



**AGENDA  
COUNTY COUNCIL  
Wednesday, May 6, 2026**

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, May 6, 2026, electronically, via Zoom, and at the anchor location of the Summit County Courthouse, 60 N. Main Street, Coalville, UT 84017

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

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

**OR**

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

**OR**

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

2:00 PM Closed Session - Property acquisition (60 min)

3:00 PM - Move to Council chambers (10 min)

3:10 PM - Pledge of Allegiance (5 min)

3:15 PM Convene as the Behavioral Health Local Authority

1. 3:15 PM - Consideration and possible approval of the FY27 Local Authority Budget & Area Plan; Aaron Newman, Pamella Bello, and Cristie Frey (30 min)

[FY27 Area Plan Presentation.pdf](#)

[Staff Report FY27 Area Plan.pdf](#)

Dismiss as the Behavioral Health Local Authority

3:45 PM Consideration of Approval

1. 3:45 PM - Discussion and possible approval of May Tax Sale proposed payment plan for parcel CT-10, account #0000020, Sheryl Clark; Chase Black (15 min)  
[2026.05.06 Clark Payment Plan Staff Report.pdf](#)
2. 4:00 PM - Discussion and possible action regarding tax lien sale of properties, Parcel ID's: PP-63-B and PRIVTAX-72; Chase Black (10 min)  
[2026.05.06 Tax Sale Staff Report.pdf](#)
3. 4:10 PM - Consideration and possible approval of Resolution 2026-13, a Resolution Approving and Authorizing Entry of Summit County into the Aggravated Murder Defense Fund; Janna Young (15 min)  
[Indigent Defense Fund Resolution 2026-13.pdf](#)  
[Staff Report Aggravated Murder Defense Fund resolution.pdf](#)
4. 4:25 PM - Advice and consent of the County Manager's recommendation to appoint members to the Emergency Services Sales Tax Program Advisory Board; Shayne Scott (5 min)

[Appointments to ESST Advisory Board.docx](#)

5. 4:30 PM - Approval of Council Minutes dated April 1, 2026, and April 8, 2026 (5 min)  
[SCC Draft Minutes 4-1-26.pdf](#)  
[SCC Draft Minutes 4-8-26.pdf](#)
6. 4:35 PM - Discussion and possible adoption of Ordinance No. 787-B, an Ordinance Amending Ordinance 787 Residential Property Tax Exemptions; Corrie Forsling, Stephanie Paice, Cindy Keyes, and Helen Strachan (45 min)  
[Staff Report re PRE Deadline Change and Update of Ordinance.pdf](#)  
[Ordinance 787-B Primary Exemptions.docx](#)
7. 5:20 PM - Council and Manager comments (10 min)

#### 5:30 PM Public Hearing

1. 5:30 PM - Public hearing and possible adoption of Ordinance 834-P, an Ordinance Amending the Countywide Fee Schedule; Helen Strachan, Shayne Scott, and Greg Wolbach (30 min)  
[Staff Report for 2026 Fee Schedule\(2\) 4-22-26.pdf](#)  
[Staff Report Recorder and Surveyor Fees.pdf](#)  
[834-P.pdf](#)

#### 6:00 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email [publiccomments@summitcountyutah.gov](mailto:publiccomments@summitcountyutah.gov) by 12:00 p.m. on Wednesday, May 6, 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 - Joint meeting with Eastern Summit County Planning Commission (60 min)

Memo

[Memo Joint Meeting with ESCPC.pdf](#)

#### Adjourn



# PY27 Behavioral Health Area Plan

May 6th, 2026

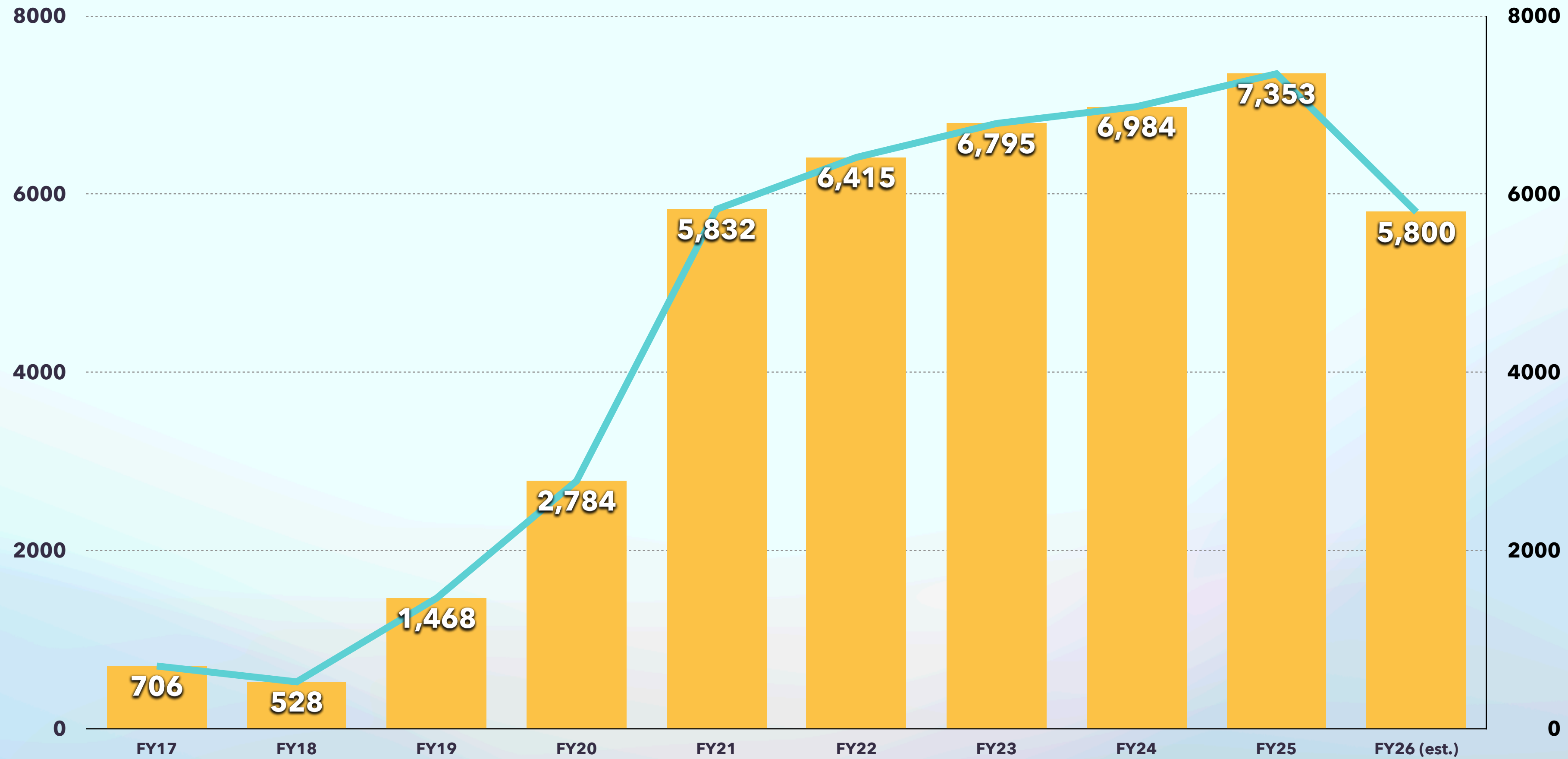
Summit County Health Department,  
Behavioral Health Division

# FY 26 Highlights

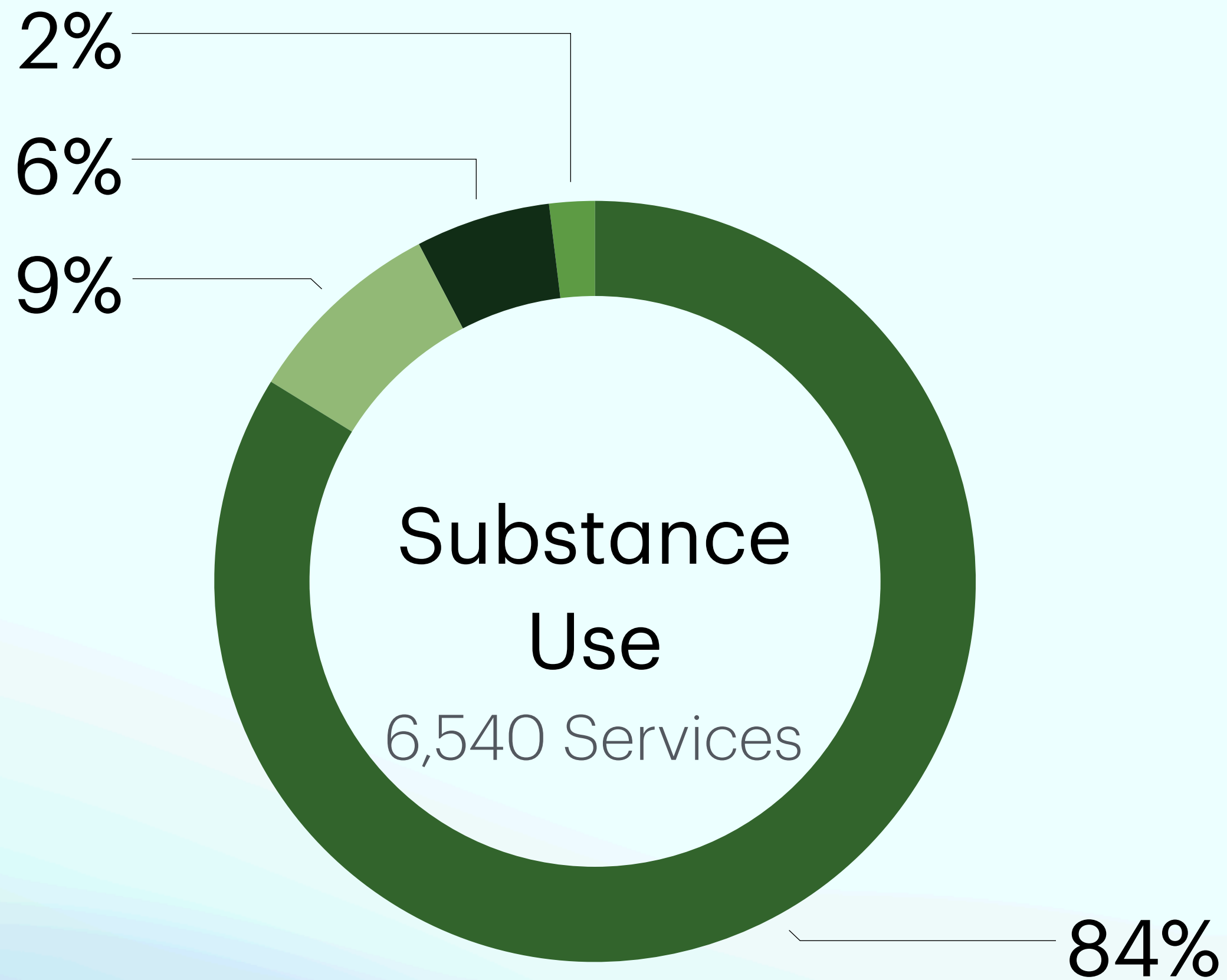
- School-Based Services saw 372 students in FY25.
- Summit County Clubhouse Membership increased to 90 active members.
- Distributed an additional 325 gun safes and suicide prevention information.
- Implemented a new PTSD treatment program for members of Search and Rescue.
- 7,170 Total Services Provided by HMHI FY25:
  - 6,540 Substance Use Disorders Services,
  - 630 Mental Health Services
- Saw over 7,000 unfunded and government supported unique clients in Summit County in FY25.
- Drug Free Workplace preliminary certification for Summit County.
- South Summit LEAP Teams became active in middle and high schools and presented 2025 SHARP data to legislators and the South Summit School Board.
- Launched the Drink Different campaign in partnership with local organizations and businesses to promote responsible drinking and non-alcoholic options.
- Successfully launched the Latino Parent Education Program with strong participation; expansion into additional schools is planned next year with PCSD approval.

*Note: FY25 numbers are used as we are still in FY26*

# UNIQUE, UNFUNDED AND SUBSIDIZED CLIENTS SEEN IN SUMMIT COUNTY



# Top 4 Primary Diagnoses



● Alcohol Related  
● Cannabais

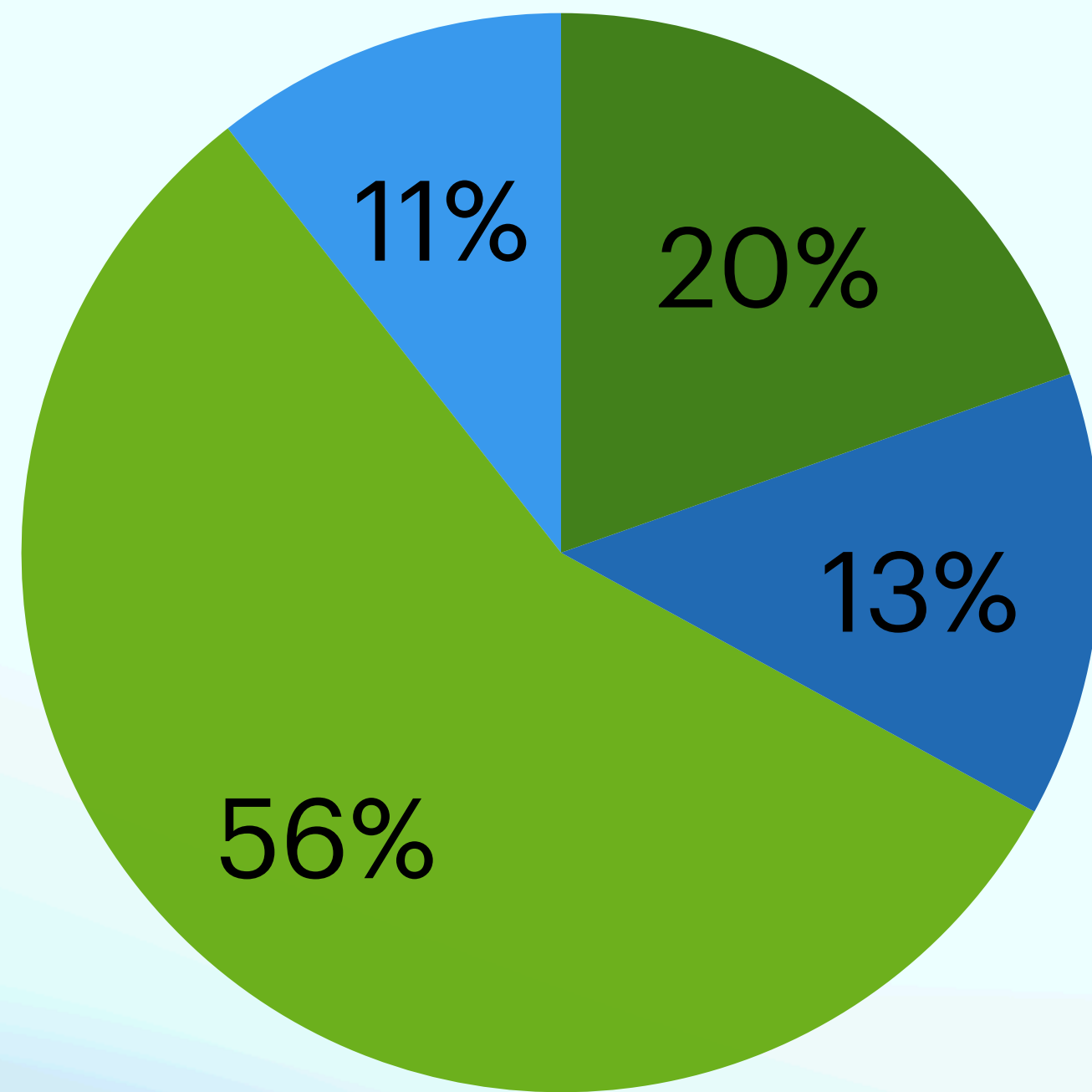
● Stimulant Use  
● Psychoactive

● Anxiety  
● Bipolar

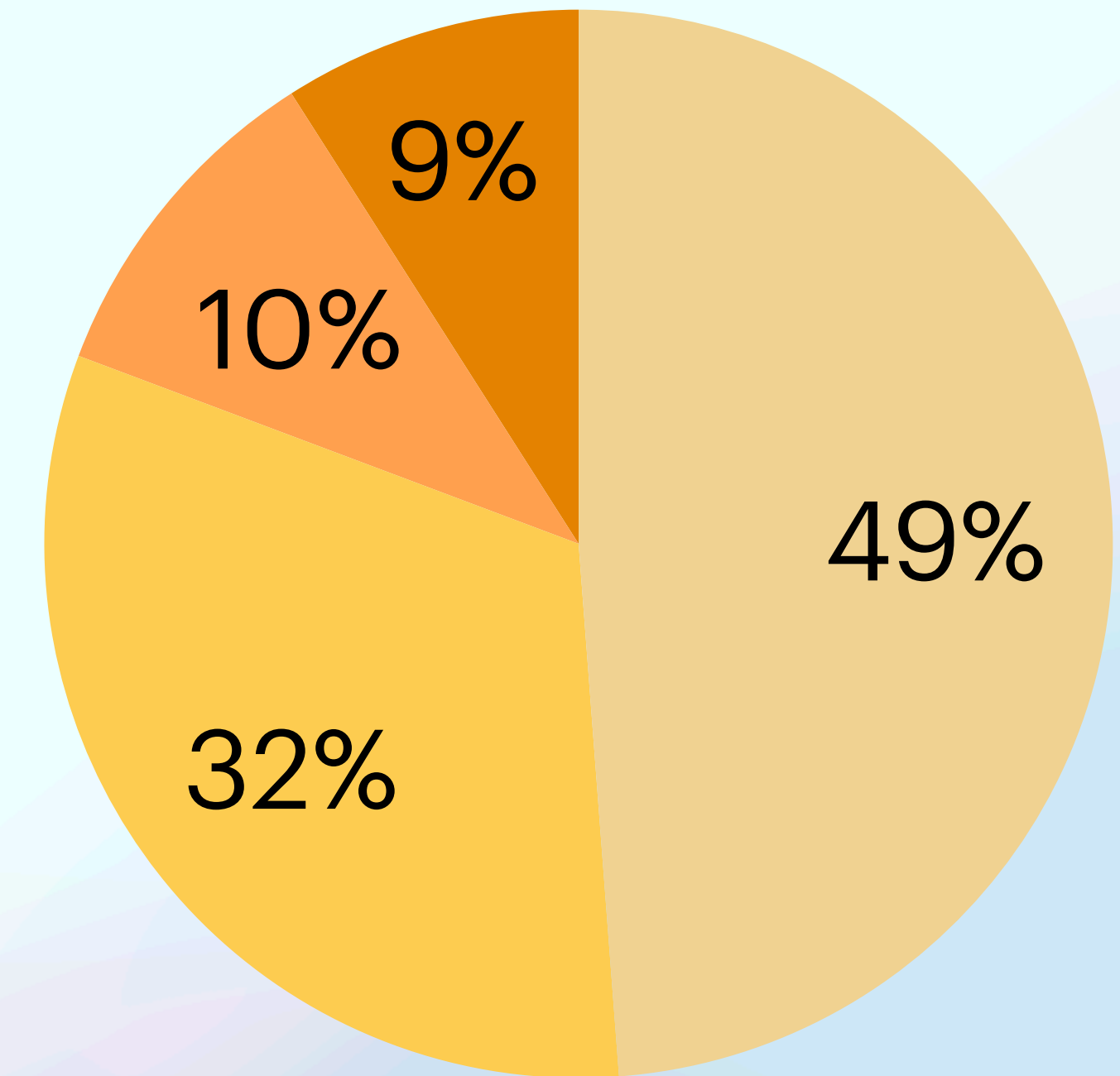
● Major Depression  
● PTSD

# Top 4 Services Provided

## SUD Services



## Mental Health Services

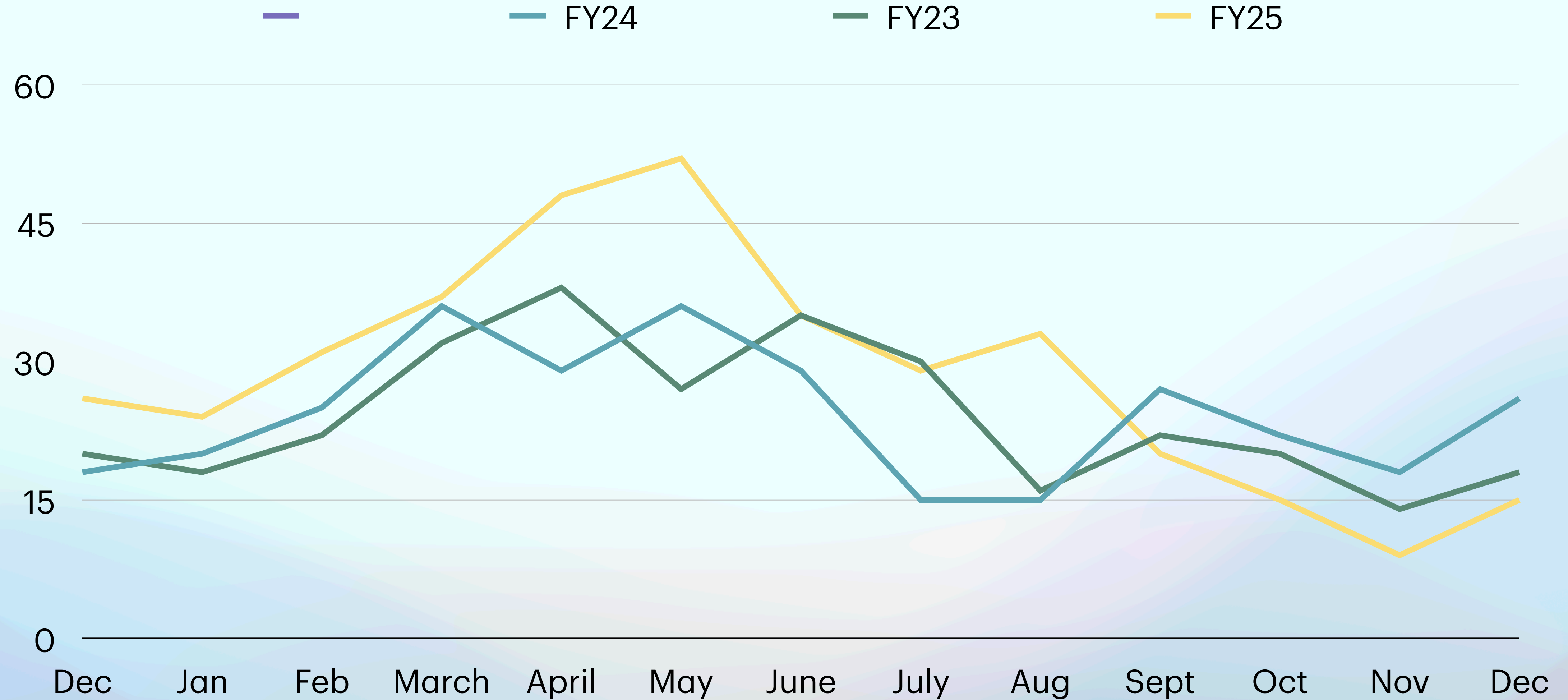


- Case Management
- Groups
- Psychotherapy
- Peer Support Services

- Psychotherapy
- Case Management
- Groups
- Evaluations

Note: Drug Testing not included in numbers

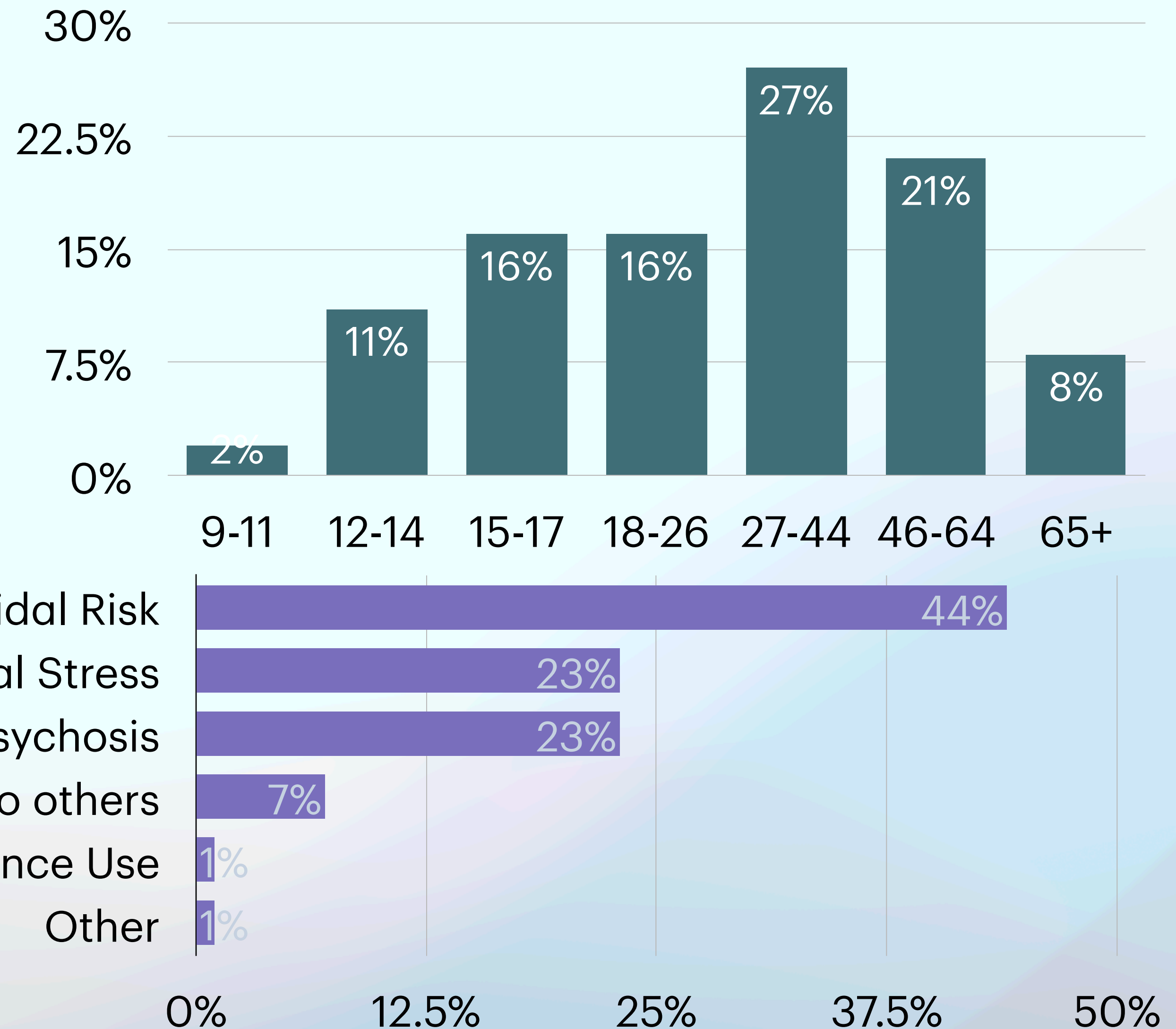
# Mobile Crisis Outreach Team (MCOT)



# Mobile Crisis Outreach Team (MCOT)

*January 2025 - January 2026*

- 590 Crisis Interactions
- 337 MCOT Dispatches
- Average Response Time: 33 Minutes
- Average Service Length: 75 Minutes
- 71% of people were stabilized and able to remain in place.
- 23% of people went to inpatient care
- 5% were transferred to a receiving center in Salt Lake City
- Spring Remains Highest Utilization



# Prevention Updates

Prevention organized 10 events/classes and collaborated with other community partners for an additional 30 events. Through these 40 events, we reached approximately 6,800 individuals of all ages across Summit County.

**40 Total  
Events &  
Classes**

**~6,800  
Individuals  
Reached**

**35  
Community  
Partnerships**



The focus of prevention events and programs is to educate the broader community and facilitate collaboration between community stakeholders in shared messaging and support



## SUMMIT VOICES FOR PREVENTION

### COALITION AT A GLANCE

**First Meeting:** March 2025

**Members:** 54 committed community members

**Meetings Held:** 10 meetings to date

**Current Focus:** Analyzing data to establish goals for the coming year

**First Coalition Project:** Every Step Counts — a collaborative Parents Empowered campaign to help parents talk with their kids about prevention and underage drinking

### OUR MISSION

The Summit Voices for Prevention coalition is dedicated to enhancing community well-being through proven, proactive measures aimed at reducing substance misuse, promoting mental health, and encouraging healthy lifestyle choices. By providing education, resources, and fostering collaboration, trust, and relationships, we strive to address these obstacles before they arise — ensuring a healthier future for all.

### OUR VISION

We envision Summit County as a community where residents are empowered to build resilience through accessible mental health and substance misuse resources, supported by a network of committed individuals and organizations dedicated to fostering well-being.

Every Step Counts | Our First Coalition Project | In Partnership with Parents Empowered

# SUMMIT COUNTY IS REQUIRED TO PROVIDE THE FOLLOWING SERVICES

## MANDATED MENTAL HEALTH SERVICES

- Adult and Youth Inpatient Care,
- Adult and Youth Residential Care,
- Adult and Youth Outpatient Care,
- Children/Youth Outpatient Care
- 24-Hour Crisis Care, – **CASE CONTRACT**
- Adult and Youth Psychotropic Medication Management
- Adult and Youth Psychoeducation Services & Psychosocial Rehabilitation
- Adult and Youth Case-Management
- Adult Community Support Services (Housing Services) – **CASE CONTRACT**
- Children/Youth Community Supports (Respite Services)
- Adult and Youth Peer Support Services
- Adult and Youth Consultation & Education Services
- Services to Incarcerated Persons
- Adult and Youth Outplacement
- Adult and Youth Unfunded Services
- Youth Mental Health Early Intervention
- Family Resource Facilitation
- School-Based Mental Health Intervention
- Suicide Prevention, Intervention, and Postvention
- Justice Reinvestment Instructive Services



## MANDATED SUD SERVICES

- Screening & Assessment
- Detoxification Services (ASAM IV-D, III.7-D, III.2-D, I-D or II-D)
- Residential Treatment Services (ASAM III.7, III.5, III.3, III.1)
- Opioid Treatment Programs (OTP-Methadone)
- Office-Based Opioid Treatment-Vivitrol, Naltrexone, Buprenorphine
- Outpatient – Non-Methadone, ASAM I
- Intensive Outpatient – ASAM II.5 or II.1
- Recovery Support Services
- Adult and Youth Peer Support Services
- Services to Incarcerated Persons
- Women’s Treatment
- Adolescent Treatment
- Drug Court Program & Justice Reinvestment Initiative

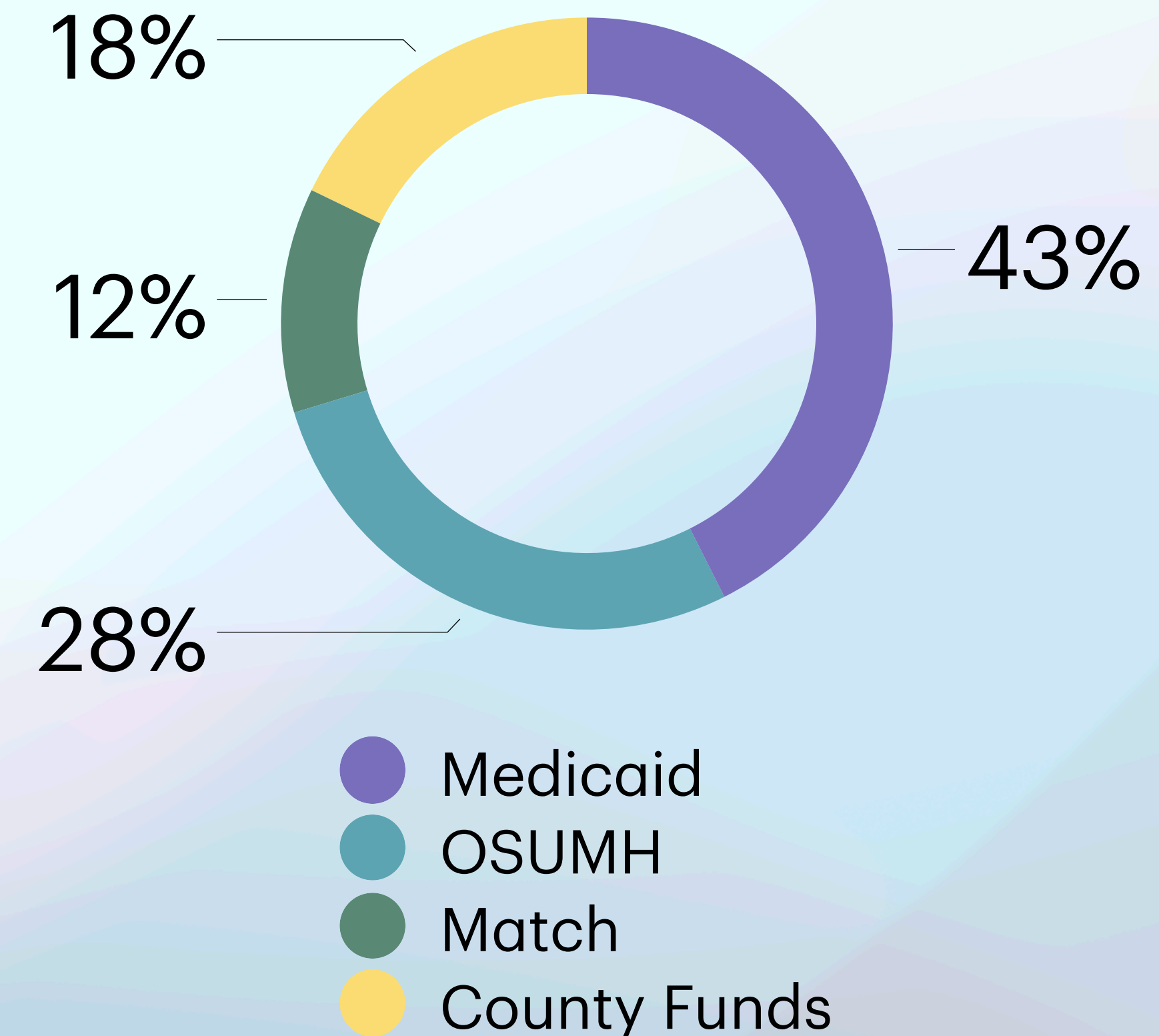
## MANDATED PREVENTION PROGRAM

- *“Promote or establish programs for the prevention of substance use within the community setting through community-based prevention programs.”*

# FY27 Behavioral Health Funding

## Total Funding By Source

FY27 Summary	OSUMH Allocation	OSUMH Match	Non-Match County	Non-Medicaid Total	Net Medicaid (Projection)	Medicaid Match	FY27 TOTALS
Mental Health	\$438,035	\$70,116	\$480,000	\$988,151	\$1,446,784	\$289,357	\$2,724,292
Substance Use Disorder	\$437,340	\$27,519	\$275,000	\$739,859	\$413,367	\$82,673	\$1,235,899
Prevention	\$324,199	\$37,563	\$10,000	\$532,286	NA	NA	\$371,762
	<b>\$1,199,574</b>	<b>\$135,198</b>	<b>\$765,000</b>	<b>\$2,260,296</b>	<b>\$1,860,151</b>	<b>\$372,030</b>	<b>\$4,331,953</b>



# FY27 Behavioral Health Funding

*FY26 to FY27 Allocation Difference*

	FY26	FY27	Change	%
Mental Health	\$539,326	\$438,035	-\$101,291	-19%
SUD	\$397,763	\$437,340	\$39,577	10%
Prevention	\$545,673	\$324,119	-\$221,554	-41%
	\$1,482,762	\$1,199,494	-\$283,268	-19%

- The funding comparison to the left represents the total amounts contracted with the Office of Substance Use and Mental Health for both State and Federal funding changes. These amounts do not include Medicaid or County General Funds.

# Impact of Reduction

## Mental Health

- This reduction is not expected to negatively impact clinical services. \$78,535 of these funding cuts are to specific service allocations, with restrictions on utilization. These services are still provided and can be paid for through other non-restricted-use allocations.
- \$22,755 of this cut is allocated to a three-year program to purchase and distribute gun safes within the community, which is coming to an end. This is a planned end to funding and will not impact clinical care.

## Substance Use Disorder

- While a small increase, the \$39,577 is needed, as we utilize almost 100% of our SUD funding each year.

## Prevention

- The \$221,554 loss to Prevention will be the hardest-hit budget line. This 41% cut is due to new state legislation prohibiting the direct funding of programs from the State's share of the opioid settlement funds, effective May 1<sup>st</sup>, 2026. Per the legislation, all funding for programs and services from the opioid settlement must be from earned interest only, not the actual awards. This change in policy impacts not only prevention services but also clinical care and law enforcement programs. The impact of this cut is still being analyzed, and alternative funding sources are being explored. According to OSUMH, there will be a chance for some of this funding to be restored in FY27, however, they do not know how much or in what timeframe this will happen.

Section	Mandated Service	FY26
1	Inpatient Services	\$298,000
2	Residential Care	\$2,000
3	Outpatient Care	\$380,116
4	24-Hour Crisis Care	\$4,000
5	Psychotropic Medication Management	\$61,191
6	Psychoeducation Services	\$2,389
7	Case Management	\$125,000
8	Community Supports	\$0
9	Peer Support Services	\$10,000
10	Consultation and Education Services	\$8,000
11	Services to persons incarcerated in a county jail or Justice Involved	\$92,455
12	Adult Outplacement (USH)	\$5,000
	<b>TOTALS</b>	<b>\$988,151</b>

# Funding by Mandated Service

Section	Prevention Service	FY27
	Programing	\$8,252
	Staffing	\$363,762
	<b>TOTALS</b>	<b>\$371,286</b>

# Funding by Mandated Service

Section	Recovery Court Service	FY27
1	Screening and Assessment Only	\$5,500
2	Detoxification: ASAM IV-D or III.7-D) (ASAM III.2-D) ASAM I-D or II-D)	\$41,641
3	Residential Services (ASAM III.7, III.5, III.1 III.3 1II.1 or III.3)	\$20,000
4	Outpatient: Contracts with Opioid Treatment Providers (Methadone: ASAM I)	\$0
5	Office based Opioid Treatment (Buprenorphine, Vivitrol, Naloxone and prescriber cost)) Non- Methadone	\$10,000
6	Outpatient: Non-Methadone (ASAM I)	\$70,000
7	Intensive Outpatient (ASAM II.5 or II.1)	\$55,979
8	Recovery Support	\$25,000
<b>TOTALS</b>		<b>\$228,120</b>

Section	SUD Services	FY27
1	Early Intervention	\$12,500
2	Ambulatory Care & Withdrawal Management (ASAM IV-D, III.7-D, III.2-D, I-D, or II-D)	\$72,671
3	Residential Treatment Services (ASAM III.7, III.5, III.3, III.1)	\$158,100
4	Opioid Treatment Programs (Methadone)	\$5,000
5	Office-Based Opioid Treatment (Vivitrol, Naltrexone, and Buprenorphine)	\$76,370
6	Outpatient (ASAM I)	\$308,990
7	Intensive Outpatient (ASAM II.5 or II.1)	\$81,228
8	Recovery Support (includes housing, peer support, and other non-clinical )	\$25,000
<b>TOTALS</b>		<b>\$739,859</b>

# New Requirements

## Senior Services Strategic Plan

- The development and implementation of a strategic plan focused on expanding senior-based behavioral healthcare services, which must also include a plan for the full integration of senior-based behavioral healthcare with physical healthcare within Summit County. To develop this plan, the Behavioral Health Division will bring together a group of key community stakeholders for this specific population in June to begin work on it, which will be presented to the County Council for final approval.

## Transitional Housing Strategic Plan

- Similar to the Senior Services Strategic Plan, all Local Authorities are required for FY27 to have a strategic plan in place to address any shortages of transitional housing within their catchment areas. For Summit County, this means we are required to develop a plan to address the lack of transitional housing for individuals with a mental health or substance use diagnosis who are transitioning from either inpatient care or are justice-involved with a behavioral health diagnosis (participating in Recovery Court or exiting jail). While work has already begun within the community to address these needs, the Behavioral Health Division will need to establish a strategic plan that recognizes the current barriers to housing in Summit County and present it to the County Council for consideration and approval as the Local Behavioral Health Authority.

## Homeless Services Strategic Plan

- All Local Authorities are now required to have a strategic plan in place that focuses on coordinating behavioral health services, along with social services (food, housing, clothing, etc.), to help individuals who are either currently homeless or at risk of homelessness. Due to the breadth of social service-focused non-profits in Summit County, the plan will focus on strengthening the current collaboration of these organizations and the behavioral healthcare system. Once completed, this plan will be presented to the County Council for consideration and approval as the Local Authority.

# Additional New Services

Department of Corrections

Expanded Justice Involvement with Courts

Suicide Postvention with Medical Examiner

Expanded Search and Rescue Post Incident Treatment

Stabilization and Mobile Response (SMR)

Drug Free Workplace Continuation

# Questions



**To:** Summit County Council

**From:** Aaron W. Newman, *Behavioral Health Director*  
Pamella Bello, *Behavioral Health Prevention Director*  
Cristie Frey, *Huntsman Mental Health Institute*

**Date of Meeting:** May 6<sup>th</sup>, 2026

**Item:** **FY27 Behavioral Health Area Plan & Budget**

**Process:** For Consideration and Possible Approval Upon Convening  
as the Local Mental Health and Substance Abuse Authority

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Please find included an Executive Packet for the *FY27 Summit County Mental Health and Substance Abuse Area Plan* and the official documents required for submission to the Utah Office of Substance Use and Mental Health (OSUMH). Also attached is Form D, which the County Council Chair is to sign upon approval of this Area Plan.

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### **State Code Relevant to the Area Plan:**

#### **Utah Code 17-77-201 & 301, Local Mental Health Authorities;**

5.a: Each local mental health authority shall:

(ii) as provided in Subsection (5)(b), annually prepare and submit to the division (DSAMH) a plan approved by the county legislative body for mental health funding and service delivery, either directly by the local mental health authority or by contract;

#### **County Contracts;**

This contract establishes the vendor status of Summit County with the Office of Substance Abuse and Mental Health to provide mental health services and programs at no cost or reduced rates to residents of Summit County through a subcontract with Huntsman Mental Health and Healthy U. Behavioral.

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### **Legislatively Mandated Services:**

As the Local Behavioral Health Authority, Summit County is required to provide the following mental health and substance use disorder services as set forth in Utah Code §§

17-77-201 & 301 *et seq.*, in addition to those services mandated in the Annual OSUMH Directives. These services are overseen by the Summit County Behavioral Health Division and administered via contract through Huntsman Mental Health Institute and Healthy U. Behavioral Network and the Summit County Behavioral Health Network. Services include:

**Mandated Mental Health Services:**

- (1) Adult and Youth Inpatient Care,
- (2) Adult and Youth Residential Care,
- (3) Adult and Youth Outpatient Care,
- (4) Children/Youth Outpatient Care
- (5) 24-Hour Crisis Care,
  - (i) Warm handoff during business hours,
- (6) Adult and Youth Psychotropic Medication Management,
- (7) Adult and Youth Psychoeducation Services & Psychosocial Rehabilitation,
- (8) Adult and Youth Case-Management,
- (9) Adult Community Support Services (Housing Services),
- (10) Children/Youth Community Supports (Respite Services),
- (11) Adult and Youth Peer Support Services,
- (12) Adult and Youth Consultation & Education Services,
- (13) Services to Incarcerated Persons,
- (14) Adult and Youth Outplacement,
- (15) Adult and Youth Unfunded Services,
- (16) Youth Mental Health Early Intervention:
  - (i) Family Resource Facilitation,
  - (ii) School-Based Mental Health Intervention,
- (17) Suicide Prevention, Intervention, and Postvention,
- (18) Justice Reinvestment Initiative Services (Dependent on State Funding)

**Mandated Substance Use Disorder Services:**

- (1) Screening & Assessment,
- (2) Detoxification Services (ASAM IV-D, III.7-D, III.2-D, I-D or II-D),
- (3) Residential Treatment Services (ASAM III.7, III.5, III.3, III.1),
- (4) Opioid Treatment Programs (OTP-Methadone),
- (5) Office-Based Opioid Treatment-Vivitrol, Naltrexone, Buprenorphine,
- (6) Outpatient – Non-Methadone, ASM I,
- (7) Intensive Outpatient – ASM II.5 or II.1,
- (8) Recovery Support Services,
- (9) Adult and Youth Peer Support Services,
- (10) Services to Incarcerated Persons,
- (11) Women’s Treatment,
- (12) Adolescent Treatment,
- (13) Drug Court Program,
- (14) Justice Reinvestment Initiatives,

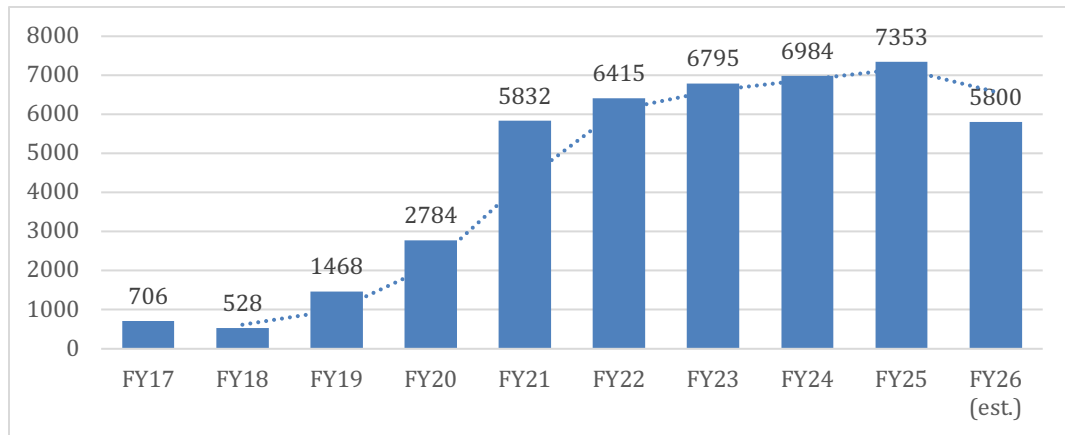
**Mandated Prevention Programs:**

*“Promote or establish programs for the prevention of substance use within the community setting through community-based prevention programs.”*

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**Summary:**

FY26 marked the first time the Summit County behavioral healthcare system served over 7,000 unique clients. This number includes services provided through the school-based program, Medicaid, justice-involved clients, and unfunded residents for behavioral healthcare seen by both public and non-profit providers. This increase is attributed to both the continued expansion of Spanish-language services in Summit County and increased utilization and awareness of these services. However, after reaching this milestone, service utilization across all behavioral health sectors in Summit County has decreased since January, leaving some providers unable to keep their schedules full. Based on conversations with providers who are unable to fill their schedules, the most dramatic decrease has been seen in our Spanish-language service providers.



For FY27, the Office of Substance Use and Mental Health revamped the Area Plan system, requiring a whole new document to be created from scratch within four weeks. In addition to this new plan, several new requirements were added for FY27 that we continue to work on with the Behavioral Health Executive Council. These include:

- **Senior Services Strategic Plan:**  
The development and implementation of a strategic plan focused on expanding senior-based behavioral healthcare services, which must also include a plan for the full integration of senior-based behavioral healthcare with physical healthcare within Summit County. To develop this plan, the Behavioral Health Division will bring together a group of key community stakeholders for this specific population in June to begin work on it, which will be presented to the County Council for final approval.
- **Transitional Housing Strategic Plan:**  
Similar to the Senior Services Strategic Plan, all Local Authorities are required for FY27 to have a strategic plan in place to address any shortages of transitional housing within their catchment areas. For Summit County, this means we are required to develop a plan to address the lack of transitional housing for individuals with a mental health or substance use diagnosis who

are transitioning from either inpatient care or are justice-involved with a behavioral health diagnosis (participating in Recovery Court or exiting jail).

While work has begun already within the community to address these needs, the Behavioral Health Division will need to establish a strategic plan, recognizing the current barriers to housing in Summit County, and present this plan to the County Council for consideration and approval as the Local Behavioral Health Authority.

**- Homeless Services Plan**

All Local Authorities are now required to have a strategic plan in place that focuses on coordinating behavioral health services, along with social services (food, housing, clothing, etc.), to help individuals who are either currently homeless or at risk of homelessness. Due to the breadth of social service-focused non-profits in Summit County, the plan will focus on strengthening the current collaboration of these organizations and the behavioral healthcare system. Once completed, this plan will be presented to the County Council for consideration and approval as the Local Authority.

As we develop these three new plans, Council members will be invited to participate in the creation of each plan.

The budget and corresponding amounts in the Area Plan are based on the most current information provided by the Office of Substance Abuse and Mental Health. As such, we have been alerted that they are not finalized, so changes to the allocations may occur in the following weeks. The need for the Area Plan to be approved prior to finalized numbers is due to State Code, which requires Area Plans to be approved and submitted by Local Authorities by May 15<sup>th</sup> of each year.

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## Mental Health & Substance Abuse Funding:

Funding for behavioral health services overseen by the Summit County Behavioral Health Division consists of three sources: Medicaid, the Office of Substance Use and Mental Health, and Summit County general funds.

While there remains much speculation and uncertainty related to federal funding for FY26, the following is based on the latest information from the Office of Substance Use and Mental Health.

**NOTE:** All amounts are as of April 30<sup>th</sup>, 2026 and are subject to change until July 1<sup>st</sup>, 2026.

### FY27 SUMMARY (All Funding Sources)

FY27 Summary	OSUMH Allocation	OSUMH Match	Non-Match County	Non-Medicaid Total	Net Medicaid (Projection)	Medicaid Match	FY27 TOTALS
Mental Health	\$438,035	\$70,116	\$480,000	\$988,151	\$1,446,784	\$289,357	<b>\$2,724,292</b>
Substance Use Disorder	\$437,340	\$27,519	\$275,000	\$739,859	\$413,367	\$82,673	<b>\$1,235,899</b>
Prevention	\$324,199	\$37,563	\$10,000	\$532,286	NA	NA	<b>\$371,762</b>
	<b>\$1,199,574</b>	<b>\$135,198</b>	<b>\$765,000</b>	<b>\$2,260,296</b>	<b>\$1,860,151</b>	<b>\$372,030</b>	<b>\$4,331,953</b>

The \$765,000 Non-Match County funds are broken down as:

- \$380,000 for school-based services contracted with U-TTEC (University – Technology in Training Education and Consultation),
- \$200,000 for single-case agreements (utilized for specialized care),
- \$70,000 for Recovery Court (Drug Court) support,
- \$60,000 in County Opioid Settlement Funding for:
  - o \$25,000 Opioid Use Disorders Support Services,
  - o \$10,000 used as a match to State Opioid Settlement Funds (not impacted by change),
  - o \$25,000 Opioid Prevention
- \$45,000 annual cost for the Electronic Health Records System.

The \$503,228 in OSUMH and Medicaid matches are required for the county, which is obligated to provide two matches per state and federal code. The Medicaid match, which is a blanket 20% (\$372,030 ) of traditional Medicaid behavioral health services provided, is set through July 2029, unless the Utah Legislature increases this percentage through legislation.

The \$131,198 OSUMH match is an additional 10-20% match, depending on the source of the funds. Currently, 13 of 26 state funding sources require a match. This match amount may fluctuate during the fiscal year as increases or fund reallocations occur between the Local Authorities, or the Office of Substance Use and Mental Health acquires new funding from state and federal sources.

The funding changes below represent the total amounts contracted with the Office of Substance Use and Mental Health for both State and Federal funding changes, including match. **These amounts do not include Medicaid or County funds.**

	FY26	FY27	Change	%
Mental Health	\$539,326	\$438,035	\$(101,291)	-19%
SUD	\$397,763	\$437,340	\$39,577	10%
Prevention	\$545,673	\$324,119	\$(221,554)	-41%
	\$1,482,762	\$1,199,494	\$(283,268)	-19%

Overall, there is a **\$283,268** reduction in allocations run through the Office of Substance Use and Mental Health. The impact of these reductions is as follows:

- **Mental Health Services:**
  - o This reduction is not expected to negatively impact clinical services. \$78,535 of these funding cuts are to specific service allocations, with restrictions on utilization. These services are still provided and can be paid for through other non-restricted-use allocations.
  - o \$22,755 of this cut is allocated to a three-year program to purchase and distribute gun safes within the community, which is coming to an end. This is a planned end to funding and will not impact clinical care.
- **Substance Use Disorder (SUD):**
  - o While a small increase, the \$39,577 is needed, as we utilize almost 100% of our SUD funding each year.

- **Prevention**

- The \$221,554 loss to Prevention will be the hardest-hit budget line. This 41% cut is due to new state legislation prohibiting the direct funding of programs from the State's share of the opioid settlement funds, effective May 1<sup>st</sup>, 2026. Per the legislation, all funding for programs and services from the opioid settlement must be from earned interest only, not the actual awards. This change in policy impacts not only prevention services but also clinical care and law enforcement programs. The impact of this cut is still being analyzed, and alternative funding sources are being explored. According to OSUMH, some of this funding may be restored in FY27; however, they do not know how much or when this will happen.

**FORM A Budget (Mental Health):**

The following breaks down the total for mental health services into corresponding mandated services and includes all spending on services (Office of Substance Use and Mental Health, Medicaid, Match, and County Funding)

Section	Mandated Service	FY26
1	Inpatient Services	\$298,000
2	Residential Care	\$2,000
3	Outpatient Care	\$380,116
4	24-Hour Crisis Care	\$4,000
5	Psychotropic Medication Management	\$61,191
6	Psychoeducation Services (Vocational 80) Psychosocial Rehabilitation (Skills Dev. 100)	\$2,389
7	Case Management	\$125,000
8	Community Supports: - Housing (Adult) - Respite services (Child/Youth)	\$0
9	Peer Support Services: - Adult Peer Specialist - Family Support Services (FRF Database)	\$10,000
10	Consultation and education services, including case consultation, collaboration with other county service agencies, public education and public information	\$8,000
11	Services to persons incarcerated in a county jail or other county correctional facility	\$92,455
12	Adult Outplacement (USH)	\$5,000
13	Other Non-mandated MH Services (Gun Safes, etc.)	\$0
	<b>TOTALS</b>	<b>\$988,151</b>

**FORM B Budget:**

The following breaks down the total for substance use disorder services into corresponding mandated services and includes all spending on services (Office of Substance Use and Mental Health, Medicaid, Match, and County Funding)

Section	Service	FY27
1	Early Intervention	\$12,500
2	Ambulatory Care & Withdrawal Management (ASAM IV-D, III.7-D, III.2-D, I-D, or II-D)	\$72,671
3	Residential Treatment Services (ASAM III.7, III.5, III.3, III.1)	\$158,100
4	Opioid Treatment Programs (Methadone)	\$5,000
5	Office-Based Opioid Treatment (Vivitrol, Naltrexone, and Buprenorphine)	\$76,370
6	Outpatient (ASAM I)	\$308,990
7	Intensive Outpatient (ASAM II.5 or II.1)	\$81,228
8	Recovery Support (includes housing, peer support, and other non-clinical )	\$25,000
<b>TOTALS</b>		<b>\$739,859</b>

The following is a breakdown of the Recovery Court Program funded through the various services above. The amounts below are incorporated into the amounts above and are not in addition.

Section	Service	FY27
1	Screening and Assessment Only	\$5,500
2	Detoxification: ASAM IV-D or III.7-D) (ASAM III.2-D) ASAM I-D or II-D)	\$41,641
3	Residential Services (ASAM III.7, III.5, III.1 III.3 1II.1 or III.3)	\$20,000
4	Outpatient: Contracts with Opioid Treatment Providers (Methadone: ASAM I)	\$0
5	Office based Opioid Treatment (Buprenorphine, Vivitrol, Naloxone and prescriber cost)) Non-Methadone	\$10,000
6	Outpatient: Non-Methadone (ASAM I)	\$70,000
7	Intensive Outpatient (ASAM II.5 or II.1)	\$55,979
8	Recovery Support	\$25,000
<b>TOTALS</b>		<b>\$228,120</b>

**Form C Budget: Prevention Programs**

The following breaks down the total for mental health services into corresponding mandated services and includes all spending on services (Office of Substance Use and Mental Health, Medicaid, Match, and County Funding)

Section	Prevention Service	FY27
	Programing	\$8,252
	Staffing	\$363,762
	<b>TOTALS</b>	<b>\$371,286</b>

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**Action:**

The Summit County Council, in its capacity as the Local Substance Abuse and Mental Health Authority, may either approve the Area Plan as presented or direct staff to make requested changes and return on May 13<sup>th</sup>, 2026, for final approval. Per state code, all Area Plans must be approved and submitted to the Office of Substance Use and Mental Health by May 16<sup>th</sup> or each year.

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**- END OF SUMMARY -**

**Summit County**

**FORM D**

**FY27 LOCAL AUTHORITY APPROVAL OF AREA PLAN**

**IN WITNESS WHEREOF:**

The Local Authority approves and submits the attached Area Plan for State Fiscal Years 2027, beginning on July 1<sup>st</sup>, 2026, in accordance with Utah Code Title 17 Chapter 77.

The Local Authority represents that it has been authorized to approve the attached Area Plan, as evidenced by the attached Resolution or other written verification of the Local Authority's action in this matter.

The Local Authority acknowledges that if this Area Plan is approved by the Utah Department of Health and Human Services Office of Substance Use and Mental Health (DHHS/OSUMH) pursuant to the terms of Contract(s) # A04836, the terms and conditions of the Area Plan as approved shall be incorporated into the above-identified contract by reference.

**LOCAL AUTHORITY: Summit County**

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*(Signature of authorized Local Authority Official, as provided in Utah Code Annotated)*

**Name:** Canice Harte  
*Chair, Summit County Council*

**Date:** May 6<sup>th</sup>, 2026

**Summit County Mental Health Authority  
FY27 Area Plan**

*Governance & Oversight Narrative,  
Mental Health & SUD Narrative  
Prevention Narrative*



**STAFF REPORT**

TO: Summit County Council  
FROM: Summit County Auditor Office  
DATE: May 6, 2026  
RE: Payment plan request for property in May Tax Lien Sale

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**Summary**

The annual tax sale will be held at 10:00 a.m. on May 21<sup>st</sup> by online auction via Public Surplus.

A payment plan has been requested by the property owner on the following parcel for taxes, interest, fees, and penalties due.

Account	Parcel Number	Owner Name	Amount Due 5/21/2026
0000020	CT-10	CLARK-WADE SHERYLYN	\$10,481.04

**Property Information**

A payment plan has been requested by Sheryl Clark, mother of the vested property owner Sherylyn Clark-Wade, on the following parcel for taxes, interest, fees, and penalties due.

Address: 200 S 50 E  
Coalville, Utah 84017

Property Type: Primary Residence – Single-family home on 2.79 acres



Sheryl Clark has been coordinating with the County to address the delinquent balance. To date, three payments totaling \$9,400 have been made. The proposed payment plan would bring the account current prior to the 2026 property taxes becoming due.

In 2020, the property had delinquent taxes and was scheduled for tax sale. At that time, Sheryl Clark entered into a payment plan agreement to redeem the property, which was completed in accordance with the agreed terms.

The property has been owned by the family for many years and serves as the primary residence for Sheryl Clark's disabled brother, Billy Blonquist. Sherylyn Clark-Wade is his primary caregiver. It has been represented that maintaining this residence is important to his health and well-being.

A property records search has been completed and indicates there are no lienholders of record.

Payment arrangements are contractual agreements between the County and the taxpayer, with terms that may vary based on individual circumstances. If the Council finds the proposed arrangement acceptable, a payment plan agreement is included below for signature to formalize the terms. Tax liens will remain in place, and interest will continue to accrue on any unpaid amounts until the balance is paid in full. The County reserves the right to sell the property at the 2027 tax sale or at a future tax sale in the event of a default under the agreement.

The applicants have been encouraged to attend the meeting to present additional information and answer any questions.

**Proposed Payment Plan**

Payments already made (bringing 2025 and 2024 tax years):

December 5, 2025 (Sherylyn)	\$5,000.00
April 15, 2026 (Sheryl)	\$4,000.00
April 29, 2026 (Sheryl)	\$ 400.00

Monthly Payments as follows:

May 15, 2026	\$1,100.00
June 15, 2026	\$1,100.00
July 15, 2026	\$1,100.00
August 15, 2026	\$1,100.00
September 15, 2026	\$1,100.00
October 15, 2026	\$1,100.00
November 15, 2026	Pay remaining balance (~\$4,500)

Payments will be made until all amounts due are paid and the account is considered current. All payments will be applied in reverse chronological order as required by law. Payments will be applied to the outstanding penalties and interest first, followed by taxes due for the most recent tax year. Payments will be applied to the 2023 tax year first, followed by the preceding years in reverse chronological order. The final 11/15/2026 payment amount will be a balloon payment including all taxes, interest, and penalties due. This balloon payment will bring account current before 2026 taxes become due and payable on 11/30/2026.

**Action Requested**

Property owners ask for the approval of their proposed payment plan and to withhold parcel from the 2026 tax lien sale.

Thank you for your consideration of these requests.

Chase Black  
Chief Deputy Auditor

THIS AGREEMENT (the “Agreement”) is made this 6<sup>th</sup> day of May, 2026 by and between SUMMIT COUNTY, a body corporate and politic of the State of Utah (hereinafter referred to as “County”), and SHERYL CLARK (hereinafter referred to as “Taxpayer”), collectively referred to herein as the “Parties”.

RECITALS:

**WHEREAS**, Taxpayer is willing to pay taxes in behalf of the owner of Summit County Tax I.D. CT-10, located at 200 South 50 East, Coalville, within Summit County, State of Utah (the “Property”); and

**WHEREAS**, the property owner has been delinquent on property taxes with regard to the Property for a period of four (4) years, during which time there has been a lien on the Property pursuant to UCA §59-2-1325; and

**WHEREAS**, the Property appeared on the County’s “Tax Sale Listing” pursuant to UCA §59-2-1343; and

**WHEREAS**, the Property was eligible for possible sale at the County’s tax sale to be conducted on May 21<sup>st</sup>, 2026 (the “Tax Sale”), and

**WHEREAS**, the Taxpayer approached the legislative body of Summit County, the Summit County Council (the “Council”) requesting that the Property be withdrawn from the Tax Sale and that Taxpayer enter into a payment agreement with the County, which arrangement the Council approved at its regularly scheduled meeting on May 6<sup>th</sup>, 2026; and

**WHEREAS**, the Parties desire to enter into this Agreement whereby the Property shall be withdrawn from the County’s Tax Sale, subject to the duties and responsibilities set forth herein;

**NOW, THEREFORE**, in consideration of the mutual promises set forth herein, the

Parties agree as follows:

**1. Taxpayer's Obligations:** As of May 6<sup>th</sup>, 2026, Taxpayer owes the County a total of Ten thousand, four hundred eighty-one & 04/100 cents (\$10,481.04), which represents delinquent back taxes owed to the County, and other entities, plus any and all fees, penalties and interest as allowed by law. Taxpayer shall pay the outstanding delinquent property taxes, including any and all outstanding fees, penalties, and interest as allowed by law, to the Summit County Treasurer pursuant to the following payment schedule:

- i. \$1,100.00 on the 25<sup>th</sup> day of each month starting May 15, 2026.
- ii. The remaining outstanding balance shall be paid in full on or before November 15, 2026.

Taxpayer shall contact the Summit County Treasurer prior to making any final payment to ensure the accuracy of the total amount of taxes, fees, penalties and interest owed.

**2.** Taxpayer acknowledges that all payments will be applied to the outstanding penalties and interest first, followed by taxes due for the most recent tax year. As of the date of this Agreement, payments will be applied to the 2023 tax year first, followed by the preceding years in reverse chronological order. Taxpayer further acknowledges that if payments are not made in a timely fashion pursuant to this Agreement, the Property may be subject to tax sale in 2027 and/or Taxpayer may not be eligible for any future consideration by the Council of future payment arrangements of this nature.

3. **Summit County's Obligations and Remedies:** County shall withdraw the Property from the Tax Sale and during the term of this Agreement, County shall not submit the Property to the County's Tax Sale, pursuant to UCA §59-2-1351.
4. **Term and Duration.** This Agreement shall be effective on the date at the top of this Agreement, unless terminated or extended by amendment as provided herein, and shall expire November 15<sup>th</sup>, 2026.
5. **Assignability.** The rights and obligations of Taxpayer under this Agreement are not transferable or assignable in whole or in part without the written consent of the County.
6. **Waiver:** No failure of the County to exercise any power given to it under this Agreement, or to insist upon strict compliance by Taxpayer with any obligation, responsibility, or condition under it, and no custom or practice of the parties at variance with its terms shall constitute a waiver of the County's right to demand exact compliance with those terms upon any subsequent default.
7. **Notice.** All notices to be provided or received shall be addressed as follows:

Notices to Taxpayer shall be addressed to:

Sheryl Clark  
PO Box 894  
Coalville, UT 84017

Notices to Summit County shall be addressed to:

Summit County  
Attn: Summit County Treasurer  
P.O. Box 128  
Coalville, Utah 84017

Either party to this Agreement may change its officer or address of record for either receipt of official notice by giving the other written notice of such change and any

necessary mailing instructions. It is the responsibility of Taxpayer to provide the County with a current and accurate mailing address for mailing of all notices and invoices and Taxpayer's failure to do so may result in Taxpayer's default under the above terms of this Agreement.

8. **Amendment.** The Parties may amend this Agreement by a writing executed by the Parties. No amendment shall be effective if it is not in writing or if it is not executed by all the Parties.
9. **Integration.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all prior agreements and understandings pertaining thereto.
10. **Applicable Law.** The provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the Parties execute this agreement on the day and year first set forth above.

TAXPAYER

By \_\_\_\_\_

SUMMIT COUNTY

By \_\_\_\_\_  
Chairperson of the Summit County Council

ATTEST:

By \_\_\_\_\_  
Summit County Clerk

Approved as to form

\_\_\_\_\_  
Summit County Attorney



**STAFF REPORT**

TO: Summit County Council  
FROM: Summit County Auditor Office  
DATE: May 6, 2026  
RE: Action items for properties in the 2026 Tax Lien Sale

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**Summary**

The annual tax sale will be held at 10:00 a.m. on May 21, 2026, via online auction via Public Surplus. As of the date of this report, 16 properties are slated for sale. The total amount of taxes, interest, penalties, and fees that will be owed as of May 21, 2026, is \$117,130.47.

Staff requests Council consideration of the following properties:

Account	Parcel Number	Owner Name	Amount Due 5/21/2026
0520246	PRIVTAX-71	GINES DAKODY	\$47.72
0520253	PRIVTAX-72	GINES DAKODY	\$121.67
0292742	PP-63-B	UTAH SPORTS AUTHORITY	\$1,513.75

**Applicable Statute**

Utah Code § 59-2-1350. Land irregularly or erroneously assessed not to be sold.

(1) If the county auditor discovers before the tax sale that because of an irregular or erroneous assessment any property should not be sold, the auditor may not sell the property, and the county legislative body shall cause the tax records to reflect the correction in the next succeeding year, on the basis of the value and rates of the year for which it was erroneously assessed, to be collected as other taxes are collected.

(2) If the county auditor, subject to approval by the county legislative body, issues a written finding that it may be in the best interest of the public to withdraw a property from the tax sale, the county auditor may withdraw the property from the sale.

### **PRIVTAX-71 & PRIVTAX-72 Information**

These tax accounts were created due to for-profit agricultural use of parcels (KT-275-A-X-X and KT-275-X) owned by the tax-exempt South Summit School District.

The taxpayer held an annual lease for these parcels for three years, from April 2021 through April 2024, as confirmed by the School District.

- PRIVTAX-71 includes charges for tax years 2024–2025
- PRIVTAX-72 includes charges for tax years 2021–2025

Due to the nature of annual lease agreements, these accounts have been difficult to administer, particularly as lessees change frequently. In this case, the account was not updated appropriately, and correspondence was sent to an outdated mailing address in Kamas. As a result, the taxpayer did not receive notice of certain charges, including those assessed for periods during which no lease was held.

### **PRIVTAX-71 & PRIVTAX-72 Action Requested**

Staff recommends the following based on erroneous assessment:

- Abate 2024 and 2025 tax charges, including associated interest, penalties, and fees, on both accounts (approximately \$91 total)
- Retain approximately \$78 as valid charges due

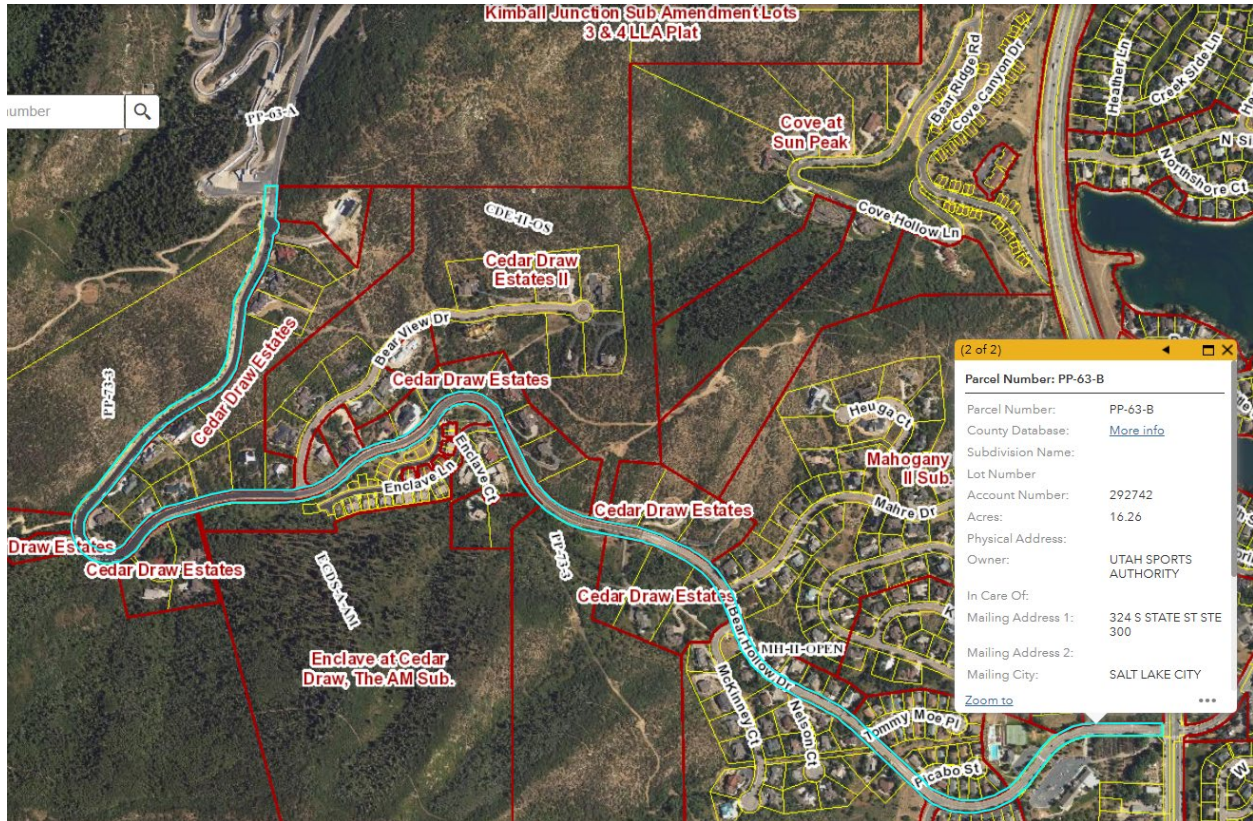
### **PP-63-B Information**

This parcel consists of approximately 16.26 acres and includes Bear Hollow Drive, which has long been classified as a Class B County Road.

Although surrounding Olympic Park properties were transferred in 2002 to the Utah Athletic Foundation (UAF), this parcel was not included due to an error in the recorded deed. As a result, the property remains vested in Utah Sports Authority.

UAF has acknowledged the issue and agrees the property should be conveyed to the County. UAF, in coordination with the Summit County Planning Department, is currently working through corrective actions, including boundary line adjustments, prior to recording a deed.

This parcel was previously withdrawn from the 2025 tax sale to allow time for resolution, and progress is ongoing.



### **PP-63-B Action Requested**

Staff recommends:

- Withdraw property from the 2026 Tax sale to allow for completion of clean-up items and conveyance to the County

Tax lien to remain in place on this property. The outstanding amount of taxes due will continue to accrue interest while the balance is unpaid. Attorney and Auditor offices will continue following up with UAF and the Planning Department on this matter. Once a deed to the county is recorded, it is recommended that the delinquent taxes, interest, penalties, and fees owed on this account be abated, terminating collection efforts.

Thank you for your consideration of these requests.

Chase Black  
Chief Deputy Auditor

**SUMMIT COUNTY, UTAH  
RESOLUTION NO. 2026-13**

**RESOLUTION APPROVING AND AUTHORIZING ENTRY OF SUMMIT COUNTY INTO  
THE AGGRAVATED MURDER DEFENSE FUND**

**WHEREAS**, Summit County, a body corporate and politic of the State of Utah, pursuant to Utah Code §78B-22-102(9)(b) and §78B-22-301(1), is the indigent defense system provider in Summit County, and the County Council of Summit County, Utah, may arrange to provide such services by contracting with a defense services provider; and

**WHEREAS**, the Indigent Aggravated Murder Defense Fund Act, Utah Code §78B-22-701, *et. seq.*, establishes a custodial fund known as the “Indigent Aggravated Murder Defense Fund” (“Fund”) to provide for the expense of defense services for cases involving aggravated murder for indigent defendants in participating counties; and

**WHEREAS**, pursuant to Utah Code § 78B-22-702(2), participation in the Fund requires the legislative body of the county seeking entry to adopt a resolution authorizing participation in the Fund and to submit this resolution to the Fund’s board, together with any necessary applications, forms, or letters.

NOW, THEREFORE, be it resolved by the County Council of Summit County, Utah, as follows:

- 1) This resolution approves and authorizes entry of Summit County into the Indigent Aggravated Murder Defense Fund, effective May 6, 2026, and commits to fulfill the assessment requirements as set forth in Utah Code §78B-22-702(3) and Utah Code §78B-22-703.

- 2) Summit County also acknowledges its requirement to make an equity payment in the fund based on what the assessment would have been for the previous two (2) years, and approves the payment to be made in accordance with Attachment A.
- 3) The Summit County Council hereby authorizes the County Manager, or his designee, to negotiate necessary details of entry, including adjusting the entrance date as needed and discussion of handling existing cases.
- 4) This resolution is hereby accepted and approved by the County Council of Summit County, Utah, and the Chair of the County Council of Summit County, Utah, is authorized to execute this resolution, together with any necessary application materials, and the County Clerk to attest to the execution of said resolution for and on behalf of Summit County.
- 5) This Resolution shall take effect immediately upon its adoption.

APPROVE, ADOPTED, AND PASSED and ordered published by the Summit County Council, this 6<sup>th</sup> day of May, 2026.

SUMMIT COUNTY COUNCIL  
SUMMIT COUNTY, UTAH

\_\_\_\_\_  
Canice Harte, Chair

Armstrong voted \_\_\_  
Hanson voted \_\_\_  
McKenna voted \_\_\_  
Robinson voted \_\_\_  
Harte voted \_\_\_

ATTEST:

\_\_\_\_\_  
Malena Stevens, County Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
Helen Strachan, Deputy County Attorney

# ATTACHMENT A

## STAFF REPORT



TO: Summit County Council  
FROM: Janna Young, Deputy County Manager  
MEETING: May 6, 2026  
SUBJECT: Consideration and possible approval of Resolution 2026-13, approving and authorizing entry of Summit County into the state Indigent Aggravated Murder Defense Fund

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### **Requested Council Action**

Approve Resolution 2026-13, authorizing entry of Summit County into the state's Indigent Aggravated Murder Defense Fund.

### **Introduction and Background**

#### ***What is Indigent Defense?***

Indigent defense is the constitutional right to legal counsel for criminal defendants unable to afford an attorney, guaranteed by the Sixth Amendment. The Supreme Court ruled in *Gideon v Wainright* (1963) that the Sixth Amendment right to counsel applies to state courts via the Fourteenth Amendment, requiring states to provide attorneys to defendants who cannot afford one.

#### ***Who Administers Indigent Defense?***

Approximately 35 states delegate a significant portion of indigent defense responsibility to counties through either funding, administration, or both. While the Supreme Court mandates this is a state obligation, the actual implementation varies wildly across the country. In Utah, indigent defense is primarily a local responsibility delegated to its 29 counties and various municipalities. Historically, Utah was one of only two states (along with Pennsylvania) that provided virtually no state funding or oversight for trial-level defense. However, in 2016, Utah established the Indigent Defense Commission (IDC) to provide training, set standards, and award supplemental grants to help local indigent defense systems meet constitutional requirements.

#### ***What is the Indigent Aggravated Murder Defense Fund?***

Utah's Indigent Aggravated Murder Defense Fund, now managed by the IDC, was established in 1998 to support counties in managing cases involving aggravated murder, which are often complex, expensive, and require specialized legal resources. Participation in the fund is optional, and counties must apply to opt into it. The IDC authorizes or denies entry into the fund.

Participating counties make an annual contribution to the fund, and if an aggravated murder case is filed in their jurisdiction, they can access the fund to pay for:

- *Legal Representation*: The fund can be used to hire qualified attorneys who specialize in handling these most serious cases.
- *Expert Witnesses*: The fund can also be used to pay for experts who might be needed to review evidence in the case, which could include forensic specialists, medical experts, and others.
- *Mitigation Specialists*: The fund can provide financial resources to hire mitigation specialists. These professionals investigate the accused individual's history and circumstances to gather evidence that might help in reducing the severity of the charges or in arguing against the death penalty.

### ***Why is Summit County interested in joining the Fund?***

On May 8, 2023, Kouri Richins was charged with aggravated murder in Summit County. On February 23, 2026, the case went to trial and on March 16, 2026, the jury found Richins guilty on all counts. The court determined that Richins was indigent, thereby obligating Summit County to provide and fund her legal defense, which has cost Summit County taxpayers over \$1 million thus far.

In anticipation of a potential appeal of the verdict and/or sentence, we are interested in applying to the state's Indigent Aggravated Murder Defense Fund to help cover the costs of that appeal, which is likely to go on for multiple years at great expense to Summit County taxpayers.

### **Application Process and Requirements**

To apply to the fund, the County Council must adopt a resolution approving and authorizing entry into the fund and committing to paying the backdated assessment and annual contribution. If adopted, the resolution then goes to the IDC who will decide if Summit County may enter the fund.

Per Utah Code Section 78B-22-703, to join the fund, a county must pay an assessment based on property values from the two previous years in addition to the annual contribution. The estimated cost to join the fund in fiscal year 2027, which starts July 1, 2026, is \$163,824.19 for the backdated 2025 and 2026 assessments. The estimated annual contribution for 2027 is \$80,988.39, adding up to an estimated total of \$244,812.58 for participation in the fund.

The 2027 Annual Contribution number will change slightly once the taxable value assessment is updated using the Property Tax Annual Statistical Report 2025 when it is released by the Utah Property Tax Division later this year. After entry, to remain in the fund, the county must pay the annual contribution, which on average is \$80,000.

A participating county may withdraw from participation in the fund upon adoption by the county's legislative body of a resolution to withdraw and notice to the Indigent Defense Commission by January 1 of the year before withdrawal.

A county withdrawing from participation in the fund, or whose participation in the fund has been revoked for failure to pay the county's assessments when due, shall forfeit:

- the right to any previously paid assessment
- relief from the county's obligation to pay the county's assessment during the period of the county's participation in the fund
- any benefit from the fund, including reimbursement of costs that accrued after the last day of the period for which the county has paid the county's assessment.

### **Conclusion**

To protect and steward Summit County's taxpayer dollars, staff recommends the County Council take advantage of the opportunity provided by the state to join the Indigent Aggravated Murder Defense Fund by approving Resolution 2026-13. Even though it is a significant cost to join the fund (more than \$244k), we anticipate the cost of the Richins appeal to exceed that amount, and it is therefore beneficial for the county to join the fund.

### **Attachment:**

1. Resolution 2026-13, approving and authorizing Summit County entry into the Indigent Aggravated Murder Defense Fund



**Memorandum:**

Date: May 6, 2026  
To: Council Members  
From: Shayne Scott  
Re: Recommendation to appoint five members to the Emergency Services Sales Tax Grant Program Advisory Board

On March 12, 2026, the Summit County Council adopted Ordinance 1006 an Ordinance enacting the need for Emergency Services Sales Tax Grant Program pursuant to Utah Code §59-12-802 et. seq. Advice and consent of County Manager’s recommendation to appoint the new members for the following terms:

- Eric Bradshaw – North Summit region; term to expire April 30, 2027
- Terry Preston – South Summit region; term to expire April 30, 2029
- Patrick Putt – Park City Region; term to expire April 30, 2028
- Rebecca Ross – Citizen at Large; term to expire April 30, 2028
- Suzy Lee – Citizen at Large; term to expire April 30, 2029

The County Manager interviewed the following applicants on April 17<sup>th</sup>, 23<sup>rd</sup>, and 27<sup>th</sup>, 2026:

Debbie Steele	Park City Area	Eric Bradshaw	North Summit Area
Glen Kutler	Park City Area	Terry Preston	South Summit Area
Pat Putt	Park City Area	Rebecca Ross	Park City Area
Darren Boyce	Park City Area	Steve Dennis	Park City Area
Scott Buchanan	South Summit Area		
Dayne Raff	South Summit Area		
Suzy Lee	North Summit Area		
Matthew Carson	Park City Area		
Stephanie Weems	South Summit Area		
Sue Pollard	South Summit Area		



**MINUTES**

**SUMMIT COUNTY**

County Council

RICHINS BUILDING AUDITORIUM

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

WEDNESDAY, APRIL 1, 2026

Meeting also conducted via Zoom.

**DRAFT**

1. **Work Session (1:25 PM)**

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

Shayne Scott  
Janna Young  
Dave Thomas  
Dan Compton  
Joe Frazier  
Amir Caus  
Carl Miller  
Madalyn McDonough  
Laura Kuhrmeyer  
Chase Black  
Stephanie Paice  
Amy Price  
Brian Craven

1) ***Pledge of Allegiance (1:26 PM)***

2) ***Discussion regarding possible Title 2, Chapter 2, code changes for the Summit County Heritage and Landmark Commission; Joe Frazier (1:26 PM)***

Attachment: Cover Page

Attachment: STAFF REPORT April 1.docx

Attachment: Ord 2026-XX [2-12-26 revisions].docx

The Summit County Historian Joe Frazier and Library Director Daniel Compton on behalf of the Heritage and Landmark Commission presented potential code amendments to Title 2, requesting to combine Chapter 37 with Chapter 2. (1:26 PM)

Council Members commented and asked questions. Summit County Historian Frazier responded to their concerns. (1:30 PM)

Council member Roger Armstrong joined the meeting. (1:30 PM)

Roger Armstrong  
Tonja B Hanson  
Canice Harte  
Megan McKenna

**Excused:** Christopher Robinson

Shayne Scott  
Janna Young  
Dave Thomas  
Dan Compton  
Joe Frazier  
Amir Caus  
Carl Miller  
Madalyn McDonough  
Chase Black  
Laura Kuhrmeyer  
Stephanie Paice  
Amy Price  
Brian Craven

3) ***Discussion of land use public hearings and ex parte communications; Dave Thomas*** (1:33 PM)

Attachment: Cover Page

Dave Thomas, *Civil Chief Deputy Attorney*, led a discussion on ex parte communications regarding land use decisions. Council Members asked questions clarifying rules and procedures. Attorney Thomas responded to their concerns. (1:33 PM)

Peter Barnes, *Community Development Director*, responded to a question about the planning lab. (1:47 PM)

Shayne Scott, *County Manager*, provided additional comments to the discussion and asked a follow-up question of Attorney Thomas. (1:49 PM)

4) ***Update on 2026 Work Plan; Shayne Scott and Janna Young*** (1:51 PM)

Attachment: Cover Page

Attachment: Staff Report\_2026WorkPlan\_AprilUpdate.pdf

Attachment: Summit County 2026 Work Plan (final).pdf

Shayne Scott, *County Manager*, and Janna Young, *Deputy County Manager*, updated the Council on the seven priorities for the 2026 General Plan (1:51 PM).

Council members thanked Manager Scott and Deputy Manager Young for their work. (2:35 PM)

5) ***Council and Manager comments*** (2:36 PM)

Council member Megan McKenna provided updates about her activities last week on behalf of the Council. (2:36 PM)

Council member Roger Armstrong asked Attorney Thomas and the other Council Members about upcoming trainings. (2:39 PM)

County Manager Scott provided updates on the activities and events he attended on behalf of the County. (2:41 PM)

**RECESS** (2:42 PM)

- 6) **Continued 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, Carl Miller, and Madlyn McDonough (2:52 PM)**

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Memo - April 1, 2026 Work Session (Housing and Traffic).pdf

Amir Caus, *AICP, Senior Planner*, introduced the proposed Rezone and Master Planned Development for the Junction Commons, outlining planning objectives. (2:52 PM)

Craig Elliott, *Managing Partner at Elliott Workgroup*, and Justin Keys, *Attorney with Hoggan Lee Hutchinson*, addressed the County Council's questions from the last work session held on March 18, 2026. (2:53 PM)

Economic Development and Housing Manager Madlyn McDonough addressed the Council. She provided detailed information regarding phasing and unit types, building integration, population estimates, and affordability (3:06 PM)

Chris Robinson joined the meeting via Zoom at 3:14 PM.

Roger Armstrong  
Christopher Robinson  
Tonja B Hanson  
Canice Harte  
Megan McKenna

Shayne Scott  
Janna Young  
Dave Thomas  
Dan Compton  
Joe Frazier  
Amir Caus  
Carl Miller  
Madalyn McDonough  
Chase Black  
Laura Kuhrmeyer  
Eve Furse  
Stephanie Paice  
Amy Price  
Brian Craven

Council Members commented on the housing portion of the development discussion and asked follow-up questions. Mr. Keys, Mr. Elliott, Planner Caus, and Manager McDonough responded. (3:15 PM)

Internet connection lost, meeting paused. (3:26 PM)

Internet reconnected, the meeting continued. (3:29 PM)

Discussion continued on the proposed Rezone and Master Planned Development for the Junction Commons. (3:30 PM)

Applicants responded to the comments given by the Council members. (4:06 PM)

Council Chair Harte suggested moving the transportation portion of the discussion to the April 15th meeting to allow for the additional time required. (4:14 PM)

**RECESS (4:14 PM)**

**Tonja B Hanson made a motion to convene as the Board of Equalization (4:21 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.**

2. **Convene as the Board of Equalization (4:21 PM)**

- 1) ***Discussion and approval of 2026 Applications for Exemption of 501(c)3 organizations and Continued Property Tax Exemption Annual Statements; Chase Black*** (4:21 PM)

Attachment: Cover Page

Attachment: 501c3 Exemptions Staff Report 2026.04.01.pdf

Chase Black, *Chief Deputy Auditor*, presented the 2026 501(c)(3) applications for property tax exemption. Lambert Lane Village Association was the first application discussed. (4:22 PM)

David Sutherland, representing the Lambert Lane Village Association, addressed the Council to provide additional context regarding the request for an exemption. Assessor Stephanie Paice and Council members commented and asked questions. Chief Civil Deputy Attorney Dave Thomas responded. (4:26 PM)

Council member Roger Armstrong left the meeting (4:32 PM)

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

Shayne Scott  
Janna Young  
Dave Thomas  
Dan Compton  
Joe Frazier  
Amir Caus  
Carl Miller  
Madalyn McDonough  
Laura Kuhrmeyer  
Chase Black  
Stephanie Paice  
Amy Price  
Brian Craven

**Christopher Robinson made a motion to deny the property tax exemption for the Lambert Lane Village Association parcel VLL-A (4:34 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.**

Chief Deputy Black presented the application for a property tax exemption from the Daily Church. Staff recommended approval. (4:35 PM)

Dan Moke, applicant, addressed the Council on behalf of Daily Church. (4:35 PM)

**Christopher Robinson made a motion to approve the non profit exemption to the Daily Church parcel number PC-72 as presented. (4:36 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.**

Chief Deputy Black presented the application for a property tax exemption from the Church of Jesus Christ of Latter-day Saints. Staff recommended approval. (4:35 PM)

Tyler Qualls addressed the Council on behalf of the Church of Jesus Christ of Latter-day Saints. Council members commented and asked questions. Mr. Qualls responded. (4:36 PM)

**Christopher Robinson made a motion to approve the exemption for the property taxes for the three parcels owned by the Church of Jesus Christ of**

**Latter-Day Saints, namely SS23-26, SS23-27, and SS23-28, as shown in the packet. (4:38 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.**

Chief Deputy Black presented the application for a property tax exemption from Ivory Innovations. Staff recommended approval. (4:39 PM)

Council member Roger Armstrong joined the meeting. (4:39 PM)

Roger Armstrong  
Christopher Robinson  
Tonja B Hanson  
Canice Harte  
Megan McKenna

Shayne Scott  
Janna Young  
Dave Thomas  
Dan Compton  
Joe Frazier  
Amir Caus  
Carl Miller  
Madalyn McDonough  
Chase Black  
Pete Emery  
Ben Nielson  
Laura Kuhrmeyer  
Eve Furse  
Stephanie Paice  
Jamie Kimball  
Amy Price  
Brian Craven

Ian Cahoon addressed the Council on behalf of Ivory Innovations. Council members commented and asked questions. Mr. Cahoon and Assessor Paice responded. (4:40 PM)

**Christopher Robinson made a motion to approve tax exempt status for Ivory Innovations FC3-311-AM, FC3-312-AM, FC3-313-AM, FC3-314-AM, FC4-409, FC4-410, FC4-411, and FC4-412 as presented in the packet. (4:43 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).**

Chief Deputy Black presented the Continued Property Tax Exemption Annual Statements to Council. (4:45PM)

Council member Roger Armstrong asked a clarifying question about the recent motions. Attorney Thomas responded. Council member Christopher Robinson restated the previous motions to include the language, findings of fact and conclusions of law, to the motions. (4:45 PM)

**Christopher Robinson made a motion to deny the property tax exemption for the Lambert Lane Village Association Parcel VLL-A based on the findings of fact and conclusions of law as attached. (4:46 PM). Roger Armstrong seconded, and all voted in favor, (5-0).**

**Christopher Robinson made a motion to approve the property tax exemption for the Daily Church parcel number PC-72 based on the findings of fact and conclusions of law contained in the packet. (4:47 PM). Roger Armstrong seconded, and all voted in favor, (5-0).**

**Christopher Robinson made a motion to approve the property tax exemption for the Church of Jesus Christ of Latter-Day Saints Parcels SS23-26, SS23-27, and SS23-28 based on the findings of fact and conclusions of law contained in the packet. (4:47 PM). Roger Armstrong seconded, and all voted in favor, (5-0).**

**Christopher Robinson made a motion to approve the property tax exemption for Ivory Innovations on the following parcels FC3-311-AM, FC3-312-AM, FC3-**

313-AM, FC3-314-AM, FC4-409, FC4-410, FC4-411, and FC4-412 based on the findings of fact and conclusions of law contained in the packet. (4:48 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to approve for 2026 the Continuing Property Tax Exemptions for those parcels shown in the packet. (4:49 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Roger Armstrong made a motion to dismiss as the Board of Equalization and reconvene as the County Council. (4:49 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

3. **Consideration of Approval** (4:50 PM)

- 1) ***Discussion and action regarding restrictions on fireworks and open burning activities within the unincorporated areas of Summit County that fall within the boundaries of the Park City Fire District; Pete Emery*** (4:50 PM)

Attachment: Cover Page

Attachment: PCFD Fireworks and Open Burning Restrictions in Summit County Request Letter 3.16.26.doc

Attachment: PCFD [Proposed] Council letter to forester 2026.doc

Park City Fire Chief Pete Emery presented a fire ban for fireworks and open burning activities within the unincorporated areas of Summit County. Chief Emery noted the date for the ban had been moved up this year. (4:50 PM)

**Roger Armstrong made a motion to approve the County Council Chair to sign a letter to Jamie Barnes, Director of the Utah Division of Forestry, Fire, and State Lands, supporting restrictions on fireworks and open burning in the unincorporated areas served by Park City Fire District, as contained in the packet. (4:52 PM). Christopher Robinson seconded, and all voted in favor, (5-0).**

- 2) ***Discussion and action regarding restrictions on fireworks and open burning activities within the unincorporated areas of Summit County that fall within the boundaries of the North Summit Fire District; Ben Nielson*** (4:55 PM)

Attachment: Cover Page

Attachment: NSFD Summit County Letter Banning Open Burn 2026.pdf

Attachment: NSFD Draft letter to forester 2026.pdf

North Summit Fire Chief Ben Nielson addressed Council regarding restrictions on fireworks and burning activities within the North Summit Fire District. (4:55 PM)

Council member Christopher Robinson left the meeting. (4:58 PM)

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

Shayne Scott  
Janna Young  
Dave Thomas  
Dan Compton  
Joe Frazier  
Amir Caus  
Carl Miller  
Madalyn McDonough  
Chase Black  
Pete Emery

Ben Nielson  
Laura Kuhrmeyer  
Eve Furse  
Stephanie Paice  
Jamie Kimball  
Amy Price  
Brian Craven

**Roger Armstrong made a motion to authorize the County Council Chair to sign the April 1st letter to Jamie Barnes, Director of Utah Division of Forestry, Fire, and State Lands, supporting restrictions on fireworks and open burning in the unincorporated areas served by North Summit Fire District, as contained in that letter. (4:58 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.**

Council member Christopher Robinson joined the meeting. (4:59 PM)

Roger Armstrong	Shayne Scott
Christopher Robinson	Janna Young
Tonja B Hanson	Dave Thomas
Canice Harte	Dan Compton
Megan McKenna	Joe Frazier
	Amir Caus
	Carl Miller
	Madalyn McDonough
	Chase Black
	Laura Kuhrmeyer
	Eve Furse
	Stephanie Paice
	Amy Price
	Brian Craven

**RECESS (4:59 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 (5:08 PM)***

Attachment: Cover Page

Attachment: Summary of Proposed Modifications and Conditions

Attachment: Ordinance No. 820-A Amended and Restated DA for Utah Olympic Park

Laura Kuhrmeyer, *Planner*, summarized the modifications and conditions requested by Council members. Council Chair Harte clarified the information that was included by the Council. Chief Civil Deputy Attorney Dave Thomas provided further information to guide the discussion. (5:09 PM)

Applicants Colin Hilton, *President and CEO of Utah Olympic Legacy Foundation (UOLF)*, along with Jamie Kimball, *UOLF General Manager*, Christopher Conabee and Thomas Wadsworth with *Utah Development and Construction*, addressed the modifications and conditions requested by Council members from the last Council meeting held on March 18, 2026. (5:14 PM)

Council members commented and asked questions. Planner Kuhrmeyer, the applicants, along with Chief Civil Deputy Attorney Thomas, responded to the

concerns raised during the discussion. (5:17 PM)

4. **Public Input** (6:00 PM)

Council Chair Harte opened the meeting for public input. (6:00 PM)

Meta Haley was called to speak. (6:01 PM)

Dana Vanoy was called to speak (6:06 PM)

Chief Civil Deputy Attorney Thomas and Council Chair Harte responded to the questions raised during the public comment. (6:07 PM)

Council Chair Harte closed the meeting for public input. (6:12 PM)

Attachment: Sign-In Sheet 4-1-26

5. **Consideration of Approval Continued** (6:13 PM)

4) ***Discussion and approval of Proclamation 2026-02, a Proclamation Recognizing Evelyn Furse for Five Years of Service as the Summit County Clerk*** (6:13 PM)

Attachment: Cover Page

Attachment: Proclamation 2026-02 Evelyn Furse.docx

Amy Price, *Chief Deputy Clerk*, read Proclamation No. 2026-02 Recognizing Evelyn Furse for Five Years of Service as the Summit County Clerk. (6:13 PM)

Eve Furse, *Clerk*, thanked the Council for their recognition. (6:18 PM)

Janna Young, *Deputy County Manager*, presented Clerk Furse with a card; Council thanked Clerk Furse and stood for photos. (6:20 PM)

Attachment: Proclamations 2026-Executed

5) ***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*** (6:22 PM)

Discussion of the modifications and conditions requested by Council members continued among Council, staff, and the applicants. (6:23 PM)

Council members provided final thoughts and comments. Planner Kuhrmeyer, applicants President Hilton, Principal Conebee, Manager Kimball, and Vice President Wadsworth, along with Chief Civil Deputy Attorney Thomas, responded. (7:33 PM)

Council member Christopher Robinson left the meeting. (7:41 PM)

Roger Armstrong

Tonja B Hanson

Canice Harte

Megan McKenna

**Excused:** Christopher Robinson

Shayne Scott

Janna Young

Dave Thomas

Dan Compton

Joe Frazier

Amir Caus

Carl Miller

Madalyn McDonough

Chase Black  
Laura Kuhrmeyer  
Eve Furse  
Stephanie Paice  
Amy Price  
Brian Craven

Applicants provided final thoughts and comments to the County Council. (7:45 PM)

6. **Adjournment** (7:51 PM)

**Tonja B Hanson made a motion to adjourn. 0 seconded.**

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**Canice Harte, Chair**

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**Eve Furse, Clerk**

Meeting minutes and recordings appear at [summitcountyutah.gov/meetings](http://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

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UTAH, 84017

WEDNESDAY, APRIL 8, 2026

Meeting also conducted via Zoom.

DRAFT

1. **Call to Order** (5:08 PM)

Roger Armstrong  
Tonja B Hanson  
Megan McKenna  
Malena Stevens

**Excused:** Christopher Robinson  
Canice Harte

Janna Young  
Margaret Olson  
Dave Thomas  
Eve Furse  
Amy Jones  
Melissa Mendez  
Ron Boyer

2. **Pledge of Allegiance** (5:09 PM)

3. **Discussion and approval of the recommendation from the Summit County Democratic Party to appoint an interim Summit County Clerk** (5:09 PM)

Clerk Eve Furse addressed the Council. Council member Armstrong responded. (5:12 PM)

Acting Chair and Council member Armstrong, serving as the presenter, read the Summit County Democratic Party's letter nominating Malena Stevens and endorsing her to fill the interim Summit County Clerk position until January 1, 2027. (5:13 PM)

**Tonja B Hanson made a motion to appoint Malena Stevens as the interim Summit County Clerk, whose term will expire on December 31, 2026. (5:15 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Christopher Robinson, Canice Harte.**

Attachment: Summit County Democrats Nomination Letter- Malena Stevens

4. **Appointment and Oath of Office for an interim Summit County Clerk with a term of expiration of January 1, 2027** (5:16 PM)

Summit County Attorney Margaret Olson administered the Oath of Office for the interim Summit County Clerk, Malena Stevens. (5:16 PM)

Council members thanked Eve Furse for her work as the County Clerk and welcomed Malena Stevens as the interim County Clerk. (5:17 PM)

5. **Adjournment** (5:19 PM)

**Tonja B Hanson made a motion to adjourn. 0 seconded.**

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**Canice Harte, Chair**

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**Eve Furse, Clerk**

Meeting minutes and recordings appear at [summitcountyutah.gov/meetings](http://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.



Assessor  
60 North Main  
Coalville, UT 84017  
summitcountyassessor.org

TO: Summit County Council

FROM: Property Tax Offices:

Summit County Assessor, Summit County Auditor, Summit County Treasurer

DATE: 6 May 2026

RE: Discussion and Possible Adoption of Ordinance No.787B. Amending Ordinance No.787A, Residential Property Tax Exemptions

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## Discussion

The Primary Residential Exemption (PRE) is a constitutionally authorized property tax exemption that reduces the taxable value of a qualifying primary residence to 55% of its fair market value. Since 1997, through adoption of Ordinance 319 and codified in Summit County Code as Title 1, Chapter 12, Article B, Summit County has had a standardized application process in place requiring property owners to apply for the PRE, given the County’s unusually high number of secondary residences. The County Council last adopted changes to the PRE process in 2020, which allows for an extended deadline of November 30th each year for a property owner to apply for the PRE (See [Exhibit A](#), Ordinance 787A).

Additional legislative amendments to **Utah Code § 59-2-103.5**, effective July 1, 2025, revised statutory language regarding a county’s authority to require a PRE application by ordinance. The revised statute no longer expressly references the need for a county ordinance in the same manner as prior versions of the code.

While this change removes specific ordinance-related wording, it does **not clearly prohibit** counties from maintaining or updating an ordinance related to the PRE. As such, staff interprets the change as requiring **updates for consistency**, rather than a repeal of Ordinance 787A. However, Utah Code §59-2-103.5 does state that a county board of equalization may not accept a PRE application filed after the later date of September 15th or the last day of the 45-day period after which the county auditor provides a property owner their property tax notice. This language is in conflict with Summit County’s November 30th deadline.

Several Utah counties with circumstances similar to Summit County, particularly a high proportion of secondary homeowners—have retained their ordinances but adjusted administrative practices to accommodate the new statutory deadline of September 15th.

Specifically, **Kane, Grand, Wasatch, and Washington Counties** are handling applications submitted **after the September 15 deadline but before the November 30 property tax payment deadline** through a **discretionary abatement process**. Utah Code §59-2-1347, upon application, allows the county’s legislative body to adjust taxes “where, in the judgment of the county legislative body, the best human interests and the interests of the state and the county are served.” This approach allows counties to provide limited relief in appropriate circumstances while still recognizing the statutory deadline established by the Legislature.



Assessor  
60 North Main  
Coalville, UT 84017  
[summitcountyassessor.org](http://summitcountyassessor.org)

## **Staff Recommendation**

Staff suggest amendments to the PRE process is necessary to remain consistent with current Utah law. A county administrative process would be in place to handle the Council's approval of the abatement. The proposed amendment reflects best practices across similarly situated counties and supports fair and consistent application of the PRE.

**SUMMIT COUNTY, UTAH**

**ORDINANCE NO. 787-B**

**AN ORDINANCE AMENDING ORDINANCE 787**

**RESIDENTIAL PROPERTY TAX EXEMPTIONS**

**WHEREAS**, the Utah Constitution, Article XIII, Section 3 and Utah Code §§59-2-102 and 59-2-103 allows for an exemption equal to a 45% reduction in the fair market value of residential property that is used as a “primary residence;” and

**WHEREAS**, the Utah Legislature enacted Utah Code §59-2-103.5 establishing procedures for property owners to obtain a tax exemption for residential property and authorizing a county legislative body to adopt an ordinance for the allowance of a residential property tax exemption.

**WHEREAS**, Summit County has previously adopted such an ordinance, which is codified in Title 1, Chapter 12B, “Residential Property Tax Exemptions,” of the Summit County Code setting forth the application process and procedures for allowing a primary residential property tax exemption;

**WHEREAS**, the Summit County Council last adopted changes to Title 1, Chapter 12, Article B by way of Ordinance No. 787-A, adopted on August 26, 2020; and

**WHEREAS**, the Summit County Council has determined that additional amendments are needed to Title 1, Chapter 12, Article B based on changes made to Utah Code §59-2-103.5; and

**WHEREAS**, this Ordinance accordingly amends Summit County Code, Title 1, Chapter 12, Article B.

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

**Section 1:** The Council hereby amends the Summit County Code, Title 1, Chapter 12, Article B in accordance with Exhibit A herein

**Section 2: Effective Date:** This Ordinance shall take effect fifteen (15) days after the date of its publication.

APPROVED, ADOPTED, AND PASSED and ordered published by the Summit County Council, this 6th day of May, 2026.

SUMMIT COUNTY COUNCIL, SUMMIT COUNTY, UTAH

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By Council Chair

Hanson voted\_\_\_\_  
McKenna voted\_\_\_\_  
Armstrong voted\_\_\_\_  
Harte voted\_\_\_\_  
Robinson voted \_\_\_\_

APPROVED AS TO FORM

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Deputy County Attorney

ATTEST:

SUMMIT COUNTY CLERK

Date of Publication \_\_\_\_\_, 2026.

# EXHIBIT A

**ARTICLE B. RESIDENTIAL PROPERTY TAX EXEMPTIONS**

**1-12B-1: AUTHORITY AND PURPOSE**

**1-12B-2: DEFINITIONS**

**1-12B-3: APPLICATION**

**1-12B-4: CRITERIA FOR RESIDENTIAL EXEMPTIONS**

**1-12B-5: PROCEDURE**

**1-12B-6: PRIMARY RESIDENTIAL EXEMPTION ADJUSTMENTS AFTER  
SEPTEMBER 15th**

**1-12B-7: CONFLICTS**

**1-12B-1: AUTHORITY AND PURPOSE:**

The Utah Constitution, Article XIII, Section 3 and Utah Code Annotated §§59-2-102 and 59-2-103, allows for an exemption equal to a 45% reduction in the fair market value of residential property that is used as a “primary residence.” The Utah Legislature enacted Utah Code Annotated §59-2-103.5 establishing procedures for property owners to obtain a tax exemption for residential property and authorizing a county legislative body to adopt an ordinance for the allowance of a residential property tax exemption.

**1-12B-2: DEFINITIONS:**

A. "Domicile" means the place where a person has a true, fixed, permanent home and principal establishment, and to which place he/she has, when absent, the intention of returning. It is the place in which a person has voluntarily fixed the habitation of himself/herself and family, not for a mere special or temporary purpose, but with the present intention of making a permanent home.

B. "Household" means an association of persons who live in the same dwelling sharing its furnishings, facilities, accommodations, and expenses, and includes married individuals, who are not legally separated, who have established Domiciles at separate locations within the state. Married couples may only claim one property as a primary residence except where separate residences are maintained and occupied under a court approved separation agreement.

C. “Part-Year Residential Property” means property that is not residential property on January 1 of a calendar year but becomes residential property after January 1 of the calendar year.

D. "Primary Residence" means the location where Domicile has been established. It is the principal place where one (property owner or inhabitant) actually lives for one hundred eighty-three (183) or more consecutive calendar days during the calendar year as distinguished from a place of temporary sojourn.

### **1-12B-3: APPLICATION:**

A. Application Required: An application for Primary Residence tax exemption is required when:

1. The specific residential property was ineligible for the tax exemption during the calendar year immediately preceding the calendar year for which the owner is seeking to have the tax exemption applied to the value of the residential property; or
2. An ownership interest in the residential property changes; or
3. The County Board of Equalization or County Assessor determines that there is reason to believe that the property no longer qualifies for the tax exemption in accordance with this Article and Utah Code Annotated §59-2-103 et. seq.

B. Time Limits for Filing Application: An applicant(s), who is the record owner or his/her representative, shall submit an application for a Primary Residence tax exemption on a form provided by the County Assessor no later than September 15th of the calendar year for which the owner seeks to obtain the residential exemption. The application shall be signed and dated by all owner(s) of record. Any misrepresentation on the application subjects the owner(s) to a penalty equal to the tax on the property's value.

C. Failure to File Timely Application: Except as provided for in 1-12B-6, below, all applications for a residential exemption received after November 30th shall be denied for that tax year.

D. Part-Time Residential Property:

1. Before a tax exemption may be applied to the value of Part-Time Residential Property, owner(s) of the property shall file an application described in Section 1-12B-3 (A) above with the County Assessor prior to September 15th. The application shall include a statement that certifies:

- a. the date the Part-Time Residential Property became residential property; and
- b. that the Part-Time Residential Property will be used as residential property for one hundred eighty-three (183) or more consecutive calendar days during the calendar year for which the owner seeks to obtain the tax exemption.

E. No Longer Qualifying: If an owner no longer qualifies to receive a residential exemption authorized by this Article or Utah Code §59-2-103 et. seq. for the property owner's Primary Residence, the property owner shall file a written notification with the County Assessor that the property owner no longer qualifies to receive a residential exemption for the property owner's Primary Residence.

F. Ownership Change: When an ownership interest in residential property changes, the County Assessor will send out a courtesy notice to the new owner(s) (using the mailing address provided

on the recorded instrument that changed ownership) notifying the new owner that they must apply and no longer qualify for the Primary Residence tax exemption. A new application as required under Section 1-12B-3(A) along with instructions will be included. Notwithstanding this subsection, the burden to file a timely application requesting a Primary Residence tax exemption always remains with the property owner and failure of the County Assessor to send a courtesy notice in no way relieves a property owner of their burden.

G. Audits: As part of the County Assessor's statutory duty to become fully acquainted with all property in the county, the County Assessor may periodically audit those properties which have been granted a Primary Residence tax exemption.

1. Audits Prior to May 22: Where the County Assessor determines, prior to May 22<sup>nd</sup> (the date on which the assessment roll closes), that sufficient evidence exists that a property no longer qualifies for the Primary Residence tax exemption, he/she shall make necessary changes to the tax roll prior to May 22<sup>nd</sup> of each year. The County Assessor will send a courtesy notice to the owner notifying them that the Primary Residence tax exemption has been removed from their property. A new application as required under Section 1-12B-3(A) along with instructions will be included.

2. Audits on May 22 and After: Where the County Assessor determines, on May 22<sup>nd</sup> (the date on which the assessment roll closes) or after, that sufficient evidence exists that property no longer qualifies for the Primary Residence tax exemption, he/she shall send a courtesy notice to the owner notifying them that their Primary Residence tax exemption status will be removed. A new application as required under Section 1-12B-3(A) along with instructions will be included. Any changes to the primary exemption status after the May 22<sup>nd</sup> assessment roll close date, shall be approved by the Board of Equalization.

H. Grandfather Provision: Property owners whose property was listed as of September 22, 1997, by the County Assessor as having a Primary Residence tax exemption shall not be required to file an application to continue its status. However, should ownership or the property inhabitant's status change or the property is otherwise discovered to not be used as a Primary Residence, the property shall no longer be considered exempt and an application under the provisions of this Article shall apply.

#### **1-12B-4: CRITERIA FOR RESIDENTIAL EXEMPTIONS:**

A. Primary Residence: In order to be considered for a Primary Residence tax exemption for the current tax year, the property must be used in the current calendar year as a Primary Residence.

B. Factors In Determining Primary Residence: The County Assessor and the Summit County Board of Equalization may refer to the Administrative Rules of the Utah State Tax Commission for guidance in reviewing the factors and evidence for determining whether an owner qualifies for a tax exemption based on Primary Residence.

C. Additional Information: The County Assessor or the Summit County Board of Equalization may request or collect information sufficient to verify the Primary Residence status of a

property, including information related to qualification of tenants who may occupy the property, to determine if the property is entitled to the residential exemption.

D. Owner Occupied Property Not Required: To qualify for the Primary Residence tax exemption, a property need not be owner occupied. Apartments and other rental housing used as a Primary Residence of the occupant(s) may qualify for the Primary Residence tax exemption. Property used for transient residential use (motels, nightly rentals, condominiums used in rental pools, etc.) may not. Evidence that the property is regularly utilized for "nightly rentals", as that term is defined in Title 3 of this code, for a period greater than fourteen (14) calendar days in any calendar year, raises a rebuttable presumption that the property no longer qualifies for the Primary Residence tax exemption.

E. One Acre Limitation: No more than one (1) acre of land per residential dwelling unit on a single property parcel identification may qualify for a Primary Residence tax exemption.

F. One Exemption per Household: Except as provided in subsection G below, the residential property tax exemption is limited to one Primary Residence per Household.

G. Ownership Of More Than One Residence: An owner of multiple Primary Residences within Utah is allowed a residential exemption for: i) the Primary Residence of the owner; ii) each residential property that is the Primary Residence of a tenant; and iii) each residential property determined to be under construction per subsection H below.

H. Residential Property Under Construction: Before residential property under construction is allowed a residential exemption, owner(s) of the residential property shall sign and file with the County Assessor a written declaration that states under penalty of perjury that, to the best of each owner's knowledge, upon completion of construction or occupancy of residential property, the residential property will be used for residential purposes as a Primary Residence.

I. Multiple Use Property: A property with multiple uses such as a mix of residential and commercial may receive a partial exemption but it is presumed that the entire property is for non-residential purposes. This presumption may be rebutted by the filing of an application in 1-12B-3(A) annually, which includes evidence of Primary Residence of each qualifying resident. The County Assessor may require additional information as necessary to make a determination of the percentage of the property qualifying for the Primary Residence tax exemption.

#### **1-12B-5: PROCEDURE:**

A. Burden Of Proof: The residential exemption shall not be granted without (a) clear and convincing evidence that the property serves as a Primary Residence; (b) the requirements outlined in Utah Code Annotated 59-2-103.5(1) have been met; and (c) the factors or objective evidence supplied by the applicant are sufficient to make a determination of Domicile. The burden of proof shall remain at all times with the applicant.

B. Determination by the County Assessor: After review of the application set forth in Section 1-12B-3(A), the County Assessor shall make a determination of whether the requirements for a Primary Residence exemption have been met and whether the factors or objective evidence determinative of Domicile are sufficient to approve the applicant's request. The County Assessor shall then make any necessary changes in granting or removing the exemption prior to the assessment roll close on May 22<sup>nd</sup> of each calendar year. Any such determinations made after the roll close will require the approval of the Summit County Board of Equalization for any changes made to the tax roll.

C. Appeal: Taxpayers may appeal determinations of the Summit County Board of Equalization regarding the Primary Residential exemption within thirty (30) days of notification to the Utah State Tax Commission, as provided by state law.

**1-12B-6: PRIMARY RESIDENTIAL EXEMPTION ADJUSTMENTS AFTER SEPTEMBER 15th:**

A. In the event an applicant fails to apply for the Primary Residence tax exemption by September 15th, the applicant may apply for an adjustment of their taxes pursuant to Utah Code §59-2-1347 to the Summit County Council on or before November 30<sup>th</sup>. Said application shall be on the same form as required per Section 1-12B-3(B), above, shall be subject to the same criteria as outlined in Section 1-12B-4, above, and shall be subject to the same burden of proof as outlined in Section 1-12B-5, above. Upon receipt of the application and applicable the applicable fee per the countywide fee schedule, the application shall be forwarded to the County Assessor for a recommendation as to whether the factors or objective evidence determinative of Domicile are sufficient to approve the applicant's request. The County Assessor's recommendation shall be submitted to the Summit County Council who shall make the final decision. The Summit County Council's decision may not be appealed.

**1-12B-7: CONFLICTS:** In the event of any conflict between this Article and state or federal law, the provisions of the latter shall be controlling.

COUNTY ATTORNEY  
MARGARET H. OLSON

**Criminal Division**

BRAD BLOODWORTH  
Chief Prosecutor

JOSEPH S. HILL  
Prosecutor

FRED BURMESTER  
Prosecutor

LINDSAY CHERVENAK  
Prosecutor

WENDY CROSSLAND  
Prosecutor



**Civil Division**

DAVID L. THOMAS  
Chief Deputy

HELEN E. STRACHAN  
Deputy County Attorney

RYAN P.C. STACK  
Deputy County Attorney

LYNDA VITI  
Deputy County Attorney

**To: Summit County Council**

**From: Helen Strachan, Deputy Summit County Attorney**

**Date: May 6, 2026**

**Re: *Public Hearing and Possible Adoption re Amendments to the Summit County Fee Schedule***

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Attached are proposed amendments to the Countywide Fee Schedule. It includes changes to the surveyor and recorder fees (County Recorder, Greg Wolbach, has included his own staff report), the addition of a fee for tax abatement requests (in the event the County Council adopts changes to the Primary Residential Tax Exemption process) as well as the addition of a new process for the County Manager and County Council to consider fee waivers.

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

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

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



## STAFF REPORT

**To:** Summit County Council  
**From:** Greg Wolbach, PLS  
County Recorder-Surveyor  
**Date of Meeting:** May 6, 2026  
**Items:** Amend ORDINANCE 834-O, COUNTY-WIDE FEE SCHEDULE FOR SUMMIT COUNTY  
**Process:** Legislative

### Recommendation

Staff requests that the Summit County Council review the proposed amendment to ORDINANCE 834-O, Exhibit "A", Page 24, "SUMMIT COUNTY RECORDER AND SURVEYOR FEES", and adopt the attached ordinance per the proposal stated in this staff report.

### Background

In December of 2022, the County Council approved the addition of Surveyor Review fees for proposed Subdivision Plats, Condominium Plats, Amended Subdivision Plats, Amended Condominium Plats and Boundary Adjustments. The County Survey Manager currently acts as the county-wide reviewing agency (service provider) to review all proposed Subdivision Plats, Condominium Plats, Amended Subdivision Plats, Amended Condominium Plats and Boundary Adjustments. The County Recorder-Surveyor currently acts as the county-wide reviewing agency (service provider) to review all proposed Final Local Entity Plats for Annexations of Municipalities and Special Service Districts, Public Infrastructure Districts and Infrastructure Financing Districts. The County-wide fee schedule is defined by County Ordinance pursuant to Utah Code 17-63-707. Previous amendment to ORDINANCE 834-O, was approved, adopted, and passed on December 10, 2025.

### Proposal

Revise and Amend ORDINANCE 834-O, COUNTY-WIDE FEE SCHEDULE FOR SUMMIT COUNTY.

- A. Revise line item 2) Utah State Code reference from 17-23-2 to **17-73-103(2)(a)**; AND
- B. Revise line item 3) Utah State Code reference from 17-21-18.5 to **17-71-407**; AND
- C. Increase Surveyor Review fees for all proposed Subdivision Plats, Condominium Plats, Amended Subdivision Plats, Amended Condominium Plats and Boundary Adjustments; AND
- D. Add Surveyor Review Fees for Final Local Entity Plats; AND
- E. Add Surveyor Review Fees for Road Dedication Plats.

### **SUMMIT COUNTY RECORDER AND SURVEYOR FEES**

- 1) The Premium Access Data Portal Subscription fee shall be:
  - a. \$4,800.00 per year
  - b. One-time installation fee of \$250.00
  - c. One-time licensing fee of \$750.00
- 2) Filing fee for surveys pursuant to Utah State Code, Section ~~17-23-2~~ **17-73-103(2)(a)**: \$40
- 3) All other Recorder Fees are set forth in Utah State Code, Section ~~17-21-18.5~~ **17-71-407**, as amended.
- 4) Surveyor Review Fees:
  - a. New Subdivision Plat: ~~\$50~~ **\$100** / Lot or Parcel.
  - b. New Condominium Plat: ~~\$50~~ **\$100** / Unit, Lot, or Parcel.
  - c. Amended Subdivision Plat: ~~\$50~~ **\$100** / Affected Lot or Parcel.
  - d. Amended Condominium Plat: ~~\$50~~ **\$100** / Affected Unit, Lot, or Parcel.
  - e. Boundary Adjustment (not in a subdivision): ~~\$50~~ **\$100** / Affected Parcel.
  - f. **Final Local Entity Plat Review: \$100 / Affected Unit, Lot, or Parcel with a minimum charge of \$300.**
  - g. **Road Dedication Plat Review: \$100 / Affected Unit, Lot, or Parcel with a minimum charge of \$300.**

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### **Analysis and Findings**

Surveyor review fees are intended to ensure that the proposed drawings and documents meet State and County Codes and contain complete and accurate information. Surveyor review fees are collected at the time the application is made for projects not located in a municipality. Projects that are located within the boundary of a municipality pay review fees at the time of recording. These revised fees will continue to provide income to the general and assessing & collecting funds and are intended to help offset ongoing employment costs associated with the Survey Manager position. New development will continue to bear the majority of these fees. The County Survey Manager works full-time (40 hours per week) reviewing subdivision plats, condominium plats, amended plats, boundary adjustments and their associated legal descriptions and declarations. A detailed, written review is prepared and provided to the staff planner, project surveyor, project developer, city engineer, city planner, etc. Multiple reviews are generally required from the preliminary review to the final review and recording. Typically, the entire subdivision boundary, lots, parcels, and roads are drawn using CAD software to check closures, areas, and incorrect or missing bearing, distance, or curve labels. This review is crucial in ensuring the complete and accurate creation of subdivisions with residential lots, commercial lots or condominium units that will ultimately limit conflicts between owners due to plating errors. More importantly, it provides the county with accurate legal documentation that is used to help assess property for fair and equitable taxation.

- (i) Tooele County Survey Department charges Subdivision Review Fees of \$300.00/Plat Page + \$75.00/Lot, Parcel and road shown on the plat.
- (ii) Weber County Survey Department charges a review fee of \$400.00/Plat + \$25.00/Lot or \$50.00/Condominium Unit. Additionally, at the Survey Departments discretion, a \$75.00 fee may be charged if the number of reviews exceed two.
- (iii) Washington County Charges a Surveyor Review Fee of \$10/Lot, Parcel or Unit with a minimum charge of \$300/map.

### **Attachments**

Exhibit - Proposed Amended Ordinance 834-P

**SUMMIT COUNTY, UTAH**  
**ORDINANCE NO. 834-P**  
**AN ORDINANCE AMENDING ORDINANCE 834**  
**COUNTY-WIDE FEE SCHEDULE FOR SUMMIT COUNTY**

**WHEREAS**, pursuant to Utah Code §17-53-211, the legislative body of each county shall adopt an ordinance establishing fees for services provided by each county officer except for fees for the recorder, sheriff, and county constables and fees established by statute; and

**WHEREAS**, on December 10, 2014, the Summit County Council adopted Ordinance 834, a county-wide fee schedule; and

**WHEREAS**, the Utah State Legislature made certain changes in the 2026 general legislative session with respect to recorder and surveyor fees and the Summit County Council desires to make changes to its fee schedule consistent with those changes; and

**WHEREAS**, the County Council desires to add a fee related to the filing of certain discretionary tax abatement applications; and

**WHEREAS**, the existing fee schedule does not provide a process for the waiver of fees, and the County Manager and Summit County Council wish to include a process by which they may consider the waiver of County fees.

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

**Section 2:** The Council hereby amends the County-wide Fee Schedule as attached hereto as **Exhibit A**. All other portions of the County-wide Fee Schedule shall remain the same.

**Section 3: Effective Date:** This Ordinance shall take effect fifteen (15) days after the date of its publication.

APPROVED, ADOPTED, AND PASSED and ordered published by the Summit County Council, this 6th day of May, 2026.

SUMMIT COUNTY COUNCIL, SUMMIT COUNTY, UTAH

\_\_\_\_\_  
By Council Chair

Hanson voted \_\_\_\_  
McKenna voted \_\_\_\_  
Armstrong voted \_\_\_\_  
Harte voted \_\_\_\_  
Robinson voted \_\_\_\_

APPROVED AS TO FORM

\_\_\_\_\_  
Deputy County Attorney

ATTEST:

SUMMIT COUNTY CLERK

Date of Publication \_\_\_\_\_, 2026.

# EXHIBIT A

## SUMMIT COUNTY RECORDER AND SURVEYOR FEES

1) The Premium Access Data Portal Subscription Fee shall be:

- a. \$4,800.00 per year
- b. One-time installation fee of \$250.00
- c. One-time licensing fee of \$750.00

2) Filing fee for surveys pursuant to Utah State Code, Section ~~17-23-2~~17-73-103(2)(a): ~~————~~\$40/sheet

3) All other Recorder Fees are set forth in Utah State Code, Section ~~17-21-18.5~~17-71-407, as amended.

4) Surveyor Review Fees:

- a. New Subdivision Plat - ~~Surveyor Review fee: \$50-100 /per~~ Lot or Parcel.
- b. New Condominium Plat - ~~Surveyor Review fee: \$50-100 /per~~ Unit, Lot, or Parcel.
- c. Amended Subdivision Plat - ~~Surveyor Review fee: \$50-100 /per~~ Affected Lot or Parcel.
- d. Amended Condominium Plat - ~~Surveyor Review fee: \$50-100 per/~~ Affected Unit, Lot or Parcel.
- e. Boundary Adjustment (not in a subdivision) - ~~Surveyor Review fee: \$50-100 per/~~ Affected Parcel.
- f. Final Local Entity Plat Review - \$100 per Affected Unit, Lot or Parcel with a minimum charge of \$300.
- g. Road Dedication Plat Review - \$100 per Affected Unit, Lot or Parcel with a minimum charge of \$300.

**SUMMIT COUNTY ASSESSOR**

Application for a Tax Adjustment or Deferral per Utah Code §59-2-1347: \$150.00

## WAIVER OF COUNTY FEES POLICY

### 1. PURPOSES:

- a. To provide for the uniform application of County fee waivers and to provide for a reasonable, non-discriminatory basis for determining those entities eligible and qualified for the waiver of fees.
- b. To recognize that many non-profit entities and government entities provide public benefit to the citizens of Summit County and that the cost of the County providing services should normally be paid by the organization as a cost of conducting the activity.
- c. To establish policies and procedures regarding consideration of requests for waiver of County fees, permit charges, and other administrative costs.
- d. To give special consideration for emergency projects by public agencies, and for life threatening safety needs being addressed for the public.
- e. County fees are established to cover costs in exchange for providing a service that directly benefit the user. When the fees are not collected, the cost of providing the service must then be born by County-wide resources provided by those not receiving the service. In addition, costs of providing the service are contemplated in setting the fee rate. When estimating the cost of providing the service the County does not contemplate fee waivers. Such must be considered in the context of fee waivers.

### 2. POLICY:

- a. Except as otherwise provided herein, County departments and offices shall charge all non-profit organizations and government entities the same filing fees and other costs as those charged to private citizens, where those fees are levied to offset the County's costs to provide related services.
- b. The proposed project contemplated under the fee waiver request is not for the purpose of fund raising.
- c. Fees shall not be waived or refunded for completed projects.
- d. This policy does not apply to annual operating permits or licenses. Fee waivers will not be granted to individuals or businesses responsible for the payment of an annual permit to operate or license.
- e. Fee waiver applications shall only be accepted and considered from non-profit organizations and other governmental entities (i.e. cities, towns, special service districts, and state agencies).
- f. A fee associated with an appeal of a decision of the approving authority may not be waived.
- g. Except as otherwise provided herein, County fees may be waived only if the County Manager makes any one of the affirmative findings as specified below:

- i. The applicant's financial resources are such that, without waiver of fees, the project would not go forward and the proposed project provides a demonstrated public benefit to the citizens of Summit County;
- ii. The facility or project proposed by a non-profit organization or other government entity will provide a public benefit to the citizens of Summit County;
- iii. The applicant provides emergency and/or first responder services which are of public benefit;
- iv. There is no actual cost to the County for the expense in question; or
- v. The project is being carried out by a nonprofit organization or other government entity and is an emergency project and primarily to address unresolved life threatening and/or safety issues for the public.

### 3. PROCEDURE:

#### a. Applicant:

##### i. Application Submittal Process

- 1. An applicant applying for a fee waiver shall submit a completed Summit County Application for Waiver of County Fees to the department that charges the fee(s) in question. If requesting a fee waiver involving more than one County department, submit a separate form for each department.
- 2. The request shall contain a description of the project and associated fees, along with documentation necessary to establish eligibility for a waiver.
- 3. The application shall be signed by an authorized signer.
- ii. An applicant applying for a fee waiver based upon non-profit status shall submit the necessary documentation to verify such status. Non-profit status alone shall not be justification for waiving County fees.

#### b. County:

##### i. Application Processing

- 1. The department that charges the fee in question shall review the application, determine eligibility and make recommendation(s) in writing to the County Manager. Determinations shall be made in accordance with all applicable laws, regulations and policies. Determinations shall also be made in consideration of the fiscal impacts on the County as a result of waiving any fees. Lost revenues related to fee waivers shall be reported to the Chief Financial Officer (CFO) for tracking and reporting purposes, not necessarily for the determination of waiving any fees.
- 2. The County Manager will approve or deny the request for fee waiver in accordance with provisions set forth in this policy and report said waivers to the County Council at the next regularly scheduled County Council meeting.
- 3. The County Manager shall have the discretion and authority to waive all or a portion of the fees for projects that meet these criteria up to \$2,500 total (not per department fee).
- 4. Fee waivers over \$2,500 shall require the approval of the County Council. For fee waivers over \$2,500, the County Manager, or designated staff, will notify the

applicant of the scheduled date for any fee waiver being sent to the County Council for consideration.

- ii. If a previous waiver was granted for the same project, no additional waiver will be granted, unless approved by the County Council.
- iii. Fee waivers will be monitored per fiscal year and reviewed along with County operations, staffing and revenue status. The County relies on fees, permit charges, and other administrative charges for cost recovery. Consideration is given to the impacts of pro-bono work to ensure no delay is caused in meeting internal goals for timely plan review/inspections.

#### 4. NO APPEAL RIGHTS

- a. The decision of the County Manager or County Council to waive a County fee is entirely discretionary and the applicant has no right to appeal the decision to waive or not waive a fee.

**SUMMIT COUNTY APPLICATION FOR WAIVER OF COUNTY FEES**

*Pursuant to County Fee Waiver Policy*

**1. Eligible entities shall include public entities and private non-profit entities that meet the criteria listed in Section 2.**

**2. Fees may be waived for building permits, encroachment permits, variances, zone reclassifications, administrative permits, use permits, administrative hearings or other County permits, only if the County Manager makes any one of the affirmative findings as specified below (check all that apply to your request and attach supporting documentation, if applicable).**

The applicant's financial resources are such that, without waiver of fees, the project would not go forward and the proposed project provides a demonstrated public benefit to the citizens of Summit County;

The facility or project proposed by a non-profit organization or other government entity will provide a public benefit to the citizens of Summit County;

The applicant provides emergency and/or first responder services which are of public benefit;

There is no actual cost to the County for the expense in question;

The project is being carried out by a nonprofit organization or other government entity and is an emergency project and primarily to address unresolved life threatening and/or safety issues for the public.

**Please provide a written explanation/justification for all checked above items and include any supporting documentation, if applicable:**

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**All applications for fee waivers shall be made in writing, signed by a duly authorized officer or individual representing the Entity, and submitted directly to the Department Head of the County Department that applicant is requesting a fee waiver.**

**Name of Applicant:**

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**Mailing Address, phone number and email address of Applicant:**

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**County Department(s) Processing Application or Permit Requiring Fee:**

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**Amount and Type of Fee(s):**

Type of Fee	Amount of Fee

**Description of Project (attach separate sheet if needed):**

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**Signature of Applicant:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**FOR COUNTY USE ONLY:**

**Department Head Recommendation:**

Approve as submitted  
 Deny as submitted  
 Approve in part/deny in part (explanation): \_\_\_\_\_

**Signature of Department Head:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**County Manager Decision:**

Approve as submitted  
 Deny as submitted  
 Sent to County Council for decision

**Signature of County Manager:** \_\_\_\_\_

**Date:** \_\_\_\_\_



Community Development Department  
P.O. Box 128  
60 North Main Street  
Coalville, Utah 84017  
summitcountyutah.gov

## MEMORANDUM

April 29, 2026

### May 6<sup>th</sup>, 2026 Joint meeting County Council and ESPC

The last joint meeting between County Council and the Eastern Summit County Planning Commission was held on 28<sup>th</sup> August, 2024. At that time ESPC were engaged in deliberations on the Cedar Crest Village Overlay Zone in Hoytsville. During the joint meeting conversations included the implications of, and policies surrounding the implementation of the Moderate Income Housing Plan. Another issue was the increasing number of larger Conditional Use Permit projects and how the imposition of conditions might impact code enforcement.

Earlier this month ESPC were asked by staff to identify areas of concern that each commissioner might want to bring forward to the Council during the May 6<sup>th</sup> joint session. The resulting list of topics is offered as a series of prompts with no intended emphasis on order for discussion or relative importance.

Protect and promote **small town, rural values**

Coordination and integration of **General Plans**

**Water**, are we guaranteeing future downstream supply, needed locally in the future

Protect meaningful **open spaces** as buffer between developed areas. **Greenbelts**.

**VOZ** code modifications to include '**guardrails**' limiting size and intensity of future projects

**Affordable and Attainable housing**, public outreach and education.

Integrate **affordable housing**, infill rather than isolated zones (ghettoes)

**Incentivize** production of **affordable housing**. Streamline and reduce cost of process.

Clarify and where possible eliminate certain submission requirements (examples offered were, Geotech, Floodplain, Wetland delineation, limits on lot size for septic systems).

*(Follow up comment subsequent to ESPC discussion- consider **preapproved plans** for ADU's and homes)*

Encourage development in **existing municipalities** and settlements.

Impacts of 'bleed over' from **Wasatch County**.

Current position on **code enforcement** (*since 2024 team has been expanded from 2 to 3. New software and complaint tracking systems in place*)

If you have any questions, please feel free to contact me at (435) 336 3129 or by email, [pbarnes@summitcountyutah.gov](mailto:pbarnes@summitcountyutah.gov)

Peter Barnes  
Community Development Director