



**AGENDA
COUNTY COUNCIL
Wednesday, May 20, 2026**

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, May 20, 2026, electronically, via Zoom, and at the anchor location of the Richins Building auditorium, 1885 W. Ute Blvd., Park City, UT 84098

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

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

OR

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

OR

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

12:30 PM - Site visit of 910 Ranch at 10063 N. East Canyon Road, Park City, Utah 84098; Jess Kirby (70 min)

1:40 PM - Travel to Richins building (20 min)

2:00 PM Closed Session - Property acquisition (80 min)

3:20 PM - Move to auditorium (10 min)

3:30 PM Work Session

1. 3:30 PM - Pledge of Allegiance (5 min)
2. 3:35 PM - Wildland Fire season update; Kathryn McMullin (30 min)
[Wildland Seasonal Outlook.pdf](#)
3. 4:05 PM - Wildfire season communications and Alerts overview; Derek Siddoway (10 min)
[Wildfire Season Comms Council Presentation.pdf](#)
4. 4:15 PM - Discussion regarding the 910 Cattle Ranch Recreational Programing and future planning; Jess Kirby (50 min)
[2026 05 20 910 Recreation Management Plan Staff Report.pdf](#)
[2026 05 20 910 Recreation Management Plan Slides.pdf](#)

5:05 PM Consideration of Approval

1. 5:05 PM - Discussion and possible approval of May Tax Sale proposed payment plan for parcel PB-3-B-370, account #0227581, TJ Battulga; Chase Black (15 min)
[2026.05.20 Battulga Payment Plan Staff Report.pdf](#)
2. 5:20 PM - Discussion and possible adoption of Ordinance No. 1011, an Ordinance Amending Summit County Code Title 2, Chapter 2, and Title 2, Chapter 37; Joe Frazier (10 min)
[STAFF REPORT May 20.docx](#)
[Ordinance 1011.docx](#)
3. 5:30 PM - Discussion and possible adoption of Proclamation 2026-04 a Proclamation

Declaring June, 2026 “Pride Month”; Virginia Solomon (10 min)

[Proclamation 2026-04 Pride Month.docx](#)

4. 5:40 PM - Council and Manager comments (10 min)

5:50 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcountyutah.gov by 12:00 p.m. on Wednesday, May 20, 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.

Council Comments

1. Communication & Public Engagement Impact Report; Derek Siddoway
[CPE Impact Report Jan-April 2026.pdf](#)

Adjourn



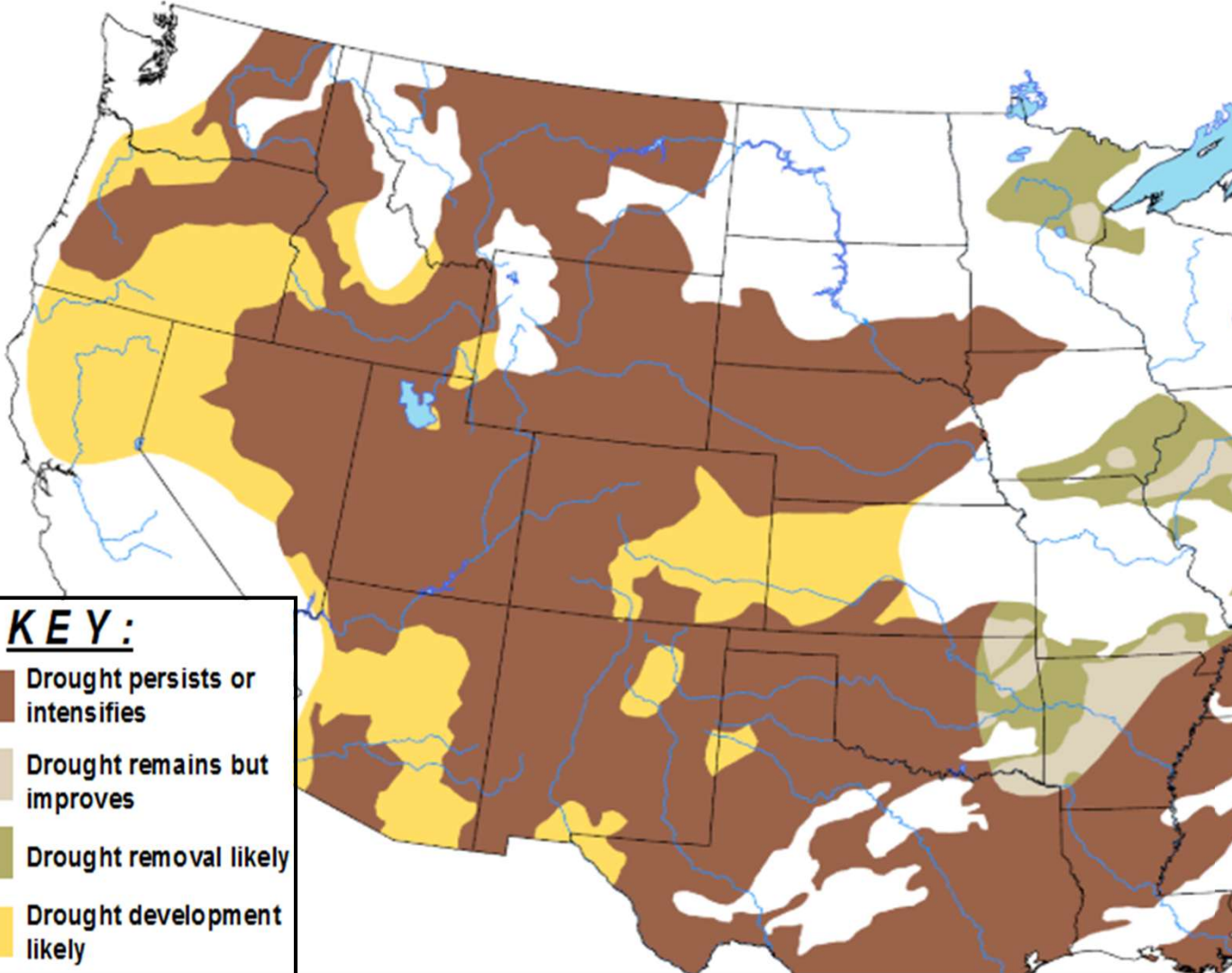
Wildland Seasonal Outlook May – August 2026







Summit County Fire Warden, Emergency
Management, PCFD, NSFD, SSFD

US Drought Outlook thru June 30th

U.S. Seasonal Drought Outlook Drought Tendency During the Valid Period

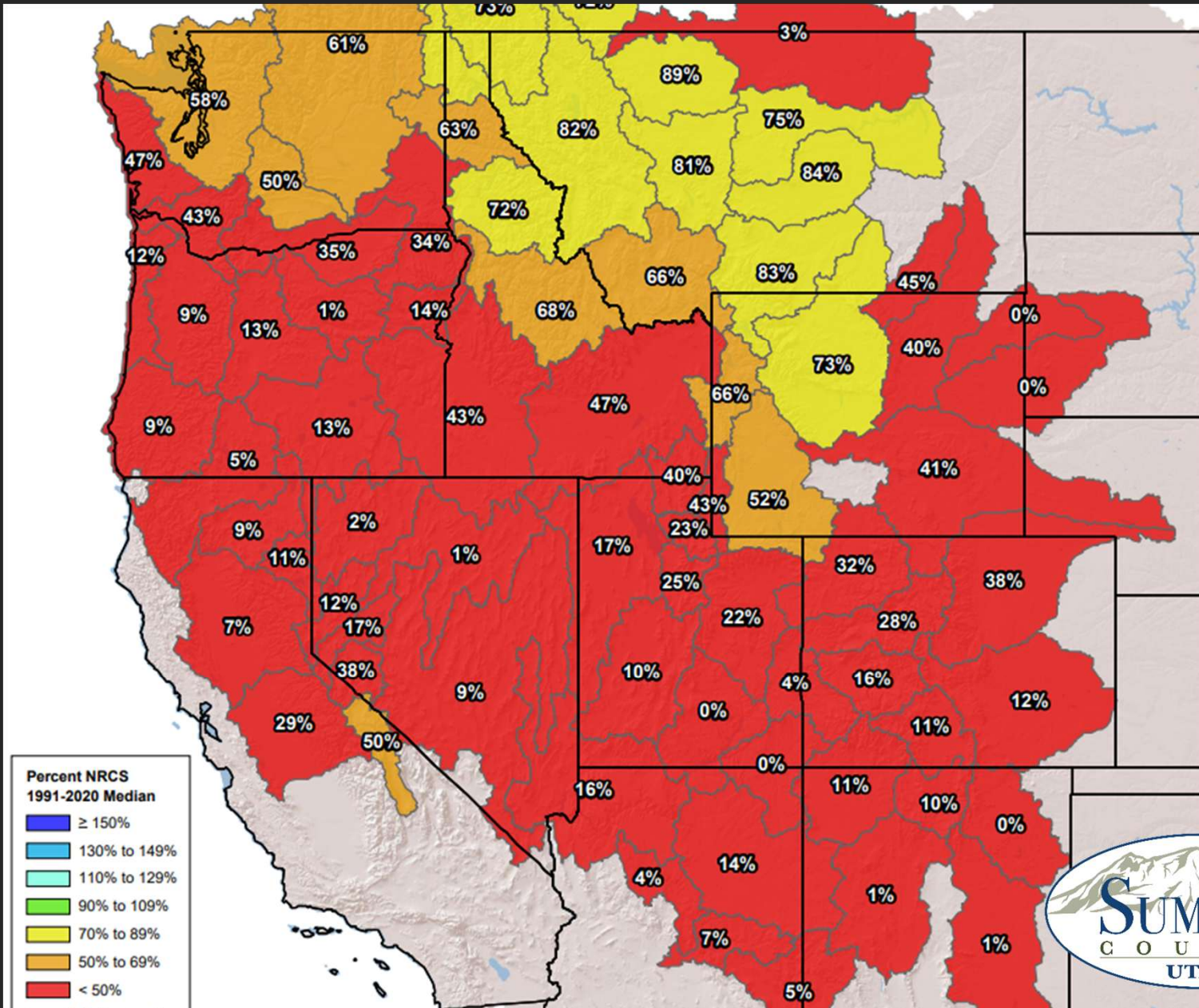


KEY:

-  Drought persists or intensifies
-  Drought remains but improves
-  Drought removal likely
-  Drought development likely



Western Snowpack (Late March)



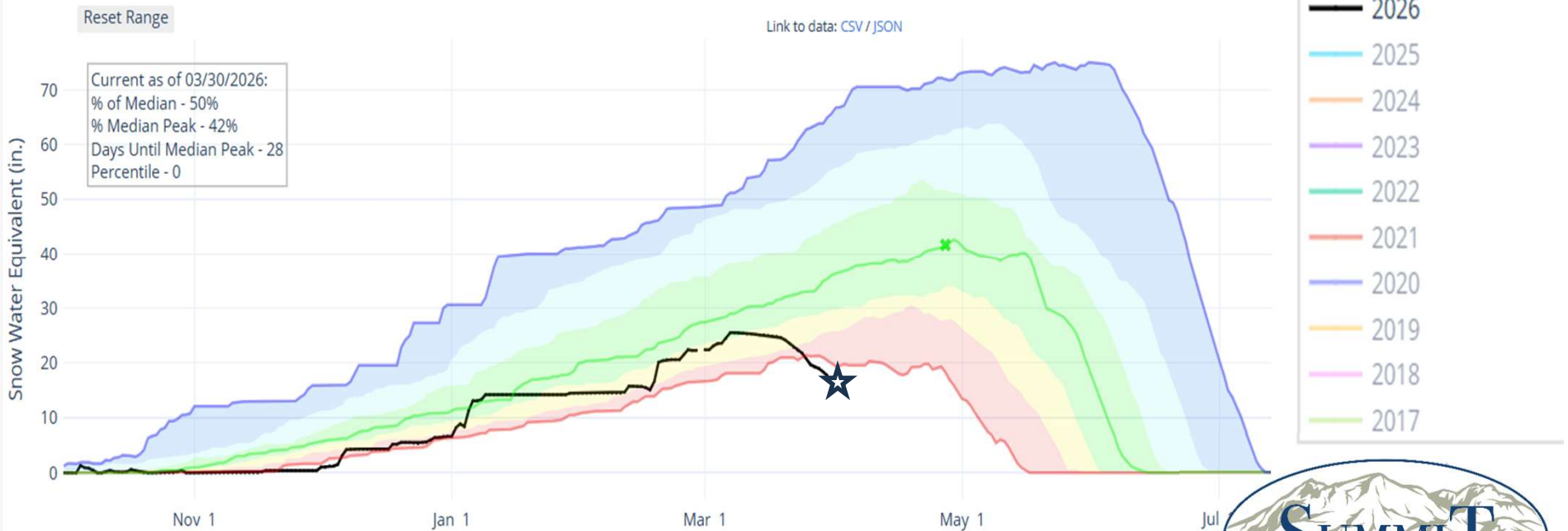
Snowbird (Nrn Utah)

AWS Plot | SNOWBIRD, UT (766) SNOW WATER EQUIVALENT

NWCC Home Interactive Map Site Plots Site Tools Basin Plots Basin Tools Water Supply Webservices

? This page can auto-populate with URL encoded arguments. Click here for more information.

Add Title Active Only Greyscale Stats. Clear Controls



April 6, 2023

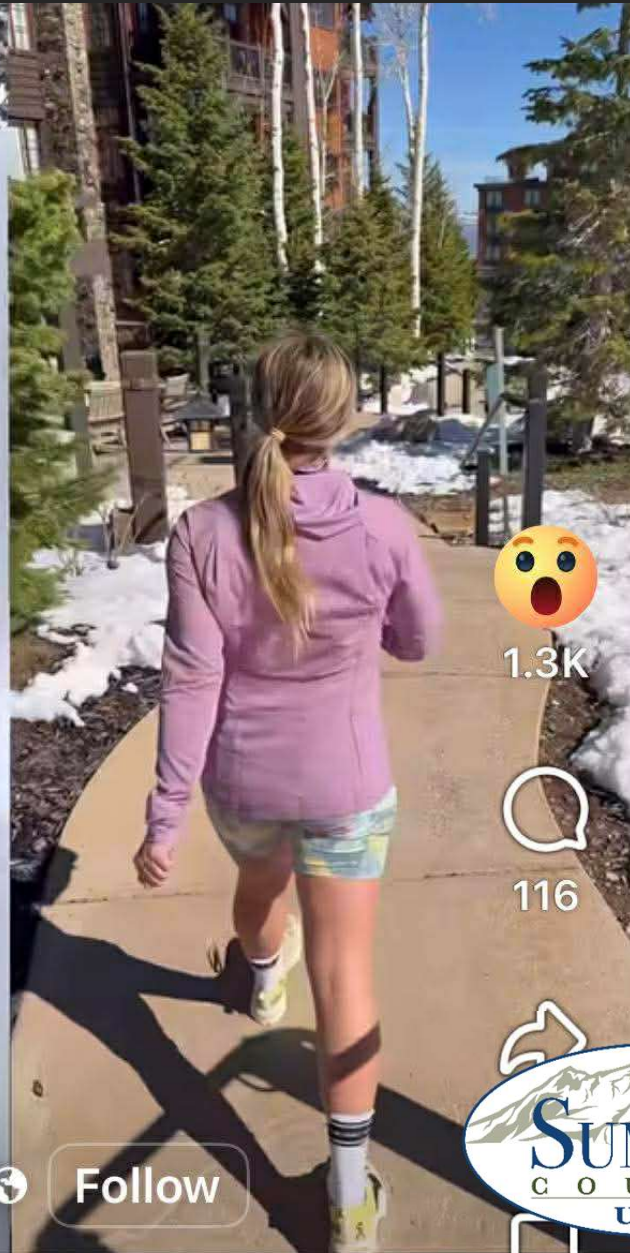
April 6, 2026



Caroline Gleich



Follow



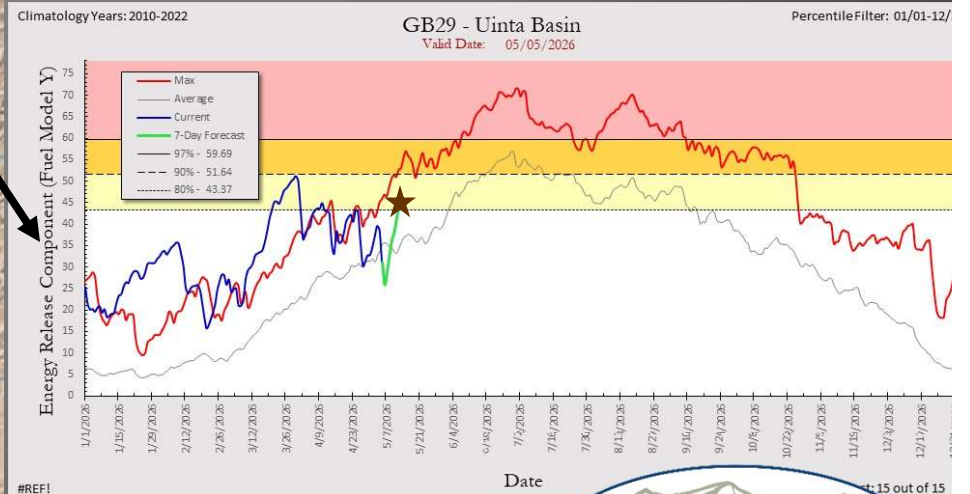
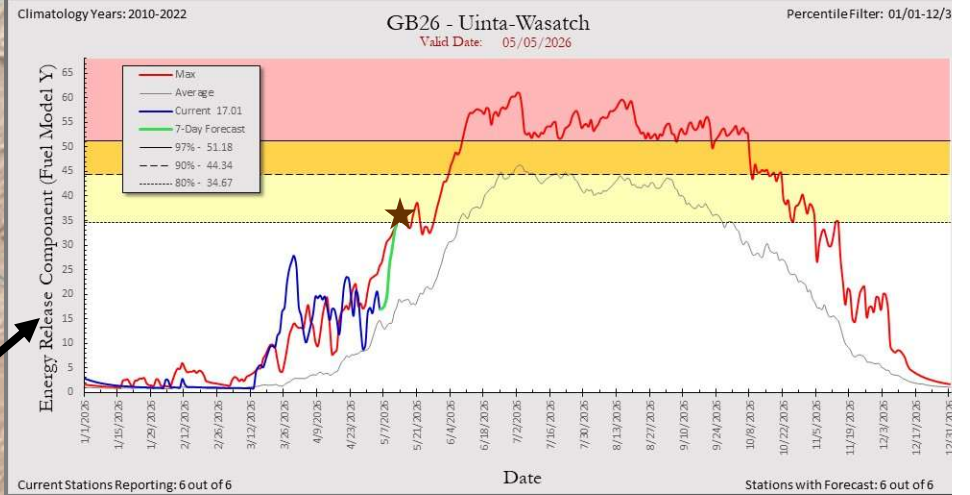
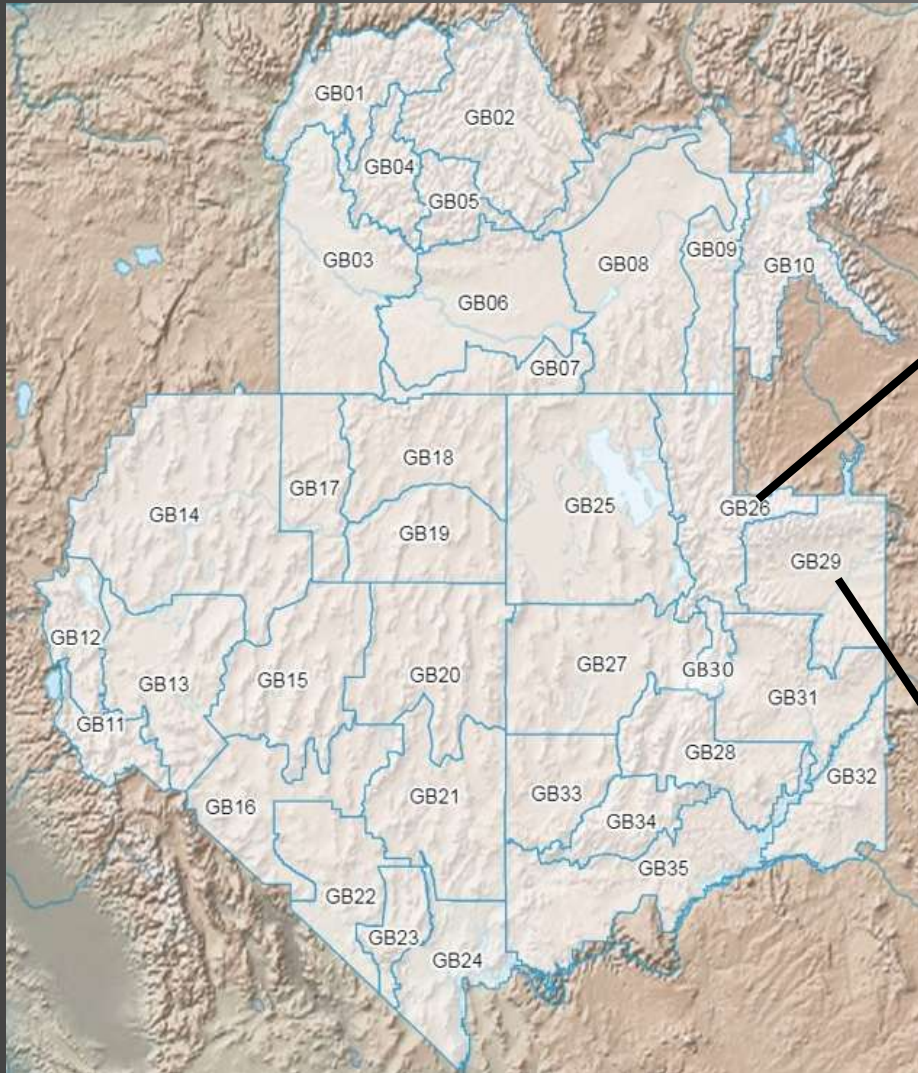
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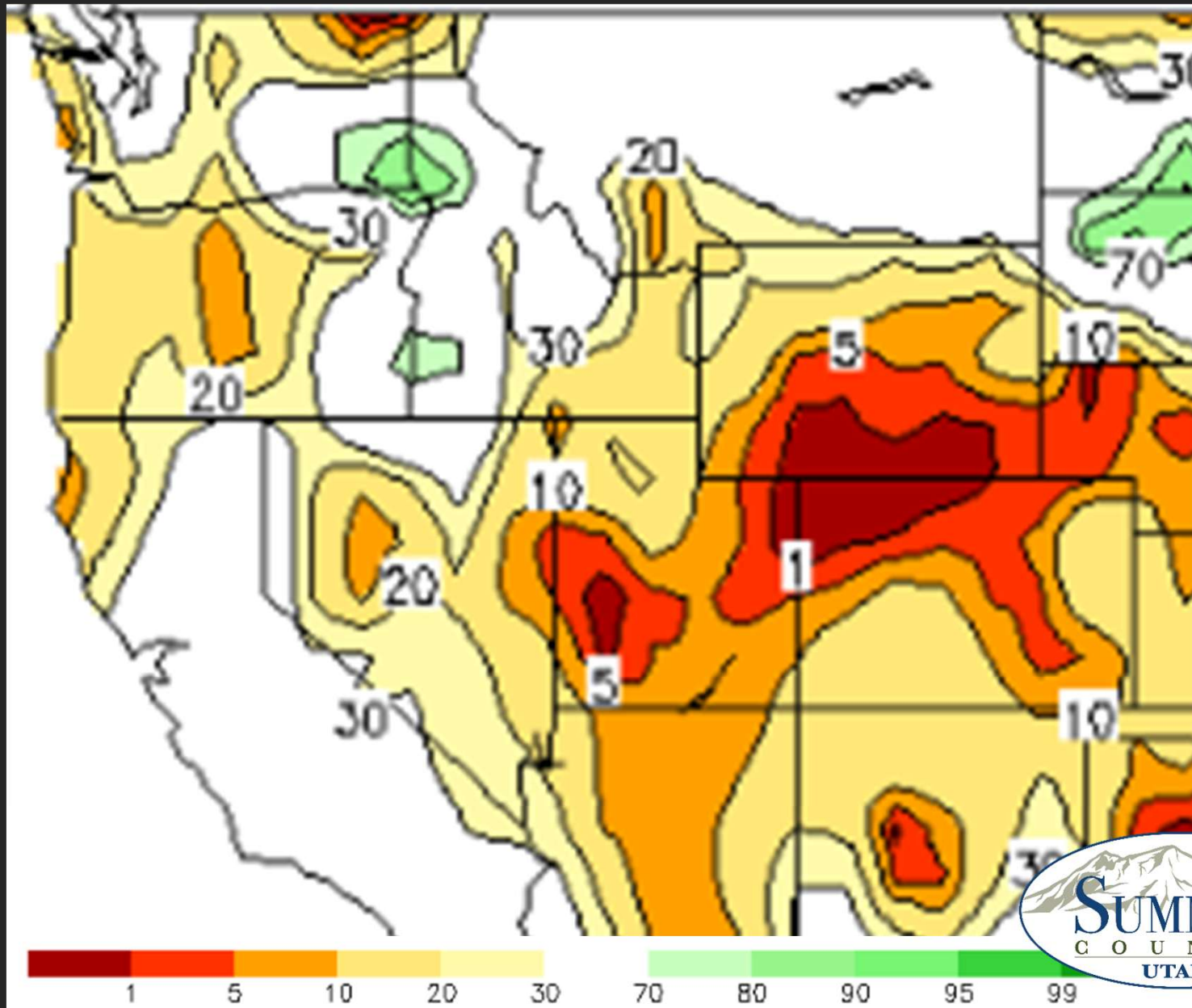
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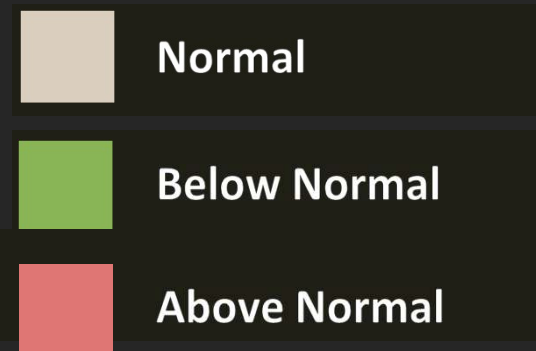
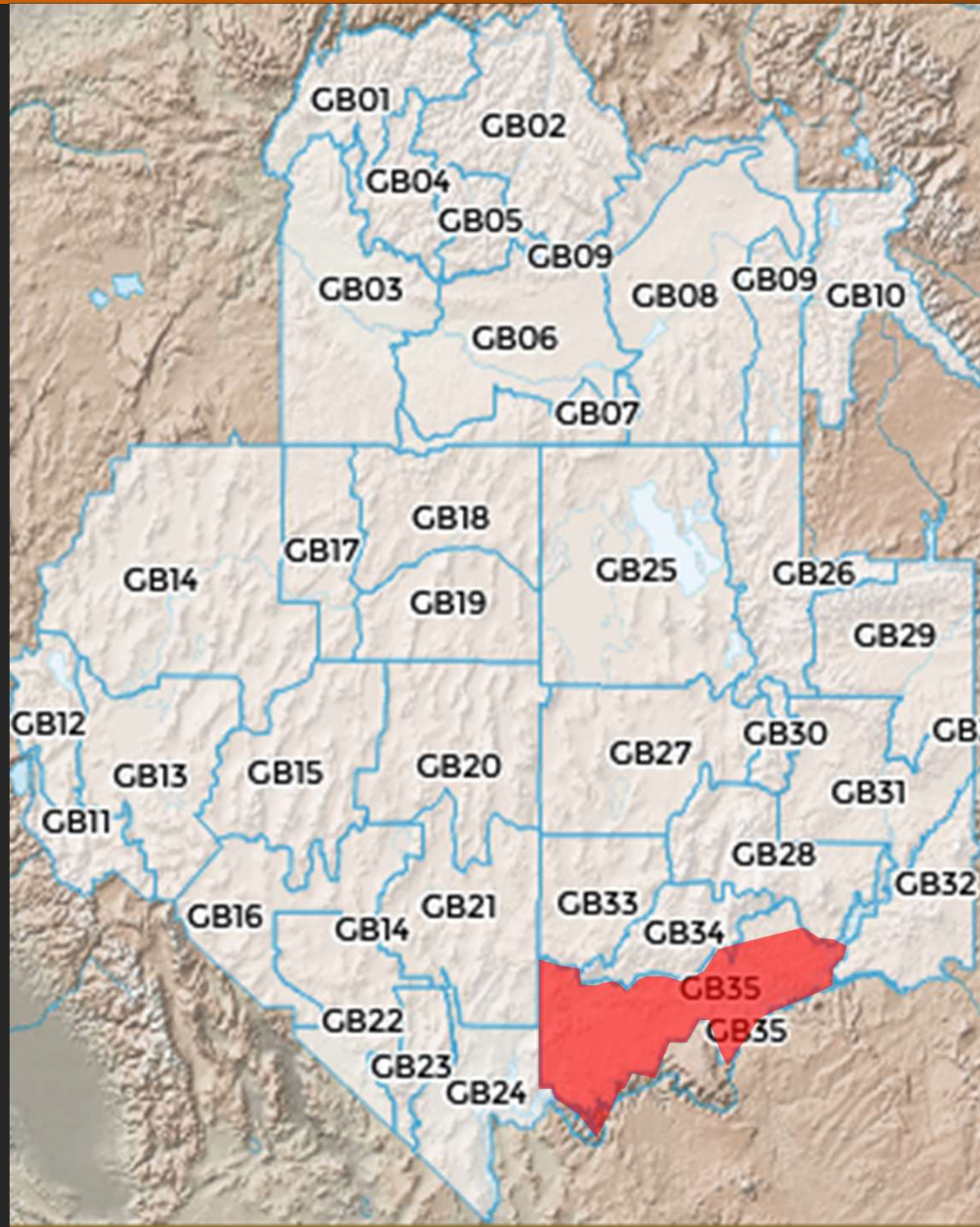
Early May Fuel Conditions: ERC



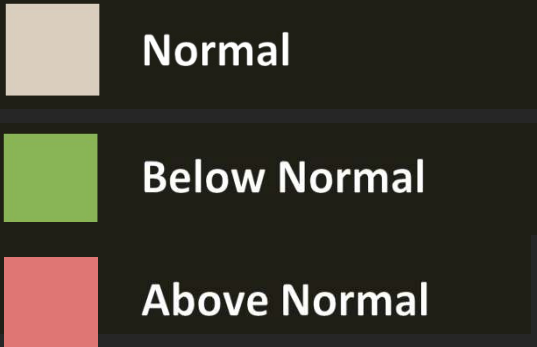
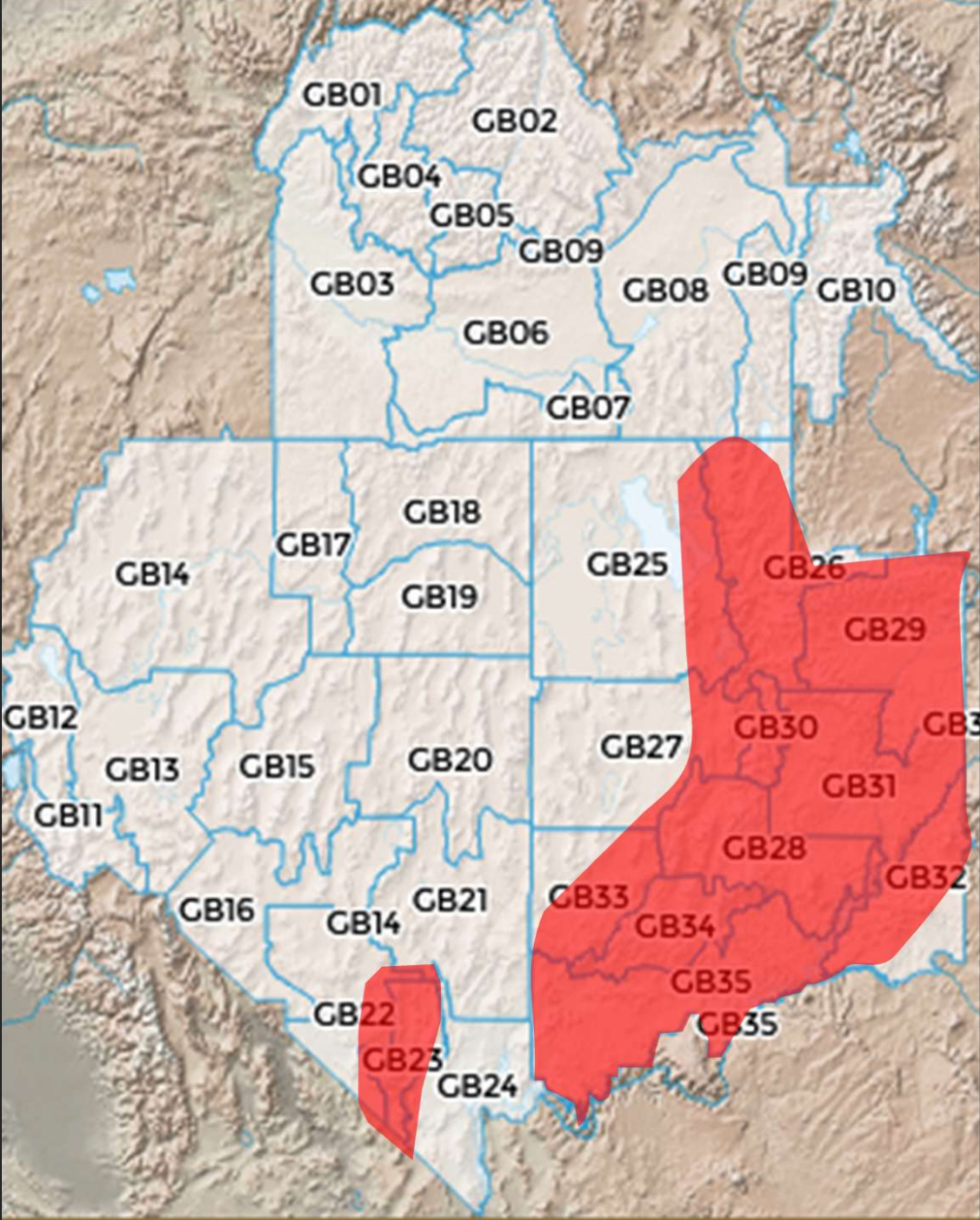
Soil Moisture Ranking (Percentile)



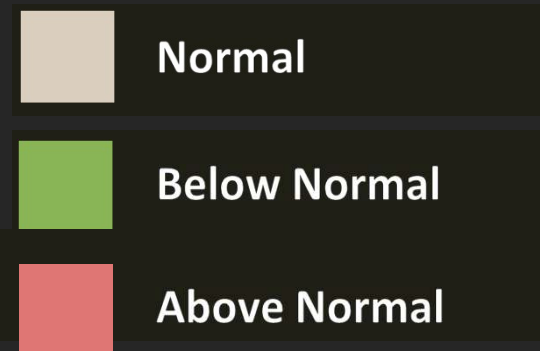
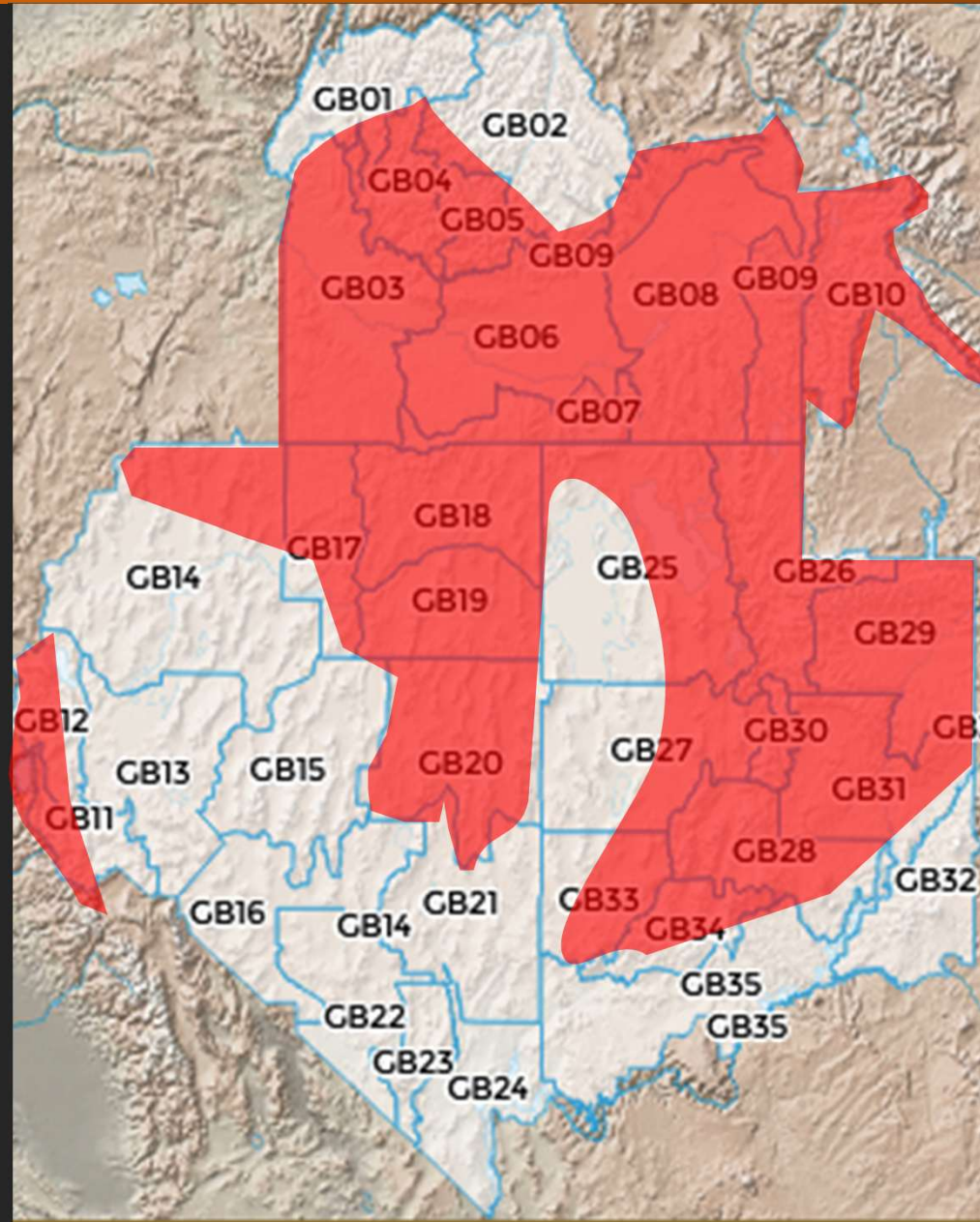
May 2026



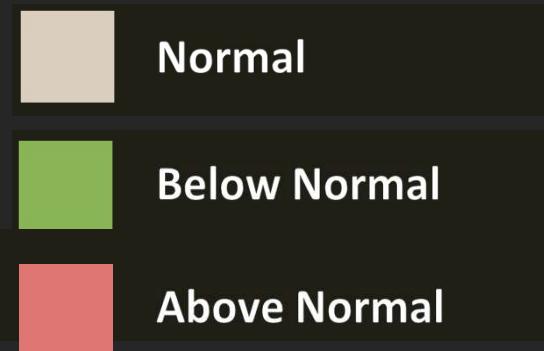
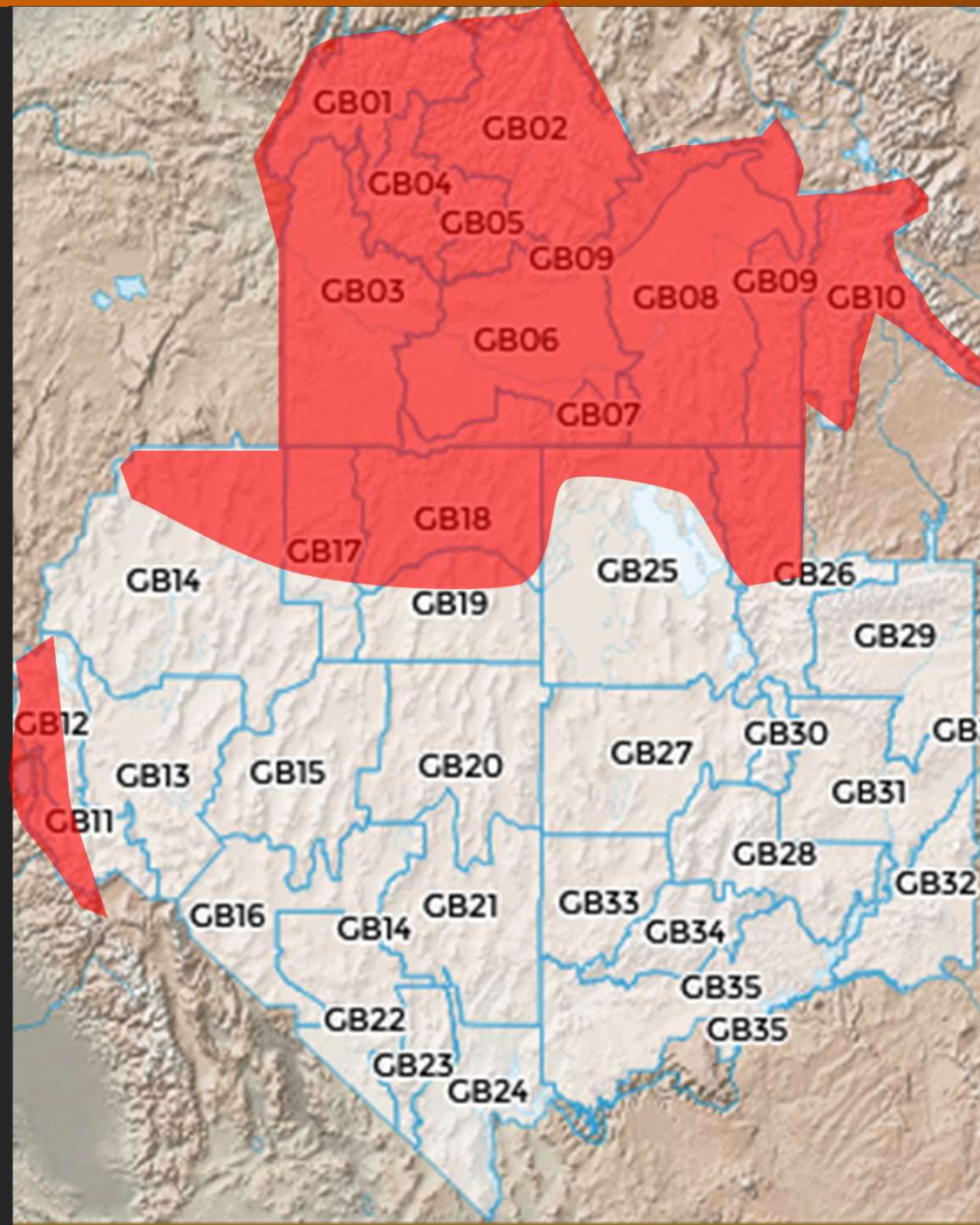
June 2026



July 2026



August 2026



Summit County Fire Warden



- ✓ Preparedness
- ✓ Response
- ✓ Mitigation



Park City Fire District



- ✓ Preparedness
- ✓ Response
- ✓ Mitigation



North Summit Fire District



- ✓ Preparedness
- ✓ Response
- ✓ Mitigation



South Summit Fire District



- ✓ Preparedness
- ✓ Response
- ✓ Mitigation



Emergency Management



- ✓ Preparedness
- ✓ Response
- ✓ Mitigation





Wildland Seasonal Outlook May – August 2026



Summit County Fire Warden, Emergency
Management, PCFD, NSFD, SSFD



Wildfire Season Comms Overview



- The Communication & Public Engagement Team responds as Wildfire PIOs for all 3 fire districts in Summit County (with Sheriff's Office PIO support).
 - **Derek Siddoway**
 - S-203 Wildfire PIO certification
 - Type 3 PIO qualification in-progress
 - **Bridget Conway**
 - S-203 Wildfire PIO certification
 - **Sergeant Skyler Talbot**
 - FEMA Advanced PIO certification
 - **Ammon Teare & Kai Hartrum** (in training)
- We are lead PIO response until a Type 3 Team is ordered. (Echo Creek, Beulah, Dikker Hill, Wanship, Parley's Canyon & Tollgate fires)
- Forestry, Fire & State Lands considers Summit County a model for local PIO collaboration across the state.



























Before a fire:

1. Text “**SCFIRE**” to 91896
 - a. Non-emergency wildfire season updates (current activity, weather conditions, and restrictions).

2. Visit summitcounty.info/notifyme. Scroll to “Alert Center”
 - a. Subscribe to “***Fire Restrictions, Conditions & Red Flag Warnings***”
 - i. Email & text notifications w/links to more info.
 - b. Subscribe to “***Summit County Active Emergency updates***”
 - i. Email & text updates during active emergencies.

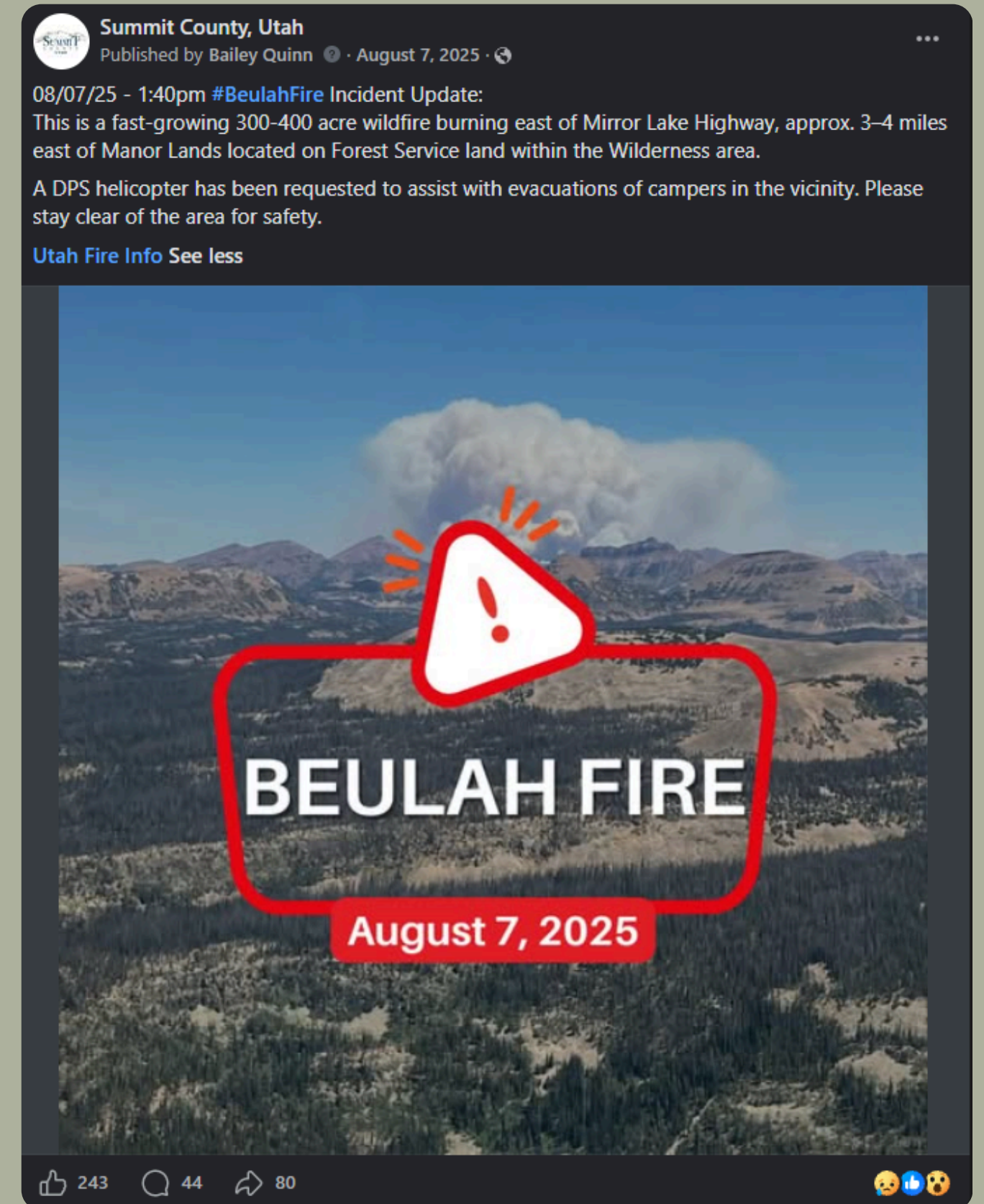
3. For non-emergency updates in Spanish: **Condado de Summit Utah** on WhatsApp.

▼ Alert Center

METHOD	LIST NAME	DESCRIPTION
 	County Service Disruptions	This alert will notify you of missed garbage and recycling pick-ups, delays in snow plow efforts, road work, website interruptions, building closures due to emergencies, or anything else that would prohibit or impact Summit County services.
 	Earthquake	
 	Fire Restrictions, Conditions & Red Flag Warnings	Updates on current fire restrictions/conditions/outlook and Red Flag Warnings for Summit County, Utah.
 	Flooding	
 	General Announcements	
 	Lands & Natural Resources Ambassadors	
 	Power Outage	
 	Road Projects, Transportation & Traffic Alerts	
 	Service Area 3	
 	Summit County Active Emergency updates	Active emergency incident updates in Summit County, including wildfire.
 	Winter Weather Advisory	

During a fire:

1. Evacuation guidance from Everbridge & other emergency alerts re-broadcast via website & social media.
2. Updates posted to summitcounty.info/emergency
 - a. This is the “*Summit County Active Emergency updates*” category from before.
3. Social Media updates:
 - a. Facebook Local Alerts, Instagram (English + Spanish)
 - b. Nextdoor Alerts (English + Spanish)
 - c. X/Twitter (primarily for media)
 - d. WhatsApp (Spanish)





I'm looking for...

GOVERNMENT

SERVICES

POPULAR LINKS

still be found on social media or Inciweb at <https://inciweb.wildfire.gov/incident-information/utwcf-beulah-fire>

[Beulah Fire Inciweb updates](#)

August 20, 2025 10:52 AM

Beulah Fire | August 20, 2025 Morning Update:

Acres: 4,974

Today is expected to bring the hottest and driest conditions this fire has experienced yet, which may contribute to more active fire behavior, increasing visible smoke plumes. Firefighters remain prepared to adapt as weather and fire conditions shift throughout the day.

Crews have successfully completed structure preparation, road mastication, and the installation of water delivery systems to help secure control lines. These proactive steps strengthen defenses around values at risk and will support suppression efforts as conditions intensify.

Aerial support continues to play a crucial role. On Tuesday, aircraft dropped 116 water buckets on the fire during a collective 21.5 hours of flight time. These efforts helped slow fire spread and provided critical support to on-the-ground resources.

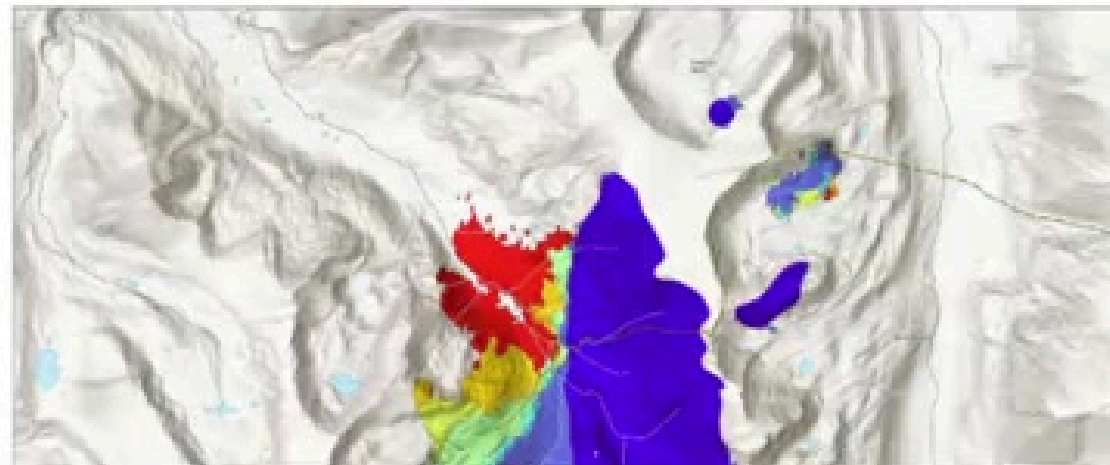
Firefighters will continue to adjust tactics as fire behavior evolves with the changing weather. The combination of ground, air, and logistical support remains focused on the top priority of firefighter and public safety.

PROGRESSION

BEULAH
UT UWF-200626
8/20/2025
4,974 acres as of 08/19/2025 09:00:00



- Aug 19 | 4,000 acres | 1,000 Total Acres
- Aug 19 | 4,000 acres | 2,000 Total Acres
- Aug 19 | 4,000 acres | 2,000 Total Acres
- Aug 19 | 4,000 acres | 2,000 Total Acres




summitcounty.info/fire




Wildfire Information


Use these links to access updates, alerts, and local resources for wildfires.

 Text "SCFIRE" to 91896 for non-emergency updates on fire restrictions, conditions & more.


Emergency Alerts Sign-up 

Active Emergencies Updates 

Facebook 

Instagram 

Twitter/X 

EN ESPAÑOL 

your one stop for Wildfire Season comms



STAFF REPORT

To: Summit County Council
From: Jess Kirby, Land and Natural Resources Director
Date of Meeting: May 20, 2026
Type of Item: Work session - Discussion Regarding the 910 Ranch Recreational Programing and Future Planning

I. BACKGROUND.

Since August 2023, Summit County has been in the process of acquiring the 910 Ranch. The County succeeded in completing the acquisition on January 27, 2026. A commitment from the County was made, in the formal encumbrance of the land with a conservation easement, to protect the land as public open space by managing the land for the benefit of wildlife, recreation opportunity, and scenic enjoyment and by prohibiting hunting in perpetuity.

Now that Summit County is the official fee owner of the 910 Ranch, it is both the duty and the obligation of the County to program the land in a way that honors our conservation commitment to the landowner, to the County's stewardship intent, to the public, to the past and future generations, and to the flora and fauna that call this land home. Staff has been working diligently to document baseline conditions, collect significant public comments, and observe and analysis the current public use in the area while projecting anticipated future public use of the Ranch. Staff enlisted a team of veteran ecologists, local and regional experts, and seasoned professionals to both assist in collection and inform the analysis of this data and its collection. With three years of data and upwards of 30 meetings to date, staff is finally in a position to propose draft management objectives for the 910 Ranch to County Council seeking a robust conversation and concrete direction.

Upon completion of this work Session, staff will digest Council feedback and use their direction to finalize the official 910 Ranch Resource Management Plan (the 'RMP'), a required document that must be formally approved by the Conservation Easement Grantee (a.k.a. the State of Utah Department of Natural Resources, Division of Forestry Fire and State Lands) prior to implementation. The RMP shall be kept current, using adaptive management strategies as necessary, thereafter. The RMP is a comprehensive document that will guide the future use, management, restoration, and maintenance of the Ranch and ultimately will determine when and how the County may open the Ranch to the public.

II. PURPOSE.

While the ultimate outcome of this work session is to inform staff with direction for the finalization of the RMP, the primary focus of this meeting is to review and workshop the recreational aspects of the plan. The purpose of the Recreation Management Plan is to establish recreational uses, infrastructure, amenities, and policies that will guide the implementation of public recreation on the Ranch.

The recommendations for the Recreation Management Plan, as presented today, were developed in accordance with the terms and conditions of the Ranch’s conservation easement, which was approved by the Summit County Council on August 13, 2025, and formally recorded against the Property at closing on January 26 & 27, 2026 in Morgan and Summit Counties respectfully.

The Recreation Management Plan has been drafted by County Staff, in consultation with YNWA Consulting group and has been informed by vast public and stakeholder engagement. The Recreation Management Plan is a key component to the RMP. Public recreation use of the Ranch is allowed only upon approval of the RPM.

The RMP guides the implementation framework for:

- Defined **allowed recreational uses and restrictions**
- Established **trail systems, access points, and amenities**
- Protection **sensitive ecological resources and wildlife habitat**
- Management **visitor capacity and use patterns**
- Ensured compliance with the **conservation easement**
- Guided **phased development and long-term stewardship**

III. PUBLIC PROCESS.

The RMP reflects nearly three years of public engagement, total 32 individual engagement opportunities including:

- 9 County Council work sessions
- 8 Practitioner Roundtables (Conservation, Recreation, Forestry, Wildlife, Grazing, Education, Watershed, Forestry, Cumulative)
- 5 Stakeholder meetings
 - 3- Selected Stakeholder
 - 1- County Staff Only
 - 1- Chamber of Commerce – Sustainable tourism review
- 4 Public Open Houses
- 1 Community survey (1,380 responses)
- 2 Jeremy Ranch HOA meetings
- 3 Rotary Presentations

This process was intentionally designed to ensure broad and meaningful input from residents, the general public, subject-matter experts, professionals, and key stakeholders. While there have been concerns expressed about landowner inclusion, the landowner was provided with multiple opportunities to participate but elected not to engage, though did contribute input to the baseline and conservation easement and has had ongoing dialog with staff through this process. In addition, those within his immediate circle did participate in open houses, stakeholder meetings, and other engagement opportunities.

Staff recognize that strong personal connections to the land can carry significant emotion during times of transition. While not all individual expectations can be fully met, staff is confident that

the proposed Recreation Management Plan, and the subsequent RMP, strikes the necessary balance to support the guiding vision for the Ranch and ensure its long-term stewardship.

IV. CHALLENGE, MISSION, VISION STATEMENTS.

The challenge, mission, and vision statements for the 910 Ranch were developed through a deliberate, multi-step process grounded in both professional expertise and community input. Initial concepts were shaped through a series of practitioner workshops, where subject-matter experts, agency partners, and County staff identified key priorities related to conservation, recreation, and land management. Based on these discussions, staff and professionals collaboratively drafted a vision statement reflecting best practices and long-term stewardship goals. This draft vision was then tested and refined through broader public engagement, including a community survey that gathered extensive feedback and stakeholder meetings that provided further opportunity for dialogue and iteration. Through this layered process—moving from technical expertise to community validation—the final vision statement reflects a balanced and informed foundation for guiding the future of the Ranch.

A. CHALLENGE STATEMENT

Balancing sustainable funding, accessibility, enforcement, impacts to wildlife, ecological resilience, and restoration and stewardship actions while aligning stakeholders and the public on a transparent and unified vision and while managing for landscape scale adaptability in the face of diverse priorities.

B. MISSION STATEMENT

To transform the 910 Ranch into a high-functioning ecological landscape by protecting, restoring, and enhancing its notable ecosystem attributes; protecting wildlife; and managing the land through stewardship, thoughtful recreation, and adaptive practice for the lasting enjoyment of our community.

C. VISION STATEMENT

To balance a healthy ecological landscape with benefits for the public.

V. ANALYSIS.

The proposed 910 Ranch Recreation Management Plan represents a deliberate and well-balanced policy framework that prioritizes long-term conservation while allowing for carefully controlled public access. The Plan is grounded in the legal requirements of the conservation easement and supported by extensive public engagement, ensuring both regulatory compliance and community legitimacy. By organizing the property into distinct management zones, establishing a firm carrying capacity through thoughtful parking plan, and embedding a rigorous adaptive management and monitoring program, the County has positioned itself to proactively manage recreation impacts rather than react to them. Importantly, a phased implementation strategy is proposed to allow County Staff to assess to adequate resources and infrastructure, test assumptions, evaluate real-world impacts, and adjust accordingly, reducing risk to sensitive ecological resources and unintended consequence. Overall, the Plan reflects best practices in public lands management—emphasizing stewardship, data-driven decision-making, and fiscal responsibility—while providing a clear, enforceable path forward for introducing recreation in a manner that protects the Ranch’s

conservation values for now and future generations. Key components of the plan include a conservation-first framework that aligns with:

- Recreation that is subordinate to conservation goals
- Public access that can be restricted, modified, or revoked if impacts exceed acceptable thresholds
- Prohibitions on hunting, motorized use, and other high-impact activities that do not align conservation goals
- Focused recreational use within planned zones and with meaningful guiding policies

While no level of planning, data collection, or public engagement can address or avoid all impacts, inadvertent consequences, or attend to every need, the proposed 910 Ranch Recreation Management Plan clearly and directly dismisses and dispels claims and community rumors of unrestrained development and an overemphasis on recreation at the expense of conservation and wildfire protection. The Plan is grounded in an approach that prioritizes ecological integrity, responsible stewardship, and risk mitigation, ensuring that all recreational access is carefully managed, limited in scope, and fully aligned with long-term resource protection goals.

The Recreation Management Plan **DOES NOT PROMOTE** the following:

- High-impact development that could compromise conservation values
- Motorized use, except for emergency response, land management, and maintenance operations
- Paving of roads or parking areas
- Support for broad or unrestricted recreation
- Uncontrolled or “unhinged” trail development that encourages wildlife harassment

In contrast, the Recreation Management Plan **DOES PROMOTE** the following:

- Provides mandated public access, required by federal funding and aligned with community sentiment
- Promote recreation in strategic areas
- Encourages a quiet, non-mechanized landscape character (53% of acreage has restricted access)
- Develops and maintains natural-surfaced infrastructure
- Minimizes long-term environmental impacts through low-impact design
- Emphasizes minimal, strategic, and purpose-driven development
- Limits facilities to carefully confined areas for research, education, land management, and stewardship
- Guides recreation through ecological considerations and existing corridors whenever possible
- Programs recreation behavior in a way that can minimize wildlife impact
- Incorporates strict policies, monitoring, and enforcement to protect the conservation values
- Frames public use as a privilege contingent on responsible stewardship
- Conforms to adaptive management protocol

- Ensures long-term ecological integrity, scientific value, and conservation of the Ranch for future generations

RECREATION MANAGEMENT EXECUTIVE SUMMARY

VI. MANAGEMENT ZONES

The proposed Recreation Management Plan divides the Ranch into three distinct zones—(1) Community, (2) Exploration, and (3) Conservation Core/Research—each designed to guide different levels and types of use. All zones will be supported by appropriate staffing, essential infrastructure, and consistent enforcement, and will be managed in accordance with best practices and evolving standards for recreation, resource protection, restoration, and wildlife management. Details for each zoned area are as follows:

- A. **Community Zone (Highest-Use)** Comprised of approximately **15% of the Ranch**, this zone is intended to accommodate the greatest concentration of visitors and recreational activity in locations that can sustain frequent use while minimizing long-term resource damage. This zone is designed as the primary access area, offering a centralized visitor experience with key amenities such as a Visitor Center, Nature Amphitheater, restrooms, picnic areas, and informational signage. Access is carefully managed through strategically located parking (Mill Hollow, Ranch Center, and select trailheads) to limit overall impacts while accommodating use; tools such as paid parking may be implemented to regulate visitation and fund ongoing stewardship.

The trail system emphasizes multi-use, natural-surface and soft-surfaced accessible routes designed for year-round use and a range of abilities. Management includes on-site staffing for visitor support and enforcement, a leash law-required dog policy limited to this zone, and high standards for trail maintenance. Stream crossings are designed to minimize ecological disturbance, with limited hardened access points to protect broader riparian areas while providing focused access points. The zone is appropriate for small-scale events and concessionaires, consistent with capacity limits and the Ranch’s character and in accordance with adopted guiding principles and policies.

Key features of the **Community Zone** include:

- Comprises approximately **15% of the Ranch**, designated to accommodate higher levels of public use through concentrated access and supporting infrastructure, while minimizing impacts to surrounding resources and providing a safer alternative to current use along adjacent public roadways
- Designed to accommodate the **highest concentration of visitors** while minimizing long-term resource impacts
- Serves as the **primary access and visitor hub** for the Ranch
- Includes centralized amenities: Visitor Center, Nature Amphitheater, restrooms, picnic areas, and informational signage
- **Strategic parking and access management** (Mill Hollow, Ranch Center, select trailheads) to control use intensity
- Features **multi-use, natural-surface and accessible trails** for year-round use and varied ability levels

- Provides **on-site staffing** for visitor services, education, and enforcement
- **ONLY zone to allow dogs** (on-leash only) with the intent to enhance safety and reduce roadway conflicts on East Canyon Creek Road, currently used as a recreational trail
- Uses **carefully designed stream crossings** and limited hardened access points to protect riparian areas
- Maintains **high standards for trail maintenance** and user experience
- Appropriate area for **small-scale events and concessionaires**, consistent with capacity limits and Ranch character and policies.

B. **Exploration Zone (Moderate-Use)** Comprised of approximately **30% of the Ranch**, this zone provides opportunities for a wide range of low to moderate-intensity recreational activities while maintaining a largely natural character. This zone allows for lower visitor densities and fewer facilities than the Community Zone and is intentionally managed to maintain a more dispersed, low-intensity recreation experience. This is achieved by limiting infrastructure, restricting and requiring permits for certain user types, and designing longer, less concentrated trail segments, recognizing that visitors are less likely to congregate in or repeatedly use extended routes. Dog use is not permitted in this zone to reduce user numbers, diminish wildlife disturbance, and preserve a more primitive setting. Together, these management strategies help maintain reduced use levels, protect natural resources, and ensure a quieter, more remote experience.

Key features of the **Exploration Zone** include:

- Comprises approximately **30% of the Ranch**, intended to support low to moderate levels of recreation through dispersed use, limited infrastructure, and carefully managed access that balances user experience with resource protection
- Designed to support **low to moderate-intensity recreation** with fewer facilities and lower visitor density
- **User-specific trails** to reduce conflicts between different types of recreation
- **Directional trail segments** used strategically to improve safety, manage flow, and reduce congestion
- **Stream and riparian crossings** constructed with mindful planned bridges or boardwalks to minimize sensitive land disturbance
- **Strategic signage and wayfinding** at key locations to support navigation, safety, and responsible use
- **No dog use encouraged** to reduce wildlife disturbance and preserve a more primitive setting
- Strong emphasis on **Leave No Trace** principles; no trash receptacles—pack in/pack out required
- **High standard of trail maintenance** to ensure sustainability and safety
- **Limitations on group size and special events** to maintain compatibility with capacity and character
- **Seasonal and adaptive closures** implemented as needed to protect natural resources and long-term stewardship objectives
- Maintains **high standards for trail maintenance** and user experience

- Appropriate area for **small-scale events and concessionaires**, consistent with capacity limits and Ranch character and policies.

C. **Conservation Core/Research Zone (Controlled-Use)** Comprised of approximately **55% of the Ranch**, this zone is dedicated primarily to protecting sensitive ecological, management of wildlife, promoting education experiences, sponsoring scientific research, and maintaining health natural processes with minimal human disturbance. Public access in this zone is limited, highly regulated, or prohibited altogether. Uses will be restricted to permitted activities, research, and stewardship. Low-impact infrastructure, in the form a remote modest research station, and overnight experiences that may include yurts or designated overnight stays, are proposed to support these functions. Management emphasizes long-term conservation, rigorous access controls, scientific study, and adaptive management, ensuring the area functions as a protected core landscape while supporting nature-based experiences and important research, that support the future stewardship of this land.

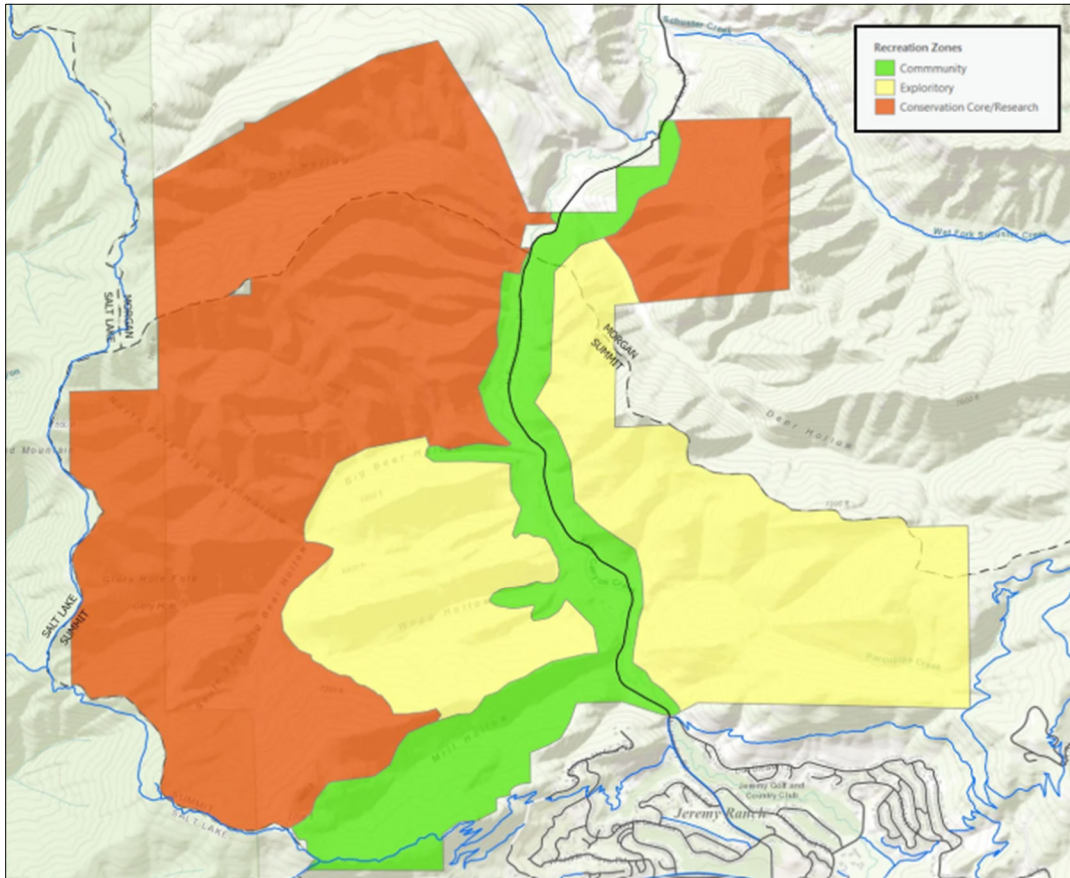
Key features of the • **Conservation Core/Research Zone** include:

- Comprises approximately **55% of the Ranch**, dedicated to protecting sensitive ecological systems, wildlife habitat, and natural processes with minimal human disturbance
- Functions as the Ranch’s **core conservation and research landscape**, supporting education, scientific study, and long-term stewardship
- **Public access is highly limited, controlled, or prohibited**, with use restricted to permitted activities, research, and stewardship
- **Minimalist trail system** with primitive, natural-surface routes only
- **Limited and discreet wayfinding** to preserve a remote, wilderness character
- Potential for a **small-scale research and education facility (field station)**
- Consideration of **low-impact overnight experiences** (e.g., yurts or designated sites) where consistent with conservation objectives
- **Permit-based or guided access only**, supporting low-intensity uses such as hiking, equestrian, Nordic skiing, and year-round backcountry recreation
- **Strict access controls and seasonal closures** to protect wildlife during sensitive periods
- **No dogs permitted**, with limited exceptions for authorized working dogs for management, research, or emergency purposes
- Emphasis on **scientific study, monitoring, and adaptive management** to inform future stewardship decisions
- All use is carefully regulated to ensure **resource protection remains the priority** while supporting meaningful, low-impact education and research opportunities

Zone Exemption: The Great Western Trail borders the western edge of the Ranch along the Summit–Salt Lake County line. Potential improvements or necessary repairs to this designated national historic and state centennial trail may require limited rerouting onto Ranch property. Should such adjustments be warranted, the Recreation Management

Plan anticipates refining the Exploration Zone boundaries to accommodate an appropriate alignment. As a recognized regional and state asset, the Great Western Trail warrants thoughtful rehabilitation and connectivity improvements, and any modifications will be carefully planned to ensure consistency with the Ranch’s management objectives and resource protection standards.

Proposed DRAFT Recreation Zone Map



VII. PROPOSED RECREATION USE AND PROGRAMING

• RECREATION USE

Primary and Allowed Activities and Use

Except as otherwise regulated or permitted on a trail- or zone-specific basis, the following recreational activities and uses are permitted.

- Walking, Hiking, Trail Running, Snowshoeing
- Nordic, Backcountry Skiing
- Equestrian (Phase III)
- Mountain Biking
- Wildlife Viewing
- Scenic Enjoyment

A summary of allowed activity and uses are shown by zone below

Activity	Primary Zone(s)	Key Infrastructure & Management Policies	Permit Required?
Hiking & Trail Running (including Snowshoeing)	Community & Exploration	Universal access: Wide shared-use paths in Community Zone; more challenging destination trails in Exploration Zone, emphasizing scenic viewpoints and nature-based experiences.	Yes, when entering Conservation Core/Research Zone
Nordic Skiing	Community & Exploration	Winter priority: Groomed corridors with separated classic tracks; management strategies to protect grooming from other uses. Visitor Center may support winter concessionaire services.	Yes, when entering Conservation Core/Research Zone
Equestrian	Community & Exploration	Summer-only use on designated trails only; requires weed-free feed protocols. Infrastructure includes trailer parking, corrals, water troughs, and manure stations. Visitor Center may support summer concessionaire services.	Yes, when entering Conservation Core/Research Zone
Mountain Biking	Community & Exploration	Connectivity-focused: Provides links to adjacent regional trail systems (e.g., Flying Dog, Great Western Trail, 24-7, Moose Hollow, Avenues, Mormon Flat).	No
Dog Walking	Community Zone Only	Strictly on-leash; prohibited in Exploration and Conservation Core/Research Zones to protect wildlife. Requires active enforcement and waste removal; limited stream access. Prohibition on Commercial Dog Walking services.	No
Backcountry Skiing	Exploration & Conservation Core/Research	Self-supported use with no maintenance or safety monitoring; requires liability signage and coordination with the Utah Avalanche Center.	Yes, when entering Conservation Core/Research Zone
Wildlife & Scenic Viewing	Community & Exploration	Integrated experience supported by viewing platforms and educational signage highlighting species, habitats, and conservation values.	Yes, when entering Conservation

			Core/Research Zone
Picnicking	Community & Exploration	Destination-oriented facilities near trailheads and frontcountry areas, including tables and waste receptacles to support small groups and families.	No
Road & Gravel Riding	Public Roads ONLY	Continued use along East Canyon Road; supports external connectivity rather than internal trail system use.	No
Overnight Use	Conservation Core/Research Zone ONLY	limited, permit-based, with strict controls on location, group size, duration, and activity, supported by low-impact infrastructure (e.g., designated sites or yurts), no-fire policies, and ongoing monitoring to protect wildlife, habitat, and overall resource integrity.	Yes

Regulated and Permitted Activities and Use

The following activities and use require regulator review and permits regardless of Zone. *Additional information on regulatory process and permits follows.*

- All activities and use, either recreation or otherwise, are subjected to regulation and/or permitting within of the Conservation Core/ Research Zone.
- Overnight Use
- Research and Education Programs
- Large Groups
- Special Events
- Commercial Use; that which promotes or supports the Conservation Values
- After hours use
- Alcohol Consumption
- Art Displays/Walks/Installation
- Collection of Natural Resources
- Demonstration Activities
- Emergency Response Training
- Geocaching

Prohibited Activities and Use

Except for hunting, as allowed by law, as allowed on public roads, for emergency purposes, or as needed for management, or unless otherwise permitted or authorized, the following activities and uses are prohibited.

- Motorized vehicles and e-motos

- E-bikes, Electric Personal Assistive Mobility Devices (EPAMD), and all other electric recreational devices
- Hunting; including trapping, shed collection, and wildlife harassment
- Fishing (may be overturned upon restoration efforts, study-dependent)
- Drones (Unmanned Aerial Systems; UAS), and other electronic aerial devices
- Open flames and fires
- Water recreation; including boating, paddleboarding, kayaking, tubing, swimming/wading
- Off-trail travel
- Hot Air Balloon launching and landing
- Commercial use; that which do not promote the Conservation Values
- Discharge of a weapon and target shooting
- Slacklines, Longlines, and Highlines

- **RECREATION PROGRAMING**

A thoughtful recreation programming strategy is fundamental to both enhancing the visitor experience and fostering a strong culture of stewardship at the 910 Ranch. Structured programs—such as guided hikes, interpretive talks, youth education initiatives, and stewardship-focused volunteer opportunities—provide meaningful ways for visitors to engage with the landscape beyond passive use. These experiences cultivate a deeper understanding of the Ranch’s ecological values, management goals, and appropriate recreation practices, encouraging visitors to become active stewards of the land. By delivering consistent messaging and place-based education, programming can reduce resource impacts, improve compliance with regulations, and strengthen connections between the community and the property. To support these efforts, the Plan proposes targeted infrastructure—including a Visitor Center, Nature Amphitheater, and a •

Research and Education Center—that provides the necessary foundation for high-quality programming. Together, these elements ensure that recreation on the Ranch is not only enjoyable, but also educational, responsible, and aligned with long-term stewardship objectives.

- **Visitor Center:** The on-site Visitor Center is a significant component for the successful management of the 910 Ranch, serving as both the primary point of entry and a hub for education, stewardship, and visitor services. By concentrating information, orientation, and amenities in a single, highly managed location, the Visitor Center helps guide visitor behavior from the outset—reducing confusion, minimizing resource impacts, and promoting responsible use. It provides an opportunity to communicate the Ranch’s values, rules, and ecological sensitivities through signage, programming, and direct staff engagement, fostering a culture of stewardship among visitors. In addition to enhancing safety and supporting enforcement and monitoring efforts, the facility will also serve as essential staff office space, enabling efficient on-site management of operations. Importantly, it presents an opportunity to incorporate seasonal workforce housing, supporting staffing needs during peak use periods and ensuring consistent management presence. As visitation increases, the Visitor Center will play a central role in

managing capacity, coordinating recreation, and ensuring that use remains aligned with long-term land management goals.

- **Nature Amphitheater and Picnic Area:** The Nature Amphitheater and adjacent picnic area provide an important opportunity to thoughtfully concentrate gathering, education, and community recreation within a single, well-managed location. Together, these amenities create a welcoming and functional space where visitors of all ages can connect with the landscape through structured programming, informal learning, and shared outdoor experiences. The amphitheater supports guided talks, school programs, and stewardship-focused events, while the picnic area offers a comfortable setting for families and small groups to rest and enjoy the Ranch. By intentionally locating these uses within the Community Zone, the Plan reduces pressure on more sensitive areas, directs higher-intensity activities to appropriate locations, and enhances overall visitor experience. These amenities not only improve accessibility and enjoyment of the Ranch, but also strengthen public appreciation, understanding, and long-term stewardship of this important community resource.
- **Research and Education Center:** The proposed Research and Education Center at the 910 Ranch is a vital component in advancing long-term stewardship, scientific understanding, and community engagement on the property. By establishing a modest, carefully sited facility within the Conservation Core/Research Zone, the County can create a dedicated hub for ecological research, climate monitoring, and land management studies that directly inform adaptive management decisions. The Center will also support partnerships with universities, schools, and conservation organizations, providing meaningful opportunities for field-based learning, student engagement, and applied research. Beyond its scientific value, the facility strengthens the Ranch's role as a living laboratory—where education, observation, and stewardship are integrated into the management of the land. Importantly, access to the Center will remain limited and controlled, ensuring that research integrity and resource protection are maintained while still fostering a deeper public connection to the landscape through structured, place-based educational experiences.

VIII. PROPOSED CAPACITY MANAGEMENT (PARKING AND PHASE IMPLEMENTATION)

Ecological carrying capacity at the 910 Ranch is defined as the level of recreational use that can occur without exceeding established thresholds for vegetation health, soil stability, wildlife function, and riparian condition, as measured against baseline conditions and managed through adaptive monitoring and access controls such as parking limitations and phased recreational implementation. A key element of the Plan is managing ecological carrying capacity by proactively limiting overuse through clearly defined access controls and resource-based thresholds including;

- Maximum parking capacity of 240 spaces property-wide
- Piloted paid parking
- Phased development of trailheads and access points
- Permit system for Large Groups, Special Events, and Commercial Use

- Encouraging alternative transportation (walking, biking, shared-use paths)

This approach is intended to prevent the Ranch from being “loved to death.”

A. Trailheads and Parking

To protect the 910 Ranch from ecological degradation while maintaining a high-quality visitor experience, the Recreation Management Plan implements a conservative, phased parking strategy. With more than 2 million residents living within a 90-minute drive, careful capacity management is the County’s primary tool to prevent overuse and ensure the property is not “loved to death.”

The Ranch’s Conservation Easement establishes clear parameters for where and how parking and trailhead infrastructure may be developed, specifically within a designated corridor along East Canyon Road. Within this corridor, the County retains the ability to design, construct, improve, use, and maintain public recreational access points, including major and minor trailheads and off-street parking areas. While the easement provides guidance on trailhead types and estimated parking capacities, it also allows flexibility to adapt implementation based on site conditions, monitoring data, and long-term management needs. The following classifications are introduced for clarity and consistency:

- **Major Trailhead:** Designed as the primary access points, major trailheads may include restrooms, a limited number of picnic tables or benches, and potential connections to nearby nature trails. These trailheads typically accommodate approximately 30 to 80 vehicles, though final capacity may be adjusted as needed to align with management objectives.
- **Minor Trailhead:** Smaller access points intended to support limited, dispersed use. Minor trailheads typically accommodate 10 to 30 vehicles and may include basic amenities such as picnic tables or benches. Capacity may be adjusted to reflect appropriate use levels.
- **Off-Street Parking (Turnouts):** Small, dispersed parking areas located along the County Class B Road (East Canyon Road/Jeremy Ranch Road), generally accommodating up to 10 vehicles each. These locations are sited in coordination with County engineering and may include minimal amenities such as picnic tables or benches. Capacity at these sites may also be adjusted to ensure consistency with overall management goals.

The total parking capacity for the nearly 8,600-acre Ranch is strictly capped at 240 spaces, representing a firm upper limit designed to ensure that the property’s carrying capacity is not exceeded. This cap reflects a conservative approach to access management and is consistent with comparable regional conservation properties, including for reference Bonanza Flat (1,550 acres) with 175 spaces and Round Valley (2,300 acres) with approximately 150–200 spaces across distributed lots.

Proposed Trailhead and Parking Map



B. PAID PARKING PILOT PROGRAM

Implementing a paid parking pilot program is an industry standard tool for managing recreational capacity and protecting the long-term sustainability of the 910 Ranch. Given the Ranch's proximity to a population of over two million people within a 90-minute drive, unmanaged access would quickly exceed the property's ecological carrying capacity.

Parking availability is the most effective and controllable mechanism to regulate visitation levels, as it directly limits the number of users entering the property at any given time. A paid system not only helps moderate peak demand—particularly during weekends and holidays—but also encourages alternative transportation options, disperses use over time, and reinforces the concept that access is intentional and managed.

Additionally, a paid parking system provides a reliable and equitable funding source to support ongoing operations, including maintenance, staffing, monitoring, and resource protection. A pilot approach allows the County to evaluate effectiveness, adjust pricing or policies as needed, and ensure the program aligns with both community expectations and management goals. This strategy reflects best practices in regional recreation management and supports a sustainable balance between access and stewardship.

Successful implementation of a paid parking pilot program will require a targeted combination of staffing, technology, and administrative support to ensure effective operations, compliance, and revenue management.

Proposed Parking Summary Table

Category	Description	Details / Rates	Estimated Cost / Revenue
Parking Fee Structure	User-based pricing aligned with Park City municipal rates	<ul style="list-style-type: none"> - Weekdays (8 AM–6 PM): \$5/hour - Weekends/Holidays (8 AM–6 PM): \$8/hour - Outside hours: Free - Annual Pass: \$50/Annual - Seniors & Veterans: \$3/hour, \$30/Annual - Resident & Workforce Pass: \$20/Annual 	Revenue-generating ~ \$300K/annual (after tech costs recovery)
Staffing Needs	On-site support for operations, enforcement, and visitor services	<ul style="list-style-type: none"> - Minimum 2 parking attendants - Support for compliance, customer service, and education 	~\$23/hour per attendant (~\$50K–\$100K seasonal total depending on staffing levels)
Technology	Contactless parking payment and management system	<ul style="list-style-type: none"> - QR code, text-to-pay, app/web-based - Real-time analytics, rate control, reporting dashboard - No hardware required 	<ul style="list-style-type: none"> - 5% fee per transaction (min \$0.50) - 2.9% + \$0.30 credit card fee - ~\$50/month per location ~Cost \$25-\$50K
Infrastructure & Equipment	Support monitoring & enforcement	<ul style="list-style-type: none"> - Mobile enforcement/reporting devices - Signage (QR code/payment instructions) - License plate recognition (optional) 	~\$10K–\$50K initial setup (scalable)
Judicial / Administrative Support	Enforcement and citation processing	<ul style="list-style-type: none"> - Ticket issuance and collection - Coordination with County legal/judicial system 	Existing County systems (incremental cost)
Cost Recovery Potential	Revenue reinvested into operations and stewardship	Example: Park City Bonanza Flat pilot generated ~\$300,000 in revenue	Demonstrates strong potential to offset staffing & maintenance

C. PHASED RECREATION IMPLEMENTATION

A phased recreation approach has been selected to ensure that implementation of the Plan is deliberate, data-driven, and responsive to real-world conditions. By introducing

access, infrastructure, and policies incrementally, the County can evaluate how the landscape and visitors respond before advancing to subsequent phases. This reduces the risk of unintended impacts to sensitive resources, allows for refinement of management strategies based on monitoring results, and ensures that adequate staffing, funding, and enforcement mechanisms are in place at each stage. The phased approach also creates clear decision points tied to performance outcomes, enabling the County to scale, adjust, or pause development as needed to maintain alignment with long-term stewardship goals and the Ranch’s overall vision.

PHASE I (2026–2027):

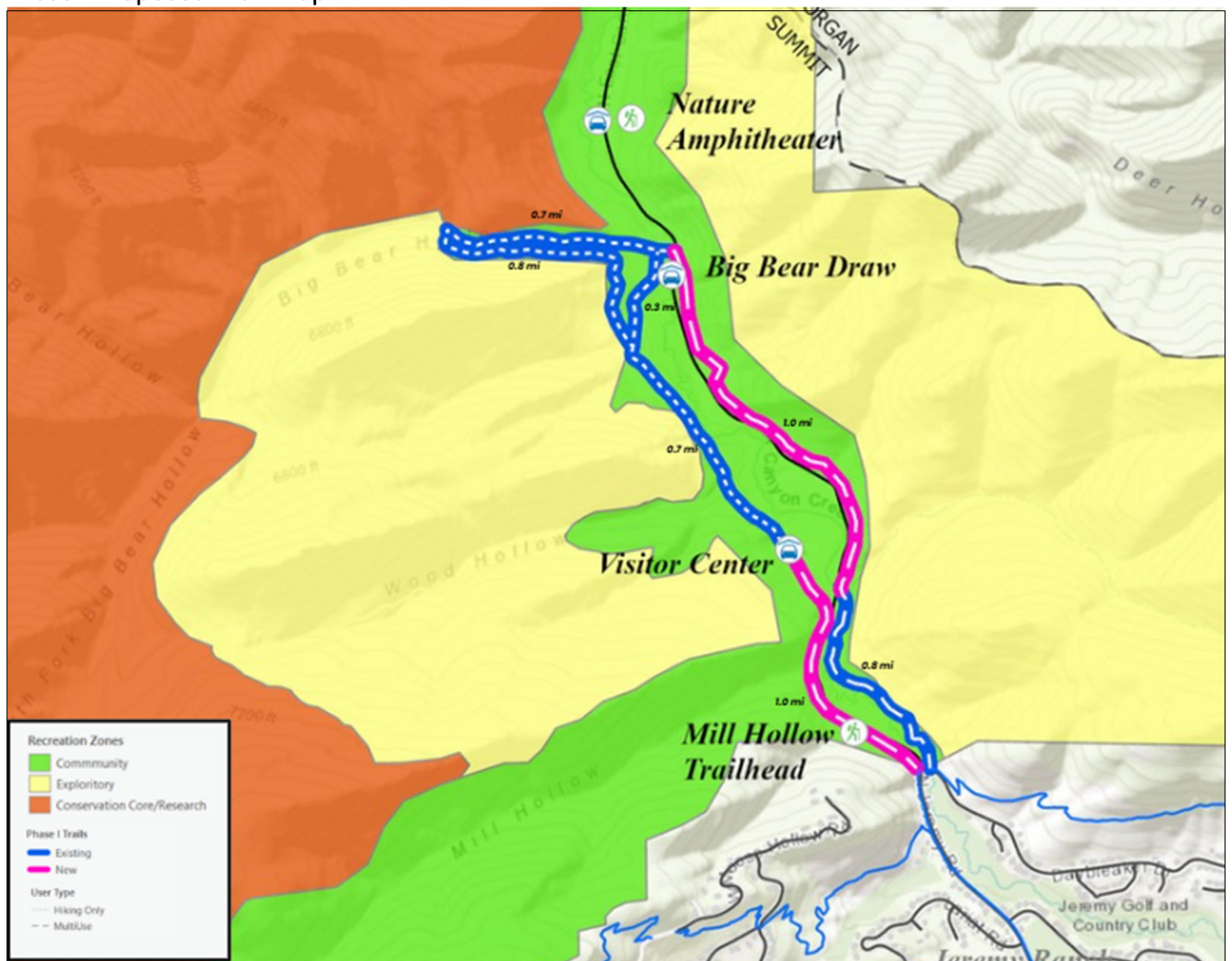
- Adaption of 910 RMP by Grantee
- Implementation of Recreation Zones, including signage and education measures
- Construction of Mill Hollow trailhead
- Implement Parking pilot supported by policies and enforcement.
- Rehabilitation of the Big Bear bridge
- Completion of Phase 1 trial concept within Community Zone
 - 3-miles of repurposed two trail to natural surfaced trail
 - 1-mile new construction single track trail
 - 1-mile transportation natural surfaced trail
- Visitor management and signage
- Grand Opening of the Community Zone to the Public
- Ongoing planning for visitor Center, Phase II trail plan, and Research Station

Phase I Project Capital Estimates (Includes 20% Contingency)

Phase I Project	Distance / Unit	Key Considerations	Cost Estimate
Shared Use Path (Soft Surface)	4,170'	Extension to Ranch House/Visitor Center; excludes engineering and major excavation. Includes typical path and boulder wall.	\$115,000
Stone House Trail (Soft Surface)	5,280' / 13,200'	Out-and-back, multi-seasonal use; excludes two segments requiring significant engineering. Return loop may be implemented as a mowed route.	\$82,000 / \$171,600
Stone House Trail (Vegetation Clearing Option)	12,144'	Budget alternative; revitalizes grasses and improves tread through use.	\$6,900
Canon Trail (Singletrack)	10,243'	New singletrack construction on east side of the road.	\$81,944
Mill Hollow Trailhead	Lump Sum	Initial access point and parking development.	\$1,000,000

Bear Draw Bridge Rehabilitation	Lump Sum	Rehabilitation of existing railroad bridge.	\$30,000 design + build costs
Visitor Center and Campus Preparation	Lump Sum	Grading, code compliance, ADA & safety improvements, utility upgrades, and driveway access improvements.	\$500,000 + Pending redesign costs
Fencing & Gates	Linear Foot	Selective installation; some materials already secured.	\$8.00 – \$10.00 / foot
Regulatory Signage	Each	Aluminum high-pressure signage (non-right-of-way locations).	Existing County systems (incremental cost) or ~\$100 / sign
Grant Funds	Awarded	UORG 2025-2027 UORG 2026-2028	\$ 400,000.00 \$ 347,760.00

Phase I Proposed Trail Map



PHASE II (2027–2029):

- Establish Visitor Center and Trailhead
- Finalize phase II trail plan
- Implementation of Phase II trail plan within Community Zone and Exploration Zone
- Grand Opening of the Exploratory Zone to the Public
- Ongoing planning future Phases trail plan, and Research Station

Future Considerations

Future improvements and connections should be considered only after a comprehensive evaluation of Phase I and Phase II projects, policies, and monitoring data. This phased and data-driven review ensures that any additional development remains aligned with resource protection goals, visitor experience standards, and overall Ranch management objectives. Potential future projects may include, but are not limited to:

- **Amphitheater Development:**
Completion of the Nature Amphitheater and associated amenities, with potential expansion of parking and programming capacity as supported by demonstrated demand and resource conditions.
- **Yurts and Research Center:**
Finalization of trail connections and evaluation of low-impact overnight accommodations (e.g., yurts), along with potential development of a research and education facility to support stewardship, scientific study, and public learning.
- **Perimeter and Interior Trail Enhancements:**
Improvements to regional connections such as the Great Western Trail, as well as development of an eastern perimeter route or smaller connector trails to enhance circulation and overall visitor experience.
- **Expanded Nordic Ski Opportunities:**
Development of additional winter trail loops, may include groomed skate-ski corridors and narrower classic ski routes, where consistent with terrain, demand, and ecological conditions.

All future considerations will be evaluated through the adaptive management framework to ensure they are appropriate, sustainable, and consistent with the Ranch's long-term vision.

IX. ADAPTIVE MANAGEMENT

The Recreation Management Plan is intentionally structured as an adaptive management framework, using a phased implementation approach to guide the development of trails, infrastructure, and recreation policies over time. Each phase is supported by a comprehensive

monitoring program designed to generate timely, data-driven insights that inform future decisions and allow for responsive adjustments. Early phases emphasize pilot initiatives—particularly related to public use and access management—while establishing clear and enforceable limitations that define the Ranch’s carrying capacity from the outset. This approach ensures that recreation is introduced in a measured, evidence-based manner, allowing the County to evaluate performance, respond to changing conditions, and refine management strategies to sustain long-term resource protection and visitor experience goals.

Recreational planning for the Ranch aims to develop public opportunities that are safe, sustainable, culturally respectful, and ecologically balanced. The Plan is a "living document" that should be reviewed frequently through the adaptive management process, to ensure continued alignment with desired environmental conditions, community needs, and the conservation easement. Ongoing data collection and the monitoring of environmental conditions are critical for all future evaluations and management decisions. The following principles shall guide the adaptive management framework and evaluation.

A. ADAPTIVE MANAGEMENT OBJECTIVES

The adaptive management approach for recreation at the 910 Ranch is intended to:

- Allow compatible public recreation while protecting ecological, riparian, and cultural resources.
- Concentrate recreational use within a limited trail network, utilizing existing trails/roads as sustainable to minimize disturbance.
- Respond proactively to changing conditions through monitoring, evaluation, and adjustment.
- Ensure recreation remains consistent with the Ranch’s conservation purpose and values.

B. ADAPTIVE MANAGEMENT MONITORING FRAMEWORK

Recreation monitoring will be ongoing, with data evaluated against established baseline conditions and clearly defined performance thresholds. Monitoring results will inform regular review and adaptive management decisions, including maintenance priorities, education efforts, seasonal or spatial restrictions, and, where necessary, the modification or discontinuation of recreational use to protect conservation values. This continuous monitoring process is foundational to adaptive management and is summarized in the table below.

C. ADAPTIVE MANAGEMENT PERFORMANCE THRESHOLDS

The introduction of recreational use of the Ranch is recognized as inevitably having unavoidable effects on vegetation and wildlife; however, the County’s management goal is to minimize those impacts to the greatest extent practicable, particularly within sensitive habitats and during vulnerable seasonal periods.

Performance thresholds are established to distinguish between the anticipated, low-level impacts inherent to recreational use and those that warrant management intervention. By

concentrating use on designated routes, monitoring ecological and wildlife indicators, and responding proactively as thresholds are approached or exceeded, the County aims to maintain recreational opportunities while minimizing degradation that could impair habitat function, disrupt wildlife behavior, or compromise the Ranch’s long-term conservation values. This approach recognizes the need to balance access with protection and emphasizes prevention, early detection, and timely, adaptive response.

D. ADAPTIVE MANAGEMENT EVALUATION AND ADJUSTMENT

Adaptive management is cyclical and required reviews to ensure actions are incorporated into future decisions:

- Implement recreation management actions
- Monitor outcomes
- Evaluate effectiveness
- Adjust practices or policies as needed

Adaptive Management Monitoring Framework

Indicator Category	Indicator	Metrics	Monitoring Method	Frequency	Management Use
Resource	Vegetation Condition	<ul style="list-style-type: none"> • % native vegetation cover • % bare ground • %/extent of invasive species • Width of disturbed vegetation zone 	Fixed monitoring plots, photo points, field surveys, use of ecology consultant	Annual (peak growing season)	Identify degradation trends; inform trail adjustments, restoration, or use limitations
Resource	Soil Stability & Erosion	<ul style="list-style-type: none"> • Trail incision depth • Presence/length of rills or gullies • Exposed roots/rocks • Drainage feature effectiveness 	Trail condition surveys, measurements, photo documentation	Annual; post-disturbance as needed	Trigger maintenance, reroutes, or seasonal closures
Resource	Riparian & Wet Meadow Condition	<ul style="list-style-type: none"> • % Riparian vegetation cover • Bank stability/trampling evidence • Informal access points 	Field assessments, photo points, visual habitat evaluations, use of ecology consultant	Annual; seasonal during high use	Protect sensitive areas; guide access control or restoration

		<ul style="list-style-type: none"> • Hydrologic function indicators 			
Resource	Wildlife Disturbance	<ul style="list-style-type: none"> • Wildlife presence vs. baseline • Avoidance behavior or displacement • Seasonal habitat use vs. recreation timing • Trail proximity to movement corridors 	Observations, incidental wildlife data, coordination with wildlife agencies	Seasonal; annually summarized	Inform seasonal restrictions, trail closures, or access modifications
Recreation	Trail Condition & Maintenance	<ul style="list-style-type: none"> • Trail width vs. design standard • Surface condition rating • Number/severity of maintenance issues • Social trails observed 	Trail inspections, maintenance logs	Annual; ongoing reporting	Prioritize maintenance, enforce designated routes
Recreation	Visitation Levels & Patterns	<ul style="list-style-type: none"> • Trail counter data • Observed peak use periods • Seasonal distribution of use • Change in use over time 	Automated counters, periodic counts, staff observation	Continuous; seasonally evaluated	Evaluate carrying capacity; adjust access or timing
Recreation	User Compliance	<ul style="list-style-type: none"> • Off-trail incidents observed • Violations of closures/rules • Repeat non-compliance areas • Enforcement or staff response needs 	Staff observation, compliance reports, enforcement records	Ongoing; annually summarized	Inform education, signage, enforcement, or access restrictions

Recreation	User Conflicts	<ul style="list-style-type: none"> • Documented complaints/incidents • Congestion locations • Temporal overlap of user types 	Incident logs, staff observation, public feedback	Annual review and summary	Evaluate need for use separation, timing controls, or outreach
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X. FINANCIAL CONSIDERATIONS

Embedding financial considerations within the Recreation Management Plan is essential to ensure that proposed improvements, operations, and long-term stewardship are both realistic and sustainable. By identifying capital costs, ongoing maintenance needs, and potential revenue sources from the outset, the Plan ensures that implementation is fiscally responsible and does not outpace available resources.

Equally critical to the Plan’s success is the establishment of dedicated full-time, seasonal, and contracted workforce. These positions are essential to support day-to-day operations, provide visitor services, enforce regulations, conduct monitoring, and carry out maintenance and stewardship activities. Without adequate staffing, even well-designed plans can fall short in execution; therefore, investing in personnel is fundamental to effectively managing recreation, protecting resources, and delivering a safe and high-quality visitor experience.

The Recreation Management Plan finance considerations identifies:

- Capital costs for trails and infrastructure
- Personnel and contractor costs
- Ongoing maintenance costs
- Revenue opportunities (*discussed below*):
 - Paid Parking
 - Concessions and Permit Fees
 - Grants and Partnerships
 - Donations and “Adopt-A-Trail” Programs

Cost Category	Description	Example Components	Estimated Annual / Phase Cost
Capital Costs (Trails & Infrastructure)	One-time investments for development of recreation system and visitor facilities	Trail construction (\$6–\$13/ft), trailheads, parking areas, bridges (\$2K–\$50K ea.), signage, fencing, visitor center improvements, amphitheater	\$500,000 – \$2.5M+ (Phase I–II total) depending on buildout scope
Personnel & Contractor Costs	Staffing and contracted services to operate and implement the plan	1–2 FTE managers (\$85K–\$120K ea. w/benefits), 3–6 seasonal staff (\$20–\$28/hr), contractors (trail crews, ecological consultants, engineers)	\$350,000 – \$750,000 annually depending on staffing level and phase

Ongoing Maintenance Costs	Recurring costs to maintain infrastructure and manage impacts	Trail maintenance (~\$375/mile), grooming (\$85/hr), restroom servicing (\$2K/year each), vegetation management, monitoring, enforcement	\$150,000 – \$400,000 annually depending on system size and use levels
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Financial Key Takeaways

- Capital costs are front-loaded in early phases but taper after major infrastructure is built
- Staffing is the critical long-term investment — necessary for enforcement, monitoring, and visitor management
- Maintenance costs scale with visitation, reinforcing the importance of capacity controls (parking limits, phasing)
- Revenue strategies (paid parking, concessions, permits) can offset a meaningful portion of annual operations

XI. POLICY CONSIDERATIONS

The Recreation Management Plan and its overarching Resource Management Plan shall operate in full compliance with, and under the authority of, all applicable Summit County codes, ordinances, adopted plans, and policies. In addition plan shall establish clear, proactive policies that support the implementation, management, and long-term stewardship for Recreation on the Ranch by:

- Developing policies and strategies that align with adopted County plans and the long-term vision for the property, and that proactively mitigate overuse and environmental degradation.
- Establishing and maintaining an annual budget that supports the implementation of programs, operations, and maintenance necessary to uphold both the RMP and applicable County requirements, while preserving the ecological integrity of the Ranch.
- Regularly reviewing and updating policies and management approaches to remain consistent with evolving County regulations, new data, community input, and changing environmental conditions.

Together, these actions ensure that the RMP functions as an implementable, enforceable framework that is consistent with County law while advancing the responsible management and conservation of the property.

A. PROPOSED USE POLICIES

Commercial Use Policy

The Commercial Use Policy establishes a highly controlled, permit-based system for for-profit activities on the Ranch. All commercial use must align with established conservation values and be compatible with the Ranch’s ecological carrying capacity. Access is granted only through an annual competitive RFP process, with priority given to local businesses. All operators must meet licensing, insurance, and fee requirements, and activities are limited to small groups (**maximum 12 participants**), low-impact, and non-motorized uses. In addition to permitting requirements, the policy is structured to generate maintenance and stewardship revenue

through user fees, cost recovery mechanisms, and potential revenue-sharing models, ensuring that commercial activities directly contribute to the upkeep, monitoring, and long-term protection of Ranch resources. The County retains full discretion to deny or terminate uses, and violations are subject to significant penalties to safeguard ecological integrity and public values.

Commercial Uses Inconsistent with Conservation Values

1. High-Impact or Intensive Recreation
 - Large-scale guided tours with frequent or high-volume use
 - Motorized recreation services (e.g., ATV, snowmobile, or shuttle-based recreation)
 - High-speed or downhill biking operations
 - Commercial uses that require trail modification beyond sustainable design
2. Disruptive Events or Experiences
 - Large commercial events or races that introduce infrastructure (aid stations, staging areas, amplified sound)
 - Festivals, concerts, or entertainment events with high noise levels
 - Activities that conflict with designated capacity limits or zoning
3. Wildlife-Disturbing Activities
 - Commercial dog walking or off-leash dog services
 - Wildlife chasing, tracking, or close-contact experiences
 - Activities occurring during sensitive seasons (e.g., calving, migration, winter range) that disrupt habitat
4. Resource-Degrading Uses
 - Any use requiring off-trail travel or creation of new informal routes
 - Activities that contribute to erosion, vegetation loss, or riparian damage
5. Commercial Uses Requiring Significant Infrastructure
 - Operations needing permanent or semi-permanent structures outside approved zones
 - Commercial filming or photography requiring staging, equipment, or access beyond standard use
 - Uses requiring road improvement, paving, or expanded parking beyond established limits
6. Incompatible Commercial Services
 - Commercial dog walking
 - Retail or concession operations not located within designated areas (e.g., Visitor Center or Community Zone)
 - Services inconsistent with non-motorized, low-impact recreation objectives

Donation & Gift Policy

The Donation Policy allows contributions that enhance public use while remaining consistent with conservation goals. Acceptable donations include amenities, public art, native plantings, and trail sponsorships. All donations must meet design standards, are

subject to County approval, and become County-owned upon acceptance. Donors cover all costs, and items are expected to have at least a 10-year lifespan.

Memorial Policy

The memorial bench policy is intended to provide a meaningful way for individuals to commemorate loved ones while protecting the natural, scenic, and ecological integrity of the Ranch. The policy standardizes durability, simplicity, and context-sensitive design by limiting bench locations, standardizing materials and styles that blend with the landscape, and avoiding over-placement or visual clutter. It ensures that installations do not adversely impact habitats, trails, or viewsheds, and that long-term maintenance responsibilities are clearly defined. Through careful siting and consistent guidelines, the policy balances personal memorialization with the broader goal of preserving the character and environmental values of the landscape for the public.

Dog Policy

Dog use is strictly limited to the Community Zone, where dogs must remain on leash and comply with rules related to waste disposal and designated access points. Dogs are prohibited in Exploration and Conservation Core/Research zones to prevent wildlife disturbance, and commercial dog walking is not allowed anywhere on the Ranch. Violations are enforced with fines and potential revocation of dog access.

Non-Commercial Large Group Policy

This policy regulates organized, non-commercial group trail use to maintain trail quality and protect the visitor experience. Groups of 10-25 people must register in advance, are generally limited to weekday use, and must comply with all closures and etiquette standards. **Groups larger than 25 are classified as Special Events and require a formal application.** The County may limit or deny access to manage capacity, and violations may result in restricted future use.

Picnic Area and Nature Amphitheater Rental Policy

Facility rentals at the 910 Ranch are subject to conditions designed to protect natural resources, ensure public safety, and maintain operational capacity. A maximum of 100 people is allowed per time block across all facilities. **Groups larger than 25 are classified as Special Events and require a formal application.** Reservations are not permitted on major holidays, including Memorial Day, the Fourth of July, Thanksgiving Day, Black Friday, Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day.

Facilities are intentionally limited in scope: no fires of any kind are allowed, including grills and fireplaces, and there is no electricity or running water available. No Lands & Natural Resources staff will be present during reservations. All renters are responsible for coordinating their event independently, managing participant safety, removing all trash, and ensuring full compliance with Ranch policies. The County reserves the right to impose

additional conditions or revoke reservations as necessary to protect resources and uphold the Ranch’s long-term stewardship goals.

Special Events Policy

While separate from the County’s established Special Event permitting process, the 910 Ranch Special Events Policy intends to be highly restricted and carefully evaluated.

Groups larger than 25 are classified as Special Events and require a formal application.

Events must align with conservation values, be County-sponsored, and are limited by a fixed maximum number per year. Large events require off-site parking with shuttle access, while smaller “ancillary” trail events may be allowed if they do not introduce additional infrastructure or impacts. These limitations ensure events remain compatible with resource protection and operational capacity. In addition to the Summit County’s established Special Use Permitting System the following requirements are necessary for Special Events on the Ranch.

XII. CONSISTENCY WITH COUNTY PLANS.

The Recreation Management Plan is consistent with and directly reflects the goals, policies, and guiding principles outlined in Summit County’s adopted plans and strategic frameworks. It aligns with County priorities related to responsible growth, environmental stewardship, protection of open space, and the provision of high-quality, sustainable recreation opportunities. The Plan supports the objectives of the General Plan, Trails Master Plan, and broader visioning efforts by emphasizing balanced access, conservation of natural resources, and long-term community benefit. Through its focus on adaptive management, capacity controls, and intentional design, the RMP advances established County priorities while providing a clear and implementable framework for managing recreation in a manner that is both sustainable and consistent with community values.

XIII. DISCUSSION.

Staff respectfully requests a robust and constructive discussion as part of the review of the Recreation Management Plan. This conversation is intended to provide meaningful feedback, recommendations, and opportunities to refine and revisit key components of the Plan and its overall direction. Through this collaborative process, staff aims to ensure that the RMP continues to reflect community values, meets management objectives, and remains responsive to evolving conditions and priorities.

Importantly, staff is also seeking clear direction on whether this effort is on the right track and whether there is support to move forward with implementation. Guidance from Council is critical in confirming that the proposed approach aligns with expectations and provides authorization to proceed with programming this historic, meaningful, and exceptional County asset in a thoughtful and responsible manner.

XIV. REQUESTED ACTION.

None

910 CATTLE RANCH

RECREATION MANAGEMENT PLAN WORK SESSION



Summit County Lands and Natural Resources

05/20/2026

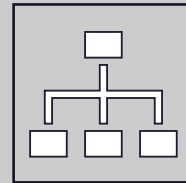
PRESENTATION AGENDA:



PLAN ANALYSIS



DISCUSSION



PUBLIC INPUT

An aerial photograph of a mountain valley. A river flows through a lush green meadow in the foreground. In the middle ground, a small, simple wooden cabin sits on a grassy slope. The background is dominated by a dense forest of evergreen trees covering a hillside under a clear blue sky.

LARGEST LAND ACQUISITION IN SUMMIT COUNTY HISTORY



Utah Lake

Little Cottonwood Canyon

Big Cottonwood Canyon

Mill Creek Canyon

Immigration Canyon

Salt Lake City

910 Cattle Ranch

Park City

PUBLIC INFORMATION SITE



910 Cattle Ranch

Wasatch Back Forest Conservation Project - A Monumental Expansion of Open Space for Summit County, UT

Summit County, UT - Lands & Natural Resources
April 18, 2024

<https://www.summitcountyutah.gov/1268/County-Lands-Natural-Resources>



**SUMMIT COUNTY GOT THE
FUNDING AWARD IN MAY 2023**

WHAT'S TAKING SO LONG?

WHAT HAVE WE BEEN DOING ALL THIS TIME?



Secure Funding

- **Application** – Completed 2023
- **Funding Award** – Completed April 2023
- **Close on Property** – January 27, 2026
- **Additional Grants** have funded
 - Baseline, Cultural, and Noxious Weed Inventory
 - Truck, UTV, and E-bike dedicated to the Ranch
 - Education and interpretive sign project (to be completed in May)
 - Parking lot study, design, & install
 - Trash cans, Restrooms, picnic tables
 - Big Bear Hollow Bridge restoration



Grant Fund Due Diligence

- **Forest Stewardship Plan** – Complete
- **Property Inventory** - Photographing and mapping property habitat, wildlife, assets, structures and improvements
- **Baseline Assessment** – Complete
- **Cultural Assessment** – Complete
- **Noxious Weed Inventory** -Phase I & II Complete, ongoing
- **Noxious Weed Management Plan** – Data collected 2025, report due May 2026
- **Permanent Vegetation Transects Establishment** – Complete 2023, Monitoring every year for 3 years then every 5 years
- **Title Report, Boundary Lot Adjustments** – Complete
- **Water Right investigation, Title Clean-up**– Complete
- **Conservation Easement** – Complete



Property Management

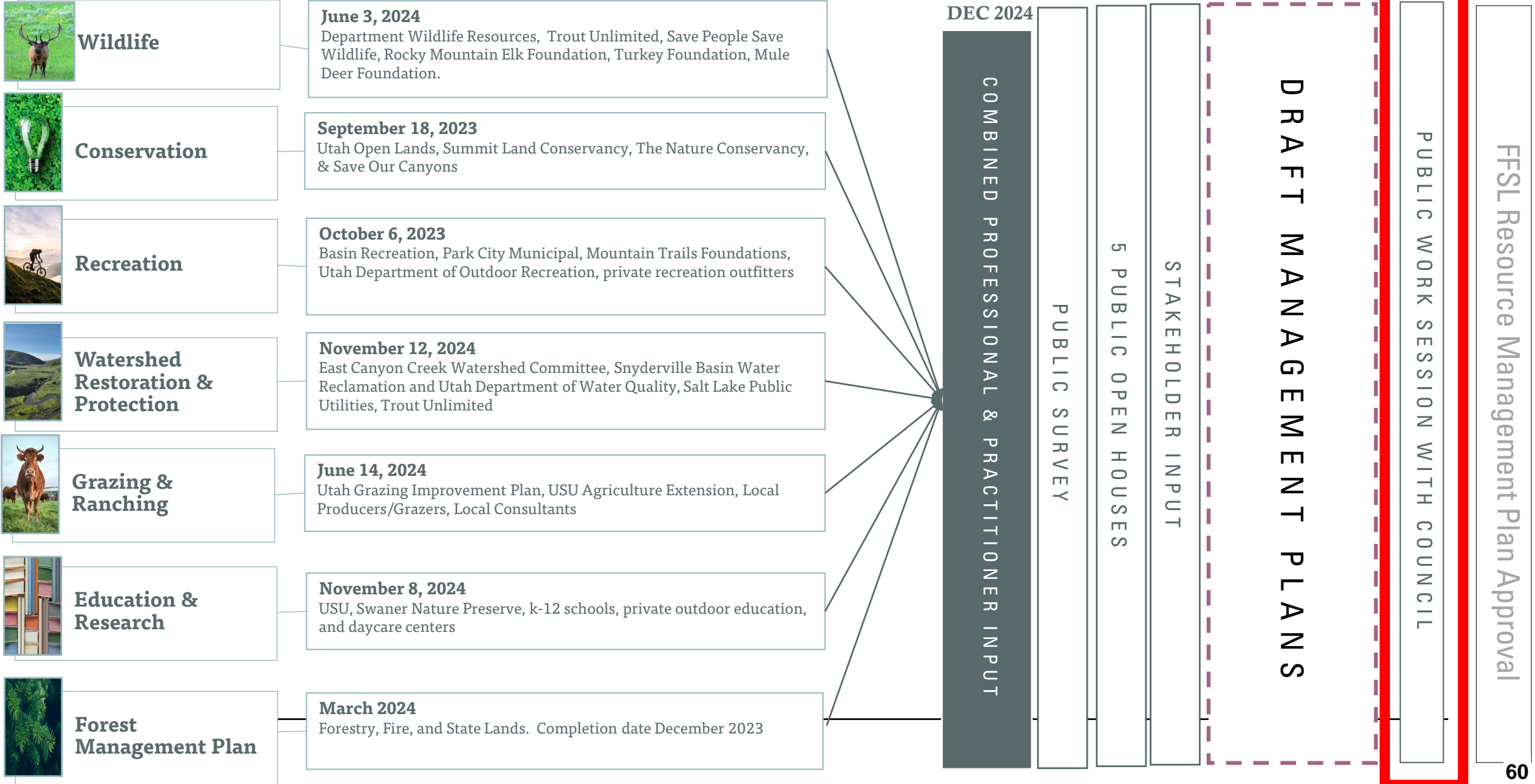
A condition of the option agreement was the requirement for Summit County to lease the land from the landowner to include...

- **Ambassador Program**
- **Fuel Reduction Project** – At the request of the landowner and under the direction of the state forester and the property stewardship management plan
- **Grazing Lease and Range Management** – working with the World Resource Institute, Trout Unlimited and CAT Foundation, installed short term cattle exclusionary fence to restore the lower section of Big Bear Hollow and improve native Cutthroat Trout habitat (A Utah Species of Critical Concern)

DOCUMENTS, REPORTS, AND GRANTS WILL BE AVAILABLE TO THE PUBLIC UPON REQUEST

COMMUNITY ENGAGEMENT

WE ARE HERE



COMMUNITY ENGAGEMENT

9-County Council Work Sessions

8-Practitioner Roundtables

Conservation, Recreation, Forestry, Wildlife, Grazing,
Education, Watershed, Forestry, Cumulative

5-stakeholder Meetings

3- Selected Stakeholder

1- County Staff Only

1- Chamber of Commerce – Sustainable tours review

5 Public Open Houses

1 Community Survey (1,380 responses)

2 Jeremy Ranch HOA Meetings

3 Rotary Presentations

**32 INDIVIDUAL
ENGAGEMENT
OPPORTUNITIES**

PRACTITIONER ROUNDTABLE OUTCOMES

CHALLENGE: Balancing sustainable funding, accessibility, enforcement, impacts to wildlife, ecological resilience, and restoration and stewardship actions while aligning stakeholders and the public on a transparent and unified vision and while managing for landscape scale adaptability in the face of diverse priorities.

MISSION: To transform the 910 Ranch into a high-functioning ecological landscape by protecting, restoring, and enhancing its notable ecosystem attributes; protecting wildlife; and managing the land through stewardship, thoughtful recreation, and adaptive practice for the lasting enjoyment of our community.

VISION: To balance a healthy ecological landscape with benefits for the public.

SHAPING THE FUTURE OF 910 RANCH SURVEY RESULTS

December 21, 2024 – January 31, 2025

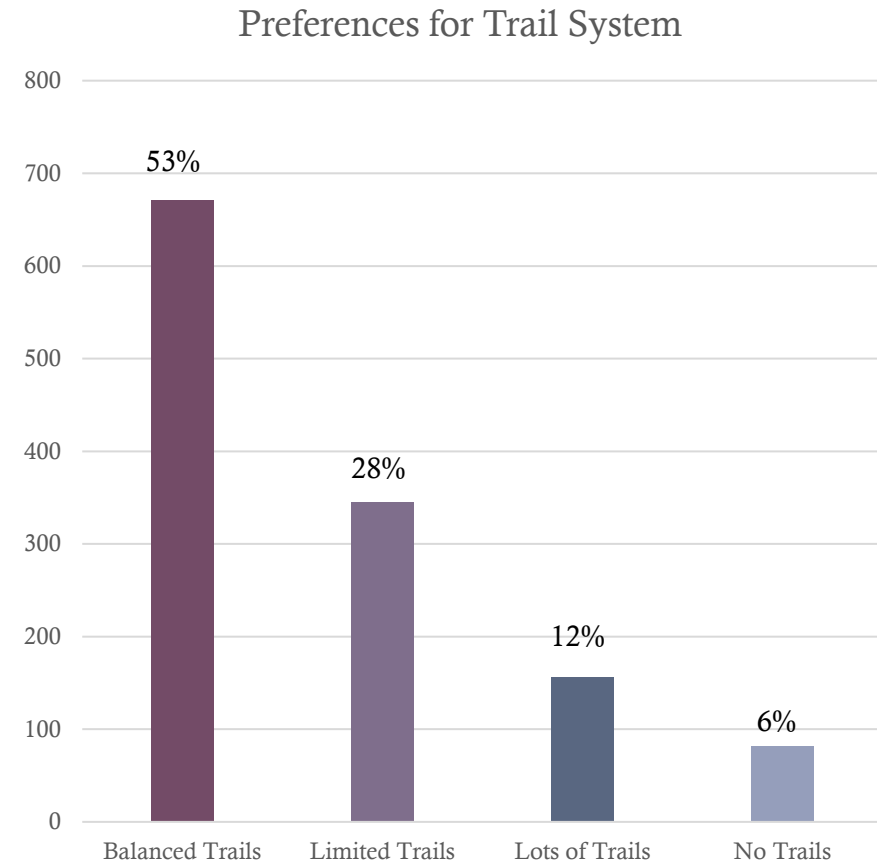
1,380 Unique Responses

STATICALLY VALID SURVEY

95% Confidence Rate – 2% Margin of Error

SURVEY RESULTS

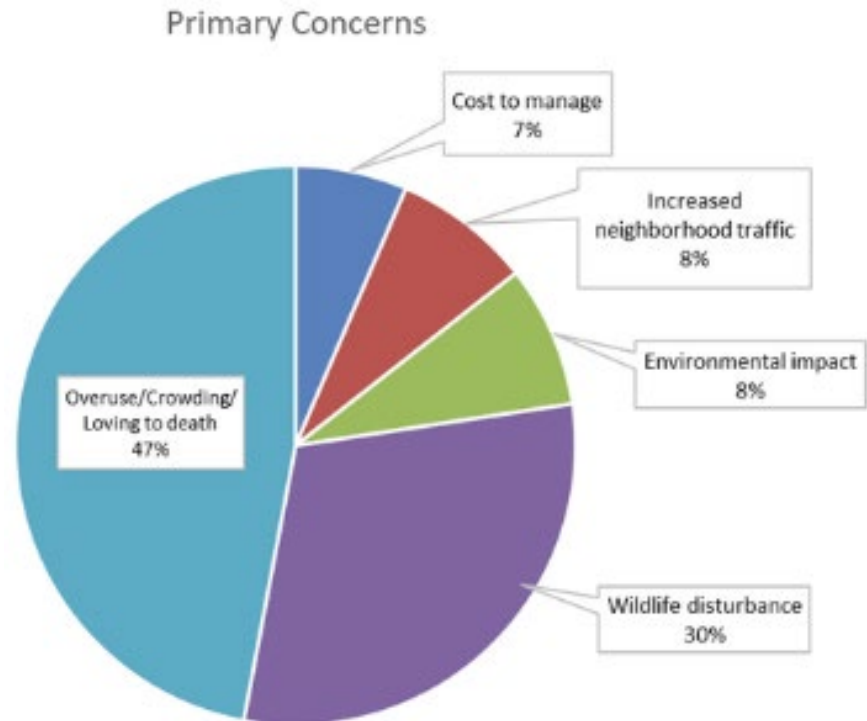
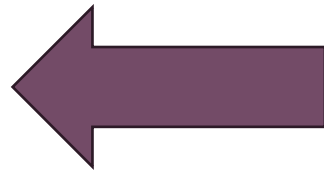
RECREATION



SURVEY RESULTS

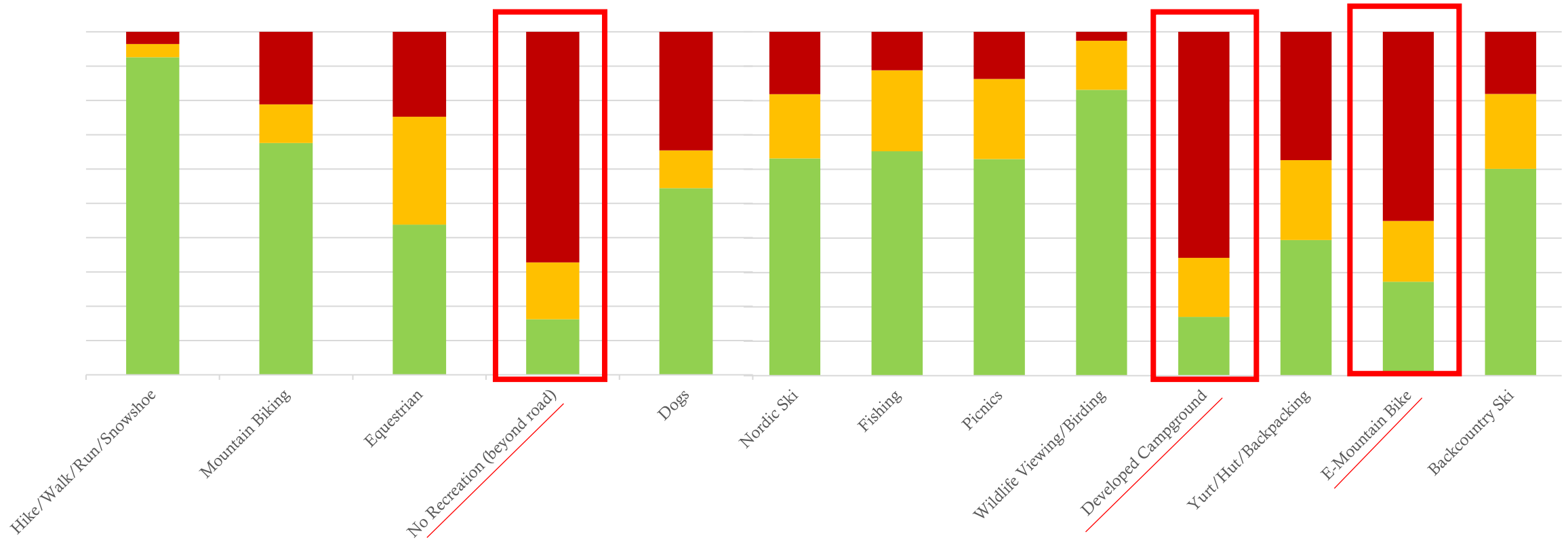
CONCERNS

**DON'T
LOVE IT
TO DEATH**



SURVEY RESULTS

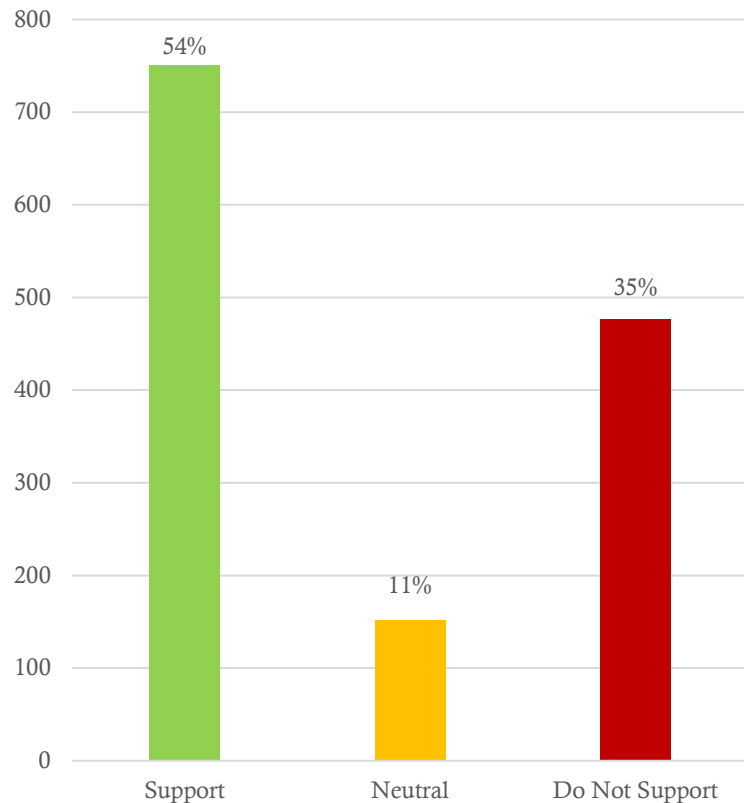
RECREATION



SURVEY RESULTS

DOGS ON TRAIL

Support for Dogs on Trails



Current public use of East Canyon Road has shown little regard for Summit County leash laws and pet waste responsibility.

Studies show that Dogs can negatively impact wildlife: As a subspecies of wolves, prey species recognize them as predators; Dog urine is a wildlife repellent.



PUBLIC INFORMATION OPEN HOUSES

IF THE 910 RANCH ALLOWED FOR LIMITED GROUP GATHERINGS, WHICH TYPES DO YOU FEEL WOULD BE APPROPRIATE?

Keep In Mind:

- Amplified sound would be capped at 70 db; similar to the noise level of a vacuum cleaner
- Events would occur in designated zones only
- Organizers would pay the County for an event permit

<p>PERMITTED LARGE GROUP EVENTS (Ex: company retreats, special events, etc.)</p> <p><input checked="" type="checkbox"/></p>	<p>WEDDINGS OR FAMILY GATHERINGS</p> <p><input checked="" type="checkbox"/></p>
<p>OUTDOOR EDUCATION CAMPS & SCHOOL GROUPS</p> <p><input checked="" type="checkbox"/></p>	<p>NONE OF THESE TYPES OF EVENTS</p> <p><input type="checkbox"/></p>

Acquiring land is not just an upfront expense; it requires ongoing investment to meet public expectations for maintenance and amenities such as restrooms, parking, staffing, recreation and restoration efforts. To reduce the long-term financial burden on the General Fund, the County aims to secure a consistent, reliable revenue stream for maintenance of the ranch.

DO YOU SUPPORT PUBLIC ACCESS AND LIMITED GENERAL RECREATION OPPORTUNITIES ON THE 910 RANCH?

BEFORE VOTING, PLEASE READ THE BACKGROUND INFORMATION

DO YOU SUPPORT THE CONTINUATION OF CATTLE GRAZING ON THE 910 RANCH?

BEFORE VOTING, PLEASE READ BACKGROUND INFORMATION

Acquiring land is not just an upfront expense; it requires ongoing investment to meet public expectations for maintenance and amenities such as restrooms, parking, staffing, recreation and restoration efforts. To reduce the long-term financial burden on the General Fund, the County aims to secure a consistent, reliable revenue stream for maintenance of the ranch.

DO YOU SUPPORT ALLOWING A LIMITED AMOUNT OF PERMITTED OPPORTUNITIES ON THE 910 RANCH, WITH COMPANIES PAYING A PERMIT FEE TO THE COUNTY TO OPERATE ON THE 910 RANCH?

IF THE 910 RANCH ALLOWED SPORTS TRAINING OPPORTUNITIES FOR ORGANIZED GROUPS, WHICH OF THE FOLLOWING DO YOU FEEL WOULD BE MOST APPROPRIATE?

<p>LOCAL YOUTH SPORTS TEAMS (Ex: Public schools or club teams from Summit County)</p> <p><input checked="" type="checkbox"/></p>	<p>NON-LOCAL YOUTH SPORTS TEAMS (Ex: Public schools or club teams outside of Summit County)</p> <p><input checked="" type="checkbox"/></p>
<p>LOCAL COMMUNITY SPORTS TRAINING (Ex: Adult recreation clubs, Rancho Luna Lobos, Team Sugar, Nordic Betties)</p> <p><input checked="" type="checkbox"/></p>	<p>NON-LOCAL COMMUNITY SPORTS TRAINING (Ex: Adult recreation clubs, i.e. TUNA, Wastach Hiking Club)</p> <p><input checked="" type="checkbox"/></p>
<p>OLYMPIC-LEVEL SPORTS TRAINING PROGRAMS</p> <p><input type="checkbox"/></p>	<p>NONE OF THESE TYPES OF SPORTS TRAINING GROUPS</p> <p><input type="checkbox"/></p>

WHAT IS THE MAXIMUM AMOUNT YOU WOULD BE WILLING TO SPEND ON A USER RECREATION FEE FOR THE 910 RANCH?

<p>\$5 DAILY USER FEE</p> <p><input checked="" type="checkbox"/></p>	<p>\$10 DAILY USER FEE</p> <p><input checked="" type="checkbox"/></p>
<p>\$50 ANNUAL PASS</p> <p><input checked="" type="checkbox"/></p>	<p>\$75 ANNUAL PASS</p> <p><input checked="" type="checkbox"/></p>
<p>NONE - I DO NOT SUPPORT ANY FEES</p> <p><input type="checkbox"/></p>	

STAKEHOLDER MEETINGS

RECREATION



PARTICIPATING

Jeremey Ranch HOA
Private Landowners
Basin Recreation
Morgan County
Salt Lake Public Unities
Utah Dept Wildlife Resources,
Outdoor Recreation, and State Parks

HELD 3 MEETING TO DISCUSS

- Planning Zones
- Use Policies
- Recreational Opportunities.

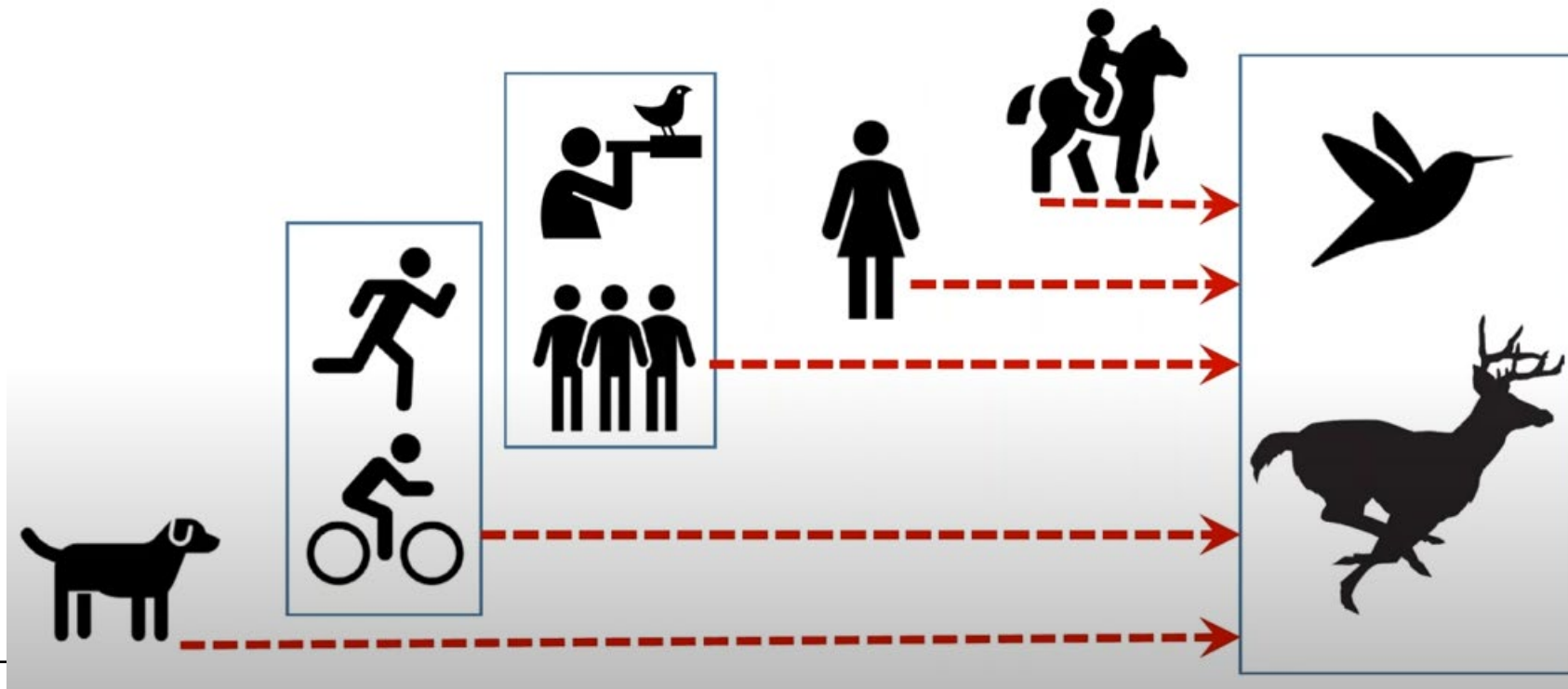
Public Comment Opportunity

- 35 public participants

MANAGEMENT DECISIONS

WHAT TYPE AND HOW MUCH RECREATION?

Generalized relative effects of different recreational user groups on wildlife



THE RECREATION MANAGEMENT PLAN

DOES NOT PROMOTE the following:

- High-impact development that could compromise conservation values
- Motorized use, except for emergency response, land management, and maintenance
- Paving of roads or parking areas
- Support for broad or unrestricted recreation
- Uncontrolled or “unhinged” trail development that encourages wildlife harassment



Photo Credit: David Jackson -Park Record

THE RECREATION MANAGEMENT PLAN

DOES PROMOTE the following:

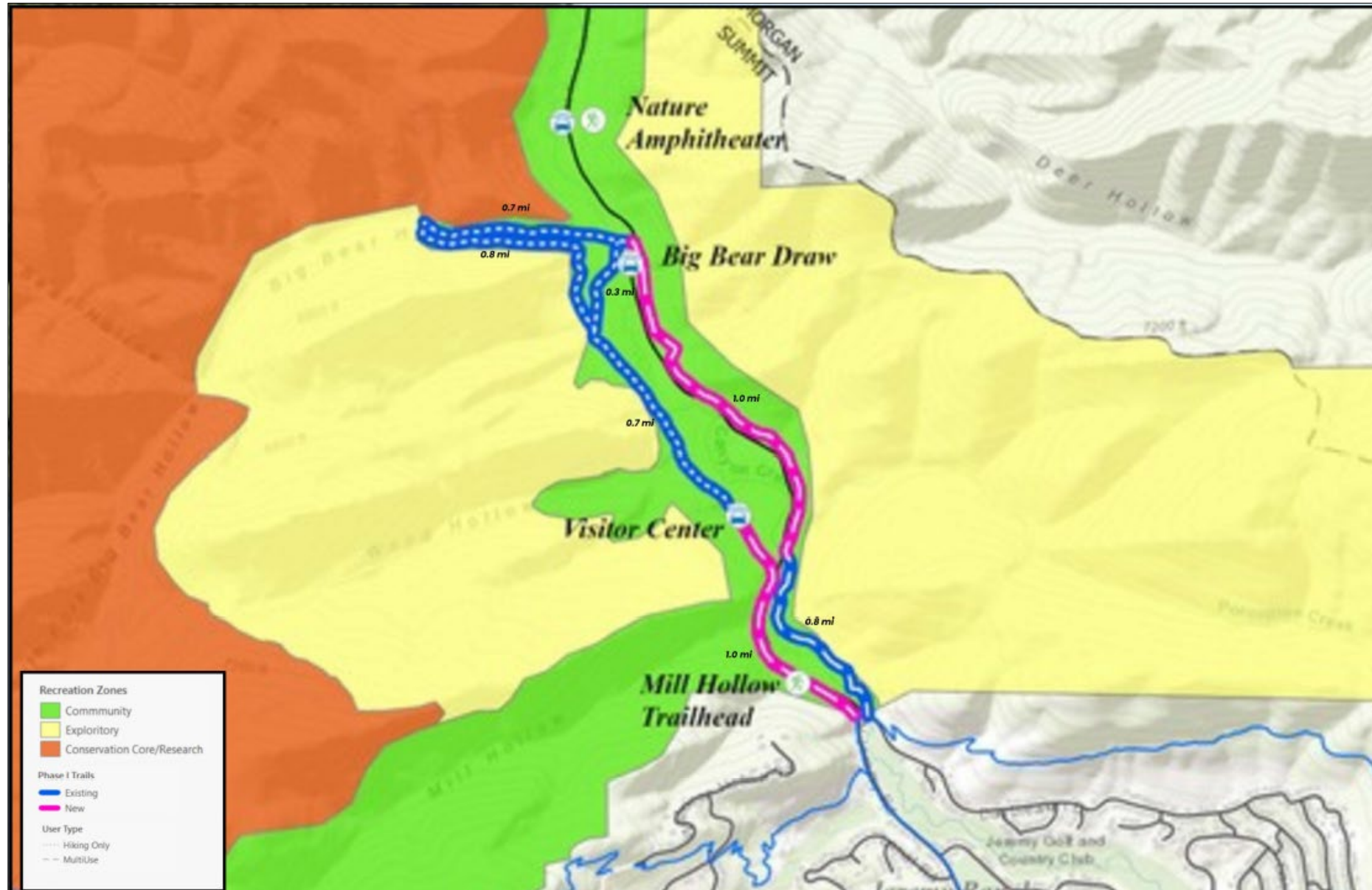
- Provides mandated public access, required by federal funding and aligned with community sentiment
- Promote recreation in strategic areas
- Encourages a quiet, non-mechanized landscape character (53% of acreage has restricted access)
- Minimizes long-term environmental impacts through low-impact design
- Emphasizes minimal, strategic, and purpose-driven development
- Programs recreation behavior in a way that can minimize wildlife impact
- Incorporates strict policies, monitoring, and enforcement to protect the conservation values
- Frames public use as a privilege contingent on responsible stewardship
- Conforms to adaptive management protocol
- Ensures long-term ecological integrity, scientific value, and conservation of the Ranch for future generations

THE RECREATION MANAGEMENT PLAN

PROPOSED CAPACITY MANAGEMENT
PAID PARKING PILOT PROGRAM
PHASED INFRASTRUCTURE



THE RECREATION MANAGEMENT PLAN



THE RECREATION MANAGEMENT PLAN

PROPOSED USE POLICIES

1. Commercial Use Policy
2. Memorial Policy
3. Dog Policy
4. Non-Commercial Large Group Policy
5. Picnic Area and Nature Amphitheater Rental Policy
6. Special Events Policy



THE RECREATION MANAGEMENT PLAN

RECREATION MANAGEMENT PLAN

ADAPTIVE MANAGEMENT

The Recreation Management Plan is designed as an **adaptive management** framework that purposefully utilizes a **phased approach** to develop trails and amenities. Each phase is supported by a **robust monitoring and data-gathering system**, ensuring that real-time insights inform all future implementations.

While the initial phase introduces critical pilot programs—specifically those governing public use policies—certain elements of the plan remain purposefully direct by establishing **an immediate carrying capacity** through strictly defined parking and access limits.



WHAT'S NEXT

Resource Management Plan

- Recreation Plan
- Grazing Analysis
- Forest Stewardship Plan
- Wildlife Management Plan
- Adaptive Management and Monitoring Plan
- Noxious Weed Management Plan
- Recreational Fishery Study
- Watershed Health Analysis

Informed by the
Baseline Assessment Report
AND
Ongoing Data Collection



=

GRAND OPENING

An aerial photograph of a mountain valley. The valley floor and lower slopes are covered in a dense forest of tall, thin evergreen trees. The upper slopes and ridges are covered in a thick forest of shorter, denser trees, possibly deciduous. The sky is clear and blue. The word "DISCUSSION" is overlaid in large, white, sans-serif capital letters in the center of the image. A vertical white line is positioned to the right of the text, extending from the top of the text down to the bottom of the image.

DISCUSSION



STAFF REPORT

TO: Summit County Council
FROM: Summit County Auditor Office
DATE: May 20, 2026
RE: Payment plan request for property in May Tax Lien Sale

Summary

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

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

Account	Parcel Number	Owner Name	Amount Due 5/21/2026
0227581	PB-3-B-370	BATTULGA TUGSJARGAL	\$ 12,169.03

The applicant’s original submission referenced a request for “deferral” of taxes. Following discussions with the Auditor’s Office, the applicant clarified that the request is for withdrawal of the property from the 2026 tax sale, waiver of accrued interest, fees, and penalties due, and approval of the proposed payment arrangement described in this report.

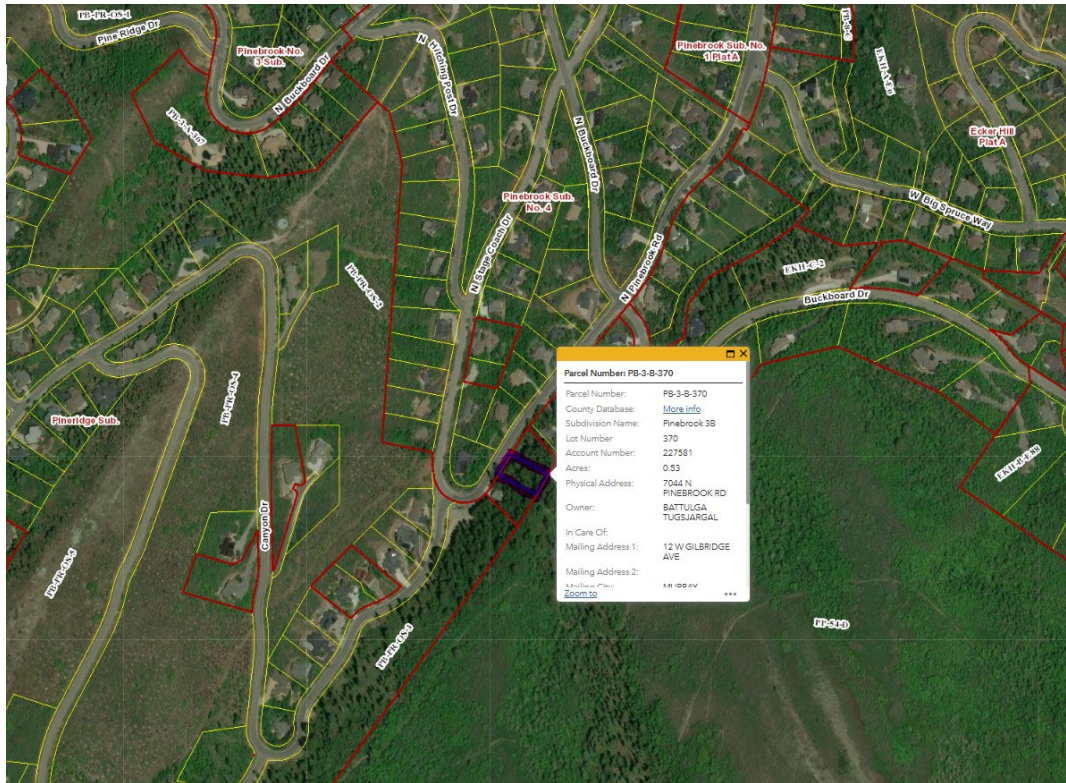
Staff notes that requests involving the deferral or waiver of property tax obligations are generally treated as limited exceptions and are evaluated cautiously in light of the County’s obligation to administer property taxes uniformly and equitably.

Because property taxes are administered on a uniform and equitable basis, staff recommends that waivers or adjustments of accrued interest, fees, and penalties be granted only in limited circumstances supported by sufficient justification.

Property Information

Address: 7044 N Pinebrook Rd.
Park City, Utah 84098

Property Type: Residential Unimproved – 0.53-acre lot



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 property owner submitted a payment plan application, along with additional supporting documentation and requested financial information. The application materials and supporting documents were reviewed by the Auditor's Office as part of the evaluation of this request.

If the Council wishes to review the documentation and verifications collected in connection with this payment plan proposal, please contact the Auditor's Office directly. The materials

contain private financial and personal information that is not appropriate for inclusion in this staff report or discussion in a public meeting setting.

As part of the application review process, the Auditor’s Office reviewed tax returns, financial information, and other supporting documentation submitted by the applicant, including information related to ongoing business operations and closely held business interests identified through public records searches. This information was considered in evaluating the applicant’s proposed payment plan and the likelihood of performance under the agreement. Based on the information reviewed, staff believes the proposed payment plan may be feasible; however, the County cannot guarantee future financing or payment performance.

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

Request for Adjustment & Proposed Payment Plan

The property owner is requesting the accrued interest, interest, fees, and penalties on this account to be adjusted. The total adjustment would be \$2,457.56.

The proposed payment plan is as follows:

September 30, 2026	\$5,000.00
April 30, 2027	Balloon Payment

It should be noted that the estimated balloon payment at the conclusion of the proposed plan will be approximately \$11,000, or approximately \$8,500 if the requested adjustment referenced above is approved.

For reference, 2025 property taxes totaled \$2,328.64, and the above estimates assume 2026 taxes will be similar. Under the proposed payment structure, the property will likely appear on the 2027 tax sale list and will continue to be noticed and published with other properties slated for tax sale until all delinquent amounts are paid in full and the account is current.

The property owner has indicated that the proposed September 2026 payment is expected to be funded through financing obtained in connection with the planned construction of a residence on the property. The timing and availability of such financing has not been independently verified by the County.

Pursuant to statutory requirements, all payments must be applied in reverse chronological order, with penalties and interest paid first, followed by taxes due for the most recent tax year. As a result, once 2026 property taxes become due on November 30, 2026, any subsequent payments will first be applied to the 2026 tax year before being applied to prior delinquent years.

Action Requested

The property owner requests approval of the following:

- Withdrawal of the property from the 2026 Tax Lien sale
- Waiver of accrued interest, fees, and penalties with unpaid taxes from tax years 2021-2025, totaling approximately \$2,457.56
 - The Auditor's office recommends denial of this portion of the request.
- Approval of the proposed payment plan

Thank you for your consideration of these requests.

Chase Black
Chief Deputy Auditor

THIS AGREEMENT (the “Agreement”) is made this 20th 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 TUGSJARGAL BATTULGA (hereinafter referred to as “Property Owner”), collectively referred to herein as the “Parties”.

RECITALS:

WHEREAS, Property Owner is the owner of Summit County Tax I.D. PB-3-B-370, located at 7044 N Pinebrook Road within Summit County, State of Utah (the “Property”); and

WHEREAS, 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 21st, 2026 (the “Tax Sale”), and

WHEREAS, the Property Owner 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 Property Owner enter into a payment agreement with the County, which arrangement the Council approved at its regularly scheduled meeting on May 20th, 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. **Property Owner's Obligations:** As of May 20th, 2026, Property Owner owes the County a total of Twelve thousand, one hundred sixty-six & 44/100 cents (\$12,166.44), which represents delinquent back taxes owed to the County, and other entities, plus any and all fees, penalties and interest as allowed by law. Property Owner 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. \$5,000.00 on September 30, 2026
- ii. The remaining outstanding balance shall be paid in full on or before April 30, 2027.

Property Owner 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. Property Owner 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 2025 tax year first, followed by the preceding years in reverse chronological order. Property Owner furthers 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 Property Owner 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 have a term that expires April 30th, 2027.
5. **Assignability.** The rights and obligations of Property Owner 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 Property Owner 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 Property Owner shall be addressed to:

Tugsjargal Battulga
11622 S Anna Emily Dr
South Jordan, UT 84095

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 Property Owner to provide the County with a current and accurate mailing address for mailing of all notices and invoices and Property Owner's failure to do so may result in Property Owner'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.

PROPERTY OWNER

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: Ryan Stack, County Attorney
Joe Frazier, County Historian

Date of meeting: May 20, 2026

Subject: Discussion and possible adoption of Ordinance No. 1011, an Ordinance Amending Summit County Code Title 2, Chapter 2, AND Title 2, Chapter 37.

REQUESTED COUNCIL ACTION

Staff request that the Council review, discuss, and consider adopting at a later date, Ordinance No. 1011, An Ordinance amending Summit County Code Title 2, Chapter 2, and Title 2, Chapter 37, by reassigning the responsibilities of the Summit County Historical Society to the Summit County Heritage and Landmark Commission.

BACKGROUND

Title 2, Chapter 2 establishes and outlines the duties of the Heritage and Landmark Commission and Chapter 37 establishes and outlines the duties of the Historical Society. The Heritage and Landmark Commission is presently operational with both commissioners and staff assigned to it. The Historical Society has not been operational since 2014 or before. The Commission has expressed a willingness in assuming the duties of the Historical Society. The changes were discussed with the Summit County Council during the regular meeting on April 1, 2026.

DISCUSSION

The Historical Society was established to provide oversight for the History Museum and historical records collection. By code, decisions regarding what is collected to be a part of those collections is overseen by the Historical Society. Due to the inactivity of this board, some of these duties have been abandoned.

The Heritage and Landmark Commission has primarily been occupied with the identification of and preservation of historic structures in the county. During a recent strategic planning exercise, the Commission expressed interest in and the willingness to assume the duties of the Historical Society in conjunction with the duties assigned to them. The recommendation before you is to reassign the duties of the Historical Society to the Heritage and Landmark Commission and abolish Chapter 37 regarding the Historical Society.

Abolishing the Historical Society will eliminate a volunteer board, which is often difficult to fill. There will be no budgetary impact from joining the two boards together.

ATTACHMENTS:

-
1. Ordinance 1011

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 1011**

**AN ORDINANCE AMENDING SUMMIT COUNTY CODE TITLE 2, CHAPTER 2, AND
TITLE 2, CHAPTER 37, BY REASSIGNING THE RESPONSIBILITIES OF THE
SUMMIT COUNTY HISTORICAL SOCIETY TO THE SUMMIT COUNTY HERITAGE
AND LANDMARK COMMISSION**

PREAMBLE

WHEREAS, Chapter 2 of Title 2, Summit County Code, establishes and outlines the duties of the Summit County Heritage and Landmark Commission (the “Commission”); and

WHEREAS, Chapter 2 of Title 37, Summit County Code, establishes and outlines the duties of the Summit County Historical Society (the “Society”); and

WHEREAS, Title 37 provides for the appointment of a Board of Trustees to carry out the Society’s duties, but any such board positions have been unfilled since 2014; and

WHEREAS, The Commission is currently operational and comprised of both County staff and community member volunteers; and

WHEREAS, the Commission has the present interest and ability to carry out those duties otherwise assigned to the Society’s Board of Trustees; and

WHEREAS, the Summit County Council finds it in the best interests of both the County and its citizens to reassign the Society’s duties to the Commission. The Society has not been operational for over ten (10) years and the Commission is active and willing to assume these additional responsibilities;

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

Section 1. Title 2, Chapter 2 of the Summit County Code is amended as depicted in Exhibit A, which is incorporated herein by reference.

Section 2. Title 2, Chapter 37 of the Summit County Code is amended as depicted in Exhibit B, which is incorporated herein by reference.

Section 3. Effective Date. This Ordinance shall take effect immediately after publication.
ENACTED this ____ day of _____, 2026.

ATTEST:

SUMMIT COUNTY COUNCIL

Malena Stevens
Summit County Clerk

Canice Harte, Chair

APPROVED AS TO FORM

Ryan P.C. Stack
Deputy County Attorney

VOTING OF COUNTY COUNCIL:

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

EXHIBIT A
PROPOSED AMENDMENTS

REDLINES TO BE REMOVED UPON APPROVAL

CHAPTER 2

SUMMIT COUNTY HERITAGE AND LANDMARK COMMISSION

SECTION:

2-2-1: Purpose

2-2-2: Established

2-2-3: Duties Of Commission

2-2-4: Conduct Of Commission Members

2-2-1: PURPOSE:

The county council recognizes that the historical **record and** heritage of the county community **is are** among its most valued and important assets. It is therefore the intent of the county council to **preserve and share county history, and to** identify, preserve, protect and enhance historic areas and sites lying within the boundaries of the county.

2-2-2: ESTABLISHED:

A Summit County heritage and landmark commission is hereby established in the county as follows:

A. Membership; Appointment; Vacancy; Removal: The commission shall consist of at least five (5) members, but no more than nine (9) members, each of whom has demonstrated interest, competence or knowledge in historic preservation. Commissioners shall be appointed by the county manager with the advice and consent of the county council to serve terms of three (3) years. Each commissioner may serve a maximum of three (3) terms. In the event that a vacancy shall occur during the term of any commissioners, a successor shall be appointed for the unexpired portion of the term by the county manager. Commissioners shall not be considered employees or officers of the county based on their membership on the commission. However, nothing in this section precludes an employee or officer of the county from serving as a member of the commission. The county manager may remove any member of the commission, at any time, without cause.

B. Professional Members: To the extent available in the community, two (2) commissioners shall be "professionals", as defined by national park service regulations, from disciplines of history, archaeology, planning, architecture or architectural history.

C. Meetings: The commission shall meet at least twice each year and conduct business in compliance with the Utah open public meeting law, including public notification of meeting places, times and agenda items.

D. Minutes: Written minutes of each commission meeting shall be prepared, preserved and made available for public inspection.

E. Attendance: Each commissioner shall be responsible for attending all scheduled meetings of the commission. Should circumstances arise where a commissioner is unable to attend a scheduled meeting, the commissioner shall be responsible for notifying the chair, the director of community development, or his/her designee, as soon as possible. Commissioners who fail to attend three (3) regular meetings of the commission within any consecutive three (3) month period may, at the discretion of the manager, be removed from the commission.

F. Quorum: The attendance of a majority of commissioners shall constitute a quorum. All official acts of the commission shall be by majority vote of those then present.

G. Compensation: Commissioners shall serve without compensation.

H. Officers: The commission shall **annually** elect from its members a chair **and** a vice chair, ~~and a secretary annually.~~

I. Conduct Of Business: The commission shall conduct its business according to bylaws, which the county council shall adopt, with the commission meeting as needed to act on the business of the commission.

J. Historian: The county manager shall appoint and employ a qualified person to serve as the county historian. The county historian shall act as the executive and administrative officer, as well as the secretary, to the Commission. The historian, consistent with the county's donation policies, may work with the county manager to accept donations of personal property to the Summit County historical museum.

2-2-3: DUTIES OF COMMISSION:

The Summit County heritage and landmark commission shall have the following duties:

A. Survey And Inventory Community Historic Resources: The commission shall conduct, or cause to be conducted, a survey of the historic, architectural and archaeological resources within the county. The survey shall be compatible with the Utah inventory of historic and archaeological sites. Survey and inventory documents shall be maintained and shall be open to public inspection. The survey shall be updated at least every ten (10) years.

B. Review Proposed Nomination To National Register: The commission shall review and comment to the state historic preservation officer on all proposed national registry nominations for properties within the boundaries of the county. When the commission considers a national register nomination which is normally evaluated by professionals in a specific discipline, and that discipline is not represented on the commission, the commission shall seek expertise in that area before rendering its comments or decisions on review.

C. Submit Budget Proposal: Submit an annual budget proposal to the county manager.

D. Provide Advice And Information:

1. The commission shall act in an advisory role to the county manager, county council or to other officials and departments of government regarding identification and protection of local historic and archaeological resources, or any other matter within the purview of the county under Utah Code Annotated section 17-50-326, as amended.

2. The commission shall foster continuing education of county citizens regarding historic preservation and community history.

E. Enforcement Of State Historic Preservation Laws: The commission shall support the enforcement of all state laws relating to historic preservation. These include, but are not limited to, Utah Code Annotated section 9-8-501 et seq., "the historical preservation act"; Utah Code Annotated sections 9-8-305, 9-8-307 and 9-8-308 regarding protection of Utah antiquities; and Utah Code Annotated section 9-8-404 regarding notification of the state historic preservation office of any known or proposed action which will destroy or affect a site, building or object owned by the state and included on, or eligible for, the state or national registers.

F. Annual Presentation: The commission shall make an annual presentation to the county manager and county council of its goals, budget, and activities.

G. Historical Records

1. The commission shall research, assemble, and preserve material and information relevant to the social, cultural, economic, and religious history of Summit County. The commission may, in coordination with the Communication and Public Engagement Department and the Department of Heritage and Arts, disseminate material and information relevant to the social, cultural, economic, and religious history of Summit County.

2. The commission shall maintain a Summit County historical museum.

2-2-4: CONDUCT OF COMMISSION MEMBERS:

A. Ethical Principles: The following ethical principles shall guide the actions of the commission and its members in carrying out the powers and duties described above:

1. Serve The Public Interest: The primary obligation of the commission and each member is to serve the public interest.

2. Support Citizen Participation In Decision Making: The commission shall ensure a forum for meaningful citizen participation and expression in the process and assist in the clarification of community goals, objectives, and policies.

3. Recognize The Comprehensive And Long Range Nature Of Decisions: The commission and its members shall continuously gather and consider all relevant facts, alternatives and means of accomplishing them, and explicitly evaluate all consequences before making a recommendation or decision.

4. Facilitate Coordination Through The Process: The commission shall ensure that individuals and public and private agencies possibly affected by a prospective decision receive adequate information far enough in advance of the decision.

5. Avoid Conflict Of Interest: Commission members shall avoid conflicts of interest and even the appearance of impropriety. At the commencement of any matter before the commission, members shall divulge in public, any past, present, or expected relationship with any party affiliated with such matter. A member with a potential conflict of interest shall abstain from voting on the matter, not participate in any deliberations on the matter, and leave the commission table, but may remain in the chamber. The member shall also not discuss the matter privately with any other official voting on the matter.

6. Render Thorough And Diligent Service: If a commission member has not sufficiently reviewed relevant facts and advice affecting a public decision, that member should not participate in that decision.

7. Not Seek Or Offer Favors: A commission member must not directly or indirectly solicit any gift or accept or receive any gift (whether in money, services, loans, travel, entertainment, hospitality, promises, or in some other form) under circumstances in which it could be reasonably inferred that the gift was intended or could reasonably be expected to influence them in the performance of their duties or was intended as a reward for any recommendation or decision on their part.

8. Not Disclose Or Improperly Use Confidential Information For Financial Gain: A commission member shall not disclose or improperly use confidential information for financial gain, and must not disclose to others confidential information acquired in the course of their duties or use it to further a personal interest.

9. Ensure Full Disclosure At Public Meetings: The commission shall ensure that the presentation of information on behalf of any party to a question occurs only at the scheduled public meeting on the question, not in private, unofficially, or with other interested parties absent, and must make partisan information regarding the question received in the mail or by telephone or other communication part of the public record.

10. Maintain Public Confidence: A commission member must conduct himself/herself publicly so as to maintain public confidence in the public body, and the commissioner's performance of the public trust.

11. Respect For And Courtesy To Other Commission Members, Public And Staff: Each commission member has the same rights and privileges as any other member. Any member has the right to be heard and to hear what others have to say about items being considered by the commission.

EXHIBIT B
PROPOSED AMENDMENTS

REDLINES TO BE REMOVED UPON APPROVAL

CHAPTER 37

RESERVED SUMMIT COUNTY HISTORICAL SOCIETY

SECTION:

~~2-37-1: Purpose~~

~~2-37-2: Established~~

~~2-37-3: Board Of Trustees~~

~~2-37-4: Duties~~

~~2-37-5: Historical Society Revolving Fund~~

~~2-37-6: Conduct Of Board Members~~

~~2-37-1: PURPOSE:~~

~~The county has determined that the historical record of Summit County can best be identified, preserved and perpetuated through the establishment of a historical society under the direction of the county manager.~~

~~2-37-2: ESTABLISHED:~~

~~There is hereby established a Summit County historical society which shall be governed by a board of trustees.~~

~~2-37-3: BOARD OF TRUSTEES:~~

~~A. Membership; Appointment; Vacancy; Removal: The board of trustees shall consist of no fewer than seven (7) members and no more than eleven (11) members, each of whom has demonstrated interest, competence or knowledge in historic preservation. Members shall be appointed by the county manager with the advice and consent of the county council to serve terms of three (3) years. Each board member may serve a maximum of three (3) terms. In the event that a vacancy shall occur during the term of any member, a successor shall be appointed for the unexpired portion of the term by the county manager. Board members shall not be considered employees or officers of the county based on their membership on the board. However, nothing in this section precludes an employee or officer of the county from serving as a member of the board. The county manager may remove any member of the board, at any time, with or without cause.~~

~~B. Meetings: Regular meetings of the board shall be held in January, April, July and October each year at a time and place agreed upon by the board and shall conduct its business in compliance with the Utah open public meeting law, including public notification of meeting~~

~~places, times and agenda items. Special meetings may be held any time at the call of the chairman, or of any three (3) members of the board.~~

~~C. Minutes: Written minutes of each board meeting shall be prepared, preserved and made available for public inspection.~~

~~D. Attendance: Each society member shall be responsible for attending all scheduled meetings of the society. Should circumstances arise where a member is unable to attend a scheduled meeting, the member shall be responsible for notifying the chair or his/her designee, as soon as possible. Members who fail to attend three (3) regular meetings of the society within any consecutive three (3) month period may, at the discretion of the manager, be removed from the historical society.~~

~~E. Quorum: The attendance of a majority of the board shall constitute a quorum. All official acts of the board shall be by majority vote of those then present.~~

~~F. Compensation: Members of the board shall serve without compensation, but their actual and necessary expenses incurred in the performance of their official duties may be paid from the historical society revolving fund.~~

~~G. Officers: During the April meeting of the board, it shall elect from its members a chairman. The board shall also elect a vice chairman and treasurer from its members. The term of office shall be two (2) years or until a successor shall have been duly elected and installed.~~

~~H. Historian: The county manager shall appoint and employ a qualified person to serve as the county historian. The county historian shall act as the executive and administrative officer, as well as the secretary, to the society.~~

~~2-37-4: DUTIES:~~

~~The historical society shall have the following duties:~~

~~A. The historical society shall research, assemble, preserve and disseminate material and information relevant to the social, cultural, economic, and religious history of Summit County.~~

~~B. The historical society shall maintain a Summit County historical museum.~~

~~C. The historical society shall present to the county council and county manager in April of each year a report on the activities of the historical society.~~

~~2-37-5: HISTORICAL SOCIETY REVOLVING FUND:~~

~~A. There shall be created a special fund to be known as the "Summit County historical society revolving fund". Monies received and deposited in said fund shall be used to pay salaries of employees and operating expenses of the society, and for costs of printing books, pamphlets or periodicals published by the society, or renting or purchasing property.~~

~~B. The county council shall budget and appropriate funds annually to the fund.~~

~~C. The society is authorized to receive bequests, gifts and endowments of money or property. All receipts, including those from the sale of any and all books, pamphlets, periodicals, or items published by the society shall be credited to the fund, and deposited with the Summit County treasurer.~~

~~D. Audits of the fund shall be included as part of the general audit of the county, and as the Summit County auditor shall direct.~~

~~2-37-6: CONDUCT OF BOARD MEMBERS:~~

~~A. Ethical Principles: The following ethical principles shall guide the actions of the board and its members in carrying out the powers and duties described above:~~

~~1. Serve The Public Interest: The primary obligation of the board and each member is to serve the public interest.~~

~~2. Support Citizen Participation In Decision Making: The board shall ensure a forum for meaningful citizen participation and expression in the process and assist in the clarification of community goals, objectives, and policies.~~

~~3. Recognize The Comprehensive And Long Range Nature Of Decisions: The board and its directors shall continuously gather and consider all relevant facts, alternatives and means of accomplishing them, and explicitly evaluate all consequences before making a recommendation or decision.~~

~~4. Facilitate Coordination Through The Process: The board shall ensure that individuals and public and private agencies possibly affected by a prospective decision receive adequate information far enough in advance of the decision.~~

~~5. Avoid Conflict Of Interest: Members shall avoid conflicts of interest and even the appearance of impropriety. At the commencement of any matter before the board, members shall divulge in public, any past, present, or expected relationship with any party affiliated with such matter. A member with a potential conflict of interest shall abstain from voting on the matter, not participate in any deliberations on the matter, and leave the board table, but may remain in the chamber. The member shall also not discuss the matter privately with any other official voting on the matter.~~

~~6. Render Thorough And Diligent Service: If a member has not sufficiently reviewed relevant facts and advice affecting a public planning decision, that member should not participate in that decision.~~

~~7. Not Seek Or Offer Favors: A member must not directly or indirectly solicit any gift or accept or receive any gift (whether in money, services, loans, travel, entertainment, hospitality, promises, or in some other form) under circumstances in which it could be~~

~~reasonably inferred that the gift was intended or could reasonably be expected to influence them in the performance of their duties or was intended as a reward for any recommendation or decision on their part.~~

~~8. Not Disclose Or Improperly Use Confidential Information For Financial Gain: A member shall not disclose or improperly use confidential information for financial gain, and must not disclose to others confidential information acquired in the course of their duties or use it to further a personal interest.~~

~~9. Ensure Full Disclosure At Public Meetings: The board shall ensure that the presentation of information on behalf of any party to a question occurs only at the scheduled public meeting on the question, not in private, unofficially, or with other interested parties absent, and must make partisan information regarding the question received in the mail or by telephone or other communication part of the public record.~~

~~10. Maintain Public Confidence: A member must conduct himself/herself publicly so as to maintain public confidence in the public body, and the member's performance of the public trust.~~

~~11. Respect For And Courtesy To Other Members, Public And Staff: Each member has the same rights and privileges as any other member. Any member has the right to be heard and to hear what others have to say about items being considered by the board.~~



PROCLAMATION DECLARING JUNE, 2026

“Pride Month”

SUMMIT COUNTY, UTAH

Whereas, LGBTQ+ Pride month is the positive stance against discrimination and violence toward lesbian, gay, bisexual, transgender, queer, plus (LGBTQ+) people; promotes their self-affirmation, dignity, and equality rights; increases their visibility as a social group; builds community; and celebrates sexual diversity and gender variance; and

Whereas, Utah Pride began with a small, informal gathering of Salt Lake City’s LGBTQ+ community in 1974; and

Whereas, Summit County welcomes residents and visitors from the LGBTQ+ community, their friends and family members, and straight allies who show their support; and

Whereas, Summit County honors those in our community who have dedicated their lives to the cause of justice for all people; and

Whereas, Summit County is committed to learning how to advance inclusion for LGBTQ+ residents by creating and supporting policies and programs that stand against discrimination and by promoting equality and opportunity for all members of the LGBTQ+ community; and

Whereas, Summit County recognizes that policies and programs that support the needs of members of the LGBTQ+ community also meet the needs of other people throughout Park City, such that promoting equality for the LGBTQ+ community has the additional benefit of promoting equality for everyone; and

Whereas, Pride Month is a reminder of how much we have to celebrate, and should prompt us to never let up in our efforts to ensure full equality, inclusion, and empowerment for every member of our LGBTQ+ community, and all communities,

Now, therefore, be it resolved that the County Council, Summit County, Utah does hereby proclaim June, 2026, as Pride Month.

APPROVED AND ADOPTED this 20th day of May, 2026, by the SUMMIT COUNTY COUNCIL.

Canice Harte, Chair

Roger Armstrong, Vice-Chair

Christopher F. Robinson

Tonja B. Hanson

Megan McKenna

Malena Stevens, Clerk



Communication & Public Engagement IMPACT REPORT

January - April 2026

Introduction

This report documents CPE's work and resulting outcomes in support of nearly every county department and elected office across the first four months of 2026. Hyperlinks to referenced articles, social posts, dashboards, surveys, and public resources are embedded throughout this digital report. Additional data available upon request.

Three Things to Know

1. Residents say it's working

An independent survey conducted in April 2026 found that 80% of respondents said it is either easier or as easy to stay informed about Summit County as it was a year ago. **51% said it is easier.**

Resident Responses:

"I believe we are more informed than 95% of rural counties in the country."

"The county is doing a great job engaging the community. I feel there are many ways to receive county news, even if you aren't looking for it."

"Keep up the great work! It's a tough information era we're in, but you're doing great."

2. Real dollar value

The county's press coverage and organic social media reach generated an estimated **\$80,000 in paid advertising equivalent value** — delivered at no additional cost to the county.

3. Our direct channels are performing at more than double the industry standard

All three county newsletters are running at open rates **more than double** the government/nonprofit industry average of 28–30%. Residents are opening and reading consistently.

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[What Residents Are Saying](#)

[Looking Ahead: May - August](#)

Pillar 1: Media Relations & Press

From January through April, CPE secured or coordinated approximately **57 press placements** across local, regional, and statewide outlets – averaging more than three stories per week. Coverage spanned open space conservation, voter rights, waste management, public health, child care, housing, and more. Outlets include: Park Record, KPCW, TownLift, ABC4, Fox 13, KSL TV, KSL Radio, Telemundo, and PBS.

Press Highlights

1. Parents Empowered Prevention Trail Campaign

CPE coordinated a press conference with Parents Empowered, featuring Councilmember McKenna and Health Department leadership, to launch a statewide drug-prevention partnership. The campaign generated an estimated **6.37 million in reach** across Telemundo, KSL TV, KSL Radio, and local outlets, with a **reported media value of \$44,568.21**.

2. 910 Ranch Open Space

The county's largest land conservation acquisition in history received coverage at every stage: [Park Record #1](#), [Park Record #2](#), [KPCW](#), [TownLift](#) (acquisition); [KPCW](#), [TownLift](#) (prescribed burns); [KPCW](#), [Park Record](#) (open house).

3. Nightly Rentals Hotline Launch

Covered by [ABC4](#), [Park Record](#), [KPCW #1](#), [KPCW #2](#).

4. Voter Privacy (S.B. 153)

CPE rapidly coordinated coverage across [Park Record](#), [TownLift](#), [KPCW](#), and a Local News Hour broadcast appearance (Malena Stevens, 4/30).

5. Upwards Childcare Scholarship - Year 2 Report

Covered by [Park Record](#), [TownLift](#), and KPCW. CPE also coordinated a PBS interview with Councilmember Harte, with a video featuring participating Summit County families scheduled for production in June.

Other Notable Coordinated Coverage

- Measles response: [KPCW #1](#), [KPCW #2](#), [Park Record](#)
- Federal funding: [KPCW](#), [Park Record](#)
- PEAK Center naming: [Park Record](#), [KPCW](#), [TownLift #1](#), [TownLift #2](#)
- Solid Waste Action Plan: [Park Record](#), [KPCW](#), [TownLift #1](#), [TownLift #2](#)
- Recycle Utah land agreement: [KPCW](#), [Park Record #1](#), [Park Record #2](#), [Fox 13](#)
- DMV closures & reopening: [Park Record #1](#), [Park Record #2](#), [KPCW](#), [TownLift](#)
- Housing: [Park Record \(attainable housing\)](#), [TownLift \(housing authority goal\)](#), [Park Record \(AI tool\)](#)
- Summit Bike Share: [KPCW](#)
- Dakota Pacific/Six Ridge rebrand (inspired by CPE's Throwback Thursday content): [KPCW](#)
- Mental Health Survey: [KPCW](#), [TownLift](#)
- Wastewater monitoring program launch: [KPCW](#)
- Housing Speaker Series: [TownLift](#)
- Community Planning Lab: [Park Record](#), [KPCW](#)
- Christmas tree recycling: [Park Record](#), [KPCW](#)
- Poll worker recognition: [Park Record](#)
- Candidate filing deadline: [Park Record](#)

Estimated Earned Media Value: ~\$60,000

Includes \$44,568.21 in documented media value from the Parents Empowered campaign. Remaining ~53 placements estimated using Advertising Value Equivalency (AVE) methodology based on local market advertising rates. All estimates are conservative. Methodology: International Association for Measurement and Evaluation of Communication, Public Relations Society of America.

Outlet	Placements	Est. Value Each	Total
Park Record	~18	\$400	\$7,200
KPCW	~16	\$200	\$3,200
TownLift	~11	\$150	\$1,650
ABC4	1	\$1,000	\$1,000
Fox 13	1	\$1,000	\$1,000

Outlet	Placements	Est. Value Each	Total
PBS	1	\$1,500	\$1,500
Parents Empowered	—	—	\$44,568 (reported by Parents Empowered)
Total			~\$60,000

Pillar 2: Digital & Social Media

From January through April, the county's Facebook and Instagram accounts generated **1.1 million total views**, reached **446,800 unique viewers**, generated **22,600 interactions**, and drove **1,700 link clicks**. The Health Department's separate social accounts added **562,779 additional views** across 70 posts. (data pulled from Meta Reporting)

Combined, county social media views from January through April totaled over 1.6 million across all county-managed social channels.

Summit County's main Facebook account has approximately 12,000 followers, and Instagram has 6,200 — meaning **CPE's content consistently reached an audience far beyond existing followers.**

Estimated paid social equivalent: ~\$20,000 (based on \$12 CPM for geo-targeted local campaigns; includes organic reach only). According to Meta for Business data, local government geo-targeted campaigns typically run \$10–\$15 CPM.

Standout Content

1. [Big Boy Train](#)

Metric Highlights: 467,243 views | 26,529 engagements (likes, shares, comments, clicks) | 502 comments

A video of the historic Big Boy locomotive traveling through Echo Canyon became the county's most-viewed piece of content in recent memory. With 12,000 Facebook followers, that single video reached **39 times** the account's audience — a genuine viral moment that kept viewers watching for a cumulative **48 days and 16 hours** of total watch time. (Organic content, no paid promotion.)

2. Throwback Thursday History Series

Metric Highlights: 133,000+ views across 5 posts

The [Altus post](#) directly inspired Dakota Pacific to rebrand its Kimball Junction development.

Post	Views	Engagements (likes, shares, comments, clicks)
Peoa	36,771	2,620
Henefer	33,644	2,491
Altus	27,985	1,840
Woodland	18,519	1,196
Echo	16,040	1,588

3. [Work For Us Wednesday](#)

Metric Highlights: 90,000+ views

Weekly job posting content averaged ~5,600 views per post across the series.

4. Bilingual "Put The Phone Away Or Pay" Campaign

Metric Highlights: 87,768 views | 2,882 engagements (likes, shares, comments, clicks)

[English post](#) | [Spanish post](#)

5. [Nightly Rentals Hotline Launch](#)

Metric Highlights: 42,638 views | 2,464 engagements (likes, shares, comments, clicks)

6. Ask a Historian Video Series

Metric Highlights: 1,735 views across 3 videos

[Summit County Mining](#), [Coalville Tabernacle](#), [Rockport Reservoir](#)

Additional Notable Posts

Engagements include likes, shares, comments, and clicks.

- [910 Ranch acquisition video](#) – 6,637 views | 427 engagements
- [What's next for the Ure Ranch](#) – 8,634 views | 1,049 engagements
- [910 Ranch Open House promotion](#) – 9,749 views | 616 engagements | 170 RSVP clicks (also covered by KPCW & Park Record)
- [PEAK Center naming announcement video](#) – 7,457 views | 361 engagements
- [Active Transportation Plan](#) – 8,452 views | 383 engagements
- [Candidate filing period opening](#) – 17,044 views | 788 engagements
- Engineer's Week profiles (8 posts: [Brandon](#), [Mike](#), [Roland](#), [Jarime](#), [Spencer](#), [Jacob](#), [Craig/Roper](#), [Vicki](#)) – 19,919 total views | 808 engagements
- [Animal Control "Found" animals](#) – 83,543 views | 6344 total engagements | 688 link clicks

Note: The Mental Health Survey social media campaign generated 354,429 ad views and drove 3,749 visits to the survey landing page (1,070 surveys completed). This was a paid campaign, excluded from the organic data provided above.

Pillar 3: Community Engagement

1. Solid Waste Action Plan

The most extensive engagement effort of the period. CPE coordinated in-person tabling (Olympic Opening Ceremonies Watch Party; North Summit vs. South Summit basketball game), a public open house (text alert to 735 residents), and four online surveys generating 815+ total responses. The campaign also generated 248 clicks to the Solid Waste Action Plan webpage, 628 clicks to Survey #2, 231 views of the FlashVote dashboard, and 635 views of the Community-Based Survey dashboard.

- [FlashVote Survey](#) – 381 responses
- [Community-Based Survey](#) – 416 responses
- [Business Survey](#) & [School Survey](#) – 18 combined responses
- [Solid Waste Action Plan Story Map](#) – work in progress

Stakeholder engagement included individual meetings with councils and mayors of every municipality, plus Recycle Utah, PCCF, and Park City Chamber. CPE created custom presentation materials for each meeting. Additional outreach included East Side business canvassing and coordination with the Park City Chamber, Kamas Valley Chamber, Park City Restaurant Association, and Historic Park City Alliance.

2. 910 Ranch Open Space

CPE promoted two volunteer events (East Canyon cleanup, ~20 volunteers; willow planting, ~15 volunteers) and drove 124 clicks to Thriving Land Thursdays signup and 81 clicks to the cleanup signup. The [public open house promotion](#) generated **83 RSVPs and 90–100 total attendees**. See also: [TownLift coverage](#).

3. PEAK Center Naming

CPE coordinated a public naming process that generated 602 community votes and 175 staff votes, covered by [Park Record](#), [KPCW](#), and [TownLift](#).

4. Housing Speaker Series

CPE produced and promoted the inaugural "Housing & Transportation" event (~25 attendees, 18 non-county affiliated; 145 link clicks to registration). Monthly housing articles published: [Housing Terms & Key Words](#), [Quality of Life and Housing](#), [Debunking Affordable Housing Myths](#), [My Housing Story](#).

5. Primary Elections

Comprehensive voter communications, including [Voter Card Mailing](#) social post, Voter Affiliation Deadline reminders (243 newsletter clicks), [Primary Elections landing page](#) (213 clicks, 132 ballot request clicks as of launch on 4/27), [Voter Privacy page](#), and rapid SB153 response. Additional outreach included a Local News Hour appearance by Clerk Malena Stevens on 4/30, targeted [SB153 social media posts](#) (3,586 views and 253 engagements), and the launch of a new Elections text line (49 subscribers since launch & growing).

Pillar 4: Newsletter & Direct Communication

All three newsletters are performing significantly above industry benchmarks – by more than double in every case. Industry averages come from Mailchimp Email Marketing Benchmarks and Statistics.

County Newsletter

Metric	CPE Performance
Open rate	63.58% (Industry average: 28-30%)
Click rate	5.85% (Industry average: ~3%)
Issues published	11
Active subscribers	3,713
Net new subscribers	+194
Total opens	25,974
Unique clicks	1,597

Health Department Newsletter

Metric	CPE Performance
Open rate	57.85% (Industry average: 28-30%)
Issues published	7
Total opens	101,257
Total link clicks	2,149

County Lands Newsletter (Bimonthly - 2 issues)

Issues: [February 2026](#) | [April 2026](#)

Metric	CPE Performance
Open rate	~68% (Industry average: 28-30%)
Click rate	~9% (Industry average: ~3%)
Subscribers	1,229 (+43 since Dec '25)
Total opens	1,627

Text Alerts & Direct Notifications

Campaign	Recipients
Solid Waste Open House	735
Solid Waste Community Survey (2 sends)	733 / 736
Nightly Rentals Hotline	500+
Community Planning Lab	500+
Federal Funding Announcement	500+
Upwards Childcare Year 2 Report	500+
Auditor / Nonprofit Exemption	902
Christmas Tree Recycling	509
SCROADS text line	94
Elections text line (new, launched 4/27)	27 → 49 subscriber growth in 3 days

Pillar 5: Additional Departmental Communications Support

Animal Control

Produced [Animal Control or Division of Wildlife Resources | Who Should I Call?](#) educational content published in the county newsletter and website.

Auditor's Office

Designed 2026 NOV mailer and Primary Residential Exemption insert; built the [Property Tax landing page](#) (2,694 engagements since launch).

Clerk's Office

Supported Municode county code transition; designed and executed a comprehensive voter communications campaign, including the [Primary Elections landing page](#) and [Voter Privacy page](#).

Community Development

Coordinated launch communications for Nightly Rentals Hotline and [Community Planning Lab](#).

County Lands

Managed all 910 Ranch communications; produced the [County Lands Deep Dive podcast](#), supported outreach & volunteer events, Master Plan and other stakeholder meetings.

Economic Development/Housing Authority

Published four monthly housing articles; built new website pages: [Community Resources](#) and [Tools/Data](#).

Engineering

Eight Engineers' Week staff profiles; coordinating [2026 Roads Dash](#) launch.

Health Department

Completed Domain 3 communications work for Public Health Accreditation, including extensive rewrites and updates to non-emergency communication plans and documented communication strategies; created a [Family Resource Guide](#); coordinated the [Drink Different campaign](#); finalized registration and promotion for the Tapping In Public Health Speaker Series; promoted the rain barrel sale (record 92 sales).

Human Resources

Weekly [Work For Us Wednesday](#) series (90,000+ total views).

Manager's Office

Coordinated PEAK Center naming; federal funding announcement; Upwards Childcare Year 2 report (including PBS interview).

Department of Motor Vehicles

Designed [physical closure signage](#); coordinated press and newsletter notifications for closures and reopening.

Public Works

Led Solid Waste Action Plan stakeholder engagement; coordinated public announcements and communication regarding the Recycle Utah land agreement; procured education and communication tool [Recycle Coach](#); supported [Roads Dash](#) and UDOT coordination, including coordination meetings and alerts for I-80, SR-224, and Rockport projects; and coordinated noxious weeds education efforts, including a biocontrol podcast and Weeds of the Month audio recordings.

Transportation

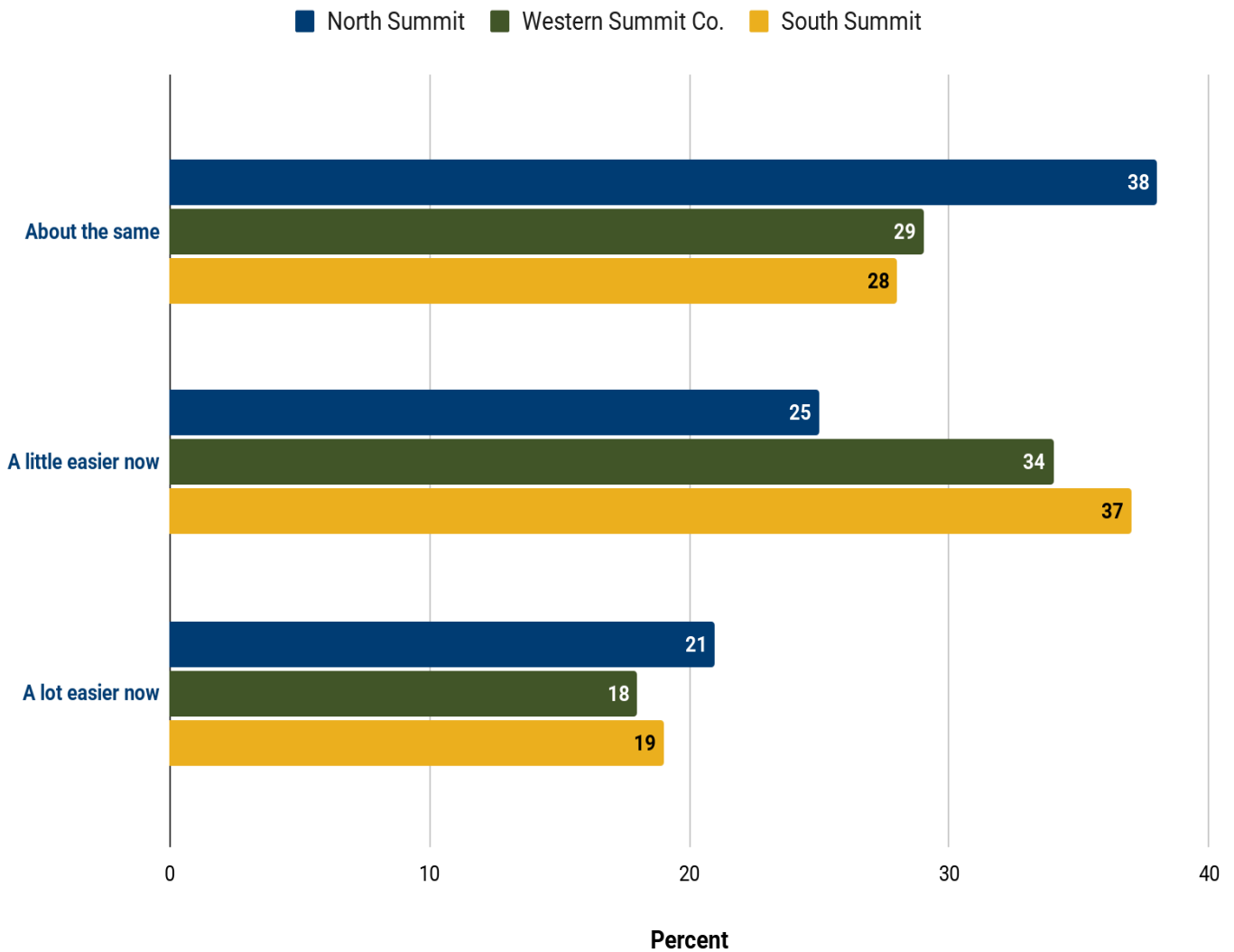
Promoted the [Active Transportation Plan](#); launched the [new Summit Bike Share website](#).

What Residents Are Saying

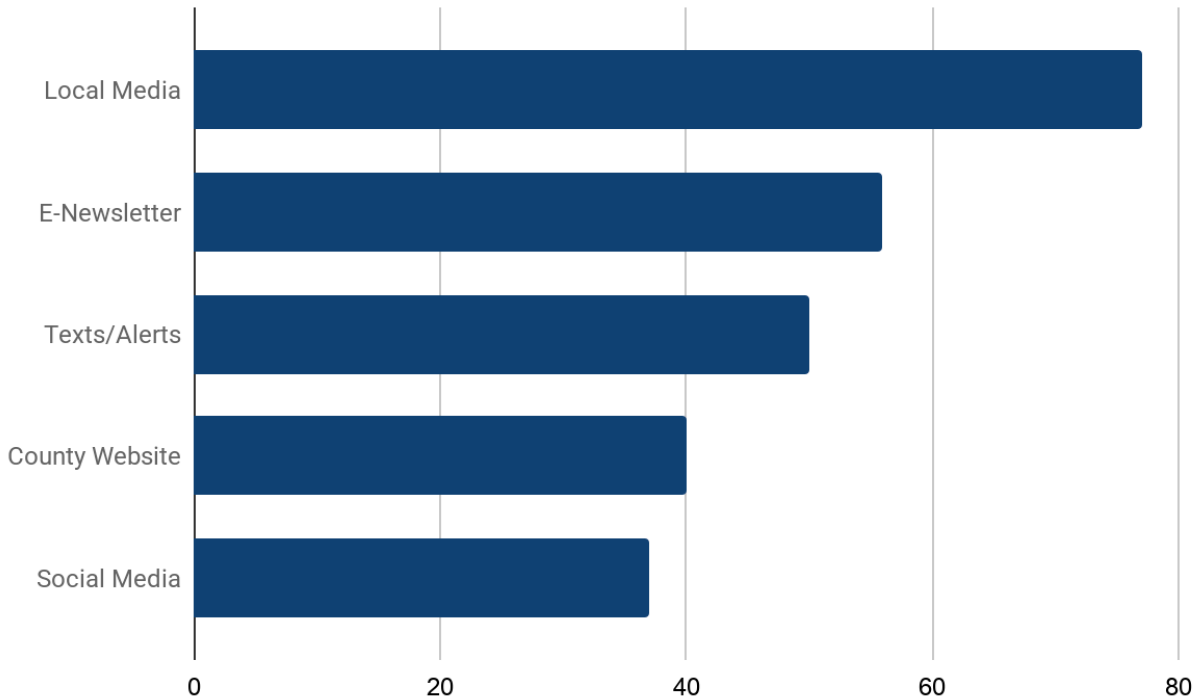
355 residents responded to a FlashVote survey on county communications in April 2026. (326 were members of a panel recruited primarily by FlashVote, not Summit County.)

80% of respondents said it is either easier or at least as easy to stay informed about Summit County as it was a year ago. 51% said it is easier. Only 3% said it is harder.

Do you think it is easier or harder to stay informed about Summit County today compared to a year ago?



How residents are currently getting their information

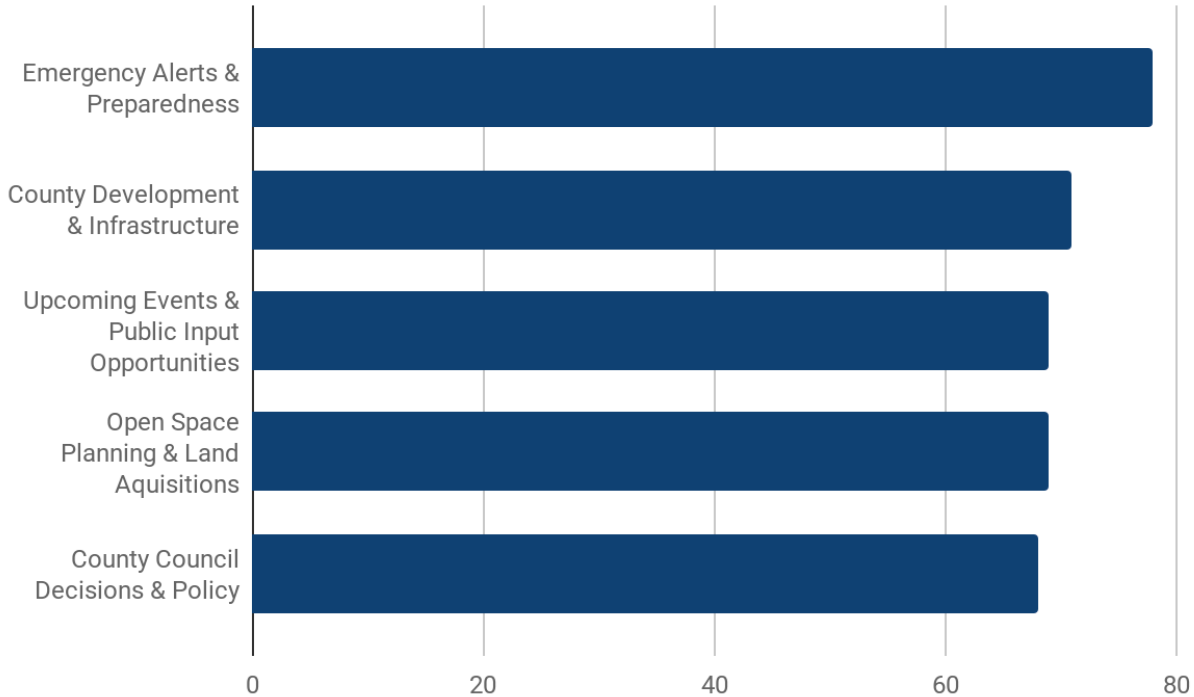


How residents want to receive information

The three primary sources residents want to receive information via are: **emailed newsletters** (78%), **local media** (66%), and **text messages/alerts** (60%).

A similar survey conducted in 2025 showed residents preferred text (46%) and email (76%) over the website (33%) and social media (40%). **In response, CPE increased its focus on both. This year's benchmark survey confirms that was the right call: text preference jumped to 60% and email held strong at 78%.**

What residents want to hear about



What residents are saying

"I believe we are more informed than 95% of rural counties in the country."

"The county is doing a great job engaging the community. I feel there are many ways to receive county news, even if you aren't looking for it."

"The Open House format for the 910 Ranch has been really helpful. Love the social media updates too!"

"Thank you for the Summit in 6 podcast and the emergency text alert system."

"Keep up the great work! It's a tough information era we're in, but you're doing great."

Looking Ahead: May - August

MAY

- Organized and co-hosted a multi-agency wildfire roundtable exercise with PCFD, NSFD, SSFD, Fire Warden & Sheriff's Office
- Wasatch Back Wildland Fire Coordination and Outlook Meeting.
- Hantavirus messaging
- Senior citizen stakeholder engagement support for strategic plan
- EPA Open House promotion
- P3 timeline and public communications coordination with DPRE, including a June 20 public event.
- Summit Bike Share season launch
- Public Health Speaker Series: Tapping In
- E-bike regulations and safety campaign
- Library video campaign: community memories of the Richins Building (ongoing through October)
- Summer Weeds Tour (May 16)
- Beginning PRE Deadline Change Communications

JUNE

- Housing & Open Space Speaker Series
- Drink Different video campaign launch
- Summit County Childcare Scholarship testimonial video production
- Trails, Trash & Tunes event coordination and promotion (June 6)

JULY

- Notice of Valuations mailer and supporting communications plan (July–September)
- Primary Residential Exemption deadline change communications (July–September)
- Recorder's Office Fraud Guard promotional push (July–August)

AUGUST

- Animal Control Pet Fest at County Fair
- County Fair promotion

SUMMER (ONGOING)

- Wildfire awareness messaging & response
- Ebike safety and classification messaging/content development with Health & Sheriff's Office
- Coordination & internal messaging with Finance & HR on payroll systems changes
- Primary Elections communications, voter registration, and poll worker recruitment
- Solid Waste: Remote drop-off locations, Recycle Coach implementation and launch, Solid Waste Action Plan adoption
- Public Works & Engineering: Roads Dash, and road work communications
- Library summer speaker/book series on Rockport Reservoir collaboration.
- Community book brigade PEAK Center public engagement event.
- Fall Mobile Vaccine Clinic planning

THANK YOU

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