisal report for this property using the best available sales from the market area as of 01/01/2025. The result of the appraisal report is my opinion of market value for the subject as of 01/01/2025 is \$4,600,000.
68	0392765	WV-16	\$ 3,708,577	\$ 3,200,000	\$ (508,577)	Stipulation	Settlement statement	Adjusted value to purchase price less personal property included in the sale.
69	0393417	DC-28	\$ 1,087,940	\$ 785,000	\$ (302,940)	Stipulation	Settlement statement & appraisal	Adjusted to purchase price from arm's length sale in 2024.
70	0398424	NIC-4	\$ 25,000	\$ 5,000	\$ (20,000)	Stipulation	The lot is currently valued as if it comprises a full acre. The valuation should be adjusted to reflect the actual size of the parcel (0.20 acres) at the rate of \$25,000 per acre, resulting in a corrected value of \$5,000.	The lot is currently valued as if it comprises a full acre. The valuation should be adjusted to reflect the actual size of the parcel (0.20 acres) at the rate of \$25,000 per acre, resulting in a corrected value of \$5,000.
71	0409643	PRESRV-1-15	\$ 8,684,017	\$ 6,565,000	\$ (2,119,017)	Stipulation	Comps	Based on sales from within 3 miles of the subject from 01/01/2024 to 04/01/2025 I have prepared an appraisal making adjustments for variations in characteristics such as size, site size, quality, condition, etc. I have reconciled the resulting adjusted sales prices by placing the most weight on the comp with the least adjustments to form an alternate opinion of value for the subject that is reflected in this stipulation agreement.
72	0410732	NPKTH-1-1	\$ 1,147,230	\$ 1,025,000	\$ (122,230)	Stipulation	Closing docs	The closing statement from the subject property's recent purchase is the best indicator of market value and adjustment to the purchase price is recommended.
73	0411433	SGNH-22	\$ 4,884,467	\$ 4,229,000	\$ (655,467)	Stipulation	Closing Docs	Value is adjusted to reflect the arm's length purchase price from Nov of 2024.
74	0413249	1412/1416-PA-1	\$ 3,184,000	\$ 2,056,000	\$ (1,128,000)	Stipulation		The initial valuation of the 1412/1416 Park Avenue condos was overstated. The 2025 assessment was based on the recorded square footage from the legal description, which includes the building envelope of each unit significantly larger than the actual living area. The condos have been revalued using the verified living space, measured from the developer-recorded plat, which indicates a size of 2,056 sq ft. The revised suggested value is \$2,056,000.
75	0413256	1412/1416-PA-2	\$ 3,184,000	\$ 2,056,000	\$ (1,128,000)	Stipulation		The initial valuation of the 1412/1416 Park Avenue condos was overstated. The 2025 assessment was based on the recorded square footage from the legal description, which includes the building envelope of each unit significantly larger than the actual living area. The condos have been revalued using the verified living space, measured from the developer-recorded plat, which indicates a size of 2,056 sq ft. The revised suggested value is \$2,056,000.
76	0413264	1412/1416-PA-3	\$ 3,159,000	\$ 2,056,000	\$ (1,103,000)	Stipulation		The initial valuation of the 1412/1416 Park Avenue condos was overstated. The 2025 assessment was based on the recorded square footage from the legal description, which includes the building envelope of each unit significantly larger than the actual living area. The condos have been revalued using the verified living space, measured from the developer-recorded plat, which indicates a size of 2,056 sq ft. The revised suggested value is \$2,056,000.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Appellant Reason/Provided Documentation	Assessor's Written Response
77	0413272	1412/1416-PA-4	\$ 3,222,000	\$ 2,056,000	\$ (1,166,000)	Stipulation		The initial valuation of the 1412/1416 Park Avenue condos was overstated. The 2025 assessment was based on the recorded square footage from the legal description, which includes the building envelope of each unitΓÇösignificantly larger than the actual living area. The condos have been revalued using the verified living space, measured from the developer-recorded plat, which indicates a size of 2,056 sq ft. The revised suggested value is \$2,056,000..
78	0414346	PRESRV-2-35	\$ 6,695,821	\$ 5,800,000	\$ (895,821)	Stipulation	Purchase contract and comp info	Value is adjusted to reflect the arm's length purchase price from Nov of 2024.
79	0417877	PSKY-9	\$ 8,750,290	\$ 6,580,000	\$ (2,170,290)	Stipulation	Comp info	Based on the evidence provided and the restricted appraisal prepared by the assessor's office in preparation of the appeal hearing, and adjustment to value is determined to be warranted.
80	0418123	PSKY-34	\$ 6,143,388	\$ 5,500,000	\$ (643,388)	Stipulation	Comps	I have completed an appraisal of the subject property in preparation of the appeal to the Board of Equalization. The resulting value is reflected in this stipulation agreement.
81	0418776	BHVS-35-3AM	\$ 1,915,982	\$ 1,715,982	\$ (200,000)	Stipulation	Explanation & photos	Value is adjusted for 2025 due to the subject's condition. It is my understanding that the property suffered from several condition issues that were repaired in the summer of 2025. As our lien date is 01/01/2025...the issues were relevant as of that date and must be addressed. This is a one year only reduction as the repairs seem to have been made and will not exist on 01/01/2026.
82	0419733	ESCLAL-513-AM	\$ 3,294,000	\$ 2,975,000	\$ (319,000)	Stipulation	Appraisal	The appraisal submitted by the Appellant provides sufficient justification for a reduction in the assessed value. A revised value of \$2,975,000 is recommended.
83	0426449	AC-28	\$ 4,421,665	\$ 4,100,000	\$ (321,665)	Stipulation	Purchase Price	Value has been updated to reconcile with the Purchase price from the Arm's length purchase from July/August of 2024.
84	0430029	PROMR-1-45	\$ 6,419,267	\$ 4,565,200	\$ (1,854,067)	Stipulation	Comps	Older homes in Promontory are selling at a discount due to market preferences. This home has been over valued as a result and an adjustment is warranted base on the evidence provided with the appeal and the appraisal prepared by the Assessor's office in preparation for the appeal and hearing.
85	0438915	BJUMP-2	\$ 800,000	\$ 700,000	\$ (100,000)	Stipulation	Comps & mls showing days on mkt for subject property	Adjusted value based on list history.
86	0444667	SUM-29	\$ 7,640,792	\$ 6,900,000	\$ (740,792)	Stipulation	Settlement statement	Adjusted value to reflect purchase price from Arm's Length sale on 04/16/2025.
87	0453416	PRESRV-3-53	\$ 5,469,956	\$ 5,250,000	\$ (219,956)	Stipulation	Settlement Statement	Adjusted value based on arm's length purchase price.
88	0463004	BCKS-23	\$ 1,998,338	\$ 1,590,000	\$ (408,338)	Stipulation	Settlement statement	Adjusted mass appraisal value to 2024 purchase price.
89	0465257	FSSGV-A-3	\$ 2,327,000	\$ 1,950,000	\$ (377,000)	Stipulation	Letter- Selling Price	The subject property has been listed for over 230 days without a successful sale. The appellant also submitted a Zillow estimate for consideration; however, the methodology and comparable sales used to generate that estimate cannot be verified. Given this, the current listing price of \$1,950,000 is the most reliable indicator of market value and is therefore recommended.
90	0465288	FSSGV-B-2	\$ 2,509,000	\$ 2,000,000	\$ (509,000)	Stipulation	Comps	Upon reviewing the appellant's evidence, it is clear that the modern style and superior condition of the units sold in 2024 positively impacted market prices. However, units of similar style and condition to the subject property that are currently listed have experienced significant price reductions and remain stalled on the market, with an average days on market of 240 days. A reduced market value of \$2,000,000 is recommended.
91	0470213	DMLC-4158-AM-RE	\$ 1,930,680	\$ 1,485,000	\$ (445,680)	Stipulation	Settlement statement & appraisal	The owner purchased the property in February 2025 for \$1,485,000, as documented in the settlement statement. This purchase price establishes the market value; therefore, a reduction in the assessed value is justified.
92	0473630	FCRS-1	\$ 1,902,304	\$ 1,585,690	\$ (316,614)	Stipulation	Comp information	Based on the evidence provided an adjustment to value is appropriate and reflected in this stipulation agreement.
93	0485851	PNW-1-8	\$ 3,224,268	\$ 2,900,000	\$ (324,268)	Stipulation	Comps	After making adjustments to the comps for variations in characteristics. I have formed an alternate opinion of value for the subject. See the sales grid included for explanation of adjustments and support of value.
94	0487547	RBS-6	\$ 2,109,000	\$ 1,795,000	\$ (314,000)	Stipulation	Purchase Price	Adjusted based on arm's length purchase price.

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95	0487718	RBS-23	\$ 2,159,588	\$ 1,820,000	\$ (339,588)	Stipulation	Comp properties	After applying adjustments to the comps for variations in characteristics, an alternate opinion of value has been formed by the Assessor's office. If this value is agreeable to you as the appellant, then a signature on this document will change the value and resolve our hearing. If you would still like to have a 3rd party review file then do not sign the document but contact the Summit County Auditor's office or myself at mhone@summitcountyutah.gov to let us know to send the file on to the third party.
96	0487770	RBS-29	\$ 2,194,650	\$ 1,820,000	\$ (374,650)	Stipulation	Comps (?)	After making adjustments in the sales grid for the slight differences in characteristics, I have formed an alternate opinion of value for the subject property. To gain sufficient data to support the adjustments, I had to include the 2022 sales from the project with time adjustments for market appreciation.
97	0492286	ARPC-501	\$ 4,047,000	\$ 3,439,950	\$ (607,050)	Stipulation		A 15% value reduction is recommended due to the following detriments: obstruction of views caused by the ski bridge, location directly above the parking garage entrance resulting in increased noise from traffic, and an atypical floor plan layout in which the unit's common spaces are located on a different floor level compared to other units of the same design, reducing ease of access and functionality. Value recommended \$3,439,950.
98	0493210	PPSHOR-1-21	\$ 5,358,308	\$ 4,700,000	\$ (658,308)	Stipulation	Appraisal	Adjusted value based on independent appraisal provided as evidence of value.
99	0497407	PNW-4-35	\$ 3,353,470	\$ 3,000,000	\$ (353,470)	Stipulation	Comp info	Adjusted value based on evidence provided with the appeal.
100	0497438	PNW-4-38	\$ 3,349,608	\$ 2,900,000	\$ (449,608)	Stipulation	Comps	Sales on Golden Bear from Feb 2024 to Feb 2025 support the opinion of value in this stipulation. A restricted appraisal report has been prepared and provided reflecting this support.
101	0497469	PNW-4-41	\$ 2,788,893	\$ 2,500,000	\$ (288,893)	Stipulation	Settlement statement	Adjusted value based on Dec 2024 purchase price.
102	0498051	THORNC-1-49	\$ 1,381,354	\$ 1,128,803	\$ (252,551)	Stipulation	Construction Pictures	Adjusted mass appraisal value to reflect percent complete of home as of the January 1, 2025 lien date.
103	0500534	DR-2-201	\$ 1,907,098	\$ 1,805,000	\$ (102,098)	Stipulation	Final borrowers statement	Adjusted value to reflect the purchase price from the recent arm's length sale of the property.
104	0502307	NS-103-RD	\$ 5,500	\$ 904	\$ (4,596)	Stipulation	Letter of explanation	Reviewed the letter submitted by the appellant. The 0.22 acres were incorrectly valued as secondary acreage at \$25,000 per acre, when they should have been classified as residual acreage/roads, valued at \$4,100 per acre. The coding and valuation rates have been corrected, and a reduction in value is supported.
105	0513594	KCWFHC-401	\$ 933,420	\$ 878,000	\$ (55,420)	Stipulation	Appraisal	The submitted appraisal provides support for an adjustment to the appellant's requested value.
106	0520734	PDDC-2-17	\$ 1,793,770	\$ 1,500,000	\$ (293,770)	Stipulation	Settlement statement	Value is updated to reflect the arm's length purchase price from July of 2025.
107	0523377	FHF-3	\$ 1,854,192	\$ 1,643,522	\$ (210,670)	Stipulation	Comps	Adjusted mass appraisal value to reflect percent complete as of January 1, 2025 lien date.
108	0523795	HCS-B-23	\$ 1,244,568	\$ 1,150,000	\$ (94,568)	Stipulation	Comps	Adjusted mass appraisal value per comparable sales, comparables ranged in value from \$1,050,000 to \$1,150,000.
109	0530702	WOH-1B-25	\$ 1,110,000	\$ 787,500	\$ (322,500)	Stipulation	Settlement statement	The owner purchased the property in Jan. 2025 for \$787,500, as documented in the settlement statement. This purchase price establishes the market value; therefore, a reduction in the assessed value is justified.
110	0533794	TRS-8	\$ 357,750	\$ 265,000	\$ (92,750)	Stipulation	Comp info	After discussing with the property owner, it was confirmed that the property was purchased on May 14, 2024, for \$265,000. As this sale reflects the market value at the time of purchase, a reduction to this amount is supported for the 2025 tax year. Moving forward, the assessed value can be expected to increase due to the ongoing completion of infrastructure within the subdivision.
111	0533802	TRS-9	\$ 360,500	\$ 275,000	\$ (85,500)	Stipulation	Settlement Statement	The owner purchased the lot in May 2024 for \$275,000, as documented in the settlement statement. This purchase price establishes the market value; therefore, a reduction in the assessed value is justified.
112	0077986	NS-1137	\$ 488,338	\$ 488,338	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)

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113	0078703	NS-1200-3	\$ 1,178,475	\$ 1,178,475	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)
114	0078711	NS-1200-4	\$ 425,500	\$ 425,500	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)
115	0082176	NS-340	\$ 103,620	\$ 103,620	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)
116	0114219	CD-73	\$ 588,000	\$ 588,000	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)
117	0150627	CD-2195	\$ 724,688	\$ 724,688	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)
118	0294375	NS-291-E	\$ 270,860	\$ 270,860	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)
119	0533631	CT-250-C	\$ 340,000	\$ 340,000	\$ -	Stipulation	FAA (greenbelt) application	Change assessment to FAA (greenbelt)
120	0212021	WBD-74	\$ 925,712	\$ 925,712	\$ -			Non-primary No Exemption
121	0224166	PWL-1-S-11-A	\$ 482,510	\$ 482,510	\$ -			Non-primary No Exemption
122	0388581	CEM-II-105-1AM	\$ 3,294,662	\$ 3,294,662	\$ -			Non-primary No Exemption
123	0529128	MRICH-1	\$ 627,865	\$ 627,865	\$ -			Non-primary No Exemption
124	0000293	CT-122	\$ 38,056	\$ 38,056	\$ -			Primary Exemption Granted
125	0014666	OT-42-A	\$ 735,964	\$ 735,964	\$ -			Primary Exemption Granted
126	0021471	PC-461	\$ 2,876,696	\$ 2,876,696	\$ -			Primary Exemption Granted
127	0035091	SA-62	\$ 1,660,856	\$ 1,660,856	\$ -			Primary Exemption Granted
128	0037907	HR-69	\$ 6,321,462	\$ 6,321,462	\$ -			Primary Exemption Granted
129	0040547	PKM-5-15	\$ 1,909,450	\$ 1,909,450	\$ -			Primary Exemption Granted
130	0049571	RC-2-130	\$ 1,223,132	\$ 1,223,132	\$ -			Primary Exemption Granted
131	0052526	GTF-11	\$ 7,392,480	\$ 7,392,480	\$ -			Primary Exemption Granted
132	0054746	PP-87-11	\$ 4,122,178	\$ 4,122,178	\$ -			Primary Exemption Granted
133	0061170	PB-IA-2	\$ 1,771,960	\$ 1,771,960	\$ -			Primary Exemption Granted
134	0063333	SU-B-1	\$ 2,214,487	\$ 2,214,487	\$ -			Primary Exemption Granted
135	0066542	SU-I-70	\$ 1,140,953	\$ 1,140,953	\$ -			Primary Exemption Granted
136	0067144	SU-J-35	\$ 654,082	\$ 654,082	\$ -			Primary Exemption Granted
137	0067359	SU-J-54	\$ 854,618	\$ 854,618	\$ -			Primary Exemption Granted
138	0070031	SU-M-34	\$ 1,395,631	\$ 1,395,631	\$ -			Primary Exemption Granted
139	0070106	SU-M-40	\$ 1,103,642	\$ 1,103,642	\$ -			Primary Exemption Granted
140	0070189	SU-M-48	\$ 2,073,838	\$ 2,073,838	\$ -			Primary Exemption Granted
141	0084008	NS-474	\$ 462,340	\$ 462,340	\$ -			Primary Exemption Granted
142	0086037	NS-604-K	\$ 1,514,491	\$ 1,514,491	\$ -			Primary Exemption Granted
143	0094841	SE-127-AM	\$ 920,194	\$ 920,194	\$ -			Primary Exemption Granted
144	0121081	PM-3-359	\$ 429,763	\$ 429,763	\$ -			Primary Exemption Granted
145	0132377	HE-A-337-A	\$ 2,586,200	\$ 2,586,200	\$ -			Primary Exemption Granted
146	0134399	HC-1-101	\$ 1,353,712	\$ 1,353,712	\$ -			Primary Exemption Granted
147	0134480	HC-1-14-AM	\$ 852,288	\$ 852,288	\$ -			Primary Exemption Granted
148	0141428	FM-D-109	\$ 497,528	\$ 497,528	\$ -			Primary Exemption Granted
149	0144109	PI-D-33	\$ 671,178	\$ 671,178	\$ -			Primary Exemption Granted
150	0160105	UL-15-C	\$ 682,309	\$ 682,309	\$ -			Primary Exemption Granted
151	0160535	UL-39-C	\$ 558,048	\$ 558,048	\$ -			Primary Exemption Granted
152	0188593	RP-C-4	\$ 542,750	\$ 542,750	\$ -			Primary Exemption Granted
153	0192355	WD-II-5-28	\$ 1,378,700	\$ 1,378,700	\$ -			Primary Exemption Granted
154	0192603	JR-132	\$ 1,699,509	\$ 1,699,509	\$ -			Primary Exemption Granted
155	0201735	FVL-2-67	\$ 2,019,981	\$ 2,019,981	\$ -			Primary Exemption Granted
156	0203772	NS-112-D	\$ 646,863	\$ 646,863	\$ -			Primary Exemption Granted
157	0218853	PP-102-I	\$ 18,633,119	\$ 18,633,119	\$ -			Primary Exemption Granted
158	0222178	PVC-1A-106	\$ 805,200	\$ 805,200	\$ -			Primary Exemption Granted
159	0222665	PWL-1-G	\$ 459,910	\$ 459,910	\$ -			Primary Exemption Granted
160	0224737	PWL-1-S-9-V	\$ 482,510	\$ 482,510	\$ -			Primary Exemption Granted
161	0226724	WLD-103	\$ 749,905	\$ 749,905	\$ -			Primary Exemption Granted

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162	0229173	IC-23	\$ 3,032,946	\$ 3,032,946	\$ -			Primary Exemption Granted
163	0230130	SMT-A-83	\$ 1,166,861	\$ 1,166,861	\$ -			Primary Exemption Granted
164	0230262	SMT-A-93	\$ 1,334,320	\$ 1,334,320	\$ -			Primary Exemption Granted
165	0230635	PP-87-5-A	\$ 7,220,207	\$ 7,220,207	\$ -			Primary Exemption Granted
166	0231211	QEC-2-27	\$ 2,142,025	\$ 2,142,025	\$ -			Primary Exemption Granted
167	0238232	JR-5-5013	\$ 1,978,966	\$ 1,978,966	\$ -			Primary Exemption Granted
168	0239800	STL-1-10-3AM	\$ 4,121,800	\$ 4,121,800	\$ -			Primary Exemption Granted
169	0251367	EVG-6-AM	\$ 8,108,353	\$ 8,108,353	\$ -			Primary Exemption Granted
170	0258883	RIS-18	\$ 3,644,312	\$ 3,644,312	\$ -			Primary Exemption Granted
171	0273940	EKH-B-E77	\$ 2,274,616	\$ 2,274,616	\$ -			Primary Exemption Granted
172	0274989	STL-3-47-5AM	\$ 6,938,610	\$ 6,938,610	\$ -			Primary Exemption Granted
173	0279012	SOS-A-15	\$ 1,375,000	\$ 1,375,000	\$ -			Primary Exemption Granted
174	0283816	CD-414-B-10	\$ 570,705	\$ 570,705	\$ -			Primary Exemption Granted
175	0285134	MH-II-52	\$ 3,739,050	\$ 3,739,050	\$ -			Primary Exemption Granted
176	0289292	MVK-27	\$ 515,191	\$ 515,191	\$ -			Primary Exemption Granted
177	0291140	BC-5-AM	\$ 2,023,928	\$ 2,023,928	\$ -			Primary Exemption Granted
178	0297287	WWPD-B12-AM	\$ 850,410	\$ 850,410	\$ -			Primary Exemption Granted
179	0308209	HMP-34	\$ 2,203,820	\$ 2,203,820	\$ -			Primary Exemption Granted
180	0309017	GMVE-3	\$ 1,323,570	\$ 1,323,570	\$ -			Primary Exemption Granted
181	0318588	CSP-8A-A	\$ 1,074,500	\$ 1,074,500	\$ -			Primary Exemption Granted
182	0354039	GCS-A-5	\$ 787,295	\$ 787,295	\$ -			Primary Exemption Granted
183	0359715	BHWKS-2-127	\$ 1,068,467	\$ 1,068,467	\$ -			Primary Exemption Granted
184	0370118	MRE-19	\$ 3,331,206	\$ 3,331,206	\$ -			Primary Exemption Granted
185	0370233	MRE-31	\$ 3,575,625	\$ 3,575,625	\$ -			Primary Exemption Granted
186	0372411	GWLD-57	\$ 6,214,967	\$ 6,214,967	\$ -			Primary Exemption Granted
187	0376354	CCRK-C-17	\$ 596,065	\$ 596,065	\$ -			Primary Exemption Granted
188	0376651	CCRK-D-35	\$ 618,375	\$ 618,375	\$ -			Primary Exemption Granted
189	0377097	CCRK-G-12	\$ 605,475	\$ 605,475	\$ -			Primary Exemption Granted
190	0377154	CCRK-G-21	\$ 596,065	\$ 596,065	\$ -			Primary Exemption Granted
191	0377162	CCRK-G-22	\$ 605,475	\$ 605,475	\$ -			Primary Exemption Granted
192	0379226	PBP-A-E-11	\$ 613,210	\$ 613,210	\$ -			Primary Exemption Granted
193	0386874	CVC-II-E-301	\$ 768,895	\$ 768,895	\$ -			Primary Exemption Granted
194	0393177	DC-4-AM	\$ 5,829,321	\$ 5,829,321	\$ -			Primary Exemption Granted
195	0395230	WHLS-67	\$ 4,787,158	\$ 4,787,158	\$ -			Primary Exemption Granted
196	0395636	TCT-12	\$ 1,290,000	\$ 1,290,000	\$ -			Primary Exemption Granted
197	0397996	FPRV-31-C-2	\$ 1,210,275	\$ 1,210,275	\$ -			Primary Exemption Granted
198	0401855	HT-56-A	\$ 378,198	\$ 378,198	\$ -			Primary Exemption Granted
199	0405252	RCCS-7	\$ 3,954,737	\$ 3,954,737	\$ -			Primary Exemption Granted
200	0415665	YOUNG-2	\$ 548,370	\$ 548,370	\$ -			Primary Exemption Granted
201	0421499	PALSDS-51	\$ 3,900,360	\$ 3,900,360	\$ -			Primary Exemption Granted
202	0422216	RRS-II-3	\$ 1,105,690	\$ 1,105,690	\$ -			Primary Exemption Granted
203	0425052	CSS-2	\$ 869,615	\$ 869,615	\$ -			Primary Exemption Granted
204	0426597	AC-43	\$ 6,312,420	\$ 6,312,420	\$ -			Primary Exemption Granted
205	0427231	WWS-2C-C10	\$ 1,218,512	\$ 1,218,512	\$ -			Primary Exemption Granted
206	0427538	RCLD-12	\$ 16,527,224	\$ 16,527,224	\$ -			Primary Exemption Granted
207	0429187	291-DALY-A	\$ 3,153,555	\$ 3,153,555	\$ -			Primary Exemption Granted
208	0439178	BJUMP-28	\$ 5,226,460	\$ 5,226,460	\$ -			Primary Exemption Granted
209	0440077	CHOL-2	\$ 391,675	\$ 391,675	\$ -			Primary Exemption Granted
210	0440735	CLJR-2-59	\$ 1,224,500	\$ 1,224,500	\$ -			Primary Exemption Granted

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Appellant Reason/Provided Documentation	Assessor's Written Response
211	0444573	SUM-20	\$ 7,634,291	\$ 7,634,291	\$ -	-		Primary Exemption Granted
212	0444852	SUM-48	\$ 4,149,880	\$ 4,149,880	\$ -	-		Primary Exemption Granted
213	0458024	FLGSF-101	\$ 4,778,560	\$ 4,778,560	\$ -	-		Primary Exemption Granted
214	0465480	FSSGV-F-3	\$ 2,191,800	\$ 2,191,800	\$ -	-		Primary Exemption Granted
215	0476932	VMCS-B	\$ 6,215,281	\$ 6,215,281	\$ -	-		Primary Exemption Granted
216	0478192	SL-F-339-AM	\$ 2,323,091	\$ 2,323,091	\$ -	-		Primary Exemption Granted
217	0482869	NPTERR-28-AM	\$ 824,075	\$ 824,075	\$ -	-		Primary Exemption Granted
218	0491012	OEPC-405	\$ 7,376,400	\$ 7,376,400	\$ -	-		Primary Exemption Granted
219	0492394	ARPC-901	\$ 3,423,800	\$ 3,423,800	\$ -	-		Primary Exemption Granted
220	0500440	DR-1-110	\$ 389,973	\$ 389,973	\$ -	-		Primary Exemption Granted
221	0500534	DR-2-201	\$ 1,805,000	\$ 1,805,000	\$ -	-		Primary Exemption Granted
222	0502143	PERH-10	\$ 13,012,627	\$ 13,012,627	\$ -	-		Primary Exemption Granted
223	0502181	PERH-14	\$ 10,343,693	\$ 10,343,693	\$ -	-		Primary Exemption Granted
224	0515228	FVS-1-103	\$ 934,955	\$ 934,955	\$ -	-		Primary Exemption Granted
225	0516889	SCVCON-B203	\$ 202,737	\$ 202,737	\$ -	-		Primary Exemption Granted
226	0517147	SCVC-13-16-15	\$ 402,150	\$ 402,150	\$ -	-		Primary Exemption Granted
227	0517200	SCVC-13-16-21	\$ 957,495	\$ 957,495	\$ -	-		Primary Exemption Granted
228	0517440	SCVC-13-16-45	\$ 957,495	\$ 957,495	\$ -	-		Primary Exemption Granted
229	0517875	SCVC-13-16-134	\$ 1,148,970	\$ 1,148,970	\$ -	-		Primary Exemption Granted
230	0517914	SCVC-13-16-138	\$ 1,067,525	\$ 1,067,525	\$ -	-		Primary Exemption Granted
231	0521263	SCVC-81-82-5	\$ 262,557	\$ 262,557	\$ -	-		Primary Exemption Granted
232	0521542	PFPS-28	\$ 3,761,063	\$ 3,761,063	\$ -	-		Primary Exemption Granted
233	0521953	ESSCVC-13	\$ 918,855	\$ 918,855	\$ -	-		Primary Exemption Granted
234	0522761	ESSCVC-94-AM	\$ 916,755	\$ 916,755	\$ -	-		Primary Exemption Granted
235	0522994	ESSCVC-117	\$ 289,947	\$ 289,947	\$ -	-		Primary Exemption Granted
236	0523687	HCS-B-12	\$ 2,019,558	\$ 2,019,558	\$ -	-		Primary Exemption Granted
237	0523803	HCS-B-24	\$ 1,151,006	\$ 1,151,006	\$ -	-		Primary Exemption Granted
238	0523834	HCS-B-27	\$ 1,181,868	\$ 1,181,868	\$ -	-		Primary Exemption Granted
239	0524419	PCH-4-413	\$ 1,377,182	\$ 1,377,182	\$ -	-		Primary Exemption Granted
240	0524743	PCH-4-446	\$ 1,054,293	\$ 1,054,293	\$ -	-		Primary Exemption Granted
241	0525265	STRS-2-202	\$ 956,123	\$ 956,123	\$ -	-		Primary Exemption Granted
242	0528093	HCS-C-48	\$ 700,420	\$ 700,420	\$ -	-		Primary Exemption Granted
243	0529375	BBR-1-AM	\$ 817,566	\$ 817,566	\$ -	-	Changed land assessment from FAA (greenbelt) to residential assessment.	Primary Exemption Granted
244	0530416	HCS-E-39	\$ 909,234	\$ 909,234	\$ -	-		Primary Exemption Granted
245	0532373	FC-1-2	\$ 401,200	\$ 401,200	\$ -	-		Primary Exemption Granted
246	0532397	FC-1-4	\$ 933,128	\$ 933,128	\$ -	-		Primary Exemption Granted
247	0532513	FC-1-16	\$ 609,528	\$ 609,528	\$ -	-		Primary Exemption Granted
248	0534223	STRS-3-312	\$ 292,309	\$ 292,309	\$ -	-		Primary Exemption Granted
TOTAL			\$ (55,229,985)					



TO: Summit County Board of Equalization
FROM: Summit County Auditor Office, Clerk of the Board of Equalization
DATE: September 3, 2025
RE: 2025 Property Tax Exemption for 501(c)(3) Organizations

Summary

Property owned by a 501(c)(3), nonprofit entity, which is used exclusively for religious, charitable, or educational purposes is exempt from property taxes. Exemption is not automatic, but the nonprofit organization must file an application (including a written application and additional required documentation and verifications) and be approved by the local Board of Equalization (BOE) initially. In subsequent years, the nonprofit organization must file a continuation statement certifying the use of the property during the past year. (Property Tax Division, Standards of Practice, Standard 2.13)

When a nonprofit entity acquires property on or after January 1 that qualifies for an exclusive use exemption, that entity may apply for the exclusive use exemption on or before the later of March 1st or 30 days after the property is acquired. (§§ 59-2-1101 and 59-2-1102)

Bridge21 Park City acquired a property on 04/21/2025 and submitted their application for exemption on 05/21/2025. Note that if exemption is approved, the tax exemption for 2025 would be applied as a prorated amount to account for the first 110 days of the year being non-exempt.

New Application for Property Tax Exemption submitted:

Applicant	Parcel ID	Account #	Property Use
Bridge21 Park City	ESSCVC-5	0521876	Charitable - Subsidized housing for neurodiverse adults

Information from the application about the nonprofit and the property:

“Bridge21 Park City (B21) creates housing for neurodiverse adults in Park City/Summit County that fosters quality of life within a supportive community. B21 addresses the accessibility needs

of adults with Autism/Intellectual/Developmental Disabilities (AIDD). B21's key differentiator from other local housing initiatives is providing affordable, cognitively accessible, long-term housing for the local AIDD population and the supportive amenities and programming that allow them to live independently and thrive.

Our 501c3 nonprofit organization owns the house at the address above for the sole purpose of providing affordable housing for people with neurodiversity and providing supportive programming that helps them live independently. We provide instruction with household management, activities of daily living, transportation and community integration for employment or volunteering. The house and programming are 100% supported by donations.”

The Assessor Office has no concern with property type and use, recommending approval. Auditor & Attorney Offices have no concerns, recommending approval. The exemption application, entity documentation, finances, and other required or requested documentation have been received, reviewed, and appear satisfactory.

Action Requested

- Convene as the Board of Equalization
- Approve or Deny the new Application for Property Tax Exemption submitted by Bridge21 Park City

Thank you for your time and consideration.

Chase Black
Chief Deputy Auditor

**BEFORE THE BOARD OF EQUALIZATION
OF SUMMIT COUNTY, UTAH**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
REGARDING REQUEST BY BRIDGE21 PARK CITY FOR A RELIGIOUS,
CHARITABLE OR EDUCATIONAL
PROPERTY TAX EXEMPTION FOR TAX YEAR 2025**

This matter came before the Board of Equalization of Summit County (the "Board") on a request by Bridge21 Park City ("Bridge21") for a property tax exemption under Utah Code §59-2-1101 for tax year 2025.

Bridge21 was represented by Stephanie Polukoff its Executive Director. The Board was represented by Helen E. Strachan, Deputy Summit County Attorney.

Evidence and materials were presented by way of testimony, statements, documents and memorandum for consideration by the Board. Having considered the evidence presented by all interested parties and the entire record relating to this issue, the Board rendered its decision following discussion and deliberation as part of its regularly scheduled agenda on September 3, 2025, adopting a motion to GRANT Bridge21's request for a property tax exemption for tax year 2025, with that decision to become final following the adoption of these findings and conclusions. In support of that decision, the Board adopts the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

- 1) Bridge21 is a 501(c)(3) non-profit corporation which is classified by the United States Internal Revenue Service as a charitable organization for purposes of federal taxation.
- 2) Bridge21's Articles of Incorporation define the purpose of Bridge21, which includes "lessening the burdens of government, providing relief of the poor and distress or underprivileged, and promoting social welfare by advocating for meaningful connections in

employment, community, and supporting housing for Neurodiverse individuals.”

- 3) According to Bridge21’s Application for Property Tax Exemption, Bridge21 provides housing for neurodiverse adults in Park City and Summit County that fosters quality of life within a supportive community.
- 4) Bridge21 is the record owner of Lot 5 within the Elk Springs At Silver Creek Village subdivision (Summit County Tax Parcel ESSCVC-5), located at 7023 Woods Rose Drive. (the “Subject Property”). The Subject Property is approximately 2,889 square feet, or .07 acres and has a single family four-bedroom, four-bathroom home.
- 5) Bridge21 acquired ownership of the Subject Property on or about April 21, 2025, and it filed an application requesting a property tax exemption pursuant to Utah Code §59-2-1101 on May 21, 2025. The Subject Property was purchased by Bridge21 through gifts/donations.
- 6) According to Bridge21’s Application for Property Tax Exemption, the Subject Property is used by Bridge21 for “the sole purpose of providing affordable housing for people with neurodiversities and providing supporting programming that helps them live independently. We provide instruction with household management, activities of daily living, transportation and community integration for employment or volunteering. The [Subject Property] and programming are 100% supported by donations.”
- 7) Bridge21 has signed lease agreements with three separate individuals who are occupying the Subject Property as their primary home, each renting one of the bedrooms and using the rest of the home as common space. Each lease agreement is a year-long lease beginning on August 1, 2025 and ending on July 31, 2026 with an automatic renewal on a month-to-month basis. Bridge21 plans to enter into a fourth lease agreement with an

individual in September. The master bedroom of the Subject Property rents for \$1500 per month (including utilities). The other three bedrooms rent for \$1200 per month (including utilities). Thus, the total yearly rental income related to the Subject Property is \$61,200.

- 8) To qualify for residency at a Bridge21 home, including the Subject Property, applicants must be 21 years of age or older, understand the Bridge21 Park City model and have a preference to live in a community designed for persons with autism spectrum or other developmental disabilities, be able to comply with the terms and conditions of the lease agreement, community rules and goals of the community, have a comprehensive, individualized life skills plan in effect, which allows the resident to live communally with appropriate support system, have resources (or guarantor) to pay for all Bridge21 required costs and personal expenses or to have worked with Bridge21 to secure financial discount through subsidy, not present a risk to themselves or others, and not have a criminal record that may adversely affect the health or safety of others. Residents living at the Subject Property have qualified for residency according to Bridge21 and its' applicant requirements.
- 9) Bridge21's total expenses, are approximately \$139,304 per year, which include general expenses of approximately \$1,157/month for Homeowner's Association dues related to the Subject Property and the annual yearly salaries of Bridge21's program coordinator and executive director. These expenses are covered by the above-described rental income from Subject Property and donations to Bridge21.
- 10) Bridge21 has requested a property tax exemption under Utah Code § 59-2-1101.

BASED on the totality of facts and circumstances presented by the evidence and the

entire record considered as part of the decision regarding this request for property tax exemption, the Board renders the following Conclusions of Law:

CONCLUSIONS OF LAW

- 1) Utah Code § 59-2-1101(3)(d) provides:

The following property is exempt from taxation: . . . property owned by a nonprofit entity which is used exclusively for religious, charitable, or educational purposes;

- 2) The Utah Supreme Court has repeatedly held that this exemption is to be “strictly construed” because “[a] liberal construction of exemption provisions results in the loss of a major source of municipal revenue and places a greater burden on nonexempt taxpayers.” Utah County v. Intermountain Health Care, Inc., 709 P.2d 265, 268 (Utah 1985).
- 3) Utah County v. Intermountain Health Care, Inc., 709 P.2d 265 (Utah 1985) holds that a charitable purpose can be established in one of two ways; either by providing a service that the government has undertaken or would otherwise be required to perform (thus constituting a “quid pro quo” for essential services) or by providing a community gift. The Utah Tax Commissions Standards of Practice, §2.15.5, provides guidelines as to the community gift test. Criteria that may be considered include, but is not limited to, the following: whether the stated purpose of the entity is to provide a significant service to others without immediate expectation of material reward, whether the entity is supported, and to what extent, by donations and gifts, whether the recipients of the charity are required to pay for the assistance received in whole or in part, and whether the income received from all sources produces a profit to the entity in the sense that the income exceeds operating and long-term maintenance expenses.

- 4) Further, in Howell v. County Board of Cache County, 881 P.2d 880, 888 (Utah 1994), the Supreme Court added an additional element to establishing a charity. Said the Court, “[i]n this manner, the quantifiable portions of the gift are totaled, and to be eligible for a charitable exemption, this total must exceed, on an annual basis, what would otherwise be the property tax liability for the year.”
- 5) Here, Bridge21 satisfies Intermountain Health Care, Inc., Howell, and the Standards of Practice §2.15.5 for providing a community gift. Bridge21 provides a community gift because the service it provides, which is affordable housing to neurodivergent individuals within Summit County, outweighs any material rewards Bridge21 receives. While the individuals who live at the Subject Property pay rent, their monthly rent payments and the programming the tenants receive as part of Bridge21’s charitable purpose is subsidized by Bridge21. Bridge21’s operating expenses exceed its income associated with the Subject Property and it is supported predominantly through gifts, donations, and fundraising efforts.
- 6) In addition to the community gift, state law further requires the property be used “exclusively” for charitable purposes. Parker v. Quinn, 23 Utah 332, 64 P. 961 (1901); Salt Lake Lodge No. 85 v. Groesbeck, 40 Utah 1, 120 P. 192 (1911), *overruled on other grounds*, Loyal Order of Moose #259 v. County Board of Equalization, 657 P.2d 257 (Utah 1982).
- 7) 100% of the Subject Property owned by Bridge21 is used exclusively for charitable purposes to provide affordable housing to neurodivergent individuals within Summit County.
- 8) The property tax exemption for 2025 is hereby GRANTED but is prorated for that

portion of the year that Bridge21 owned the Subject Property and is granted going forward assuming that Bridge21 maintains ownership of the Subject Property and continues to remain eligible for the exemption.

This is the final administrative decision of the Summit County Board of Equalization. As such, it may be appealed to the Utah State Tax Commission by filing a notice of appeal specifying the grounds for the appeal with the County Auditor within 30 days as set forth in UCA § 59-2-1101(9) and § 59-2-1006.

DATED this ____ day of September, 2025.

BOARD OF EQUALIZATION
OF SUMMIT COUNTY

BY: _____

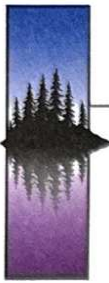
Chair

ATTEST:

Cindy Keyes
Clerk to the Board of Equalization

APPROVED AS TO FORM:

Helen E. Strachan, Deputy County Attorney



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 EAST HIGHWAY 193 • LAYTON, UTAH • PHONE (801)771-1677 • FAX (801) 544-0103

August 25, 2025

Scott W. Paxman, PE
General Manager/CEO

Board of Trustees:

Angie Osguthorpe
Chair
Weber County

Jared A. Andersen
Morgan County

Mark D. Anderson
Davis County

Kym O. Buttschardt
Weber County

Bob J. Stevenson
Davis County

Gage Froerer
Weber County

Scott K. Jenkins
Weber County

Christopher F. Robinson
Summit County

Paul C. Summers
Davis County

Summit County Council
P.O. Box 128
Coalville, Utah 84017

Dear Summit County Council:

In accordance with Section 17B-2a-1005, UCA, concerning the selection of Trustees to serve on the Weber Basin Water Conservancy District Board, we hereby serve written notice that Trustee Christopher Robinson's current term of office will expire January 31, 2026. The statute requires the County Council submit to the Governor names of three nominees recommended to fill this Trusteeship, and the Governor will make the final selection with the advice and consent of the Senate. The statute defines the normal term for a Trustee as four years.

The Governor's staff has indicated that it would be convenient for them to receive and consider the nominations from all counties of our District at the same time. For the Governor's convenience, your letter may be sent to our office, and it will be submitted expeditiously along with letters from other counties.

Thank you for your consideration of this matter. If you have further questions, please feel free to call me.

Sincerely,

Scott W. Paxman, PE
General Manager/CEO

SWP/ks

B-12

COUNTY COUNCIL



Tonja B. Hanson-Chair
Canice Harte-Vice Chair
Roger Armstrong
Christopher F. Robinson
Megan McKenna

September 3, 2025

Governor Spencer Cox
Utah State Capitol Complex
350 North State Street, Suite 200
P.O. Box 142220
Salt Lake City, Utah 84114-2220

Re: Weber Basin Water Conservancy District Board

Dear Governor Cox:

The Summit County Council appreciates the opportunity to nominate the following gentlemen for consideration to serve as Trustees on the Weber Basin Water Conservancy District Board:

Please contact me 435-901-7663, if you need additional information.

Sincerely,

Tonja B. Hanson, Chair
Summit County Council

**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**



MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE, COUNCIL CHAMBERS

60 NORTH MAIN STREET, COALVILLE, UT, 84017

WEDNESDAY, JUNE 11, 2025

Meeting also conducted via Zoom.

DRAFT

1. Closed Session (12:46 PM)

Christopher Robinson made a motion to enter closed session to discuss property acquisition. (12:46 PM). Canice Harte seconded, and all voted in favor, (5-0).

1) *Property Acquisition*

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (12:46 PM)

Canice Harte made a motion to enter open session . (1:08 PM). Canice Harte seconded, and all voted in favor, (5-0).

Move to Council chambers (1:20 PM)

2. Work Session (1:20 PM)

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Margaret Olson
Helen Strachan
Dave Thomas
Laura Kuhrmeyer
Chase Black
Jeff Jones
Matt Leavitt
John Angell
Brandon Brady
Jarime Nance
Travis Lewis

- 1) ***Pledge of Allegiance*** (1:20 PM)
- 2) ***Discussion regarding Summit County and Recycle Utah partnership*** (1:21 PM)

The Board members of Recycle Utah presented to the Council regarding the Summit County Recycle Utah Partnership. The presentation included Ken Barfield, Recycle Utah Board Chair; Heleena Sideris, Recycle Utah Board Vice Chair; Neil Hayford, Recycle Utah Board Treasurer; and Jim Bedell, Recycle Utah General Manager. (1:21 PM)

Council members commented and asked questions. The presenters, as well as Manager Shayne Scott, Deputy Manager Janna Young, and Chief Civil Deputy Attorney Dave Thomas responded. (1:26 PM)

Council Chair Hanson asked for a recommendation from Recycle Utah to be brought back to the Council within 30 days to support the future move. (2:11 PM)

- 3) ***Update regarding the Summit County Districting Commission; Malena Stevens*** (2:25 PM)

Attachment: Cover Page

Attachment: Districting Commission Presentation

Malena Stevens, Districting Commission Chair, presented updates for the Summit County Districting Commission. (2:25 PM)

Council members commented and asked questions. Chair Stevens responded. (2:31 PM)

3. **Convene as the Governing Board of Snyderville Basin Special Recreation District** (2:36 PM)

Canice Harte made a motion to convene as the Governing Board of Snyderville Basin Special Recreation District. (2:37 PM). Megan McKenna seconded, and all voted in favor, (5-0).

- 1) ***Discussion and approval of revisions to Personnel and Operations Policy Manual; Dana Jones, Brad Rogers, and Ben Castro*** (2:37 PM)

Attachment: Cover Page

Attachment: Staff Report-Proposed Updates to Personnel Operations Policy.pdf

Dana Jones, Snyderville Basin Recreation District (SBRD) Director, along with Brad Rogers, SBRD Business Manager, and Ben Castro, SBRD Board Chair, presented revisions to the Personnel and Operations Policy Manual. (2:37 PM)

Council members commented and asked questions. The presenters responded. (2:38 PM)

Canice Harte made a motion to approve revisions to the Personnel and Operations Policy Manual as presented in the packet. (2:39 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Canice Harte made a motion to dismiss as the Governing Board of the Snyderville Basin Special Recreation District and convene as the Governing Board of the Mountain Regional Water Service District. (2:39 PM). Megan McKenna seconded, and

all voted in favor, (5-0).

4. **Convene as the Governing Board of Mountain Regional Water Service District (2:40 PM)**

1) ***Discussion regarding Mountain Regional Water Service District's treatment plan expansion, and WIFIA loan; Andy Garland (2:40 PM)***

Attachment: Cover Page

Attachment: Treatment Plant Presentation.pdf

Andy Garland, Mountain Regional Water (MRW) General Manager, introduced the team, which included Steve Anderson, MRW Chief Financial Officer; Sam Grenlie, MRW District Engineer; Lisa Hoffman, MRW Assistant General Manager; and Jess DiCaprio, MWR Staff Engineer. General Manager Garland, Engineer Grenlie, and CFO Anderson presented the expansion plan for the MRW expansion and the Water Infrastructure Finance and Innovation Act (WIFIA) loan. (2:40 PM)

Council members commented and asked questions. The presenters responded. (2:56 PM)

2) ***Discussion and adoption of Resolution MRW 2025-14, a Resolution Annexing Certain Real Property to the Mountain Regional Water Special Service District (Parcel PP-87-14); Andy Garland (3:02 PM)***

Attachment: Cover Page

Attachment: Resolution MRW 2025-14 Annexation (Parcel PP-87-14).pdf

Andy Garland, General Manager of Mountain Regional Water, presented Resolution MRW 2025-14 annexing Parcel PP-87. (3:02 PM)

Council members commented and asked questions. The presenters responded. (3:02 PM)

Canice Harte made a motion to adopt Resolution MWR 2025-14 annexing Parcel PP-87-14. (3:05 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: Res 2025-14 Annexing Certain Real Property to the Mountain Regional Water Special District Executed

Canice Harte made a motion to dismiss as the Governing Board of Mountain Regional Water Service District and reconvene as the County Council. (3:06 PM). Megan McKenna seconded, and all voted in favor, (5-0).

5. **Consideration of Approval (3:06 PM)**

1) ***Discussion and ratification of the 2025 Property Sale results; Chase Black (3:06 PM)***

Attachment: Cover Page

Attachment: 2025.06.11 Tax Sale Staff Report.pdf

Chief Deputy Auditor Chase Black presented the 2025 Property Sale results. (3:07 PM)

Canice Harte made a motion to ratify the tax sale results as found in the staff report dated June 11, 2025, Tax Sale staff report, as found in Council's packet.

(3:08 PM). Megan McKenna seconded, and all voted in favor, (5-0).

- 2) ***Discussion and direction from Council regarding the Henefer Cemetery Annexation Petition (approximately 41 acres total) into Henefer Town, Utah; County Planner: Laura Kuhrmeyer (3:09 PM)***

Attachment: Cover Page

Attachment: Henefer Cemetery Annexation into Henefer Staff Report and Exhibit

Planner Laura Kuhrmeyer presented the Henefer Cemetery Annexation Petition. (3:09 PM)

Council members commented and asked questions. Planner Kuhrmeyer and Henefer's Attorney Mason Kjar responded. Council had no objections. (3:11 PM)

Canice Harte made a motion to enter closed session to discuss property acquisition. (3:17 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

6. **Closed Session (3:17 PM)**

- 1) ***Property Acquisition***

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (3:17 PM)

Christopher Robinson made a motion to leave closed session and enter open session. (3:58 PM). Canice Harte seconded, and all voted in favor, (5-0).

7. **Consideration of Approval Continued (4:21 PM)**

- 3) ***Discussion and approval of Resolution 2025-15, a Resolution of the Summit County Council Awarding the Exclusive Right to Negotiate a Public Private Partnership with Summit County Regarding the Cline Dahle Property; Jeff Jones and Attorney Dave Thomas. (4:02 PM)***

Attachment: Cover Page

Attachment: Staff Report to County Council June 11 2025.docx

Attachment: Columbus Pacific Development Cline Dahle County Council Presentation.pdf

Attachment: Resolution No 2025-15.docx

Attachment: Exhibit A Agreement to Negotiate Exclusively.docx

Economic Development Director Jeff Jones and Chief Civil Deputy Attorney Dave Thomas presented Resolution 2025-15. (4:03 PM)

Council members commented and asked questions. The presenters and Tony Tyler, Columbus Pacific Development Partner, supported the presenters by answering questions. (4:10 PM)

Christopher Robinson made a motion to approve Resolution 2025-15 which is approving an agreement to negotiate exclusively between Summit County and Columbus Pacific Development relating to the development of the so called development called Cline Dahle Property located on PP 46 AX and PP 46 CX with the changes that were made as outlined by Dave Thomas. (4:20 PM).

Canice Harte seconded, and all voted in favor, (5-0).

Attachment: Res 2025-15 Summit County Council Awarding the Exclusive Right to Negotiate a Public Private Partnership with Summit County-Cline Dahle Executed

4) ***Discussion and Council direction regarding Service Area #8 (Chalk Creek); John Angell*** (4:21 PM)

Attachment: Cover Page

Attachment: 06112025 SA#8 Follow Up Discussion Presentation.pptx

Attachment: Staff Report-06112025 SA#8 Follow Up Discussion-corrected.docx

Public Works Director John Angell, Manager Shayne Scott, and Financial Officer Matt Leavitt updated Council on Service Area #8. (4:22 PM)

Council members commented, asked questions, and provided direction for Staff to come back and present solutions for Service Area #8. The presenters, supported by Chief Civil Deputy Attorney Dave Thomas, responded. (4:28 PM)

Council member Canice Harte left the meeting and rejoined on Zoom. (4:33 PM)

Direction was given to reduce the rate by one third now and then find a way to restore equity to the property tax rate. (4:56 PM)

8. **Public Input** (4:59 PM)

Council Chair Hanson opened the meeting for public input. (4:59 PM)

Debi Scoggan was called to speak. (4:59 PM)

Council member Armstrong asked a follow-up question to which Chief Civil Deputy Attorney Dave Thomas responded. (5:04 PM)

Council member Roger Armstrong left the meeting. (5:06 PM)

Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna
Absent: Roger Armstrong

Shayne Scott
Janna Young
Margaret Olson
Helen Strachan
Dave Thomas
Laura Kuhrmeyer
Chase Black
Jeff Jones
Matt Leavitt
John Angell
Brandon Brady
Jarime Nance
Travis Lewis
Melissa Mendez
Brian Craven

9. **Consideration of Approval Continued** (5:06 PM)

5) ***Discussion and approval of Class A Franchise Agreement between Summit County, Utah and Hoytsville Pipe Water Company; Brandon Brady*** (5:06 PM)

Attachment: Cover Page

Attachment: Class A Franchise Agreement HPWC Staff Report 061125.pdf

Engineer Brandon Brady and Public Works Inspector Jarime Nance presented a 10-year Agreement between the County, and Hoytsville Pipe Water Company. (5:07 PM)

Council members commented and asked questions. The presenters and Tyler Larsen, Hoytsville Piper Water Co. Director, responded. (5:09 PM)

Council Member Canice Harte left the meeting. (5:13 PM)

Christopher Robinson
Tonja B Hanson
Megan McKenna
Absent: Roger Armstrong
Canice Harte

Shayne Scott
Janna Young
Margaret Olson
Helen Strachan
Dave Thomas
Laura Kuhrmeyer
Chase Black
Jeff Jones
Matt Leavitt
John Angell
Brandon Brady
Jarime Nance
Travis Lewis
Melissa Mendez
Brian Craven

Christopher Robinson made a motion to approve the Franchise Agreement between Summit County, Utah and Hoytsville Pipe Water Company, as presented in the packet. (5:15 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Roger Armstrong, Canice Harte.

Attachment: Franchise Agreement Between Summit County, Utah and Hoytsville Pipe Water Company Executed

6) ***Discussion and action regarding a discretionary tax abatement for Annalise Coughlan, Parcel YOUNG-2; Stephanie Poll*** (5:15 PM)

Attachment: Cover Page

Attachment: Staff Report for Discretionary Abatement Parcel YOUNG-2.pdf

Deputy Assessor Travis Lewis presented the application for abatement for Parcel YOUNG-2. (5:16 PM)

Christopher Robinson made a motion to approve a tax abatement for Parcel YOUNG-2, which allows it to be taxed as a primary residence, receive the primary exemption, and that the County refunds to the taxpayer \$1464.94 for the tax year 2024. (5:17 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Roger Armstrong, Canice Harte.

7) ***Approval of Council Minutes dated May 19, 2025, and May 21, 2025.*** (5:18 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 05-19-25.pdf

Attachment: SCC Draft Minutes 05-21-25.pdf

Moved to the next meeting for approval. (5:18 PM)

8) ***Council and Manager comments*** (5:18 PM)

Manager Shayne Scott updated the Council about activities at the County. (5:18 PM)

Council Member Megan McKenna provided updates about her activities on behalf of the Council last week. (5:20 PM)

10. **Adjournment** (5:21 PM)

Christopher Robinson made a motion to adjourn. 0 seconded.

Tonja B. Hanson, Chair

Eve Furse, Clerk

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MINUTES

SUMMIT COUNTY

County Council

RICHINS AUDITORIUM

1885 W. UTE BLVD., PARK CITY, UT, 84098

WEDNESDAY, JUNE 25, 2025

Meeting also conducted via Zoom.

DRAFT

1. **Closed Session (2:30 PM)**

Canice Harte made a motion to enter closed session to discuss personnel. (2:30 PM). Megan McKenna seconded, and all voted in favor, (5-0).

1) ***Personnel* (2:30 PM)**

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Attorney Margaret Olson, Personnel Director David Warnock and Executive Assistant Annette Singleton met in closed session to discuss personnel. (2:30 PM)

Megan McKenna made a motion to leave closed session to discuss personnel and enter closed session to discuss property acquisition. (2:44 PM). Canice Harte seconded, and all voted in favor, (5-0).

Attachment: Closed Meeting Affidavit 6-25-2025

2) ***Property acquisition* (2:44 PM)**

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas, Transportation Planning Director Carl Miller and Executive Assistant Annette Singleton met in closed session to discuss property acquisition. (2:44 PM)

Canice Harte made a motion to leave closed session to discuss property acquisition and enter closed session to discuss litigation. (3:32 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

3) ***Litigation* (3:32 PM)**

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas and Executive Assistant Annette Singleton met in closed session to discuss litigation. (3:32 PM)

Canice Harte made a motion to leave closed session to discuss litigation and enter open session. (3:34 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Move to auditorium (3:52 PM)

2. Work Session (3:52 PM)

Roger Armstrong
Tonja B Hanson
Christopher Robinson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Margaret Olson
Dave Thomas
Ben Neilson
Dana Jones
Chase Black
Jess Kirby
Ray Milliner
Emily Quinton
Senta Beyer
Eve Furse
Brian Craven

1) Pledge of Allegiance (3:53 PM)

2) Presentation of Charity Plan Report by Intermountain Park City Hospital; Amy Tuddenham and Lori Weston (3:53 PM)

Attachment: Cover Page

Attachment: PC Hospital Stats.pdf

Attachment: Charity Care Presentation.pdf

Park City Hospital President Lori Weston updated the Council regarding the Hospital's community contributions. Amy Tuddenham, Park City Hospital Marketing and Communications Director, supported the presentation. (3:54 PM)

Council commented and asked questions. The presenters responded. (4:13 PM)

3. Convene as the Governing Board of the North Summit Fire Service District (4:25 PM)

Christopher Robinson made a motion to convene as the Governing Board of the North Summit Fire Service District. (4:25 PM). Canice Harte seconded, and all voted in favor, (5-0).

1) Discussion and approval of amendments to Policy Sections 402, 403, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, & 615; Ben Nielson and Nick Jarvis (4:25 PM)

Attachment: Cover Page

Attachment: Staff Report-NSFD Policies 06.12.25.pdf

North Summit Fire Chief Ben Nielson presented the proposed amendments. Council members commented and asked questions. Chief Nielson responded. (4:25 PM)

Canice Harte made a motion to approve amendments to Policy Sections 402, 403, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, & 615 as presented in the packet. (4:31 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Canice Harte made a motion to dismiss as the Governing Board of the North Summit Fire Service District. (4:32 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

4. **Consideration of Approval** (4:32 PM)

- 1) ***Discussion and action regarding restrictions on firework activities within the unincorporated areas of Summit County that fall within the boundaries of the North Summit Fire District; Ben Nielson*** (4:32 PM)

Attachment: Cover Page

Attachment: Staff Report and Proposed Letter by Council.pdf

North Summit Fire Chief Ben Nielson introduced North Summit Fire Marshal Tyler Leavitt. Marshal Leavitt and Chief Nielson explained the need for a letter to the State from the Council regarding fire restrictions. Council members and Manager Shayne Scott asked questions. Chief Nielson responded. (4:32 PM)

Christopher Robinson made a motion to adopt the North Summit Fire District recommendation and transmit a letter, in the form attached, to the Utah State Forester formally requesting fireworks restrictions within the North Summit Fire District Area through October 31, 2025. (4:41 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: 062525 Ltr to State Forester re NSFD Executed

- 2) ***Discussion and approval of tax abatement regarding State assessed mining claims S-1176, S-46, S-190, and S-1155; Chase Black*** (4:42 PM)

Attachment: Cover Page

Chief Deputy Auditor Chase Black explained why abatement would be appropriate for these four parcels. Council members asked questions. Deputy Black responded. (4:43 PM)

Attachment: 2025.06.25 State Assessed Mining Claims Staff Report.pdf

Christopher Robinson made a motion to approve tax abatement regarding State assessed mining claims S-1176, S-46, S-190, and S-1155 as presented. (4:49 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

- 3) ***Discussion and approval of Resolution No. 2025-16, a Resolution of the Summit County Council Pertaining to the Support of Utah Public Lands*** (4:50 PM)

Attachment: Cover Page

Attachment: Resolution 2025-16 Support of Utah Public Lands.docx

Council member McKenna presented the Resolution to Council for approval. (4:50 PM)

Lands and Natural Resources Director Jess Kirby spoke in support of the Resolution. (4:52 PM)

Council members commented. (4:55 PM)

Roger Armstrong made a motion to approve Resolution No. 2025-16, a Resolution of the Summit County Council Pertaining to the Support of Utah Public Lands. (5:00 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: Res 2025-16 Support of Utah Public Lands Executed

- 4) ***Approval of Council Minutes dated May 19, 2025, May 21, 2025 and June 4, 2025*** (5:00 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 05-19-25.pdf

Attachment: SCC Draft Minutes 05-21-25.pdf

Attachment: SCC Draft Minutes 06-04-25.pdf

Megan McKenna made a motion to approve Council Minutes dated May 19, 2025, with a correction. (5:02 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to adopt Council Minutes dated May 21, 2025. (5:03 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Megan McKenna made a motion to adopt Council Minutes dated June 4, 2025. (5:03 PM). Canice Harte seconded, and all voted in favor, (4-0). Abstain: Christopher Robinson.

5. **Convene as the Governing Board of Mountain Regional Water Service District** (5:04 PM)

Canice Harte made a motion to convene as the Governing Board of Mountain Regional Water Service District. (5:04 PM). Megan McKenna seconded, and all voted in favor, (5-0).

- 1) ***Discussion and adoption of Resolution MRW 2025-13, a Resolution Authorizing the Issuance and Sale of Not More than \$43,000,000 Aggregate Principal Amount of Water Revenue Bonds; and Related Matters; Steve Anderson and Lisa Hoffman*** (5:04 PM)

Attachment: Cover Page

Attachment: MRW Parameters Memo to Council 6-25-25.pdf

Attachment: MRW 2025-13 Parameters Resolution and supporting docs.pdf

Attachment: June 25 2025 Council Presentation Slide Deck.pdf

Mountain Regional Water (MRW) Chief Financial Officer Steve Anderson introduced the Resolution. MRW Assistant General Manager Lisa Hoffman supported the presentation. Council members asked questions, and the presenters responded. (5:04 PM)

Canice Harte made a motion to adopt Resolution MRW 2025-13, a Resolution Authorizing the Issuance and Sale of Not More than \$43,000,000 Aggregate Principal Amount of Water Revenue Bonds; and Related Matters as found in Council's packet. (5:17 PM). Christopher Robinson seconded, and all voted in

favor, (5-0).

Attachment: Res 2025-13 Authorizing the Issuance and Sale of not more than \$43,000,000 Aggregated Principle amount of Water Revenue Bonds Executed

- 2) ***Discussion and approval of Certification of Liens for the past due fees and charges for 2025 for Mountain Regional Water Special Service District; Steve Anderson and Lisa Hoffman*** (5:18 PM)

Attachment: Cover Page

MRW Chief Financial Officer Steve Anderson introduced the Certification. MRW Assistant General Manager Lisa Hoffman supported the presentation. Council members asked questions and commented. The presenters responded. (5:18 PM)

Attachment: 2025 MRW Annual Property Tax Lien List.pdf

Christopher Robinson made a motion to approve the Certification of Liens for the past due fees and charges for 2025 for Mountain Regional Water Special Service District. (5:19 PM). Canice Harte seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to dismiss as the Governing Board of Mountain Regional Water Service District and convene as the Governing Board of Snyderville Basin Special Recreation District. (5:21 PM). Canice Harte seconded, and all voted in favor, (5-0).

6. **Convene as the Governing Board of Snyderville Basin Special Recreation District** (5:21 PM)

- 1) ***Discussion and approval of Public Recreation Trail Easement and Access Agreement (Hi Ute Trail Easement); Dana Jones and Matt Wagoner*** (5:21 PM)

Attachment: Basin Recreation - Hi Ute Trail Easement Staff Report.pdf

Attachment: Cover Page

Matt Wagoner, Superintendent of the Snyderville Basin Special Recreation District (SBSRD), presented the agreement for approval. Council members commented and asked questions. Superintendent Wagoner, SBSRD Executive Director Dana Jones, and Chief Civil Deputy Attorney Dave Thomas responded. (5:21 PM)

Christopher Robinson made a motion to authorize the execution of two Public Recreation Trail Easement and Access Agreements for the Hi Ute Trail Complex; the two are one with Basin Rec and the Park City School District and a second one with Basin Rec and the Pinebrook Home Owners Association. (5:38 PM). Canice Harte seconded, and the motion carried, (4-1).

Tonja B Hanson voted AYE

Christopher Robinson voted AYE

Canice Harte voted AYE

Megan McKenna voted AYE

Roger Armstrong voted NAY

Discussion ensued. (5:38 PM)

Canice Harte made a motion to reconsider the previous motion. (5:40 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to authorize the execution of the Public Recreation Trail Easement and Access Agreement between the Snyderville Basin Special Recreation District and the Park City School District. (5:40 PM).

Roger Armstrong seconded, and all voted in favor, (5-0).

Attachment: Public Recreation Trail Easement And Access Agreement Executed

Christopher Robinson made a motion to dismiss as the Governing Board of Snyderville Basin Special Recreation District and reconvene as the County Council. (5:41 PM). Canice Harte seconded, and all voted in favor, (5-0).

7. **Consideration of Approval Continued (5:41 PM)**

5) ***Council and Manager comments*** (5:42 PM)

Council member Christopher Robinson took a moment for personal privilege. (5:42 PM)

Council member Roger Armstrong spoke about his activities on behalf of Council. (5:43 PM)

Council member Megan McKenna spoke about her activities on behalf of Council. (5:45 PM)

Council member Christopher Robinson asked questions about the Oakley Rodeo. (5:49 PM) Deputy Manager Janna Young responded.

Council Chair Tonja B Hanson asked about Short Term Rentals. (5:51 PM) Deputy Manager Young and Clerk Eve Furse provided an update.

Manager Shayne Scott spoke about upcoming activities at the County. (5:55 PM)

Council member Canice Harte commented on the installation of the public art in Pinebrook. (5:56 PM)

8. **Public Input (6:02 PM)**

Council member Roger Armstrong left the meeting. (6:02 PM)

Tonja B Hanson
Christopher Robinson
Canice Harte
Megan McKenna
Absent: Roger Armstrong

Shayne Scott
Janna Young
Margaret Olson
Dave Thomas
Ben Neilson
Dana Jones
Chase Black
Jess Kirby
Ray Milliner
Emily Quinton
Senta Beyer
Eve Furse
Brian Craven

Council Chair Hanson opened the meeting for public input.
No one appeared to comment.

Council Chair Hanson closed the meeting for public input. (6:02 PM)

9. **Public Hearing (6:03 PM)**

1) ***Continued public hearing and discussion 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 1011-1 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. Project #24-179. Ray Milliner, County Planner
(6:03 PM)

Attachment: Cover Page

Attachment: Council Staff Report June 25 2025 (1).pdf

Planner Ray Milliner presented the proposed Ordinance. Sustainability Director Emily Quinton and Transportation Planner Senta Beyer supported the presentation. (6:03 PM)

Council Chair Hanson opened the public hearing. (6:08 PM)

No one appeared to comment.

Council Chair Hanson closed the public hearing.

Council members commented. Planner Milliner, Director Quinton, Chief Civil Deputy Attorney Dave Thomas, and Planner Beyer responded. (6:09 PM)

Director Quinton and Planner Beyer provided additional information about the number of EV-ready and EV-capable parking spots required. (6:18 PM)

Presenters will revise the Ordinance in accordance with Council's comments. (6:39 PM)

10. **Adjournment** (6:39 PM)

Tonja B. Hanson, Chair

Eve Furse, Clerk

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