



**AGENDA
COUNTY COUNCIL
Wednesday, April 22, 2026**

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, April 22, 2026, electronically, via Zoom, and at the anchor location of the Richins Building auditorium, 1885 W. Ute Blvd., Park City, UT 84098

(All times listed are general in nature, and are subject to change by the Board Chair)

To view Council meeting, live, visit the "Summit County, Utah" Facebook page.

OR

To participate in Council meeting: Join Zoom webinar: <https://zoom.us/j/772302472>

OR

To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

2:00 PM Closed Session - Property acquisition (45 min); Personnel (15 min)

3:00 PM - Move to auditorium (5 min)

3:05 PM - Pledge of Allegiance (5 min)

3:10 PM Convene as the Governing Board of North Summit Fire Service District

1. 3:10 PM - Discussion and possible adoption of the North Summit Fire Service District Fire Chief Employment Contract with Benjamin Nielson; Steve Dallin (10 min)

[Chief Contract 2026 ACB recc to Council \[address redacted\].pdf](#)

Dismiss as the Governing Board of the North Summit Fire District

3:20 PM - Convene as the Board of Equalization

1. 3:20 PM - Discussion and possible approval of 2026 Applications for Exemption of 501(c)3 organizations; Chase Black (10 min)

[501c3 Exemptions Staff Report 2026.04.22.pdf](#)

Dismiss as the Board of Equalization

3:30 PM Work Session

1. 3:30 PM - 2026 legislative wrap up; Janna Young, and Foxley & Pignanelli (60 min)

[StaffReport_2026LegSessionWrapup_April222026.pdf](#)

2. 4:30 PM - Discussion regarding the 2026 Community Engagement & Behavioral Health Survey; Aaron Newman and Anna Frachou (20 min)

[Staff Report.pdf](#)

[2026 PRC Community Engagement & Behavioral Health Survey Report - Summit County, UT\[2\].pdf](#)

[Presentation](#)

3. 4:50 PM - Introduction to Placer.ai; Jeff Jones (40 min)

[Staff Report-Introduction to Placer.ai.pdf](#)

[Presentation Placer ai An Introduction.pdf](#)

5:30 PM Consideration of Approval

1. 5:30 PM - Discussion and possible action regarding a request, by Ballet West, for an extension of time to use RAP Tax Cultural grant funds awarded in 2025; Jessica Magelsen (10 min)
[2025 Summit County RAP Contract Extension Request - Ballet West.docx](#)
[063025 RAPARTS-06-25 Ballet West \\$41,650.pdf](#)
2. 5:40 PM - Advice and consent of the County Manager's recommendation to reappoint a member to serve on the Summit County Library Board of Directors; Shayne Scott (5 min)
[Appointment to Summit County Library Board of Directors.docx](#)
[Library BOD Members.pdf](#)
3. 5:45 PM - Approval of County Council Minutes dated March 11, 2026, March 18, 2026, March 25, 2026, and April 22, 2026 (5 min)
[SCC Draft Minutes 3-11-26.pdf](#)
[SCC Draft Minutes 3-18-26.pdf](#)
[SCC Draft Minutes 3-25-26.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, April 22, 2026. If you wish to interact with Council, for public input, please appear in person, or use the "Raise Hand" button at the bottom of the chat window in Zoom.

6:00 PM Public Hearings

1. Public Hearing, Possible Action for the Silver Creek Estates Unit I Block 9 Lot A Amended Plat Amendment to vacate a portion of Earl Street, realigning the right-of-way to be consistent with the newly constructed portion of Earl Street and a portion of the lower Silver Creek Road roundabout, and to dedicate that portion of Earl Street and a portion of lower Silver Creek Road roundabout as a public rights-of-way. Parcels SL-I-9-A-AM, SL-I-4-1-SC-X, SL-I-9-A-SC-X, SL-I-9-C-1-X, SL-I-9-E-SC-X, located at approx. 7105 N. Silver Creek Road. Owner(s): CPD Silver Creek, LLC, Summit County, Summit County Service Area 3. Applicant: Michael Kendell, Summit County. Administrative Process. Project #25-085. Tiffanie N. Robinson, Senior Planner
[SL-I-9-A Plat Amendment SCC PH 4.22#25-085.pdf](#)
2. Public Hearing and Possible Adoption of Ordinance No. 1010 An Ordinance Amending the Snyderville Basin Development Code Section 10-8-2 (Sign Regulations); Applicant: Summit County Staff; Legislative Process. Project #26-029. Amir Caus, AICP, Senior Planner
[Snyderville Basin Development Code Amendment - Sign Regulations - Staff Report - SCC \(1\).pdf](#)
[SIGN CODE AND DEFINITION AMENDMENTS FINAL DRAFT - CLEAN - FINAL DRAFT \(without resorts\).docx](#)
[ORD - 1010 \(Sign Regulations\).docx](#)

Adjourn

NORTH SUMMIT FIRE SERVICE DISTRICT
FIRE CHIEF
EMPLOYMENT CONTRACT

THIS AGREEMENT is made and entered into this ___ day of _____, 2026 by and between **NORTH SUMMIT FIRE SERVICE DISTRICT**, a political subdivision of the State of Utah (hereinafter referred to as "District"), whose address is 86 Center Street, Coalville, Utah 84017, and **BENJAMIN NIELSON** (hereinafter referred to as "Nielson"), whose address is [REDACTED]. The District and Nielson are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District desires to employ the services of Nielson as the Fire Chief of the District through a written employment contract; and,

WHEREAS, the District desires to:

1. Provide certain benefits to Nielson,
2. Establish certain conditions of employment,
3. Set working conditions for Nielson,
4. Secure and retain the services of Nielson and to provide inducement for him to remain in such employment,
5. Make possible full work productivity by assuring peace of mind on the part of Nielson,
6. Provide deterrents against malfeasance or dishonesty for personal gain on the part of Nielson, and
7. Provide a just means for compensation and for terminating Nielson's service should he become unable to fully discharge his duties or when the District may desire to otherwise terminate his employment.

NOW, THEREFORE, in consideration of the mutual covenants herein contained,

Section 1: POWERS AND DUTIES

The District hereby agrees to employ Benjamin Nielson as the Fire Chief of the North Summit Fire Service District to exercise powers and perform the duties specified in Summit County Code, **Title 2, Chapter 25**, as well as those duties and requirements enumerated in the attached job description (Exhibit A) which is incorporated by reference herein, and to perform other legally permissible and proper duties as the Summit County Council (as the governing body of the District) or the Administrative Control Board may from time to time assign not inconsistent with, or in conflict with, the provisions of this Agreement, Summit County Code, or state or federal law.

Section 2: TERM

The term of this Agreement shall be for a period of three (3) years from March 28, 2026 to March 27, 2029 (the "Term").

- a. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of District to terminate the services of Nielson at any time, subject only to the provisions established by this Agreement. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of Nielson to resign at any time from his position with the District upon thirty (30) days written notice to the Administrative Control Board.
- b. In the event the District intends not to renew or renegotiate the Agreement with Nielson at the end of the Term, Nielson shall be given a minimum of thirty (30) days written notice.
- c. Nielson agrees to remain in the exclusive employ of the District during the term of this Agreement. The term "employed" however, shall not be construed to include occasional teaching, writing, speaking, consulting performed on Nielson's time off, even if outside compensation is provided for such services. Further, Nielson shall be allowed to work up to five (5) night shifts per month for the Washington Terrace Volunteer Fire Department. Said activities are expressly allowed, provided that in no case is any activity allowed which would present a conflict of interest with the District. *De Minimis* use of District's equipment (such as laptop computer) for such purposes is hereby authorized.

Section 3: TERMINATION AND SEVERANCE PAY

- a. Probationary Period. During the first six (6) months of Nielson's employment, Nielson shall be employed "at will" (the "Probationary Period"). As such, Nielson may be terminated without cause during the Probationary Period and shall not be entitled to "Severance" as set forth in Section 3(b) below.
- b. Termination without Cause. In the event Nielson is terminated or asked to resign by the Administrative Control Board for any reason other than as set forth in Section 3(c) below, and Nielson is willing and able to perform his duties under this Agreement, then in that event the District agrees to pay Nielson the following (together, referred to as "Severance"):
 - (i) a lump sum cash payment equal to six (6) months aggregate salary;
 - (ii) the employee share of COBRA, to the extent that Nielson elects to take Cobra, to maintain health care coverage consistent with that which was received at the time of termination; and

(iii) all paid time off, deferred compensation and all other accrued benefits to date at 100%.

- c. Termination for Cause. In the event Nielson is terminated with cause, which is defined for purposes of this contract as: (i) an intentional act or acts of dishonesty in the performance of your duties as an employee of the District that is injurious to the mission, financial condition, results of operations or reputation of the District, taken as a whole; (ii) any material breach of this Agreement; (iii) a material breach of your fiduciary duties to the District including not complying with and not enforcing District policies; (iv) your conviction, or pleading of nolo contendere of any felony, or any misdemeanor involving moral turpitude; (v) your imprisonment for any reason; (vi) any act of fraud or willful misconduct in the performance of your duties hereunder; (vii) your repeated failure to obey the District's policies or the instructions of the Administrative Control Board; (viii) a disability as set forth in Section 5; or (ix) your repeated failure to perform your obligations and duties, then the District shall have no obligation to pay the Severance indicated, except for items for which the Nielson may be legally entitled.
- d. Resignation. In the event Nielson voluntarily resigns as the Fire Chief of the North Summit Fire Service District, the District will be under no obligation to continue to compensate Nielson after the date of resignation except for items for which Nielson may be legally entitled.

Section 4: COMPENSATION

- a. Nielson's salary shall be \$150,000.00 per year, effective immediately upon the Governing Body's approval of this Agreement.
- b. Nielson shall be paid installments at the same time as other employees of the District are paid.
- c. The District agrees that Nielson is eligible for an annual increase in salary, which shall be up to the maximum potential percentage increase provided for all District employees in the annual budget.
- d. Nielson shall be eligible for year-end bonus programs as may be applicable to other employees of the District as recommended by the Administrative Control Board and authorized by the Governing Body in the annual budget.

Section 5: DISABILITY

In the event Nielson is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity, or health for a period of six

(6) successive months and has not or cannot obtain a medical release to return to work, this Agreement will be deemed terminated and no additional compensation or Severance shall be paid as indicated in Section 3(c) of this Agreement.

Section 6: BENEFITS

- a. All provisions of the District’s personnel policies, and other regulations, directives, policies, practices and procedures shall apply to Nielson unless otherwise provided herein. This shall include the following benefits as contained in the District’s Personnel Policies:
 - (1) Health Insurance
 - (2) Dental Insurance
 - (3) Life Insurance
 - (4) Retirement: Nielson shall take retirement through Tier I Program of the Utah Retirement Systems (“URS”).
 - (5) 401k (if offered to all District employees)
 - (6) Family and Medical Leave
 - (7) Long Term Disability
 - (8) Military Reserve Leave

- b. Accumulation of vacation shall be at the maximum accrual rate per the District’s Personnel Policies.

- c. The District shall provide access to a vehicle, including maintenance and fuel, for Nielson’s business and personal use. Such benefit to be documented on IRS form W-2.

Section 7: POLICIES

All provisions of the District’s regulations, directives, policies, practices, and procedures shall apply to Nielson unless otherwise provided herein.

Section 8: HOURS OF WORK

It is recognized that Nielson must devote a great deal of his time outside normal office hours to business of the District, and to that end Nielson will be allowed to take administrative time off as he shall deem appropriate during normal office hours.

Section 9: PROFESSIONAL DEVELOPMENT

- a. The District will provide through the budgeting process resources, as it deems appropriate, for Nielson to attend seminars, short courses, professional association meetings, and similar functions for his continued professional development and for

the good of the District. District agrees to pay for Nielson to attend conference/training the District determines Nielson should attend.

- b. District will provide through the budget process resources, as it deems appropriate, for Nielson to maintain professional association memberships that are held by Nielson and any civic club memberships (e.g.; Rotary Club International) where Nielson participates.

Section 10: PERFORMANCE EVALUATION

The Administrative Control Board shall annually review the performance of Nielson in March of each year subject to a process, form, criteria, and format for the evaluation that shall be mutually agreed upon by the Administrative Control Board and Nielson. The process at a minimum shall include the opportunity for both parties to: (1) prepare a written evaluation, (2) meet and discuss the evaluation, and (3) present a written summary of the evaluation results. The final written evaluation should be completed and delivered to Nielson within 30 days of the evaluation meeting.

Section 11: INDEMNIFICATION

As required under Federal, State or Local Law, and at the express written request of Nielson, District shall defend, save harmless and indemnify Nielson against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Nielson's duties or resulting from the exercise of judgment or discretion in connection with the performance of those duties or responsibilities, unless the act or omission involved willful or wanton conduct. Legal representation for Nielson shall be provided by the District or their insurance carrier as may be required, but shall not be provided for allegations or determinations of willful or wanton conduct of Nielson. If provided, legal representation, provided by District for Nielson, shall extend until a final determination of the legal action including any appeals brought by either party, and the District shall indemnify Nielson against any and all losses, damages, judgments, interest, settlements, fines, and court costs.

Nielson recognizes that the District shall have the absolute right to settle any claims or lawsuits unless the settlement is of a personal nature to Nielson, in which event Nielson may exercise his veto over the settlement. Further, District agrees to pay all reasonable litigation expenses of Nielson throughout the pendency of any litigation to which Nielson is a party, witness or advisor to the District. Such expense payments shall continue beyond Nielson's service to the District as long as litigation is pending. Further, District agrees to pay Nielson's reasonable consulting fees and travel expenses when Nielson serves as a witness, advisor or consultant to District regarding pending litigation.

Section 12: RESIDENCE

During the term of this Agreement, Nielson agrees that he shall live within the boundaries of Summit County, Utah, unless otherwise approved by the Administrative Control Board.

Section 13: BONDING

District shall bear the full costs of any fidelity or other bonds required of Nielson under any law or ordinance.

Section 14: GENERAL PROVISIONS

- a. This Agreement sets forth and establishes the entire understanding between the District and Nielson relating to the employment of Nielson by the District. Any prior discussions, representations, written or verbal agreements by or between the parties are merged into superseded and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this Agreement during the life of the Agreement. Such amendments shall be incorporated and made a part of this Agreement.
- b. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Nielson.
- c. If any provision, or any portion thereof, contained in the Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, and shall not be affected and shall remain in full force and effect.
- d. This agreement supersedes any and all prior agreements between the parties. Any such agreements are null and of no force or effect.

Section 15: NO REDUCTION OF BENEFITS

The District shall not at any time during the term of the Agreement reduce the salary, compensation, or other financial benefits of Nielson, except to the degree of such a reduction across-the-board for all employees of the District, or the result of disciplinary action.

Section 16: NOTICES

Notices pursuant to the Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

a. DISTRICT: Administrative Control Board
86 Center Street
PO Box 187
Coalville, UT 84017

b. NIELSON: Benjamin Nielson

[REDACTED]
[REDACTED]

(or as amended by Nielson)

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

[signatures on following page]

IN WITNESS WHEREOF, North Summit Fire Service District has caused this Agreement to be signed and executed in its behalf by the Chair of the Summit County Council, acting as the Governing Body of the District, and the Benjamin Nielson has signed and executed this Agreement, the day and year first above written.

NORTH SUMMIT FIRE SERVICE DISTRICT

By: SUMMIT COUNTY COUNCIL, Acting as the
Governing Body

Canice Harte
Chair

ATTEST:

MALENA STEVENS
County Clerk

By: ADMINISTRATIVE CONTROL BOARD

STEVEN DALLIN
Chair

APPROVED AS TO FORM:

RYAN P.C. STACK
Deputy County Attorney

NIELSON

BENJAMIN NIELSON

EXHIBIT A

- 9 -

North Summit Fire District

Job Description	Position:	Fire Chief/ Fire Marshal
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JOB SUMMARY

The Fire Chief is appointed by the Summit County Council and reports to and serves under the direction of the North Summit Fire Service District Administrative Control Board (ACB). The Fire Chief manages all facets of the Fire District. The primary function of this position is to provide for the sole command over all officers, members and employees of the Fire District as well as provide measures seen necessary to the prevention and extinguishing of fires, the protection of life and property, the rendering of emergency medical services, the preservation of order and observance of Federal and State laws, ordinances of the County and rules and regulations of the Fire District. The Fire Chief is also responsible for emergency preparedness, hazard mitigation, response, and recovery, planning and budgeting.. The Fire Chief will perform professional and technical work in the field of fire prevention.

TOOLS AND EQUIPMENT USED

Emergency medical care equipment, fire apparatus, fire pumps, hoses, and other standard firefighting equipment, power equipment, small hand tools, ladders, radio, personal computer, phone.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by a Firefighter and/or Engineer to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to stand; walk; run; jump; use hands to finger, handle, or operate objects, tools, or controls; and reach with hands and arms. The employee is occasionally required to sit; climb; balance; stoop, kneel, crouch, or crawl; talk and hear; and taste or smell.

The Fire Chief must frequently lift and/or move up to 50 pounds and occasionally lift and/or move 185 or more pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee regularly works in general office and all weather conditions.

North Summit Fire District

Job Description	Position:	Fire Chief/ Fire Marshal
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The employee occasionally works near moving mechanical parts and in high, precarious places and is occasionally exposed to wet and/or humid conditions, fumes, or airborne particles, toxic or caustic chemicals, risk of electrical shock, and vibration, heat and sub-zero temperatures.

The noise level in the work environment is usually moderate, except during certain firefighting or EMS activities when noise levels may be loud.

ESSENTIAL DUTIES, FUNCTIONS AND RESPONSIBILITIES

- Assumes full management responsibility for operating a Fire Based EMS Department, which includes all Fire District services and activities, enforcement of the provisions of the Fire Prevention code and the laws and regulations of the assigned jurisdiction, suppression, investigation, inspection, public education, the provision of Emergency Medical Services and general emergency management.
- Works closely with Summit County general emergency management teams, Emergency Medical Services, and other Fire Districts within Summit County.
- Manages the development and implementation of Fire District goals, objectives, policies, and priorities for each assigned service area; establishes appropriate service and staffing levels; allocates resources accordingly.
- Continuously monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; assesses and monitors workload, administrative and support systems, and internal reporting relationships; identifies opportunities for improvement; directs the implementation of changes.
- Represents the Fire District to elected and appointed officials and outside agencies; explains and interprets Fire District programs, policies, and activities; negotiates and resolve sensitive, significant, and controversial issues.
- Selects, trains, motivates, and evaluates Fire District personnel; provides or coordinates staff training; works with employees to correct deficiencies, and issues discipline where necessary.
- Plans, directs, and coordinates, through the Deputy Chief and Fire Captains, the Fire District's strategic goals; meets with management staff to identify and resolve problems; assigns projects and programmatic areas of responsibility; reviews and evaluates work methods and procedures.
- Manages and participates in the development and administration of the annual Fire District budget to be recommended by the ACB to the Governing Body for adoption; reports the forecast of additional funds needed for staffing, equipment, materials, and supplies; directs the monitoring of and approves expenditures.
- Directs the preparation of and implements budgetary adjustments, as necessary and as approved by the ACB.

North Summit Fire District

Job Description	Position:	Fire Chief/ Fire Marshal
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- Coordinates Fire District activities with those of other Districts and outside agencies and organizations; prepares and presents staff reports and other necessary correspondence.
- Ensures proper maintenance and availability of equipment, apparatus, buildings, and other facilities.
- Responds to major fire alarms and personally directs fire suppression activities, as necessary.
- Supervises fire incident investigations.
- Directs and participates in the research of alternative approaches to fire suppression, hazardous material handling, fire and life safety code, and emergency programs.
- Participates on a variety of boards and commissions; attends and participates in professional group meetings and conferences; stays abreast of new trends and innovations in the field of fire science.
- Resolves compliance problems within scope of knowledge and authority.
- Inspects existing structures, new construction, and remodel sites for compliance with fire codes, and issues citations or other orders where violations are found.
- Reviews building and fire sprinkler plans to assure fire code requirements are met.
- Participates in the inspection of hydrants, sprinkling systems, and elements of a fire prevention or protection system.
- Investigates complaints received by the Fire Prevention Division; establishes and maintains comprehensive records of all business transacted such as complaints, inspections, investigations, notices served and permits written.
- Investigates origin and circumstances of fires which involve loss of life, injury to any person or persons or damage or destruction of property. Takes charge of evidence of the origin of the fire.
- Provides public education in fire prevention, including giving talks, demonstrations, and presentations to community groups, schools and other organizations or institutions.

MINIMUM QUALIFICATIONS

- Bachelor's degree from an accredited university in Fire Science Management, Business or Public Administration. Experience in lieu of education is acceptable.
- Must have at least ten (10) years' experience as a full time firefighter
- Must have at least three (3) years' supervision experience in a full time firefighter setting. (preference given for experience as Fire Captain/Fire Battalion Chief)
- Must have American Heart Association Basic Life Support (BLS) for Healthcare Providers.
- Must have Utah Firefighter II certification from Utah Fire Rescue Academy.*
- Must have Utah Hazmat Operations certification from Utah Fire Rescue Academy.*

North Summit Fire District

Job Description	Position:	Fire Chief/ Fire Marshal
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- Must have Fire Officer I from Utah Fire Rescue Academy.*
- Must have NWCG Firefighter II or higher certification.*
- Must have NREMT Emergency Medical Responder or higher certification.*
- Must have Utah Apparatus Driver Operator – Pumper certification.*
- Must have Utah Apparatus Driver Operator – Aerial certification.*
- ** Equivalent certifications are acceptable with reciprocity agreement to be completed within 90 days of employment*
- Must live within 45 minute driving distance of Coalville Station 21
- Must be a citizen of the United States of America at the time of application or provide proof of appropriate work permit.
- Must have the ability to learn the operation of fire suppression and other emergency equipment. Must have the ability to learn to apply standard firefighting, basic and advanced life support, and fire prevention techniques.
- Must be able to perform strenuously or to peak physical effort during emergency, training, or station maintenance activities for prolonged periods of time under conditions of extreme heights, intense heat, cold or smoke.
- Must be able to read, write and speak the English language. Must have the ability to follow verbal and written instructions, and the ability to communicate effectively orally and in writing.
- Must have a stable driving history without a record of suspension or revocation in any State.
- Must possess or be able to obtain, within 90 days of employment, a valid Utah Driver's License.
- No felony convictions or disqualifying criminal history within the past seven (7) years. Must be of good moral character and of temperate and industrious habits.
- This is a safety sensitive position and must pass a criminal background check and drug screen.
- This position does not qualify for telecommuting.

This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.



TO: Summit County Board of Equalization
 FROM: Summit County Auditor Office, Clerk of the Board of Equalization
 DATE: April 22, 2026
 RE: 2026 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. (UCA § 59-2-1102)

2026 New Applications for Property Tax Exemption submitted:

App #	Applicant	Parcel ID	Account #	Property Use	Action Recommendation
5	Pinecliff Camp and Retreat Center*	SS-298	0147904	Religious	Deny
	<i>*also Mountain Sky Conference of the United Methodist Church, successor to Rocky Mountain Conference of the United Methodist Church</i>				

New Exemption Application Information

5. Pinecliff Camp and Retreat Center (also Mountain Sky Conference of the United Methodist Church, successor to Rocky Mountain Conference of the United Methodist Church)
 - a. **Property Description** – Subject is a 40-acre property with camp retreat facility type improvements, including a lodge, bathhouse, dining hall, caretaker’s residence, chapel, storage barn, and cabins. It is located at 4142 East Chalk Creek Road, east of Coalville. The property is operated as a church camp and retreat center for religious purposes. The primary camping season occurs approximately five (5) months per year, from May through September.

- b. **Exemption History** – The property appears to have previously qualified for exemption beginning in or around 1988. However, the exemption was revoked in 2020 due to failure to submit a required continuation form. In 2024, Pinecliff Camp and Retreat Center (“Pinecliff”) submitted a new application for exemption, which was denied on the basis that Pinecliff was not the record owner of the property.
- c. **Property Use** – The use of the property requires further clarification. Information available indicates that a snowmobile tour company may operate from the property situs address. The application does not disclose details regarding this use, including the duration of operations, the nature of any lease or use agreement, or the extent of the property utilized for such purposes. A follow-up request for additional information was sent; however, no response was received by the stated deadline of April 15th.
 - i. Assessor’s Office does not have concerns regarding the general property type or the religious use described by the applicant. The application indicates the property is used exclusively for religious purposes. However, depending on the nature and extent of any third-party commercial use, the property may not qualify for full exemption. Additional information could support a determination of partial exemption or denial.
- d. **Ownership & Applicant Discrepancies** – Auditor’s & Attorney’s Offices have identified inconsistencies between the applicant and the record owner of the property:
 - i. The application identifies the applying 501(c)(3) organization as both “Pinecliff Camp and Retreat Center” and “Mountain Sky Conference of the United Methodist Church” in different sections. The application is signed by an attorney; however, it is unclear which entity the attorney represents.
 - ii. The application lists the property owner as Mountain Sky Conference of the United Methodist Church, successor to Rocky Mountain Conference of the United Methodist Church. County records, however, identify the recorded owner as ROCKY MTN CONF UNITED METHODIST CHURCH.
 - iii. To qualify for property tax exemption, the applicant must demonstrate ownership of the property or otherwise provide sufficient documentation establishing that the applying entity holds qualifying ownership interest. While additional documentation may resolve these discrepancies, such information has not been provided to date.

Action Requested

- Convene as the Board of Equalization.
- Approve or Deny each new Application for Property Tax Exemption.

- 5 – Pinecliff Camp and Retreat Center (also Mountain Sky Conference of the United Methodist Church, successor to Rocky Mountain Conference of the United Methodist Church)

Thank you for your time and consideration.

Chase Black
Chief Deputy Auditor

STAFF REPORT



TO: Summit County Council
FROM: Janna Young, Deputy County Manager
Foxley and Pignanelli Government Relations
MEETING: April 22, 2026
SUBJECT: Wrap up of the 2026 General Session of the Utah State
Legislature

Recommended Council Action

None

Introduction

As a political subdivision of the state, Summit County and the 28 other counties in Utah closely watch and participate in the annual state legislative session for bills that impact our service delivery, operations, form of government, and place new mandates on local governments.

The 2026 general session of the Utah State Legislature occurred from January 20 through March 6, 2026. During that 45-day period, the state legislature passed 541 bills (41 fewer bills than last year) out of over 1,000 bills filed. Summit County, working closely with the county's contracted lobbyists from Foxley and Pignanelli (F&P), HemmCo Government Relations, and Lincoln Hill Partners, along with the Utah Association of Counties (UAC) tracked many of these bills and actively advocated for the county's interests and the community's priorities at the state capitol.

Each Tuesday during the session, the county's internal legislative working group, along with our lobbyists met to discuss bills and strategies. That group included the County Assessor, Auditor, Clerk, (2) Councilmembers, Recorder, Treasurer, Health Department Director, Behavioral Health Director, Chief Financial Officer, Community Development Director, Economic Development Director, Transportation Planning Director, County Manager, Deputy County Manager, Sustainability Director, County Lands and Natural Resources Director, Emergency Manager, representatives from the County Attorney's Office and Sheriff's Office, and partners from High Valley Transit. Members of this group also attended UAC's policy steering committees each week to discuss bills and make position recommendations to UAC's broader legislative policy committee, which met Thursdays each week during the session. The Thursday meeting was attended by a delegation from Summit County to vote on bills, raise questions and concerns, and again advocate for the county. Each elected office also participated in weekly meetings with their UAC affiliate group to work on

bills.

At every Council meeting during the session, staff provided updates to the Summit County Council and the public regarding legislation the county was tracking and monitoring. Now that the session is over, county staff have reviewed bills that passed to get an understanding of where they landed and to start processing the actions we need to take to update codes, change policies, or otherwise respond to what occurred at the legislature this session.

Today's presentation is to highlight the bills that either failed or passed both houses of the legislature that impact Summit County residents or require some type of action from the county. We also intend to speak about the proactive work in which F&P was engaged on behalf of the county.

Recap of Summit County's Goals for the Session

- *Relationship Building* – To understand and to be understood
- *Coalition Building* – Building coalitions around statewide issues, like transportation, particularly as it relates to the 2034 Winter Olympic Games
- *Sharing Good News* – Sharing the many remarkable things Summit County is doing with partners to address the issues and challenges that are also facing the state to make our community better (water, transportation, housing, wildfire mitigation, childcare, Olympics planning and more)

In terms of specific policy issues, Summit County's priorities and concerns this session were:

- Land use, development, and housing, specifically preserving local control and decision-making
- Child care, specifically financial incentives for small businesses to offer employer-sponsored child care benefits to their employees
- Sustainability, specifically in the areas of water and energy
- Transportation and transit funding
- Elections
- Taxes
- Early intervention funding to cover losses in federal funding to continue providing critical programs to the county's children aged zero to three born with developmental delays or disabilities
- Public lands and natural resources, specifically pertaining to wildfire mitigation

Presentation Outline

Below is an outline of today's presentation and the topics that will be covered:

1. Session overview:
 - a. Number of bills introduced vs passed:
 - i. 1,015 bills were introduced, 541 bills passed
 - ii. How this number compares to previous sessions and why that is important (record number introduced, 41 fewer bills passed compared to last year, which was a record high)
 - iii. Prominent policy areas addressed
 - b. Major themes of the session
 - i. Affordability/Cost of Living (housing, taxes, gas prices, childcare, etc.)
 - ii. Infrastructure (energy, water, securing critical minerals, reducing traffic)
 - iii. Restoring representative government (election integrity, transparency in government, judicial accountability)
 - iv. State budget (cuts in state spending, mitigating federal uncertainty)
 - v. Social issues
2. How did Summit County fare this session?
 - a. Relationships with leadership
 - b. Helped drive coalitions and discussions
 - c. Participated proactively in committee hearings and UAC discussions/votes
 - d. Lessons learned
 - i. Coalitions are key
 - ii. Be more involved in interim session
3. Interim session
 - a. Schedule and study items will be announced soon
 - b. May 1 is the first day to introduce bills for the 2026 session
 - c. It is important to continue to build Summit County's reputation and highlight the things we are recognized for doing well
 - i. Plan to make presentations and work with legislators during interim session, especially on form of government issues, planning for growth, restaurant tax, and others
4. Summary of bills

Summary of Bills

Below is a list of bills that Summit County followed most of the session. Some of them require action from the county to comply with new state statutes or a change in existing statutes:

House Bills

HB16	Solar Power Plant Amendments (Jack)	Last Action: Signed by Governor
<p>This bill enacts provisions related to utility-scale solar power plants by establishing eligibility criteria for state incentives based on land characteristics and reducing incentives for projects located on certain protected farmland. It includes exemptions for facilities with existing agreements or incentives and requires consultation with state or federal agencies to address wildlife impacts. The bill also creates a permitting framework that requires the submission and approval of site and development plans prior to permit issuance, and it establishes requirements for decommissioning plans and financial assurance to ensure proper end-of-life management. Additionally, the bill includes a severability clause.</p>		

HB41	Construction and Fire Codes Amendments (Peterson, T)	Last Action: Signed by Governor
<p>This bill extends the compliance and fee implementation deadlines associated with the wildfire preparedness mandates originally set by House Bill 48 in the 2025 General Session to January 1, 2027. The start date for the wildfire mitigation fee, which was created under HB 48 (2025) was originally set for Jan. 1, 2026. The extension was granted to provide municipalities and the state agency more time to implement the program, as rates and finalized information were delayed.</p>		

HB88	Public Assistance Amendments (Lee)	Last Action: Failed
<p>This bill addresses lawful presence requirements for the receipt of public benefits by removing the authority of state agencies or political subdivisions to waive verification of lawful presence for state, local, or administered federal benefits. It prohibits the provision of certain public benefits to individuals who are unlawfully present in the United States, subject to limited exceptions, and requires agencies and departments to conduct audits to ensure compliance. The bill also authorizes the Office of the Legislative Auditor General to conduct audits under specified circumstances and establishes potential civil or criminal penalties for violations.</p>		

HB 161	Property Tax Modifications (Koford)	Last Action: Failed
<p>This bill modifies the property tax exemption for primary residential property by increasing the percentage of a home's fair market value that is exempt from taxation, contingent upon the passage of a proposed constitutional amendment.</p>		

HB 184	Small Lots and Starter Homes Amendments (Ward)	Last Action: Failed
<p>This bill addresses the regulation of certain land uses in residential zones within counties of the first, second, and third class by establishing a formal process for proposing uses that align with preferred land use regulations. It allows individuals to submit requests to counties or municipalities and requires local governments to evaluate whether the request conforms and provide notice of their determination. While a planning commission or legislative body may deny</p>		

a conforming request under certain conditions, the bill provides that if no denial occurs within 45 days, the request is automatically deemed a permitted use. Applicants then have two years to submit a complete application. The bill also allows for subsequent requests within four years of a denial, though those requests require explicit legislative approval to be permitted.

HB190	Child Care Business Tax Credit (Thompson)	Last Action: Signed by Governor
Expands income tax credits for employer-provided, off-site childcare to improve affordability. Sponsored by Rep. Jason E. Thompson, the legislation increases credit amounts for small businesses, removes previous construction requirements, and mandates resource development for employers.		

HB 231	Restaurant Tax Repeal Amendments (Thurston)	Last Action: Failed
This bill amends county authority under the Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act by repealing the existing “restaurant tax” on food, alcoholic beverages, and certain prepared foods sold at restaurants and retail locations. In its place, the bill authorizes a broader tax on taxable transactions—excluding food and food ingredients—at a rate designed to generate revenue equivalent to what was previously collected under the restaurant tax.		

HB236	Truth in Taxation Amendments (Peterson, K)	Last Action: Signed by Governor
This bill addresses property tax increases through truth-in-taxation requirements by establishing clearer procedures and accountability for taxing entities. It defines key terms and requires fiscal year taxing entities considering a property tax rate increase to make a preliminary statement during a public meeting. The bill also clarifies notice and publication requirements, particularly for towns without public websites, and affirms the State Tax Commission’s authority to deny proposed tax rate increases if truth-in-taxation requirements are not met, while allowing a one-year grace period for certain compliance issues. Additionally, it requires fiscal year taxing entities proposing an increase to prepare and adopt an interim budget that includes a property tax impact schedule and to reserve a portion of general fund revenue in a restricted account for a limited time. Finally, the bill includes a coordination clause to align with changes made in S.B. 238, Property Tax Adjustments.		

HB238	Utah Energy Generation and Transmission Planning (Albrecht)	Last Action: Signed by Governor
This bill establishes requirements for Public Service Commission participation in regional transmission organizations and independent system operators while enhancing transparency and consumer protections. It defines key terms and requires that notices for community clean energy programs include a clear and simple opt-out process with submission instructions. The bill directs the commission to participate in regional transmission organizations and independent system operators where Utah utilities are members and authorizes the commission to obtain independent analysis of market data. It also mandates annual reporting to the Legislature on		

impacts to Utah customers and requires the commission to notify the Legislature if it is denied access or participation.

HB242	Initiative and Referendum Signature Gathering and Removal Amendments (Peterson, K)	Last Action: Signed by Governor
Amends regulations for initiative and referendum petition signature removals. The legislation mandates that paid signature removal gatherers be at least 18 years old, display specific, compliant badges, and be paid on an hourly rate.		

HB249	Federal Funds Modifications (Roberts)	Last Action: Signed by Governor
This bill modifies provisions related to federal funds by increasing oversight, transparency, and strategic planning. It directs the legislative fiscal analyst to submit to the Federalism Commission the portions of each budget stress test that relate to federal funds and requires the commission to review those portions and, at its discretion, make legislative recommendations. The bill also requires the Utah State University Jon M. Huntsman School of Business to create and maintain a publicly available dashboard illustrating the state’s dependency on federal funds and to model economic scenarios to support contingency planning. Additionally, the bill includes technical and conforming changes.		

HB276	Artificial Intelligence Modifications (Defay)	Last Action: Signed by Governor
This bill establishes comprehensive provisions addressing counterfeit intimate images and digital content provenance standards. It defines key terms and creates the Digital Voyeurism Prevention Act to prohibit the non-consensual generation and distribution of counterfeit intimate images, requiring platforms and generation services to obtain and verify consent from depicted individuals. The bill establishes civil liability for violations, including actual and punitive damages, attorney fees, and injunctive relief, while also providing safe harbor protections for platforms that implement reasonable safeguards and respond appropriately to notices. It sets heightened pleading standards for plaintiffs and requires platforms to maintain notice-and-takedown procedures and meet disclosure obligations. In addition, the bill mandates that large online platforms detect, disclose, and preserve provenance data in distributed content, requires capture device manufacturers to include latent disclosures in captured media, and obligates covered providers to disclose AI-generated content. It also includes certain exemptions, provides for enforcement by the Division of Consumer Protection, and contains a severability clause.		

HB 286	Artificial Intelligence Transparency Amendments (Fiefia)	Last Action: Failed
<p>This bill enacts the AI Transparency Act, establishing requirements related to transparency, accountability, and whistleblower protections for frontier artificial intelligence models. It defines key terms and requires developers of certain AI models to create, implement, and publicly share safety and child protection plans, as well as publish summaries of risk assessments. The bill prohibits developers from making materially false or misleading statements about covered risks and mandates reporting of certain safety incidents to the Office of Artificial Intelligence Policy, which is tasked with providing annual assessments and legislative recommendations. It establishes civil penalties for violations and includes protections for whistleblowers who report safety concerns, along with remedies for employees who experience retaliation. Additionally, the bill creates the AI Transparency Enforcement Restricted Account to support enforcement activities and includes a severability clause.</p>		

HB290	Child Tax Credit Amendments (Miller, T)	Last Action: Signed by Governor
<p>This bill modifies the individual income tax credit for child dependents. It expands eligibility for the child tax credit by increasing the thresholds for the income-based phaseout.</p>		

HB323	Solar Panel Disposal Amendments (Jack)	Last Action: Signed by Governor
<p>This bill establishes a framework for the study, testing, and disposal of solar panel waste by creating new requirements, funding mechanisms, and regulatory authority. It defines key terms and requires solar retailers to provide disclosure regarding state requirements for solar panel disposal. Beginning July 1, 2028, the Waste Management and Radiation Control Board is authorized to adopt rules governing the testing and disposal of solar panel waste, including requiring owners or operators to conduct hazardous waste analyses prior to disposal and to use approved disposal or recycling facilities for hazardous materials. The bill creates the Solar Panel Waste Restricted Account, funded through assessments on renewable energy parent entities and fees on small-scale solar generation, to support program implementation. It also allows landfills to apply for designation as approved disposal sites, grants enforcement authority to the division through civil actions, and requires annual reporting and a comprehensive study on solar panel recycling in the state. Additionally, the bill clarifies that the existing energy project assessment will sunset on December 31, 2027.</p>		

HB330	Liability Limitations Amendments (Jack)	Last Action: Signed by Governor
<p>This bill establishes an affirmative defense in civil actions for conduct, omissions, or conditions that are authorized or required by a governmental entity. It outlines specific circumstances in which the defense does not apply, including in cases involving products liability, and clarifies how</p>		

and when conduct, omissions, or conditions are considered to have occurred for purposes of the defense. The bill also emphasizes that lawful authorization to engage in an activity does not remove the duty to exercise reasonable care and specifies that the affirmative defense applies regardless of the theory of liability. Additionally, it abrogates common law to the extent it is inconsistent with the provisions of this new affirmative defense.

HB 363	Water Easement Amendments (Abbott)	Last Action: Failed
<p>This bill addresses provisions related to prescriptive easements for water conveyance by establishing processes for control, notice, and potential changes in use. It provides that a municipality has first priority to establish control of a prescriptive easement when the current holder files a notice of intent to abandon. The bill requires a political subdivision seeking control of such an easement to file a notice with the county recorder detailing the easement’s use and location. It also allows a political subdivision to convert the use of a prescriptive easement, provided it meets certain conditions, including notifying affected landowners by mail, filing a notice of the proposed change, waiting 120 days after providing notice, and receiving no written objections. Any modified use must not place additional burdens on affected landowners, interfere with existing easements, or expand the size of the easement.</p>		

HB 375	Outdoor Recreation Modifications (Kyle)	Last Action: Failed
<p>This bill modifies provisions related to outdoor recreation by expanding funding uses and program eligibility while introducing a new initiative. It changes the name of the Outdoor Adventure Infrastructure Restricted Account and broadens the permissible uses of its funds to include the Every Kid Outdoors Initiative, outdoor recreation grants administered by the office, and related administrative costs. The bill formally creates the Every Kid Outdoors Initiative, to be administered by the Division of Outdoor Recreation, and authorizes the division to use funds from the Outdoor Recreation Infrastructure Account to cover administrative expenses associated with grant programs. Additionally, it expands the range of entities eligible to receive a UCORE grant.</p>		

HB386	Immigration Amendments (Shepherd)	Last Action: Failed
<p>This bill would have repealed the Guest Worker Program and related employee verification provisions and would have required verification of lawful presence for the receipt of public assistance benefits.</p>		

HB392	District Court Amendments (MacPherson)	Last Action: Signed by Governor
<p>This bill addresses civil actions in district court by establishing procedures for constitutional challenges and the use of three-judge panels. It grants the attorney general an unconditional right to intervene in any civil action where a party challenges the constitutionality of a statute. The bill allows the attorney general, governor, or Legislature to file a notice requiring that a case</p>		

be heard by a three-judge district court panel, which must then be convened with judges randomly selected from different judicial districts. It outlines the structure, staffing, and voting process for these panels and specifies that standard venue requirements do not apply in such cases. Additionally, the Utah Supreme Court is given exclusive and original appellate jurisdiction over decisions issued by these three-judge panels, and the Judicial Council is required to adopt rules governing the random selection of panel judges.

HB 427	Tax Increment Financing Modifications (Walter)	Last Action: Failed
<p>This bill modifies the process by which a public entity may utilize tax increment financing by introducing new oversight and application requirements. Beginning July 1, 2026, a public entity must first hold an application authorization meeting and submit an application to the Governor’s Office of Economic Opportunity before proceeding. The office is authorized to review each application and either approve it or deny it if the information provided is unclear, vague, or demonstrably inaccurate. Once approved, the public entity may move forward with triggering and using tax increment financing. The bill also requires that any excess tax increment revenue beyond what was anticipated be used to defease bonds or accelerate repayment of associated debt. Additionally, the office must ensure that certain application information is made publicly available to promote transparency.</p>		

HB429	Special Districts Amendments (Pierucci)	Last Action: Signed by Governor
<p>This bill addresses the process by which a county or municipality may withdraw from a special district under certain circumstances, with a focus on counties of the first class. It defines and updates key terms and establishes procedures for initiating withdrawal from both first responder districts and garbage disposal districts. The bill modifies requirements for conducting feasibility studies and creates a structured process for withdrawal, including public hearings, notice requirements, and the adoption of a formal resolution. For garbage disposal districts, it temporarily restricts the district from incurring new financial obligations once a withdrawal process has begun and allows for negotiated withdrawal agreements between the parties. If no agreement is reached, the bill outlines the steps required to complete withdrawal, including documentation to be filed with the lieutenant governor and the method for determining the withdrawal’s effective date.</p>		

HB 441	Property Transaction Amendments (Koford)	Last Action: Failed
<p>This bill modifies provisions related to property transactions by increasing transparency in real estate sales reporting. It requires that, upon the transfer of certain real property, the seller or closing agent provide property information, including the sales price, to the county assessor. The bill also clarifies that sales price information shared with the State Tax Commission or county assessors is not considered a private record under the Government Records Access and Management Act, and it authorizes the disclosure of such information under specified circumstances.</p>		

HB445	County Government Land Purchasing (Strong)	Last Action: Signed by Governor
<p>This bill addresses a county’s ability to acquire real property located in another county by establishing new limitations and requirements. It provides that a county may not acquire property outside its boundaries through purchase, exchange, or lease unless the county in which the property is located gives express permission and the acquisition is conducted jointly with another political subdivision as part of an interlocal agreement. Additionally, the bill clarifies that property owned by a county outside its geographic boundaries is not exempt from property taxation under the Property Tax Act unless specific exceptions apply.</p>		

HB 449	Utah Taxpayer Oversight of Government Spending Amendments (Auxier)	Last Action: Failed
<p>This bill establishes taxpayer oversight of government spending, contingent upon voter approval of a proposed constitutional amendment. It requires voters to approve most increases in state or local government revenue, including certain taxes and government debt, and places limits on how much revenue a government entity may spend in a fiscal year without voter approval. The bill also eliminates automatic tax increases and mandates that excess revenue be refunded to taxpayers. Additionally, it repeals provisions related to alternative methods of assessing residential property, modifies election procedures to accommodate these new voting requirements, and exempts certain business personal property from taxation. The bill includes technical and conforming changes and takes effect only if the associated constitutional amendment is passed.</p>		

HB457	County Governance Modifications (Dunnigan)	Last Action: Signed by Governor
<p>This bill modifies provisions related to county governance by updating key definitions and establishing new requirements for certain unincorporated islands within a county of the second class. Specifically, it mandates that qualifying unincorporated islands automatically annex into a bordering municipality, while also requiring the county to provide notice of such annexations. The bill allows local legislative bodies to exempt certain islands from this automatic process and permits final local entity plats for annexations to include non-contiguous areas. Additionally, it revises the authority of counties operating under a council-manager form of government to delegate accounting services.</p>		

HB461	Candidate Nomination Procedures Amendments (Ward)	Last Action: Failed
<p>This bill addresses the publication of information related to tax increment revenue by increasing transparency requirements for certain state entities. It defines key terms and requires the boards of the Utah Inland Port Authority, the Point of the Mountain State Land Authority, the Utah Fairpark Area Investment and Restoration District, the Military Installation Development Authority, and the Governor’s Office of Economic Opportunity—on behalf of convention center reinvestment zones—to publish information about tax increment revenue on publicly accessible websites.</p>		

HB 470	Building Inspection Amendments (Ward)	Last Action: Failed
<p>This bill establishes requirements for plan review and approval for certain alterations to owner-occupied homes. It outlines the criteria for a plan review conducted by a combination inspector and requires a municipality or county to approve an application when the combination inspector affirms it under specified circumstances. The bill also allows applicants for building permits on owner-occupied, single-family dwellings to utilize a third-party inspection firm.</p>		

HB479	Election Code Modifications (Burton)	Last Action: Failed
<p>This bill amends election-related provisions to update voter registration, ballot access, and election administration processes. It defines key terms and modifies voter registration forms to allow voters to request, for future elections, whether they wish to receive and return ballots by mail, with such requests required at least every eight years. Beginning in 2029, voters will only receive or return ballots by mail if they make a timely request, subject to certain exceptions. The bill establishes requirements for ballot drop boxes, including minimum staffing, the number and location of drop boxes, hours of operation, and voter identification verification procedures. It also outlines requirements for returning ballots by mail, voting at a polling place, and emergency ballots for individuals with disabilities who have travel restrictions. Additionally, the bill modifies forms and voting procedures to conform with these provisions, creates a process for providing voter registration information when purchasing hunting or fishing licenses, specifies personal identifying information that must be redacted from certain political disclosure reports, establishes civil and criminal penalties for unlawful disclosure, and adjusts the frequency of elections audits conducted by the Office of the Legislative Auditor General.</p>		

HB507	State Coordination of Regional and Local Economic Development Projects Amendments (Roberts)	Last Action: Signed by Governor
<p>This bill addresses local and regional economic development by establishing new funding mechanisms, limiting certain incentives, and refining oversight and transparency requirements. It defines and modifies key terms, prohibits political subdivisions from offering incentives to large load data centers with certain exceptions, and creates the State Reinvestment Restricted Account to support qualifying projects, including directing specific revenues into the account. The bill updates provisions related to public infrastructure districts, including requirements, dissolution processes, and disclosure obligations for residential property transactions, and introduces an optional County Energy Excise Tax. It also revises rules governing the classification, confidentiality, and sharing of records related to economic development projects, including establishing liability limits for improper disclosure. Additionally, the bill sets a deadline for creating certain reinvestment zones, provides retroactive application for specific zones, and establishes a framework for proposing and approving regionally significant development zones, including their governance, financing through tax increment, and reporting requirements. Finally, it modifies restrictions on local incentives for energy development projects and coordinates with related legislation.</p>		

HB 510	Municipal Incorporation Modifications (Auxier)	Last Action: Failed
<p>This bill modifies the process for incorporating an area as a preliminary municipality by updating definitions, funding uses, and procedural requirements. It adjusts the potential uses of the Municipal Incorporation Expendable Special Revenue Fund and requires applicants to consult with the county where the proposed area is located. The bill strengthens the feasibility study process by requiring consideration of existing land use entitlements and information provided by the county, and it authorizes counties to audit feasibility studies or supplemental studies. It also allows the lieutenant governor to hire a consultant to evaluate feasibility studies and audits. Petition requirements for incorporation are updated, including modifications to bonding or financial security requirements, the inclusion of executed improvement warranties, and certification that the proposed municipality will be developed according to the feasibility study. Finally, the bill authorizes counties to commission a traffic study before the lieutenant governor issues a certificate of incorporation for the preliminary municipality.</p>		

HB 511	Procurement Amendments (Shallenberger)	Last Action: Failed
<p>This bill modifies provisions of the Utah Procurement Code by defining "resident supplier" and enhancing opportunities for resident suppliers in public procurement. It authorizes the rulemaking authority of a procurement unit to establish rules for small purchases that encourage procurement from resident suppliers over non-resident suppliers. The bill updates the process for creating an approved vendor list and requires procedures to ensure that resident suppliers on the list have increased opportunities to compete for contracts compared to non-resident suppliers.</p>		

Additionally, it mandates that procurement units give preference to bidders who certify on their bid that they qualify as a resident supplier.

HB512	Land Surveyors Licensing Amendments (Gricius)	Last Action: Signed by Governor
<p>This bill modifies provisions related to land surveyors by updating statutory references and establishing standards for the use of the state plane coordinate system maintained by the National Geodetic Survey. It provides for continued recognition of prior systems for historical documents and requires that units be used as defined by the National Geodetic Survey. Additionally, the bill creates new pathways for individuals to obtain licensure as a professional land surveyor.</p>		

HB514	Utah Energy Council Amendments (Walter)	Last Action: Signed by Governor
<p>Restructures the state energy council and creates the Utah Energy Infrastructure Service District. This new political subdivision is authorized to own, operate, and finance energy infrastructure, with council members serving as the board of trustees</p>		

HB 571	Immigrant Amendments (Lee)	Last Action: Failed
<p>This bill amends provisions related to immigration by establishing new requirements across employment, financial services, licensing, and law enforcement. It restricts certain identification use in financial institutions, imposes verification and compliance requirements on money transmitters, and mandates that employers verify work eligibility while prohibiting the hiring of unauthorized aliens, with significant penalties, liability, and a private right of action for violations. The bill limits access to certain licenses and public benefits to individuals lawfully present in the United States and requires English-only procedures for commercial driver licensing. It also strengthens coordination with federal immigration enforcement by requiring state and local agencies to share information, comply with detainers, and support enforcement efforts, while penalizing noncompliance by agencies or officials. Additionally, it creates a new felony offense for the unlawful employment of multiple unauthorized aliens.</p>		

HB575	Fuel Tax and Supply Amendments (Roberts)	Last Action: Signed by Governor
<p>Provides temporary relief to drivers and streamlines energy infrastructure. The bill reduces the state motor fuel tax by six cents beginning July 1, 2026, and is set to expire on December 31, 2026. It also mandates refinery reporting to the Office of Energy Development and simplifies pipeline permitting to increase fuel supply.</p>		

Senate Bills

SB39	Investment Zones Amendments (Harper)	Last Action: Signed by Governor
<p>This bill enacts, renumbers, amends, and repeals provisions related to investment zones within the Governor’s Office of Economic Opportunity. It defines key terms and updates the provisions for a convention center reinvestment zone and a convention center reinvestment zone in a capital city. The bill also renumbers and amends provisions for a station area plan, a housing and transit reinvestment zone, and home ownership promotion zones in municipalities and counties, as well as renumbers provisions for a first home investment zone, a capital city revitalization zone, and a transportation reinvestment zone. Additionally, it amends a home ownership promotion zone to include a certain area within a school boundary and repeals an outdated section of code.</p>		

SB 97	Tax Revenue Amendments (McCay)	Last Action: Failed
<p>This bill modifies provisions related to tax revenue by defining key terms and placing limits on reserve funds maintained by cities and counties. It reduces the residential property tax exemption for rental properties, with certain exceptions, and clarifies how the exemption applies to owners of multiple primary residences in the state. The bill requires counties to provide information to the Multicounty Appraisal Trust regarding business entities receiving the residential exemption, excludes certain property valuation increases from locally assessed new growth calculations, and excludes increases in tangible personal property values from project area new growth calculations. Beginning in fiscal year 2032, any city reserve funds exceeding the authorized maximum will be subtracted from the city’s certified tax rate calculation. The bill also includes a coordination clause to align with changes to the Multicounty Appraisal Trust made in S.B. 206, Tax Amendments.</p>		

SB153	Election Amendments (Johnson, J)	Last Action: Signed by Governor
<p>Reclassifies most private voter registration records as public effective May 25, 2026. To maintain private status, voters classified as "withheld" must qualify as an "At-Risk Voter" and submit a designation form to their county clerk by May 6, 2026.</p>		

SB 182	Attorney Admission to Jail Facilities Amendments (Pitcher)	Last Action: Failed
<p>This bill addresses the admission of attorneys to county jail facilities by requiring sheriffs to allow attorneys to meet with prisoners under certain circumstances. It establishes requirements and procedures for such meetings and permits a sheriff to designate another individual to act on their behalf in managing the process for attorney-prisoner meetings.</p>		

SB219	Highway Signage Amendments (Musselman)	Last Action: Failed
<p>This bill amends restrictions on highway signage that must be relocated or remodeled due to highway widening, construction, or reconstruction. It allows sign owners to exceed certain height limitations and permits them to proceed with remodeling or relocation 30 days after providing notice of the requested parameters to the relevant local government.</p>		

SB231	Energy User Amendments (Sandall)	Last Action: Failed
<p>This bill modifies the right to exercise eminent domain for energy users by specifying circumstances in which a private party is prohibited from using eminent domain to acquire a right or estate for a pipeline serving energy-generating property. The prohibition applies to both prospective and pending eminent domain actions.</p>		

SB242	Transportation Amendments (Harper)	Last Action: Signed by Governor
<p>This bill amends a range of transportation-related provisions, including road usage charges, towing dispatch services, and the use of local option sales taxes. It authorizes political subdivisions to restrict mobile businesses from operating on streets or sidewalks temporarily closed for events and requires certain commercial electric vehicles to pay a road usage charge with an increased cap. The bill provides operational flexibility for public transit, including allowing buses to cross lane lines to reach stops, and grants the Department of Transportation additional authority, including exemptions related to property conveyances and limited delegation powers during natural disasters. It also establishes a sales tax exemption for construction materials used in certain public transit projects, expands allowable uses of transportation-related local option sales taxes, and increases bonding authority for commuter rail. Additional provisions define the Utah trail network, enhance reporting requirements for local governments receiving specific transportation funds, and allow greater flexibility in the use of transit and rail funding, including infrastructure repairs on state lands. The bill further updates definitions related to state transportation purposes, modifies rules governing towing dispatch service fees, and repeals and replaces prior study requirements on highway reduction strategies by codifying key findings.</p>		

SB245	Impact Fee Amendments (Musselman)	Last Action: Failed
<p>This bill modifies requirements for implementing and expending impact fees by updating the rules for establishing impact fee service areas and restricting the locations where a local political subdivision may use the revenue generated from those fees.</p>		

SB266	County Governance Revisions (Winterton)	Last Action: Failed
<p>This bill modifies the powers and duties of a county manager by vesting executive authority in the county council under a council-manager form of government. It limits the powers, functions, and duties that a county council may delegate to a county manager, restricts the terms of a county manager's employment contract, and prohibits unelected county employees from exercising the powers or duties of an elected county executive or officer.</p>		

SB272	Transportation Funding Revisions (Balderree)	Last Action: Failed
<p>This bill modifies and enacts provisions related to public school transportation funding by allowing charter schools to become eligible for state transportation funding beginning on a specified date. It requires the State Board of Education to conduct a study on charter school transportation funding, establishes reporting requirements, and includes a sunset provision.</p>		

SB284	Local Land and Water Modifications (Fillmore)	Last Action: Signed by Governor
<p>This bill modifies provisions related to local land use and water management by updating standards for municipal incorporation feasibility requests, planning commission powers, land use approvals, and structure height regulations. It requires legislative bodies to act if planning commissions fail to provide timely recommendations and establishes written plans, effective January 1, 2028, to determine reasonable future public water requirements before imposing water exactions, with the state engineer setting standards. The bill addresses infrastructure assurances, development agreements, and appeals, clarifying notice requirements, limiting legislative bodies from acting as appeal authorities, and adjusting the standard of review for land use decisions. It also requires certain municipalities to allow detached accessory dwelling units as permitted uses in specific zones and modifies county authority to deny building permits or certificates of occupancy when infrastructure improvements are incomplete.</p>		

SB293	Consumer Pricing Data Amendments (Balderree)	Last Action: Failed
<p>This bill enacts provisions related to consumer pricing by creating Title 13, Chapter 82, the Consumer Pricing Act, and defining key terms. It designates the Division of Consumer Protection to administer and enforce the Act and generally prohibits suppliers from using consumer data to set prices, with exceptions for loyalty programs or customer discounts. The bill requires suppliers using automatic pricing systems to retain the data used to set prices for at least three years and establishes enforcement mechanisms for the Division of Consumer Protection.</p>		

SR0003	Senate Resolution Regarding Animal Sheltering During Disasters	Last Action: Failed
<p>This resolution encourages local governments to update disaster emergency plans to address the needs of individuals who may need to evacuate during a disaster with household pets.</p> <p>This resolution encourages local governments within the state to incorporate into emergency management and disaster planning the needs of individuals with household pets, consistent with federal guidance and the demonstrated frequency and impact of federally declared disasters in Utah.</p>		

Plan for Interim Session

Interim session occurs during late spring and throughout the summer months when the Utah Legislature meets once per month (typically on the third Wednesday) in joint committees between the House of Representatives and the Senate. Appropriations subcommittees are scheduled for the third Tuesday in June, August, and October. These meetings are to study policies, state codes, and issues which are likely to be addressed through legislation during the general session. Interim session is a good indicator of what to expect during the general session.

Interim is also a great time to collaborate with legislators on issues Summit County cares about as well as on relationship building. During previous interim sessions, Summit County made impactful presentations on the watershed and housing projects we were spearheading with myriad partners in the county. These presentations helped write a different narrative at the Capitol than what legislators typically hear about Summit County, showing how the county is addressing issues the state cares about and in ways they are interested. We plan to present during this upcoming interim session to share our good stories and continue to highlight our challenges, innovative solutions, and partnerships around water, public lands and natural resources, transportation and transit, housing, childcare, and Olympics planning. This is also an opportunity to lay the foundation to fix some of the bills from this past session in the 2027 general session, such as county land acquisitions, county form of government, restaurant tax, growth planning, and others.

Conclusion

We had a successful session this year in terms of working through challenging issues with legislators and defeating or postponing bills that were unfavorable to Summit County, specifically in the area of the county's form of government, restaurant tax, and land use. We also saw the passage of HB190, which provides tax incentives for small businesses to provide employer-sponsored childcare benefits to their employees. There is work we can do this summer during the interim session to continue to build positive relationships for a productive and successful 2027 general session.



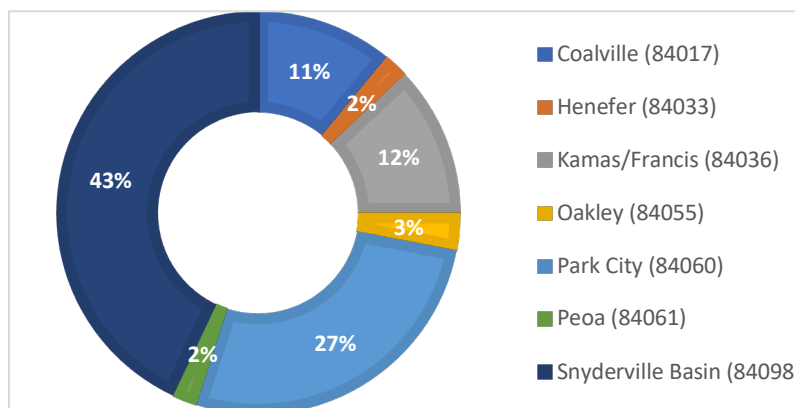
To: Summit County Council
From: Aaron W. Newman, *Behavioral Health Director*
 Anna Frachou, *Mental Wellness Alliance Director*

Date of Session: April 22nd, 2026
Item: 2026 Community Engagement & Behavioral Health Survey

Please find included a copy of the 2026 Community Engagement & Behavioral Health Survey Report and presentation.

Since 2016, Summit County has conducted a community survey focused on determining the overall state of behavioral health within the county. Administered every other year through a partnership with the Katz Amsterdam Foundation and Park City Community Foundation, the Behavioral Health Division and Mental Wellness Alliance utilize the data collected in updating the Summit County Mental Wellness Strategic Plan and to identify areas of concern for the residents in relation to services, access, needs, and improvements made to the behavioral healthcare system in Summit County.

The 2026 Community Engagement & Behavioral Health Survey was administered by PRC, a healthcare-focused research company. The survey is administered through both an open community link and a scientific sample of Summit County residents, based on zip code and other group identifiers, via phone interviews, with response percentages by group based on the most current US Census.



Summit County participates with 11 other ski resort communities in administering this survey to compare results with similar communities and identify shared trends and concerns.

For 2026, 1,070 residents participated in the survey.



2026 COMMUNITY ENGAGEMENT & BEHAVIORAL HEALTH SURVEY REPORT

Summit County, Utah

Sponsored by



— PARK CITY —
**COMMUNITY
FOUNDATION**

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Prepared by PRC



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INTRODUCTION

PROJECT OVERVIEW

Project Goals

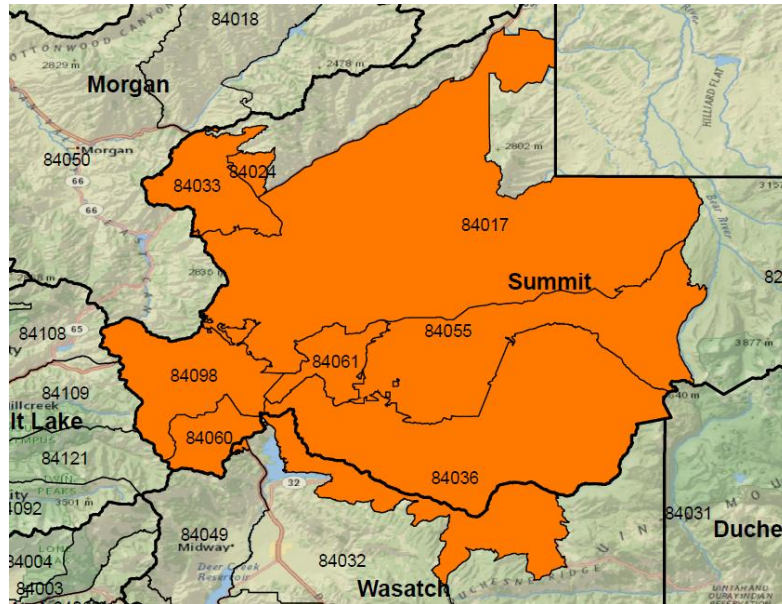
The 2026 PRC Community Engagement & Behavioral Health Survey — a follow-up to similar studies in 2021 and 2024 — is a data-driven approach to measuring community engagement and behavioral health needs in Summit County, Utah. Subsequently, this information may be used to inform decisions and guide efforts to improve community health and wellness.

This assessment was conducted on behalf of Park City Community Foundation by PRC, Inc. PRC is a nationally recognized healthcare consulting firm with extensive experience conducting community health and quality-of-life research in hundreds of communities across the United States since 1994.

Methodology

Community Definition

The targeted population for this survey effort was Summit County in Utah, including the residential ZIP Codes outlined in the following map.



Summit County, Utah

Survey Instrument

The survey used for this effort was developed by the Katz Amsterdam Foundation to focus on actionable questions that might best measure community engagement and behavioral health needs. PRC further worked with Katz Amsterdam Foundation to establish final question formats and question flow for 39 core survey questions.

The final survey instrument used here consisted of the core questions plus 5 custom questions developed for Park City Community Foundation and is very similar to the surveys administered in 2021 and 2024, allowing for data trending for most indicators.



Sample Approach & Design

To ensure the best representation of the population surveyed, a mixed-mode methodology was implemented. This included targeted surveys conducted by PRC by phone or through online questionnaires, as well as a community outreach component promoted by the study sponsors through a variety of communications, including QR codes and social media postings.

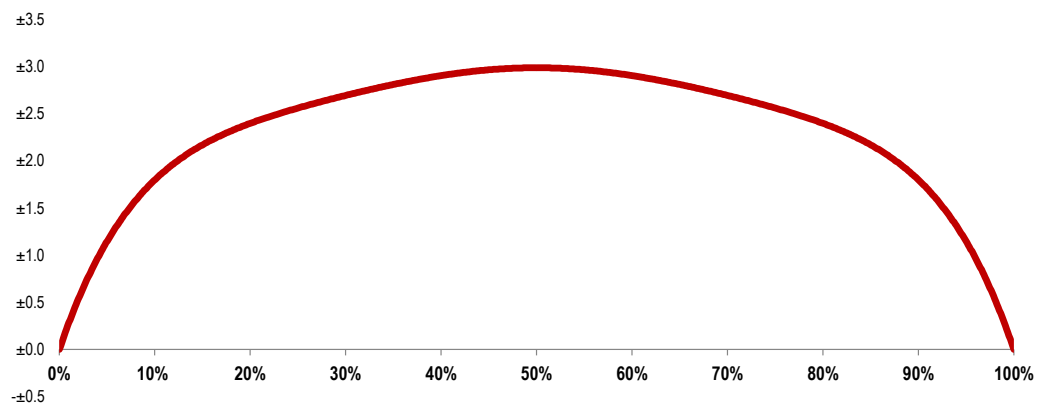
The final sample for this effort included **1,070 total surveys** among individuals age 18 and older in Summit County.

PRC SAMPLING ► PRC conducted 400 surveys across the region from Summit County through a random selection of households that were completed over the phone or online.

COMMUNITY OUTREACH SURVEYS (Park City Community Foundation) ► In addition, PRC hosted an online version of the survey, and Park City Community Foundation used a variety of communication tools to drive residents to take the survey. Examples include press releases, social media advertising, posting on organizational websites, and email campaigns to community members and community partners. In all, a total of 670 surveys were achieved through these methods.

For statistical purposes, the maximum rate of error associated with a sample size of 1,070 respondents is $\pm 3.0\%$ at the 95 percent confidence level.

Expected Error Ranges for a Sample of 1,070 Respondents at the 95 Percent Level of Confidence



- Note:
- The "response rate" (the percentage of a population giving a particular response) determines the error rate associated with that response. A "95 percent level of confidence" indicates that responses would fall within the expected error range on 95 out of 100 trials.
- Examples:
- If 10% of the sample of 1,070 respondents answered a certain question with a "yes," it can be asserted that between 8.2% and 11.8% ($10\% \pm 1.8\%$) of the total population would offer this response.
 - If 50% of respondents said "yes," one could be certain with a 95 percent level of confidence that between 47.0% and 53.0% ($50\% \pm 3.0\%$) of the total population would respond "yes" if asked this question.

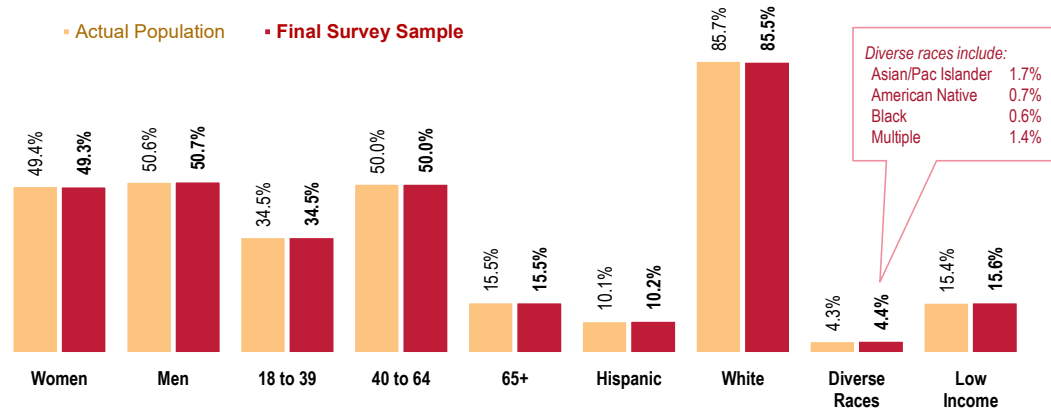
Sample Characteristics

Once all interviews were completed, these were combined and weighted to best reflect the community as a whole. To accurately represent the population studied, it is a common and preferred practice to "weight" the raw data to improve the representativeness of the sample. This is accomplished by adjusting the results of a random sample to match the geographic distribution and demographic characteristics of the population surveyed (poststratification), so as to eliminate any naturally occurring bias. Specifically, once the raw data are gathered, respondents are examined by key demographic characteristics (namely gender, age, race, ethnicity, and poverty status), and a statistical application package applies weighting variables that produce a sample which more closely matches the population for these characteristics. Thus, while the integrity of each individual's responses is maintained, one respondent's responses may contribute to the whole the same weight as, for example, 1.1 respondents. Another respondent, whose demographic characteristics may have been slightly oversampled, may contribute the same weight as 0.9 respondents.



The following charts outline the characteristics of samples for key demographic variables, compared to actual population characteristics revealed in census data. [Note that the sample consisted solely of area residents age 18 and older; children were not surveyed in this effort and are therefore not represented demographically in these charts.]

Population & Survey Sample Characteristics (Summit County, 2026)



- Sources:
- US Census Bureau, 2016-2020 American Community Survey.
 - 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc.
- Notes:
- "Low Income" reflects those living under 200% of the federal poverty level, based on guidelines established by the US Department of Health & Human Services.
 - All Hispanic respondents are grouped, regardless of identity with any other race group. Race reflects those who identify with a single race category, without Hispanic origin. "Diverse Races" includes those who identify as Black or African American, American Indian or Alaska Native, Asian, Native Hawaiian/Pacific Islander, or as being of multiple races, without Hispanic origin.

Additional sample information is provided in the **Community Sample Characteristics** section at the end of this report.

The sample design and the quality control procedures used in the data collection ensure that the sample is representative. Thus, the findings may be generalized to the total population of community members in the defined area with a high degree of confidence.

Benchmark Data

State-Level Comparisons

Statewide risk factor data are provided for select indicators where available through the *2024 BRFSS (Behavioral Risk Factor Surveillance System) Prevalence and Trends Data* published online by the Centers for Disease Control and Prevention.

National Comparisons

Comparisons to national data are provided where available through the *2026 PRC National Health Survey (PRC)*.

Determining Significance

Differences noted in this report represent those determined to be statistically significant. For these survey-derived indicators (which are subject to sampling error), statistical significance is determined based on confidence intervals (at the 95 percent confidence level), using question-specific samples and response rates.



SUMMARY OF FINDINGS

Key Findings

COMMUNITY LIFE

- Residents of Summit County appear to be **very highly engaged** in their communities: Note the following perceptions, each of which has improved significantly since 2021.
 - Nearly 90% of residents feel that they trust people in their community.
 - Over 60% feel that they invest time and effort into the community.
 - Nearly 60% feel that their community is part of their identity.

In general, those with higher incomes and non-Hispanic White residents tend to be more engaged by these measures.

SOCIAL SUPPORT

- Most Summit County residents (72.3%) feel that they have **adequate social/emotional support**, an increase from the 2021 baseline.
- Still, across Summit County, approximately one-quarter of adults are **lonely**, meaning that there are times when they lack companionship, feel left out, and/or feel isolated from others. By this measure, loneliness tends to be more prevalent in women, younger residents, those with lower incomes, Hispanics, and those identifying as LGBTQ+.

MENTAL HEALTH

- Most residents (68.3%) believe that their **communities are sympathetic** to those with mental health concerns, but fewer (55.5%) feel that **it is easy for residents to discuss** issues related to mental health. On a positive note, the prevalence of respondents who feel it is easy for residents to discuss issues related to mental health has increased significantly since 2021.
- Residents of Summit County report a **high number of poor mental health days** in the past month (with 41.6% reporting three or more days per month on which their mental health was not good). However, this percentage has improved significantly from 2021 survey findings. Current prevalence tends to be higher in women, younger adults, lower-income residents, and LGBTQ+ adults.
- Most residents (67.7%) are **aware of local mental health resources**, and 87.8% say that they would be **likely to seek mental health services locally** if needed. Awareness of local resources has increased significantly since 2021, as has the likelihood of using such services.
- Among the 32.8% of residents who have needed mental health services in the past year, more than one-fourth reports being **unable to get needed services**; this was primarily due to cost, not knowing where to seek help, lack of providers, lack of time, and insurance issues.

SUBSTANCE USE

- **Alcohol is strongly associated with social life** in Summit County — over one-half (53.5%) of residents “strongly” or “somewhat agree” that alcohol is important to most peoples’ social lives in their locale. This perception is stronger among those with higher incomes and non-Hispanic White residents.
- While it has decreased significantly in recent years, a **high percentage of residents (29.2%) still report “excessive drinking”** — this means that they have had episodes of binge drinking in the past month and/or they average a high number of drinks per day over the past 30 days. In Summit County, excessive drinking is higher among men, younger adults, and higher-income residents.



- **The impact of substance use in peoples' lives is widespread** — nearly two-thirds (Summit County 61.1% vs. US 46.8%) say that their own life has been directly affected by someone's substance use issue (their own or that of someone close to them).

Summary Tables: Comparisons With Benchmark Data

The following tables provide an overview of indicators in Summit County. These data are grouped by topic.

Reading the Summary Tables

- In the following tables, Summit County results are shown in the larger, gray column.
- The columns to the left of the Summit County column provide comparisons among the most populous ZIP Codes (for which samples were sufficient for independent analysis), identifying differences for each as “better than” (☀), “worse than” (☹), or “similar to” (☁) the combined opposing ZIP Codes.
- The columns to the right of the Summit County column provide trending (against baseline findings), as well as comparisons between county data and any available state and national findings. Again, symbols indicate whether Summit County compares favorably (☀), unfavorably (☹), or comparably (☁) to these external data.

Note that blank table cells signify that data are not available for that area and/or for that indicator.



COMMUNITY LIFE & SOCIAL SUPPORT	DISPARITY AMONG ZIP CODES					Summit County	SUMMIT COUNTY vs. BENCHMARKS		
	84017	84036	84060	84098	Other ZIPs		vs. UT	vs. US	TREND
% Community Is a "Fair/Poor" Place to Live	5.1	2.6	3.4	2.1	3.7	3.1			2.1
% Trust People in Community	84.9	91.2	91.5	90.1	84.5	89.6			86.2
% Invest Time/Effort Into Community	58.1	63.8	69.4	64.7	50.9	64.1			48.1
% Community Member Is Part of Identity	52.9	55.6	66.2	54.1	40.1	56.3			44.9
% "Always/Usually" Have Social/Emotional Support	67.5	68.7	75.3	71.3	81.4	72.3			67.8
% Lonely	23.6	20.5	26.9	25.9	18.3	24.7		29.0	31.9
% "Often/Sometimes" Able to Find People Own Age for Friendship	85.4	82.5	82.2	84.1	78.6	83.2			78.8

Note: In the section above, each ZIP Code is compared against all others combined. Throughout these tables, a blank or empty cell indicates that data are not available for this indicator or that sample sizes are too small to provide meaningful results.

better similar worse

MENTAL HEALTH	DISPARITY AMONG ZIP CODES					Summit County	SUMMIT COUNTY vs. BENCHMARKS		
	84017	84036	84060	84098	Other ZIPs		vs. UT	vs. US	TREND
% People Are Sympathetic to Those With Mental Health Concerns (Strongly/Somewhat Agree)	70.0	61.7	69.6	67.9	73.8	68.3			58.0
% Easy for Residents to Discuss Mental Health (Strongly/Somewhat Agree)	48.5	50.7	58.9	58.5	45.3	55.5			42.3
% Can Recognize a Person Struggling With Mental Health (Strongly/Somewhat Agree)	62.1	59.8	61.5	63.3	63.2	62.3			54.7
% 3+ Days of Poor Mental Health in the Past Month	46.7	33.8	43.0	42.9	34.9	41.6			47.3
% Needed Mental Health Services in Past Year	31.3	26.6	38.0	30.6	39.1	32.8			34.1
% [Those Needing Services] Unable to Get Mental Health Services in Past Year						27.7			30.8
% Aware of Local Mental Health Resources	59.3	55.1	70.1	72.1	67.4	67.7			56.2
% "Very/Somewhat" Likely to Seek Mental Health Services Locally if Needed	87.9	84.5	90.5	87.4	84.7	87.8			84.9
% "Very/Somewhat" Likely to Use Teletherapy for Behavioral Health	71.8	69.2	78.0	79.7	78.0	77.0			79.5

Note: In the section above, each ZIP Code is compared against all others combined. Throughout these tables, a blank or empty cell indicates that data are not available for this indicator or that sample sizes are too small to provide meaningful results.

better

similar

worse

SUBSTANCE USE	DISPARITY AMONG ZIP CODES					Summit County	SUMMIT COUNTY vs. BENCHMARKS		
	84017	84036	84060	84098	Other ZIPs		vs. UT	vs. US	TREND
% Alcohol Is Important to Most People's Social Life (Strongly/Somewhat Agree)	35.6	47.8	59.7	60.2	29.0	53.5			59.9
% Current Drinking	48.5	64.7	72.5	72.6	34.5	66.1		55.5	73.6
% Heavy Drinking	14.3	9.2	15.3	10.3	9.0	11.8		11.6	22.0
% Binge Drinking	24.9	29.6	32.4	24.1	16.2	26.4	11.3	22.8	32.4
% Excessive Drinking	28.8	29.6	36.2	26.8	19.2	29.2	11.9	25.1	37.2
% Personally Impacted by Substance Use	58.3	63.6	62.9	59.6	64.1	61.1		46.8	60.5

Note: In the section above, each ZIP Code is compared against all others combined. Throughout these tables, a blank or empty cell indicates that data are not available for this indicator or that sample sizes are too small to provide meaningful results.

better similar worse

ACCESS TO HEALTH CARE	DISPARITY AMONG ZIP CODES					Summit County	SUMMIT COUNTY vs. BENCHMARKS		
	84017	84036	84060	84098	Other ZIPs		vs. UT	vs. US	TREND
% [Age 18-64] Lack Health Insurance	10.0	7.5	16.8	9.6	17.3	11.8	10.1	8.5	6.0

Note: In the section above, each ZIP Code is compared against all others combined. Throughout these tables, a blank or empty cell indicates that data are not available for this indicator or that sample sizes are too small to provide meaningful results.

better similar worse



COMMUNITY LIFE

COMMUNITY AS A PLACE TO LIVE

In the initial inquiry, respondents were asked the following question (for the purposes of this study, they were asked to consider their "community" to be their own neighborhood):

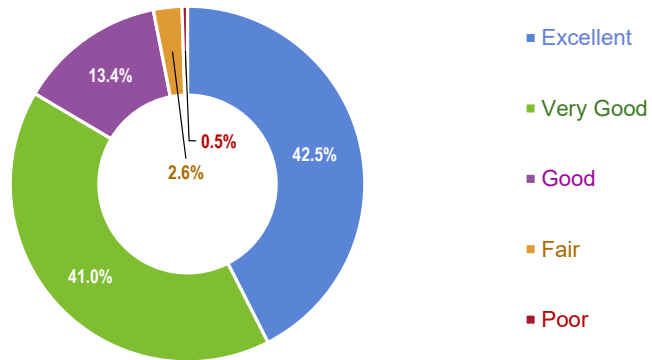
"Overall, how would you rate your community as a place to live? Would you say: excellent, very good, good, fair, or poor?"

By and large, most residents in Summit County rate their community as an "excellent" or "very good" place to live.

However, 3.1% of area residents gave "fair/poor" ratings of their community as a place to live.

DISPARITY ▶ "Fair/poor" ratings were reported more often among adults under the age of 40, Hispanic respondents, and LGBTQ+ respondents.

Rating of the Community as a Place to Live
(Summit County, 2026)

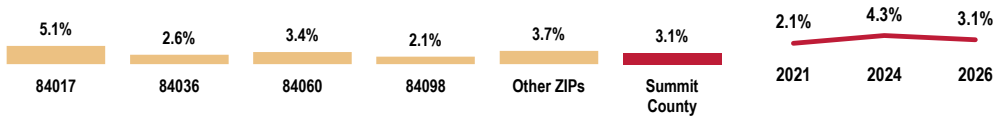


Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 4]
Notes: • Asked of all respondents.

Perceive the Community as a "Fair" or "Poor" Place to Live
(Summit County)

2026 BY AREA

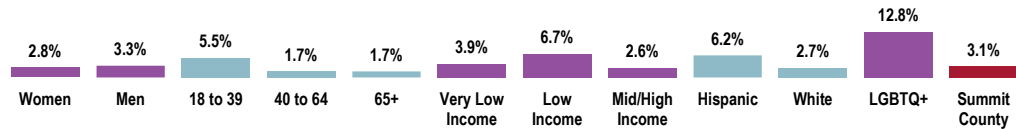
TREND



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 4]
Notes: • Asked of all respondents.



Perceive the Community as a “Fair” or “Poor” Place to Live (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 4]
Notes: • Asked of all respondents.

INCOME & RACE/ETHNICITY

INCOME ► Poverty descriptions and segmentation used in this report are based on administrative poverty thresholds determined by the US Department of Health & Human Services. These guidelines define poverty status by household income level and number of persons in the household (e.g., the 2025 guidelines place the poverty threshold for a family of four at \$32,150 annual household income or lower). In sample segmentation: “very low income” refers to community members living in a household with defined poverty status; “low income” refers to households with incomes just above the poverty level and earning up to twice (100%-199% of) the poverty threshold; and “mid/high income” refers to those households living on incomes which are twice or more ($\geq 200\%$ of) the federal poverty level.

RACE & ETHNICITY ► In analyzing survey results, mutually exclusive race and ethnicity categories are used. All Hispanic respondents are grouped, regardless of identity with any other race group. Data are also detailed for individuals identifying with a race category, without Hispanic origin — while the survey data are representative of the full racial and ethnic makeup of the population, samples were not of sufficient size for independent analyses by all race groups.



COMMUNITY ENGAGEMENT

Trust

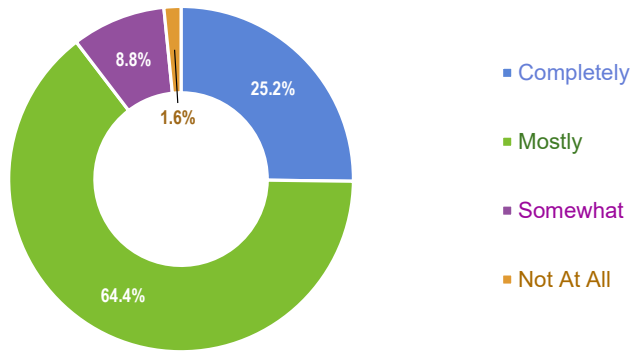
Community engagement was measured in the PRC Community Engagement & Behavioral Health Survey by asking respondents to report the degree of their sense of attachment to and identification with their local community.

A total of 89.6% of residents in the community (“completely” or “mostly”) feel that “I can trust people in this community.”

TREND ► An increase from the 2021 baseline finding.

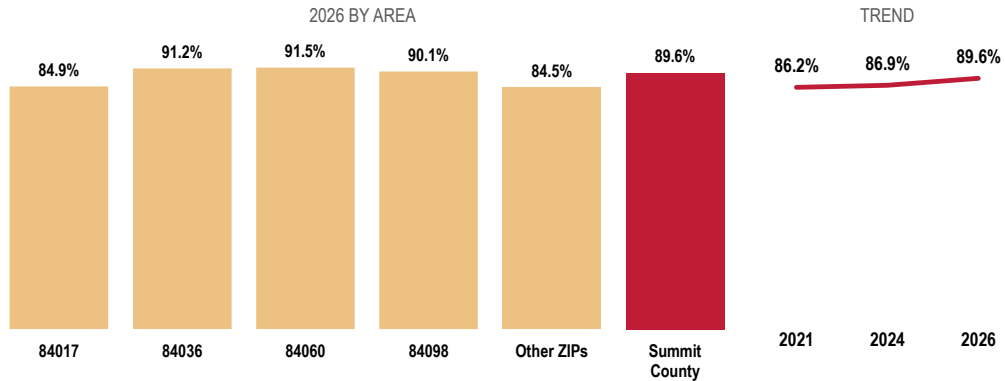
DISPARITY ► Low-income respondents and Hispanic residents are less likely to trust people in the community.

Feel That “I Can Trust People in This Community”
(Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 5]
Notes: • Asked of all respondents.

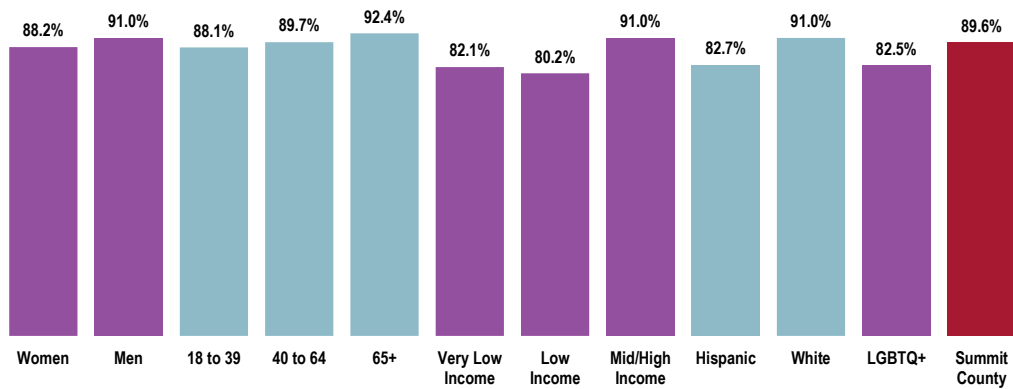
Completely/Mostly Feel That
“I Can Trust People in This Community”
(Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 5]
Notes: • Asked of all respondents.



Completely/Mostly Feel That “I Can Trust People in This Community” (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 5]
Notes: • Asked of all respondents.

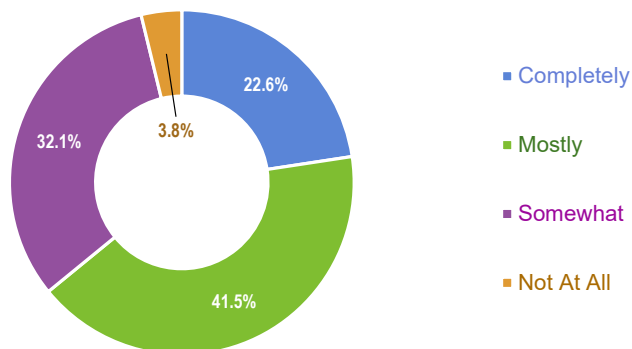
Time & Effort

Among Summit County residents, 64.1% (“completely” or “mostly”) feel that *“I put a lot of time and effort into being part of this community.”*

TREND ► A significant increase from the 2021 baseline.

DISPARITY ► Reported less often among those living in less populated ZIP Codes (“Other ZIPs”), as well as among lower-income residents, Hispanic respondents, and LGBTQ+ respondents.

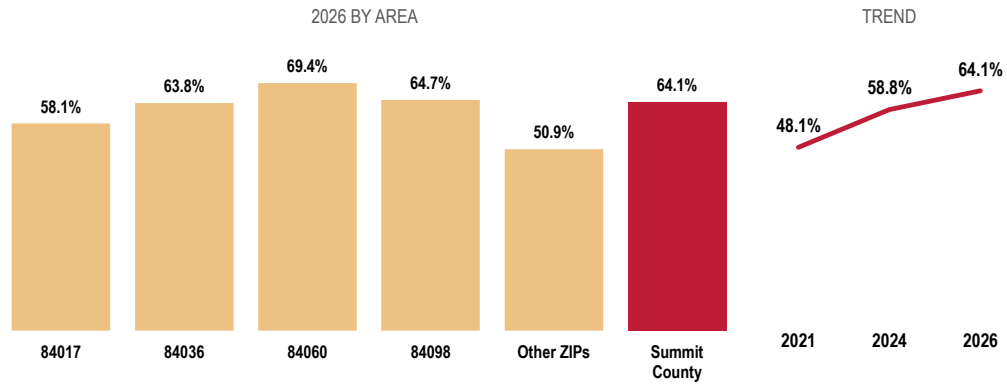
Feel That “I Put a Lot of Time and Effort Into Being Part of This Community” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 6]
Notes: • Asked of all respondents.

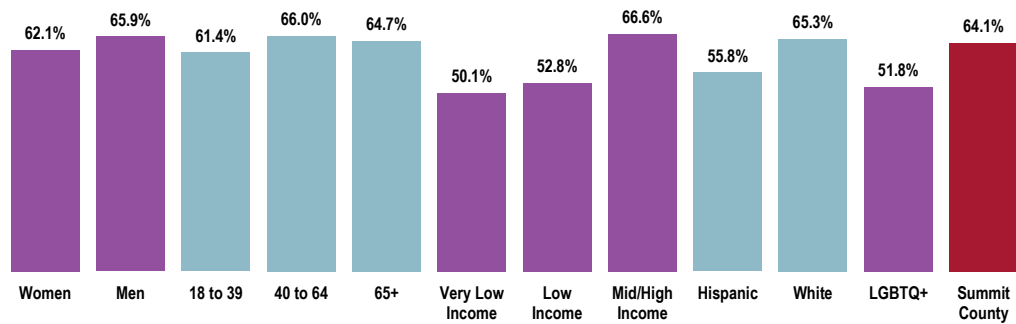


Completely/Mostly Feel That “I Put a Lot of Time and Effort Into Being Part of This Community” (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 6]
Notes: • Asked of all respondents.

Completely/Mostly Feel That “I Put a Lot of Time and Effort Into Being Part of This Community” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 6]
Notes: • Asked of all respondents.



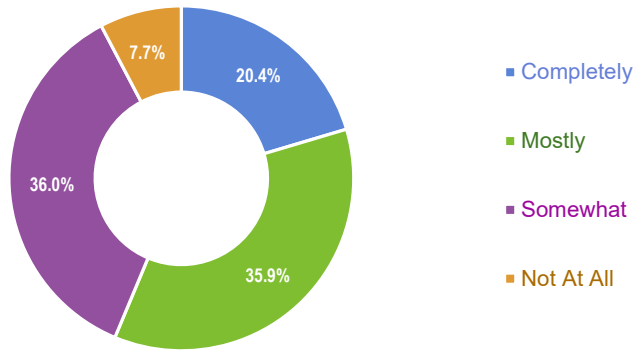
Identity

Among residents in Summit County, 56.3% (“completely” or “mostly”) feel that *“being a member of this community is part of my identity.”*

TREND ► A significant increase from the 2021 baseline.

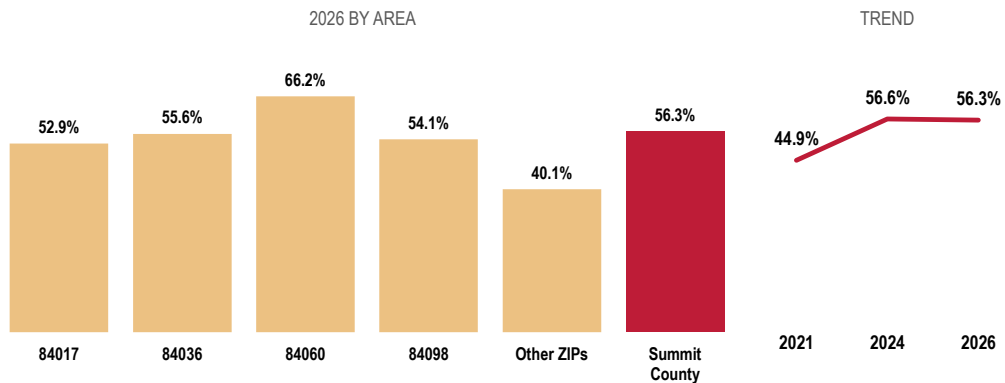
DISPARITY ► Reported less often among those living in the less-populous ZIP Codes.

Feel That “Being a Member of This Community Is Part of My Identity” (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 7]
Notes: • Asked of all respondents.

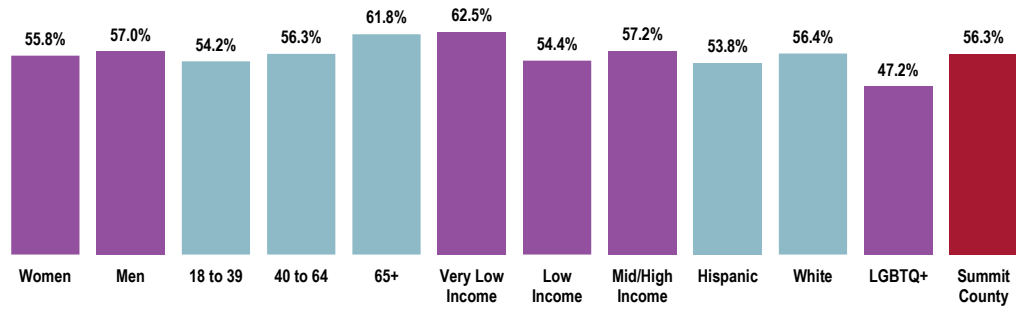
Completely/Mostly Feel That “Being a Member of This Community Is Part of My Identity” (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 7]
Notes: • Asked of all respondents.



Completely/Mostly Feel That “Being a Member of This Community Is Part of My Identity” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 7]
 Notes: • Asked of all respondents.



SOCIAL CONNECTIONS & LONELINESS

Social Support

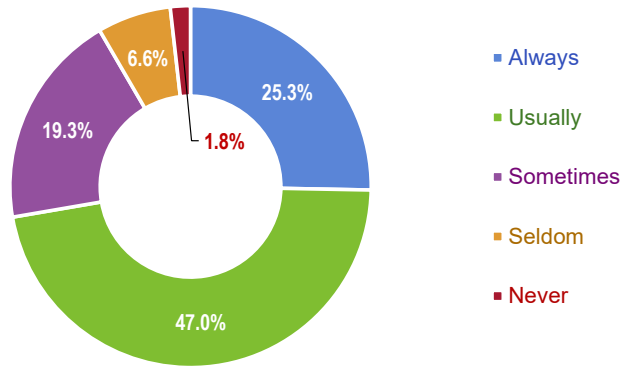
“In the past month, how often have you had someone in your community you could turn to if you needed or wanted help? Would you say: all of the time, most of the time, some of the time, little of the time, or none of the time?”

A total of 72.3% of Summit County adults feel that they “always” or “usually” get the social and emotional support that they need.

TREND ▶ An increase from the 2021 baseline.

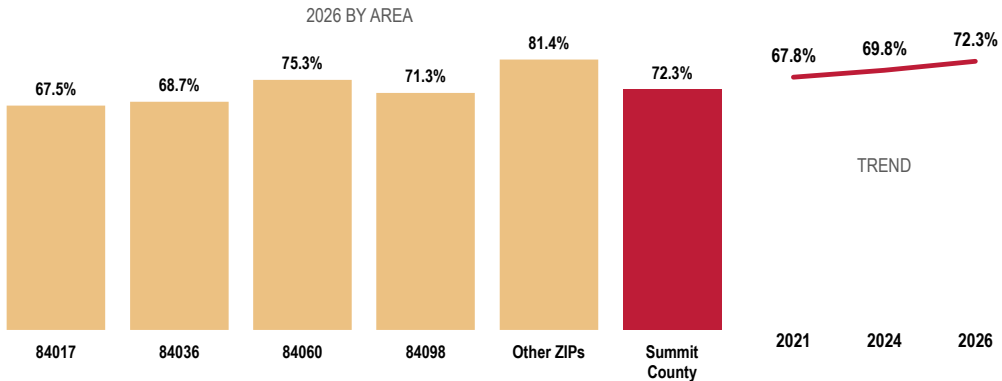
DISPARITY ▶ Reported more often among those living in less populated ZIP Codes. Less often reported among adults under the age of 65, Hispanic residents, and LGBTQ+ residents.

Frequency of Getting the Social and Emotional Support Needed (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 301]
Notes: • Asked of all respondents.

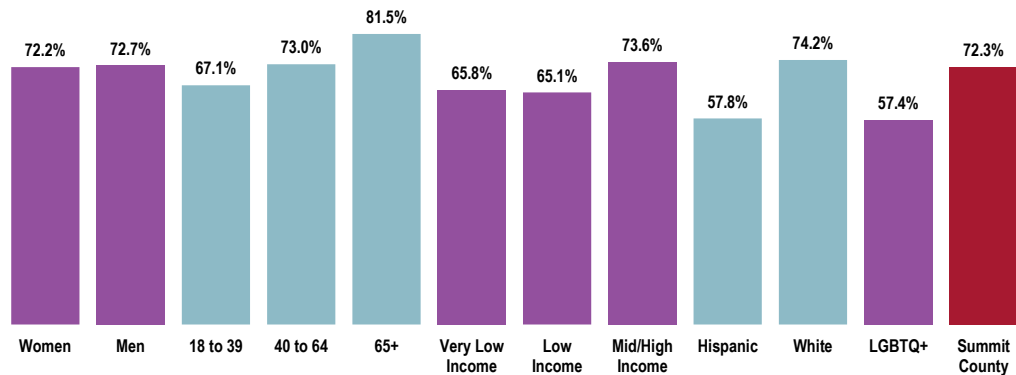
“Always/Usually” Have Social or Emotional Support (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 301]
Notes: • Asked of all respondents.



“Always/Usually” Have Social or Emotional Support (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 301]
Notes: • Asked of all respondents.

Isolation & Loneliness

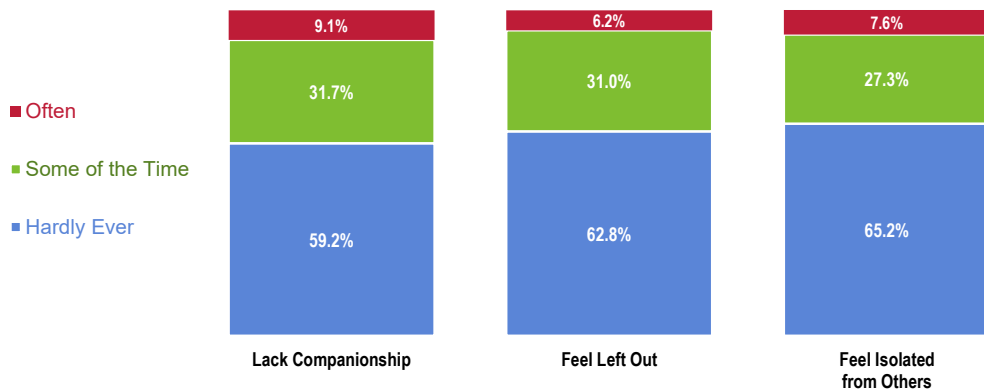
The following chart outlines responses to three questions used to define “loneliness” among residents in Summit County.

Adults taking part in the survey answered three questions as part of the loneliness index, asking how often (“often,” “some of the time,” or “hardly ever”) they feel:

- left out;
- isolated from others; or
- that they lack companionship.

The following charts outline the findings for those who fit the criteria of being “lonely” (here, “lonely” is defined as respondents who score 6-9 points in the series of three questions from the loneliness index. Points were awarded based on “hardly ever” (1), “some of the time” (2), or “often” (3) responses).

Loneliness Factors (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Items 8-10]
Notes: • Asked of all respondents.



Loneliness Scale

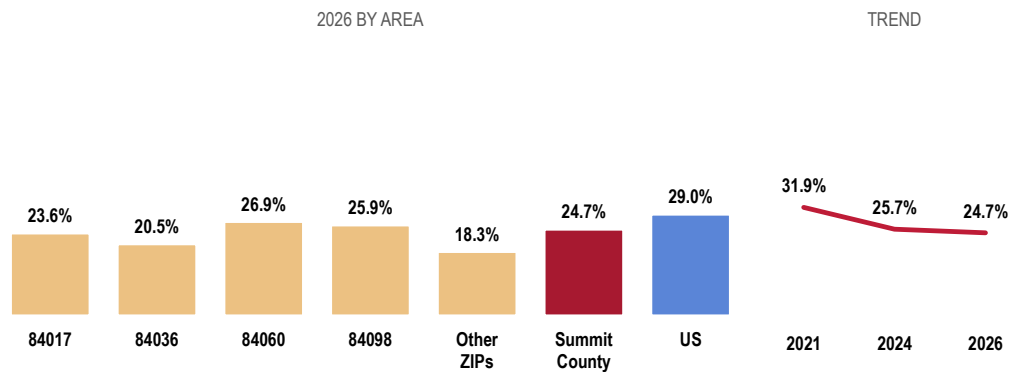
Based on their responses to the three survey questions, 24.7% of residents in Summit County are found to be “lonely.”

BENCHMARK ▶ Lower than the national prevalence.

TREND ▶ A significant decrease (improvement) from the 2021 baseline.

DISPARITY ▶ Loneliness was reported more often among women, adults under the age of 40, lower-income residents, Hispanic respondents, and LGBTQ+ respondents.

Lonely (Summit County)



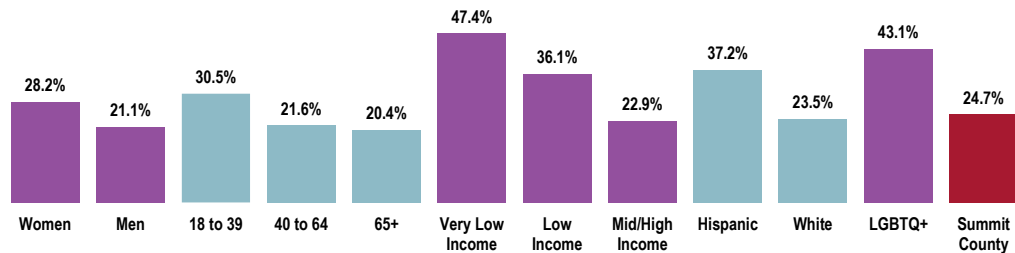
Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 42]

• 2026 PRC National Health Survey, PRC, Inc.

Notes: • Asked of all respondents.

• Here, “lonely” is defined as respondents who score 6-9 points in a series of three questions from the Loneliness Scale (regarding lacking companionship or feeling isolated or feeling left out). Points were awarded based on “hardly ever” (1), “some of the time” (2), or “often” (3) responses.

Lonely (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 42]

Notes: • Asked of all respondents.

• Here, “lonely” is defined as respondents who score 6-9 points in a series of three questions from the Loneliness Scale (regarding lacking companionship or feeling isolated or feeling left out). Points were awarded based on “hardly ever” (1), “some of the time” (2), or “often” (3) responses.



Friendship

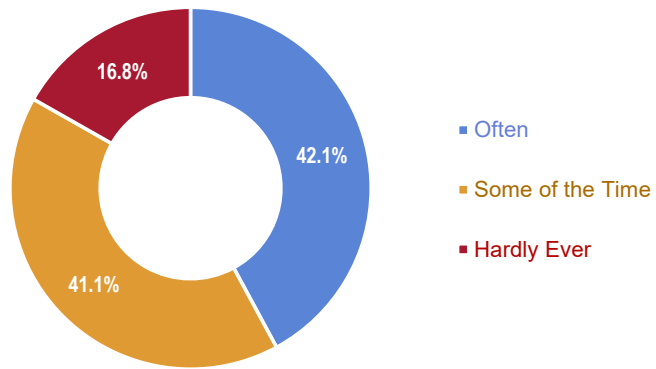
“How often are you able to find people of your own age to develop friendships with? Would you say: often, sometimes, or never?”

Most adults (83.2%) report that they are “often” or “sometimes” able to find friends of their same age.

TREND ▶ An increase from the 2021 baseline.

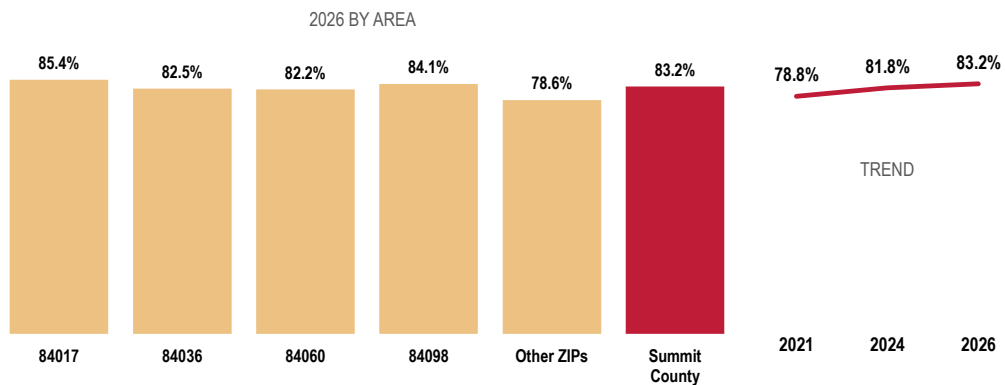
DISPARITY ▶ Reported less often among adults under the age of 40, lower-income respondents, Hispanic respondents, and LGBTQ+ respondents.

“I Am Able to Find People My Own Age to Develop Friendships With”
(Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 302]
Notes: • Asked of all respondents.

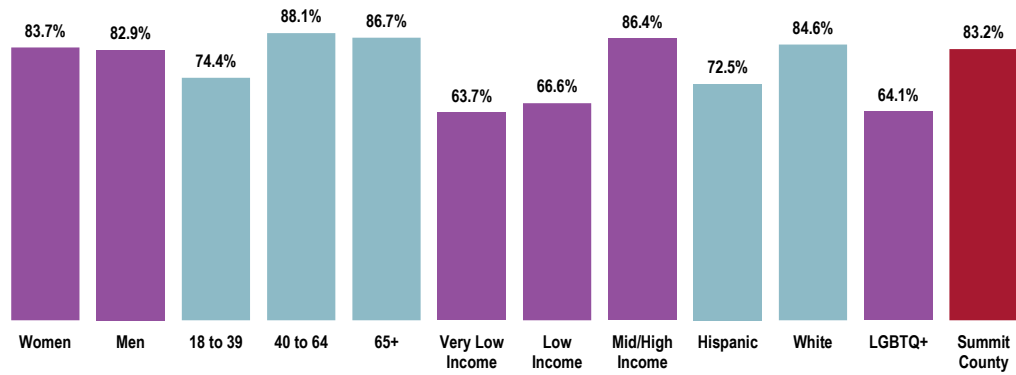
Able to Find Friends of the Same Age “Often” or “Some of the Time”
(Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 302]
Notes: • Asked of all respondents.



Able to Find Friends of the Same Age “Often” or “Some of the Time” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 302]
 Notes: • Asked of all respondents.





MENTAL HEALTH

COMMUNITY ATTITUDES TOWARD MENTAL HEALTH

Caring & Sympathy Toward Those With Mental Health Issues

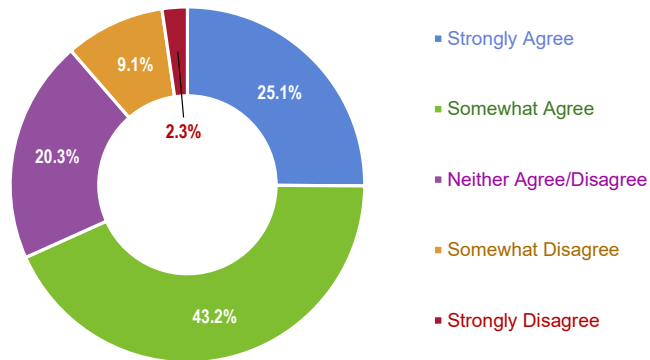
To gauge community attitudes toward mental health, respondents taking part in the survey were asked their level of agreement with the following statement:
 “People in this community are generally caring and sympathetic to people with mental health concerns.”

Most Summit County residents (68.3%) agree that “people in this community are generally caring and sympathetic to people with mental health concerns.”

TREND ▶ A significant increase from the 2021 baseline.

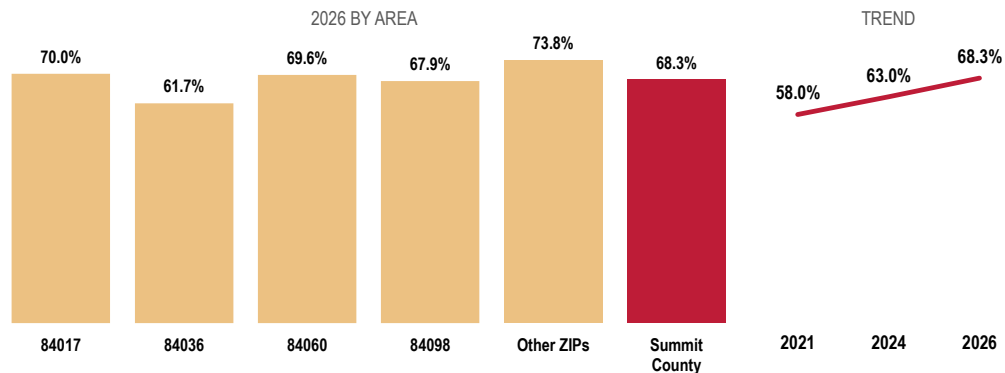
DISPARITY ▶ Reported less often among low-income respondents and Hispanic residents.

“People in This Community Are Generally Caring and Sympathetic to People With Mental Health Concerns”
 (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 11]
 Notes: • Asked of all respondents.

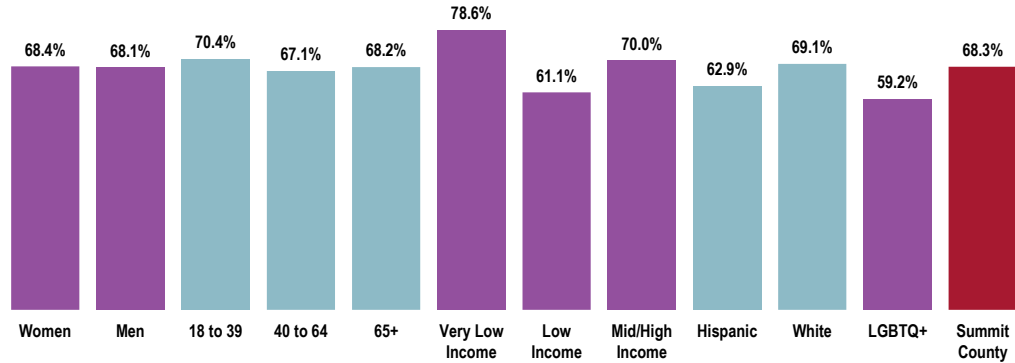
Strongly/Somewhat Agree: “People in This Community Are Generally Caring and Sympathetic to People With Mental Health Concerns”
 (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 11]
 Notes: • Asked of all respondents.



Strongly/Somewhat Agree: “People in This Community Are Generally Caring and Sympathetic to People With Mental Health Concerns” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 11]
Notes: • Asked of all respondents.

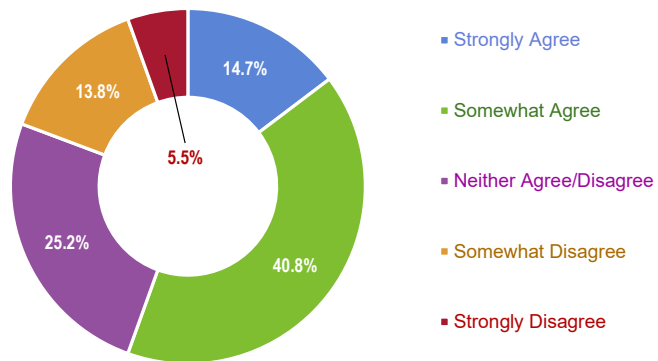
Discussing Mental Health & Emotional Challenges

Just over half of residents (55.5%) agree that *“it is easy for residents to talk about mental health or emotional challenges.”*

TREND ▶ A significant increase from the 2021 baseline.

DISPARITY ▶ Reported less often among low-income residents, Hispanic respondents, and LGBTQ+ respondents.

“It Is Easy for Residents to Talk About Mental Health or Emotional Challenges” (Summit County, 2026)



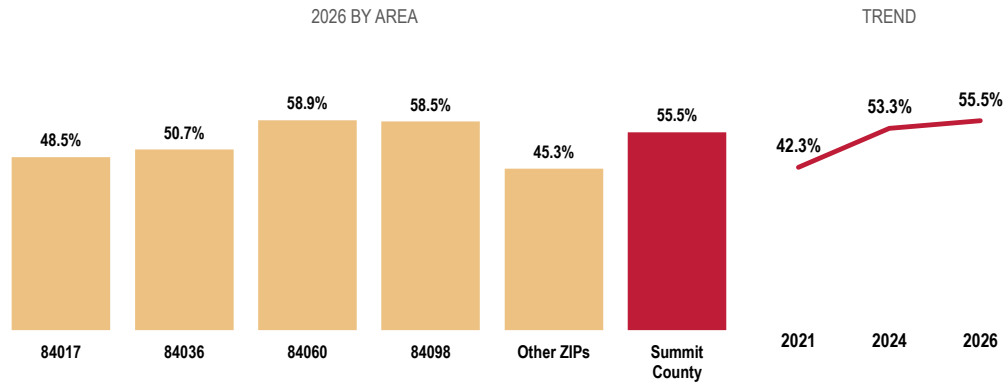
Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 12]
Notes: • Asked of all respondents.

Responding adults were further asked their level of agreement with the following statement:

“Generally, it is easy for people in this community to talk about mental health or emotional challenges.”

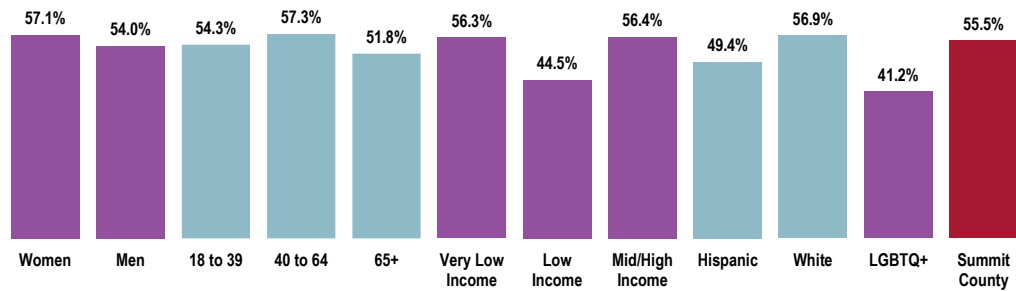


Strongly/Somewhat Agree: “It Is Easy for Residents to Talk About Mental Health or Emotional Challenges” (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 12]
 Notes: • Asked of all respondents.

Strongly/Somewhat Agree: “It Is Easy for Residents to Talk About Mental Health or Emotional Challenges” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 12]
 Notes: • Asked of all respondents.



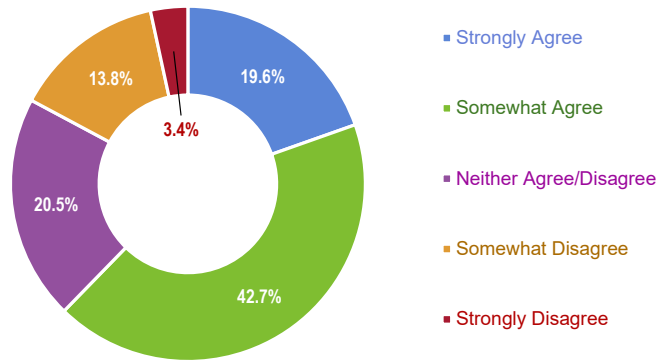
IDENTIFYING MENTAL HEALTH ISSUES

A total of **62.3%** of Summit County adults agree that they *“would be able to tell if someone were struggling with a mental health concern.”*

TREND ► An increase from the 2021 baseline.

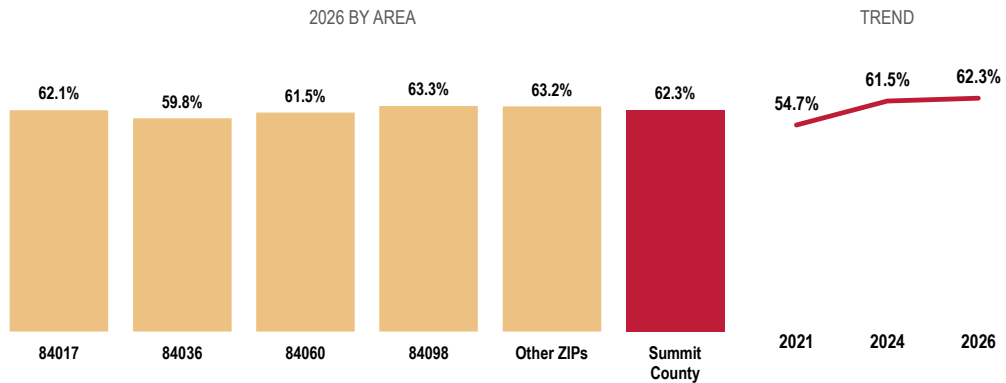
DISPARITY ► Less often reported among Hispanic residents.

“I Would Be Able to Tell if Someone Were Struggling With a Mental Health Concern”
(Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 303]
Notes: • Asked of all respondents.

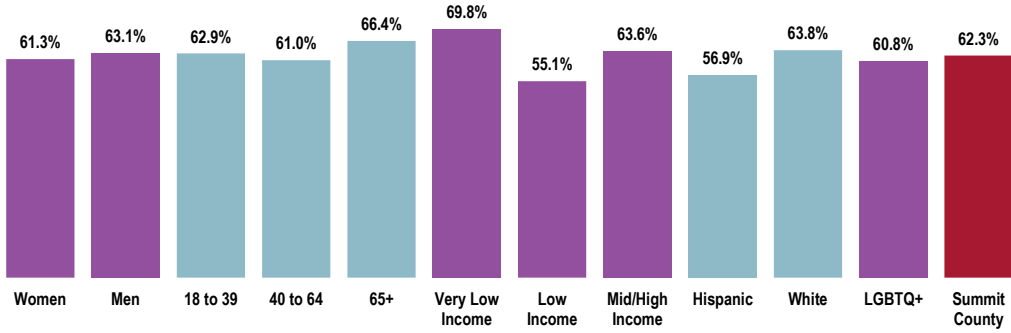
Strongly/Somewhat Agree: “I Would Be Able to Tell if Someone Were Struggling With a Mental Health Concern”
(Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 303]
Notes: • Asked of all respondents.



Strongly/Somewhat Agree: “I Would Be Able to Tell if Someone Were Struggling With a Mental Health Concern” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 303]
 Notes: • Asked of all respondents.



PERSONAL MENTAL HEALTH

Mental Health Status

“Still thinking about your mental health, which includes stress, depression, and problems with emotions, for how many days during the past 30 days would you say your mental health was NOT good?”

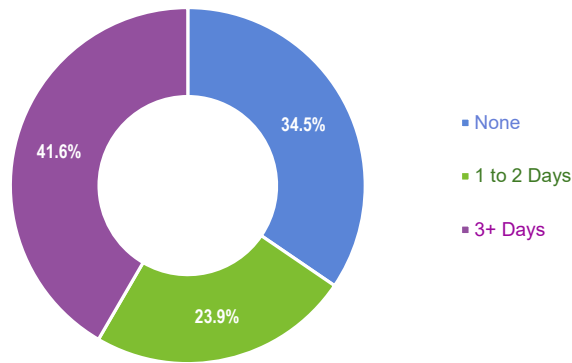
Thinking about their mental health, which includes stress, depression, and problems with emotion, 34.5% of surveyed residents reported no days of poor mental health in the past month.

However, 41.6% of Summit County adults reported three or more days in the past 30 days when their mental health was not good.

TREND ► A decrease (improvement) from the 2021 baseline.

DISPARITY ► Experiencing three or more days of poor mental health was reported less often among residents living in the 84036 ZIP Code. However, it was reported more often in Summit County among women, adults under 65, lower-income residents, and LGBTQ+ respondents.

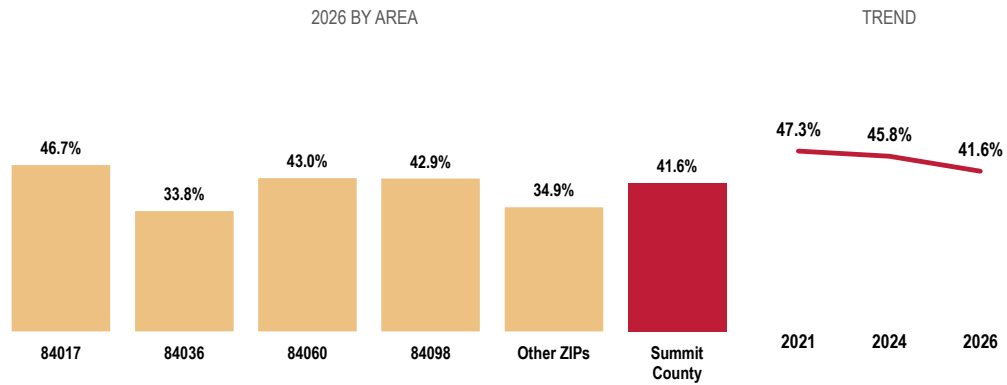
Days of Poor Mental Health in the Past Month
(Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 18]
Notes: • Asked of all respondents.

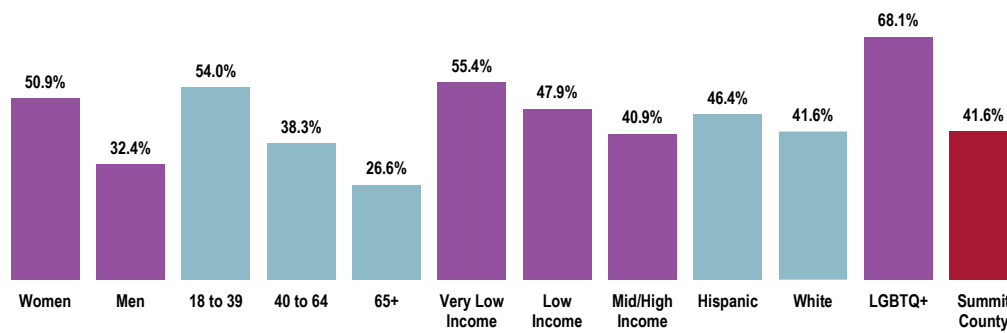


Three or More Days of Poor Mental Health in the Past Month (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 18]
Notes: • Asked of all respondents.

Three or More Days of Poor Mental Health in the Past Month (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 18]
Notes: • Asked of all respondents.



Need for Mental Health Services

Respondents were asked the following questions:

“During the past 12 months, was there any time when you needed mental health treatment or services for yourself?”

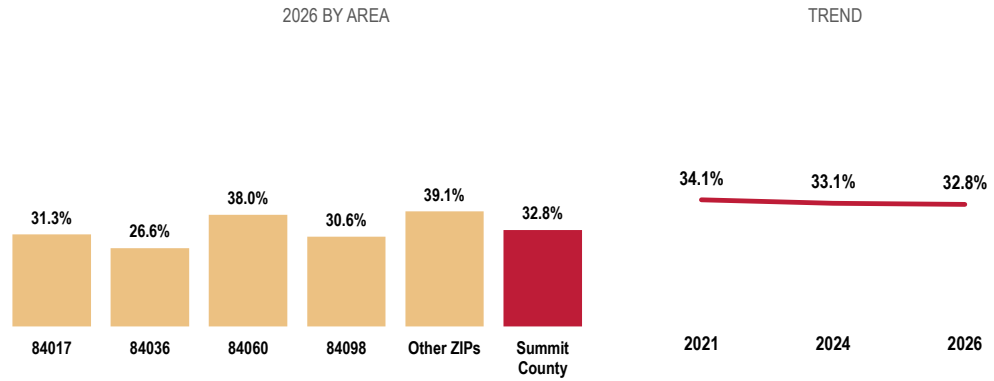
[IF YES] “Were you able to get the treatment or services that you needed?”

[IF NO] “What would you say was the MAIN reason that you did not get these services?” (These respondents were given an opportunity to mention up to three reasons.)

Among surveyed adults in Summit County, 32.8% say there was a time in the past year when they needed mental health services.

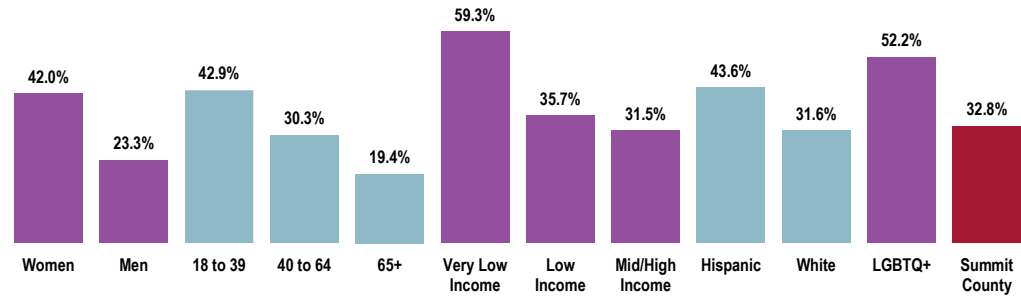
DISPARITY ▶ A need for mental health services was more often reported among residents living in the 84060 ZIP Code, as well as among women, younger adults, lower-income residents, Hispanic residents, and LGBTQ+ residents.

Have Needed Mental Health Services in the Past Year (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Items 13]
Notes: • Asked of all respondents.

Needed Mental Health Services in the Past Year (Summit County, 2026)



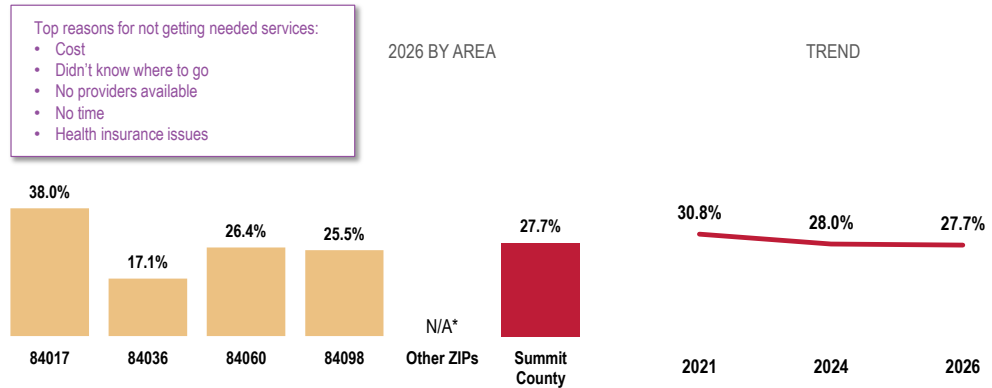
Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 13]
Notes: • Asked of all respondents.



Among respondents needing mental health services in the past year, most were able to get the services they needed, while 27.7% were not.

Cost, not knowing where to go, lack of providers, lack of time, and health insurance issues were the main reasons given by those not getting the services they needed.

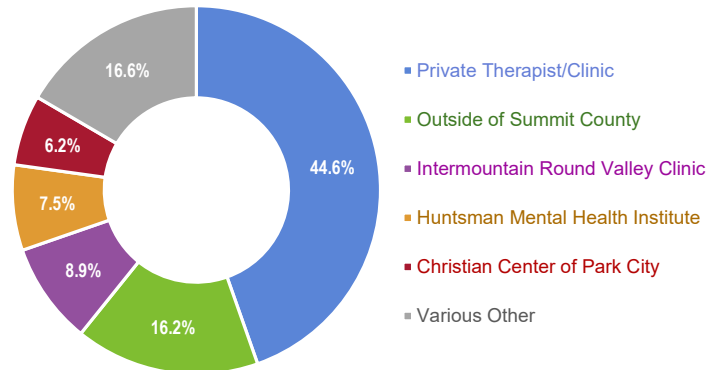
NOT Able to Get the Services Needed (Among Those Needing Mental Health Services; Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Items 14-17]
 Notes: • Asked of all respondents.
 • Survey sample was too low to be interpreted with confidence.

Among those who did obtain needed mental health services in the past year, 44.6% received this from a private therapist or clinic, while 16.2% sought help outside Summit County.

Site for Receiving Mental Health Services (Summit County Respondents Who Needed and Received Mental Health Services in the Past Year, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 305]
 Notes: • Asked of all respondents who needed and received mental health services in the past year.

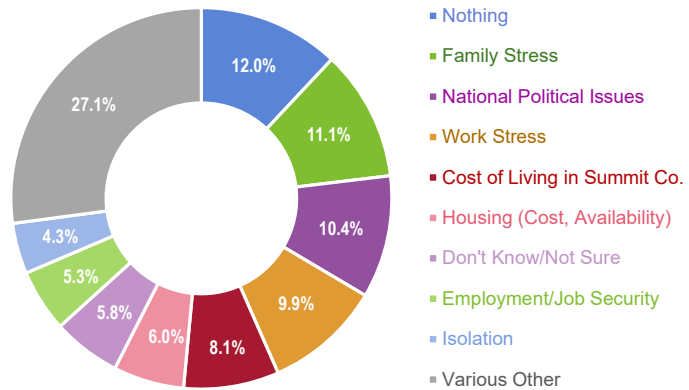


Greatest Challenge to Mental Well-Being

“In general, what do you feel creates the biggest challenge for your own mental well-being?”

Though 12.0% of survey respondents say that "nothing" challenges their mental well-being, 11.1% mentioned family stress and 10.4% mentioned politics.

Greatest Challenge to My Own Mental Well-Being (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 304]
Notes: • Asked of all respondents.



LOCAL RESOURCES FOR MENTAL HEALTH

Awareness of Resources

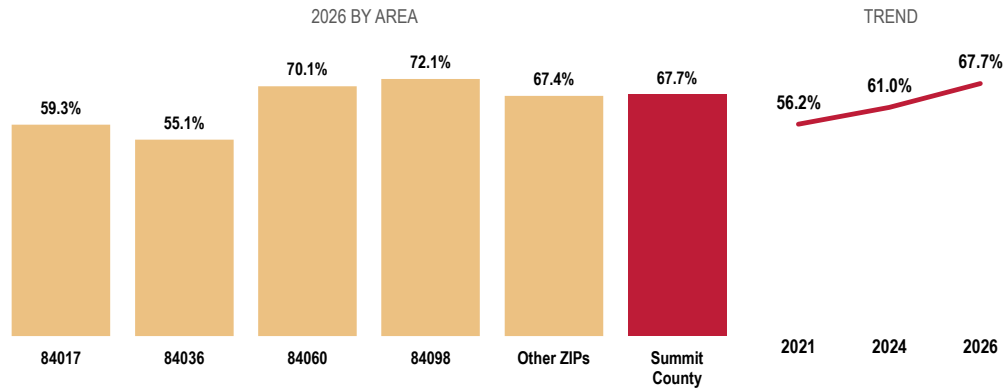
“Are you aware of any providers, programs, or resources available in this community to help people with mental health concerns?”

About two-thirds (67.7%) of adults in Summit County are aware of local providers, programs, or resources available to help people with mental health needs.

TREND ▶ A significant improvement from the 2021 baseline.

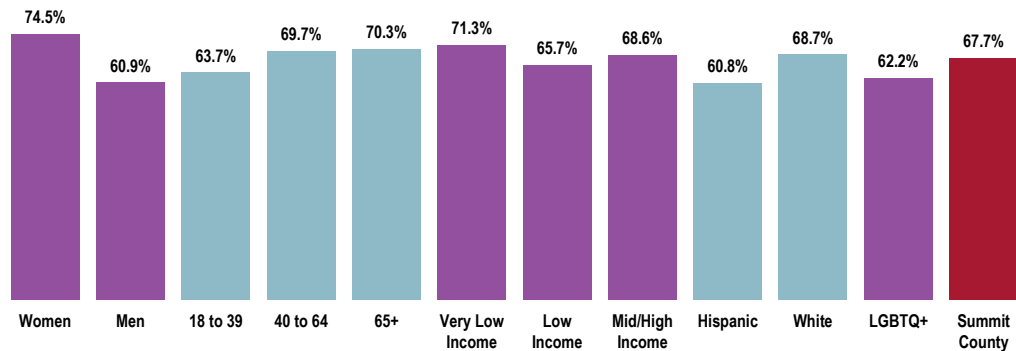
DISPARITY ▶ Reported less often among those living in the 84017 and 84036 ZIP Codes. Men and Hispanic residents also less often reported awareness of local mental health resources.

Aware of Local Resources for Mental Health (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 19]
Notes: • Asked of all respondents.

Aware of Local Resources for Mental Health (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 19]
Notes: • Asked of all respondents.



Likelihood of Using Local Resources

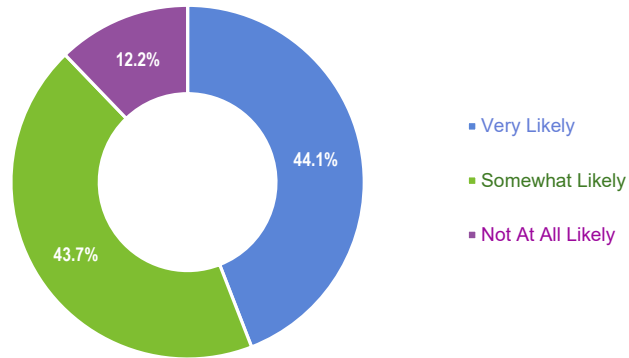
“If you needed mental health services in the future, how likely would you be to reach out to local providers, programs, or resources for help? Would you be: very likely, somewhat likely, or not at all likely?”

Most residents in Summit County (87.8%) say that, if they needed mental health services in the future, they would be “very” or “somewhat” likely to reach out to local providers, programs, or resources for help.

TREND ▶ An increase from the 2021 baseline.

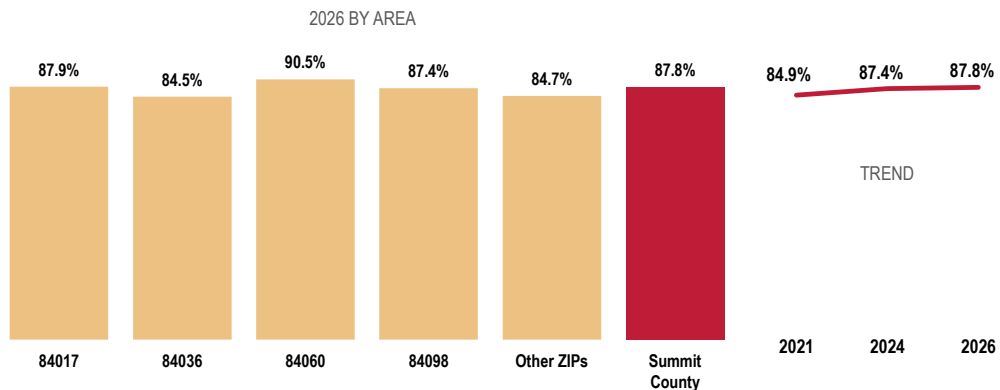
DISPARITY ▶ Male respondents appear less likely to use local mental health resources.

Likelihood of Seeking Mental Health Services Locally if Needed in the Future (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 20]
Notes: • Asked of all respondents.

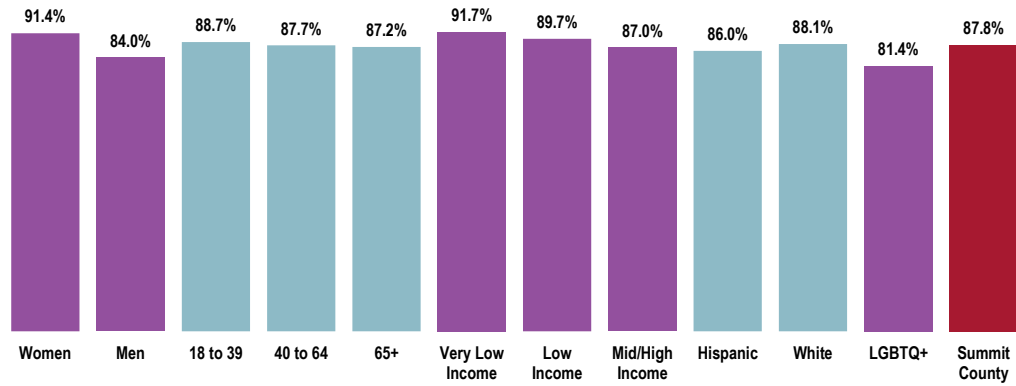
“Very/Somewhat” Likely to Seek Mental Health Services Locally if Needed in the Future (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 20]
Notes: • Asked of all respondents.



“Very/Somewhat” Likely to Seek Mental Health Services Locally if Needed in the Future (Summit County, 2026)



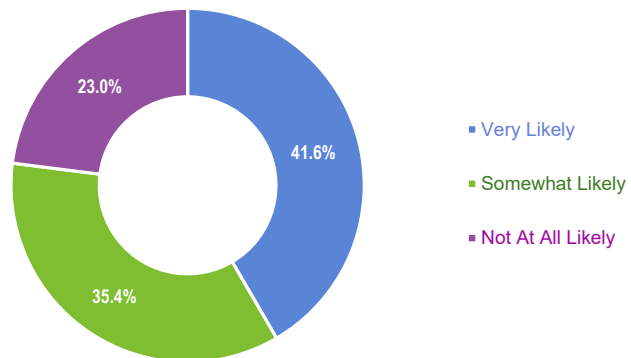
Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 20]
Notes: • Asked of all respondents.

Likelihood of Using Teletherapy Services

Most residents (77.0%) would be “very” or “somewhat” likely to use teletherapy visits for behavioral health support if needed and if these were available and affordable to them.

DISPARITY ▶ Those less likely to use teletherapy include those who live in the 84036 ZIP Code, men, non-Hispanic White respondents, and LGBTQ+ residents.

Likelihood of Using Teletherapy for Mental Health or Substance Use Support if Needed and It Were Affordable (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 21]
Notes: • Asked of all respondents.
• During a teletherapy visit, a patient uses a computer or smartphone to communicate with a mental health professional in real time without being face to face.

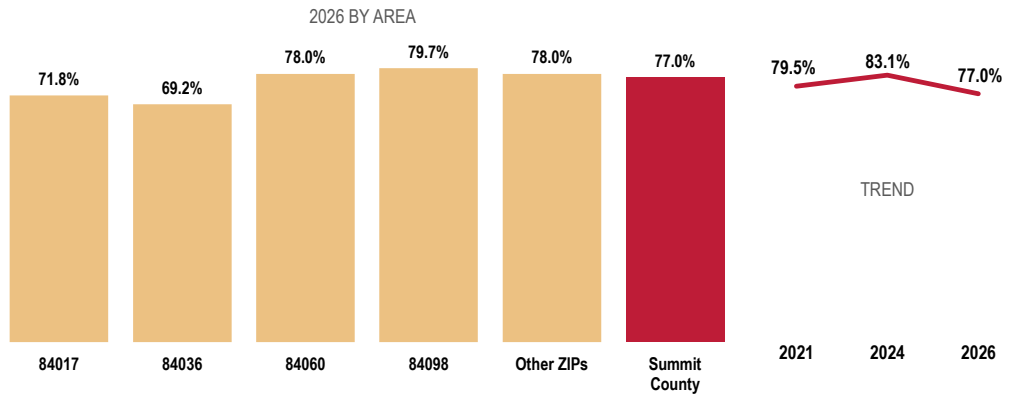
Respondents were read the following:

“Currently, mental health providers offer teletherapy visits, in which a patient uses a computer or smartphone to communicate with a mental health professional in real time without being face-to-face.

If teletherapy were available to you at a cost you could afford, how likely would you be to use this type of visit for mental health or substance use support? Would you be: very likely, somewhat likely, or not at all likely?”

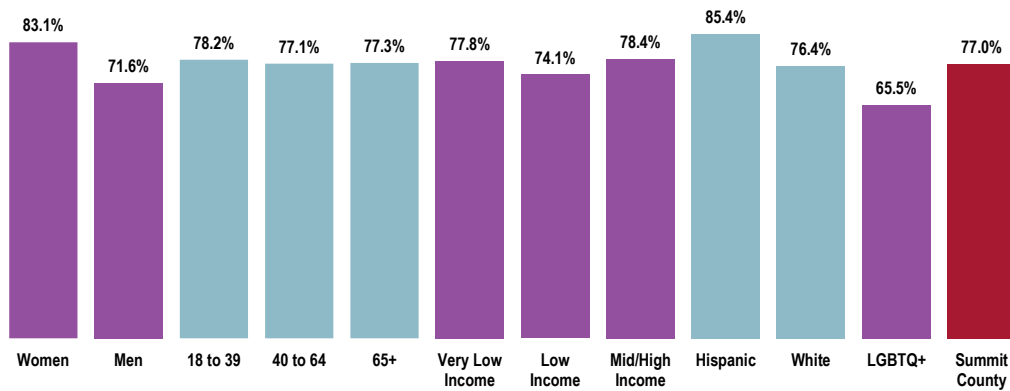


“Very/Somewhat” Likely to Use Teletherapy for Mental Health or Substance Use Support (Summit County)



Sources: ● 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 21]
 Notes: ● Asked of all respondents.
 ● During a teletherapy visit, a patient uses a computer or smartphone to communicate with a mental health professional in real time without being face to face.

“Very/Somewhat” Likely to Use Teletherapy for Mental Health or Substance Use Support (Summit County, 2026)



Sources: ● 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 21]
 Notes: ● Asked of all respondents.
 ● During a teletherapy visit, a patient uses a computer or smartphone to communicate with a mental health professional in real time without being face to face.





SUBSTANCE USE

ALCOHOL

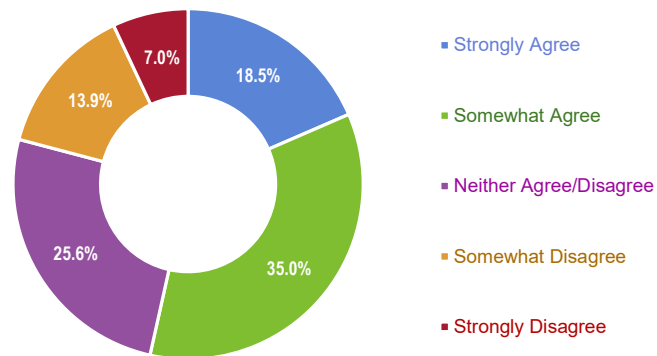
Community Perceptions of Alcohol

Over half (53.5%) of residents in Summit County (“strongly” or “somewhat”) agree that *“for most people in this community, alcohol is important to social life.”*

TREND ► A decrease from previous findings.

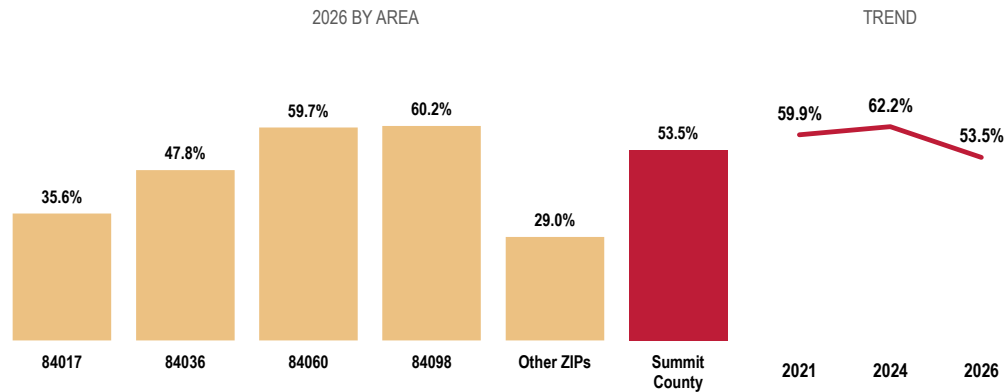
DISPARITY ► Reported more often among those living in the 84060 and 84098 ZIP Codes, as well as among higher-income residents and non-Hispanic White respondents.

“For Most People in This Community, Alcohol Is Important to Social Life”
(Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 22]
Notes: • Asked of all respondents.

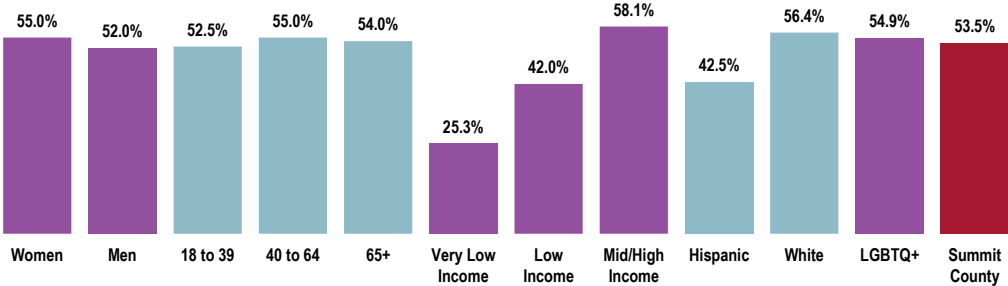
Strongly/Somewhat Agree: “For Most People in This Community, Alcohol Is Important to Social Life”
(Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 22]
Notes: • Asked of all respondents.



Strongly/Somewhat Agree: “For Most People in This Community, Alcohol Is Important to Social Life” (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 22]
Notes: • Asked of all respondents.



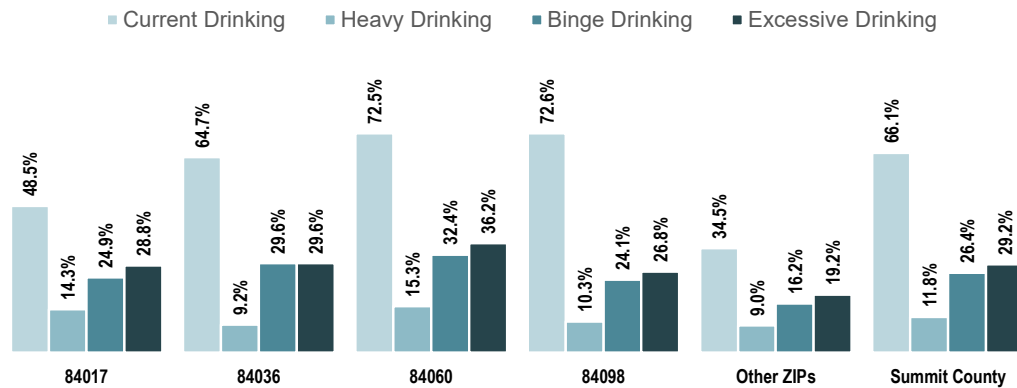
Personal Alcohol Use

About two-thirds (66.1%) of residents in Summit County report some alcohol use in the past 30 days, and a significant share (29.2%) reports engaging in “excessive drinking.”

DEFINITIONS

- **Current drinking** is having at least one drink of alcohol in the past 30 days.
- **Heavy drinking** is having more than two drinks per day on average (for men) or more than one drink per day on average (for women) during the past 30 days.
- **Binge drinking** is having 5 or more drinks on a single occasion (for men) or 4 or more drinks on a single occasion (for women) during the past 30 days.
- **Excessive drinking** includes either heavy drinking or binge drinking (as defined above) in the past 30 days.

Alcohol Use
(Summit County, 2026)



Sources: ● 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Items 50-52, 54]

- Notes:
- Asked of all respondents.
 - **Current drinking** is consumption of at least one drink of alcohol in the past 30 days.
 - **Heavy drinking** is having more than two drinks per day on average (for men) or more than one drink per day on average (for women) during the past 30 days.
 - **Binge drinking** is having 5 or more drinks on a single occasion (for men) or 4 or more drinks on a single occasion (for women) during the past 30 days.
 - **Excessive drinking** includes those who report either heavy drinking or binge drinking in the past 30 days.



Excessive Drinking

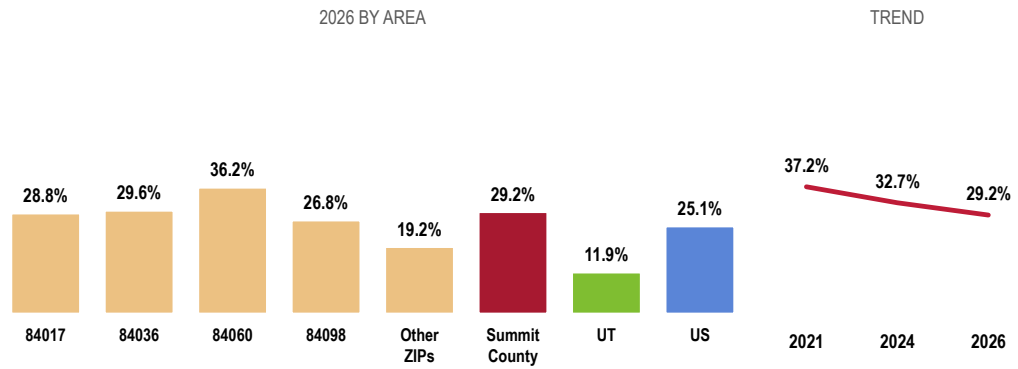
The following further outlines Summit County data for the prevalence of **excessive drinking**.

BENCHMARK ▶ Higher than the national and (especially) the state prevalence.

TREND ▶ Much lower than baseline 2021 findings.

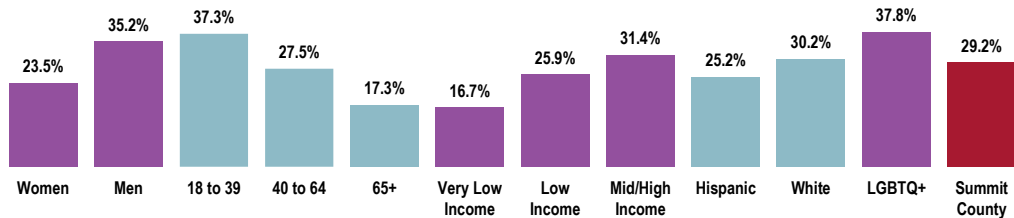
DISPARITY ▶ Excessive drinking was reported more often among men, adults under 65, and higher-income residents.

Excessive Drinking (Summit County)



- Sources:
- 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 54]
 - Behavioral Risk Factor Surveillance System Survey Data. Atlanta, Georgia. United States Department of Health and Human Services, Centers for Disease Control and Prevention (CDC): 2024 data.
 - 2026 PRC National Health Survey; PRC, Inc.
- Notes:
- Asked of all respondents.
 - Excessive drinking reflects the number of persons aged 18+ who drank more than two drinks per day on average (for men) or more than one drink per day on average (for women) OR who drank 5 or more drinks during a single occasion (for men) or 4 or more drinks during a single occasion (for women) during the past 30 days.

Excessive Drinking (Summit County, 2026)



- Sources:
- 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 54]
- Notes:
- Asked of all respondents.
 - Excessive drinking reflects the number of persons aged 18+ who drank more than two drinks per day on average (for men) or more than one drink per day on average (for women) OR who drank 5 or more drinks during a single occasion (for men) or 4 or more drinks during a single occasion (for women) during the past 30 days.



PERSONAL IMPACT OF SUBSTANCE USE

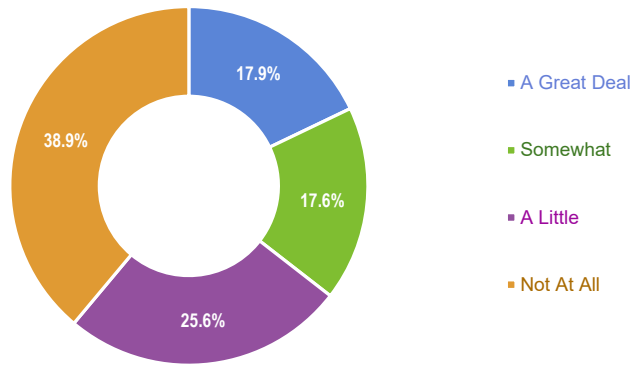
“To what degree has your life been negatively affected by your own or someone else’s substance use issues, including alcohol, prescription, and other drugs? Would you say: a great deal, somewhat, a little, or not at all?”

In Summit County, nearly two in three residents (61.1%) say that their lives have been directly affected by substance use — either their own or someone else’s — to some degree (“a little,” “somewhat,” or “a great deal”).

BENCHMARK ▶ Significantly higher than the national prevalence.

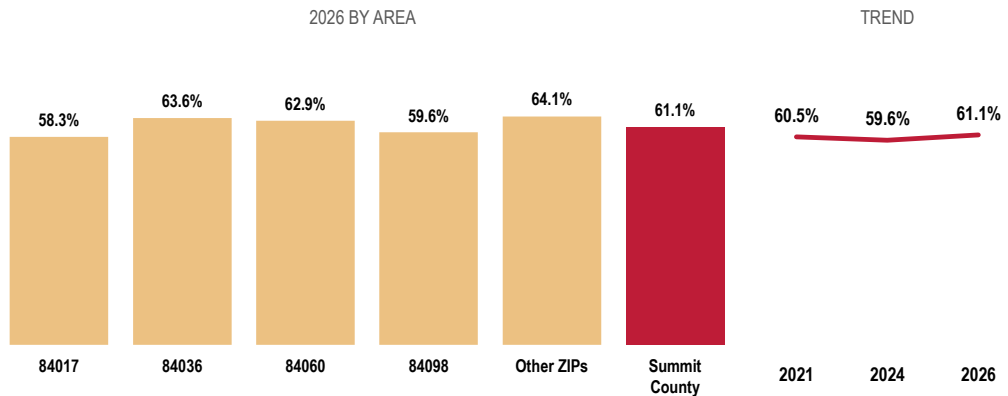
DISPARITY ▶ Less often reported among Hispanic respondents.

Degree to Which Life Has Been Negatively Affected by Substance Use (by Self or Others) (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 26]
Notes: • Asked of all respondents.

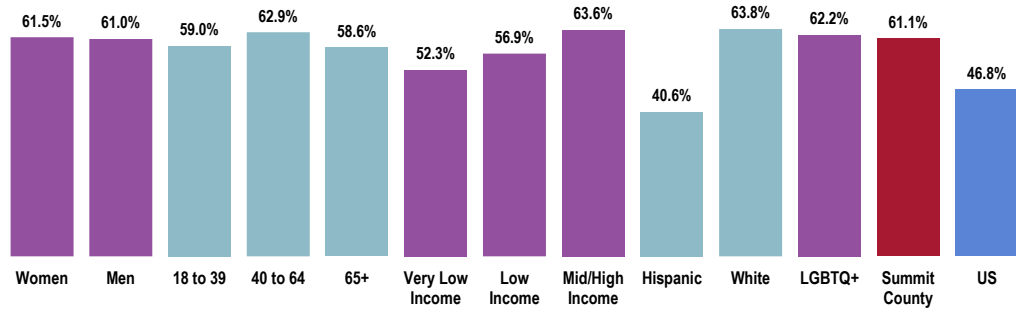
Life Has Been Negatively Affected by Substance Use (by Self or Someone Else) (Summit County)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 26]
Notes: • Asked of all respondents.
• Includes those responding “a great deal,” “somewhat,” or “a little.”



Life Has Been Negatively Affected by Substance Use (by Self or Someone Else) (Summit County, 2026)



Sources: ● 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 26]
 ● 2026 PRC National Health Survey, PRC, Inc.
 Notes: ● Asked of all respondents.
 ● Includes those responding "a great deal," "somewhat," or "a little."



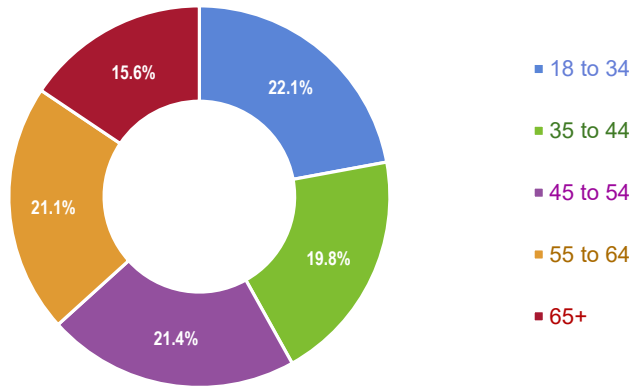


COMMUNITY SAMPLE CHARACTERISTICS

Charts in the following section detail the sample characteristics for the Summit County community. Note that the samples closely match the actual population of Summit County in terms of gender, age, race/ethnicity, and income level.

AGE

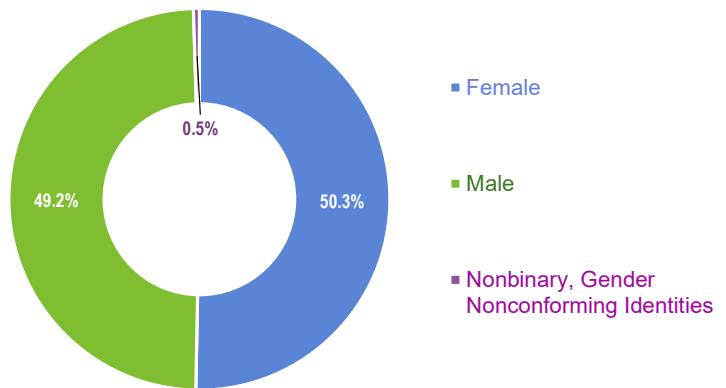
Age of Respondent (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 27]
Notes: • Asked of all respondents.

GENDER

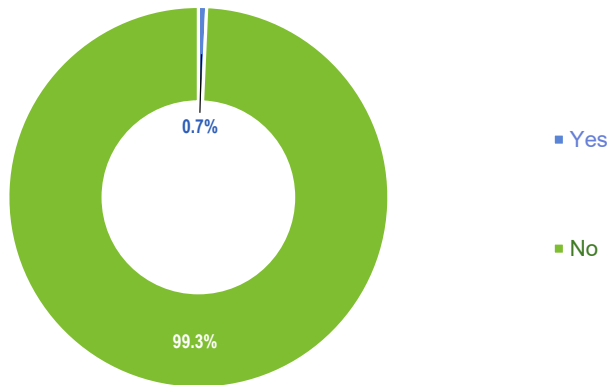
Self-Identified Gender (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 3]
Notes: • Asked of all respondents.



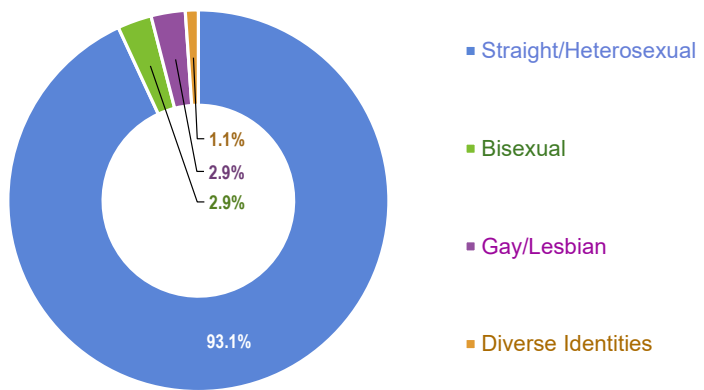
Transgender (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 29]
 Notes: • Asked of all respondents.

SEXUAL ORIENTATION

Self-Identified Sexual Orientation (Summit County, 2026)

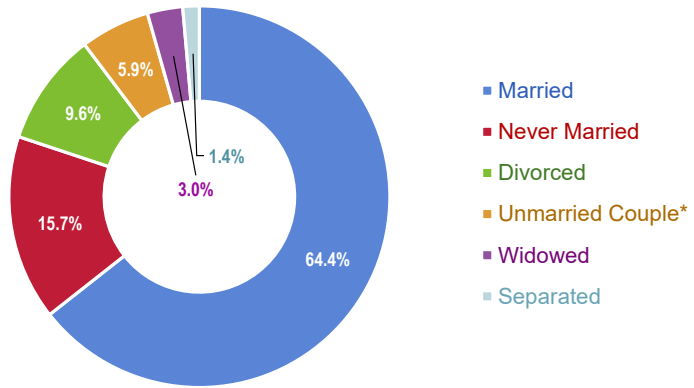


Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 28]
 Notes: • Asked of all respondents.



MARITAL STATUS

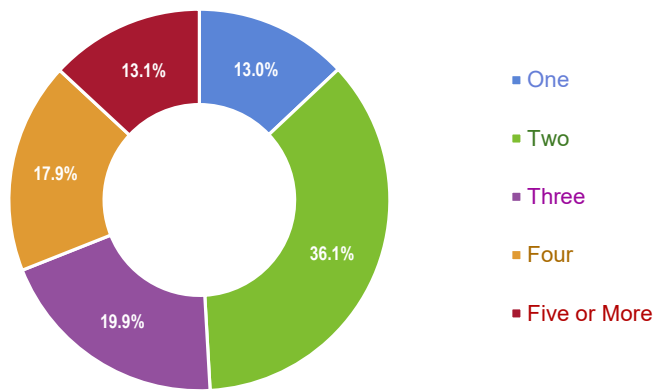
Marital Status
(Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 35]
Notes: • Asked of all respondents.
• *Includes those who are members of an unmarried couple or are in a domestic partnership/civil union.

HOUSEHOLD SIZE

Total Household Members
(Summit County, 2026)

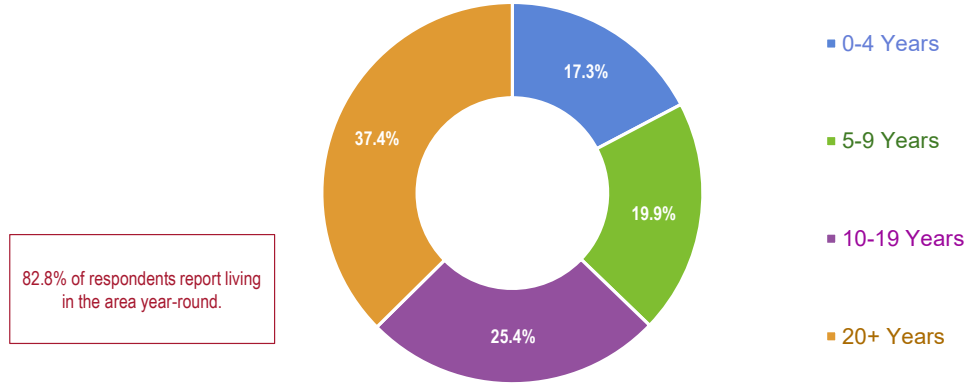


Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 30]
Notes: • Asked of all respondents.



RESIDENCY

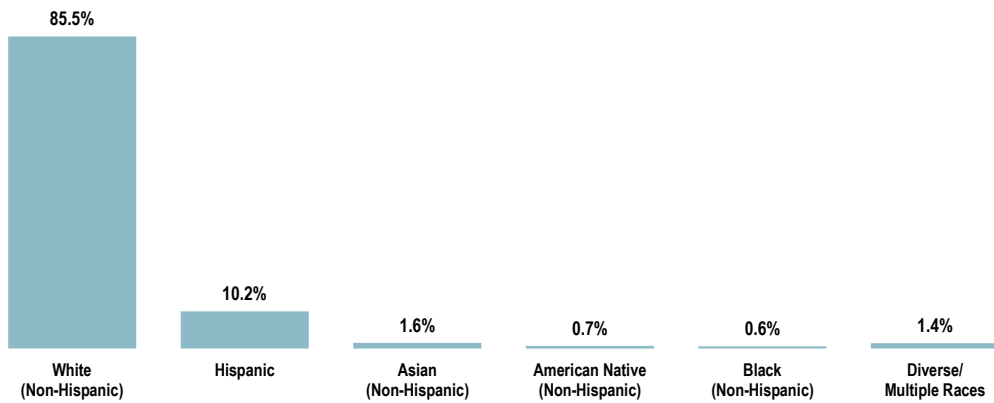
Number of Years Living in the Area
(Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Items 31-32]
Notes: • Asked of all respondents.

RACE & ETHNICITY

Self-Identified Race/Ethnicity
(Summit County, 2026)

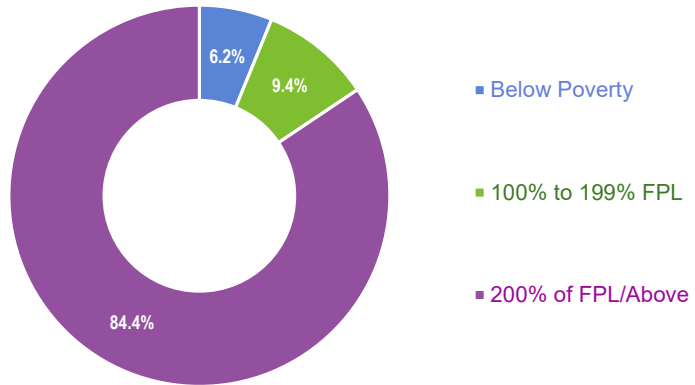


Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 62]
Notes: • Asked of all respondents.



INCOME

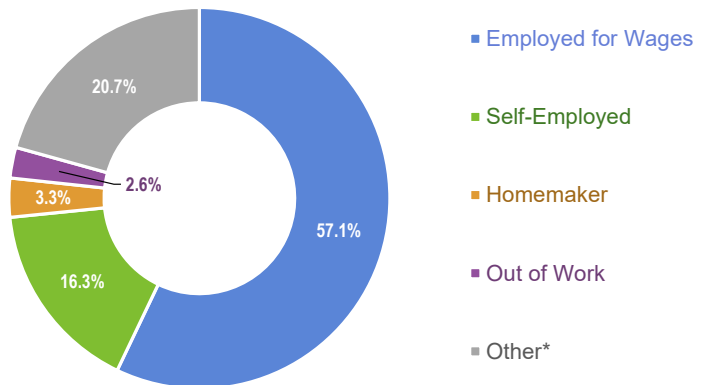
Household Income Relative to Federal Poverty Level (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 64]
Notes: • Asked of all respondents.

EMPLOYMENT

Employment Status (Summit County, 2026)



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 38]
Notes: • Asked of all respondents.
• *Includes students, retirees, and those who are unable to work.



HEALTH INSURANCE COVERAGE (AGE 18-64)

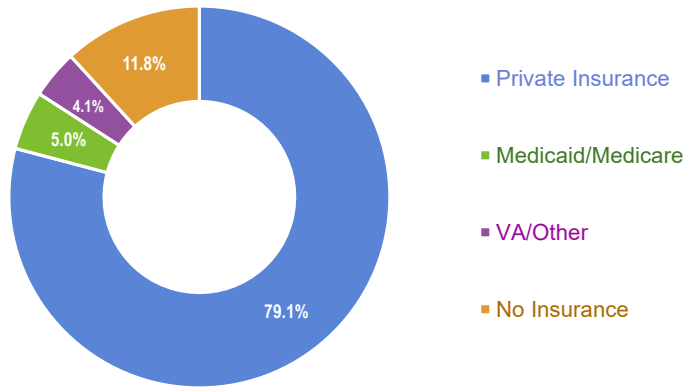
While most Summit County residents age 18 to 64 have health care insurance coverage through private insurance or government-sponsored insurance, 11.8% are without any coverage whatsoever.

BENCHMARK ▶ Higher than the national prevalence.

TREND ▶ Nearly double the 2021 baseline.

DISPARITY ▶ Much higher among lower-income respondents and Hispanic residents.

Insurance Coverage
(Adults Age 18 to 64; Summit County, 2026)

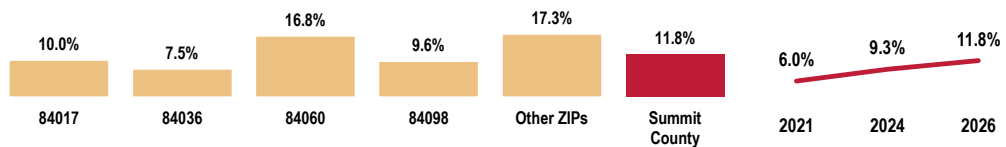


Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 55]
Notes: • Asked of all respondents.

Lack of Health Care Insurance Coverage (Adults Age 18-64; Summit County)

2026 BY AREA

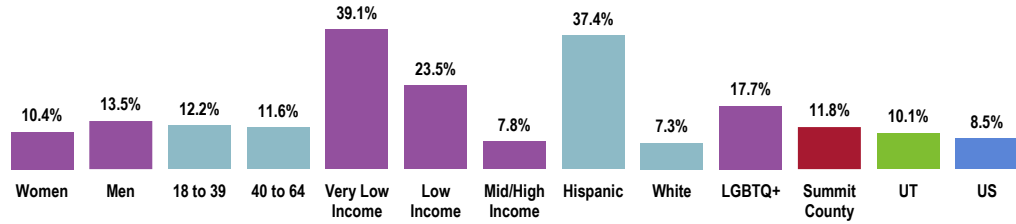
TREND



Sources: • 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 55]
• 2026 PRC National Health Survey, PRC, Inc.
Notes: • Represents respondents under age 65.



Lack of Health Care Insurance Coverage (Adults Age 18-64; Summit County, 2026)



Sources:

- 2026 PRC Community Engagement & Behavioral Health Survey; PRC, Inc. [Item 55]
- 2026 PRC National Health Survey, PRC, Inc.
- Behavioral Risk Factor Surveillance System Survey Data. Atlanta, Georgia. United States Department of Health and Human Services, Centers for Disease Control and Prevention (CDC): 2024 data.

Notes:

- Asked of all respondents under the age of 65.





2026 Community Engagement & Behavioral Health Survey

Presented by:

Anna Frachou, Mental Wellness Alliance Director

Aaron Newman, Behavioral Health Director

Sample Approach & Design

To ensure the best representation of the population surveyed, a mixed-mode methodology was implemented, combining targeted scientific sampling conducted by PRC and supplemented with a broad community outreach component. The sample size reflects and aligns with current US Census data creating a scientifically valid representation based off of geographic area, age (18+), race/ethnicity and additional socioeconomic indicators.

Scientific Sampling

400 phone surveys were conducted by PRC through a scientific sampling model.

Community Outreach

670 open link surveys were completed and marketed by the Mental Health Alliance & Park City Community Foundation.

Total Sample

1,070 total surveys administered with a margin of error $\pm 3.0\%$ at the 95% confidence level.



Community Life: High Engagement

Residents of Summit County appear to be **very highly engaged** in their communities. Each of the following perceptions has improved significantly since 2021.

90%

Trust Their Community

Nearly 90% of residents feel they trust people in their community.

60%

Invest Time & Effort

Over 60% feel they actively invest time and effort into their community.

60%

Community as Identity*

Nearly 60% feel that their community is part of their personal identity.

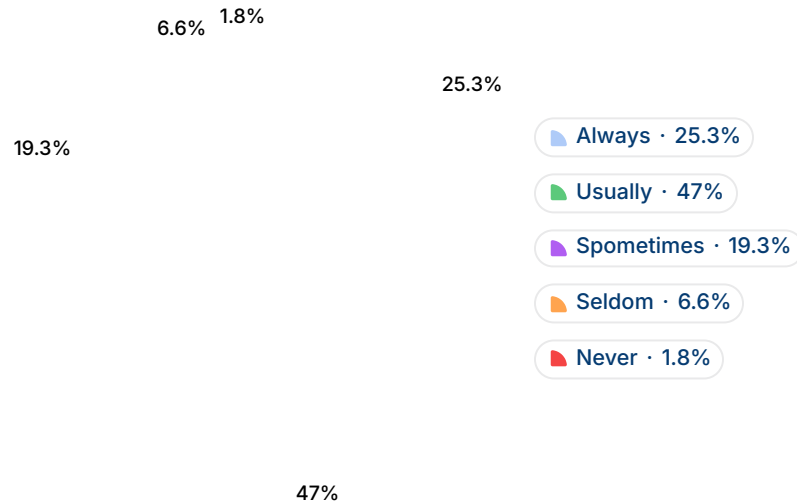
- ☐ Higher-income and non-Hispanic White residents tend to score higher on these engagement measures.

Social Support & Loneliness

Social Support

72.3% of Summit County residents feel they have adequate social and emotional support, an increase of 6% from the 2021 baseline. This reflects meaningful progress in community connectedness.

FREQUENCY OF SOCIAL & EMOTIONAL SUPPORT NEEDED



Loneliness Persists

Approximately **one-quarter of adults** report general loneliness with 39% reporting a lack of companionship, 37% report feeling left out or 35% feeling isolated from others.

Loneliness is most prevalent among:

- Women
- Younger residents
- Lower-income adults
- Hispanic residents
- Those identifying as LGBTQ+

19% of residents in Peoa reported they often feel isolated from others compared to an 8% county average

Mental Health: Stigma & Awareness

Community Caring

68.3% of residents believe their communities are sympathetic to those with mental health concerns, but only **55.5%** feel it is easy to discuss mental health issues openly. Henefer scored the highest at 80% compared to Oakley at 62%.

Poor Mental Health Days

66.1% of residents reported 1 or more days with poor mental health in the last 30 days with **41.6%** of residents reporting three or more day, representing a decreased of 6% since 2021. Prevalence is higher among women, younger adults, lower-income residents, and LGBTQ+ adults.

Identifying Mental Health Concerns

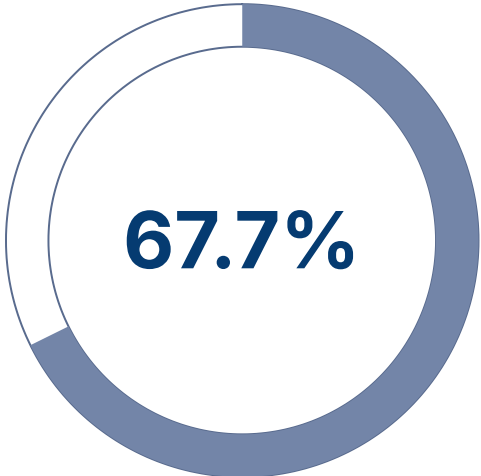
62.3% of residents agree with the statement that they *“would be able to tell if someone were struggling with a mental health concern,”* an 8% increase from 2021. This is often reported less amongst Hispanic residents.

- Community Caring has increased 10% since 2021 and reported less often among low-income respondents and Hispanic residents.

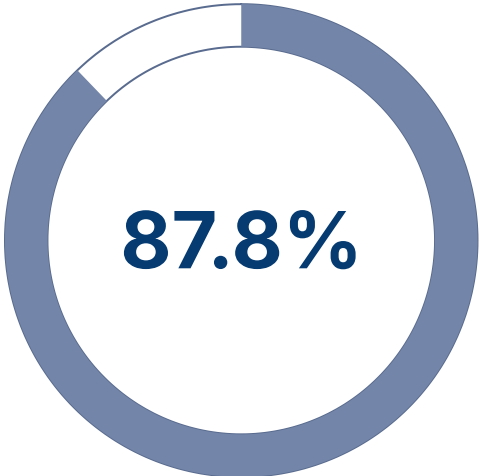


Mental Health Resources: Access & Barriers

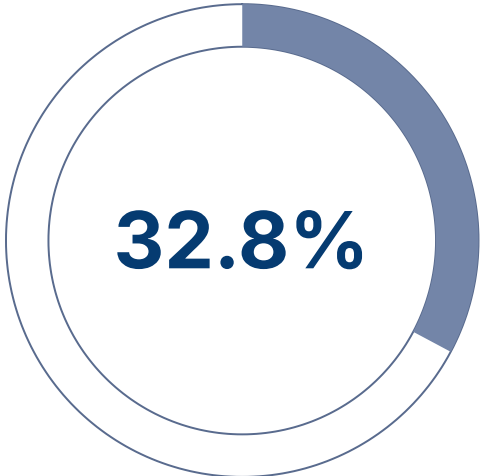
Awareness of and willingness to use local mental health resources has grown substantially since 2021, yet access gaps remain for those who need services most.



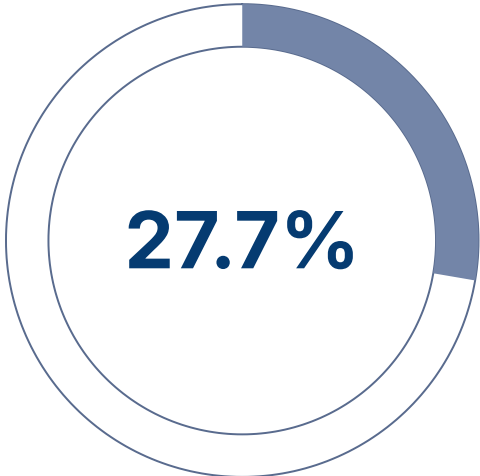
67.7% of residents are aware of mental health services available in Summit County.



87.8% of residents reported they would likely seek mental health services locally if needed.



32.8% of residents reported they needed mental health services in the past year.



27.7% of residents needing mental health services this past year were unable to access care.

⚠️ Primary barriers to access of care: cost (23%), lack of providers (22%), not knowing where to seek help (13%), insurance coverage (13%), and lack of time (7%).

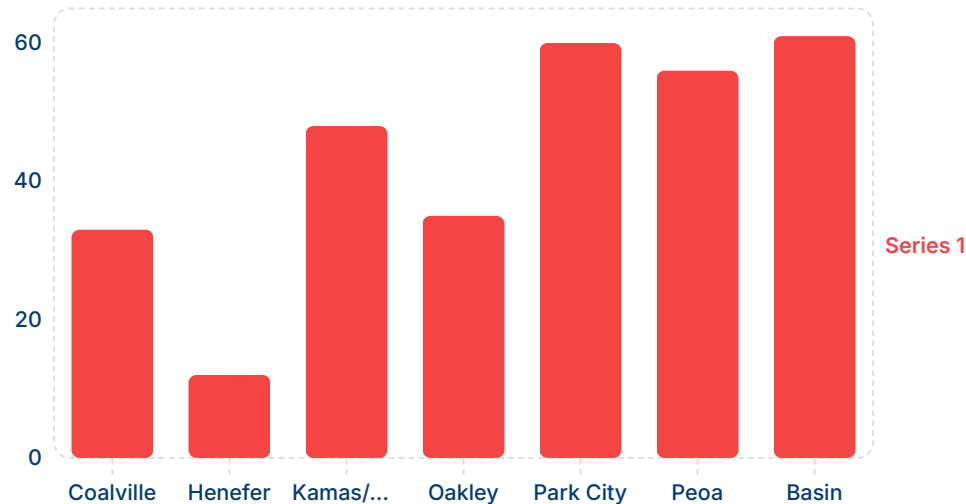
Substance Use: Alcohol & Social Culture

Alcohol & Social Life

53.5% of residents "strongly" or "somewhat agree" that alcohol is important to most people's social lives in Summit County. This perception is stronger among higher-income and non-Hispanic White residents.

ALCOHOL IS IMPORTANT TO SOCIAL LIFE

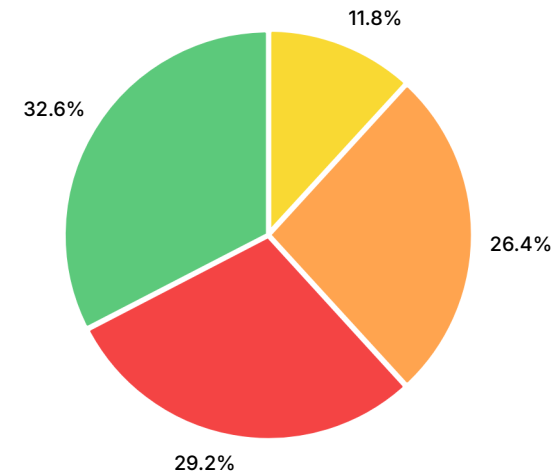
% of population based on zip codes



Excessive Drinking

67.4% of residents who consume alcohol are classified as either heavy drinkers, binge drinkers or excessive drinkers. Since 2021, the percentage of excessive drinkers have decreased by 8%.

Heavy Drinkers Binge Drinkers Excessive Drinkers Social Drinkers



Excessive drinking is highest among men, younger adults, and higher-income residents



The Widespread Impact of Substance Use

61.1%

of residents reported having been negatively affected by their own or someone else's substance use. 75% of residents in Peoa reported being impacted compared to 56% in Oakley.

National Average

46.8% directly impacted by substance use

Summit County's rate is **14.3 percentage points above** the national average, underscoring the urgency of targeted local intervention.

Peoa

Key Disparities Across Populations

Several behavioral health challenges are not evenly distributed across Summit County. Understanding who is most affected is essential for targeted outreach and resource allocation.



Women & Younger Adults

Higher rates of loneliness, poor mental health days, and mental health service needs compared to men and older residents.



Lower-Income Residents

Face greater barriers to mental health access, higher loneliness, and less community engagement than higher-income peers.



Hispanic & LGBTQ+ Adults

Experience disproportionately higher rates of loneliness and poor mental health days relative to other demographic groups.

Key Takeaways & Looking Ahead

Summit County has made meaningful progress since 2021, but significant challenges remain, particularly around access, equity, and substance use.

→ **Build on Community Strength**

High trust and engagement scores are a foundation. Opportunity to sustain and expand inclusive programming to reach underrepresented groups.

→ **Tackle Substance Use Culture**

With 61.1% directly impacted by substance use, far above the national average, targeted community-level interventions are critical.

→ **Close the Mental Health Access Gap**

Address cost, provider availability, and insurance barriers for the 27.7% of residents who needed but could not access mental health services.

→ **Prioritize Vulnerable Populations**

Direct resources toward women, younger adults, lower-income residents, Hispanic, and LGBTQ+ communities facing the greatest disparities.



Staff Report

MEETING DATE: April 22, 2026

TO: Summit County Council

SUBJECT: An Introduction to Placer.ai

ISSUING DEPARTMENT: Economic Development and Housing

STAFF: Jeffrey B Jones, AICP
Economic Development & Housing Director
jjones@summitcountyutah.gov

ITEM: An Introduction to Placer.ai

<u> X </u>	DIRECTION
<u> X </u>	INFORMATION
<u> </u>	ORDINANCE
<u> </u>	MOTION
<u> </u>	BYLAWS
<u> </u>	AGREEMENT

BACKGROUND INFORMATION

Placer.ai was founded in 2016. Placer.ai offers a unique solution by providing anonymized, aggregated foot traffic and mobility insights derived from mobile location data). Placer.ai doesn't collect most of its data directly—it acts more like a data aggregator + analytics layer on top of a large ecosystem of mobile data sources.

Placer.ai gets data from apps installed on millions of smartphones. These apps collect GPS/location signals when users enable location services. The apps then share that data with Placer through partnerships.

Placer.ai cleans and removes identifiers (no names, no phone numbers, no ad IDs). These data are aggregated into large groups. The data is never used for individual tracking.

POTENTIAL APPLICATIONS FOR SUMMIT COUNTY

By leveraging the Placer.ai data, Summit County staff can better understand how people move into and throughout the County and its respective partner communities, whether visiting Park City's Historic Main Street, attending the Oakley Rodeo or evaluating the effectiveness of infrastructure investments (parks and open space).

Placer.ai essentially bridges the gap between digital analytics and physical behavior—like Google Analytics, but for real-world movement. That makes it valuable anywhere decisions depend on where people go and when.

Potential applications include the following uses:

Retail & Shopping Centers

- Store visitation trends and peak hours
- Customer demographics and trade areas
- Cross-shopping behavior (where else customers go)
- Retail Leakage

Restaurants & Hospitality

- Analyze busy times and staffing needs
- Compare performance vs competitors nearby
- Identify ideal new locations

Urban Planning & Public Sector

- Monitor Mainstreet activity and tourism flows
- Measure impact of events or infrastructure changes
- Plan potential mobility solutions
- Inform zoning/land use decisions

Events & Tourism

- Track attendance and visitor origins
- Measure economic impact of festivals or attractions
- Understand seasonal travel patterns

Transportation & Mobility

- Studying commuting patterns
- Optimizing transit routes

- Planning infrastructure investments

Workforce Development

- Study employee commute distances
- Local workforce participation
- Improve shift scheduling

PRESENTATION EXAMPLES

The attached presentation provides some examples of data extracted from the Placer.ai database. More specifically data surrounding **Out of Market Visitors, Non-Resident Visits, Employees, In-Bound Commuters** and **Median Daily Time Spent in Market**. There are also examples that illustrate the percentage (%) of shoppers that originate within Summit County at various grocery stores. Additionally, staff have used the Basin Recreation Fieldhouse to illustrate visitor data to and from that facility.

As local governments are increasingly expected to make fast, data-driven decisions that improve economic vitality, optimize public services, and respond to changing community needs, staff believes the Placer.ai tool can benefit both staff and Council in that effort.

COUNCIL DIRECTION

1. What data points would County Council like staff to prepare on a regular basis?
2. Are there specific applications County Council would like staff to consider?

Local governments are increasingly expected to make fast, data-driven decisions that improve economic vitality, optimize public services, and respond to changing community needs.

ATTACHMENTS

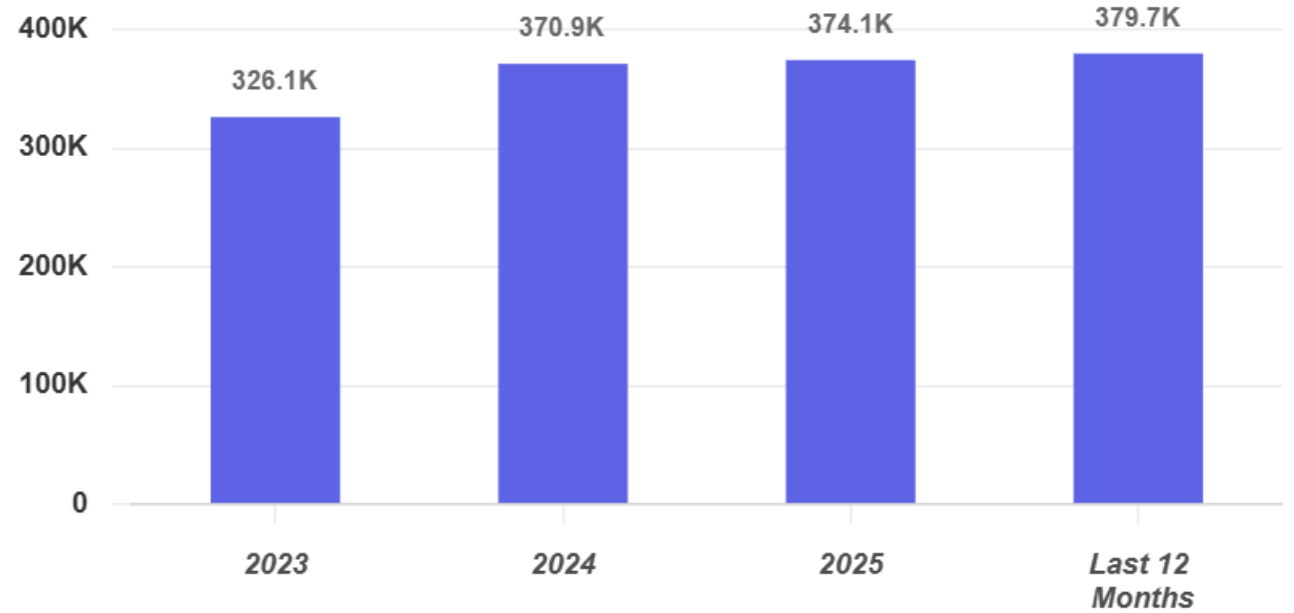
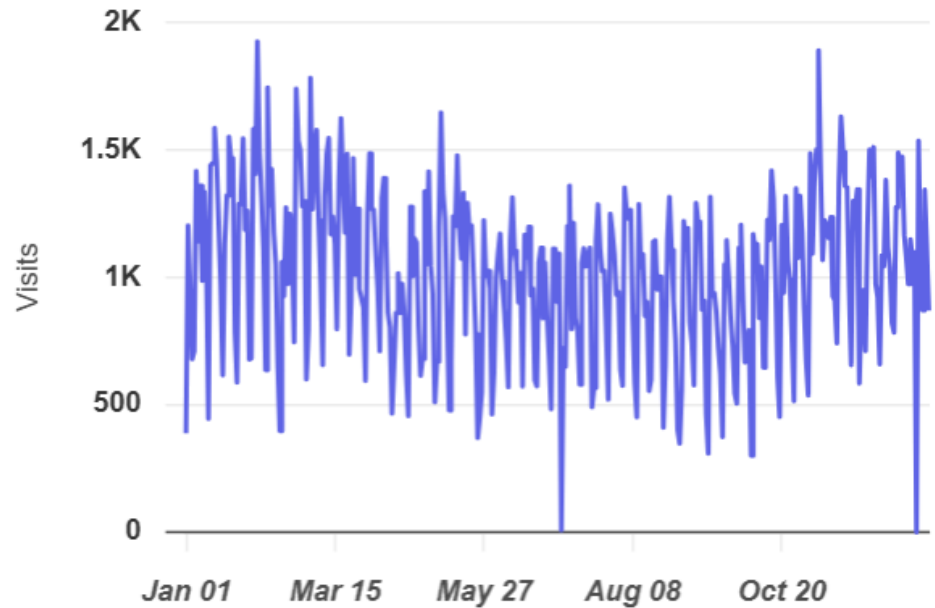
1. **Presentation: Placer.ai, An Introduction**

Visits Trend ?



The Basin Recreation Fieldhouse
Center Dr, Park City, UT

Metric: Visits Aggregation: Daily Annual Summary Outlier Indicators



DEFINITIONS



How does Placer.ai obtain its data?

- Placer.ai doesn't collect most of its data directly—it acts more like a data aggregator + analytics layer on top of a large ecosystem of mobile data sources.
- Placer.ai gets data from apps installed on millions of smartphones. These apps collect GPS/location signals when users enable location services. The apps then share that data with Placer through partnerships.
- Cleans and removes identifiers (no names, no phone numbers, no ad IDs). Aggregates data into large groups (never individual tracking).



Visitor Metrics

- **Out-of-Market Visitors:** Number of people that *visit* the geographic area, but do not live or work in it. Those who pass through the market but do not *stop* for at least **10 minutes** are excluded.
- **Non-Resident Visits:** Visits by *Out-of-Market Visitors* and *Inbound Commuters*.
- **Median Daily Time Spent in Market:** Amount of time at least half of all visitors spent in the market on a given day.

Workforce Metrics

- **Employees:** Number of people that work within the geographic area.
- **Inbound Commuters:** Total number of daily visits by inbound commuters.

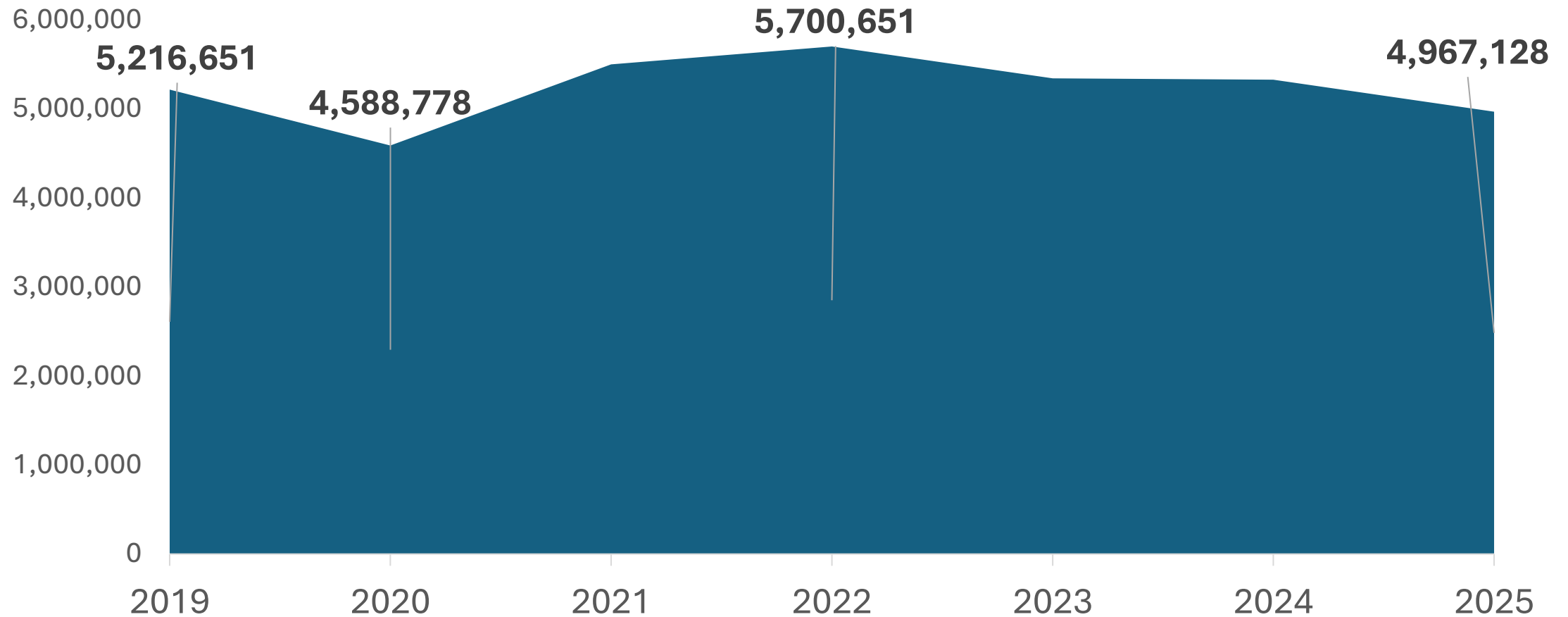


Annual Data: 2019 - 2025



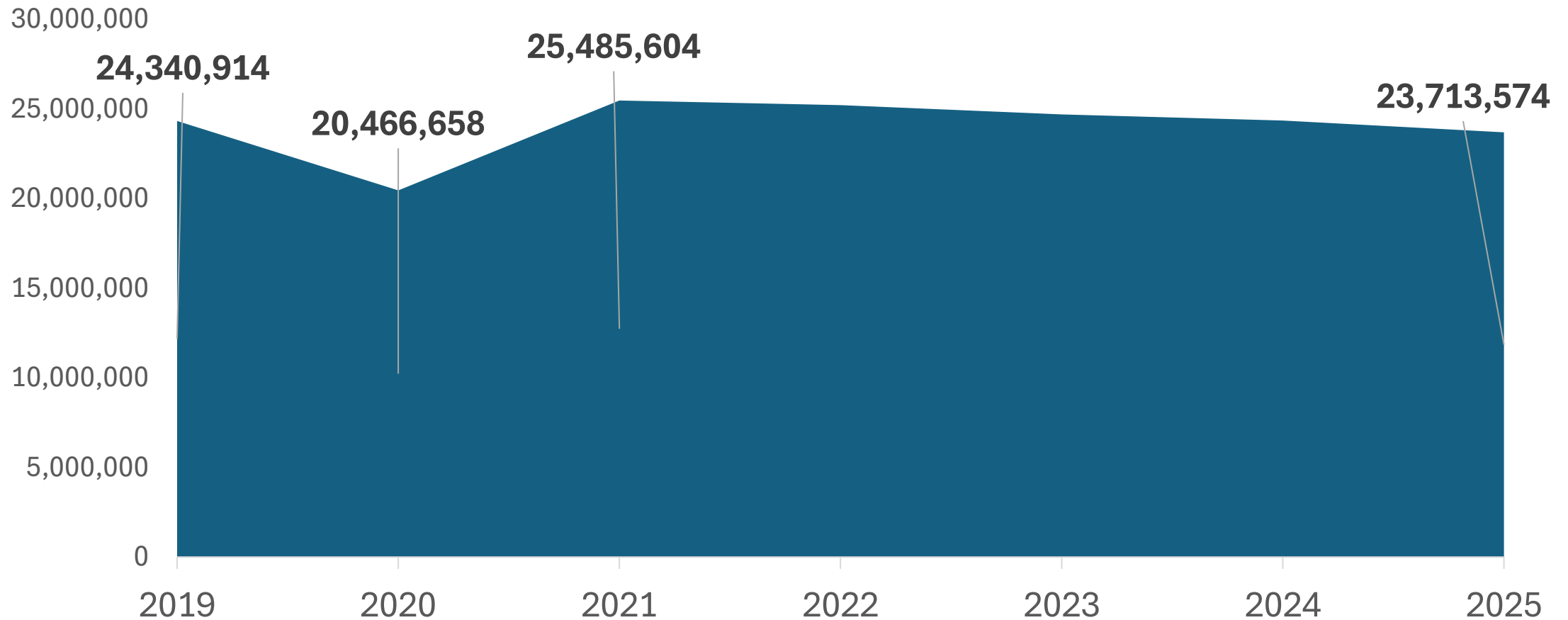


Out of Market Visitors: 2019 – 2025 Summit County





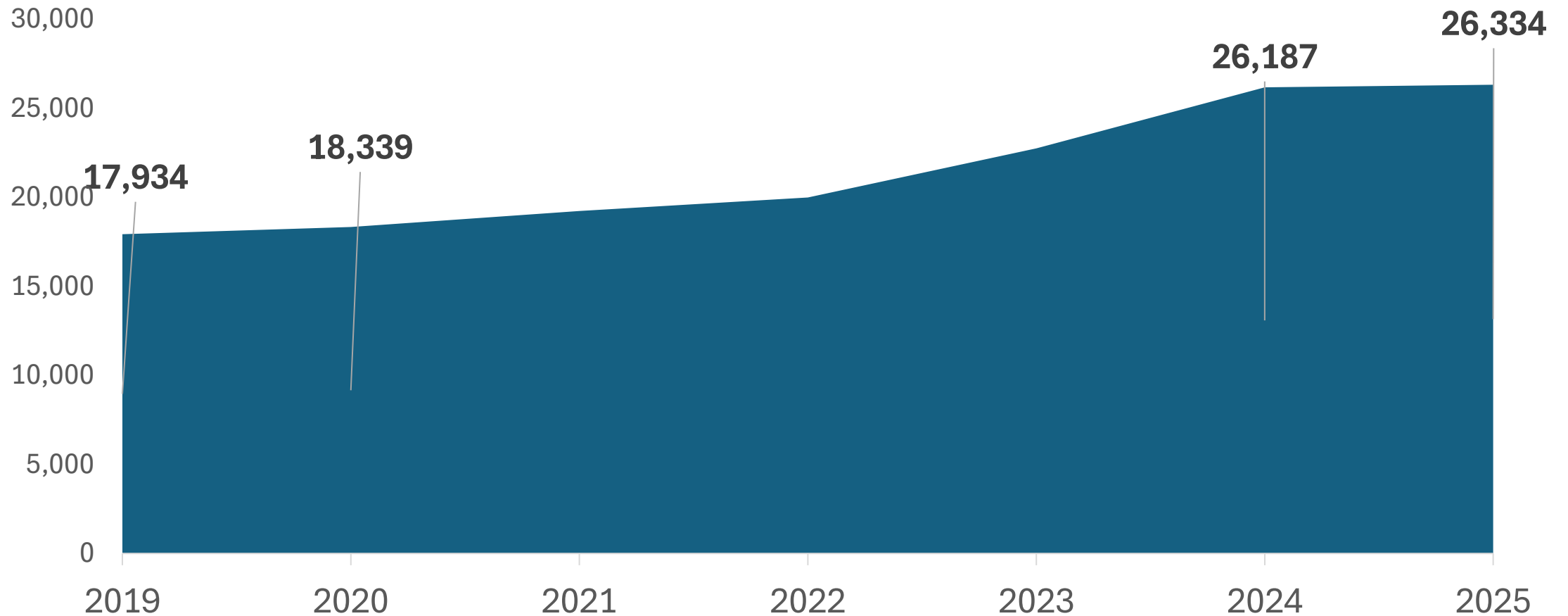
Non-Resident Visits: 2019 – 2025 Summit County



Employees: 2019 – 2025 Summit County

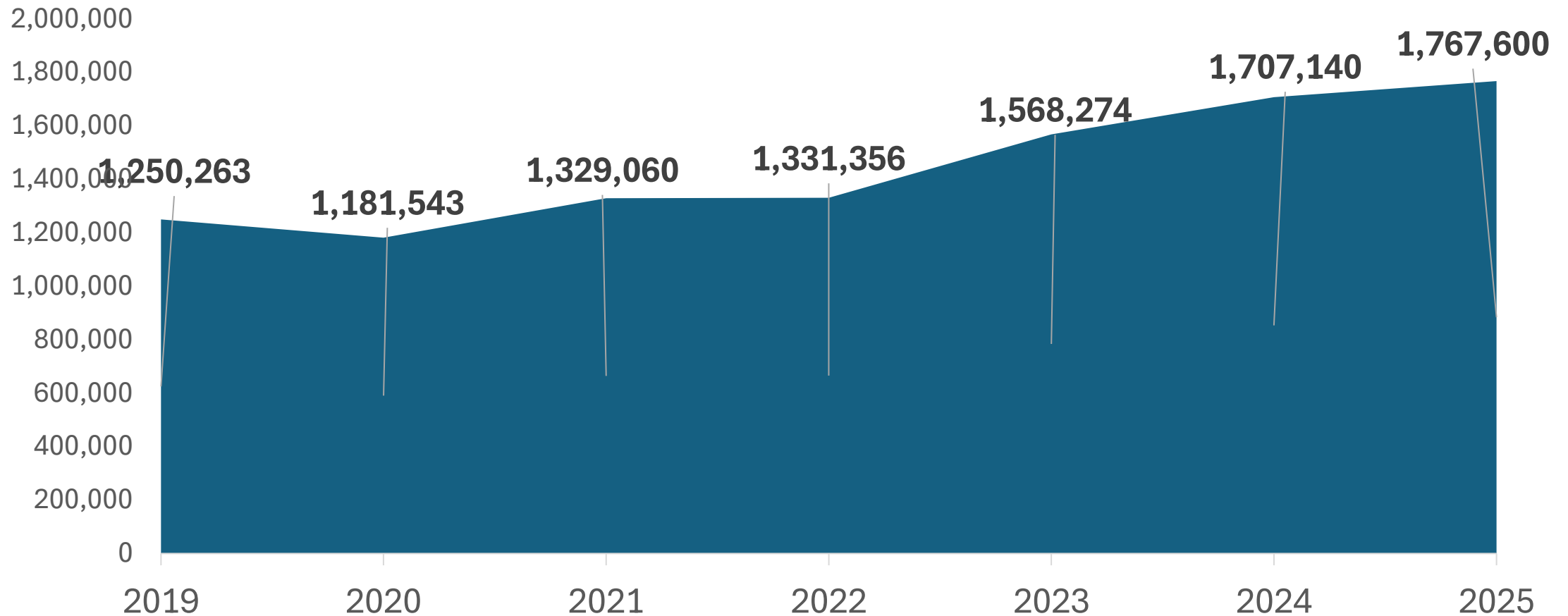


52.4% Originate from
Summit County



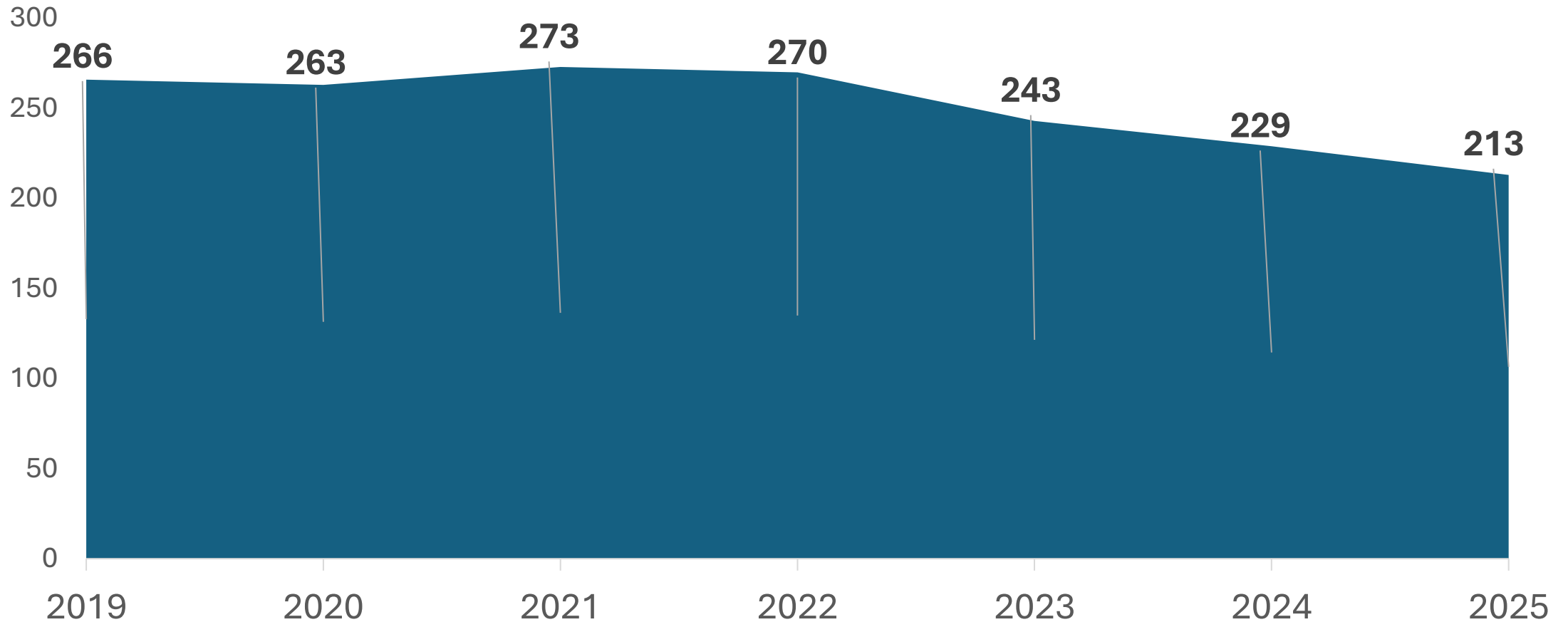


Inbound Commuters: 2019 – 2025 Summit County



Source: Placer.ai

Median Time (minutes) Spent in Market 2019 – 2025, Summit County



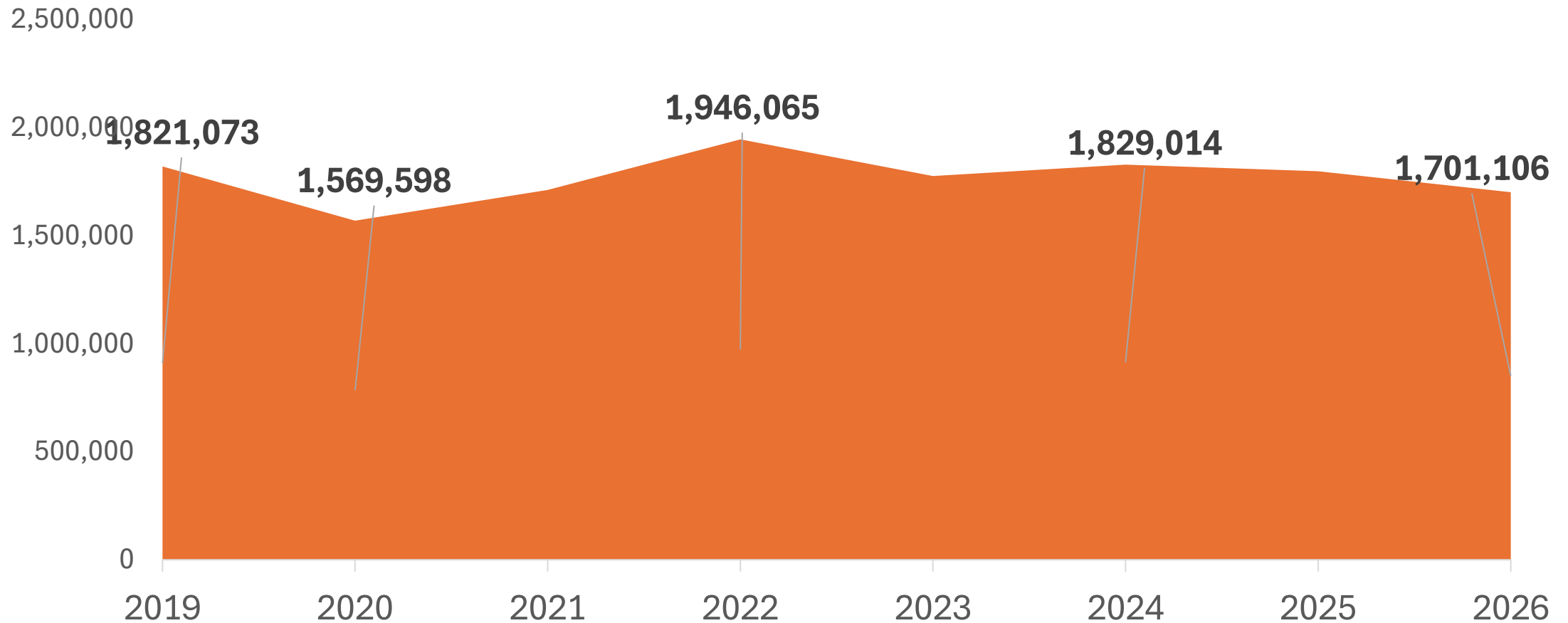
2026, Quarter 1





Jan – Mar: 2019 – 2026

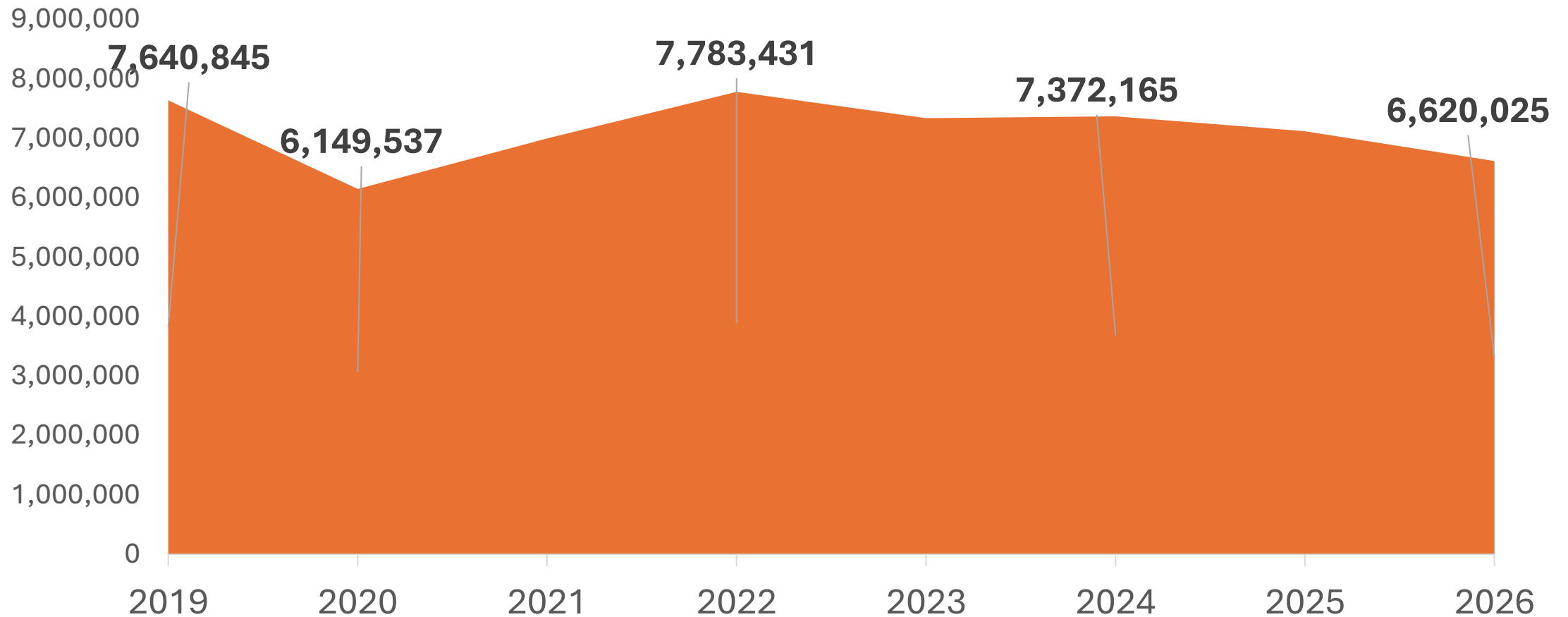
Out of Market Visitors, Summit County





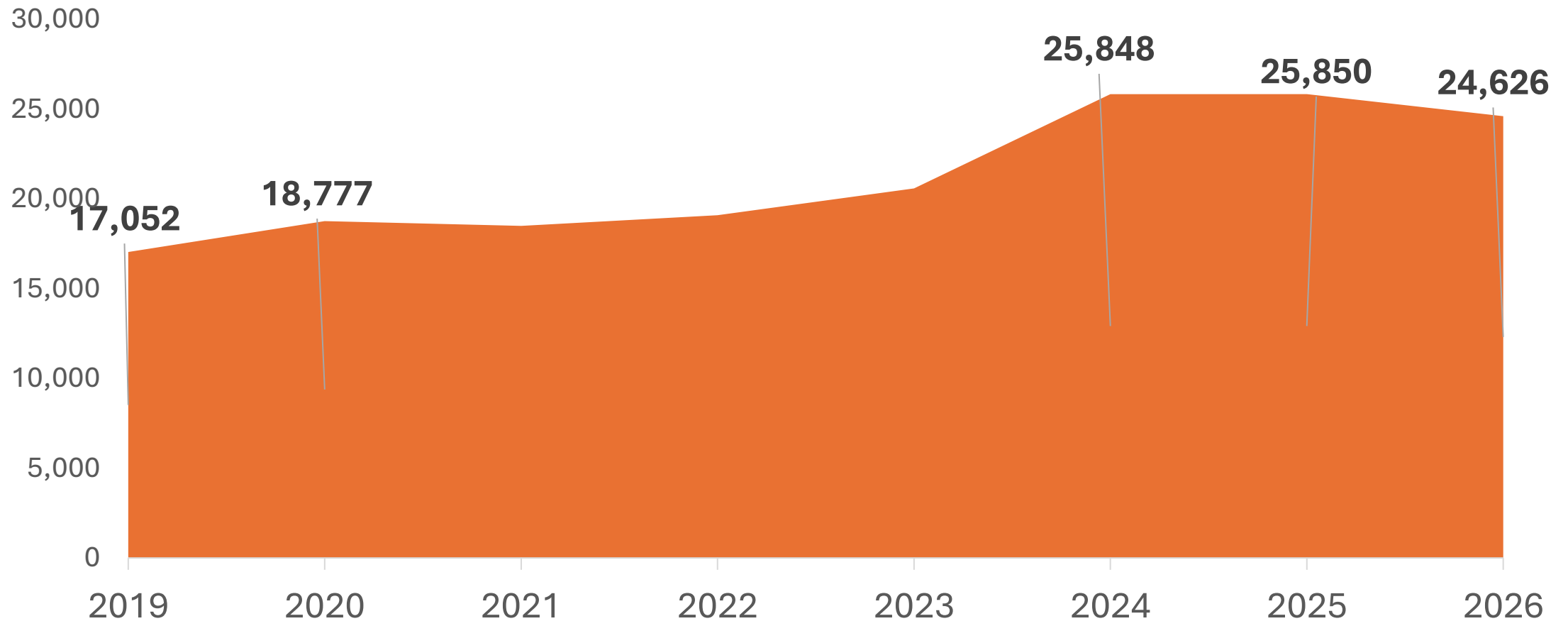
Jan – Mar: 2019 – 2026

Non-Resident Visits, Summit County



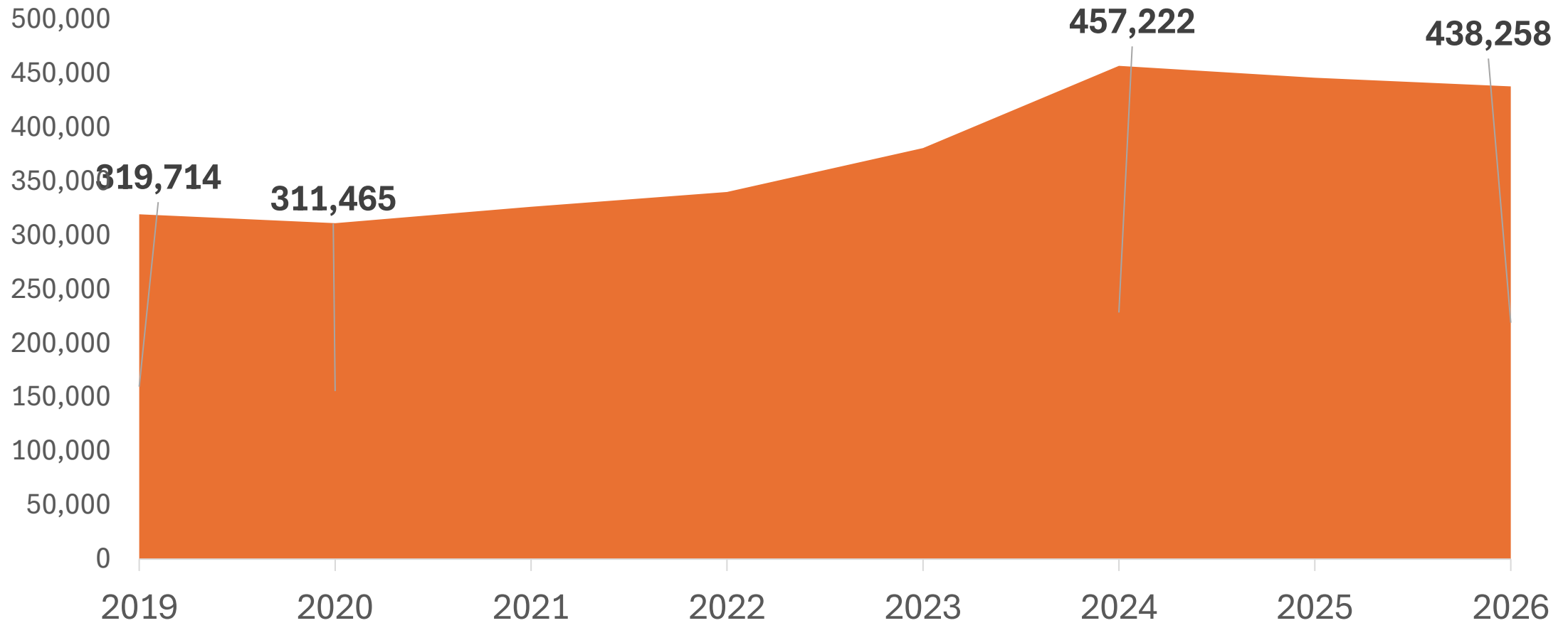


Jan – Mar: 2019 – 2026 Employees, Summit County



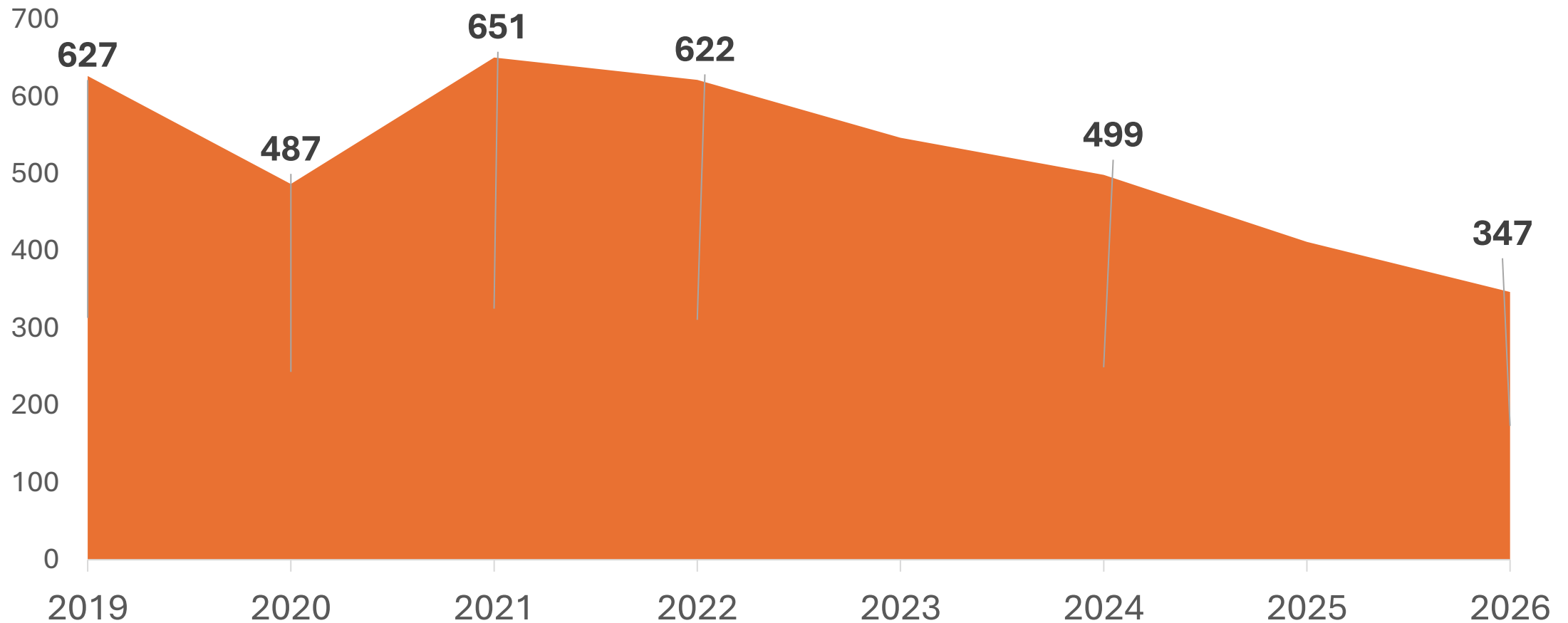


Jan – Mar: 2019 – 2026 Inbound Commuters, Summit County





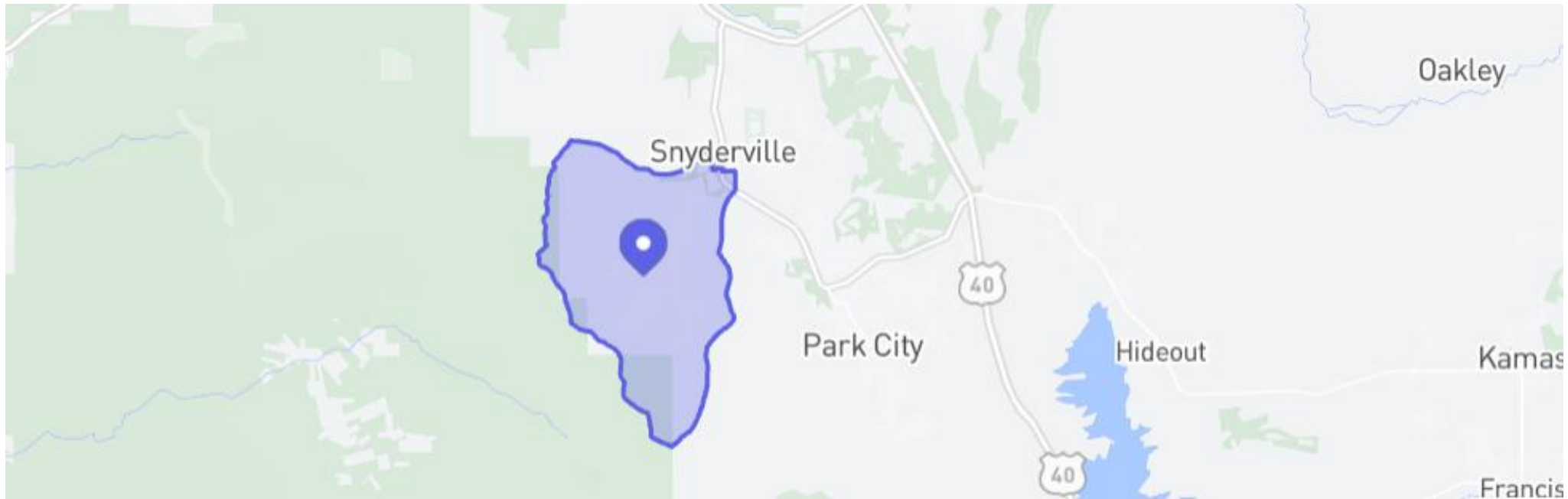
Jan – Mar: 2019 – 2026, Median Time (minutes) Spent in Market, Summit County



Neighborhood Data



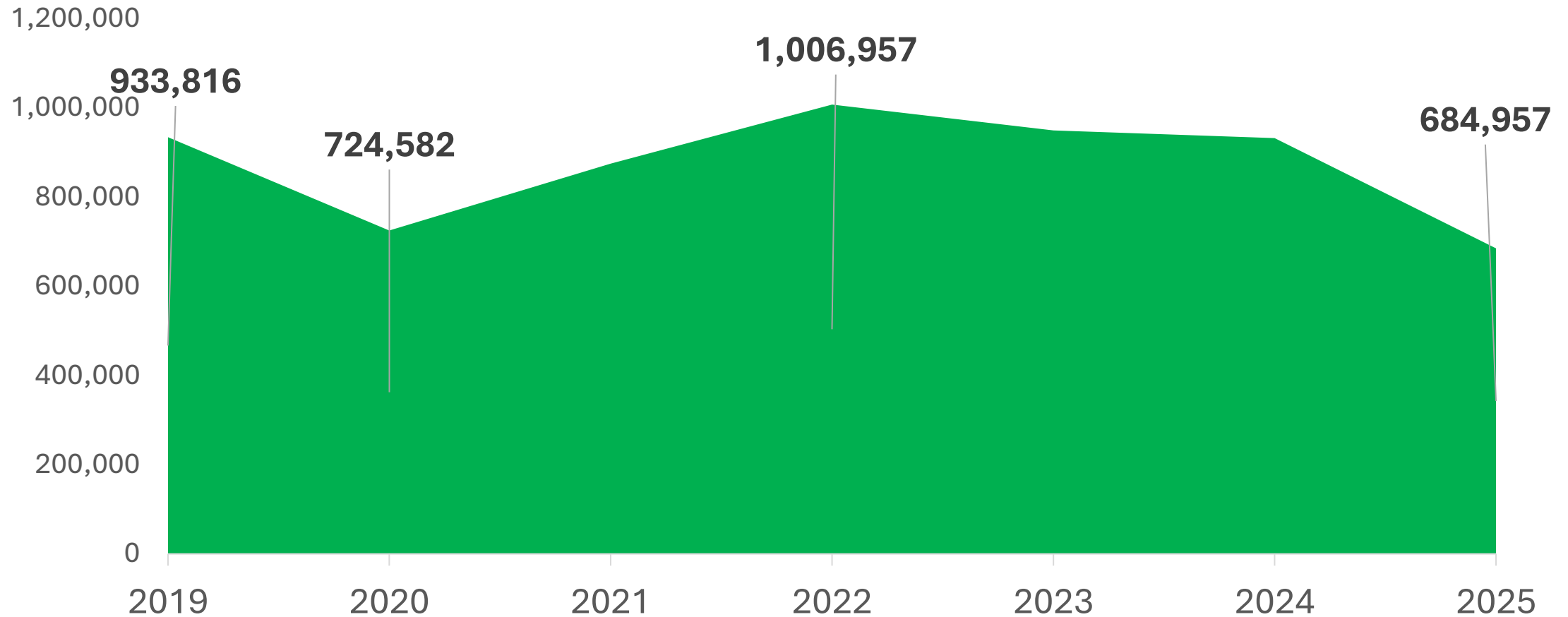
Neighborhood Data



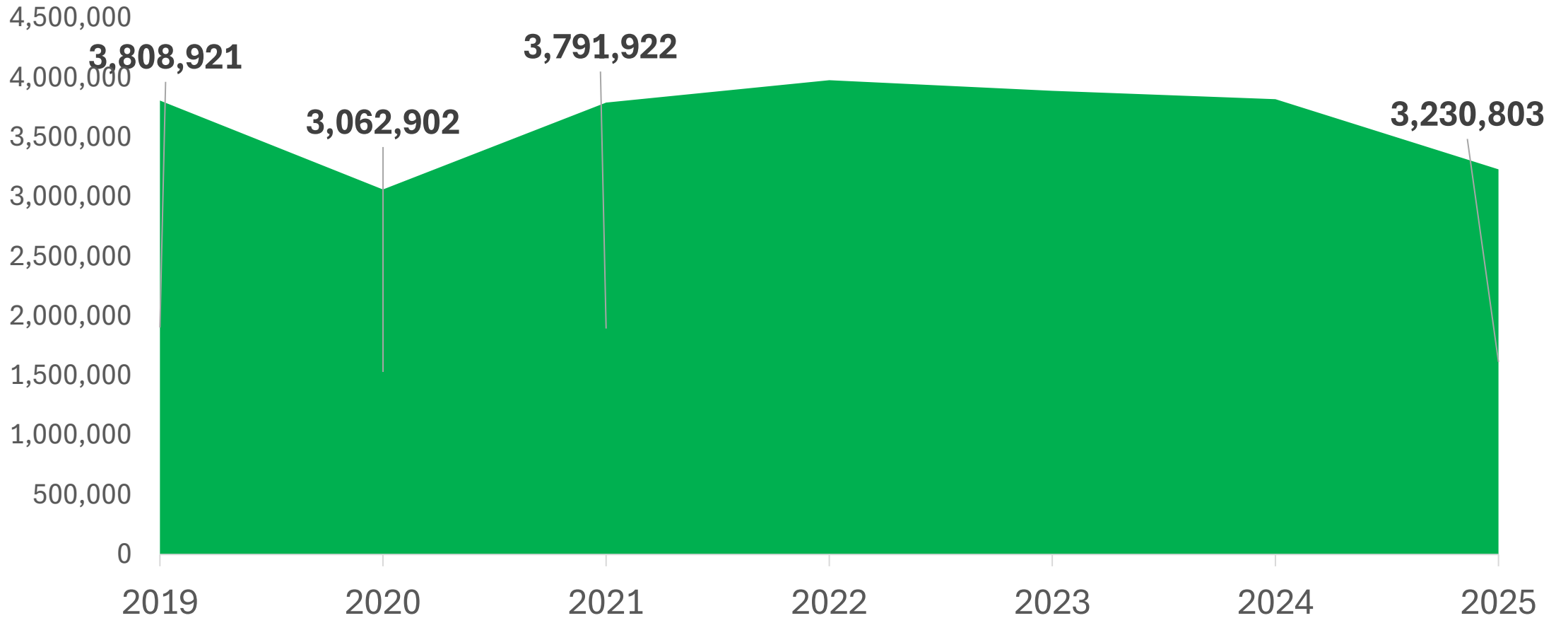
Canyons Village Neighborhood: Snyderville General Plan



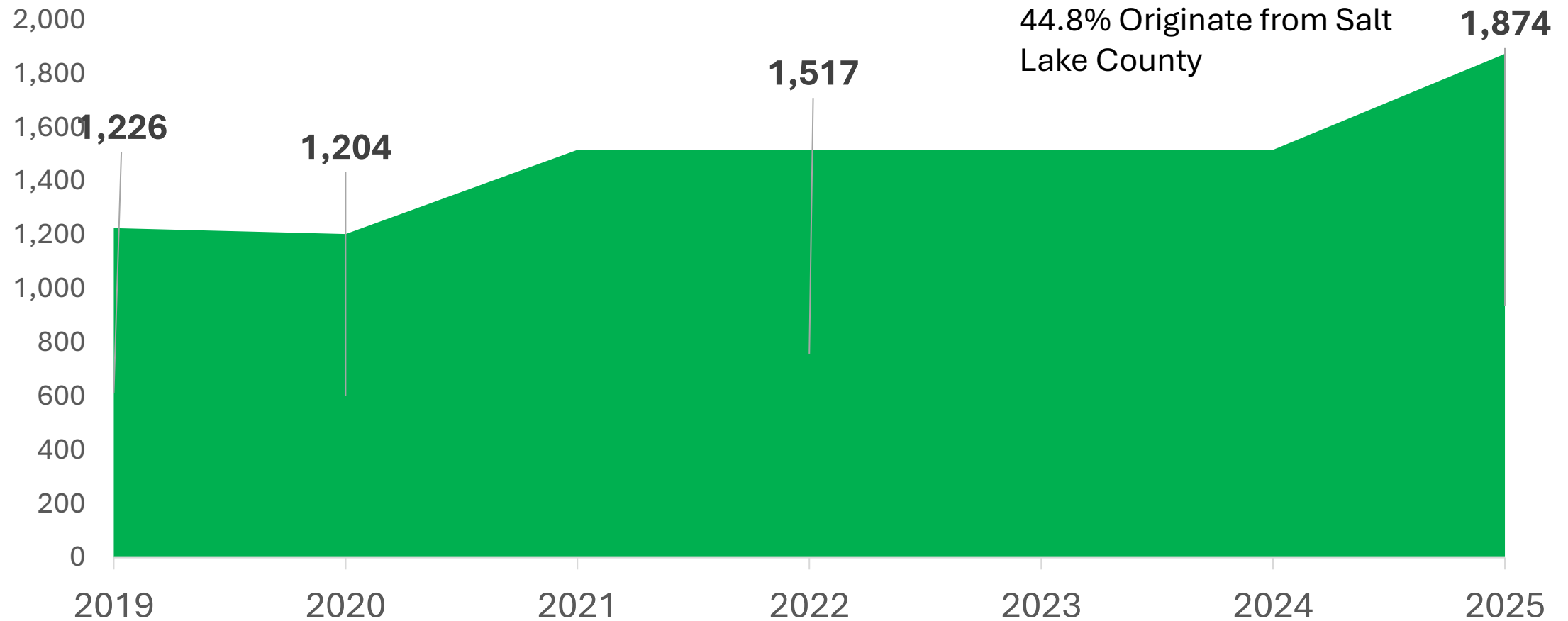
Canyons Neighborhood, Summit County Out of Market Visitors: 2019 – 2025



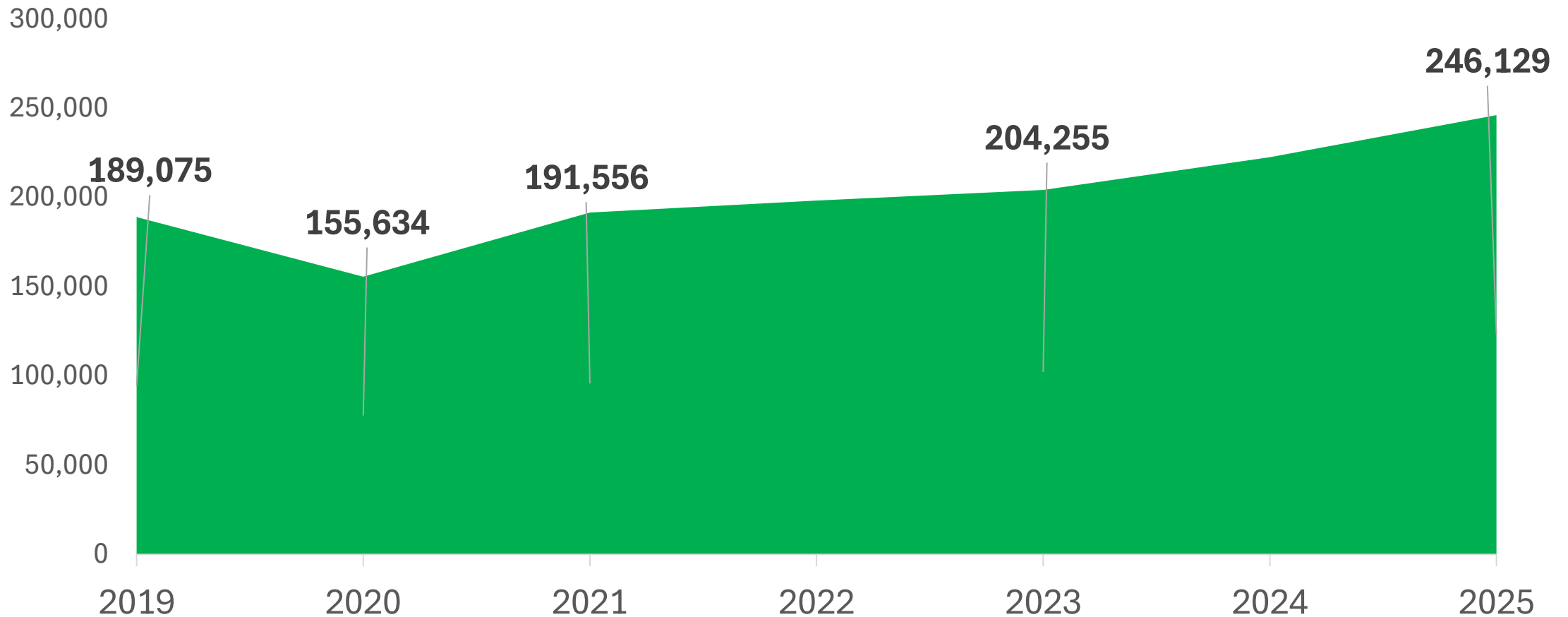
Canyons Neighborhood, Summit County Non- Resident Visits: 2019 – 2025



Canyons Neighborhood, Summit County Employees: 2019 – 2025

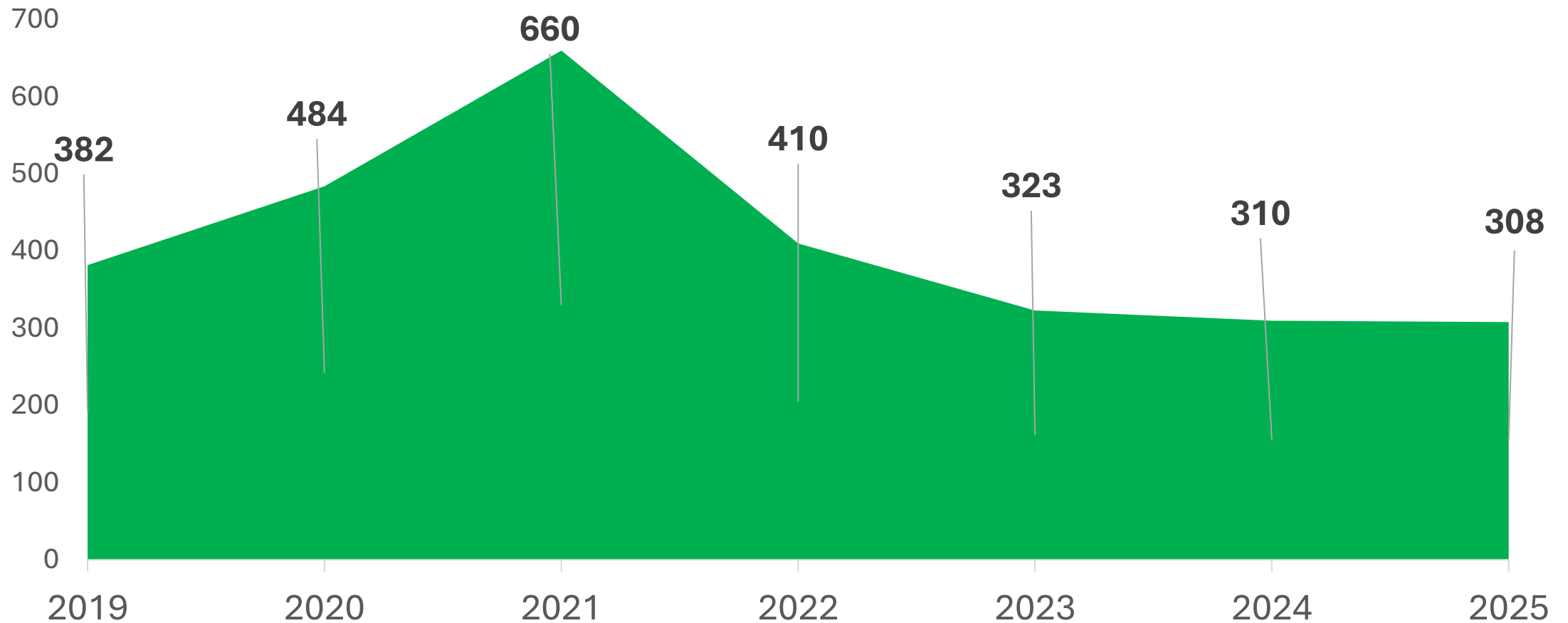


Canyons Neighborhood, Summit County Inbound Commuters: 2019 – 2025



Source: Placer.ai

Canyons Neighborhood, Summit County Visitor Median Time (minutes) Spent in Market 2019 – 2025



SPECIAL EVENTS

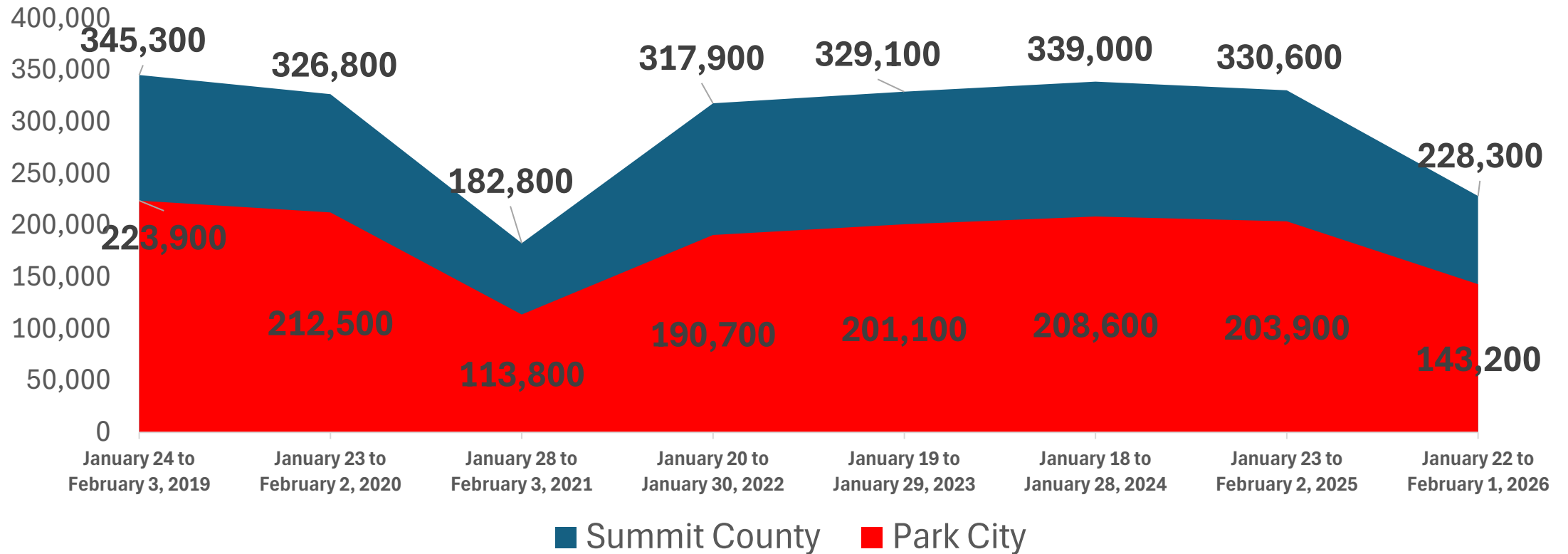


Sundance Film Festival: 2019 – 2026

Summit County & Park City

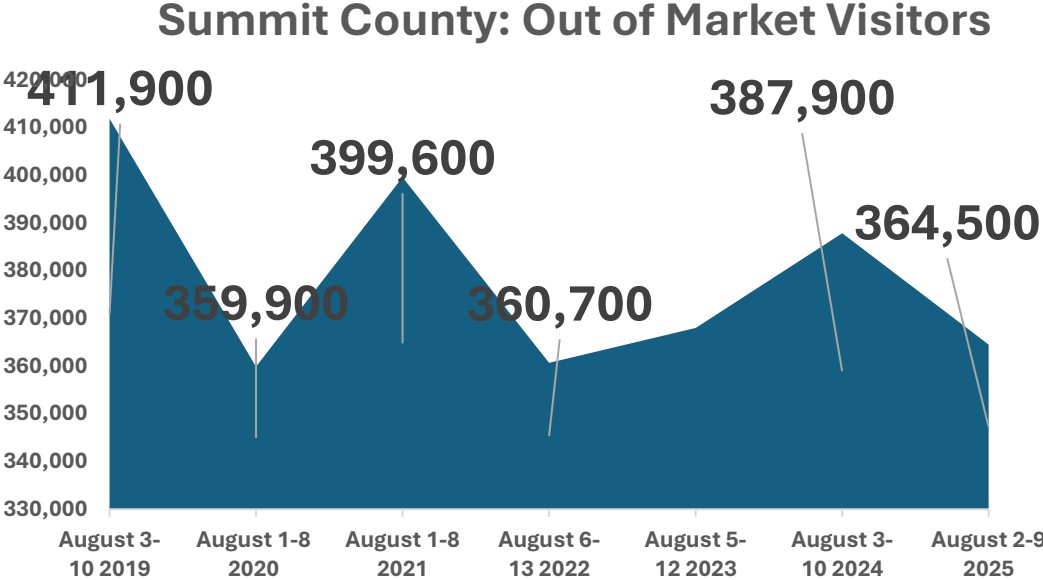
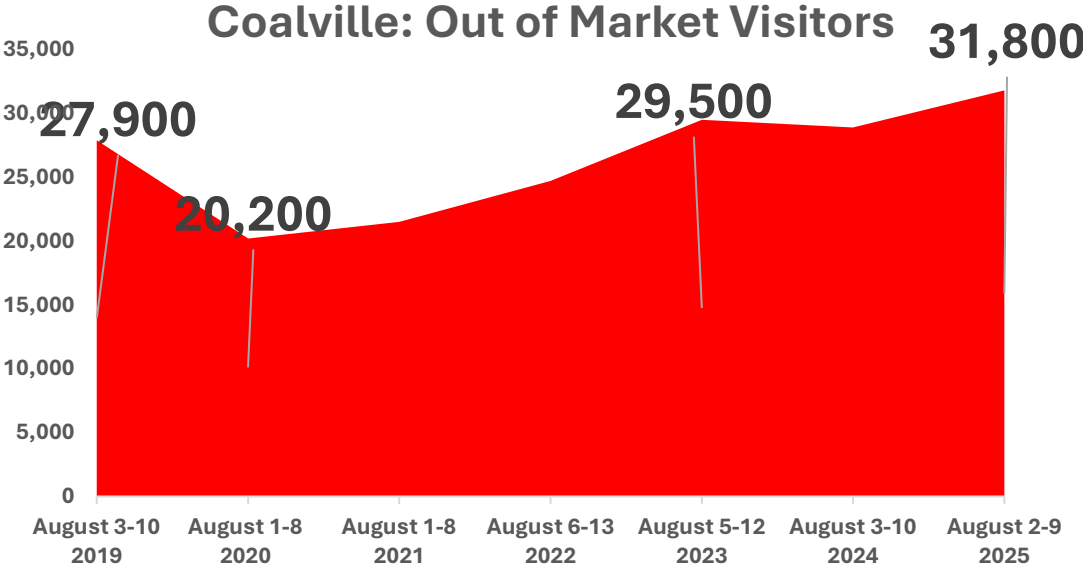


Out of Market Visitors





Summit County Fair: 2019 – 2025 Coalville City & Summit County



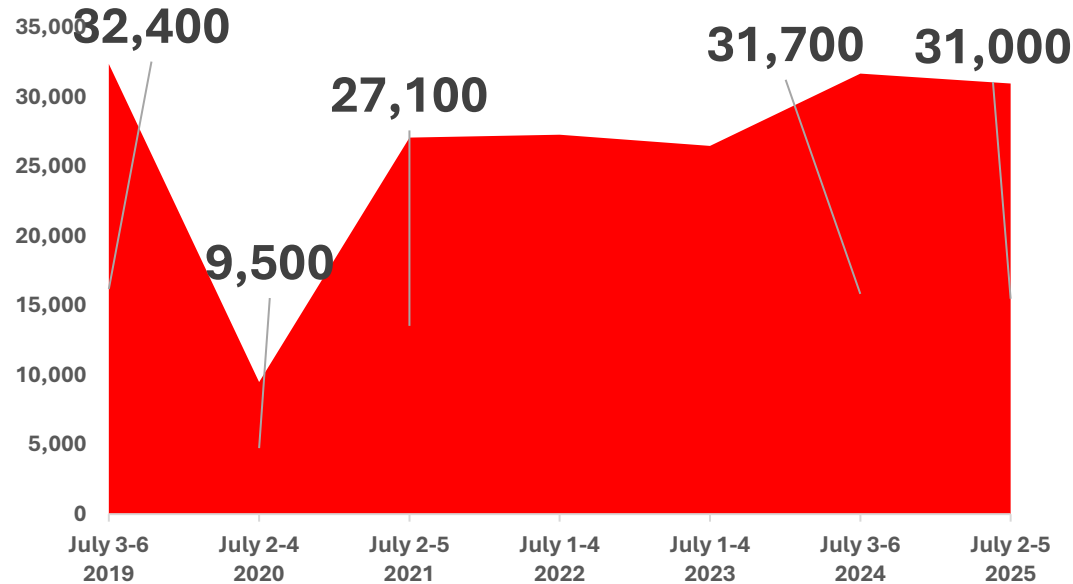
Source: Placer.ai



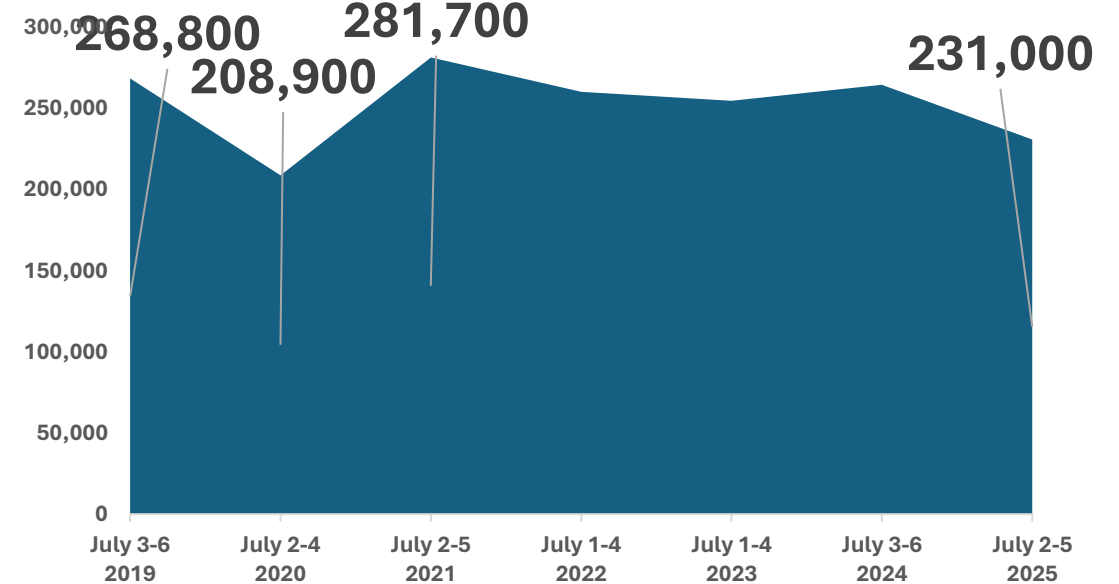
Oakley Rodeo: 2019 – 2025

Oakley City and Summit County

Oakley City: Out of Market Visitors



Summit County: Out of Market Visitors



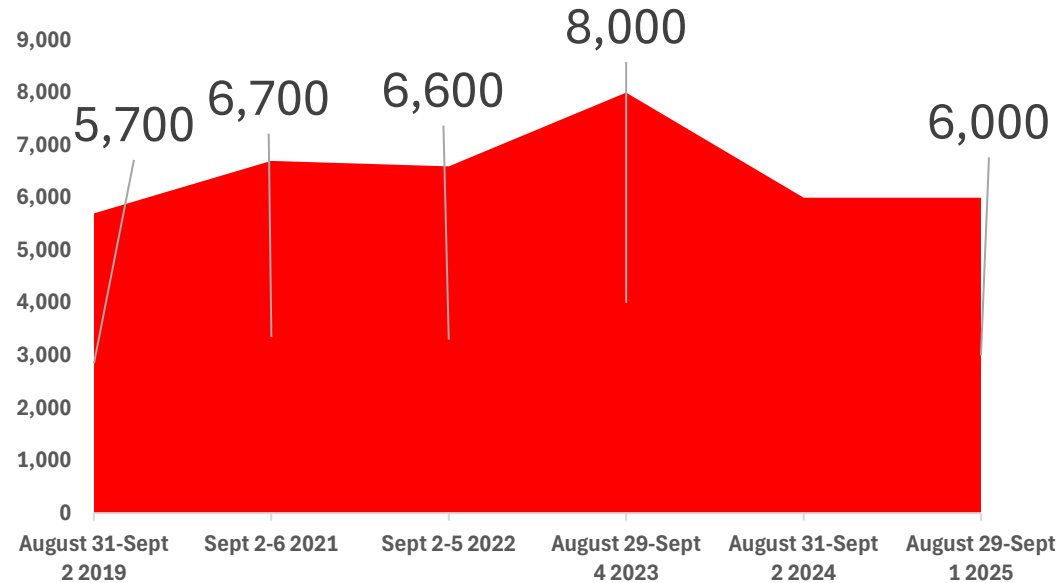


Francis Frontier Days: 2019 – 2025

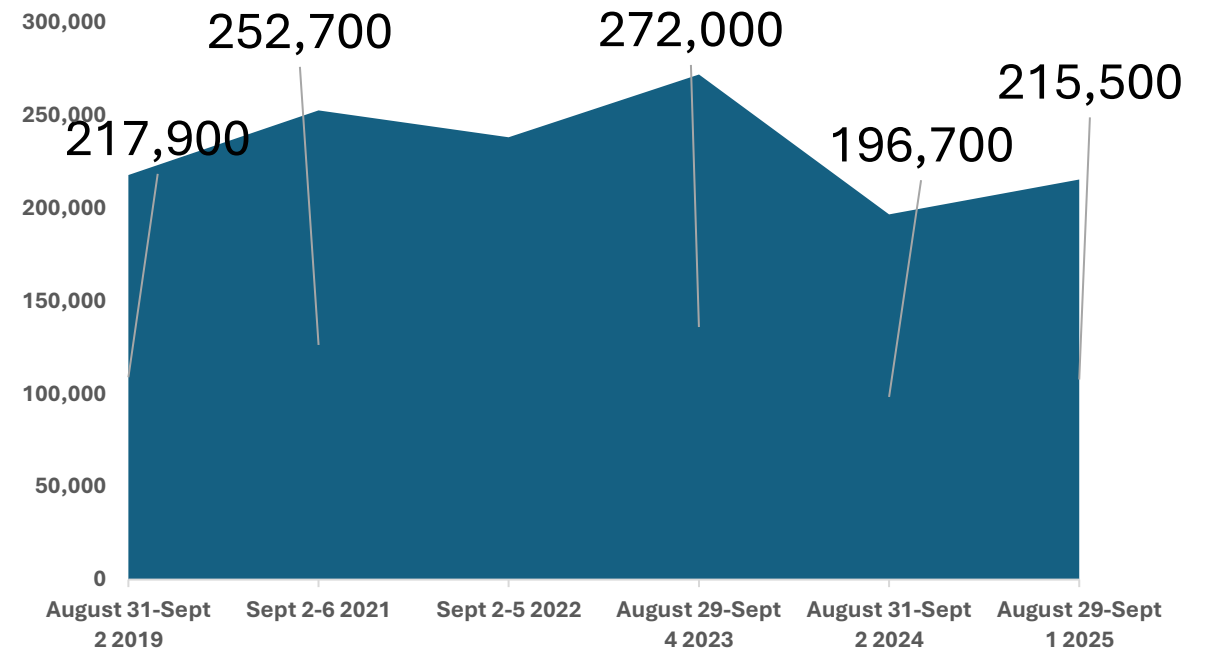
Francis Township and Summit County

Francis Township, Out of Market

Visitors



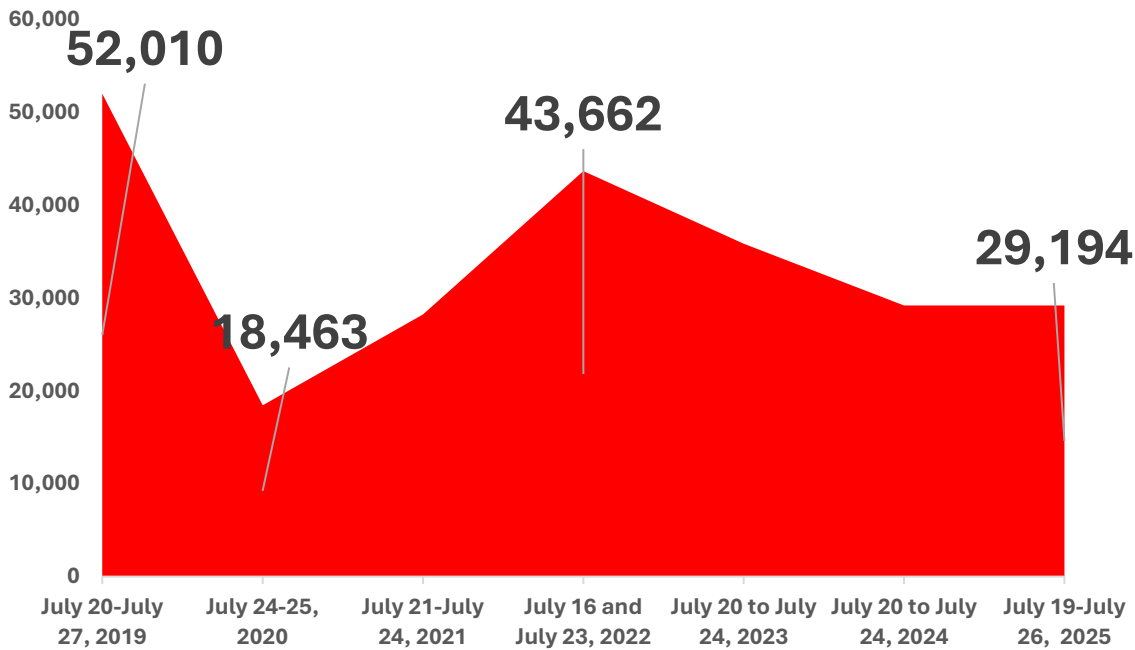
Summit County, Out of Market Visitors



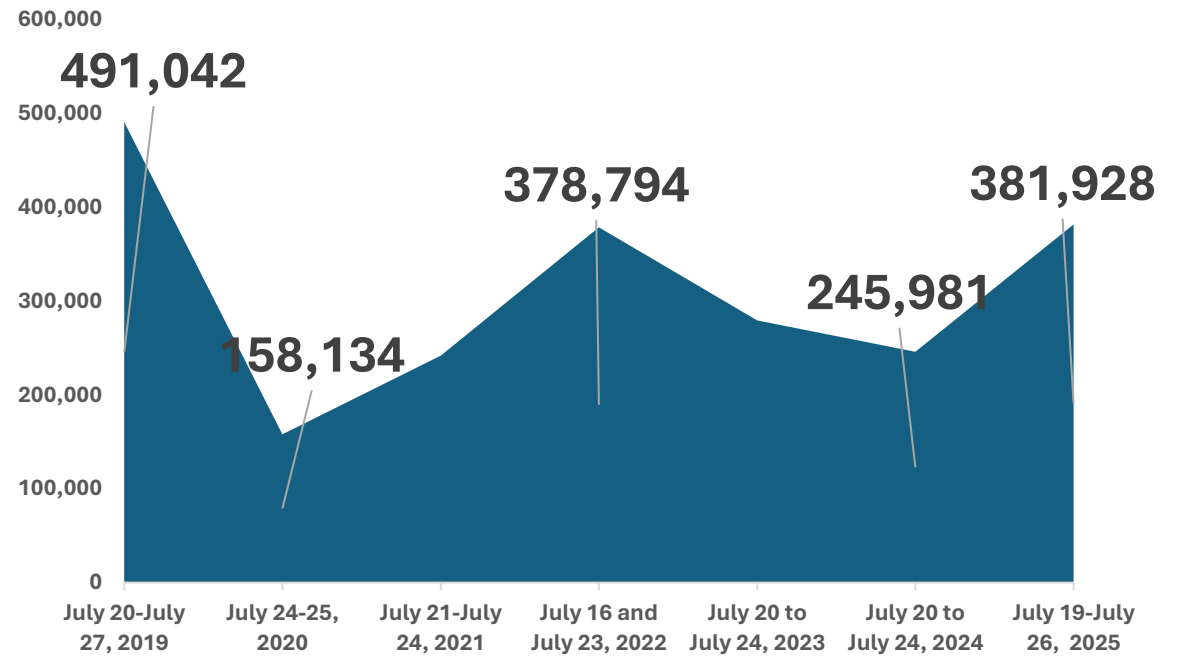


Kamas Fiesta Days: 2019 – 2025 Kamas City and Summit County

Kamas City

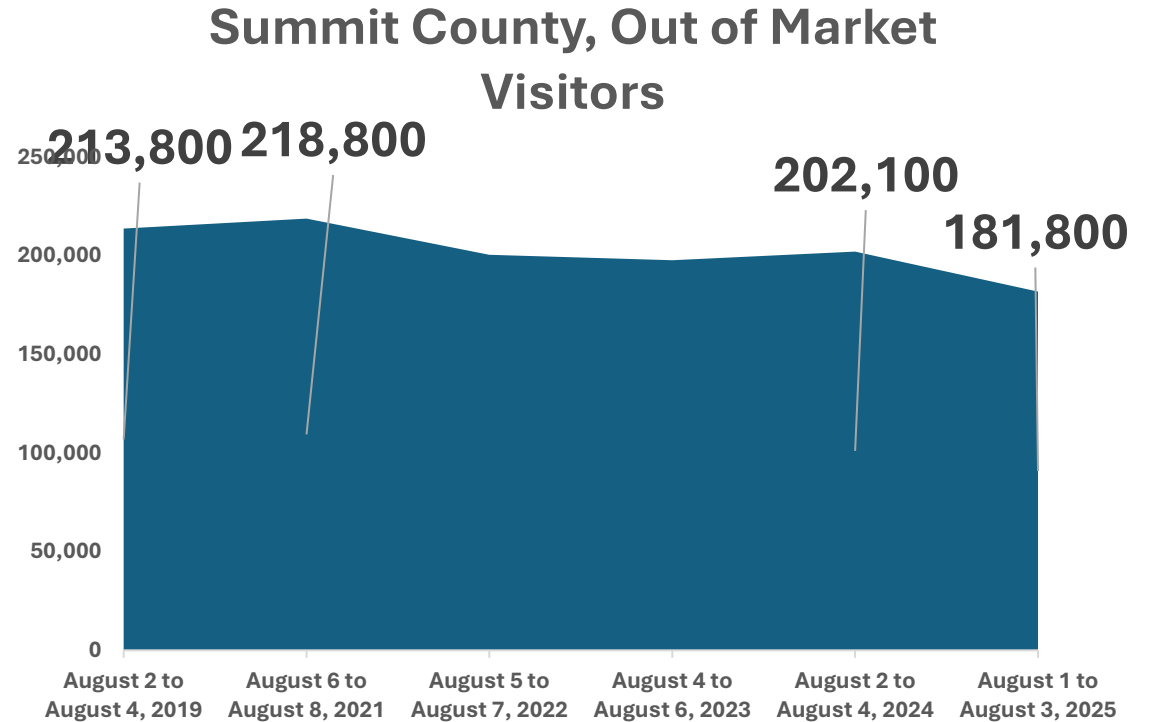
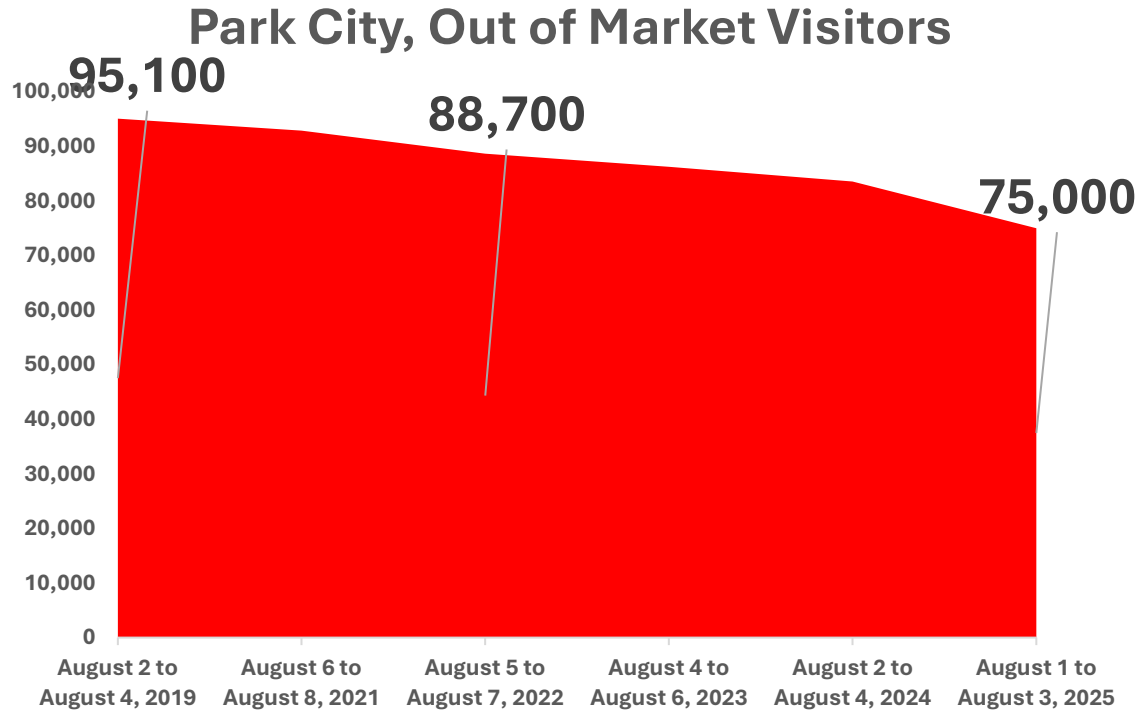


Summit County





Park City Kimball Arts Festival: 2019 – 2025 Park City and Summit County



PROPERTIES – LOCALS/VISITORS NEIGHBORHOOD ANCHORS





Visitors by
Origin, % from
Summit County
(2025)

= 63.5%





Visitors by
Origin, % from
Summit County
(2025)

= 59.7%





2025, Visitors
by Origin
% from Summit
County (2025)

= 55.2%





2025, Visitors
by Origin
% from Summit
County

= 50.4%





2025, Visitors
by Origin
% from Summit
County

= 78.6%

Macey's Pinebrook



2025, Visitors
by Origin
% from Summit
County (2025)

= 72.7%





2025, Visitors
by Origin
% from Summit
County (2025)

= 83.2%



2025, Basin Recreation Fieldhouse

- 374,142 Visits
- 24,965 Visitors
- Average Dwell Time: 76 Minutes
- Wednesday is the busiest day (5:00pm)

In Placer.ai, **visitors** represent unique individuals or devices that visit a location, while **visits** count the total number of visits, including repeat visits by the same person within a given time frame. Essentially, one visitor can generate multiple visits, making the visit count higher than the visitor count.





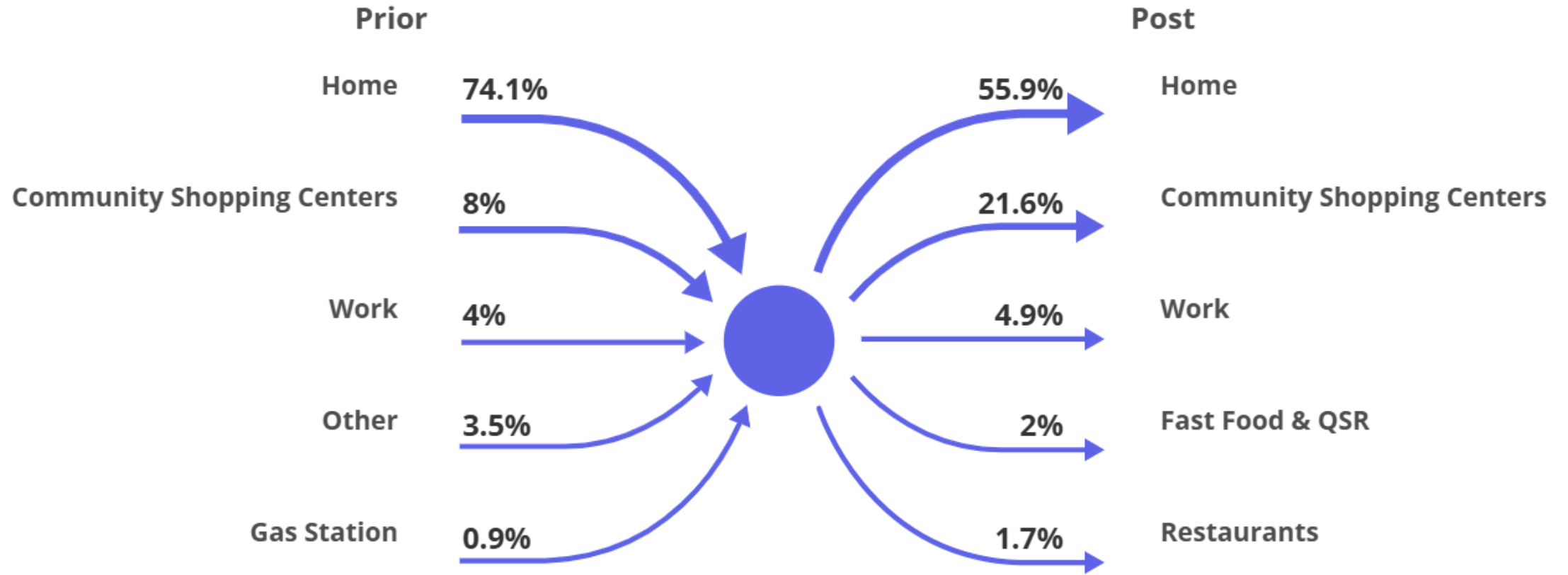
The Basin Recreation Fieldhouse
Center Dr, Park City, UT

Show by:

Location

Category

Category Group



Council Direction

- What data points would County Council like staff to prepare on a regular basis?
- Are there specific applications County Council would like staff to consider?





March 24, 2026

Summit County Council
60 North Main Street
Coalville, UT 84017

RE: Contract Extension Request – 2025 Summit County Cultural RAP Grant Program

Dear Members of the Summit County Council,

On behalf of Ballet West, I would like to express our sincere appreciation for the Council's enduring support of our mission to provide world-class dance and arts education to the residents of Summit County. I am writing to respectfully request a formal extension of our 2025 Summit County Cultural RAP Grant Program contract, which is currently set to expire on May 14, 2026. We propose extending the contract period through September 30, 2026, to accommodate a strategic shift in our programming that will notably enhance the impact of this grant for the Park City community.

As part of our long-term vision, Ballet West is dedicated to deepening its presence within Summit County. This commitment is reflected in the remarkable success of our Park City Academy, where enrollment has nearly doubled in just three years – increasing from 137 students in 2023 to 262 today. To further integrate our organization into the local community, we have established a Park City Advisory Board tasked with fostering relationships at every level, cultivating long-term support, and advocating for the arts throughout the region.

The requested extension arises from a unique opportunity to transition from a standalone performance into a multi-day festival in Park City. This initiative is designed to expand our reach, attract new audiences, and establish a recurring seasonal series in Summit County that integrates performance, film, culinary experiences, and community engagement. While our original application outlined a more traditional tour format, this evolved schedule allows us to honor our responsibilities with greater depth and sophistication.

Under this proposed extension, we have scheduled a free student matinee at the Eccles Center on May 1, 2026, at 10 AM for Summit County schools. This program features Ballet West II performing the *Sleeping Beauty Suite* and the world premiere of *Analog 13* by choreographer Josh Whitehead.

Our featured evening performance for the public will now take place on July 17, 2026, at 7 PM at the Canyons. This event will include three works performed by our Main Company principal dancers, alongside several pieces presented by a selection of our 300 Summer Intensive dancers. These dancers travel from across the country and around the world to train at our Academy, often accompanied by their families.



As part of the multi-day festival, we are working on a partnership to host a ticketed Farm-to-Table dinner in collaboration with Ballerina Farms in Kamas on July 15, 2026, merging local culinary culture with the arts. Additionally, on July 16, 2026, in partnership with Park City Film, we will offer free public screenings of the documentaries *About Face* and *Ten Times Better* at the Park City Library. These screenings will be followed by an insightful discussion with Ballet West Artistic Director Adam Sklute and Phil Chan, renowned co-founder of Final Bow for Yellowface and distinguished advocate for the arts.

This refined programming serves as a meaningful contribution to Summit County's economy and culture. By bringing artists from around the globe to perform alongside local talent and creating events that celebrate the unique character of our community, we are establishing a destination event that generates outside interest and revenue. As a premier arts organization in the Intermountain Region, Ballet West is honored to help address the cultural and economic needs of the region following a challenging winter season and the transition of other major local events.

We are grateful for your consideration of this request to extend our contract to September 30, 2026, and we look forward to our continued collaboration in making Park City and Summit County a premier destination for the arts.

Most sincerely,

Jessica Magelsen
Foundations and Government Giving Manager
Ballet West



2025 Summit County Cultural RAP Grant Program

AGREEMENT # RAPARTS-06-25

THIS AGREEMENT made and entered into this 24th day of June, 2025, by and between Summit County (herein called "County"), a body corporate and politic of the State of Utah, 60 North Main Street, Coalville, Utah 84017 and Ballet West (herein called "Recipient").

WITNESSETH

WHEREAS, RAPAC is organized by authority of the Summit County Council pursuant to the Utah Sales and Use Tax Act (§52-12-701 et. seq.). The imposition and collection of the sales tax used to fund the program was authorized under the provisions of the Utah Code, § 59-12-701 (2000) and imposed by the Summit County after a duly held election, by Summit County Resolution 2001-05 which was passed on the 8th day of March 2001.

WHEREAS, RAPAC as organized, shall have the general authority to accept applications, investigate, prioritize and present to the Summit County Council, recommendations regarding the budgeting and granting of funds collected from the RAP tax to appropriate projects.

WHEREAS, It is the mission of the RAPAC is to investigate, advise and recommend to the County Council, the best use(s) of the funds collected from the tax, for the purpose of financing, in whole or in part, recreational facilities, and botanical and cultural organizations within Summit County.

WHEREAS, In performing their duties, the RAPAC must keep in mind those purposes set forth in U.C.A. 59-12-701 (1998) as amended.

NOW THEREFORE, to ensure compliance with the statute the Recipient must disclose how the funds will be expended.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the County and Recipient hereto agree as follows:

1. **County's Responsibilities:** The County grants Recipient the sum of **Forty-One Thousand Six Hundred Fifty Dollars (\$41,650.00)**, with payment to be made to Recipient upon execution of this Agreement.

Recipient Responsibilities: Funds will be used on a main stage performance with a free student matinee and an evening performance for the public. Also, to present Ballet and the Sleeping Beauty in one Summit County Elementary school benefiting 400-500 students and teachers. Additionally, a digital format of this program will be offered to all Summit County schools with a digital study guide, class assignments, and supplementary teacher resources. Ballet West also plans to offer a digital presentation of *Beauty and the beast and Glass Slipper* free-of-charge to all schools throughout Utah, including Summit County. Ballet West will also continue its Senior Steps program via in-person classes as well as continuing to offer digital format classes on their YouTube channel. Please make sure the RAP Cultural Logo is utilized as much as possible. RAP Cultural Grant Funds may not be used for capital improvements, public school and/or school; programs or hiring of temporary or permanent staff in

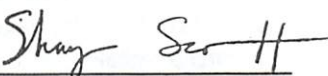
any school or school system, performances, events, and activities that take place outside of Summit County and non-cultural celebratory activities. Grantee is solely responsible for submitting all reports, financial back up information and unused monies to Summit County by stated due date – failure to do so will result in disqualification for future grants.

2. If an event is cancelled or affected for any reason, funds are to be returned to Summit County.
 - a. Grant Restrictions: Notwithstanding Section 2(a) above and pursuant to the Council’s grant approval, Recipient shall not use the grant funds to fund any capital expenditures.
 - b. Financial Report: Recipient shall submit a financial report which details the use of the granted funds, and which confirms that the funds were spent in accordance with any restrictions of the grant as outlined above. Please see document titled “Cultural RAP Grant Financial Reporting Guidelines” for specific directions. The financial report shall be submitted online at <https://www.summitcounty.org/867/RAP---Cultural-Tax-Grant> no later than May 14, 2026. Untimely submitted financial reports shall result in a 10% penalty during the next grant cycle. Financial reports received after May 21, 2026, shall automatically disqualify the Recipient from eligibility for Cultural RAP tax funding during the next grant cycle.
 - c. Failure to Spend the Grant: In the event any of the grant funds are not spent by the Recipient by May 14, 2026, Recipient shall immediately return the funds to the County.
3. No Guarantee: Recipient acknowledges that approval of 2025 funding is no guarantee of funding in future years.
4. Term. The term of this Agreement from the date of Summit County Council approval of award request, May 14, 2025, to expire May 14, 2026.
5. Invalidity. If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
6. Governing Law. This Agreement shall be interpreted according to the laws of the State of Utah.
7. Entire Agreement. This Agreement contains the entire agreement between the parties concerning its subject matter, and no representations, inducements, promises, or agreements, oral or otherwise, between the parties with reference to it and not embodied in this Agreement shall be of any force or effect.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Summit County

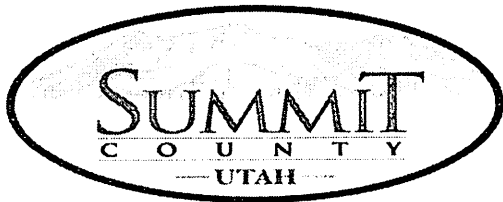
By:



Shayne Scott
County Manager

Recipient

By: 
Jessica Magelsen



PURCHASE ORDER

SUMMIT COUNT

60 N Main
Coalville UT 84017

THIS ORDER
NUMBER
MUST APPEAR # 250208
ON YOUR
INVOICE

Department: RAP-ART

ISSUED TO: BALLETT WEST
ATTN: ELIZABETH CRAWFORD
52 W 200 S
SALT LAKE CITY UT 84101

BILL TO/SHIP TO: COALVILLE OFFICES
60 NORTH MAIN STREET
PO BOX 128
COALVILLE UT 84017

Purchase Order Date: 06/23/2025

Terms: NET30

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>GL ACCOUNT</u>
1.00	Raparts 06-25	41,650.00	41,650.00	29-4510-610-000

TOTAL 41,650.00

INFORMATION TECHNOLOGY AUTHORIZATION _____

COUNTY MANAGER AUTHORIZATION _____

PURCHASING OFFICER _____



Memorandum:

Date: April 22, 2026

To: Council Members

From: Shayne Scott

Re: Recommendation to reappoint a member to the Summit County Library Board of Directors

Advice and consent of the County Manager's recommendation to reappoint Jesse Meshkov to serve on the Summit County Library Board of Directors. Term of service to expire February 28, 2030.

LIBRARY BOARD OF DIRECTORS

Expires February 28th of each year

4-year terms – Serving no more than two consecutive terms

NAME	EMAIL ADDRESS	ADDRESS	CONTACT NUMBERS	TERM EXPIRES	# of Terms	1 st appointed	Reappointed
Lo Bannerman Dennis Vice Chair	lcbannerman@gmail.com	343 Nelly Lane Coalville, UT 84017	714-308-1604	2027	1	4/12/23	
Caroline Willoughby	caroline.mary.willoughby@gmail.com	1200 East Chalk Creek Road Coalville, UT 84017	435-336-2947	2027	2	3/6/19	4/12/23
Tina Pignatelli	cpignatelli@hotmail.com	2503 Aspen Springs Drive Park City, UT 84060	703-969-2442	2027	2	3/6/19	4/12/23
Heather Hoyt	heatherwhoyt@gmail.com	5830 N State Road 32 Peoa, UT 84061	801-655-3258	2028	2	8/24/22	6/5/24
Emily Stolen	emilystolen@gmail.com	5934 Kingsford Ave. Park City, UT 84098	602-540-8255	2028	2	4/15/20	6/5/24
Amy Fiedler	Amysunshine000@gmail.com	802 W Bridle Way Oakley, UT 84055	435-962-4051	2029	1	3/19/25	
Monica Schaffer	schaffer.m@me.com	7305 Pine Ridge Drive Park City, UT 84098	801-558-0083	2029	1	3/19/25	
Amanda Norton	amandanorton1@yahoo.com	9073 Upper Lando Lane Park City, UT 84098	703-229-9875	2029	2	3/24/21	3/19/25
Jesse Meshkov Chair	jesse.meshkov@gmail.com	6052 Kingsford Ave Park City, UT. 84098	917-509-1900	2026	1	04/6/22	
Megan McKenna County Council	mmckenna@summitcountytah.gov	60 N Main Street Coalville, UT 84017		Ex-officio			

Updated 3/21/25



MINUTES

SUMMIT COUNTY

County Council

RICHINS BUILDING AUDITORIUM, 1885 W. UTE BLVD

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

WEDNESDAY, MARCH 11, 2026

Meeting also conducted via Zoom.

DRAFT

1. **Closed Session (12:44 PM)**

Tonja B Hanson made a motion to enter closed session to discuss property acquisition. (12:44 PM). Megan McKenna seconded, and all voted in favor, (5-0).

1) ***Property acquisition*** (12:44 PM)

Council members Hanson, Harte, Armstrong, Robinson, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Lands and Natural Resources Director Jessica Kirby and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (12:44 PM)

Tonja B Hanson made a motion to leave closed session to discuss property acquisition and enter closed session to discuss litigation. (1:11 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

2) ***Litigation*** (1:11 PM)

Council members Hanson, Harte, Armstrong, Robinson, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Civil Deputy Attorney Ryan Stack, Lands and Natural Resources Director Jessica Kirby, Public Works Director John Angell and Executive Secretary Annette Singleton met in closed session to discuss litigation. (1:11 PM)

Tonja B Hanson made a motion to leave closed session to discuss litigation and enter closed session to discuss personnel (1:39 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

3) ***Personnel*** (1:39 PM)

Council members Hanson, Harte, Armstrong, Robinson, and McKenna, along with Manager Shayne Scott, Chief Civil Deputy Attorney Dave Thomas, Personnel Management Director

David Warnock and Executive Secretary Annette Singleton met in closed session to discuss personnel. (1:39 PM)

Tonja B Hanson made a motion to leave closed session and enter open session (2:34 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: Closed Affidavit 3-11-26

2. **Work Session (2:40 PM)**

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

Shayne Scott
Janna Young
Dave Thomas
Laura Kuhrmeyer
Carl Miller
Melissa Mendez
Jennifer Chappell

1) ***Pledge of Allegiance (2:41 PM)***

2) ***Work Session - Interview applicants for vacancies on the Summit County Housing Authority Board of Commissioners (2:41 PM)***

Attachment: Cover Page

Joan Meixner interviewed for the Summit County Housing Authority Board of Commissioners. (2:42 PM)

Rich Sonntag interviewed for the Summit County Housing Authority Board of Commissioners. (2:50 PM)

Jennifer Lewis interviewed for the Summit County Housing Authority Board of Commissioners. (3:00 PM)

Dre Castella interviewed for the Summit County Housing Authority Board of Commissioners. (3:07 PM)

Ben Castro interviewed for the Summit County Housing Authority Board of Commissioners. (3:17 PM)

3) ***Update on PEAK Center, design, scope and budget; Shayne Scott and Janna Young (3:26 PM)***

Attachment: Cover Page

Attachment: Staff Report PEAK.doc

Attachment: Floor Plan Diagram.pdf

Manager Shayne Scott and Deputy Manager Janna Young presented updates on PEAK Center. (3:26 PM)

Council members commented and asked questions. Manager Scott and Deputy Young responded. (3:32 PM)

Council Chair Roger Armstrong joined the meeting. (3:35 PM)

Roger Armstrong
Christopher Robinson
Tonja B Hanson

Shayne Scott
Janna Young
Dave Thomas
Laura Kuhrmeyer

Canice Harte
Megan McKenna

Carl Miller
Melissa Mendez
Jennifer Chappell

Council Chair Roger Armstrong left the meeting. (3:54 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Laura Kuhmeyer
Carl Miller
Melissa Mendez
Jennifer Chappell

3. **Closed Session - Personnel** (3:59 PM)

Christopher Robinson made a motion to enter closed session to discuss personnel. (3:59 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

Council members Hanson, Harte, Robinson, and McKenna, along with Manager Shayne Scott and Chief Civil Deputy Attorney Dave Thomas met in closed session to discuss personnel. (3:59 PM)

Tonja B Hanson made a motion to leave closed session to enter open session. (4:18 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Attachment: Closed Affidavit 3-11-26

4. **Consideration of Approval** (4:18 PM)

- 1) ***Discussion and approval of members to be appointed to the Summit County Housing Authority Board of Commissioners*** (4:18 PM)

Attachment: Cover Page

Attachment: 031126 appt to Summit County Housing Authority Board of Commissioners.docx

Megan McKenna made a motion to appoint Joan Meixner, Rich Sonntag, and Jennifer Lewis to new terms that would expire on February 28, 2030. (4:18 pm). Christopher Robinson seconded, and all voted in favor, (4-0).

- 2) ***Approval of Council Minutes dated January 28, 2026, and February 25, 2026*** (4:18 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 1-28-26.pdf

Attachment: SCC Draft Minutes 2-25-26.pdf

Tonja B Hanson made a motion to approve January 28, 2026, meeting Minutes as presented in the packet. (4:19 PM). Megan McKenna seconded, and all voted in favor, (3-0). Abstain: Canice Harte.

Christopher Robinson made a motion to approve Minutes from the meeting held February 25, 2026. (4:19 PM). Tonja B Hanson seconded, and all voted in favor, (3-0). Abstain: Megan McKenna.

- 3) ***Continued discussion and possible action regarding Ordinance No. 820-A, an Ordinance Approving and Adopting the 4th Amended Development Agreement (DA) for the Utah Olympic Park Specially Planned Area. Parcels PP-63-A, PP-62-3-UAF, KJS-6-1AM, PP-62-KJS, PP-62-4, and PP-62-KJS, located in Summit County, Utah. Applicant: Utah Olympic Legacy Foundation (UOLF); Laura Kuhrmeyer, County Planner (4:20 PM)***

Attachment: Cover Page

Attachment: UOP 4th DA Amendment Council Work Session 3.11.26

Attachment: Exhibit A: January 28, 2026 Staff Report and Exhibits

Attachment: Exhibit B: Proposed Redlined Housing Agreement

Attachment: Exhibit C: January 13 2026 Planning Commission meeting Staff Report

Chief Civil Deputy Attorney Dave Thomas presented the process for Ordinance No. 820-A. (4:21 PM)

Planner Laura Kuhrmeyer presented the adoption of Ordinance No. 820-A to the County Council. (4:31 PM)

Applicants Colin Hilton, President and CEO of Utah Olympic Legacy Foundation (UOLF), along with Jamie Kimball, UOLF General Manager, Christopher Conebee, Principal of Utah Development and Construction, and Thomas Wadsworth, Real Estate Development and Construction Management of Utah Development and Construction, addressed questions from the last Council meeting on 1/28/2026 about the Utah Olympic Park Specially Planned Area (SPA). (4:35 PM)

Council members commented and asked questions. Planner Kuhrmeyer, applicants Hilton, Conebee, Kimball, and Wadsworth, along with Chief Civil Deputy Attorney Thomas, and Manager Scott responded. (5:02 PM)

Recess (5:55 PM)

5. **Public Input (6:01 PM)**

Council Chair Harte opened the meeting for public comment. (6:01 PM)

Madonna Marron came forward to speak. (6:03 PM)

Council Chair Harte closed the meeting for public comment. (6:10 PM)

Attachment: Sign-In Sheet 3-11-26

Attachment: Madonna Marron- Public Comment Materials

6. **Consideration of Approval Continued (6:11 PM)**

- 4) ***Continued discussion and adoption of Resolution No. 2026-07, a Resolution of the County Council of Summit County, Utah Providing for the Creation of Resort Core Public Infrastructure District No. 1 as an Independent District; Authorizing and Approving a Governing Document; Appointing a Board of Trustees; Authorizing Other Document in Connection Therewith; and Related Matters; Samuel Elder, and Laurel Simpson (6:11 PM)***

Attachment: Cover Page

Attachment: Resort Core PID Presentation - Summit County Council Meeting 3.11.25-corrected.pdf

Samuel Elder, DA Davidson Managing Director and Public Finance Banker, Laurel Simpson, Associate General Counsel, Development Associate, TC-FC, and Randell Larsen, Gilmore & Bell, P.C., attorneys, presented Resolution 2026-07 to Council. (6:11 PM)

Council commented and asked questions. Director Elder, Attorney Simpson, Randall Larsen, Gilmore & Bell, P.C. attorneys, Chief Civil Deputy Attorney Dave Thomas responded. (6:19 PM)

Christopher Robinson made a motion to adopt Resolution No. 2026-07, a Resolution of the County Council of Summit County, Utah providing for the creation of Resort Core Public Infrastructure District No. 1 as an independent district; authorizing and approving a governing document; appointing a board of trustees; approving a board of trustees consistent with HB 507's new change; authorizing other documents in connection therewith and related matters, subject to the following: that at bond issuance, from the proceeds or from whatever sources, there be made available up to \$1,000,000, not \$500,000, for use on the transit center at the Canyons as part of the High Valley Transit bus rapid transit project; the design of the transit center is in the discretion of and subject to the approval of High Valley Transit as worked out by counsel in the governing documents; and that the owner of the property where the road is and the transit center is convey to the County or license to it or otherwise legally make the property available in a manner that is acceptable to the County and High Valley in their sole discretion, and that if necessary in order for the funding to work that TCFC take over, within that million dollar limit, construction of the transit center if there are federal impediments to making it part of the federal project for the bus rapid transit. (6:35 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

Attachment: Resolution 2026-07 Providing for the creation of a resort Core Public Infrastructure District No.1 As An Independent District Executed

- 5) ***Discussion and approval of Ordinance No. 1006, an Ordinance of the County Council of Summit County, Utah, Enacting Title 2, Chapter 45 of the Summit County Code, Emergency Services Sales Tax Grant Program; Shayne Scott*** (6:41 PM)

Attachment: Cover Page

Attachment: Emergency Services Sales Tax Grant Program Ordinance (dlt 2.6.2026).doc

Manager Shayne Scott and Chief Civil Deputy Attorney Dave Thomas presented Ordinance No. 1006 to Council. (6:41 PM)

Council commented and asked questions. Manager Scott and Chief Civil Deputy Attorney Dave Thomas responded. (6:43 PM)

Tonja B Hanson made a motion to approve Ordinance No. 1006, an Ordinance of the County Council of Summit County, Utah, Enacting Title 2, Chapter 45 of the Summit County Code, Emergency Services Sales Tax Grant Program as presented in the packet. (6:46 PM). Christopher Robinson seconded, and all voted in favor, (4-0).

Attachment: Ord 1006 Emergency Services Sales Tax Grant Program Executed

- 6) ***Council and Manager comments*** (6:46 PM)

Attachment: Cover Page

Council member Christopher Robinson provided updates about his activities on behalf of the Council last week. (6:47 PM)

Council member Tonja B Hanson provided updates about her activities on behalf of the Council last week. (6:47 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (6:48 PM)

Manager Shayne Scott updated the Council about activities at the County. (6:50 PM)

- 7) ***Consideration and approval of Resolution No. 2026-09, a Resolution of the Summit County Council Expressing Support for Summit County and High Valley Transit's Fiscal Year 2027 Community Project Funding Request for a Kimball Junction Transit Center and Parking Structure and Certifying the County's Commitment to Provide any Required Matching Funds; Janna Young*** (6:51 PM)

Attachment: Cover Page

Attachment: Resolution_Kimball Junction Transit Center CPF.docx

Deputy Manager Janna Young presented Resolution No. 2026-09 to Council. (6:51 PM)

Council members commented and asked questions. Deputy Young responded. (6:55 PM)

Christopher Robinson made a motion to approve Resolution No. 2026-09, a Resolution of the Summit County Council Expressing Support for Summit County and High Valley Transit's Fiscal Year 2027 Community Project Funding Request for a Kimball Junction Transit Center and Parking Structure and Certifying the County's Commitment to Provide any Required Matching Funds already accumulated. (6:57 PM). Megan McKenna seconded, and all voted in favor, (4-0).

Attachment: Res 2026-09 Summit County and High Valley Transit's Fiscal Year 2027 Community Project- Executed

7. **Council Communications**

- 1) State Route 32 Corridor and City Centers Plan; Carl Miller

Attachment: Cover Page

Attachment: SR 32 Corridor Plan County Council memo 031126.pdf

Attachment: SR32 Corridor Plan County Council 031126.pdf

8. **Adjournment** (6:58 PM)

Canice Harte, Chair

Eve Furse, Clerk

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.



MINUTES

SUMMIT COUNTY

County Council

RICHINS BUILDING AUDITORIUM, 1885 W. UTE BLVD

1885 W. UTE BLVD., PARK CITY, UTAH, 84060

WEDNESDAY, MARCH 18, 2026

Meeting also conducted via Zoom.

DRAFT

1. **Closed Session - Personnel (12:40 PM)**

Megan McKenna made a motion to enter closed session to discuss personnel. (12:40 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott and Human Resources Director David Warnock met in closed session to discuss personnel. (12:40 PM)

Tonja B Hanson made a motion to leave closed session and enter open session. (1:57 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: Closed Affidavit 3-18-26

Move to Council chambers (2:00 PM)

2. **Work Session (2:00 PM)**

Roger Armstrong
Tonja B Hanson
Christopher Robinson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Amir Caus
Chase Black
Laura Kuhrmeyer
Melissa Mendez
Brian Craven

1) ***Pledge of Allegiance*** (2:00 PM)

2) ***Discussion regarding a proposed Rezone and Master Planned Development for the Junction Commons, a 19-building mixed use redevelopment project at***

Junction Commons (formerly Outlets Park City), located at 6699 N Landmark Dr, Kimball Junction, Summit County, UT; Parcel FSE-1; Applicant: Elliott Workgroup representing SRE Ontario LLC; Project #24-087; Amir Caus, AICP, Senior Planner (2:00 PM)

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Report - March 18, 2026 Work Session.pdf

Planner Amir Caus presented a proposed rezoning and Master Planned Development for the Junction Commons, along with Partner at Elliot Workgroup Craig Elliot, Justin Keyes, Jones, Waldo, Holbrook & McDonough A Professional Corporation, and Adam Greenbaum, SRE Ontario LLC, presented to the Council. (2:01 PM)

Council Chair Harte asked Planner Caus to explain how the project would be assessed, share the department's perspective, and describe how it complies with the Neighborhood Mixed Use (NMU) designation. Planner Caus responded. (2:28 PM)

Council members commented and asked questions. Partner Elliot, Attorney Keyes, Mr. Greenbaum, and Planner Caus responded. (2:31 PM)

3) **Discussion regarding the upcoming 2026 construction occurring on SR-224 as part of the Bus Rapid Transit (BRT) project, and other High Valley Transit updates; Gabriel Shields (3:06 PM)**

Attachment: Cover Page

Attachment: SR-224 BRT 2026 Construction Update.pdf

High Valley Transit Executive Director Caroline Rodriguez, Chief Operations Officer Bradley Herkimer, and Board member Kim Carsen provided High Valley Transit updates. (3:07 PM)

Council members commented and asked questions. Executive Director Rodriguez responded. (3:19 PM)

High Valley Transit Chief Development Officer Gabriel Shields, Stacy Witbeck Contractor, Maverick Gibbons, Project Manager, and Kathryn La Chapelle, Construction Manager, along with Diane Olsen, Construction Communication, presented the SR-224 Bus Rapid Transit (BRT) 2026 construction update. (3:23 PM)

Council members commented and asked questions, which were addressed by Chief Development Officer Shields, Manager La Capelle, Construction Communications Manager Olsen, and Board Member Carsen. (3:45 PM)

Recess (3:48 PM)

3. **Consideration of Approval (3:56 PM)**

Council member Armstrong left the meeting. (3:56 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Amir Caus
Chase Black
Laura Kuhmeyer

- 1) ***Discussion and approval of May Tax Sale proposed payment plan for parcel DMS-3, account #0498114, Isabella Wright (represented by Robert Wright); Chase Black*** (3:56 PM)

Attachment: Cover Page

Attachment: Payment Plan Staff Report 2026.03.18.pdf

Chief Deputy Auditor Chase Black presented the May Tax Sale and proposed a payment plan for parcel DMS-3 to the Council. Robert Wright supported the proposal. (3:56 PM)

Council members commented and asked questions. Deputy Black responded. (4:00 PM)

Christopher Robinson made a motion to approve the proposed payment plan and to withhold parcel DMS-3 connected to account #0498114 from the 2026 tax lien sale. (4:01 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

- 2) ***Discussion and approval of Resolution 2026-10, a Resolution Amending the Bylaws to the Summit County Housing Authority, and appointing a new member; Dave Thomas*** (4:02 PM)

Attachment: Cover Page

Attachment: Resolution 2026-10 re Housing Authority Bylaws

Chief Civil Deputy Attorney Dave Thomas presented Resolution 2026-10 to Council. (4:02 PM)

Council members commented and asked questions. Attorney Thomas responded. (4:05 PM)

Tonja B Hanson made a motion to approve Resolution 2026-10, a Resolution Amending the Bylaws of the Summit County Housing Authority. (4:06 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Tonja B Hanson made a motion to appoint Dre Castella to the Summit County Housing Authority Board. (4:07 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Attachment: Res 2026-10 Amending the Bylaws for the Summit County Housing Authority-Executed

Recess (4:08 PM)

- 3) ***Discussion and possible action regarding Ordinance No. 820-A, an Ordinance Approving and Adopting the 4th Amended Development Agreement (DA) for the Utah Olympic Park Specially Planned Area. Parcels PP-63-A, PP-62-3-UAF, KJS-6-1AM, PP-62-KJS, PP-62-4, and PP-62-KJS, located in Summit County, Utah. Applicant: Utah Olympic Legacy Foundation (UOLF); Laura Kuhrmeyer, County Planner*** (4:18 PM)

Attachment: Cover Page

Attachment: UOP 4th DA Amendment Council Work Session 3.18.26

Planner Laura Kuhrmeyer presented Ordinance No. 820-A, an Ordinance Approving and Adopting the 4th Amended Development Agreement (DA) for the Utah Olympic Park Specially Planned Area, to the Council. (4:20 PM)

Chief Civil Deputy Attorney Dave Thomas updated the Council on the Amended and Restated Agreement. (4:21 PM)

Council member Roger Armstrong joined the meeting. (4:28 PM)

Roger Armstrong
Tonja B Hanson
Christopher Robinson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Amir Caus
Chase Black
Laura Kuhrmeyer
Melissa Mendez
Brian Craven

Applicants Colin Hilton, President and CEO of Utah Olympic Legacy Foundation (UOLF), along with Jamie Kimball, UOLF General Manager, Christopher Conebee, Principal of Utah Development and Construction, and Thomas Wadsworth, Vice President at The Cynosure Group, addressed questions from the last Council meeting on 2/11/2026 about the Utah Olympic Park Specially Planned Area (SPA). (4:34 PM)

Council members commented and asked questions. Planner Kuhrmeyer, applicants President Hilton, Principal Conebee, Manager Kimball, and Vice President Wadsworth, along with Chief Civil Deputy Attorney Thomas, responded. (4:50 PM)

Council Chair Canice Harte appointed Christopher Robinson, Megan McKenna, and Chief Civil Deputy Thomas to a subcommittee for the Utah Olympic Legacy Foundation. (5:59 PM)

4) **Council and Manager comments** (6:01 PM)

Council member Tonja B Hanson provided updates about her activities on behalf of the Council last week. (6:01 PM)

Manager Shayne Scott updated the Council about activities at the County. (6:02 PM)

4. **Public Input** (6:04 PM)

Council Chair Harte opened the meeting for public comment. (6:04 PM)

Paul Zimmermann was called to speak. (6:05PM)

Council Chair Harte closed the meeting for public comment. (6:10 PM)

5. **Public Hearing** (6:10 PM)

- 1) **Joint public hearing of Summit County Council and Snyderville Basin Cemetery District Board of Trustees to discuss and possibly take action on a proposal to create a cemetery on the West side of Highway 224 between Bear Cub Run and Olympic Boulevard; Max Greenhalgh** (6:10 PM)

Attachment: Cover Page

Attachment: SB Cemetery Proposed Site.pdf

Attachment: SB Cemetery council presentation 031826

Snyderville Basin Cemetery District Board of Trustees, Chair Max Greenhalgh, Vice Chair Daniel Whitehurst, Treasurer Will Seggos, and Member Pete Gillwald presented a proposal to create a Snyderville Basin Cemetery to the Council. (6:11 PM)

Council Chair Harte raised a few procedural questions. Attorney Thomas explained the process for the joint hearing between Summit County Council and the Snyderville Basin Cemetery District Board of Trustees. The hearing focused on discussing and possibly acting on a proposal to establish a new cemetery. Attorney Ryan Stack also offered support and clarification on the process for the Snyderville Basin Cemetery. (6:31 PM)

Council Chair Harte opened the public hearing. (6:38 PM)

Paul Zimmerman was called to speak. (6:39 PM)

Jim Ingalls was called to speak. (6:41 PM)

Andrea Griffis Ingalls was called to speak. (6:44 PM)

Sherrie West was called to speak. (6:49 PM)

Andrew Amx (Aronson) was called to speak. (6:53 PM)

Sandra Feldner Vandergriff was called to speak. (6:58 PM)

John Mullinar was called to speak. (7:02 PM)

Erick Iverson was called to speak. (7:04 PM)

Brent M Harman was called to speak. (7:07 PM)

Olga Pechuga was called to speak. (7:12 PM)

Jack Campbell was called to speak. (7:12 PM)

David Chavez was called to speak. (7:15 PM)

Suzanne Burkett was called to speak. (7:18 PM)

Stan Merrill was called to speak. (7:19 PM)

Justin Petty was called to speak. (7:19 PM)

Eric Boone was called to speak. (7:21 PM)

Mark Christensen was called to speak. (7:22 PM)

Alissa Schofield was called to speak. (7:25 PM)

Mike Versagli was called to speak. (7:28 PM)

Council Chair Harte closed the public hearing. (7:29 PM)

Board Chair Greenhalgh read a letter from Burke and Elaine Jolley. (7:30 PM)

Council members commented and asked questions. Board Chair Greenhalgh, Vice Chair Whitehurst, and Board member Gillwald responded. (7:31 PM)

Jim Ingalls was called to speak. (7:35 PM)

Council members followed up with additional questions, and the Board members continued to provide clarification. The exchange concluded with Council members acknowledging the responses. (7:36 PM)

Attachment: Burke and Elaine Jolley Public Comment Letter

Attachment: Sign-In Sheet 3-18-26

6. **Adjournment** (8:08 PM)

Canice Harte, Chair

Eve Furse, Clerk

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MINUTES

SUMMIT COUNTY

County Council

RICHINS BUILDING AUDITORIUM, 1885 W. UTE BLVD

1885 W. UTE BLVD., PARK CITY, UTAH, 84060

WEDNESDAY, MARCH 25, 2026

Meeting also conducted via Zoom.

DRAFT

1. **Tour of the remodeled Sheriff/Attorney office at 6300 Justice Center Road, Park City, Utah; Kacey Bates (1:50 PM)**

Travel to Richins building (2:35 PM)

2. **Closed Session- Property acquisition (3:00 PM)**

Roger Armstrong made a motion to enter closed session to discuss Property acquisition (3:00 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

Council members Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Lands and Natural Resources Director Jessica Kirby, Financial Officer Matt Leavitt and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (3:00 PM)

Roger Armstrong made a motion to leave closed session and enter open session (3:34 PM). Christopher Robinson seconded.

Move to auditorium (3:37 PM)

3. **Work Session (3:37PM)**

- 1) ***Pledge of Allegiance* (3:37 PM)**

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Kendra Babitz
Nancy Porter

Melissa Mendez
Brian Craven

2) ***Interview applicant for vacancies on Timberline Special Service District Administrative Control Board*** (3:38 PM)

Attachment: Cover Page

Attachment: Interview Schedule-Timberline SSD.docx

Abbey Eddy interviewed for the Timberline Special Service District Administrative Control Board. (3:39 PM)

3) ***Discussion and update on the Cline Dahle property; Tony Tyler and Peter Barnes*** (3:46 PM)

Attachment: Cover Page

Attachment: Staff Report Cline Dahle Update and Discussion.pdf

Columbus Pacific Development Partner Tony Tyler and Community Development Director Peter Barnes presented an update on the Cline Dahle project. (3:48 PM)

Council commented and asked questions. Mr. Tyler and Director Barnes responded. (4:05 PM)

Recess (4:58 PM)

Council member Tonja Hanson left the meeting. (4:59 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Kendra Babitz
Nancy Porter
Melissa Mendez
Brian Craven

4) ***Presentation regarding advancing community health in Summit County - data, partnership, and impact; Kendra Babitz and Nancy Porter*** (5:04 PM)

Attachment: Cover Page

Attachment: CHA & CHIP Council Presentation-3.pdf

Attachment: CHA_CHIP STAFF REPORT_final_26.3.10.pdf

Summit County Deputy Health Director Kendra Babitz and Epidemiologist Nancy Porter presented a community health update to the Council. (5:04 PM)

Council Commented and asked questions. Deputy Babitz and Porter responded. (5:35 PM)

4. **Consideration of Approval** (5:44 PM)

1) ***Public comment may be taken regarding the proposed appointment, and adoption of Resolution 2026-11, a Resolution Appointing a Member to Serve on Timberline Special Service District Administrative Control Board*** (5:44 PM)

Attachment: Cover Page

Attachment: Resolution 2026-11 Appointment to Timberline SSD.docx

Roger Armstrong made a motion to appoint Abbey Eddy to serve the unexpired term of Amy Cairn, through December 31, 2028. (5:46 PM). Christopher Robinson seconded.

No vote was taken on the motion.

Council Chair Harte opened the meeting for public comment. (5:46 PM)

No one appeared to comment.

Council Chair Harte closed the meeting for public comment.

Roger Armstrong made a motion to approve the Summit County Council Resolution No. 2026-10* resolution appointing a member to the Timberland Special Service District Administrative Control Board, with that member being Abbey Eddy serving out the unexpired term of Amy Cairn through December 31, 2028. (5:47 PM) * The movant inadvertently misstated the Resolution No. The Resolution No. is 2026-11. The minutes and Resolution state the Resolution number correctly. (5:47 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

Attachment: Res 2026-11 Appointing a member to the Timberline Special Service District- Executed

- 2) ***Discussion and direction from Council regarding the Crittenden Farms Annexation Petition (Parcel CD-2106; approximately 10.18 acres) into Francis City, Utah; County Planner; Laura Kuhrmeyer*** (5:47 PM)

Attachment: Cover Page

Attachment: Crittenden Farms Annexation into Francis Staff Report 3.25.26

Council members asked Chief Civil Deputy Attorney Dave Thomas a clarifying question about the Annexation. Attorney Thomas responded. Council Chair Harte then asked if any members had concerns or wished to file a protest. There were no concerns. (5:48 PM)

- 3) ***Approval of Council Minutes dated March 4, 2026, and March 6, 2026*** (5:49 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 3-4-26.pdf

Attachment: Draft Joint City Council and County Council Meeting 3-6-26.pdf

Roger Armstrong made a motion to approve the Minutes dated Wednesday, March 4, 2026. (5:49 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Tonja B Hanson. Abstain: Christopher Robinson.

Roger Armstrong made a motion to approve Minutes dated March 6, 2026. Joint meeting with Summit County Council and Park City Council. (5:50 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Tonja B Hanson. Abstain: Christopher Robinson.

5. **Convene as the Governing Board of Mountain Regional Water Service District** (5:40 PM)

- 1) ***Discussion and adoption of revisions to By-Laws and Personnel Policies; Andy Garland*** (5:40 PM)

Attachment: Cover Page

Attachment: MRW Memo Recommendation ByLaws and Personnel Policies 3.25.26.pdf

Christopher Robinson made a motion to convene as the Mountain Regional Water Service District. (5:50 PM). Roger Armstrong seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

General Manager Mountain Regional Water Special Service District Andy Garland presented revisions to By-Laws and Personnel Policies to Council. (5:50 PM)

Council commented and asked questions. Manager Garland responded. (5:51 PM)

Roger Armstrong made a motion to adopt the finalizing personnel polices effective July 1, 2026, as completed in the packet. (5:54 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

Roger Armstrong made a motion to dismiss as the Governing Board of Mountain Regional Water Service District and reconvene as the County Council. (5:54 PM). -1 seconded.

6. **Consideration of Approval Continued** (5:54 PM)

4) ***Council and Manager Comments*** (5:55 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (5:55 PM)

7. **Public Input** (5:58 PM)

Council Chair Harte opened the meeting for public comment. (5:58 PM)

Debbi Scoggan came forward to speak. (5:58 PM)

Tyann Mooney came forward to speak. (6:04 PM)

Council Chair Harte closed the meeting for public comment. (6:13 PM)

Attachment: Sign-In Sheet 3-25-26

8. **Convene as the Governing Board of Mountain Regional Water Service District** (6:13 PM)

Roger Armstrong made a motion to convene the Governing Board of Mountain Regional Water Service District. (6:13 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

1) ***Discussion and adoption of Resolution MRW 2026-12 authorizing the issuance and sale of not more than \$18,000,000 aggregate principal amount of Water Revenue Refunding Bonds, Series 2026B; and related matters.*** (6:13 PM)

Attachment: Cover Page

Attachment: MRW Refunding Memo to County Council.pdf

Attachment: Parameters Resolution - Mt Regional Water SSD Water Rev Refunding 2026B.docx

Attachment: Bond Purchase Contract - Mt. Regional Water SSD Water Rev Refunding 2026B.docx

Attachment: Seventeenth Supplemental Indenture - Mt. Regional Water SSD - Water Rev Refunding 2026.docx

Mountain Regional Water Special Service District General Manager Andy Garland introduced Mountain Regional Water Special Service District Chief Financial Officer (CFO) Steve Anderson and Zions Bank Public Finance Vice President (VP) Brian Baker presented Resolution MRW 2026-12 to Council. (6:13 PM)

Council members commented and asked questions. Manager Garland, CFO Anderson, VP Baker, and attorney Thomas responded. (6:15 PM)

Christopher Robinson made a motion to adopt Resolution MRW 2026-12 authorizing the issuance and sale of not more than \$18,000,000 aggregate principal amount of Water Revenue Refunding Bonds, Series 2026B and related matters. (6:25 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

Attachment: Res 2026-12 MRW Authorizing the Issuance and Sale Bonds Series 2026B-Executed

Megan McKenna made a motion to dismiss as the Governing Board of Mountain Regional Water Service District and reconvene as the County Council. (6:26 PM). Roger Armstrong seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

9. **Consideration of Approval Continued** (6:26 PM)

4) ***Council and Manager Comments Continued*** (6:26 PM)

Council member Roger Armstrong provided updates about his activities on behalf of the Council last week. (6:26 PM)

Council member Christopher Robinson provided updates about his activities on behalf of the Council last week. (6:29 PM)

Council Chair Canice Harte provided updates about his activities on behalf of the Council last week. (6:32 PM)

Manager Shayne Scott updated the Council about activities at the County. (6:34 PM)

10. **Adjournment** (7:00 PM)

Roger Armstrong made a motion to adjourn. Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Tonja B Hanson.

Canice Harte, Chair

Eve Furse, Clerk

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STAFF REPORT

To: Summit County Council
From: Tiffanie N. Robinson, Senior Planner
Date of Meeting: April 22, 2026
Type of Item: Plat Amendment - Public Hearing, Possible Action
Process: Administrative Review
File #: 25-085

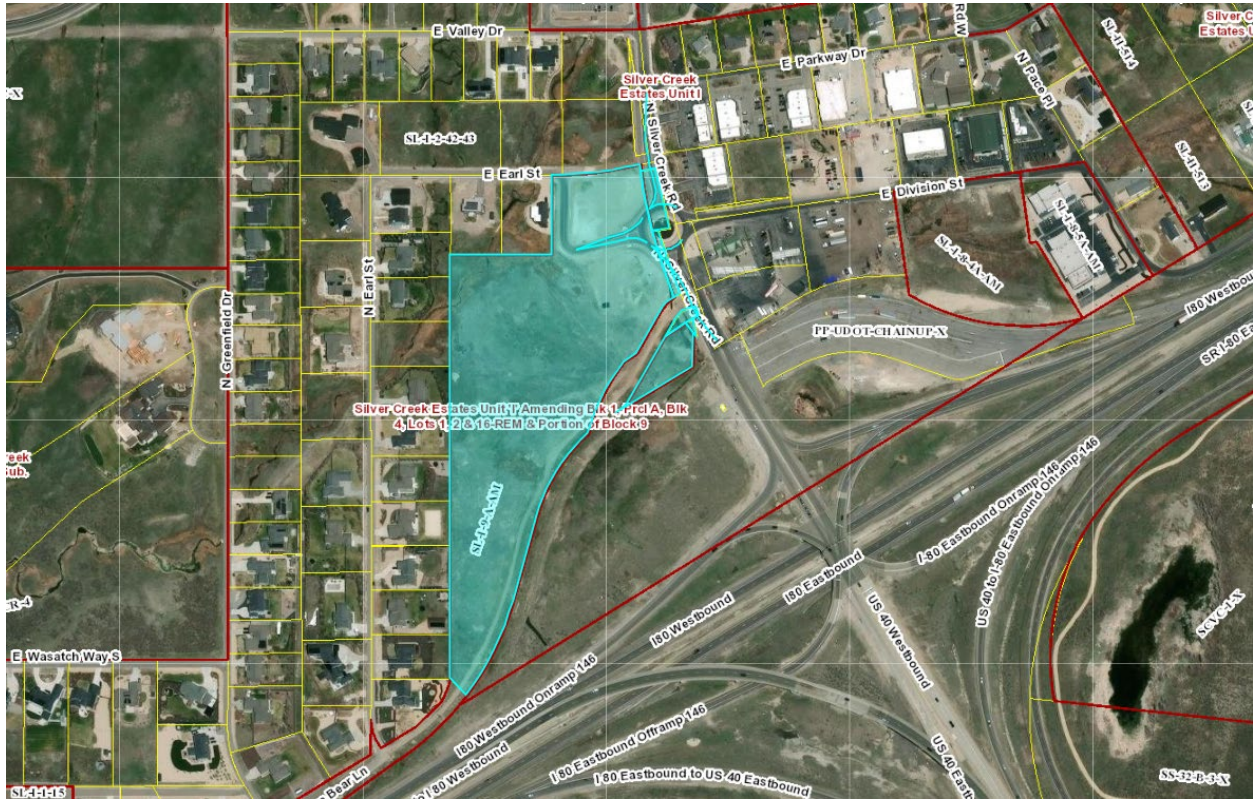
Proposal

The applicant, Mike Kendell, representing Summit County, proposes to amend the Silver Creek Estates Unit I Block 9 Lot A Amended plat to vacate a portion of Earl Street, realigning the right-of-way to be consistent with the newly constructed portion of Earl Street and the roundabout, and to dedicate that portion and a portion of Silver Creek Road as a public right-of-way, **EXHIBIT A.**

Project Description

Project Name: Silver Creek Estates Unit I Block 9 Lot 1 Amended
Applicant(s): Michael Kendell, Summit County Project Engineer
Property Owner(s): CPD Silver Creek, LLC, SL-I-9-A-AM
Summit County, SL-I-9-E-SC-X, SL-I-4-1-SC-X, SL-I-9-A-SC-X
Summit County Service Area 3, SL-I-9-C-1-X
Location: Approx. 7105 N. Silver Creek Road, Silver Creek Estates
Zone District: Rural Residential (RR)
Parcel Number and Size: SL-I-9-A-AM, 14.07 acres
SL-I-4-1-SC-X, 0.21 acres
SL-I-9-A-SC-X, 0.10 acres
SL-I-9-C-1-X, 0.01 acres
SL-I-9-E-SC-X, 0.02 acres
Land Use Process: Plat Amendment - Administrative
Final Land Use Authority: Summit County Council

Vicinity Map

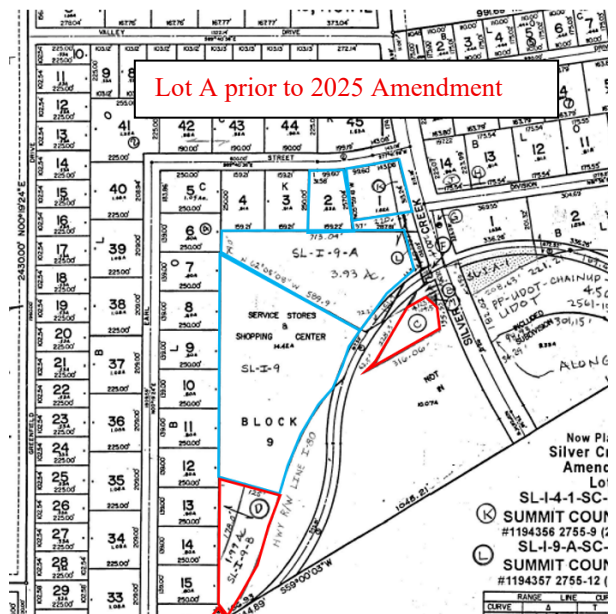


Background

The original Silver Creek Estates Unit I Subdivision plat was recorded in Summit County on March 3, 1965. The plat contains nine (9) different blocks, including Block 9, which was originally comprised of Lot A, containing 14.42 acres, **EXHIBIT B**.

Summit County acquired parcels SL-I-4-1-SC-X, SL-9-I-SC-X, and SL-I-9-A-SC-X from the CPD Silver Creek, LLC in August 2022 to construct a roundabout at the lower portion of Silver Creek Road. A plat amendment was not completed at the time of acquisition to adjust the property line and modify the public road right-of-way.

Several changes were made to Block 9 Lot A over time. On February 7, 2025, a plat amendment was recorded to clean up several of these changes and incorporate lots SL-I-4-1 and SL-I-4-2 into Lot A, but the amendment did not include the parcels acquired by Summit County, **EXHIBIT C**.



On May 14, 2025, Michael Kendell, representing Summit County and the other property owners, **EXHIBIT D**, applied for a plat amendment to vacate a portion of Earl Street, realigning the right-of-way to be consistent with the newly constructed portion of Earl Street and the roundabout, and to dedicate that portion and a portion of Silver Creek Road as a public right-of-way.

On April 14, 2026, the Snyderville Basin Planning Commission conducted a public hearing and made a unanimous positive recommendation to the County Council for the proposed plat amendment.

Analysis and Findings

Per Section 10-3-18.D of the Snyderville Basin Development Code, the County Council is the land use authority for plat amendments that alter a public road shown on a subdivision plat, after receiving a recommendation from the Planning Commission. As such, the Planning Commission may recommend approval, approval with conditions, or denial of the amendment based on written findings of fact, in accordance with the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance:

1. If the county manager or land use authority is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment, and that there is good cause for the vacation, alteration, or amendment, the county manager or land use authority may vacate, alter or amend the plat, any portion of the plat, or any road or lot.

Analysis: There is good cause for the amendment as the proposal would formally amend the Silver Creek Estates Unit I Block 9 Lot A Amended plat to reflect the as-built relocation of Earl Street and a portion of Silver Creek Road and dedicate them as public rights of way. Staff finds no evidence that the public or any person would be materially injured by the amendment. **COMPLIES**

2. No plat amendment shall be approved that results in an increase in density.

Analysis: The amendment would not result in any additional density. **COMPLIES**

Public Notice, Meetings and Comments

Public notice was published in The Park Record, and individual notices were mailed to property owners within 1,000 feet of the boundaries of SL-I-9-A-AM, SL-I-4-1-SC-X, SL-I-9-A-SC-X, SL-I-9-C-1-X, and SL-I-9-E-SC-X. As of the date of this report, no public comment has been received.

Recommendation

Staff recommends that the Summit County Council consider the application, conduct a public hearing, and approve the proposed plat amendment and accept the public road dedication, pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact:

1. CPD Silver Creek, LLC is the fee title owner of lot SL-I-9-A-AM.
2. Summit County is the fee title owner of lots SL-I-4-1-SC-X, SL-I-9-A-SC-X, and SL-I-9-E-SC-X.
3. Summit County Service Area 3 is the fee title owner of lot SL-I-9-C-1-X.
4. SL-I-9-A-AM is approximately 14.07 acres.
5. SL-I-4-1-SC-X is approximately 0.21 acres
6. SL-I-9-A-SC-X is approximately 0.10 acres
7. SL-I-9-C-1-X is approximately 0.01 acres
8. SL-I-9-E-SC-X is approximately 0.02 acres
9. Parcels SL-I-9-A-AM, SL-I-4-1-SC-X, SL-I-9-A-SC-X, SL-I-9-C-1-X,SL-I-9-E-SC-X are located at approximately 7105 N. Silver Creek Road.
10. Parcels SL-I-9-A-AM, SL-I-4-1-SC-X, SL-I-9-A-SC-X, SL-I-9-C-1-X,SL-I-9-E-SC-X are located in the Rural Residential zone.
11. The Silver Creek Estates Unit I Subdivision was recorded on March 3, 1965. Block 9 was originally comprised of Lot A, containing 14.42 acres.
12. Summit County acquired parcels SL-I-4-1-SC-X, SL-9-I-SC-X, and SL-I-9-A-SC-X from the CPD Silver Creek, LLC in August 2022 to construct a roundabout at the lower portion of Silver Creek Road.
13. A Plat Amendment was recorded on February 7, 2025, adjusting boundaries for Silver Creek Estates Unit I, Block 9, Lot A, but did not include parcels acquired by Summit County in 2022.
14. On May 14, 2025, the applicant, Michael Kendell, on behalf of the property owners CPD Silver Creek LLC, Summit County, and Summit County Service Area 3, submitted a plat amendment application to vacate a portion of Earl Street, a public right of way, amend the property boundary, and establish a new public road right of way for the realigned Earl Street and a portion of Silver Creek Road.
15. There is no evidence that the amendment will result in material injury to the public or any person.
16. The amendment will not result in additional density.
17. Notice of the public hearing was published in the Park Record for four (4) consecutive weeks on March 28, 2026, April 4, 2026, April 11, 2026, and April 18, 2026, and postcards were mailed to all property owners within 1,000 feet of the subject property.
18. Notice of the hearing was also posted to the County website and the Utah Public Notice website.
19. No public input was received at the time of this report.

Conclusions of Law:

1. There is good cause for the amendment that would formally amend the Silver Creek Estates Unit I Block 9 Lot A plat to vacate a portion of Earl Street, reflect the as-built relocation of a portion of Earl Street, and a portion of the lower Silver Creek Drive roundabout. Neither the public nor any person will be materially injured by the proposed amendment.
2. The amendment would not result in additional density.

Conditions of Approval:

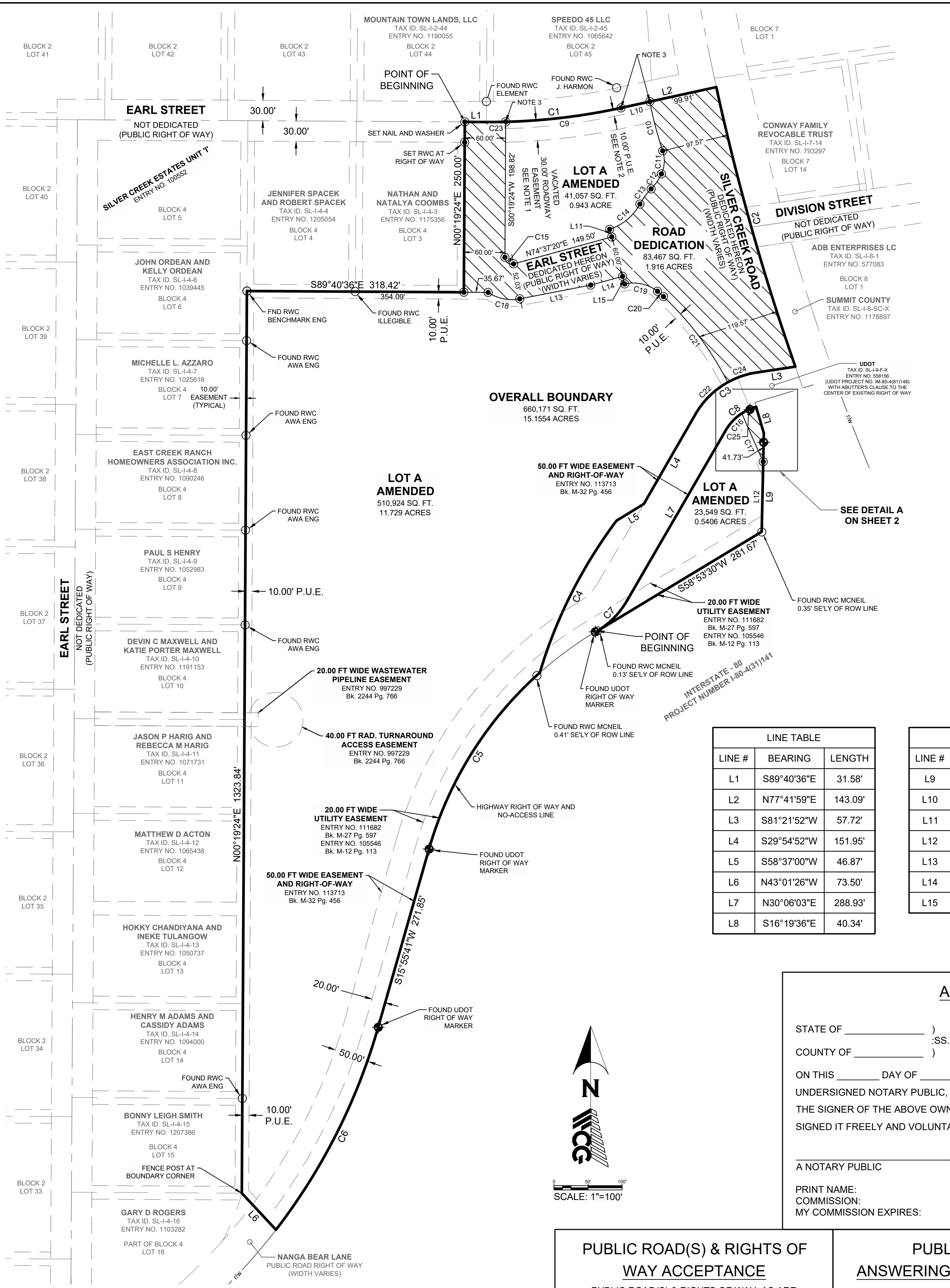
1. All service provider requirements shall be satisfied.
2. Final plat amendment recordation documents shall be in a form that is acceptable to and approved by the County Attorney's Office and the County Recorder's Office.

Attachments

- Exhibit A: Proposed Plat Amendment
- Exhibit B: Silver Creek Estates Unit I original plat
- Exhibit C: Silver Creek Estates Unit I Block 9 Lot A Amended plat recorded February 7, 2025
- Exhibit D: Exhibit of parcels and ownership involved in the amendment

File Path: G:\Shared drives\2020 Projects\20-137 Summit County - Silver Creek Connector\Silver Creek Estates Unit I Lot A Amended\09_Data\Silver_Creek_Estates_Unit_I_Amending_Lot_A_20260203.dwg

Mar 11, 2026 - 9:28pm



SILVER CREEK ESTATES UNIT 'I' AMENDMENT TO LOT A

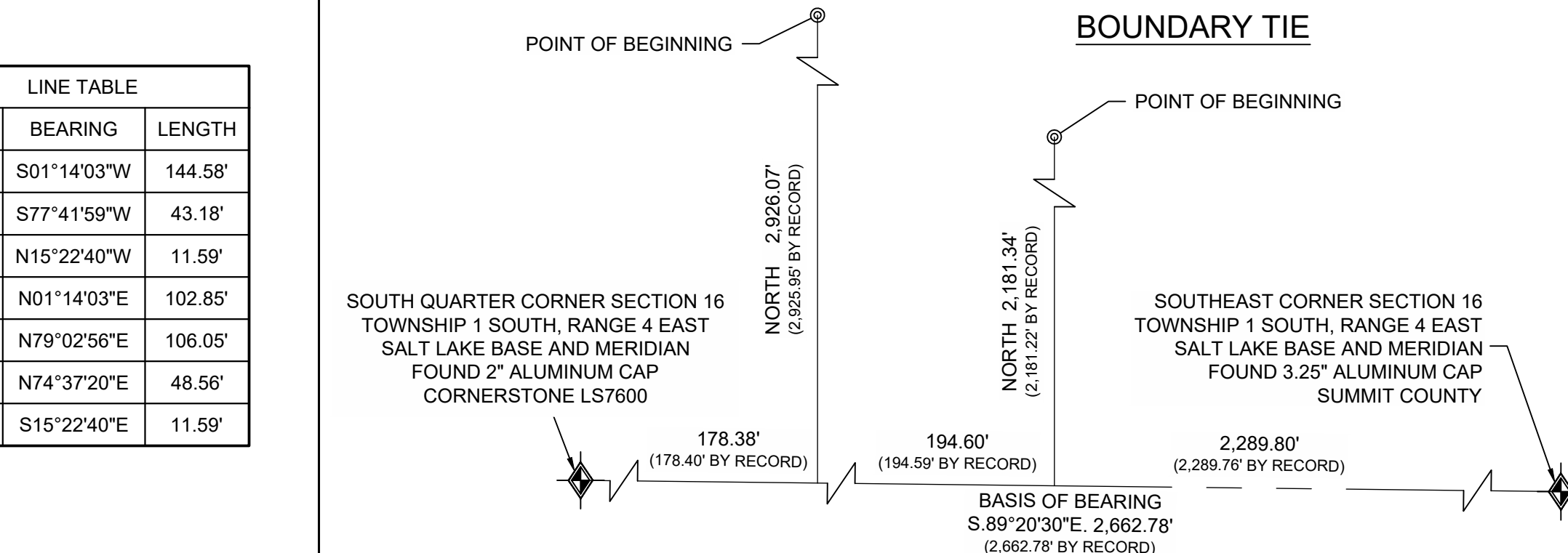
LOCATED IN ALL QUARTERS OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH
C1	199.19'	904.08'	N84°00'42"E	198.79'
C2	426.53'	3500.00'	S15°47'28"E	426.27'
C3	112.24'	125.00'	S55°38'39"W	108.51'
C4	251.19'	711.38'	S26°46'54"W	249.89'
C5	309.82'	547.46'	S32°08'26"W	305.70'
C6	334.94'	884.93'	S26°46'16"W	332.94'
C7	62.57'	125.00'	N44°26'26"E	61.92'
C8	57.95'	75.00'	N52°14'17"E	56.52'
C9	170.77'	904.08'	S83°06'39"W	170.51'
C10	74.76'	555.44'	N14°41'01"W	74.70'
C11	34.78'	46.00'	N03°07'12"E	33.96'
C12	26.76'	78.50'	N34°32'41"E	26.63'
C13	27.79'	101.50'	N36°28'04"E	27.70'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH
C14	59.16'	78.50'	N50°12'56"E	57.77'
C15	18.45'	10.00'	S52°31'38"E	15.94'
C16	34.79'	75.00'	S43°23'41"W	34.48'
C17	77.54'	3081.50'	N23°54'45"W	77.54'
C18	48.58'	62.00'	S78°30'07"E	47.35'
C19	50.82'	58.50'	S77°23'34"E	49.24'
C20	11.84'	178.50'	S48°35'55"E	11.83'
C21	158.05'	460.50'	S36°51'59"E	157.28'
C22	67.54'	125.00'	S45°23'57"W	66.72'
C23	28.42'	904.08'	S89°25'21"W	28.42'
C24	44.70'	125.00'	N71°07'21"E	44.46'
C25	23.15'	75.00'	S65°31'44"W	23.06'

LEGEND

	FOUND SECTION CORNER		P.U.E. PUBLIC UTILITY EASEMENT
	FOUND RIGHT OF WAY MONUMENT		RWC REBAR WITH CAP
	SET REBAR WITH CAP STAMPED "WCG" UNLESS OTHERWISE NOTED		CENTER LINE
	FOUND REBAR WITH CAP AS NOTED		EASEMENT LINE
	BOUNDARY LINE		RIGHT OF WAY DEDICATED HEREON
	SECTION LINE		ADJOINING PARCEL LINE
			RIGHT OF WAY LINE



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°40'36"E	31.58'
L2	N77°41'59"E	143.09'
L3	S81°21'52"W	57.72'
L4	S29°54'52"W	151.95'
L5	S58°37'00"W	46.87'
L6	N43°01'28"W	73.50'
L7	N30°06'03"E	288.93'
L8	S16°19'36"E	40.34'

LINE TABLE		
LINE #	BEARING	LENGTH
L9	S01°14'03"W	144.58'
L10	S77°41'59"W	43.18'
L11	N15°22'40"W	11.59'
L12	N01°14'03"E	102.85'
L13	N79°02'56"E	106.05'
L14	N74°37'20"E	48.56'
L15	S15°22'40"E	11.59'

ACKNOWLEDGEMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC

PRINT NAME: _____
COMMISSION: _____
MY COMMISSION EXPIRES: _____

SEAL

ACKNOWLEDGEMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC

PRINT NAME: _____
COMMISSION: _____
MY COMMISSION EXPIRES: _____

SEAL

PUBLIC ROAD(S) & RIGHTS OF WAY ACCEPTANCE

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

THIS _____ DAY OF _____, 20____.

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

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED

THIS _____ DAY OF _____, 20____.

BY: _____
SUMMIT COUNTY GIS COORDINATOR

SUMMIT COUNTY ENGINEER

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY ENGINEERING DEPARTMENT

THIS _____ DAY OF _____, 20____.

BY: _____
SUMMIT COUNTY ENGINEER

SUMMIT COUNTY COUNCIL

PRESENTED TO THE SUMMIT COUNTY COUNCIL

THIS _____ DAY OF _____, 20____.

AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

BY: _____
SUMMIT COUNTY COUNCIL CHAIR

APPROVAL AS TO FORM

APPROVED AS TO FORM

THIS _____ DAY OF _____, 20____.

BY: _____
SUMMIT COUNTY ATTORNEY

SUMMIT COUNTY TREASURER

APPROVED AND ACCEPTED

THIS _____ DAY OF _____, 20____.

BY: _____
SUMMIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, DEVRON J. ANDERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NUMBER 7897281 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 73, SECTION 504, OF UTAH CODE, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE HEREBY SUBDIVIDED SAID PROPERTY INTO PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

**SILVER CREEK ESTATES UNIT 'I'
AMENDMENT TO BLOCK 9, LOT A**

FOR REVIEW
DO NOT RECORD

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, STREETS, AND PARCELS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

**SILVER CREEK ESTATES UNIT 'I'
AMENDMENT TO LOT A**

AND DO HEREBY DEDICATE TO SUMMIT COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS, PARCELS, EASEMENTS, AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES AS AUTHORIZED BY SUMMIT COUNTY.

DATED THIS _____ DAY OF _____, 20____.

BY: _____

CPD SILVER CREEK LLC
AN OHIO LIMITED LIABILITY COMPANY

PRINT NAME: _____
ITS: _____

BY: _____

SUMMIT COUNTY
SERVICE AREA NO. 3

PRINT NAME: _____
ITS: _____

BY: _____

SUMMIT COUNTY

PRINT NAME: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC

PRINT NAME: _____
COMMISSION: _____
MY COMMISSION EXPIRES: _____

SEAL

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

PARCEL OWNER:
CPD SILVER CREEK LLC,
SUMMIT COUNTY
SERVICE AREA NO. 3,
& SUMMIT COUNTY

SUMMIT COUNTY RECORDER
FILED FOR RECORD AND RECORDED
AS ENTRY NUMBER: _____
AT THE REQUEST OF: _____

THIS _____ DAY OF _____, AT _____
IN BOOK _____ OF PLATS,
PAGE _____, FEE _____.

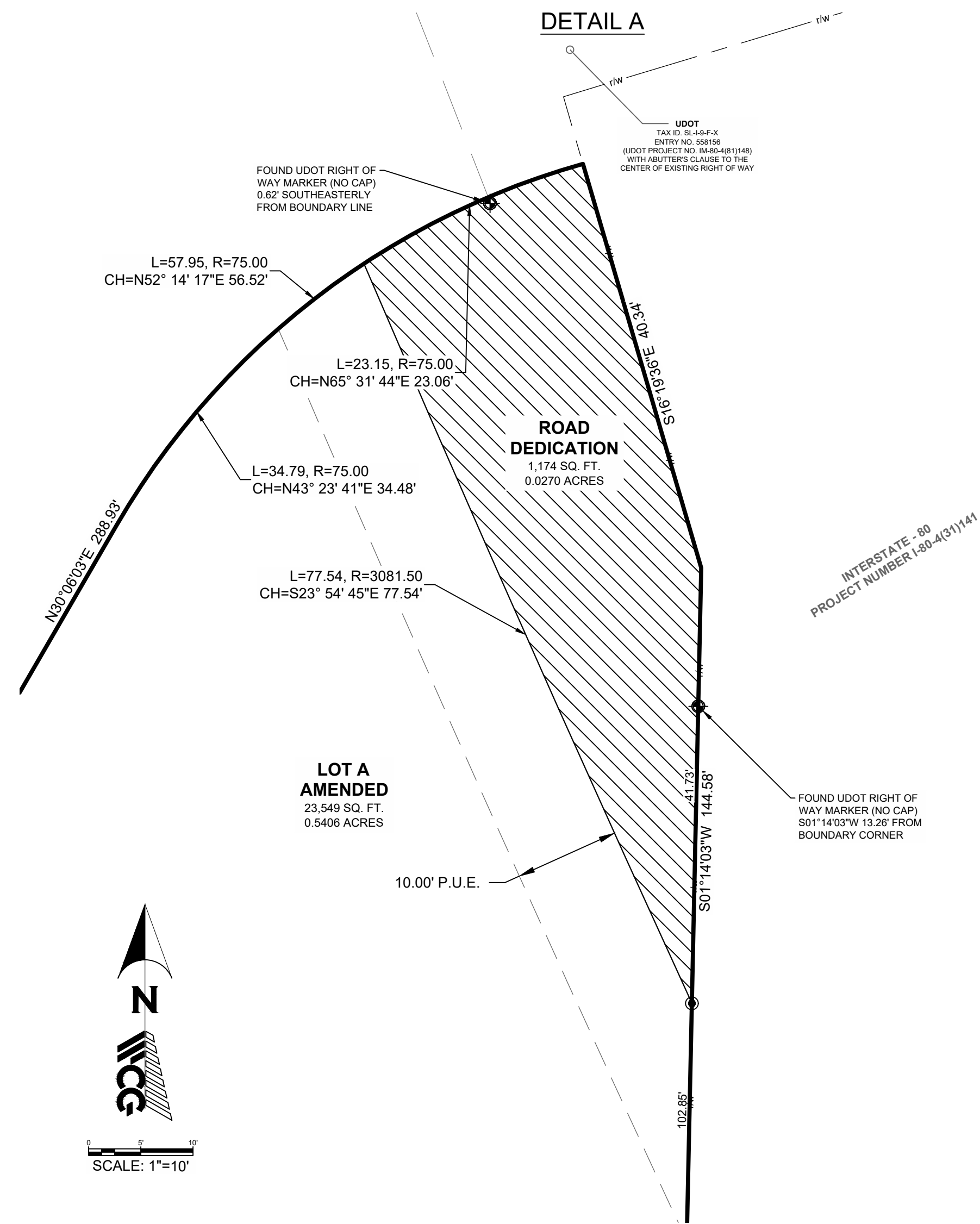
SUMMIT COUNTY RECORDER

PROJECT NO: 20-137
DESIGNED BY: DJA
DRAWN BY: DJA
CHECKED BY: KWT
DATE: 03/11/2026

SHEET
1 OF 2
2

SILVER CREEK ESTATES UNIT 'I' AMENDMENT TO LOT A

LOCATED IN ALL QUARTERS OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND LOT A, SILVER CREEK ESTATES UNIT I AMENDING BLOCK 1, PARCEL A, BLOCK 4, LOTS 1,2 & 16-REM, AND A PORTION OF BLOCK 9, RECORDED AS ENTRY NUMBER 1231208 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, TO INCLUDE ADDITIONAL PARCELS WEST OF THE CENTERLINE OF SILVER CREEK ROAD AND SOUTH OF THE CENTERLINE OF EARL STREET, AND TO DEFINE AND DEDICATE FOR PUBLIC USE A NEW RIGHT OF WAY FOR SILVER CREEK ROAD AND EARL STREET WITHIN THE BOUNDARY OF THIS SUBDIVISION.

PER THE DIRECTION OF THE OWNERS NO ATTEMPT WAS MADE BY THIS SURVEY TO VERIFY OR RESOLVE CONFLICTING OPINIONS OF FEE TITLE ELEMENTS AS SHOWN IN RECORD OF SURVEY S0011532 AND RECORD OF SURVEY S0011737. THIS SURVEY IS STRICTLY AN AMENDMENT TO LOT A AS RECORDED IN ENTRY NUMBER 1231208 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

THE GROUND LOCATION OF LOT A AND THE OTHER VARIOUS PARCELS INCLUDED IN THIS SUBDIVISION WERE DEFINED BY HOLDING MULTIPLE FOUND PROPERTY CORNERS THROUGHOUT BLOCK 2, 3, AND 4 OF SILVER CREEK ESTATES UNIT 'I' AS NOTED. THE GROUND LOCATION OF UDOT PARCELS WERE DEFINED BY FOUND RIGHT OF WAY MARKERS AS NOTED. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°20'30" EAST 2,662.78 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THIS SURVEY RELIED ON THE FOLLOWING DOCUMENTS FOR THE BOUNDARY RETRACEMENT:

- FILED RECORD OF SURVEY, NUMBER S0011532
- CONVEYING DOCUMENTS, ENTRY NUMBER 1194356, 1194357, 114792, 1194358, 1166688, AND 1175859
- SUBDIVISION PLAT, SILVER CREEK ESTATES UNIT 'I' AMENDING BLOCK 1, PARCEL A, BLOCK 4, LOTS 1, 2 & 16-REM, AND A PORTION OF BLOCK 9, ENTRY NUMBER 1231208
- SUBDIVISION PLAT, SILVER CREEK ESTATES UNIT 'I', ENTRY NUMBER 100552
- ADJOINING PROPERTY DESCRIPTIONS ACCORDING TO PUBLIC RECORDS

RECORD DESCRIPTIONS

PARCEL SL-I-9-A-AM:

ALL OF LOT A, SILVER CREEK ESTATES UNIT I AMENDING BLOCK 1, PARCEL A, BLOCK 4, LOTS 1,2 & 16-REM, AND A PORTION OF BLOCK 9 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS ENTRY NO. 1231208 BOOK 2848. PAGE 1845 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 14.07 ACRES IN AREA.

PARCEL SL-I-4-1-SC-X:

A PARCEL OF LAND BEING A PART OF LOT 1 OF SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552, AS RECORDED IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 4, SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552 SUMMIT COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°20'30" EAST 504.79 FEET COINCIDENT WITH THE SOUTH SECTION LINE AND NORTH 2940.73 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE COINCIDENT WITH THE WEST LINE OF SILVER CREEK ROAD AND EAST LOT LINE OF LOT 1, A DISTANCE OF 192.44 FEET ALONG THE ARC OF A 3550.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 13°38'09" EAST 192.42 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE COINCIDENT WITH THE SOUTH LOT LINE SOUTH 80°04'13" WEST 54.32 FEET TO A POINT ON A 1375.95 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 190.32 FEET, CHORD BEARS NORTH 11°02'58" WEST 190.17 FEET TO A POINT ON THE NORTH LINE OF LOT 1; THENCE COINCIDENT WITH SAID NORTH LOT LINE NORTH 77°41'59" EAST 45.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 9,386.41 SQUARE FEET OR 0.21 ACRES IN AREA.

PARCEL SL-I-9-A-SC-X:

A PARCEL OF LAND BEING A PART OF BLOCK 9 OF SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552, AS RECORDED IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 80°04'13" WEST 37.04 FEET FROM THE COMMON NORTHEAST CORNER OF BLOCK 9 AND SOUTHEAST CORNER OF LOT 1, BLOCK 4 SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552 SUMMIT COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°30'20" EAST 513.67 FEET COINCIDENT WITH THE SOUTH SECTION LINE AND NORTH 2747.45 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE COINCIDENT WITH THE WEST LINE OF SILVER CREEK ROAD PER UDOT RIGHT OF WAY DRAWINGS, PROJECT IM-80-4(81)148 APPROVED 9/20/1999, A DISTANCE OF 203.66 FEET ALONG THE ARC OF A 2533.43 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 18°59'01" EAST 203.61 FEET TO THE NORTH ROADWAY RIGHT OF WAY AND UTILITY EASEMENT LINE, ENTRY NUMBER 113713 SUMMIT COUNTY RECORDER'S OFFICE; THENCE COINCIDENT WITH SAID RIGHT OF WAY AND UTILITY EASEMENT, 22.84 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 63°27'18" WEST 22.81 FEET TO A POINT ON A 2088.30 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 209.49 FEET, CHORD BEARS NORTH 17°27'59" WEST 209.40 FEET TO A POINT ON THE SOUTH LINE OF LOT 1; THENCE COINCIDENT WITH SAID LOT LINE NORTH 80°04'13" EAST 17.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4,176.45 SQUARE FEET OR 0.10 ACRES IN AREA.

PARCEL SL-I-9-C-1-X:

BEGINNING AT A POINT ON THE WEST LINE OF SILVER CREEK ROAD, SAID POINT BEING SOUTHEASTERLY ALONG THE WESTERLY LINE OF SILVER CREEK ROAD A DISTANCE OF 172.02 FEET FROM THE NORTH LINE OF BLOCK 9, SILVER CREEK ESTATES UNIT "I", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN OFFICE OF THE SUMMIT COUNTY RECORDER, AND RUNNING THENCE SOUTHEASTERLY ALONG SAID SILVER CREEK ROAD ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS NORTH 70°14'13" EAST 3,550 FEET, A DISTANCE OF 28.38 FEET; THENCE SOUTH 58°37' WEST 123.67 FEET; TH NORTH 29°54'52" EAST 60.63 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH IS SOUTH 60°05'08" EAST 75.0 FEET, A DISTANCE OF 67.34 FEET; THENCE NORTH 81°21'42" EAST 12.02 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.01 ACRES IN AREA.

PARCEL SL-I-9-E-SC-X:

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE UDOT RIGHT OF WAY LINE SAID POINT BEING SOUTH 89°20'30" EAST 619.17 FEET COINCIDENT WITH THE SOUTH SECTION LINE AND NORTH 2478.88 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE COINCIDENT TO SAID RIGHT OF WAY LINE SOUTH 8°39'05" EAST 56.69 FEET; THENCE NORTH 38°29'14" WEST 52.66 FEET THENCE NORTH 58°33'53" EAST 28.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 742.55 SQUARE FEET OR 0.02 ACRES IN AREA.

REMAINDER PARCEL OF ENTRY NUMBER 1166688 (NO TAX ID NUMBER):

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 4, OF SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, LYING BETWEEN THE CENTER LINE AND THE WEST LINE OF SILVER CREEK ROAD AND THE CENTER LINE AND THE SOUTH LINE OF EARL STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SILVER CREEK ROAD AND EARL STREET ACCORDING TO THE OFFICIAL PLAT OF SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT BEING SOUTH 89°20'30" EAST 547.49 FEET MORE OR LESS ALONG THE SOUTH SECTION LINE AND NORTH 2981.36 FEET MORE OR LESS FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; RUNNING THENCE SOUTHERLY 224.73 FEET ALONG THE CENTER LINE OF SILVER CREEK ROAD BEING THE ARC OF A 3500.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 14°08'21" EAST 224.69 FEET; THENCE SOUTH 80°05'03" WEST 53.06 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF A PARCEL CONVEYED IN ENTRY NUMBER 1194356 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY 192.44 FEET ALONG THE ARC OF A 3550.00

LEGEND

- FOUND RIGHT OF WAY MONUMENT
- SET REBAR WITH CAP STAMPED "WCG" UNLESS OTHERWISE NOTED
- BOUNDARY LINE
- ADJOINING PARCEL LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- RIGHT OF WAY DEDICATED HEREON
- P.U.E. PUBLIC UTILITY EASEMENT

RECORD DESCRIPTIONS CONTINUED

FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 13°38'09" WEST 192.42 FEET; 2) THENCE SOUTH 77°42'16" WEST 45.64 FEET MORE OR LESS TO THE EAST LINE OF LOT A, SILVER CREEK ESTATES UNIT I AMENDING BLOCK 1, PARCEL A, BLOCK 4, LOTS 1,2 & 16-REM, AND A PORTION OF BLOCK 9, RECORDED AS ENTRY NUMBER 1231208 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE NORTHERLY 30.15 FEET ALONG THE ARC OF A 1376.86 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 06°27'32" WEST 30.15 FEET ALONG SAID EAST BOUNDARY LINE OF LOT A TO THE CENTER LINE OF EARL STREET; THENCE NORTH 77°41'59" EAST 92.86 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12,826 SQUARE FEET MORE OR LESS OR 0.2944 ACRES MORE OR LESS IN AREA.

REMAINDER PARCEL OF ENTRY NUMBER 1175859 (NO TAX ID NUMBER):

A PARCEL OF LAND BEING A PART OF BLOCK 9 AND LOT 1, BLOCK 4, OF SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, LYING BETWEEN THE CENTER LINE OF SILVER CREEK ROAD AND THE EAST LINE OF A PARCEL CONVEYED IN ENTRY NUMBER 1194357 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SILVER CREEK ROAD BEING SOUTHERLY 224.73 FEET ALONG THE ARC OF A 3500.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 14°08'21" EAST 224.69 FEET, FROM THE INTERSECTION OF THE CENTER LINE OF EARL STREET AND SILVER CREEK ROAD, SAID POINT ALSO BEING SOUTH 89°20'30" EAST 602.38 FEET MORE OR LESS ALONG THE SOUTH SECTION LINE AND NORTH 2764.10 FEET MORE OR LESS FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; RUNNING THENCE SOUTHERLY 201.80 FEET ALONG THE CENTER LINE OF SILVER CREEK ROAD BEING THE ARC OF A 3500.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 17°37'50" EAST 201.77 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED IN ENTRY NUMBER 558156 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1) SOUTH 81°21'52" WEST 57.72 FEET; 2) THENCE WESTERLY 27.55 FEET MORE OR LESS ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 75°03'12" WEST 27.50 FEET TO THE SOUTHEAST CORNER OF A PARCEL CONVEYED IN ENTRY NUMBER 1194357 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE NORTHERLY 203.66 FEET MORE OR LESS ALONG THE ARC OF A 2533.43 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 80°04'53" EAST 203.61 FEET TO A PARCEL CONVEYED IN ENTRY NUMBER 1194356 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE NORTH 80°04'53" EAST 90.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 17,561 SQUARE FEET MORE OR LESS OR 0.4031 ACRES MORE OR LESS IN AREA.

VACATED DESCRIPTIONS

SILVER CREEK ROAD ROADWAY EASEMENT DESCRIPTION VACATED HEREON:

A ROADWAY EASEMENT LYING WITHIN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SILVER CREEK ROAD AND EARL STREET ACCORDING TO THE OFFICIAL PLAT OF SILVER CREEK ESTATES UNIT I, ENTRY NUMBER 100552 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT BEING SOUTH 89°20'30" EAST 547.49 FEET MORE OR LESS ALONG THE SOUTH SECTION LINE AND NORTH 2981.36 FEET MORE OR LESS FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; RUNNING THENCE SOUTHERLY 426.53 FEET ALONG THE CENTER LINE OF SILVER CREEK ROAD BEING THE ARC OF A 3500.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 15°47'28" EAST 426.27 FEET; THENCE SOUTH 81°21'52" WEST 50.86 FEET TO THE WEST ROADWAY EASEMENT LINE OF SILVER CREEK ROAD; THENCE NORTHERLY 423.22 FEET ALONG SAID WEST LINE AND THE ARC OF A 3550.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 15°42'55" WEST 422.97 FEET TO THE CENTER LINE OF EARL STREET; THENCE NORTH 77°41'59" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,244 SQUARE FEET OR 0.488 ACRES OVERALL.

EARL STREET ROADWAY EASEMENT DESCRIPTION VACATED HEREON:

A ROADWAY EASEMENT LYING WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 4, SILVER CREEK ESTATES UNIT I, RECORDED AS ENTRY NUMBER 100552 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID CORNER BEING ON THE CENTER LINE OF EARL STREET, SAID CORNER IS ALSO 178.38 FEET SOUTH 89°20'30" EAST ALONG THE SECTION LINE AND 2,926.07 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING BEING SOUTH 89°20'30" EAST 2,662.78 FEET FROM THE SOUTH QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 16); RUNNING THENCE ALONG THE CENTER OF EARL STREET THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°40'36" EAST 31.58 FEET; 2) THENCE EASTERLY 199.19 FEET ALONG THE ARC OF A 904.08 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 84°00'42" EAST 198.79 FEET); AND 3) THENCE NORTH 77°41'59" EAST 93.09 FEET TO THE WEST ROADWAY EASEMENT LINE OF SILVER CREEK ROAD; THENCE ALONG SAID WEST LINE SOUTHERLY 30.00 FEET ALONG THE ARC OF A 3,550 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 12°32'31" EAST 30.00 FEET) TO THE SOUTH ROADWAY EASEMENT LINE OF EARL STREET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 77°41'59" WEST 93.22 FEET; 2) THENCE WESTERLY 205.80 FEET ALONG THE ARC OF A 934.08 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 84°00'42" WEST 205.38 FEET); AND 3) THENCE NORTH 89°40'36" WEST 31.58 FEET TO THE EAST LINE OF SAID LOT 3; THENCE NORTH 00°19'24" EAST 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINING 9,816 SQUARE FEET OR 0.225 ACRES.

NOTES

- THE ORIGINAL SILVER CREEK ESTATES PLAT I DEFINES A 30.00' HALF WIDTH EASEMENT FOR ROADWAY PURPOSES EACH SIDE OF THE CENTER LINE OF EARL STREET AND A 50.00' HALF WIDTH EASEMENT ALONG THE CENTER LINE OF SILVER CREEK ROAD. THOSE ROADWAY EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT WILL BE HEREBY VACATED AND REPLACED WITH THE PUBLIC RIGHT OF WAY DEDICATED HEREON FOR THE NEW ALIGNMENT OF EARL STREET AND SILVER CREEK ROAD.
- A 10.00 FOOT PUBLIC UTILITY EASEMENT WILL REMAIN ALONG THE NORTH LINE OF LOT A BETWEEN SILVER CREEK ROAD AND EARL STREET (41,057 SQ. FT. 0.943 ACRE PARCEL).
- SET NAIL AND WASHER IN ASPHALT.
- SUMMIT COUNTY SERVICE AREA #3 IS THE AUTHORITY FOR THE ROAD AND WATER OF EARL STREET.
- ADDRESSES WILL BE ASSIGNED AT THE POINT WHEN A BUILDING PERMIT IS APPLIED FOR.

VICINITY MAP (Not to Scale)



BOUNDARY DESCRIPTION

OVERALL BOUNDARY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER, AND SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 4, SILVER CREEK ESTATES UNIT I, RECORDED AS ENTRY NUMBER 100552 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID CORNER BEING ON THE CENTER LINE OF EARL STREET, SAID CORNER IS ALSO 178.38 FEET SOUTH 89°20'30" EAST ALONG THE SECTION LINE AND 2,926.07 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING BEING SOUTH 89°20'30" EAST 2,662.78 FEET FROM THE SOUTH QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 16); RUNNING THENCE ALONG THE CENTER OF EARL STREET THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°40'36" EAST 31.58 FEET; 2) THENCE EASTERLY 199.19 FEET (199.22' BY RECORD ENTRY NUMBER 1231208) ALONG THE ARC OF A 904.08 FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 84°00'42" EAST 198.79 FEET); AND 3) THENCE NORTH 77°41'59" EAST 143.09 FEET TO THE CENTER OF SILVER CREEK ROAD; THENCE ALONG THE CENTER OF SILVER CREEK ROAD SOUTHERLY 426.53 FEET ALONG THE ARC OF A 3,500 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 15°47'28" EAST 426.27 FEET) TO THE NORTHERLY BOUNDARY OF UDOT PROJECT NUMBER IM-80-4(81)148, PARCEL DESCRIPTIONS RECORDED AS ENTRY NUMBER 558156 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE ALONG SAID UDOT PARCEL SOUTH 81°21'52" WEST 57.72 FEET (S.81°21'42"W. BY RECORD ENTRY NUMBER 558156); THENCE SOUTHWESTERLY 112.24 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS (124.51' RADIUS BY RECORD ENTRY NUMBER 1231208) NON-TANGENT CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 55°38'39" WEST 108.51 FEET) TO A NON-TANGENT LINE; THENCE SOUTH 29°54'52" WEST 151.95 FEET; THENCE SOUTH 58°37'00" WEST 46.87 FEET, TO A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 251.19 FEET ALONG THE ARC OF A 711.38 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 26°46'54" WEST 249.89 FEET) TO THE WESTERLY BOUNDARY OF UDOT RIGHT OF WAY, PROJECT NUMBER I-80-4(31)141; THENCE ALONG SAID UDOT RIGHT OF WAY AND NO-ACCESS LINE OF SAID PROJECT NUMBER I-80-4(31)141 THE FOLLOWING THREE (3) COURSES: 1) SOUTHWESTERLY 309.82 FEET ALONG THE ARC OF A 547.46 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 32°08'26" WEST 305.70 FEET) TO A NON-TANGENT LINE; 2) THENCE SOUTH 15°55'41" WEST 271.85 FEET; 3) THENCE SOUTHWESTERLY 334.94 FEET ALONG THE ARC OF A 884.93 FOOT RADIUS CURVE TO THE RIGHT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 26°46'16" WEST 332.94 FEET) TO A NON-TANGENT LINE; THENCE NORTH 43°01'26" WEST 73.50 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 4, SILVER CREEK ESTATES UNIT I; THENCE ALONG THE BOUNDARY OF BLOCK 4 THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 00°19'24" EAST 1,323.84 FEET; 2) THENCE SOUTH 89°40'36" EAST 318.42 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 4, SILVER CREEK ESTATES UNIT I; THENCE NORTH 00°19'24" EAST 250.00 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 635,448 SQUARE FEET OR 14.5879 ACRES IN AREA. AND:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 372.97 FEET SOUTH 89°20'30" EAST ALONG THE SECTION LINE AND 2,181.34 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING BEING SOUTH 89°20'30" EAST 2,662.78 FEET FROM THE SOUTH QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 16); RUNNING THENCE NORTHEASTERLY 62.57 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS NORTH 44°26'26" EAST 61.92 FEET) TO A NON-TANGENT LINE; THENCE NORTH 30°06'03" EAST 288.93 FEET; THENCE NORTHEASTERLY 57.95 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (NOTE: CHORD TO SAID CURVE BEARS NORTH 52°14'17" EAST 56.52 FEET) TO THE WESTERLY BOUNDARY OF UDOT RIGHT OF WAY, PROJECT NUMBER I-80-4(31)141, PARCEL DESCRIPTIONS RECORDED AS ENTRY NUMBER 124586 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 16°19'36" EAST 40.34 FEET ALONG SAID UDOT RIGHT OF WAY; TO THE WESTERLY BOUNDARY OF UDOT RIGHT OF WAY, PROJECT NUMBER I-80-4(31)141, PARCEL DESCRIPTIONS RECORDED AS ENTRY NUMBER 111682 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE ALONG SAID UDOT RIGHT OF WAY AND NO-ACCESS LINE OF SAID PROJECT NUMBER I-80-4(31)141 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 01°14'03" WEST 144.58 FEET; 2) THENCE SOUTH 58°53'30" WEST 281.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 24,723 SQUARE FEET OR 0.5676 ACRES IN AREA. CONTAINING 660,171 SQUARE FEET OR 15.1554 ACRES OVERALL.



WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

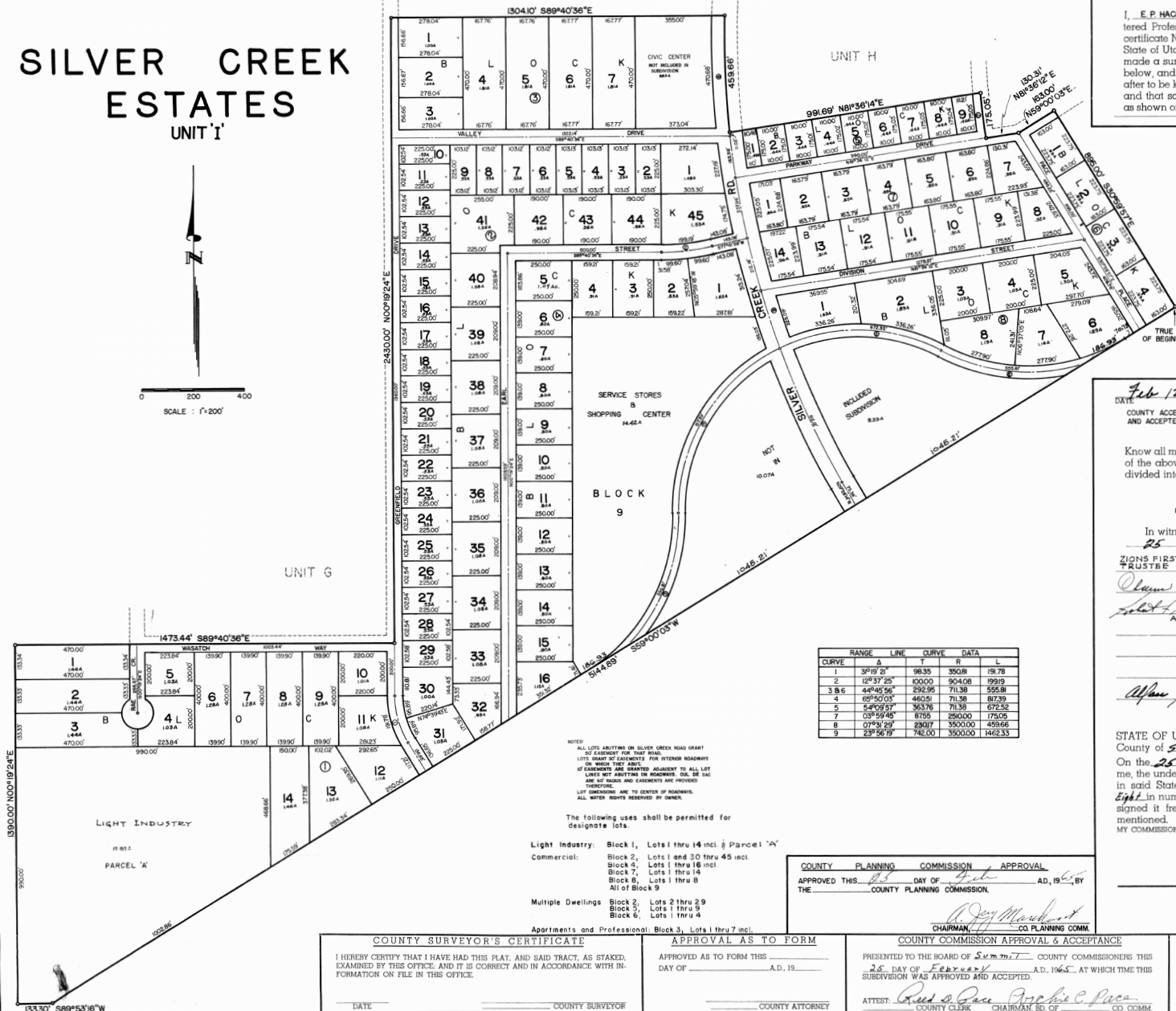
PARCELS BEING SUBDIVIDED:
UNNUMBERED PARCELS &
SL-I-4-1-SC-X, SL-I-9-A-SC-X,
SL-I-9-C-1-X, SL-I-9-E-SC-X,
SL-I-9-A-AM

SUMMIT COUNTY RECORDER

PROJECT NO: 20-137
DESIGNED BY: DJA
DRAWN BY: DJA
CHECKED BY: KWT
DATE: 03/11/2026

SHEET
2 OF 2

SILVER CREEK ESTATES UNIT 'I'



SURVEYOR'S CERTIFICATE

I, E. P. HACKERT, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 2510 & 2511, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as SILVER CREEK ESTATES UNIT 'I' and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

REMARKS

A PARCEL OF LAND LYING WHOLLY WITHIN SEC. 16, TWP. 15, R. 4E OF SALT LAKE, BASE AND MERIDIAN, SITUATE IN THE COUNTY OF SUMMIT, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S/W COR. OF LOT 513 UNIT 'H' SILVER CREEK ESTATES, WHICH IS IN FACT THE TRUE POINT OF BEGINNING, AND RUNNING, THENCE

S85°00'00\"/>

Feb 12, 1965

DATE: Feb 12, 1965

COUNTY ACCEPTS NO RESPONSIBILITY FOR MAINTENANCE OF ROADS UNTIL FORMALLY DEDICATED AND ACCEPTED BY THE COUNTY.

OWNER'S DEDICATION

Know all men by these presents that the the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

SILVER CREEK ESTATES UNIT 'I'

HEREBY GRANTS UTILITIES & ROADWAYS AS NOTED HEREON.

In witness whereof We have hereunto set our hands & seals, this 25 day of February, A.D., 1965

ZIONS FIRST NATIONAL BANK TRUSTEE
Alvan J. Spence VICE PRES.
Robert H. Sanner ASST. TRUST OFFICER

SILVER CREEK RANCH CORP.
Alvan J. Spence, Pres.
R. P. Shapiro, Secy.

Donald J. Romedon
Barbara L. Roman

CURVE	RANGE	LINE	CURVE	DATA
	Δ	T	R	L
1	3°49'21"	98.35	350.81	191.78
2	12°37'25"	100.00	304.08	99.19
3 B	44°45'56"	292.96	711.38	555.81
4	69°50'03"	460.51	711.38	817.39
5	54°09'57"	363.76	711.38	672.52
7	03°59'48"	87.55	290.00	175.05
8	07°49'29"	290.07	350.00	459.66
9	23°56'19"	742.00	350.00	1462.35

NOTE: ALL LOTS ADJACENT TO SILVER CREEK ROAD GRANT 50 FEET WIDE FOR TRUCK ROAD. LOTS BEARING TO EASTWARD FOR OTHER ROADWAYS OR WHICH THEY ADJUT. TO EASTWARD ARE DEPARTED ADJACENT TO ALL LOT LINES NOT ADJUTING ON ROADWAY, OIL, OR GAS ARE 50 FEET WIDE AND CENTERLINE ARE PROVIDED THEREON. LOT DIMENSIONS ARE TO CENTER OF ROADWAYS. ALL WATER RIGHTS RESERVED BY OWNER.

The following uses shall be permitted for designate lots.

Light Industry: Block 1, Lots 1 thru 14 incl. Parcel 'A'

Commercial: Block 2, Lots 1 and 20 thru 45 incl.
 Block 4, Lots 1 thru 16 incl.
 Block 7, Lots 1 thru 14
 Block 8, Lots 1 thru 8
 All of Block 9

Multiple Dwellings: Block 3, Lots 2 thru 29
 Block 5, Lots 1 thru 5
 Block 6, Lots 1 thru 4

Apartments and Professional: Block 3, Lots 1 thru 7 incl.

COUNTY PLANNING COMMISSION APPROVAL

APPROVED THIS 25 DAY OF Feb, 1965 BY THE COUNTY PLANNING COMMISSION.

Robert H. Sanner
 CHAIRMAN, CO. PLANNING COMM.

ACKNOWLEDGMENT

STATE OF UTAH)
 County of Salt Lake) S.S.

On the 25 day of February, A.D., 1965, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signers (s) of the above Owner's dedication, Eight in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 11-21-1967

Alvan J. Spence
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

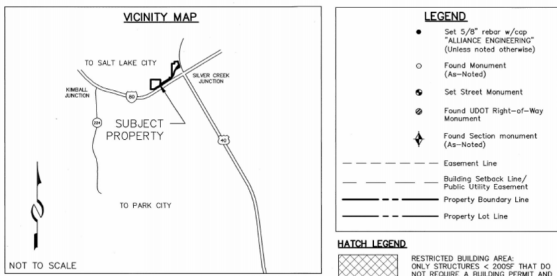
COUNTY SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT, AND SAID TRACT, AS STAKED, EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM: APPROVED AS TO FORM THIS DAY OF _____ A.D. 19____

COUNTY COMMISSION APPROVAL & ACCEPTANCE: PRESENTED TO THE BOARD OF Summit COUNTY COMMISSIONERS THIS 25 DAY OF February A.D. 1965 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

STATE OF UTAH, COUNTY OF Summit, RECORDED AND FILED AT THE REQUEST OF STANLEY TITLE COMPANY DATE MARCH 3, 1965 TIME 2:34 P.M. BOOK _____ PAGE _____

DATE 6-2-00 FEE \$ 2.00 Wanda J. Sanger COUNTY RECORDER



LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Set Street Monument
- Found UDOT Right-of-Way Monument
- Found Section monument (As-Noted)
- Easement Line
- Building Setback Line / Public Utility Easement
- Property Boundary Line
- Property Lot Line

HATCH LEGEND

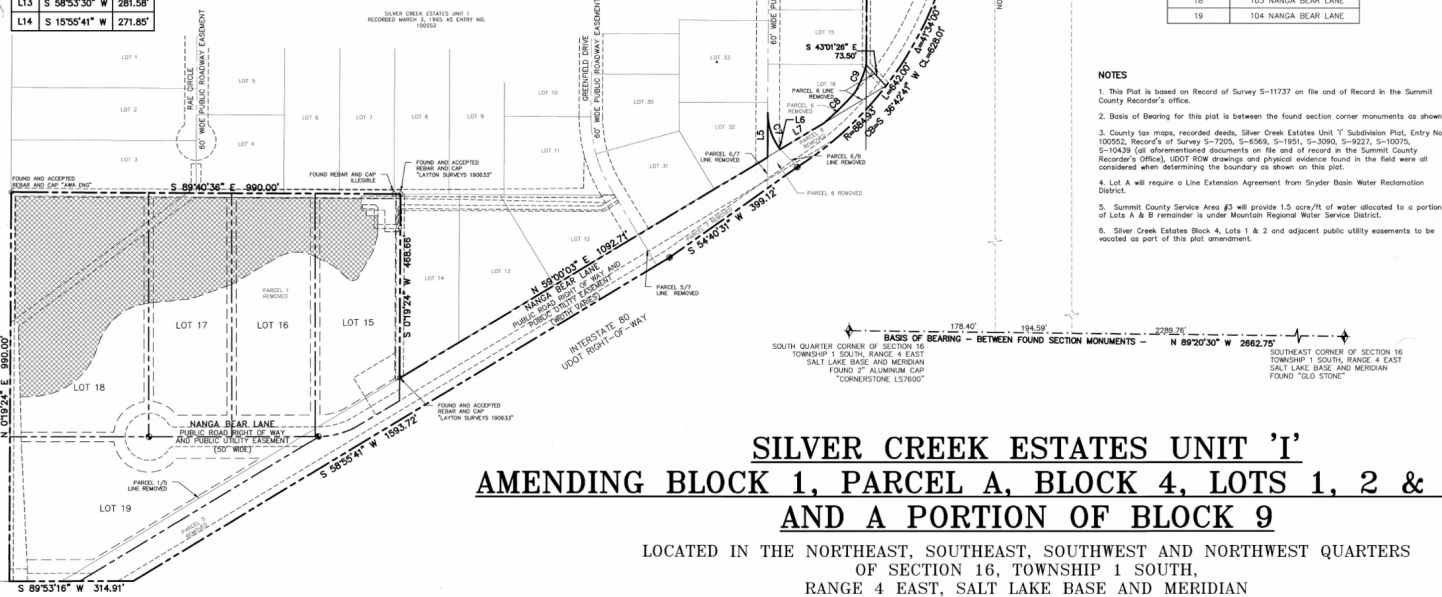
RESTRICTED BUILDING AREA ONLY STRUCTURES & ROOFS THAT DO NOT REQUIRE A BUILDING PERMIT AND COMPLY WITH SECTION 10-B-17 OF THE SUBDIVISION BASIN DEVELOPMENT CODE, AS AMENDED

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 89°40'36" E	31.58'
L2	N 77°41'59" E	50.23'
L3	S 29°54'52" W	151.95'
L4	S 58°37'00" W	46.87'
L5	N 01°16' E	113.64'
L6	S 35°52'05" E	5.49'
L7	N 59°00'52" E	128.52'
L8	N 01°24' E	250.00'
L9	N 30°06'02" E	226.74'
L10	N 58°34'10" E	76.00'
L11	S 38°29'14" E	37.56'
L12	S 21°72' W	105.21'
L13	S 58°53'30" W	281.58'
L14	S 15°55'41" W	271.85'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	904.08'	199.22'	123°37'31"	N 84°00'38" E	198.82'
C2	1375.95'	220.48'	97°05'11"	S 10°25'16" E	220.24'
C3	2088.30'	209.49'	54°45'52"	S 17°27'56" E	209.40'
C4	124.51'	61.86'	28°28'03"	S 44°06'31" W	61.23'
C5	711.38'	251.19'	207°33'33"	S 28°48'54" W	249.89'
C6	547.46'	309.82'	32°25'29"	S 32°08'26" W	305.70'
C7	150.00'	94.74'	36°11'15"	S 17°46'27" E	93.17'
C8	834.93'	112.07'	7°41'27"	N 45°40'42" E	111.99'
C9	309.09'	76.30'	14°08'38"	N 22°10'01" E	76.11'
C10	125.00'	62.57'	28°40'48"	S 44°28'26" W	61.92'



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 487264 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-22-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owner, I have prepared this amended subdivision plat hereafter to be known as Silver Creek Estates Unit 'I' Amending Block 1, Parcel A, Block 4, Lots 1, 2 & 16-Rem, and a portion of Block 4.

OVERALL LEGAL DESCRIPTION

A parcel of land located in Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the centerline of Earl Street as shown on the Silver Creek Estates Unit 'I', recorded March 3, 1965 as Entry No. 100552 in the Summit County Recorder's Office, said point being located South 89°30'30" East 178.40 feet coincident with the south line of the Southeast Quarter of Section 16, and North 29°25'50" East from the South Quarter Corner of said Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence coincident with the centerline of Earl Street the following three (3) courses: 1) South 89°40'36" East 31.58 feet to a point on a curve to the left having a radius of 904.08 feet, of which the radius point bears North 01°16' E East; thence 2) along the arc of said curve 199.22 feet through a central angle of 123°37'31"; thence 3) North 77°41'59" East 50.23 feet to a point on a curve to the left having a radius of 1375.95 feet, of which the chord bears North 10°25'16" East 220.24 feet; thence coincident with the westerly right-of-way line of North Silver Creek Road the following two (2) courses: thence 1) coincident with Warranty Deed Entry No. 1184550 along the arc of said curve 220.48 feet through a central angle of 08°07'07" to a point on a non-tangent curve to the left having a radius of 2088.30 feet, of which the radius point bears North 75°24'30" East; thence 2) coincident with Warranty Deed 1184550 along the arc of said curve 209.49 feet through a central angle of 05°44'52" to a point on a non-tangent curve to the left having a radius of 124.51 feet, of which the radius point bears South 31°28'27" East; thence along the arc of said curve 61.86 feet through a central angle of 28°28'03"; thence South 29°54'52" West 151.95 feet; thence South 58°37'00" West 46.87 feet to a point on a non-tangent curve to the left having a radius of 711.38 feet, of which the radius point bears South 53°00'00" East; thence along the arc of said curve 251.19 feet through a central angle of 207°33'33" to a point on a non-tangent curve to the left having a radius of 547.46 feet, of which the radius point bears South 32°08'26" East; thence along the arc of said curve 309.82 feet through a central angle of 32°25'29"; thence South 15°55'41" West 271.85 feet to a point on a curve to the right having a radius of 834.93 feet, of which the radius point bears North 74°41'27" West; thence along the arc of said curve 112.07 feet through a central angle of 41°34'00"; thence along the northwesterly right-of-way the following two (2) courses: thence 1) South 54°03'21" West 399.12 feet; thence 2) South 58°55'41" West 155.72 feet; thence South 89°53'16" West 314.91 feet to the west boundary of Silver Creek Estates Unit 'I'; thence coincident with Parcel A of Silver Creek Estates Unit 'I' the following three (3) courses: thence 1) North 07°12'41" East 990.00 feet; thence 2) South 89°40'36" East 990.00 feet; thence 3) South 07°12'41" West to the southwest corner of Lot 14, Block 1, Silver Creek Estates Unit 'I'; thence coincident with the southeast boundary of said Silver Creek Estates Unit 'I', North 59°00'52" East 1092.71 feet to the centerline of Earl Street; thence coincident with said centerline North 01°16' E East 113.64 feet to a point on a non-tangent curve to the left having a radius of 711.38 feet, of which the radius point bears South 89°40'30" East; thence along the arc of said curve 94.74 feet through a central angle of 36°11'15"; thence South 35°52'05" East 5.49 feet; thence North 59°00'52" East 128.52 feet to a point on a non-tangent curve to the left having a radius of 834.93 feet, of which the radius point bears North 40°28'35" West; thence along the arc of said curve 112.07 feet through a central angle of 07°47'27" to a point on a non-tangent curve to the left having a radius of 309.82 feet, of which the radius point bears North 60°45'07" West; thence along the arc of said curve 76.30 feet through a central angle of 14°08'38" to the southeast corner of Lot 15, Block 4, Silver Creek Estates Unit 'I'; thence coincident with the east boundary of Block 4, said boundary also being the west boundary of Block 9, North 07°12'41" East a distance of 1333.64 feet to the southeast corner of Lot 4, Block 4, Silver Creek Estates Unit 'I'; thence coincident with the southerly boundaries of Lot 4 and Lot 3, Block 4, South 89°30'30" East 318.42 feet to the southeast corner of Lot 3, Block 4; thence coincident with the east boundary of said Lot 3 North 07°12'41" East 250.00 feet to the centerline of Earl Street and the point of beginning.

Description contains 35.55 acres.

AND:

A parcel of land located in Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point located North 89°20'30" West 2289.76 feet coincident with the south line of the Southeast Quarter of Section 16, and North 218.22 feet from the Southeast Corner of said Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point also being on a curve to the left having a radius of 125.00 feet, of which the radius point bears North 31°17'10" West; and running thence Northwesterly along the arc of said curve 62.57 feet through a central angle of 28°40'48", thence North 30°06'02" East 226.74 feet; thence North 58°34'10" East 76.00 feet to the westerly right-of-way of North Silver Creek Road, as shown in Entry No. 1194538 in the Summit County Recorder's Office; thence along said right-of-way coincident with Entry No. 1194538, South 38°29'14" East 37.56 feet; thence along said right-of-way coincident with UDOT Project M-80-(8)1148, approved September 20, 1999 South 02°17'21" West 105.21 feet; thence South 58°53'30" West 281.58 feet to the point of beginning.

Description contains 0.50 acre.

ADDRESS TABLE

LOT	ADDRESS
15	103 NANGA BEAR LANE
16	157 NANGA BEAR LANE
17	141 NANGA BEAR LANE
18	103 NANGA BEAR LANE
19	104 NANGA BEAR LANE

- NOTES**
- This Plat is based on Record of Survey S-11737 on file and of Record in the Summit County Recorder's office.
 - State of Bearing for this plat is based on found section monuments as shown.
 - County tax maps, recorded deeds, Silver Creek Estates Unit 'I' Subdivision Plat, Entry No. 100552, Record of Survey S-7205, S-6569, S-1951, S-3090, S-9227, S-10075, S-10430 (all aforementioned documents on file and of record in the Summit County Recorder's Office), UDOT ROW drawings and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
 - Lot A will require a Line Extension Agreement from Snyder Basin Water Reclamation District.
 - Summit County Service Area #3 will provide 1.5 acre/ft of water allocated to a portion of Lots A & B remainder is under Mountain Regional Water Service District.
 - Silver Creek Estates Block 4, Lots 1 & 2 and adjacent public utility easements to be vacated as part of this project.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of CPD Silver Creek LLC, having complied with the requirements of both Statutes and the Recorded Description, hereby consents to the recording of this subdivision plat amendment. ALSO the owner hereby irrevocably offers for dedication to Summit County all the streets, land for local government uses, easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.

CPD Silver Creek LLC
By: *[Signature]*
Notary Public

ACKNOWLEDGMENT

State of Utah
County of Summit
I, Ida M. Lawrence,
Notary Public, do hereby acknowledge that the undersigned, on behalf of CPD Silver Creek LLC, and that he is the Authorized Signatory of CPD Silver Creek LLC, and that he signed the above Consent to Record for and on behalf of CPD Silver Creek LLC, and that he acknowledged to me that he executed SILVER CREEK ESTATES UNIT 'I' AMENDING BLOCK 1, PARCEL A, BLOCK 4, LOTS 1, 2 & 16-REM AND A PORTION OF BLOCK 9.

By: Notary Public
A Notary Public Commissioned in Utah
Rebecca Strack
Notary Public, State of Utah
Commission Expires on Feb 14, 2025
My commission expires 9.14.25
Commission No.: 72049

SILVER CREEK ESTATES UNIT 'I' AMENDING BLOCK 1, PARCEL A, BLOCK 4, LOTS 1, 2 & 16-REM AND A PORTION OF BLOCK 9

LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST QUARTERS
OF SECTION 16, TOWNSHIP 1 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



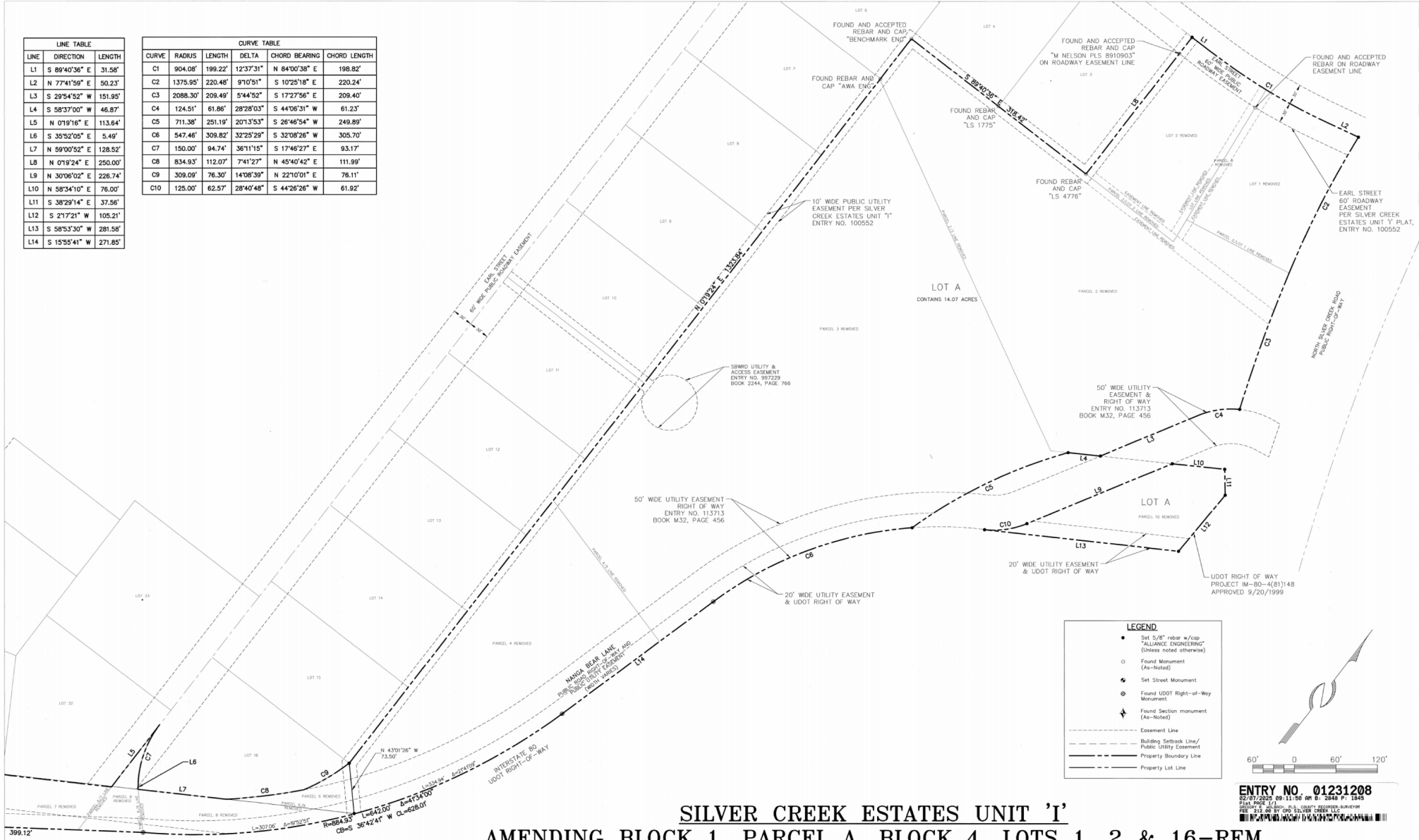
SHEET 1 OF 4

20250121 JOB NO.: 1-1-21 FILE: \\server\X\SilverCreekEstates\dwg\sv\plot\2021\010121.dwg

COUNTY TREASURER	PUBLIC SAFETY ANSWERING POINT	COUNTY ENGINEER	COUNTY PLANNING COMMISSION	APPROVAL AS TO FORM	RECORDED
VIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS <u>11th</u> DAY OF <u>January</u> , 2025 BY <u>Sandra John</u> SUMMIT COUNTY TREASURER	APPROVED THIS <u>21st</u> DAY OF <u>January</u> , 2025 <u>[Signature]</u> GIS COORDINATOR	I HEARBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE <u>1/21/25</u> DATE <u>[Signature]</u> SUMMIT COUNTY ENGINEER	APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS <u>N</u> DAY OF <u>January</u> , 2025 BY <u>[Signature]</u> COMMISSION CHAIRMAN	APPROVED AS TO FORM THIS <u>30</u> DAY OF <u>January</u> , 2025 BY <u>[Signature]</u> Deputy County Attorney SUMMIT COUNTY ATTORNEY	RECORDED APPROVED AS TO FORM THIS <u>30</u> DAY OF <u>January</u> , 2025 AT THE REQUEST OF <u>CPD Silver Creek LLC</u> 212.00 FEE TIME 9:11 AM DATE 2/7/2025 ENTRY NO. 12312.08 RECORDER <u>Tallon Booth</u>

LINE	DIRECTION	LENGTH
L1	S 89°40'36" E	31.58'
L2	N 77°41'59" E	50.23'
L3	S 29°54'52" W	151.95'
L4	S 58°37'00" W	46.87'
L5	N 01°9'16" E	113.64'
L6	S 35°52'05" E	5.49'
L7	N 59°00'52" E	128.52'
L8	N 01°9'24" E	250.00'
L9	N 30°06'02" E	226.74'
L10	N 58°34'10" E	76.00'
L11	S 38°29'14" E	37.56'
L12	S 21°7'21" W	105.21'
L13	S 58°53'30" W	281.58'
L14	S 15°55'41" W	271.85'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	904.08'	199.22'	12°37'31"	N 84°00'38" E	198.82'
C2	1375.95'	220.48'	91°0'51"	S 10°25'18" E	220.24'
C3	2088.30'	209.49'	5°44'52"	S 17°27'56" E	209.40'
C4	124.51'	61.86'	28°28'03"	S 44°06'31" W	61.23'
C5	711.38'	251.19'	20°13'53"	S 26°46'54" W	249.89'
C6	547.46'	309.82'	32°25'29"	S 32°08'26" W	305.70'
C7	150.00'	94.74'	36°11'15"	S 17°46'27" E	93.17'
C8	834.93'	112.07'	7°41'27"	N 45°40'42" E	111.89'
C9	309.09'	76.30'	14°08'39"	N 22°10'01" E	76.11'
C10	125.00'	62.57'	28°40'48"	S 44°28'26" W	61.92'



SILVER CREEK ESTATES UNIT 'I'
AMENDING BLOCK 1, PARCEL A, BLOCK 4, LOTS 1, 2 & 16-REM
AND A PORTION OF BLOCK 9

LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST QUARTERS
 OF SECTION 16, TOWNSHIP 1 SOUTH,
 RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 SUMMIT COUNTY, UTAH

LEGEND

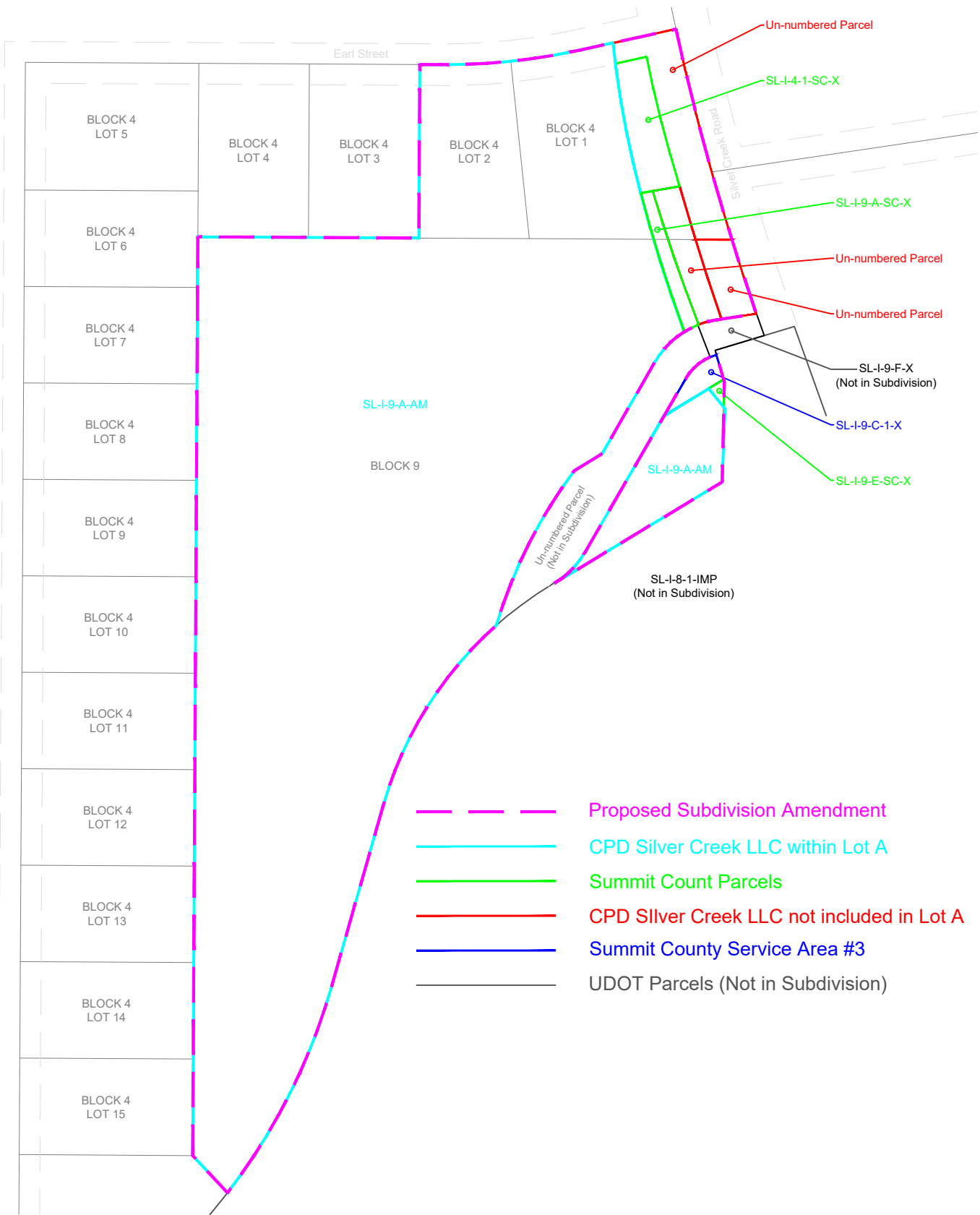
- 3/8" I.B.M. rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- ⊙ Set Street Monument
- ⊙ Found UDOT Right-of-Way Monument (As-Noted)
- ⊙ Found Section monument (As-Noted)
- Easement Line
- - - Building Setback Line/ Public Utility Easement
- Property Boundary Line
- Property Lot Line

ENTRY NO. 01231208
 02/07/2025 09:11:58 AM BY: 2848 P: 1845
 PLAN PAGES: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SHEET 4 OF 4

ALLIANCE ENGINEERING
 CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
 P.O. Box 2004 | 2700 West Northwood Street
 Salt Lake City, Utah 84119

12/10/24 JOB NO.: 1-1-21 FILE: \\server\X\SilverCreekEstates.dwg sru\plot2021\010121.dwg
 SILVER CREEK ESTATES UNIT I AMENDING



- - - - - Proposed Subdivision Amendment
- — — — — CPD Silver Creek LLC within Lot A
- — — — — Summit Count Parcels
- — — — — CPD Silver Creek LLC not included in Lot A
- — — — — Summit County Service Area #3
- — — — — UDOT Parcels (Not in Subdivision)

PROJECT	SILVER CREEK ESTATES UNIT 'I'			WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173		REVISIONS			
	AMENDMENT TO LOT A								
PROJECT NUMBER									
EXHIBIT SHOWING PARCELS BEING SUBDIVIDED			SCALE: 1" = 200'	DATE: 09/17/2025	DESIGNED BY: DJA	CHECKED BY: N/A	NO.	REMARKS	DAT



STAFF REPORT

To: Summit County Council
From: Amir Caus, AICP, Senior Planner
Date of Meeting: April 22, 2026
Type of Item: Development Code Amendment – Public Hearing and Possible Action
Process: Legislative Review
Files: 26-029

Proposal

Under the direction of Summit County Council, Staff are requesting a Snyderville Basin Development Code Amendment for Section 10-8-2 Sign Regulations and associated Definitions. The proposed amendments include the addition of digital displays for Freestanding Signs, including Fuel Station Price Signs. The amendment also includes the addition of Drive-Through Menu Signs. As part of the overall amendments, Staff are taking the opportunity to adopt additional definitions, enforcement, grammatic and stylistic changes in order to better match, and reference the updated Snyderville Basin Development Code. Staff have included in the exhibit package the redlined and clean versions of the proposed changes.

Background

For more than two decades, digital display drive-through menu signs have been incorporated throughout the United States for fast service restaurants. While digital displays are a common industry practice throughout the United States, the Snyderville Basin Development Code prohibits Changeable Copy Signs and does not expand on drive-through menu signs for fast service restaurants.

The Summit County Council (Council) has recently experienced an increase in Special Exception application requests to Snyderville Basin Development Code Section 10-8-2(G) to allow for Drive-Through Menu Signs. While the Council approved one of the applications, the Council directed Staff to return with a Development Code Amendment to allow for these.

Restaurateurs and sign manufacturers have confirmed that the industry has largely moved toward digital display drive-through menu signs and printed menu boards have become outdated, inefficient, and difficult to source replacement parts for. Printed menu boards require manual changes, often after hours, for pricing, promotions, or seasonal items, leading to delays and printing costs. This leads to restaurants showing outdated or inconsistent menus

due to delays in printing, shipping, or updating of the static menu boards. Static menu boards offer limited accessibility due to their lack of adaptive technology such as screen contrast adjustments or language translation.

The many advantages of updating quick serve restaurants to digital order points include real time updates, energy efficiency, improved customer experience, sustainability and increased order accuracy and speed. Since the board communicates to a way port switch within the restaurant via data cables, the changes to pricing, nutrition information, and availability can be made instantly. The modern Light Emitting Diode (LED) displays are energy-efficient and can be programmed to operate only during business hours. Digital boards are easier to read, especially for seniors or low-vision individuals, and allow for visual enhancements such as high-resolution images. Making the switch from static to digital menu boards would reduce paper and plastic waste associated with printed materials, supporting the city's environmental goals. Digital displays support suggestive selling and clearer menu layouts, reducing confusion and customer wait times.

Digital display drive-through menu signs are functionally distinct from general advertising signage. Unlike typical electronic signs that are intended to attract customers from the roadway or the surrounding area, a stationary drive-through menu screen serves only on-site patrons who have already entered the property. Its purpose is to facilitate ordering and menu accuracy, rather than to advertise to the general public.

As part of the overall amendments, Staff are taking this opportunity to include digital displays for Fuel Station Price Signs. The purpose of this section is to provide clear, functional digital signage for fuel stations.

Staff have also received a request from representatives of the Canyons Village Management Association (CVMA) regarding event related signage. Based on conversations with the CVMA representatives and the intent of the sign regulations, Staff originally included an amendment for digital displays for Resort Entry Information and Event Digital Signs that would be associated with Resort Centers only. However, the language recommended by the Snyderville Basin Commission was not sufficient for the CVMA and it was decided that the CVMA will apply separately for these specific amendments.

As part of the overall amendments, Staff are taking this opportunity to adopt additional definitions, grammatic and stylistic changes in order to better match, and reference the updated Snyderville Basin Development Code. Staff have included in the exhibit package the redlined and clean versions of the proposed changes.

On March 10, 2026, the Snyderville Basin Planning Commission voted unanimously to forward a positive recommendation to the County Council to approve the proposed amendments.

Analysis

Section 10-8-2(G) of the Snyderville Basin Development Code states;

Prohibited Signs and Devices: The following signs shall be prohibited in the Snyderville Basin:

- 1. Changeable Copy Signs: A sign whose informational content can be changed or altered on a fixed surface composed of electrically illuminated or mechanically driven changeable segments, unless required by federal law...*

Amendments to Snyderville Basin Development Code

Per Snyderville Basin Development Code MPD Section 10-7-3;

Amendment Procedures:

1. Amendment To Text Of This Title: Whenever there is initiated an amendment to the text of this title, such amendments shall be accomplished in the following manner:

a. A copy of the proposed amendment shall be delivered to the commission for its review and recommendation. Prior to making a recommendation, the commission shall hold a public hearing regarding the proposed amendment.

b. The commission's recommendation shall be delivered to the county council. The county council, after holding a public hearing, shall either approve, approve with modifications or deny the amendment.

c. Criteria for approving an amendment to the text of this title:

- (1) The amendment shall be consistent with the goals, objectives, and policies of the general plan.*

Analysis: The proposed amendments modernize the Snyderville Basin Development Code Sign Regulations, fix outdated references, and make other necessary minor adjustments. The amendments do not negatively affect the goals, objectives, and policies of the general plan. **COMPLIES**

- (2) The amendment shall not permit the use of land that is not consistent with the uses of properties nearby.*

Analysis: The proposed amendments do not affect existing land uses. **COMPLIES**

- (3) The amendment will not permit suitability of the properties affected by the proposed amendment for the uses to which they have been restricted.*

Analysis: The proposed amendments modernize the Snyderville Basin Development Code. **COMPLIES**

(4) The amendment will not permit the removal of the then existing restrictions which will unduly affect nearby property.

Analysis: The proposed amendments further expand the Snyderville Basin Development Code processes, fix outdated references, and make other necessary minor adjustments. As part of the proposed language, Staff have introduced language that utilizes the lowest brightness and warmest temperature settings in order to meet the intent of the development code and general plan. Staff have also included the requirement for a cap on the top of the drive-through menu signs in order to reduce light spill. **COMPLIES**

(5) The amendment will not grant special favors or circumstances solely for one property owner or developer.

Analysis: The proposed amendments do not grant special favors or circumstances for one property owner. **COMPLIES**

(6) The amendment will promote the public health, safety and welfare better than the existing regulations for which the amendment is intended to change. (Ord. 708, 12-10-2008)

Analysis: Digital display drive-through menu signs are functionally distinct from general advertising signage. Unlike typical electronic signs that are intended to attract customers from the roadway or the surrounding area, a stationary drive-through menu screen serves only on-site patrons who have already entered the property. Its purpose is to facilitate ordering and menu accuracy, rather than to advertise to the general public.

The proposed Fuel Station Price Sign language allows for digital displays that have been adopted throughout the United States. These signs provide clear, functional digital signage for fuel stations. Additionally, they improve energy efficiency, often using up to 75% less power than traditional signs.

The proposed amendments modernize the Snyderville Basin Development Code Sign Regulations, fix outdated references, and make other necessary minor adjustments. **COMPLIES**

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the County Council. Notice of the public hearing was published in the newspaper.

As of the date of this report, Staff has received comments from Scenic Utah, a non-profit organization that works with local governments on protecting scenic resources, including dark skies. Scenic Utah has suggested that the Council consider lowering the nits for dusk-to-dawn conditions of digital signs. They have also suggested that the Council consider including limits to

the static exemption for Resort Entry Information and Event Digital Signs, however that item is no longer being considered. This letter can be found in Exhibit C.

Recommendation

Staff recommend that Summit County Council review the proposed language amending Snyderville Basin Development Code Sign Regulations, conduct a public hearing, and vote to approve the amendments based on the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. Section 10-8-2(G) of the Snyderville Basin Development Code states;

Prohibited Signs and Devices: The following signs shall be prohibited in the Snyderville Basin:

Changeable Copy Signs: A sign whose informational content can be changed or altered on a fixed surface composed of electrically illuminated or mechanically driven changeable segments, unless required by federal law...

2. For more than two decades, digital menu screens have been incorporated throughout the United States for fast service restaurants.
3. While digital displays are a common industry practice throughout the United States, the Snyderville Basin Development Code prohibits Changeable Copy Signs and does not expand on digital menu signs for fast service restaurants.
4. The Summit County Council (Council) has recently experienced an increase in Special Exception application requests to Snyderville Basin Development Code Section 10-8-2(G) to allow for Changeable Copy Signs (drive-through menu screens). While the Council approved one of the applications, the Council directed Staff to return with a Development Code Amendment to allow for these.
5. Staff are requesting a Snyderville Basin Development Code Amendment for Section 10-8-2 Sign Regulations and associated Definitions.
6. The proposed amendments include the addition of digital displays for Freestanding Signs, including Fuel Station Price Signs.
7. The amendment also includes the addition of Drive-Through Menu Signs.
8. As part of the overall amendments, Staff are taking the opportunity to adopt additional definitions, grammatic and stylistic changes in order to better match, and reference the updated Snyderville Basin Development Code.
9. Digital display drive-through menu signs are functionally distinct from general advertising signage. Unlike typical electronic signs that are intended to attract customers from the roadway or the surrounding area, a stationary drive-through menu screen serves only on-site patrons who have already entered the property. Its purpose is to facilitate ordering and menu accuracy, rather than to advertise to the general public.

10. The proposed Fuel Station Price Sign language allows for digital displays that have been adopted throughout the United States. These signs provide clear, functional digital signage for fuel stations. Additionally, they improve energy efficiency, often using up to 75% less power than traditional signs.
11. The proposed amendments modernize the Snyderville Basin Development Code Sign Regulations, fix outdated references, and make other necessary minor adjustments.
12. On March 10, 2026, the Snyderville Basin Planning Commission voted unanimously to forward a positive recommendation to the County Council to approve the proposed amendments.

Conclusions of Law

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

Attachments

- Exhibit A – Proposed Ordinance and Clean Language
- Exhibit B – Redlined Language
- Exhibit C – Scenic Utah Letter

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

**AN ORDINANCE AMENDING THE SNYDERVILLE BASIN
DEVELOPMENT CODE SECTION 10-8-2 (SIGN REGULATIONS)**

PREAMBLE

WHEREAS, Utah Code Annotated (“UCA”) §17-27a-503(1) provides that counties can amend any regulation of or within the zoning district or any other provision of a land use regulations; and,

WHEREAS, Section 10-7-3 of the Snyderville Basin Development provides that the County Council may from time to time amend, supplement, or repeal the provisions and regulations of such Code; and,

WHEREAS, The Summit County Council has recently experienced an increase in Special Exception application requests to Snyderville Basin Development Code Section 10-8-2 to allow for Drive-Through Menu Signs; and,

WHEREAS, The Summit County Council directed Staff to return with a Development Code Amendment to allow for Drive-Through Menu Signs; and,

WHEREAS, Staff have drafted code language to allow for Drive-Through Menu Signs; and,

WHEREAS, Staff have also drafted code language to include the addition of digital displays for Freestanding Signs, including Fuel Station Price Signs; and,

WHEREAS, As part of the overall amendments, Staff are including additional definitions, grammatic and stylistic changes in order to better match, and reference the updated Snyderville Basin Development Code; and,

WHEREAS, the amendments do not affect existing land uses, density, or other substantive development standards; and,

WHEREAS, the proposed amendments to not remove any existing restrictions;
and

WHEREAS, the Snyderville Basin Planning Commission held a public hearing on March 10, 2026 and unanimously forwarded a positive recommendation to the Summit County Council for the proposed amendments; and,

WHEREAS, the Summit County Council held a public hearing on April 22, 2026;
and,

EXHIBIT A.2

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

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

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

Enacted this ___ day of _____, 2026.

ATTEST:

SUMMIT COUNTY COUNCIL

Evelyn Furse
Summit County Clerk

Canice Harte, Chair

APPROVED AS TO FORM

David L. Thomas
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:	
Councilmember Hanson	_____
Councilmember Robinson	_____
Councilmember Harte	_____
Councilmember Armstrong	_____
Councilmember McKenna	_____

EXHIBIT A

Replace Snyderville Basin Development Code Section 10-8-2 in its entirety and applicable definitions in Chapter 11 Definitions with language below

10-8-2: SIGN REGULATIONS:

- A. Purpose: The purpose of this section is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations to protect property values, create an attractive economic and business climate and enhance the aesthetic appearance of the community, and ensure that the constitutionally guaranteed right of free expression is protected. It is further intended to reduce Signs or advertising distractions and obstructions that may contribute to clutter or traffic accidents.
- B. Permit Requirements:
1. It is unlawful for any person to erect, construct, alter or relocate any Sign, other than such Signs specifically described in subsection H, "Exempted Signs", of this section, without first obtaining a permit. Routine maintenance or repairing existing like parts shall not be considered an alteration; provided that such change does not alter the surface dimensions, height, message, or otherwise make the Sign nonconforming.
 2. Application for the permit shall be made to the Director or designated planning staff member and shall include the following:
 - a. The name, address and telephone number of the Applicant, Owner and occupant of the property.
 - b. Location of the Structure or parcel of property on which the Sign will be attached or erected.
 - c. Position of the Sign in relation to nearby Buildings, Structures, property lines, Rights of Way and roads.
 - d. A copy of plans and specifications showing material and method of construction, illumination, electrical wiring, location and support.
 - e. Sketch showing Sign faces, exposed surfaces and proposed message, accurately represented in scale as to size, area, proportions and color.
 - f. The name of the person erecting the sign.
 - g. Written consent of the Owner of the Building, Structure or land on which the Sign is to be erected.
 - h. On any Application for a Temporary Sign, the Applicant shall list the

EXHIBIT A.5

earliest date on which the Sign may be established and the date on which the Sign shall be removed.

3. Before granting a permit under this subsection, every Applicant shall pay the required permit fee to the county for each Sign.
 4. The Director or designated planning staff member shall approve, approve with conditions, or deny the Sign permit within thirty (30) days from the date of the submittal of a complete Application.
- C. Sign Design: It is recognized that it is desirable to have some diversity of Sign design within the Snyderville Basin. However, it is also desirable to ensure that materials and color schemes used on Signs shall be compatible with the image of the Snyderville Basin community and mountain environment.
- D. Comprehensive Sign Plans: Uses that are subject to the provisions of a previously approved Comprehensive Sign Plan may choose to continue the use of that Sign plan, or if all parties to the Comprehensive Sign Plan agree in writing to no longer utilize the Comprehensive Sign Plan, they may comply with the provisions of this section. In no case may a combination of a Comprehensive Sign Plan and the provisions of this section be used together.
- E. Permitted Signs:
1. Nonresidential Signs: The following types of Signs are allowed for permanent, nonresidential Uses. Signs permitted under this regulation are intended to identify the Use located on the premises upon which the Sign is located, unless otherwise stated in this section.
 2. Definitions: For the purposes of this section, the following definitions will be used:

MULTIPLE USES: Any lot, Building, or other Structure or tract of land that has been designated for multiple nonresidential Uses, through the approval of a Development Permit.

SINGLE USE: Any Lot, Building, or other Structure or tract of land that has been designated for one nonresidential Use, through the approval of a Development Permit.

3. Types Of Signs:
 - a. Freestanding Sign: Freestanding Signs are supported by poles, braces, or uprights extending from the ground or an object on the

EXHIBIT A.6

ground and are not attached to any part of a Building. All Freestanding Signs shall comply with the following:

- (1) **Number Of Signs:** One Freestanding Sign shall be permitted for each separate primary vehicular access to the parcel, up to a maximum of two (2) signs. The primary vehicular access is that access located adjacent to the primary parking area.
- (2) **Location/Setbacks:** Freestanding Signs shall be located adjacent to the primary vehicular access to the parcel. In no case shall a Freestanding Sign encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These Signs shall be set back at least fifteen feet (15') from the edge of the Right-of-Way.
- (3) **Monument Base:** All Freestanding Signs shall be constructed with a monument base. A base of stone or wood is preferable.
- (4) **Display Area Size:** The display area of all Freestanding Signs for a single Use shall not exceed thirty (30) square feet in size. The display area of all Freestanding Signs for a parcel containing multiple Uses shall not exceed forty five (45) square feet. The display area of a Sign, which may be double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the Sign. Digital displays are permitted provided they:
 - (A) Are static only. One message change shall be allowed in a 24-hour period, which shall be instantaneous with no special effects. The Sign shall not have animation, message changes, video, flashing, scrolling, strobing, racing, blinking, changes in color, fade in or fade out in any manner, or any other means not providing constant illumination.
 - (B) include automatic dimming controls that adjust brightness based on ambient light levels. Maximum sign brightness shall be 200 nits during nighttime hours (between dusk and dawn) and 2,000 nits during daylight hours. Measurements shall be taken from the edge of the property;

EXHIBIT A.7

- (C) do not exceed 2,800 Kelvin for the temperature; and
 - (D) are both fully shielded and oriented away from residential Uses.
 - (E) At the time of the permit submittal, the Applicant shall provide the County with a certification from the sign manufacturer stating that the sign complies with the brightness and temperature provisions above.
 - (F) The Sign does not emit sound or detectable noise.
 - (G) Malfunctioning signs shall be powered off until the Sign is repaired.
- (5) Height: In no case shall the highest point of a Freestanding Sign be more than six feet (6') above the grade elevation at the base of the Sign.
- (6) Materials: Freestanding Signs shall be constructed of wood, stone or other natural materials. Plastic, lexan or similar materials are allowed for individual letters only.
- (7) Landscaped Area: All Freestanding Signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the Sign, without blocking the view of the Sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the Sign into the land form should be considered.
- (8) Additional Standards for Fuel Station Price Signs:
- (A) Fuel Station Price Signs are permitted only as an accessory element of a Freestanding Sign for an approved Gas and Fuel, Storage and Sales, or Gasoline Service Station with Convenience Store Use.
 - (B) Fuel Station Price Signs shall be allowed an additional twelve (12) square feet of display area.

EXHIBIT A.8

b. Primary Wall Sign, Secondary Wall Sign, Projecting Sign, Suspended Sign, And Awning Sign: Each nonresidential Use may choose to utilize three (3) out of the five (5) types of Signs, as described below. In no case may two (2) or more of the same types of Signs be used per each Use.

(1) Wall Mounted Signs: Wall Mounted Signs are those Signs that are attached to or painted on the wall of a Building, the display surface of the Sign being parallel to the wall of the Building on which the Sign is placed.

(A) Primary Wall Sign: A Wall Mounted Sign that is located on the facade of the Building that contains the primary access to the particular Use. A primary Wall Mounted Sign shall not exceed one square foot of Sign Area for each two (2) linear feet of Building facade frontage, up to a maximum of sixty (60) square feet.

In the case of multiple users in one Building, the frontage shall include the length of the individual suite that is exposed to the exterior of the Building where the primary access to the Use is located. In no case shall the primary wall sign be less than ten (10) square feet in size.

In cases where a Use does not contain exterior exposure to a Building for the purposes of measuring Sign Area, that use may have a ten (10) square foot Sign.

(i) Size Exception: In the case of a single Building where at least one facade is two hundred fifty (250) linear feet in length or more, the maximum size of the primary wall Sign may not exceed seventy-five (75) square feet.

(ii) Location Exception: In the case of a single Building where at least one facade is two hundred fifty (250) linear feet in length or more, the primary wall Sign may be located as deemed appropriate by the entity requesting the Sign.

(B) Secondary Wall Sign: A Sign that is located on a Building facade that is separate from the facade on which the primary wall Sign is located. A secondary wall Sign shall

EXHIBIT A.9

not exceed a maximum of one-half (1/2) the size of the permitted primary wall Sign.

- (C) **Display Area:** The area of all wall mounted business Signs shall be the extreme limits of the display surface. The display surface includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (D) **Wall Mounted Signs:** Wall Mounted Signs shall not project out more than six inches (6") from the wall on which they are mounted.
 - (E) **Materials:** Wall Mounted Signs shall be wood, metal, other natural materials, or painted on the side of the Building. Plastic, lexan, or similar materials are allowed for individual letters only.
- (2) **Projecting Signs:** Projecting Signs are supported by a Building or other Structure and project out from the Building or Structure over the sidewalks, lawns, or similar areas in a manner that the display area is generally perpendicular to the face of the Building or Structure.
- (A) **Size:** Projecting Signs shall not exceed eight (8) square feet.
 - (B) **Display Area:** The area of a Projecting Sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (C) **Height:** Signs which project over a pedestrian walkway shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the Sign and the ground. Hanging Signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
 - (D) **Materials:** Projecting Signs shall be constructed of

EXHIBIT A.10

wood, metal or similar material. Plastic, lexan or similar materials are allowed for individual letters only.

- (3) Suspended Sign: A Sign that is suspended parallel or perpendicular from a Building roof, facade, porch, or other structural element by brackets, hooks, or chains.
 - (A) Size: Suspended Signs shall not exceed eight (8) square feet.
 - (B) Display Area: The area of a suspended Sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (C) Height: Suspended Signs shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the Sign and the ground. Suspended Signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
 - (D) Materials: Suspended Signs shall be constructed of wood, metal or similar material. Plastic, lexan or similar materials are allowed for individual letters only.
- (4) Awning Signs: Awning Signs are comprised of letters and logos that are placed on the valance of the awning.
 - (A) The words and logos on any Awning Sign shall not exceed nine inches (9") in height.
 - (B) Backlighted awnings are prohibited.
- c. Subdivisions, Multi-Family Dwellings, And Residential Condominium Complex Signs: These Signs are intended to state the name of a Subdivision, multi-family development, or residential condominium complex.
 - (1) Freestanding Signs: One Freestanding Sign shall be permitted for each separate primary vehicular access to a Subdivision, Multi- Family Dwelling development, or residential

EXHIBIT A.11

condominium complex. All Freestanding Signs shall comply with the following:

- (A) Monument Base: All Freestanding Signs shall be constructed with a monument base. A base of stone or wood is preferable.
 - (B) Display Area Size: The display area of all Freestanding Signs shall not exceed thirty (30) square feet in size. The display area of a Sign, which may be double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the Sign (see illustration 1 of this section).
 - (C) Height: In no case shall the highest point of a Freestanding Sign be more than six feet (6') above the grade elevation at the base of the Sign.
 - (D) Materials: Freestanding Signs shall be constructed of wood, stone or other natural materials. Plastic, lexan or similar materials are allowed for individual letters only.
 - (E) Landscaped Area: All Freestanding Signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative material, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the Sign, without blocking the view of the Sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the Sign into the land form should be considered.
 - (F) Setbacks: In no case shall a Freestanding Sign encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These Signs shall be set back at least fifteen feet (15') from the edge of the Right-of-Way.
- d. Drive-Through Menu Signs: Each drive-through lane may have one (1) pre-order Sign and one (1) primary menu Sign. The following shall

EXHIBIT A.12

apply to all Drive-Through Menu Signs as outlined herein:

- (1) Drive-Through Menu Signs shall be located within the drive-through lane and oriented away from public roads to minimize off-site visibility and driver distraction.
- (2) Drive-Through Menu Signs shall not be placed within required landscape areas or obstruct required vehicle circulation areas.
- (3) Setbacks: Drive-Through Menu Signs must be located on premises and may not encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These signs shall be Setback at least fifteen feet (15') from the edge of the Right-of-Way.
- (4) The pre-order Sign shall not exceed ten (10) square feet in Sign Area or five (5) feet above the grade elevation at the base of the Sign.
- (5) The primary menu Sign shall not exceed twenty (20) square feet in Sign Area or six (6) feet above the grade elevation at the base of the Sign.
- (6) Internal illumination and electronic displays are permitted only if static and non-flashing.
- (7) Drive-Through Menu Signs shall include automatic dimming controls that adjust brightness based on ambient light levels. Maximum sign brightness shall be 200 nits during nighttime hours (between dusk and dawn) and 2,000 nits during daylight hours. Measurements shall be taken from the edge of the property.
- (8) Drive-Through Menu Signs shall not exceed 2,800 Kelvin for the temperature.
- (9) Drive-Through Menu Signs shall be fully shielded to prevent glare or light-spill onto Adjacent properties and roads.
- (10) Drive-Through Menu Signs shall utilize motion lighting in order to reduce brightness when customers are not in queue.
- (11) Drive-Through Menu Signs shall be programmed to turn off

EXHIBIT A.13

while the restaurant is closed.

- (12) Speaker boxes may be used for ordering purposes only and shall not be used for music or advertising.
- (13) At the time of the permit submittal, the Applicant shall provide the County with a certification from the sign manufacturer stating that the sign complies with the aforementioned brightness, temperature, dimming, and on/off provisions.
- (14) Malfunctioning digital Signs shall be powered off until the Sign is repaired.

e. Temporary Signs: "Temporary Sign" means any Sign or advertising display constructed of cloth, wood, canvas, light fabric, paper or other materials with or without frames intended to be displayed for a limited time period and not permanently affixed to the ground.

(1) General Provisions For All Temporary Signs: The following shall apply to all Temporary Signs as outlined herein:

- (A) Signs shall be removed as specified herein, unless otherwise indicated in this section. There are no time frames for noncommercial opinion Signs.
- (B) Signs may only be located on private property and may not encroach into the Right-of-Way, nor impede pedestrian traffic.
- (C) Signs shall not be attached to utility poles, fences, trees, or other similar objects.
- (D) Illumination of Temporary Signs is prohibited.
- (E) All Temporary Signs must be subordinate to and be positioned in such a way so that any permanent signage on the same property remains visible.
- (F) Temporary Signs must be properly maintained at all times. Any faded, torn, ripped, detached, defaced or otherwise damaged sign must be promptly repaired, replaced, or removed.

(2) Temporary Signs Allowed Without A Permit In All Zone

EXHIBIT A.14

Districts:

- (A) Noncommercial Opinion Signs: Noncommercial opinion Signs are subject to all requirements and provisions of the Utah Code Annotated and other laws as may be applicable. Such Signs are regulated as follows:
 - (i) Residential Properties: Residential properties are permitted nine (9) square feet of a Sign Area, not to exceed three feet (3') in height. The Sign square footage may be split between two (2) or more Signs, but the total square footage may not exceed nine (9) square feet.
 - (ii) Nonresidential Properties: Nonresidential properties are permitted six (6) square feet of Sign Area, not to exceed three feet (3') in height. The Sign square footage may be split between two (2) or more Signs, but the total square footage may not exceed six (6) square feet.

- (B) Properties Subject To Development Or Construction: Properties which have an approved Subdivision Plat, Site Plan, or other type of Development Permit upon which construction or Development is occurring are subject to the following:
 - (i) Signs may not exceed a maximum of twenty (20) square feet.
 - (ii) Signs may only be freestanding and must be made of a rigid material. Banners or other similar Signs applied to cloth, paper, flexible plastic, or fabric of any kind are not permitted.
 - (iii) Signs may not exceed six feet (6') in height, measured from the top of the Sign to the grade directly below.
 - (iv) One Sign is allowed per street frontage. These Signs must be located on the parcel that is subject to the approved Development Permit and may not encroach into the Right-of-Way, nor

EXHIBIT A.15

impede pedestrian traffic.

- (v) Such Sign(s) shall be removed within one year after the issuance of the final building permit for the Development.
- (C) Properties Subject to Sale, Lease, Rent, Or Auction:
Properties subject to sale, lease, rent, or auction shall be allowed one on premises Sign of one of the following types, and associated off premises Signs according to the following:
- (i) On Premises Signs:
 - (a) One T-shaped post Sign (see illustration 1 of this section), one yard Sign (see illustration 2 of this section), or one Window Sign (see illustration 3 of this section) subject to the following:
 - In the case of a T-shaped post Sign, the Sign hanging from the T-shaped post shall be a maximum of nine (9) square feet. Yard signs and Window Signs may not exceed nine (9) square feet in size.
 - T-shaped post Signs and yard Signs may not exceed six feet (6') in height, measured from the top of the sign to the grade directly below.
 - These Signs must be located on the property that is subject to sale, lease, rent, or auction and out of the Right-of-Way.
 - These Signs are allowed for the duration of the property's sale, lease, rent, or auction.
 - (ii) Off Premises Signs:
 - (a) Such Signs may be used to direct traffic to a property for sale, lease, rent, or auction, subject to the following:
 - * These Signs may be displayed thirty (30) minutes prior to a representative or

EXHIBIT A.16

property Owner being at the property that is subject to sale, lease, rent, or auction.

- * These signs may be displayed in the County Right-of-Way as long as they are not disruptive to the regular flow of traffic.
- * These signs may not be displayed overnight.

- (3) Temporary Signs Requiring a Permit on Nonresidential Properties: A nonresidential Use may apply for one Temporary Sign, subject to the following:
- (A) These Signs may be displayed up to four (4) times per calendar year, for a period not to exceed ten (10) days in length. These periods may run consecutively.
 - (B) Signs may not exceed a maximum size of twenty (20) square feet.
 - (C) Freestanding Temporary Signs may not exceed six feet (6') in height, measured from the top of the Sign to the grade directly below. Signs attached to a Building may not exceed fifteen feet (15') in height, measured from the top of the Sign to the grade directly below.
 - (D) One Temporary Sign is allowed for each nonresidential Use.
 - (E) These Signs must be located on the parcel on which the entity requesting the Sign is located and may not encroach into the Right-of-Way, nor impede pedestrian traffic.

F. Sign Illumination:

1. Exposed neon tubing and/or individual light bulbs forming the Sign copy shall not be permitted on any Sign, unless otherwise allowed in this section.
2. Backlit full Sign face illuminated Signs are prohibited.
3. Light may be cast directly onto the face of the Sign by an external light

source. In such instances, the light must be focused on the Sign face only, provided that such illumination does not adversely affect pedestrian and/or vehicular traffic.

4. Backlighting through individual routed letters/copy or through the material that comprises the letters/copy in the Sign face is permitted as long as the light source is screened from public view.
5. No interior light source shall be visible to the exterior, unless otherwise allowed in this section.

G. Prohibited Signs and Devices: The following Signs shall be prohibited in the Snyderville Basin:

1. Flashing Signs: Any illuminated Sign on which the light is not maintained stationary or constant in intensity and color at all times when it is in use, unless otherwise allowed in this section.
2. Roof Mounted Signs: A Sign that is mounted on the roof of a structure, or signs that project above the highest point of a roofline.
3. Moving Signs: Any Sign or part of a Sign that changes physical position by any movement or rotation or that gives the visual impression of such movement.
4. Pennants, Banners, Ribbons, Etc.: Strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering or inflated devices and searchlights.
5. Signs Imitating Official Traffic Signs: Signs imitating official traffic signs in any manner which are visible from public areas.
6. Portable Signs: Portable Signs not permanently affixed to the ground, except as otherwise provided in this section.
7. Mobile Signs: Signs attached to stationary vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle or device.
8. Obstructing Signs: Signs which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the CDD or designated planning staff member or the county sheriff.

9. Hazardous Signs: Any Sign or Sign structure which constitutes a hazard to public health or safety, as determined by the CDD or designated planning staff member or the county sheriff.
 10. Signs On Public Property: Signs on trees, utility poles, and on public property, other than public information Signs.
 11. Off Premises Directional Signs: Off premises directional Signs may be approved as a Temporary Sign when an event or activity is situated in such a manner that its location is obstructed from public view, so long as that Sign is compatible with all other regulations herein.
 12. Condition of Sign: Any Sign for which the Sign message face has been removed or destroyed, leaving only the supporting frame or other components, and said condition exists for more than thirty (30) days is prohibited and shall be removed.
- H. Exempted Signs: These Signs are exempt from obtaining a low impact permit; however, they must still comply with the following guidelines:
1. Informational Signs: Signs which are not more than six (6) square feet and no more than four feet (4') in height and which are used to direct vehicular and pedestrian traffic or to direct parking and traffic circulation on private property. Advertising is not permitted on these Signs. Informational Signs shall contain no advertising material or message. These Signs shall not be permitted in a Right-of-Way or required setback area.
 2. Public Signs: Legal notices, identification, informational or directional Signs erected or required by governmental bodies, or authorized by the county for public purposes which meet the requirements of these guidelines, except provisions prohibiting said Signs in the rights of way.
 3. Public Regulatory Signs: All public regulatory Signs located in the county which meet all the state requirements.
 4. Interior Signs: Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings and which cannot readily be seen from the exterior of the building, which Signs are designed and located to be viewed exclusively by the patron of such use or uses.
 5. Utility Signs: Signs of public utility or cable television companies which show the locations of underground facilities.
 6. Street Address And Identifications Signs: Signs whose content includes only

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the name or professional title of the occupant and address of the premises. Such Signs shall not exceed two (2) square feet. The Sign shall be limited to flush mounted or window type Signs and one per premises. These Signs shall not be permitted in a Right-of-Way.

7. Customer Information Signs: Customer information signs located on or in close proximity to the building and outside of required setback areas may display such items as "credit cards accepted", prices and menus, and each Sign shall not exceed two (2) square feet in area.
 8. Flags: Each development area that contains a single use may have no more than three (3) freestanding flagpoles at any time. Each development area that contains multiple uses may have no more than three (3) freestanding flagpoles at any time. Flagpoles are restricted to only flying one flag per pole. The maximum size of any one flag shall be twenty four (24) square feet. Flagpoles may not exceed twenty eight feet (28') in height, measured from the top of the pole to the grade directly below. Uplighting of all flags, except the flag of the United States of America, is prohibited.
 9. Window Signs: Window Signs shall not exceed twenty five percent (25%) of the area of a single window in which it is placed. A single window is any window, or section of windows, that is separated from another window by twelve inches (12") or more. Any door with windows is always considered a separate window. Window Signs may not be combined in order to gain a larger Sign for one particular window (see illustration 4 of this section).
 10. Neon Signs: Neon Signs, where the light source is on the external face of the Sign: One neon Sign is allowed for each nonresidential use to be located on the inside of any window. These Signs may not exceed four (4) square feet and may not flash or be animated in any manner. Neon Signs are considered Window Signs and may not exceed twenty five percent (25%) of the area of the window in which they are placed.
 11. Project Identification Banners on Light Poles: These Signs are only allowed in multiple use developments and may be located on more than fifty percent (50%) of the total number of light poles within a development. Banners may not exceed eight (8) square feet in size.
- I. Nonconforming Signs: Within the zone districts established in this title, there may be existing Signs which were lawfully established before the adoption of this title, but which are now prohibited, regulated, or restricted. It is the intent of this section to allow these Signs to remain until such time as they are removed or otherwise brought into conformance with this title.

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1. **Property Owner Responsibility:** The property owner bears the burden of establishing that any Nonconforming Sign lawfully exists.
2. **Enlargement of Nonconforming Signs:** A Nonconforming Sign may not be enlarged in any way unless it conforms to the provisions contained in this title.
3. **Location:** Signs conforming to the provisions of this section may be erected on a parcel that contains a Nonconforming Sign(s); however, the new Sign(s) must be a different type than the existing Nonconforming Sign(s) (i.e., if the Nonconforming Sign is a Freestanding Sign, a Conforming Freestanding Sign may not be erected).
4. **Alterations:** A Nonconforming Sign may be altered to decrease its nonconformity.
5. **Maintenance And Repair of Nonconforming Signs:** Nothing in this section shall be construed to relieve the owner of use of a Nonconforming Sign, or owner of the property on which such Nonconforming Sign is located, from maintaining the sign in a state of good repair; provided, however, that any repainting, cleaning and other normal maintenance or repair of the Sign or Sign Structure shall not modify the Sign Structure or copy in any way which makes it more nonconforming. Routine maintenance or changing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimension, height, message, or otherwise make the sign nonconforming.
6. **Removal of Nonconforming Signs:** If a nonconforming sign is demolished or removed at the will of the property owner, any subsequent sign shall thereafter be required to conform to the regulations specified in this title for the zone district in which it is located.
7. **Destroyed Signs:** If a Nonconforming Sign is destroyed by fire or other natural cause, it may be replaced. If the sign is not repaired or replaced within one year from the date of loss, it shall not be reconstructed or replaced except in conformance with the provisions of this title.
8. **Sign Removal:** If the cost of the Nonconforming Sign is valued at less than one hundred dollars (\$100.00), the sign shall be removed. Sign value shall be determined based on an actual sales receipt for the Sign or a cost estimate for the replacement cost provided by a qualified professional.
9. **Billboard Removal:** Nothing in this section shall be deemed to prohibit the county from removing a billboard without providing just compensation in

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accordance with the procedures set forth in this subsection, if the county manager provides reasonable notice of the proceedings and, following a public hearing, finds:

- a. The applicant made a false or misleading statement in any application to the county necessary to establish or change the billboard;
- b. The billboard is unsafe or presents a hazard to persons or property;
- c. The billboard is in a state of disrepair; or
- d. The billboard has been abandoned for at least twelve (12) months.

J. Enforcement:

1. The CDD or designated planning staff member shall be responsible for enforcing the provisions of the sign regulations established herein.
2. Violation of the sign provisions established herein shall result in punishment in accordance with the provisions of this title and state law.
3. If a sign is placed within a public Right-of-Way, utility poles, light poles, traffic signs, t-posts, delineator posts or on any County-owned property without a permit being issued by the Building Department, County personnel may remove the sign without further notice to any implied owner or business. Any sign removed by county personnel pursuant to the provisions of this title shall become the property of the County and may be disposed of in any manner deemed appropriate by the County and without notice to any implied owner or business.

PROPOSED CHANGES IN CHAPTER 11 DEFINITIONS

SIGN: Any object, device, display, structure, flag, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location. Signs shall only identify the business(es) located on the premises on which the sign is located. Any signs intended to advertise a business or activity of any type that is not located on the premises or property on which the activity is located are prohibited. Signs shall only state the legal name of the business, and shall not advertise the type of goods sold or services provided. Only the type of signs shall be permitted, only specifically authorized in a Comprehensive Sign Plan. Provided, however, permitted signs must also comply with all other applicable provisions of this title.

- A. **Awning Signs:** These are signs comprised of lettering and logos that are placed on the valance of the awning. Awning signs are not permitted to project into or over a road Right-of-Way.
- B. **Drive-Through Menu Sign:** An outdoor display, often using light emitting diodes (LEDs), that shows restaurant's food, beverage, prices, and promotions to customers in their vehicles within designated drive-through lanes of the restaurant.
- C. **Freestanding Signs:** These signs are supported by poles, braces, or uprights extending from the ground or an object on the ground and are not attached to any part of a building. These signs must be located on the premises, the development parcel, or lot on which the specific use or uses being advertised is located.
- D. **Fuel Station Price Signs:** An outdoor display, often using light emitting diodes (LEDs), that shows current fuel costs (e.g., regular, premium, diesel) to inform drivers of fuel availability and pricing, and can be updated remotely for real-time accuracy.
- E. **Political Signs:** A sign advertising a candidate for public office, proposition, or other issue to be voted on by the electorate.
- F. **Portable Signs:** Any sign not permanently affixed to the ground or a building.
- G. **Projecting Signs:** Are supported by a building or other structure and project out from the building or structure over sidewalks, lawns, or similar area in a manner that the display area is generally perpendicular to the face of the building or structure.
- H. **Temporary Signs:** These signs are those made out of lightweight materials, with or without frames, and not affixed permanently to a building or the ground.

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- I. **Wall Mounted Signs:** Wall mounted business signs are those signs that are attached to or painted on the wall of a building, the display surface of the sign being parallel to the wall of the building on which the sign is placed, and advertises a business on the premises.
- J. **Window Signs:** These are signs that are intended to be permanent and visible from the exterior of a building. They are painted on a window or depicted on or with any material placed, taped, or hung immediately on or behind the glazing.

SIGN AREA:

The area of a sign, which may be double-sided, so long as the sides are no more than twelve inches (12") apart, shall include all architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the sign.

10-8-2: SIGN REGULATIONS:

- A. Purpose: The purpose of this section is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations to protect property values, create an attractive economic and business climate and enhance the aesthetic appearance of the community, and ensure that the constitutionally guaranteed right of free expression is protected. It is further intended to reduce Signs or advertising distractions and obstructions that may contribute to clutter or traffic accidents.
- B. Permit Requirements:
1. It is unlawful for any person to erect, construct, alter or relocate any Sign, other than such Signs specifically described in subsection H, "Exempted Signs", of this section, without first obtaining a permit. Routine maintenance or repairing existing like parts shall not be considered an alteration; provided that such change does not alter the surface dimensions, height, message, or otherwise make the Sign nonconforming.
 2. Application for the permit shall be made to the Director or designated planning staff member and shall include the following:
 - a. The name, address and telephone number of the Applicant, Owner and occupant of the property.
 - b. Location of the Structure or parcel of property on which the Sign will be attached or erected.
 - c. Position of the Sign in relation to nearby Buildings, Structures, property lines, Rights of Way and roads.
 - d. A copy of plans and specifications showing material and method of construction, illumination, electrical wiring, location and support.
 - e. Sketch showing Sign faces, exposed surfaces and proposed message, accurately represented in scale as to size, area, proportions and color.
 - f. The name of the person erecting the sign.
 - g. Written consent of the Owner of the Building, Structure or land on which the Sign is to be erected.
 - h. On any Application for a Temporary Sign, the Applicant shall list the

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earliest date on which the Sign may be established and the date on which the Sign shall be removed.

3. Before granting a permit under this subsection, every Applicant shall pay the required permit fee to the county for each Sign.
 4. The Director or designated planning staff member shall approve, approve with conditions, or deny the Sign permit within thirty (30) days from the date of the submittal of a complete Application.
- C. Sign Design: It is recognized that it is desirable to have some diversity of Sign design within the Snyderville Basin. However, it is also desirable to ensure that materials and color schemes used on Signs shall be compatible with the image of the Snyderville Basin community and mountain environment.
- D. Comprehensive Sign Plans: Uses that are subject to the provisions of a previously approved Comprehensive Sign Plan may choose to continue the use of that Sign plan, or if all parties to the Comprehensive Sign Plan agree in writing to no longer utilize the Comprehensive Sign Plan, they may comply with the provisions of this section. In no case may a combination of a Comprehensive Sign Plan and the provisions of this section be used together.
- E. Permitted Signs:
1. Nonresidential Signs: The following types of Signs are allowed for permanent, nonresidential Uses. Signs permitted under this regulation are intended to identify the Use located on the premises upon which the Sign is located, unless otherwise stated in this section.
 2. Definitions: For the purposes of this section, the following definitions will be used:

MULTIPLE USES: Any lot, Building, or other Structure or tract of land that has been designated for multiple nonresidential Uses, through the approval of a Development Permit.

SINGLE USE: Any Lot, Building, or other Structure or tract of land that has been designated for one nonresidential Use, through the approval of a Development Permit.

3. Types Of Signs:
 - a. Freestanding Sign: Freestanding Signs are supported by poles, braces, or uprights extending from the ground or an object on the

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ground and are not attached to any part of a Building. All Freestanding Signs shall comply with the following:

- (1) **Number Of Signs:** One Freestanding Sign shall be permitted for each separate primary vehicular access to the parcel, up to a maximum of two (2) signs. The primary vehicular access is that access located adjacent to the primary parking area.
- (2) **Location/Setbacks:** Freestanding Signs shall be located adjacent to the primary vehicular access to the parcel. In no case shall a Freestanding Sign encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These Signs shall be set back at least fifteen feet (15') from the edge of the Right-of-Way.
- (3) **Monument Base:** All Freestanding Signs shall be constructed with a monument base. A base of stone or wood is preferable.
- (4) **Display Area Size:** The display area of all Freestanding Signs for a single Use shall not exceed thirty (30) square feet in size. The display area of all Freestanding Signs for a parcel containing multiple Uses shall not exceed forty five (45) square feet. The display area of a Sign, which may be double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the Sign. **Digital displays are permitted provided they:**
 - (A) **Are static only. One message change shall be allowed in a 24-hour period, which shall be instantaneous with no special effects. The Sign shall not have animation, message changes, video, flashing, scrolling, strobing, racing, blinking, changes in color, fade in or fade out in any manner, or any other means not providing constant illumination.**
 - (B) **include automatic dimming controls that adjust brightness based on ambient light levels. Maximum sign brightness shall be 200 nits during nighttime hours (between dusk and dawn) and 2,000 nits during daylight hours. Measurements shall be taken from the edge of the property;**

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- (C) do not exceed 2,800 Kelvin for the temperature; and
 - (D) are both fully shielded and oriented away from residential Uses.
 - (E) At the time of the permit submittal, the Applicant shall provide the County with a certification from the sign manufacturer stating that the sign complies with the brightness and temperature provisions above.
 - (F) The Sign does not emit sound or detectable noise.
 - (G) Malfunctioning signs shall be powered off until the Sign is repaired.
- (5) Height: In no case shall the highest point of a Freestanding Sign be more than six feet (6') above the grade elevation at the base of the Sign.
- (6) Materials: Freestanding Signs shall be constructed of wood, stone or other natural materials. Plastic, lexan or similar materials are allowed for individual letters only.
- (7) Landscaped Area: All Freestanding Signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the Sign, without blocking the view of the Sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the Sign into the land form should be considered.
- (8) Additional Standards for Fuel Station Price Signs:
- (A) Fuel Station Price Signs are permitted only as an accessory element of a Freestanding Sign for an approved Gas and Fuel, Storage and Sales, or Gasoline Service Station with Convenience Store Use.
 - (B) Fuel Station Price Signs shall be allowed an additional twelve (12) square feet of display area.

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b. Primary Wall Sign, Secondary Wall Sign, Projecting Sign, Suspended Sign, And Awning Sign: Each nonresidential Use may choose to utilize three (3) out of the five (5) types of Signs, as described below. In no case may two (2) or more of the same types of Signs be used per each Use.

(1) Wall Mounted Signs: Wall Mounted Signs are those Signs that are attached to or painted on the wall of a Building, the display surface of the Sign being parallel to the wall of the Building on which the Sign is placed.

(A) Primary Wall Sign: A Wall Mounted Sign that is located on the facade of the Building that contains the primary access to the particular Use. A primary Wall Mounted Sign shall not exceed one square foot of Sign Area for each two (2) linear feet of Building facade frontage, up to a maximum of sixty (60) square feet.

In the case of multiple users in one Building, the frontage shall include the length of the individual suite that is exposed to the exterior of the Building where the primary access to the Use is located. In no case shall the primary wall sign be less than ten (10) square feet in size.

In cases where a Use does not contain exterior exposure to a Building for the purposes of measuring Sign Area, that use may have a ten (10) square foot Sign.

(i) Size Exception: In the case of a single Building where at least one facade is two hundred fifty (250) linear feet in length or more, the maximum size of the primary wall Sign may not exceed seventy-five (75) square feet.

(ii) Location Exception: In the case of a single Building where at least one facade is two hundred fifty (250) linear feet in length or more, the primary wall Sign may be located as deemed appropriate by the entity requesting the Sign.

(B) Secondary Wall Sign: A Sign that is located on a Building facade that is separate from the facade on which the primary wall Sign is located. A secondary wall Sign shall

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not exceed a maximum of one-half (1/2) the size of the permitted primary wall Sign.

- (C) **Display Area:** The area of all wall mounted business Signs shall be the extreme limits of the display surface. The display surface includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (D) **Wall Mounted Signs:** Wall Mounted Signs shall not project out more than six inches (6") from the wall on which they are mounted.
 - (E) **Materials:** Wall Mounted Signs shall be wood, metal, other natural materials, or painted on the side of the Building. Plastic, lexan, or similar materials are allowed for individual letters only.
- (2) **Projecting Signs:** Projecting Signs are supported by a Building or other Structure and project out from the Building or Structure over the sidewalks, lawns, or similar areas in a manner that the display area is generally perpendicular to the face of the Building or Structure.
- (A) **Size:** Projecting Signs shall not exceed eight (8) square feet.
 - (B) **Display Area:** The area of a Projecting Sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (C) **Height:** Signs which project over a pedestrian walkway shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the Sign and the ground. Hanging Signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
 - (D) **Materials:** Projecting Signs shall be constructed of

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wood, metal or similar material. Plastic, lexan or similar materials are allowed for individual letters only.

- (3) Suspended Sign: A Sign that is suspended parallel or perpendicular from a Building roof, facade, porch, or other structural element by brackets, hooks, or chains.
 - (A) Size: Suspended Signs shall not exceed eight (8) square feet.
 - (B) Display Area: The area of a suspended Sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (C) Height: Suspended Signs shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the Sign and the ground. Suspended Signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
 - (D) Materials: Suspended Signs shall be constructed of wood, metal or similar material. Plastic, lexan or similar materials are allowed for individual letters only.
- (4) Awning Signs: Awning Signs are comprised of letters and logos that are placed on the valance of the awning.
 - (A) The words and logos on any Awning Sign shall not exceed nine inches (9") in height.
 - (B) Backlighted awnings are prohibited.
- c. Subdivisions, Multi-Family Dwellings, And Residential Condominium Complex Signs: These Signs are intended to state the name of a Subdivision, multi-family development, or residential condominium complex.
 - (1) Freestanding Signs: One Freestanding Sign shall be permitted for each separate primary vehicular access to a Subdivision, Multi- Family Dwelling development, or residential

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condominium complex. All Freestanding Signs shall comply with the following:

- (A) Monument Base: All Freestanding Signs shall be constructed with a monument base. A base of stone or wood is preferable.
 - (B) Display Area Size: The display area of all Freestanding Signs shall not exceed thirty (30) square feet in size. The display area of a Sign, which may be double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the Sign (see illustration 1 of this section).
 - (C) Height: In no case shall the highest point of a Freestanding Sign be more than six feet (6') above the grade elevation at the base of the Sign.
 - (D) Materials: Freestanding Signs shall be constructed of wood, stone or other natural materials. Plastic, lexan or similar materials are allowed for individual letters only.
 - (E) Landscaped Area: All Freestanding Signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative material, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the Sign, without blocking the view of the Sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the Sign into the land form should be considered.
 - (F) Setbacks: In no case shall a Freestanding Sign encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These Signs shall be set back at least fifteen feet (15') from the edge of the Right-of-Way.
- d. Drive-Through Menu Signs: Each drive-through lane may have one (1) pre-order Sign and one (1) primary menu Sign. The following shall

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apply to all Drive-Through Menu Signs as outlined herein:

- (1) Drive-Through Menu Signs shall be located within the drive-through lane and oriented away from public roads to minimize off-site visibility and driver distraction.
- (2) Drive-Through Menu Signs shall not be placed within required landscape areas or obstruct required vehicle circulation areas.
- (3) Setbacks: Drive-Through Menu Signs must be located on premises and may not encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These signs shall be Setback at least fifteen feet (15') from the edge of the Right-of-Way.
- (4) The pre-order Sign shall not exceed ten (10) square feet in Sign Area or five (5) feet above the grade elevation at the base of the Sign.
- (5) The primary menu Sign shall not exceed twenty (20) square feet in Sign Area or six (6) feet above the grade elevation at the base of the Sign.
- (6) Internal illumination and electronic displays are permitted only if static and non-flashing.
- (7) Drive-Through Menu Signs shall include automatic dimming controls that adjust brightness based on ambient light levels. Maximum sign brightness shall be 200 nits during nighttime hours (between dusk and dawn) and 2,000 nits during daylight hours. Measurements shall be taken from the edge of the property.
- (8) Drive-Through Menu Signs shall not exceed 2,800 Kelvin for the temperature.
- (9) Drive-Through Menu Signs shall be fully shielded to prevent glare or light-spill onto Adjacent properties and roads.
- (10) Drive-Through Menu Signs shall utilize motion lighting in order to reduce brightness when customers are not in queue.
- (11) Drive-Through Menu Signs shall be programmed to turn off

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while the restaurant is closed.

- (12) Speaker boxes may be used for ordering purposes only and shall not be used for music or advertising.
- (13) At the time of the permit submittal, the Applicant shall provide the County with a certification from the sign manufacturer stating that the sign complies with the aforementioned brightness, temperature, dimming, and on/off provisions.
- (14) Malfunctioning digital Signs shall be powered off until the Sign is repaired.

e. Temporary Signs: "Temporary Sign" means any Sign or advertising display constructed of cloth, wood, canvas, light fabric, paper or other materials with or without frames intended to be displayed for a limited time period and not permanently affixed to the ground.

(1) General Provisions For All Temporary Signs: The following shall apply to all Temporary Signs as outlined herein:

- (A) Signs shall be removed as specified herein, unless otherwise indicated in this section. There are no time frames for noncommercial opinion Signs.
- (B) Signs may only be located on private property and may not encroach into the Right-of-Way, nor impede pedestrian traffic.
- (C) Signs shall not be attached to utility poles, fences, trees, or other similar objects.
- (D) Illumination of Temporary Signs is prohibited.
- (E) All Temporary Signs must be subordinate to and be positioned in such a way so that any permanent signage on the same property remains visible.
- (F) Temporary Signs must be properly maintained at all times. Any faded, torn, ripped, detached, defaced or otherwise damaged sign must be promptly repaired, replaced, or removed.

(2) Temporary Signs Allowed Without A Permit In All Zone

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Districts:

- (A) Noncommercial Opinion Signs: Noncommercial opinion Signs are subject to all requirements and provisions of the Utah Code Annotated and other laws as may be applicable. Such Signs are regulated as follows:
 - (i) Residential Properties: Residential properties are permitted nine (9) square feet of a Sign Area, not to exceed three feet (3') in height. The Sign square footage may be split between two (2) or more Signs, but the total square footage may not exceed nine (9) square feet.
 - (ii) Nonresidential Properties: Nonresidential properties are permitted six (6) square feet of Sign Area, not to exceed three feet (3') in height. The Sign square footage may be split between two (2) or more Signs, but the total square footage may not exceed six (6) square feet.

- (B) Properties Subject To Development Or Construction: Properties which have an approved Subdivision Plat, Site Plan, or other type of Development Permit upon which construction or Development is occurring are subject to the following:
 - (i) Signs may not exceed a maximum of twenty (20) square feet.
 - (ii) Signs may only be freestanding and must be made of a rigid material. Banners or other similar Signs applied to cloth, paper, flexible plastic, or fabric of any kind are not permitted.
 - (iii) Signs may not exceed six feet (6') in height, measured from the top of the Sign to the grade directly below.
 - (iv) One Sign is allowed per street frontage. These Signs must be located on the parcel that is subject to the approved Development Permit and may not encroach into the Right-of-Way, nor

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impede pedestrian traffic.

- (v) Such Sign(s) shall be removed within one year after the issuance of the final building permit for the Development.
- (C) Properties Subject to Sale, Lease, Rent, Or Auction:
Properties subject to sale, lease, rent, or auction shall be allowed one on premises Sign of one of the following types, and associated off premises Signs according to the following:
- (i) On Premises Signs:
 - (a) One T-shaped post Sign (see illustration 1 of this section), one yard Sign (see illustration 2 of this section), or one Window Sign (see illustration 3 of this section) subject to the following:
 - In the case of a T-shaped post Sign, the Sign hanging from the T-shaped post shall be a maximum of nine (9) square feet. Yard signs and Window Signs may not exceed nine (9) square feet in size.
 - T-shaped post Signs and yard Signs may not exceed six feet (6') in height, measured from the top of the sign to the grade directly below.
 - These Signs must be located on the property that is subject to sale, lease, rent, or auction and out of the Right-of-Way.
 - These Signs are allowed for the duration of the property's sale, lease, rent, or auction.
 - (ii) Off Premises Signs:
 - (a) Such Signs may be used to direct traffic to a property for sale, lease, rent, or auction, subject to the following:
 - * These Signs may be displayed thirty (30) minutes prior to a representative or

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property Owner being at the property that is subject to sale, lease, rent, or auction.

- * These signs may be displayed in the County Right-of-Way as long as they are not disruptive to the regular flow of traffic.
- * These signs may not be displayed overnight.

(3) Temporary Signs Requiring a Permit on Nonresidential Properties: A nonresidential Use may apply for one Temporary Sign, subject to the following:

- (A) These Signs may be displayed up to four (4) times per calendar year, for a period not to exceed ten (10) days in length. These periods may run consecutively.
- (B) Signs may not exceed a maximum size of twenty (20) square feet.
- (C) Freestanding Temporary Signs may not exceed six feet (6') in height, measured from the top of the Sign to the grade directly below. Signs attached to a Building may not exceed fifteen feet (15') in height, measured from the top of the Sign to the grade directly below.
- (D) One Temporary Sign is allowed for each nonresidential Use.
- (E) These Signs must be located on the parcel on which the entity requesting the Sign is located and may not encroach into the Right-of-Way, nor impede pedestrian traffic.

F. Sign Illumination:

1. Exposed neon tubing and/or individual light bulbs forming the Sign copy shall not be permitted on any Sign, unless otherwise allowed in this section.
2. Backlit full Sign face illuminated Signs are prohibited.
3. Light may be cast directly onto the face of the Sign by an external light

source. In such instances, the light must be focused on the Sign face only, provided that such illumination does not adversely affect pedestrian and/or vehicular traffic.

4. Backlighting through individual routed letters/copy or through the material that comprises the letters/copy in the Sign face is permitted as long as the light source is screened from public view.
5. No interior light source shall be visible to the exterior, unless otherwise allowed in this section.

G. Prohibited Signs and Devices: The following Signs shall be prohibited in the Snyderville Basin:

1. Flashing Signs: Any illuminated Sign on which the light is not maintained stationary or constant in intensity and color at all times when it is in use, unless otherwise allowed in this section.
2. Roof Mounted Signs: A Sign that is mounted on the roof of a structure, or signs that project above the highest point of a roofline.
3. Moving Signs: Any Sign or part of a Sign that changes physical position by any movement or rotation or that gives the visual impression of such movement.
4. Pennants, Banners, Ribbons, Etc.: Strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering or inflated devices and searchlights.
5. Signs Imitating Official Traffic Signs: Signs imitating official traffic signs in any manner which are visible from public areas.
6. Portable Signs: Portable Signs not permanently affixed to the ground, except as otherwise provided in this section.
7. Mobile Signs: Signs attached to stationary vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle or device.
8. Obstructing Signs: Signs which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the CDD or designated planning staff member or the county sheriff.

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9. Hazardous Signs: Any Sign or Sign structure which constitutes a hazard to public health or safety, as determined by the CDD or designated planning staff member or the county sheriff.
 10. Signs On Public Property: Signs on trees, utility poles, and on public property, other than public information Signs.
 11. Off Premises Directional Signs: Off premises directional Signs may be approved as a Temporary Sign when an event or activity is situated in such a manner that its location is obstructed from public view, so long as that Sign is compatible with all other regulations herein.
 12. Condition of Sign: Any Sign for which the Sign message face has been removed or destroyed, leaving only the supporting frame or other components, and said condition exists for more than thirty (30) days is prohibited and shall be removed.
- H. Exempted Signs: These Signs are exempt from obtaining a low impact permit; however, they must still comply with the following guidelines:
1. Informational Signs: Signs which are not more than six (6) square feet and no more than four feet (4') in height and which are used to direct vehicular and pedestrian traffic or to direct parking and traffic circulation on private property. Advertising is not permitted on these Signs. Informational Signs shall contain no advertising material or message. These Signs shall not be permitted in a Right-of-Way or required setback area.
 2. Public Signs: Legal notices, identification, informational or directional Signs erected or required by governmental bodies, or authorized by the county for public purposes which meet the requirements of these guidelines, except provisions prohibiting said Signs in the rights of way.
 3. Public Regulatory Signs: All public regulatory Signs located in the county which meet all the state requirements.
 4. Interior Signs: Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings and which cannot readily be seen from the exterior of the building, which Signs are designed and located to be viewed exclusively by the patron of such use or uses.
 5. Utility Signs: Signs of public utility or cable television companies which show the locations of underground facilities.
 6. Street Address And Identifications Signs: Signs whose content includes only

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the name or professional title of the occupant and address of the premises. Such Signs shall not exceed two (2) square feet. The Sign shall be limited to flush mounted or window type Signs and one per premises. These Signs shall not be permitted in a Right-of-Way.

7. Customer Information Signs: Customer information signs located on or in close proximity to the building and outside of required setback areas may display such items as "credit cards accepted", prices and menus, and each Sign shall not exceed two (2) square feet in area.
 8. Flags: Each development area that contains a single use may have no more than three (3) freestanding flagpoles at any time. Each development area that contains multiple uses may have no more than three (3) freestanding flagpoles at any time. Flagpoles are restricted to only flying one flag per pole. The maximum size of any one flag shall be twenty four (24) square feet. Flagpoles may not exceed twenty eight feet (28') in height, measured from the top of the pole to the grade directly below. Uplighting of all flags, except the flag of the United States of America, is prohibited.
 9. Window Signs: Window Signs shall not exceed twenty five percent (25%) of the area of a single window in which it is placed. A single window is any window, or section of windows, that is separated from another window by twelve inches (12") or more. Any door with windows is always considered a separate window. Window Signs may not be combined in order to gain a larger Sign for one particular window (see illustration 4 of this section).
 10. Neon Signs: Neon Signs, where the light source is on the external face of the Sign: One neon Sign is allowed for each nonresidential use to be located on the inside of any window. These Signs may not exceed four (4) square feet and may not flash or be animated in any manner. Neon Signs are considered Window Signs and may not exceed twenty five percent (25%) of the area of the window in which they are placed.
 11. Project Identification Banners on Light Poles: These Signs are only allowed in multiple use developments and may be located on more than fifty percent (50%) of the total number of light poles within a development. Banners may not exceed eight (8) square feet in size.
- I. Nonconforming Signs: Within the zone districts established in this title, there may be existing Signs which were lawfully established before the adoption of this title, but which are now prohibited, regulated, or restricted. It is the intent of this section to allow these Signs to remain until such time as they are removed or otherwise brought into conformance with this title.

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1. **Property Owner Responsibility:** The property owner bears the burden of establishing that any Nonconforming Sign lawfully exists.
2. **Enlargement of Nonconforming Signs:** A Nonconforming Sign may not be enlarged in any way unless it conforms to the provisions contained in this title.
3. **Location:** Signs conforming to the provisions of this section may be erected on a parcel that contains a Nonconforming Sign(s); however, the new Sign(s) must be a different type than the existing Nonconforming Sign(s) (i.e., if the Nonconforming Sign is a Freestanding Sign, a Conforming Freestanding Sign may not be erected).
4. **Alterations:** A Nonconforming Sign may be altered to decrease its nonconformity.
5. **Maintenance And Repair of Nonconforming Signs:** Nothing in this section shall be construed to relieve the owner of use of a Nonconforming Sign, or owner of the property on which such Nonconforming Sign is located, from maintaining the sign in a state of good repair; provided, however, that any repainting, cleaning and other normal maintenance or repair of the Sign or Sign Structure shall not modify the Sign Structure or copy in any way which makes it more nonconforming. Routine maintenance or changing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimension, height, message, or otherwise make the sign nonconforming.
6. **Removal of Nonconforming Signs:** If a nonconforming sign is demolished or removed at the will of the property owner, any subsequent sign shall thereafter be required to conform to the regulations specified in this title for the zone district in which it is located.
7. **Destroyed Signs:** If a Nonconforming Sign is destroyed by fire or other natural cause, it may be replaced. If the sign is not repaired or replaced within one year from the date of loss, it shall not be reconstructed or replaced except in conformance with the provisions of this title.
8. **Sign Removal:** If the cost of the Nonconforming Sign is valued at less than one hundred dollars (\$100.00), the sign shall be removed. Sign value shall be determined based on an actual sales receipt for the Sign or a cost estimate for the replacement cost provided by a qualified professional.
9. **Billboard Removal:** Nothing in this section shall be deemed to prohibit the county from removing a billboard without providing just compensation in

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accordance with the procedures set forth in this subsection, if the county manager provides reasonable notice of the proceedings and, following a public hearing, finds:

- a. The applicant made a false or misleading statement in any application to the county necessary to establish or change the billboard;
- b. The billboard is unsafe or presents a hazard to persons or property;
- c. The billboard is in a state of disrepair; or
- d. The billboard has been abandoned for at least twelve (12) months.

J. Enforcement:

1. The CDD or designated planning staff member shall be responsible for enforcing the provisions of the sign regulations established herein.
2. Violation of the sign provisions established herein shall result in punishment in accordance with the provisions of this title and state law.
3. If a sign is placed within a public Right-of-Way, utility poles, light poles, traffic signs, t-posts, delineator posts or on any County-owned property without a permit being issued by the Building Department, County personnel may remove the sign without further notice to any implied owner or business. Any sign removed by county personnel pursuant to the provisions of this title shall become the property of the County and may be disposed of in any manner deemed appropriate by the County and without notice to any implied owner or business.

PROPOSED CHANGES IN CHAPTER 11 DEFINITIONS

SIGN: Any object, device, display, structure, flag, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location. Signs shall only identify the business(es) located on the premises on which the sign is located. Any signs intended to advertise a business or activity of any type that is not located on the premises or property on which the activity is located are prohibited. Signs shall only state the legal name of the business, and shall not advertise the type of goods sold or services provided. Only the type of signs shall be permitted, only specifically authorized in a Comprehensive Sign Plan. Provided, however, permitted signs must also comply with all other applicable provisions of this title.

- A. Awning Signs: These are signs comprised of lettering and logos that are placed on the valance of the awning. Awning signs are not permitted to project into or over a road Right-of-Way.
- B. Drive-Through Menu Sign: An outdoor display, often using light emitting diodes (LEDs), that shows restaurant's food, beverage, prices, and promotions to customers in their vehicles within designated drive-through lanes of the restaurant.
- C. Freestanding Signs: These signs are supported by poles, braces, or uprights extending from the ground or an object on the ground and are not attached to any part of a building. These signs must be located on the premises, the development parcel, or lot on which the specific use or uses being advertised is located.

- D. Fuel Station Price Signs: An outdoor display, often using light emitting diodes (LEDs), that shows current fuel costs (e.g., regular, premium, diesel) to inform drivers of fuel availability and pricing, and can be updated remotely for real-time accuracy.
- E. Political Signs: A sign advertising a candidate for public office, proposition, or other issue to be voted on by the electorate.
- F. Portable Signs: Any sign not permanently affixed to the ground or a building.
- G. Projecting Signs: Are supported by a building or other structure and project out from the building or structure over sidewalks, lawns, or similar area in a manner that the display area is generally perpendicular to the face of the building or structure.
- H. Temporary Signs: These signs are those made out of lightweight materials, with or without frames, and not affixed permanently to a building or the ground.
- I. Wall Mounted Signs: Wall mounted business signs are those signs that are attached to or painted on the wall of a building, the display surface of the sign being parallel to the wall of the building on which the sign is placed, and advertises a business on the premises.
- J. Window Signs: These are signs that are intended to be permanent and visible from the exterior of a building. They are painted on a window or depicted on or with any material placed, taped, or hung immediately on or behind the glazing.

SIGN AREA:

The area of a sign, which may be double-sided, so long as the sides are no more than twelve inches (12") apart, shall include all architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the sign.



Scenic Utah Recommendations to the Summit County Council and Summit County Planners Regarding Amendments to the Sign Ordinance

March 27, 2026

Scenic Utah was asked by Summit County planners to review proposed amendments to the Sign Regulations ordinance (10-8-2).

Recommendations we previously submitted to the Snyderville Basin Planning Commission are attached to this letter. After the Commission’s public hearing on March 10, 2026—at which we provided testimony—we were asked to review the proposed changes again to include the Commission’s latest recommendations.

Scenic Utah offers two additional recommendations for the Summit County Council’s consideration. These recommendations align with DarkSky International’s research, which shows that establishing strong outdoor lighting standards helps preserve local character, improve visual safety, and mitigate the harmful effects of light pollution.

1) Maximum Sign Brightness During Nighttime

Proposed Amendment: *Include automatic dimming controls that adjust brightness based on ambient light levels. Maximum sign brightness shall be 200 nits during nighttime hours (between dawn and dusk) and 2,000 nits during daylight hours. Measurements shall be taken from the edge of the property.*

Scenic Utah Recommendation: Lower the nighttime maximum brightness from 200 nits to 140–160 nits. For reference, DarkSky International recommends a maximum luminance of 80 nits for “Moderately High Ambient Lighting” zones—areas where human activity is adapted to moderately high light levels, such as business districts in large cities.

2) Static Exemption for Resort Signs

Proposed Amendment: *Static exemption: Message changes for traffic/parking and emergency information are allowed.*

The Planning Commission’s recommendation to exempt resort signs for these purposes is reasonable. However, we suggest adding minimum standards to prevent unintended consequences. Without a required minimum hold-time, such signs could change every few seconds, defeating the definition of “static.”

Scenic Utah Recommends the following language:

Static exemption: *Message changes for traffic, parking, and emergency information are permitted and:*

- 1. shall occur no more frequently than once every ten (10) minutes; and,*
- 2. shall not have animation, message changes, video, flashing, scrolling, strobing, racing, blinking, changes in color, fade-in or fade-out in any manner, or any other means not providing constant illumination.*

Scenic Utah applauds the county planners, the Snyderville Planning Commission, and others involved in the proposed Sign Regulations Amendments for working to protect dark skies, mitigate light pollution, and support Summit County and Utah's delicate ecosystem balance.

Sincerely,



Francisca Blanc
Executive Director
Francisca@scenicutah.org

10-8-2: SIGN REGULATIONS:

- A. Purpose: The purpose of this section is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations to protect property values, create an attractive economic and business climate and enhance the aesthetic appearance of the community, and ensure that the constitutionally guaranteed right of free expression is protected. It is further intended to reduce Signs or advertising distractions and obstructions that may contribute to clutter or traffic accidents.
- B. Permit Requirements:
1. It is unlawful for any person to erect, construct, alter or relocate any Sign, other than such Signs specifically described in subsection H, "Exempted Signs", of this section, without first obtaining a permit. Routine maintenance or repairing existing like parts shall not be considered an alteration; provided that such change does not alter the surface dimensions, height, message, or otherwise make the Sign nonconforming.
 2. Application for the permit shall be made to the Director or designated planning staff member and shall include the following:
 - a. The name, address and telephone number of the Applicant, Owner and occupant of the property.
 - b. Location of the Structure or parcel of property on which the Sign will be attached or erected.
 - c. Position of the Sign in relation to nearby Buildings, Structures, property lines, Rights of Way and roads.
 - d. A copy of plans and specifications showing material and method of construction, illumination, electrical wiring, location and support.
 - e. Sketch showing Sign faces, exposed surfaces and proposed message, accurately represented in scale as to size, area, proportions and color.
 - f. The name of the person erecting the sign.
 - g. Written consent of the Owner of the Building, Structure or land on which the Sign is to be erected.
 - h. On any Application for a Temporary Sign, the Applicant shall list the earliest date on which the Sign may be established and the date on which the Sign shall be removed.

3. Before granting a permit under this subsection, every Applicant shall pay the required permit fee to the county for each Sign.
 4. The Director or designated planning staff member shall approve, approve with conditions, or deny the Sign permit within thirty (30) days from the date of the submittal of a complete Application.
- C. Sign Design: It is recognized that it is desirable to have some diversity of Sign design within the Snyderville Basin. However, it is also desirable to ensure that materials and color schemes used on Signs shall be compatible with the image of the Snyderville Basin community and mountain environment.
- D. Comprehensive Sign Plans: Uses that are subject to the provisions of a previously approved Comprehensive Sign Plan may choose to continue the use of that Sign plan, or if all parties to the Comprehensive Sign Plan agree in writing to no longer utilize the Comprehensive Sign Plan, they may comply with the provisions of this section. In no case may a combination of a Comprehensive Sign Plan and the provisions of this section be used together.
- E. Permitted Signs:
1. Nonresidential Signs: The following types of Signs are allowed for permanent, nonresidential Uses. Signs permitted under this regulation are intended to identify the Use located on the premises upon which the Sign is located, unless otherwise stated in this section.
 2. Definitions: For the purposes of this section, the following definitions will be used:

MULTIPLE USES: Any lot, Building, or other Structure or tract of land that has been designated for multiple nonresidential Uses, through the approval of a Development Permit.

SINGLE USE: Any Lot, Building, or other Structure or tract of land that has been designated for one nonresidential Use, through the approval of a Development Permit.

3. Types Of Signs:
 - a. Freestanding Sign: Freestanding Signs are supported by poles, braces, or uprights extending from the ground or an object on the ground and are not attached to any part of a Building. All Freestanding Signs shall comply with the following:
 - (1) Number Of Signs: One Freestanding Sign shall be permitted

for each separate primary vehicular access to the parcel, up to a maximum of two (2) signs. The primary vehicular access is that access located adjacent to the primary parking area.

- (2) Location/Setbacks: Freestanding Signs shall be located adjacent to the primary vehicular access to the parcel. In no case shall a Freestanding Sign encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These Signs shall be set back at least fifteen feet (15') from the edge of the Right-of-Way.
- (3) Monument Base: All Freestanding Signs shall be constructed with a monument base. A base of stone or wood is preferable.
- (4) Display Area Size: The display area of all Freestanding Signs for a single Use shall not exceed thirty (30) square feet in size. The display area of all Freestanding Signs for a parcel containing multiple Uses shall not exceed forty five (45) square feet. The display area of a Sign, which may be double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the Sign. Digital displays are permitted provided they:
 - (A) Are static only. One message change shall be allowed in a 24-hour period, which shall be instantaneous with no special effects. The Sign shall not have animation, message changes, video, flashing, scrolling, strobing, racing, blinking, changes in color, fade in or fade out in any manner, or any other means not providing constant illumination.
 - (B) include automatic dimming controls that adjust brightness based on ambient light levels. Maximum sign brightness shall be 200 nits during nighttime hours (between dusk and dawn) and 2,000 nits during daylight hours. Measurements shall be taken from the edge of the property;
 - (C) do not exceed 2,800 Kelvin for the temperature; and
 - (D) are both fully shielded and oriented away from residential Uses.

- (E) At the time of the permit submittal, the Applicant shall provide the County with a certification from the sign manufacturer stating that the sign complies with the brightness and temperature provisions above.
 - (F) The Sign does not emit sound or detectable noise.
 - (G) Malfunctioning signs shall be powered off until the Sign is repaired.
- (5) Height: In no case shall the highest point of a Freestanding Sign be more than six feet (6') above the grade elevation at the base of the Sign.
 - (6) Materials: Freestanding Signs shall be constructed of wood, stone or other natural materials. Plastic, lexan or similar materials are allowed for individual letters only.
 - (7) Landscaped Area: All Freestanding Signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the Sign, without blocking the view of the Sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the Sign into the land form should be considered.
 - (8) Additional Standards for Fuel Station Price Signs:
 - (A) Fuel Station Price Signs are permitted only as an accessory element of a Freestanding Sign for an approved Gas and Fuel, Storage and Sales, or Gasoline Service Station with Convenience Store Use.
 - (B) Fuel Station Price Signs shall be allowed an additional twelve (12) square feet of display area.
- b. Primary Wall Sign, Secondary Wall Sign, Projecting Sign, Suspended Sign, And Awning Sign: Each nonresidential Use may choose to utilize three (3) out of the five (5) types of Signs, as described below. In no case may two (2) or more of the same types of Signs be used per each Use.
- (1) Wall Mounted Signs: Wall Mounted Signs are those Signs

that are attached to or painted on the wall of a Building, the display surface of the Sign being parallel to the wall of the Building on which the Sign is placed.

- (A) Primary Wall Sign: A Wall Mounted Sign that is located on the facade of the Building that contains the primary access to the particular Use. A primary Wall Mounted Sign shall not exceed one square foot of Sign Area for each two (2) linear feet of Building facade frontage, up to a maximum of sixty (60) square feet.

In the case of multiple users in one Building, the frontage shall include the length of the individual suite that is exposed to the exterior of the Building where the primary access to the Use is located. In no case shall the primary wall sign be less than ten (10) square feet in size.

In cases where a Use does not contain exterior exposure to a Building for the purposes of measuring Sign Area, that use may have a ten (10) square foot Sign.

- (i) Size Exception: In the case of a single Building where at least one facade is two hundred fifty (250) linear feet in length or more, the maximum size of the primary wall Sign may not exceed seventy-five (75) square feet.
- (ii) Location Exception: In the case of a single Building where at least one facade is two hundred fifty (250) linear feet in length or more, the primary wall Sign may be located as deemed appropriate by the entity requesting the Sign.
- (B) Secondary Wall Sign: A Sign that is located on a Building facade that is separate from the facade on which the primary wall Sign is located. A secondary wall Sign shall not exceed a maximum of one-half (1/2) the size of the permitted primary wall Sign.
- (C) Display Area: The area of all wall mounted business Signs shall be the extreme limits of the display surface. The display surface includes any

architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.

- (D) Wall Mounted Signs: Wall Mounted Signs shall not project out more than six inches (6") from the wall on which they are mounted.
 - (E) Materials: Wall Mounted Signs shall be wood, metal, other natural materials, or painted on the side of the Building. Plastic, lexan, or similar materials are allowed for individual letters only.
- (2) Projecting Signs: Projecting Signs are supported by a Building or other Structure and project out from the Building or Structure over the sidewalks, lawns, or similar areas in a manner that the display area is generally perpendicular to the face of the Building or Structure.
- (A) Size: Projecting Signs shall not exceed eight (8) square feet.
 - (B) Display Area: The area of a Projecting Sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (C) Height: Signs which project over a pedestrian walkway shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the Sign and the ground. Hanging Signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
 - (D) Materials: Projecting Signs shall be constructed of wood, metal or similar material. Plastic, lexan or similar materials are allowed for individual letters only.
- (3) Suspended Sign: A Sign that is suspended parallel or perpendicular from a Building roof, facade, porch, or other structural element by brackets, hooks, or chains.
- (A) Size: Suspended Signs shall not exceed eight (8)

square feet.

- (B) Display Area: The area of a suspended Sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the Sign from its surroundings.
 - (C) Height: Suspended Signs shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the Sign and the ground. Suspended Signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
 - (D) Materials: Suspended Signs shall be constructed of wood, metal or similar material. Plastic, lexan or similar materials are allowed for individual letters only.
- (4) Awning Signs: Awning Signs are comprised of letters and logos that are placed on the valance of the awning.
- (A) The words and logos on any Awning Sign shall not exceed nine inches (9") in height.
 - (B) Backlighted awnings are prohibited.
- c. Subdivisions, Multi-Family Dwellings, And Residential Condominium Complex Signs: These Signs are intended to state the name of a Subdivision, multi-family development, or residential condominium complex.
- (1) Freestanding Signs: One Freestanding Sign shall be permitted for each separate primary vehicular access to a Subdivision, Multi-Family Dwelling development, or residential condominium complex. All Freestanding Signs shall comply with the following:
 - (A) Monument Base: All Freestanding Signs shall be constructed with a monument base. A base of stone or wood is preferable.
 - (B) Display Area Size: The display area of all Freestanding Signs shall not exceed thirty (30) square feet in size. The display area of a Sign, which may be

double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the Sign (see illustration 1 of this section).

- (C) Height: In no case shall the highest point of a Freestanding Sign be more than six feet (6') above the grade elevation at the base of the Sign.
 - (D) Materials: Freestanding Signs shall be constructed of wood, stone or other natural materials. Plastic, lexan or similar materials are allowed for individual letters only.
 - (E) Landscaped Area: All Freestanding Signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative material, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the Sign, without blocking the view of the Sign from the specific area from which it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the Sign into the land form should be considered.
 - (F) Setbacks: In no case shall a Freestanding Sign encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These Signs shall be set back at least fifteen feet (15') from the edge of the Right-of-Way.
- d. Drive-Through Menu Signs: Each drive-through lane may have one (1) pre-order Sign and one (1) primary menu Sign. The following shall apply to all Drive-Through Menu Signs as outlined herein:
- (1) Drive-Through Menu Signs shall be located within the drive-through lane and oriented away from public roads to minimize off-site visibility and driver distraction.
 - (2) Drive-Through Menu Signs shall not be placed within required landscape areas or obstruct required vehicle circulation areas.
 - (3) Setbacks: Drive-Through Menu Signs must be located on

premises and may not encroach into a road Right-of-Way, nor shall any Sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These signs shall be Setback at least fifteen feet (15') from the edge of the Right-of-Way.

- (4) The pre-order Sign shall not exceed ten (10) square feet in Sign Area or five (5) feet above the grade elevation at the base of the Sign.
- (5) The primary menu Sign shall not exceed twenty (20) square feet in Sign Area or six (6) feet above the grade elevation at the base of the Sign.
- (6) Internal illumination and electronic displays are permitted only if static and non-flashing.
- (7) Drive-Through Menu Signs shall include automatic dimming controls that adjust brightness based on ambient light levels. Maximum sign brightness shall be 200 nits during nighttime hours (between dusk and dawn) and 2,000 nits during daylight hours. Measurements shall be taken from the edge of the property.
- (8) Drive-Through Menu Signs shall not exceed 2,800 Kelvin for the temperature.
- (9) Drive-Through Menu Signs shall be fully shielded to prevent glare or light-spill onto Adjacent properties and roads.
- (10) Drive-Through Menu Signs shall utilize motion lighting in order to reduce brightness when customers are not in queue.
- (11) Drive-Through Menu Signs shall be programmed to turn off while the restaurant is closed.
- (12) Speaker boxes may be used for ordering purposes only and shall not be used for music or advertising.
- (13) At the time of the permit submittal, the Applicant shall provide the County with a certification from the sign manufacturer stating that the sign complies with the aforementioned brightness, temperature, dimming, and on/off provisions.

(14) Malfunctioning digital Signs shall be powered off until the Sign is repaired.

e. Temporary Signs: "Temporary Sign" means any Sign or advertising display constructed of cloth, wood, canvas, light fabric, paper or other materials with or without frames intended to be displayed for a limited time period and not permanently affixed to the ground.

(1) General Provisions For All Temporary Signs: The following shall apply to all Temporary Signs as outlined herein:

(A) Signs shall be removed as specified herein, unless otherwise indicated in this section. There are no time frames for noncommercial opinion Signs.

(B) Signs may only be located on private property and may not encroach into the Right-of-Way, nor impede pedestrian traffic.

(C) Signs shall not be attached to utility poles, fences, trees, or other similar objects.

(D) Illumination of Temporary Signs is prohibited.

(E) All Temporary Signs must be subordinate to and be positioned in such a way so that any permanent signage on the same property remains visible.

(F) Temporary Signs must be properly maintained at all times. Any faded, torn, ripped, detached, defaced or otherwise damaged sign must be promptly repaired, replaced, or removed.

(2) Temporary Signs Allowed Without A Permit In All Zone Districts:

(A) Noncommercial Opinion Signs: Noncommercial opinion Signs are subject to all requirements and provisions of the Utah Code Annotated and other laws as may be applicable. Such Signs are regulated as follows:

(i) Residential Properties: Residential properties are permitted nine (9) square feet of a Sign Area, not to exceed three feet (3') in height. The Sign square footage may be split between

two (2) or more Signs, but the total square footage may not exceed nine (9) square feet.

- (ii) Nonresidential Properties: Nonresidential properties are permitted six (6) square feet of Sign Area, not to exceed three feet (3') in height. The Sign square footage may be split between two (2) or more Signs, but the total square footage may not exceed six (6) square feet.

(B) Properties Subject To Development Or Construction: Properties which have an approved Subdivision Plat, Site Plan, or other type of Development Permit upon which construction or Development is occurring are subject to the following:

- (i) Signs may not exceed a maximum of twenty (20) square feet.
- (ii) Signs may only be freestanding and must be made of a rigid material. Banners or other similar Signs applied to cloth, paper, flexible plastic, or fabric of any kind are not permitted.
- (iii) Signs may not exceed six feet (6') in height, measured from the top of the Sign to the grade directly below.
- (iv) One Sign is allowed per street frontage. These Signs must be located on the parcel that is subject to the approved Development Permit and may not encroach into the Right-of-Way, nor impede pedestrian traffic.
- (v) Such Sign(s) shall be removed within one year after the issuance of the final building permit for the Development.

(C) Properties Subject to Sale, Lease, Rent, Or Auction: Properties subject to sale, lease, rent, or auction shall be allowed one on premises Sign of one of the following types, and associated off premises Signs according to the following:

- (i) On Premises Signs:

(a) One T-shaped post Sign (see illustration 1 of this section), one yard Sign (see illustration 2 of this section), or one Window Sign (see illustration 3 of this section) subject to the following:

- In the case of a T-shaped post Sign, the Sign hanging from the T-shaped post shall be a maximum of nine (9) square feet. Yard signs and Window Signs may not exceed nine (9) square feet in size.
- T-shaped post Signs and yard Signs may not exceed six feet (6') in height, measured from the top of the sign to the grade directly below.
- These Signs must be located on the property that is subject to sale, lease, rent, or auction and out of the Right-of-Way.
- These Signs are allowed for the duration of the property's sale, lease, rent, or auction.

(ii) Off Premises Signs:

(a) Such Signs may be used to direct traffic to a property for sale, lease, rent, or auction, subject to the following:

- * These Signs may be displayed thirty (30) minutes prior to a representative or property Owner being at the property that is subject to sale, lease, rent, or auction.
- * These signs may be displayed in the County Right-of-Way as long as they are not disruptive to the regular flow of traffic.
- * These signs may not be displayed overnight.

(3) Temporary Signs Requiring a Permit on Nonresidential Properties: A nonresidential Use may apply for one Temporary Sign, subject to the following:

- (A) These Signs may be displayed up to four (4) times per calendar year, for a period not to exceed ten (10) days in length. These periods may run consecutively.
- (B) Signs may not exceed a maximum size of twenty (20) square feet.
- (C) Freestanding Temporary Signs may not exceed six feet (6') in height, measured from the top of the Sign to the grade directly below. Signs attached to a Building may not exceed fifteen feet (15') in height, measured from the top of the Sign to the grade directly below.
- (D) One Temporary Sign is allowed for each nonresidential Use.
- (E) These Signs must be located on the parcel on which the entity requesting the Sign is located and may not encroach into the Right-of-Way, nor impede pedestrian traffic.

F. Sign Illumination:

1. Exposed neon tubing and/or individual light bulbs forming the Sign copy shall not be permitted on any Sign, unless otherwise allowed in this section.
2. Backlit full Sign face illuminated Signs are prohibited.
3. Light may be cast directly onto the face of the Sign by an external light source. In such instances, the light must be focused on the Sign face only, provided that such illumination does not adversely affect pedestrian and/or vehicular traffic.
4. Backlighting through individual routed letters/copy or through the material that comprises the letters/copy in the Sign face is permitted as long as the light source is screened from public view.
5. No interior light source shall be visible to the exterior, unless otherwise allowed in this section.

G. Prohibited Signs and Devices: The following Signs shall be prohibited in the Snyderville Basin:

1. Flashing Signs: Any illuminated Sign on which the light is not maintained stationary or constant in intensity and color at all times when it is in use, unless otherwise allowed in this section.
2. Roof Mounted Signs: A Sign that is mounted on the roof of a structure, or signs that project above the highest point of a roofline.
3. Moving Signs: Any Sign or part of a Sign that changes physical position by any movement or rotation or that gives the visual impression of such movement.
4. Pennants, Banners, Ribbons, Etc.: Strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering or inflated devices and searchlights.
5. Signs Imitating Official Traffic Signs: Signs imitating official traffic signs in any manner which are visible from public areas.
6. Portable Signs: Portable Signs not permanently affixed to the ground, except as otherwise provided in this section.
7. Mobile Signs: Signs attached to stationary vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle or device.
8. Obstructing Signs: Signs which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the CDD or designated planning staff member or the county sheriff.
9. Hazardous Signs: Any Sign or Sign structure which constitutes a hazard to public health or safety, as determined by the CDD or designated planning staff member or the county sheriff.
10. Signs On Public Property: Signs on trees, utility poles, and on public property, other than public information Signs.
11. Off Premises Directional Signs: Off premises directional Signs may be approved as a Temporary Sign when an event or activity is situated in such a manner that its location is obstructed from public view, so long as that Sign is compatible with all other regulations herein.
12. Condition of Sign: Any Sign for which the Sign message face has been removed or destroyed, leaving only the supporting frame or other

components, and said condition exists for more than thirty (30) days is prohibited and shall be removed.

- H. Exempted Signs: These Signs are exempt from obtaining a low impact permit; however, they must still comply with the following guidelines:
1. Informational Signs: Signs which are not more than six (6) square feet and no more than four feet (4') in height and which are used to direct vehicular and pedestrian traffic or to direct parking and traffic circulation on private property. Advertising is not permitted on these Signs. Informational Signs shall contain no advertising material or message. These Signs shall not be permitted in a Right-of-Way or required setback area.
 2. Public Signs: Legal notices, identification, informational or directional Signs erected or required by governmental bodies, or authorized by the county for public purposes which meet the requirements of these guidelines, except provisions prohibiting said Signs in the rights of way.
 3. Public Regulatory Signs: All public regulatory Signs located in the county which meet all the state requirements.
 4. Interior Signs: Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings and which cannot readily be seen from the exterior of the building, which Signs are designed and located to be viewed exclusively by the patron of such use or uses.
 5. Utility Signs: Signs of public utility or cable television companies which show the locations of underground facilities.
 6. Street Address And Identifications Signs: Signs whose content includes only the name or professional title of the occupant and address of the premises. Such Signs shall not exceed two (2) square feet. The Sign shall be limited to flush mounted or window type Signs and one per premises. These Signs shall not be permitted in a Right-of-Way.
 7. Customer Information Signs: Customer information signs located on or in close proximity to the building and outside of required setback areas may display such items as "credit cards accepted", prices and menus, and each Sign shall not exceed two (2) square feet in area.
 8. Flags: Each development area that contains a single use may have no more than three (3) freestanding flagpoles at any time. Each development area that contains multiple uses may have no more than three (3) freestanding flagpoles at any time. Flagpoles are restricted to only flying one flag per pole. The maximum size of any one flag shall be twenty four (24) square feet. Flagpoles may not exceed twenty eight feet (28') in

height, measured from the top of the pole to the grade directly below. Uplighting of all flags, except the flag of the United States of America, is prohibited.

9. Window Signs: Window Signs shall not exceed twenty five percent (25%) of the area of a single window in which it is placed. A single window is any window, or section of windows, that is separated from another window by twelve inches (12") or more. Any door with windows is always considered a separate window. Window Signs may not be combined in order to gain a larger Sign for one particular window (see illustration 4 of this section).
 10. Neon Signs: Neon Signs, where the light source is on the external face of the Sign: One neon Sign is allowed for each nonresidential use to be located on the inside of any window. These Signs may not exceed four (4) square feet and may not flash or be animated in any manner. Neon Signs are considered Window Signs and may not exceed twenty five percent (25%) of the area of the window in which they are placed.
 11. Project Identification Banners on Light Poles: These Signs are only allowed in multiple use developments and may be located on more than fifty percent (50%) of the total number of light poles within a development. Banners may not exceed eight (8) square feet in size.
- I. Nonconforming Signs: Within the zone districts established in this title, there may be existing Signs which were lawfully established before the adoption of this title, but which are now prohibited, regulated, or restricted. It is the intent of this section to allow these Signs to remain until such time as they are removed or otherwise brought into conformance with this title.
1. Property Owner Responsibility: The property owner bears the burden of establishing that any Nonconforming Sign lawfully exists.
 2. Enlargement of Nonconforming Signs: A Nonconforming Sign may not be enlarged in any way unless it conforms to the provisions contained in this title.
 3. Location: Signs conforming to the provisions of this section may be erected on a parcel that contains a Nonconforming Sign(s); however, the new Sign(s) must be a different type than the existing Nonconforming Sign(s) (i.e., if the Nonconforming Sign is a Freestanding Sign, a Conforming Freestanding Sign may not be erected).
 4. Alterations: A Nonconforming Sign may be altered to decrease its nonconformity.
 5. Maintenance And Repair of Nonconforming Signs: Nothing in this section

shall be construed to relieve the owner of use of a Nonconforming Sign, or owner of the property on which such Nonconforming Sign is located, from maintaining the sign in a state of good repair; provided, however, that any repainting, cleaning and other normal maintenance or repair of the Sign or Sign Structure shall not modify the Sign Structure or copy in any way which makes it more nonconforming. Routine maintenance or changing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimension, height, message, or otherwise make the sign nonconforming.

6. Removal of Nonconforming Signs: If a nonconforming sign is demolished or removed at the will of the property owner, any subsequent sign shall thereafter be required to conform to the regulations specified in this title for the zone district in which it is located.
7. Destroyed Signs: If a Nonconforming Sign is destroyed by fire or other natural cause, it may be replaced. If the sign is not repaired or replaced within one year from the date of loss, it shall not be reconstructed or replaced except in conformance with the provisions of this title.
8. Sign Removal: If the cost of the Nonconforming Sign is valued at less than one hundred dollars (\$100.00), the sign shall be removed. Sign value shall be determined based on an actual sales receipt for the Sign or a cost estimate for the replacement cost provided by a qualified professional.
9. Billboard Removal: Nothing in this section shall be deemed to prohibit the county from removing a billboard without providing just compensation in accordance with the procedures set forth in this subsection, if the county manager provides reasonable notice of the proceedings and, following a public hearing, finds:
 - a. The applicant made a false or misleading statement in any application to the county necessary to establish or change the billboard;
 - b. The billboard is unsafe or presents a hazard to persons or property;
 - c. The billboard is in a state of disrepair; or
 - d. The billboard has been abandoned for at least twelve (12) months.

J. Enforcement:

1. The CDD or designated planning staff member shall be responsible for enforcing the provisions of the sign regulations established herein.

2. Violation of the sign provisions established herein shall result in punishment in accordance with the provisions of this title and state law.
3. If a sign is placed within a public Right-of-Way, utility poles, light poles, traffic signs, t-posts, delineator posts or on any County-owned property without a permit being issued by the Building Department, County personnel may remove the sign without further notice to any implied owner or business. Any sign removed by county personnel pursuant to the provisions of this title shall become the property of the County and may be disposed of in any manner deemed appropriate by the County and without notice to any implied owner or business.

PROPOSED CHANGES IN CHAPTER 11 DEFINITIONS

SIGN: Any object, device, display, structure, flag, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location. Signs shall only identify the business(es) located on the premises on which the sign is located. Any signs intended to advertise a business or activity of any type that is not located on the premises or property on which the activity is located are prohibited. Signs shall only state the legal name of the business, and shall not advertise the type of goods sold or services provided. Only the type of signs shall be permitted, only specifically authorized in a Comprehensive Sign Plan. Provided, however, permitted signs must also comply with all other applicable provisions of this title.

- A. **Awning Signs:** These are signs comprised of lettering and logos that are placed on the valance of the awning. Awning signs are not permitted to project into or over a road Right-of-Way.
- B. **Drive-Through Menu Sign:** An outdoor display, often using light emitting diodes (LEDs), that shows restaurant's food, beverage, prices, and promotions to customers in their vehicles within designated drive-through lanes of the restaurant.

- C. Freestanding Signs: These signs are supported by poles, braces, or uprights extending from the ground or an object on the ground and are not attached to any part of a building. These signs must be located on the premises, the development parcel, or lot on which the specific use or uses being advertised is located.
- D. Fuel Station Price Signs: An outdoor display, often using light emitting diodes (LEDs), that shows current fuel costs (e.g., regular, premium, diesel) to inform drivers of fuel availability and pricing, and can be updated remotely for real-time accuracy.
- E. Political Signs: A sign advertising a candidate for public office, proposition, or other issue to be voted on by the electorate.
- F. Portable Signs: Any sign not permanently affixed to the ground or a building.
- G. Projecting Signs: Are supported by a building or other structure and project out from the building or structure over sidewalks, lawns, or similar area in a manner that the display area is generally perpendicular to the face of the building or structure.
- H. Temporary Signs: These signs are those made out of lightweight materials, with or without frames, and not affixed permanently to a building or the ground.
- I. Wall Mounted Signs: Wall mounted business signs are those signs that are attached to or painted on the wall of a building, the display surface of the sign being parallel to the wall of the building on which the sign is placed, and advertises a business on the premises.
- J. Window Signs: These are signs that are intended to be permanent and visible from the exterior of a building. They are painted on a window or depicted on or with any material placed, taped, or hung immediately on or behind the glazing.

SIGN AREA:

The area of a sign, which may be double-sided, so long as the sides are no more than twelve inches (12") apart, shall include all architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the sign.

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

**AN ORDINANCE AMENDING THE SNYDERVILLE BASIN
DEVELOPMENT CODE SECTION 10-8-2 (SIGN REGULATIONS)**

PREAMBLE

WHEREAS, Utah Code Annotated (“UCA”) §17-27a-503(1) provides that counties can amend any regulation of or within the zoning district or any other provision of a land use regulations; and,

WHEREAS, Section 10-7-3 of the Snyderville Basin Development provides that the County Council may from time to time amend, supplement, or repeal the provisions and regulations of such Code; and,

WHEREAS, The Summit County Council has recently experienced an increase in Special Exception application requests to Snyderville Basin Development Code Section 10-8-2 to allow for Drive-Through Menu Signs; and,

WHEREAS, The Summit County Council directed Staff to return with a Development Code Amendment to allow for Drive-Through Menu Signs; and,

WHEREAS, Staff have drafted code language to allow for Drive-Through Menu Signs; and,

WHEREAS, Staff have also drafted code language to include the addition of digital displays for Freestanding Signs, including Fuel Station Price Signs; and,

WHEREAS, As part of the overall amendments, Staff are including additional definitions, grammatic and stylistic changes in order to better match, and reference the updated Snyderville Basin Development Code; and,

WHEREAS, the amendments do not affect existing land uses, density, or other substantive development standards; and,

WHEREAS, the proposed amendments to not remove any existing restrictions; and

WHEREAS, the Snyderville Basin Planning Commission held a public hearing on March 10, 2026 and unanimously forwarded a positive recommendation to the Summit County Council for the proposed amendments; and,

WHEREAS, the Summit County Council held a public hearing on April 22, 2026; and,

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

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

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

Enacted this ____ day of _____, 2026.

ATTEST:

SUMMIT COUNTY COUNCIL

Evelyn Furse
Summit County Clerk

Canice Harte, Chair

APPROVED AS TO FORM

David L. Thomas
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:	
Councilmember Hanson	_____
Councilmember Robinson	_____
Councilmember Harte	_____
Councilmember Armstrong	_____
Councilmember McKenna	_____

EXHIBIT A

Replace Snyderville Basin Development Code Section 10-8-2 in its entirety and applicable definitions in Chapter 11 Definitions with language below