



**AGENDA
COUNTY COUNCIL
Wednesday, July 8, 2026**

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, July 8, 2026, electronically, via Zoom, and at the anchor location of the Summit County Courthouse, 60 N. Main Street, Coalville, UT 84017

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

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

OR

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

OR

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

12:20 PM Closed Session - Property acquisition (2 hours, 30 min)

2:50 PM - Move to Council chambers (10 min)

3:00 PM Work Session

1. 3:00 PM - Pledge of Allegiance (5 min)
2. 3:05 PM - Interview applicants for vacancies on the Hoytsville Cemetery Maintenance District (75 min)
[Interview Schedule-Hoytsville Cemetery Maintenance District.pdf](#)

4:20 PM Closed Session - Personnel (15 min)

4:35 PM Convene as the Governing Board of Mountain Regional Water Service District

1. 4:35 PM - Discussion and possible approval of Certification of Liens for the past due fees and charges for 2026 for Mountain Regional Water Special Service District; Anna Peacock (10 min)
[2026 Council Tax Lien Letter.pdf](#)
[Annual Lien List 2026-06-29.pdf](#)

Dismiss as the Governing Board of Mountain Regional Water Service District

4:45 PM Convene as the Board of Equalization

1. 4:45 PM - Discussion and possible approval of Telos Classical Foundation Application for Exemption of 501(c)3 organization; Chase Black (10 min)
[501c3 Exemption Staff Report 2026.07.08.pdf](#)

Dismiss as the Board of Equalization

4:55 PM Consideration of Approval

1. 4:55 PM - Public comment may be taken regarding the proposed appointment, and possible adoption of Resolution 2026-14, a Resolution Appointing Members to Serve on Hoytsville

Cemetery Maintenance District (5 min)

[Resolution 2026-14 Appointments to Hoytsville Cemetery District Board of Trustees.docx](#)

2. 5:50 PM - Council and Manager comments (10 min)

6:00 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email

publiccomments@summitcountyutah.gov by 12:00 p.m. on Wednesday, July 8, 2026. If you wish to interact with Council, for public input, please appear in person, or use the “Raise Hand” button at the bottom of the chat window in Zoom.

6:00 PM Public Hearing

1. Public Hearing and possible approval of Ordinance No. 1016, and Ordinance Amending the Snyderville Basin Development Code Sections 10-2-18 Master Planned Developments, 10-3 Development Application Procedure and Approval Process, 10-7-4 Amendment to the Zoning Map, and 10-11 Definitions. Legislative Process. Project # 26-078. Amanda Curtis, County Planner

[Staff Report Snyderville Basin Development Code Amendments.pdf](#)

[Ordinance No. 1016.pdf](#)

Adjourn

Interview Schedule
Hoytsville Cemetery Maintenance District
Wednesday, July 8, 2026

At the anchor location of the Summit County Courthouse

60 N Main Street, Coalville, UT 84017 OR

Zoom webinar: <https://zoom.us/j/772302472>

Phone: 1-301-715-8592, Webinar ID 772 302 472

(5 vacancies, 5 applicants)

3:05 PM	Sharon Pace	In Person	
3:20 PM	Gale Pace	In Person	*Reapplying
3:35 PM	Gary Pace	In Person	*Reapplying
3:50 PM	Wesley Pace	In Person	
4:05 PM	Kenneth Mitchell	Zoom	*Reapplying

The vacancies are a result of Gary Pace, Todd Hardy, Deborah Spader, and Gale Pace's terms expiring on December 31, 2024. If reappointed, Gary and Gale's new term to expire on December 31, 2028.

Kenneth Mitchell's term expired on December 31, 2025. If reappointed, Kenneth's new term to expire on December 31, 2029.

New appointed member's terms will expire on December 31, 2029.

Interview Instructions (Zoom)

For your interview with Council, please use one of the two following options:

1. By phone only: Dial 1-301-715-8592, Meeting ID: 772 302 472
2. By video chat: Join Zoom meeting: <https://zoom.us/j/772302472> When you join the meeting, set up your audio preferences. You will be muted upon entering the meeting.



June 29, 2026

Corrie Forsling
Summit County Treasurer
P.O. Box 128
Coalville, UT 84017

Re: *Certification of Past Due Fees and Charges for 2026*

Dear Ms. Forsling:

Attached are Notices of Certification and Lien.

Pursuant to and in conformance with the provisions of Section 17B -1-902 and 90, U.C.A., 2008(the "Statute"), Mountain Regional Water Special Service District (the "District"), hereby certifies the past due fees and charges set forth in the attached Notices of Certification and Lien to you, as the Treasurer of Summit County, for collection. As set forth in the Statute, upon this certification, these past due fees and charges become a lien on the delinquent customer's property to which water service from the District has been provided, on a parity with and collectible at the same time and in the same manner as general property taxes that are a lien on the property.

The District hereby requests that you take appropriate action to collect the amounts due pursuant to your authority as set forth in the Statute.

Respectfully,

Anna O. Peacock

Anna O. Peacock
Customer Service Manager



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
SU-B-10	315 WOODLAND DRIVE	LOT 10 SUMMIT PARK SUBDIVISION PLAT B CONT 0.38 AC M2-216 1306-1190 1366-1242 1384-987WILLIAM V WINKLE UND 1/6 INT; INGA A WINKLE UND 1/6 INT; MEGAN C WINKLE UND 1/6 INT 1306-1190; & WILLIAM VAN WINKLE UND 1/2 INT 1384-987;	\$657.20	\$20.00	\$677.20
SU-B-24	365 WOODLAND DRIVE	LOT 24 PLAT B SUMMIT PARK SUBDIVISION CONT 0.32 AC YWD-8 1695-926 1697-54 1869-1847 2099-1459	\$98.88	\$20.00	\$118.88
SU-C-15A-AM	221 PARKVIEW DRIVE	LOT 15A SUMMIT PARK PLAT C AMENDMENT TO LOTS 13,14 & 15 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 19,093 SQ FT OR 0.44 AC.1808-1703 1629-253 2350-235 2526-1435	\$540.28	\$20.00	\$560.28
SU-M-2-92	580 MATTERHORN DR	LOT 92 PLAT M2 SUMMIT PARK SUBDIVISION CONT 0.623 AC M117-224 M114-796 404-824 2373-47 2718-1764 2719-148 2805-172	\$260.09	\$20.00	\$280.09
SU-M-2-130	75 MATTERHORN TERR	LOT 130 PLAT M2 SUMMIT PARK SUBDIVISION CONT 0.674 AC 637-746 690-517 801-568 1623-638 1791-592 2014-1880 2131-805-806	\$353.26	\$20.00	\$373.26
SCVC-2-14	6850 MOUNTAIN MAPLE DR	LOT 14 SILVER CREEK VILLAGE CENTER LOT 2 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 2,989 SQ FT OR 0.07 AC. TOGETHER WITH AN EQUAL % INT IN THE COMMON AREA	\$282.56	\$20.00	\$302.56
CVILLC-245	6617 SERVICEBERRY DR UNIT 405	UNIT 245, CENTRAL VILLAGE CONDOMINIUMS; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER OFFICE. CONT 908 SQ FT TOGETHER WITH AN UND 1.59% INT IN THE COMMON AREA. 2630-46	\$740.56	\$20.00	\$760.56



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
TL-1-22	4611 W PONDEROSA DR	LOT 22 TIMBERLINE SUBDIVISION #1 CONT 0.48 AC M56-313-314-315 M3-588 M22-634 391-745 459-675 495-439 806-109 (SEE WD-818-596 CARDON TO CARDON TRUSTEES) (REF:876-407) 1755-1918 1819-1627 1871-343 2733-493	\$316.63	\$20.00	\$336.63
PTAR-16	4630 PTARMIGAN LOOP	UNIT 16 OF PTARMIGAN TOWNHOUSES A PLANNED UNIT DEVELOPMENT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE TOGETHER WITH AN UND 1/20 INT IN THE COMMON AREAS CONT 1286 SQ FT OR 0.03 AC 615-474 876-241 1362-792 1582-1753 (QCD-1624-1784) 2045-725 2051-641 2512-411 2854-1070	\$638.05	\$20.00	\$658.05
RP-2-N-6	2025 CANYONS RESORT DR #N-6	BLDG N UNIT 6 RED PINE CHALET'S CONDO PHASE 2 IN SEC 36 T1SR3E SLBM TOGETHER WITH UND 3/140% INT IN COMMON AREA M175-149M254-113 M264-782 569-424 592-524 624-265 756-564 1364-158 1625-14841632-235 2311-913	\$184.42	\$20.00	\$204.42
RP-2-O-2	2025 CANYONS RESORT DR #O-2	BLDG O UNIT 2 RED PINE CHALET'S CONDO PHASE 2 IN SEC 36 T12SR3E SLBM TOGETHER WITH UND 1/70% INT IN COMMON AREAM 175-449 452-63-64 502-593 612-630 757-369 1090-317 1729-1077 2138-1350 2376-1147 2421-1411 MICHAEL MAX SCHRIEBER SOFIA SANTOS AND ROSALIA SANTOS CO-TRUSTEE OF THE CAROL SANTOS TRUST DATED SEPT 29 2016 2421-1147;	\$271.28	\$20.00	\$291.28
HSD-32	2350 E WEST VIEW TRAIL	SUBD: HOMESTEADS THE LOT: 32LOT 32 THE HOMESTEADS SUBDIVISION;	\$207.96	\$20.00	\$227.96
AC-12	7623 N PROMONTORY RANCH ROAD	LOT 12 ASPEN CAMP SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 59,764 SQ FT OR 1.37 AC 2015-1782 2692-1117	\$839.24	\$20.00	\$859.24



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Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
AC-30	7760 N PROMONTORY RANCH ROAD	LOT 30 ASPEN CAMP SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 50,300 SQ FT OR 1.15 AC 1759-1376 1955-1149 2070-642 2421-1485	\$716.97	\$20.00	\$736.97
PROMR-2-11	8654 N PROMONTORY ROCK ROAD	LOT 11 PROMONTORY RIDGE PHASE 2 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 68,838 SQ FT OR 1.58 AC 2015-1782 2505-1464 2597-1800	\$234.40	\$20.00	\$254.40
NGC-74	2066 CANYON GATE ROAD	LOT 74 NORTHGATE CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 45,661 SQ FT OR 1.05 AC 1803-1666 2022-500 2090-306 2422-1618 2484-1386 2869-1425	\$477.67	\$20.00	\$497.67
PPSHOR-1-9	6902 PAINTED VALLEY PASS	LOT 9 PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 47,351, SQ FT OR 1.09 AC. 2714-1698 2847-356 2870-447	\$470.40	\$20.00	\$490.40
PPSHOR-1-18	6598 PAINTED VALLEY PASS	LOT 18 PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 60,114 SQ FT OR 1.38 AC. 2709-7 2865-185	\$751.04	\$20.00	\$771.04
PVP-4	6101 GOLF CLUB LINK	LOT 4, PROMONTORY VISTA POINT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 43,588 SQ FT OR 1.00 AC. 2792-798 2863-530 2889-303-312	\$349.99	\$20.00	\$369.99



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
PLE-8	5300 GOLF CLUB LINK	LOT 8, PROMONTORY LINKS EDGE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 43,857 OR 1.01 AC. 2880- 1212 2881-979	\$323.70	\$20.00	\$343.70
APC-H-1	4080 N COOPER LANE	PARCEL F2-B FROSTWOOD PLANNED COMMUNITY MASTER DEVELOPMENT AMENDMENT TO PARCEL F2-B; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 97,530 SQ FT OR 2.24 AC. 1761-288-290 1462-125 1761-290 1837- 1341 2436-719 2457-1327 CANCELED-NOW; THE ASCENT AT PARK CITY A CONDOMINIUM PROJECT FOR THE 2020 TAX YEAR (1/16/2020) FRSTW-AM-F2-B (inactive) NOW -UNIT H-1 THE ASCENT PARK CITY A CONDOMINIUM PROJECT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,002 SQ FT TOGETHER WITH AN UND 3.51% INT IN THE COMMON AREA. 2697-36 2772-894	\$36,895.92	\$20.00	\$36,915.92
SG-D-10	STAGECOACH LOT 10	LOT 10 OF STAGECOACH ESTATES PLAT D" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF SUMMIT COUNTY RECORDERCONT 10.29 ACRES 470-23-71 541-181 55-258 CENTRAL BANK & TRUST COCUSTODIAN OF R CRAIG CLARK INDIVIDUAL"	\$2,522.11	\$20.00	\$2,542.11
SG-D-21	10000 N KIMBALL CANYON RD	LOT 21 OF STAGECOACH ESTATES PLAT D" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 10.01 AC 469-795 470-80 1306-691 1358-765 (REF:1361- 175) (REF:1406-735)1688-4 1690-61 1724-174 1771-1220 2332-860"	\$2,522.11	\$20.00	\$2,542.11



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Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
SG-A-86	STAGECOACH LOT 86/NORTH CHURCH	LOT 86 STAGE COACH ESTATES SUBDIVISION PLAT A CONT 11.02 AC TOGETHER WITH R/W 100 FT WIDE ACROSS PROPERTY IN SEC 29 T1NR4E SLBM M43-345-347 M29-321 M137-824 M144-99 1849-425	\$2,802.79	\$20.00	\$2,822.79
SCVC-13-16-2	1369 PAINTED CUP LN / 1370 CRANES BILL WAY	LOT 2, SILVER CREEK VILLAGE CENTER LOT 13 & 16 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5,323 SQ FT OR 0.12 AC. 2716-650 2763-1911	\$1,427.20	\$20.00	\$1,447.20
SCVCON-B201	6495 SERVICEBERRY DR #B201	UNIT B201, SILVER CREEK VILLAGE CONDOMINIUMS; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 461 SQ FT TOGETHER WITH AN UND 1.6 % INT IN THE COMMON AREA. 2664-1490 2755-1307	\$246.96	\$20.00	\$266.96
ESSCVC-2	7029 WOODS ROSE DR	OT 2, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,551 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477 NOTE: SF LOT" - A FOR RENT ONLY WORKFORCE UNIT LOCATED ON LOT 2. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693 AND DEED RESTRICTION 2829-941-955"	\$546.20	\$20.00	\$566.20
ESSCVC-3	7027 WOODS ROSE DR	LOT 3, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,589 SQ FT. OR 0.06 AC. M/L 2694-1680	\$572.05	\$20.00	\$592.05
ESSCVC-7	6962 ELK WALLOW DR	LOT 7, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,550 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477	\$657.20	\$20.00	\$677.20



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
ESSCVC-8	6964 ELK WALLOW DR	LOT 8, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,550 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477	\$657.20	\$20.00	\$677.20
ESSCVC-9	6968 ELK WALLOW DR	LOT 9, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,550 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477	\$657.20	\$20.00	\$677.20
ESSCVC-10	6970 ELK WALLOW DR	LOT 10, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,550 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477	\$655.66	\$20.00	\$675.66
ESSCVC-16	7033 WOODS ROSE DR	LOT 16, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 5,513 SQ FT. OR 0.13 AC. M/L 2694-1509 2803-1477 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693 AND DEED RESTRICTION 2829-941-955"	\$657.20	\$20.00	\$677.20
ESSCVC-43	1325 ARTEMISIA WAY	LOT 43, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 7,531 SQ FT. OR 0.17 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$657.20	\$20.00	\$677.20



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
ESSCVC-44	1317 ARTEMISIA WAY	LOT 44, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 8,485 SQ FT. OR 0.19 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$657.20	\$20.00	\$677.20
ESSCVC-46	1299 ARTEMISIA WAY	LOT 46, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 8,164 SQ FT. OR 0.19 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$657.20	\$20.00	\$677.20
ESSCVC-47	1291 ARTEMISIA WAY	LOT 47, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 6,365 SQ FT. OR 0.15 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$657.20	\$20.00	\$677.20
ESSCVC-52	1318 MAHOGANY WAY	LOT 52, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 6,629 SQ FT. OR 0.15 AC. M/L 2694-1680 2777-1151 2812-1357	\$657.20	\$20.00	\$677.20



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
ESSCVC-53	1336 MAHOGANY WAY	LOT 53, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 6,629 SQ FT. OR 0.15 AC. M/L 2694-1680 2777-1151 2812-1357	\$657.20	\$20.00	\$677.20
ESSCVC-56	1384 MAHOGANY WAY	LOT 56, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 6,628 SQ FT. OR 0.15 AC. M/L 2694-1680 2777-1151 2812-1357	\$657.20	\$20.00	\$677.20
ESSCVC-57	1402 MAHOGANY WAY	LOT 57, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 7,609 SQ FT. OR 0.17 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$657.20	\$20.00	\$677.20
ESSCVC-58	1422 MAHOGANY WAY	LOT 58, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 7,410 SQ FT. OR 0.17 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$657.20	\$20.00	\$677.20



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
ESSCVC-60	1452 MAHOGANY WAY	LOT 60, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 6,736 SQ FT. OR 0.15 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$757.20	\$20.00	\$777.20
ESSCVC-71	1291 MAHOGANY WAY	Legal LOT 71, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 8,858 SQ FT. OR 0.21 AC. M/L 2694-1509 2812-1357 NOTE: ADU LOT" - A WORKFORCE UNIT SHALL BE CONTAINED WITHIN THE HOME. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693"	\$657.20	\$20.00	\$677.20
ESSCVC-110	6934 ELK WALLOW DR	Legal LOT 110, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,845 SQ FT. OR 0.07 AC. M/L 2694-1680 2777-1151 2803-1477 NOTE: SF LOT" - A FOR RENT ONLY WORKFORCE UNIT LOCATED ON LOT 110. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693 AND DEED RESTRICTION 2829-941-955"	\$657.20	\$20.00	\$677.20
ESSCVC-113	6950 ELK WALLOW DR	Legal LOT 113, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 3,000 SQ FT. OR 0.07 AC. M/L 2694-1680 2777-1151 2803-1477 NOTE: SF LOT" - A FOR RENT ONLY WORKFORCE UNIT LOCATED ON LOT 113. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693 AND DEED RESTRICTION 2829-941-955"	\$657.20	\$20.00	\$677.20



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
ESSCVC-114	6952 ELK WALLOW DR	LOT 114, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,989 SQ FT. OR 0.07 AC. M/L 2694-1680 2777-1151 2803-1477 NOTE: SF LOT" - A FOR RENT ONLY WORKFORCE UNIT LOCATED ON LOT 114. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693 AND DEED RESTRICTION 2829-941-955"	\$657.20	\$20.00	\$677.20
ESSCVC-120	6906 ELK WALLOW DR	LOT 120, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,720 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477 NOTE: SF LOT" - A FOR RENT ONLY WORKFORCE UNIT LOCATED ON LOT 120. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693 AND DEED RESTRICTION 2829-941-955"	\$657.20	\$20.00	\$677.20
ESSCVC-121	6908 ELK WALLOW DR	LOT 121, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,720 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477 NOTE: "SF LOT" - A FOR RENT ONLY WORKFORCE UNIT LOCATED ON LOT 121. SEE WORKFORCE HOUSING AGREEMENT 2690-1681-1693 AND DEED RESTRICTION 2829-941-955	\$657.20	\$20.00	\$677.20
ESSCVC-123	6912 ELK WALLOW DR	LOT 123, ELK SPRINGS AT SILVER CREEK VILLAGE CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2,720 SQ FT. OR 0.06 AC. M/L 2694-1680 2777-1151 2803-1477	\$117.39	\$20.00	\$137.39



2026 MOUNTAIN REGIONAL WATER ANNUAL DELINQUENT TAX LIEN ASSESSMENT EXHIBIT

Parcel ID	Service Address	Legal Description	Balance	Admin Fee	Total to be Liened
SCVC-8-P1-45	6630 PURPLE POPPY LN	LOT 45 SILVER CREEK VILLAGE CENTER LOT 8 PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4581 SQ FR OR 0.11 AC. 2473-1504 2875-195	\$526.78	\$20.00	\$546.78
SCVC-8-P1-50	6655 PURPLE POPPY LN	LOT 50 SILVER CREEK VILLAGE CENTER LOT 8 PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5031 SQ FR OR 0.12 AC. 2743-1504	\$679.74	\$20.00	\$699.74
SG-C-29-B	1731 LOWER COVE RD	SUBD: STAGECOACH ESTATES PLAT C SUBD LOT: 29B PLAT: C BUILDING: 0.00 LOT 29B OF STAGECOACH ESTATES PLAT C" SUBDIVISION THE SAME AS IS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 6.87 AC TOGETHER WITH A PORTION OF LOT 120 DESC AS BEG AT A PT N 273.63 FT & W 2622.22 FT & N 12*00' E 944.96 FT FROM THE SE COR SEC 32 T1NR4E SLBM; TH S 89*23'32" E 400 FT; TH S 12*00' W 22 FT; TH N 89*23'32" W 400 FT; TH N 12*00' E TO THE PT OF BEG CONT 0.20 AC TOTAL 7.07 AC 470-51 624-635 1451-1355 1499-592 1909-386 1970-841-866 2102-096-121 2376-1903-1924 2450-1732 WILLIAM PIERCE GARNER III AND JENNIFER ELLEN GARNER AS TRUSTEES OF THE GARNER REVOCABLE TRUST DATED JAN 8 2008 2376-1924;"	\$2,574.17	\$20.00	\$2,594.17
			\$74,047.66	\$1,060.00	\$75,107.66



TO: Summit County Board of Equalization
FROM: Summit County Auditor Office, Clerk of the Board of Equalization
DATE: July 8, 2026
RE: 2025 Property Tax Exemption for 501(c)(3) Organizations

Summary

Property owned by a 501(c)(3), nonprofit entity, which is used exclusively for religious, charitable, or educational purposes is exempt from property taxes. Exemption is not automatic, but the nonprofit organization must file an application (including a written application and additional required documentation and verifications) and be approved by the local Board of Equalization (BOE) initially. In subsequent years, the nonprofit organization must file a continuation statement certifying the use of the property during the past year. (UCA § 59-2-1102)

When a nonprofit entity acquires property on or after January 1 that qualifies for an exclusive use exemption, that entity may apply for the exclusive use exemption on or before the later of March 1st or 120 days after the property is acquired. (UCA § 59-2-1101 and 59-2-1102)

Telos Classical Foundation acquired the subject parcel on 04/24/2026 and submitted their application for exemption on 05/26/2026. Use of the property began 06/01/2026. Note that if this exemption is approved, the tax exemption for 2026 would be applied as a prorated amount to account for the first 151 days of the year being non-exempt. The exempt period will start as of the date the non-profit organization identified they started use of the property when calculating the prorated taxes.

New application for exemption:

Applicant	Parcel ID	Account #	Property Use
Telos Classical Foundation	SCVC-2-63	0506075	Educational



Nonprofit/Property Information

Telos Classical Foundation is a K-12 school whose mission and purpose is to develop students' lifelong habit of moral and intellectual virtue with the aim of growing in knowledge and love of God and neighbor.

Property address:
1383 Snowberry Circle
Park City, UT 84098

The property is a single-family dwelling. The home is being used as housing for the head of the school while they are employed by Telos Classical Foundation and to host board meetings and guests at times.

Recommendation

The Assessor's, Attorney's, and Auditor's offices have all reviewed the application and supporting documentation. There is concern with property type and use qualifying for exemption.

The applicant is a nonprofit educational organization and has demonstrated that its primary educational activities are conducted at 7375 Silver Creek Road, Park City, Utah, pursuant to a lease arrangement with Mountain Life Church.

The applicant further states that the subject property serves as required workforce housing for the school's Headmaster pursuant to the employment agreement. The applicant indicates that board meetings, administrative activities, and other school-related functions may occur at the property and estimates that approximately 20% of the property is associated with school-related use. In response to a request for additional information, the applicant identified the finished basement as the area where school-related functions would likely occur.

The property is subject to the Silver Creek Village Development Agreement and "civic uses" such as schools require a low impact permit within the Silver Creek Village development. The subject property is not properly permitted for such use as a school.

Utah law requires that exempt property be owned by a qualifying entity and used exclusively for religious, charitable, or educational purposes, subject to only de minimis non-exempt use. Based on the information provided, the primary use of the subject property appears to be residential occupancy by the Headmaster. The school's educational operations are conducted at a separate leased facility, and the school-related activities occurring at the residence appear secondary and incidental to the property's residential use.

Accordingly, staff finds that the residential use of the property is not de minimis and that the applicant has not met its burden of demonstrating that the subject property is used exclusively for exempt educational purposes. Staff therefore recommends denial of the exemption application.

Action Requested

- Convene as the Board of Equalization
- Approve or Deny the new Application for Property Tax Exemption submitted by Telos Classical Foundation

Thank you for your time and consideration.

Chase Black
Chief Deputy Auditor

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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
REGARDING REQUEST BY TELOS CLASSICAL FOUNDATION FOR A RELIGIOUS,
CHARITABLE OR EDUCATIONAL
PROPERTY TAX EXEMPTION FOR TAX YEAR 2026**

This matter came before the Board of Equalization of Summit County (the "Board") on Telos Classical Foundation's ("Telos") request for a property tax exemption under Utah Code §59-2-1101 for tax year 2026.

Evidence and materials were presented by way of testimony, statements, documents and memorandum for consideration by the Board. Telos was represented by _____. Chief Deputy Auditor, Chase Black presented the request. Chief Deputy Attorney Dave Thomas represented the Board. Having considered the evidence presented by all interested parties and the entire record relating to this issue, the Board rendered its decision following discussion and deliberation as part of its regularly scheduled agenda on July 8, 2026, adopting a motion to DENY Telos's request for a property tax exemption for tax year 2026, with that decision to become final following the adoption of these findings and conclusions. In support of that decision, the Board adopts the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

- 1) Telos is a nonprofit corporation organized under Utah's Revised Nonprofit Corporation Act and its Articles of Incorporation state that it is organized as a "non-profit private school."
- 2) Telos is the record owner of Summit County Tax Parcel SCVC-2-63 located at 1383 Snowberry Circle in Silver Creek Village (the "Subject Property"), which is the subject of this tax exemption application. Telos's tax exemption application states that the Subject Property is used for "educational purposes."
- 3) The Subject Property is a single-family home located within the Silver Creek Village Center. The Subject Property is subject to the Silver Creek Village Development Agreement and "civic uses" such as schools require a low impact permit within the Silver Creek Village development.
- 4) Telos states on its application that the Subject Property is used as housing for its headmaster as well as

to “host board meetings and guests at times.”

- 5) There is no indication from Telos’s application that the Subject Property is used as a “non-profit private school.” According to the applicant, Telos’s primary educational related activities are conducted at 7375 Silver Creek Road in Park City, which is not the location of the Subject Property. Instead, the Subject Property is, according to the applicant, “required workforce housing in our employment contract” with the school’s headmaster.

BASED on the totality of facts and circumstances presented by the evidence and the entire record considered as part of the decision regarding this request for property tax exemption, the Board renders the following Conclusions of Law:

CONCLUSIONS OF LAW

- 1) Utah Code § 59-2-1101(3)(a)(iv) provides that property is exempt from taxation if property owned by a nonprofit entity is used exclusively for religious, charitable, or educational purposes.
- 2) The Utah Supreme Court has repeatedly held that this exemption is to be “strictly construed” because “[a] liberal construction of exemption provisions results in the loss of a major source of municipal revenue and places a greater burden on nonexempt taxpayers.” Utah County v. Intermountain Health Care, Inc., 709 P.2d 265, 268 (Utah 1985).
- 3) A property may not receive an exemption under Utah Code §59-2-1001(3)(a)(iv) if 1) the property is used for a purpose that is not religious, charitable or educational and 2) the use for a purpose that is not religious, charitable, or educational is more than de minimus.
- 4) Utah law requires the property be used “exclusively” for charitable purposes. Parker v. Quinn, 23 Utah 332, 64 P. 961 (1901); Salt Lake Lodge No. 85 v. Groesbeck, 40 Utah 1, 120 P. 192 (1911), *overruled on other grounds*, Loyal Order of Moose #259 v. County Board of Equalization, 657 P.2d 257 (Utah 1982). However, a use of true minor import or a de minimus use will not defeat an exemption. Loyal Order of Moose #259 v. County Board of Equalization, 657 P.2d 257, 264 (Utah 1982). But, the Utah

Supreme Court has stated that where the non-charitable use rises to the level that it must be weighed against charitable use in order to determine which use is dominant, then clearly the non-charitable use is well beyond the point of de minimus and should unquestionably preclude an exemption. Id. at 263.

- 5) Here, the Board finds that the Subject Property is not properly permitted as a “civic use” under the Silver Creek Village Development Agreement. A low impact permit is required for use of the property as a school. Moreover, the Subject Property is primarily used as housing for the school’s headmaster; the actual location of the school is at 7375 Silver Creek Road in Park City. Consequently, the Subject Property is not used exclusively for educational purposes; it is primary used as housing.

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

DATED this ____ day of July, 2026.

BOARD OF EQUALIZATION
OF SUMMIT COUNTY

BY: _____

Chair

ATTEST:

Chase Black
Clerk to the Board of Equalization

APPROVED AS TO FORM:

/s/ Helen Strachan
Helen E. Strachan, Civil Deputy Attorney

Summit County Council Resolution No. 2026-14
A Resolution Appoint Members to Serve on the
Hoytsville Cemetery District Board of Trustees

WHEREAS, the County lawfully created the Hoytsville Cemetery District Board of Trustees (the “District”) codified in Summit County Code Title 2, Chapter 16 (the “Code”), which created a Board of Trustees and delegated certain powers thereto to administer the responsibilities of the District; and

WHEREAS, the Code requires the Board of Trustees be comprised of five members appointed by the County Council, and that each member is responsible to provide for the public health, safety and general welfare of the residents living within the jurisdictional boundaries of the District, and

WHEREAS, the terms of the current Board of Trustees members Gary Pace, Todd Hardy, Deborah Spader and Gale Pace expired on December 31, 2024. Term of the current Board of Trustees member Kenneth Mitchell expired on December 31, 2025.

WHEREAS, pursuant to Utah Code Annotated §17B-1-304(2), the County prepared a notice of vacancies for the Board of Trustees positions, posted the notice, and otherwise complied with all requirements of law for filling the vacancies; and

WHEREAS, the Council has conducted interviews with interested applicants who responded to the notice of vacancies; and

WHEREAS, the Council has complied with Utah’s Open and Public Meetings Act in making these appointments and has allowed interested persons an opportunity to speak with respect to these proposed appointments; and

WHEREAS, pursuant to Utah Code Annotated §17B-1-304 et. seq., the County now desires to appoint members to the Board of Trustees of the District.

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

The following persons living within the jurisdictional boundaries of the Hoytsville Cemetery District are hereby appointed to serve on Hoytsville Cemetery District Board of Trustees for the terms specified herein:

Reappoint Gary Pace and Gale Pace: term of service to expire December 31, 2028.

Reappoint Kenneth Mitchell: term of service to expire December 31, 2029.

Appoint Sharon Pace and Wesley Pace: term of service to expire December 31, 2029.

APPROVED, ADOPTED AND PASSED by the Summit County Council on 8th day of July 2026.

SUMMIT COUNTY COUNCIL

Council Chair

ATTEST:

County Clerk

APPROVED AS TO FORM:

Deputy County Attorney



Community Development Department

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

STAFF REPORT

To: Summit County Council
From: Amanda Curtis, County Planner
Date of Meeting: July 8, 2026
Date of Report: June 12, 2026
Type of Item: Snyderville Basin Development Code Amendments – Public Hearing and Possible Action
Final Land Use Authority: Summit County Council
Process: Legislative
Project Number: 26-078

PROPOSAL

Staff proposes amendments to the Snyderville Basin Development Code (Code) to modify the requirements for Amendments to the Zoning Map under 10-7-4, clarify submittal expectations under 10-2-18, add clarifying language under the Development Application Procedure and Approval Process of 10-3-2, and finally add a definition for Concept Development Plans under 10-11-1.

As currently written, the Code requires full compliance with Chapters 3 and 4 at the rezone application stage. This would require an applicant to prepare detailed site plans and engineering-level materials earlier than necessary. This has created inefficiencies in the review process and increased costs for applicants without improving decision-making at the legislative stage.

The proposed amendments establish a Concept Development Plan (CDP) requirement for rezone applications involving a specific development proposal. The CDP is intended to provide sufficient information to evaluate the proposed development at a conceptual level without requiring fully engineered plans at the time of rezone.

The proposed amendments clarify that:

- Rezones are evaluated based on a Concept Development Plan (CDP), rather than fully engineered plans;
- The CDP must include sufficient information to evaluate density, land use configuration, circulation, open space, and infrastructure feasibility;

- Detailed engineering plans, subdivision improvement plans, and final site plan materials are not required at the time of a rezone application but rather during subsequent development approvals; and
- Rezone approvals are binding with respect to key development parameters, including maximum density and general development pattern as a condition of approval for the rezone. The CDP becomes part of the rezone approval. Future applications must be consistent with that plan. If they propose to change density or overall layout, they must apply for a rezone amendment.

The proposed amendments are attached as **Exhibit A** and summarized below:

Changes to Chapter 7 (Zoning Map Amendments):

1. Requires a Concept Development Plan for rezone applications involving a development proposal.
2. Establish minimum CDP content, including density, layout, circulation, open space, and infrastructure approach.
3. Clarify that rezones evaluate the feasibility of compliance, rather than full compliance with Chapters 3 and 4.
4. Establish binding elements of approval, including maximum density, general land use configuration, circulation framework, and open space system.
5. Clarify that subsequent subdivision and site plan applications must be consistent with the approved CDP.
6. Establish that increases in density or material changes to the development pattern require a rezone amendment.

Changes to Chapter 11 (Definitions):

1. Add a definition for Concept Development Plan to clarify purpose, required content, and level of detail.

Changes to Chapter 3 (Development Application Procedure):

1. Clarify that legislative approvals, including rezones, may rely on conceptual-level plans.
2. Specify that detailed engineering and construction drawings are required at the time of development permit review, not legislative approval.

Changes to Chapter 2 (Master Planned Developments):

1. Remove the requirement that any application for a rezone would also require a Master Planned Development process.

BACKGROUND

Staff initiated this amendment in response to ongoing challenges with the current rezone process, particularly for projects involving a defined development proposal.

Under the existing Code, rezones are required to demonstrate compliance with development standards found in Chapters 3 and 4. To date, there have been very few rezone applications

successfully approved under the current standards. This sequencing creates inefficiencies, as projects often evolve following rezone approval, requiring revisions to previously prepared materials. It also increases upfront costs and extends review timelines without improving the County's ability to evaluate the appropriateness of a rezone.

Recent projects, including the Cline Dahle proposal, highlighted the need to clearly distinguish between:

- Legislative decisions (e.g., rezones), which determine appropriate land use and development intensity; and
- Administrative approvals (e.g., subdivision and site plan), which ensure compliance with detailed engineering and design standards.

The proposed amendments are intended to better align the Code with this distinction.

On June 9, 2026, the Snyderville Basin Planning Commission (SBPC) reviewed the proposed amendments, opened the public hearing, and received one public comment in support of the amendment. During the discussion, Commissioner Peteroy expressed concern regarding vested development rights in situations where a developer obtains a rezone based on a proposed development concept but does not move forward with the project, and a subsequent property owner later seeks to utilize those entitlements for a different development proposal. Commissioner Peteroy requested that the proposed amendment include language to address this scenario.

Staff evaluated this concern and determined that the proposed amendments already provide several safeguards. First, the Concept Development Plan (CDP) is incorporated into the rezone approval and establishes binding development parameters. Any future proposal that materially alters the binding elements identified in Section 10-7-4(C)(1)(f)(2) would require a rezone amendment. Additionally, Development Agreements often establish project-specific vesting, phasing, expiration provisions, and other mechanisms to ensure that development proceeds in a manner consistent with the approved rezone.

The purpose of the Concept Development Plan and any associated Development Agreement is to ensure that future development remains substantially consistent with the proposal reviewed during the rezone process. To further address the concern raised by the Planning Commission, Staff proposes an additional safeguard under 10-7-4(C)(1)(g)(4) that would establish a five-year expiration period for rezones approved in conjunction with a Concept Development Plan when no Development Agreement is in place. This provision would prevent unused rezone approvals from remaining indefinitely attached to a property while still allowing flexibility for projects that are subject to a Development Agreement with its own vesting and expiration provisions.

ANALYSIS

Section 10-7-3 of the Snyderville Basin Development Code establishes a process for amendments to the text of the Code. It states that whenever an amendment to the Code is initiated, it must be reviewed by the Planning Commission who will deliver a recommendation

to the County Council. The County Council, after holding a public hearing, can approve, approve with modifications, or deny the amendment.

Criteria for approving an amendment to the text of this title:

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

RECOMMENDATION

Staff recommends that the Summit County Council conduct a public hearing, review and adopt an ordinance amending sections 10-2-18: Master Planned Developments, 10-3: Development Application Procedure and Approval Process, 10-7-4: Amendment to the Zoning Map, and 10-11: Definitions of the Snyderville Basin Development Code based on the following Findings of Fact and Conclusions of Law.

Findings of Fact:

1. Staff is proposing amendments to the Snyderville Basin Development Code to modify the rezone and MPD application process and establish Concept Development Plan requirements.
2. The amendments are intended to clarify submittal expectations and improve the sequencing of development review.
3. The amendments establish a framework for evaluating rezones based on conceptual development plans rather than fully engineered plans.
4. The amendments introduce binding development parameters, including maximum density and general development pattern, to ensure consistency between rezone approvals and subsequent development applications.
5. The amendments do not modify underlying zoning standards, permitted uses, or maximum allowable density.
6. The amendments apply to properties within the Snyderville Basin Planning District.
7. The Snyderville Basin Planning Commission held a Public Hearing on June 9, 2026 and unanimously forwarded a positive recommendation to the County Council.

Conclusions of Law:

1. The amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The amendments are consistent with the requirements established in the Snyderville Basin Development Code.
3. The proposed amendments are not detrimental to public health, safety, and welfare.

Attachments

Exhibit A: Proposed Amendments –Proposed Ordinance

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

**AN ORDINANCE AMENDING THE SNYDERVILLE BASIN DEVELOPMENT CODE
SECTIONS 10-2-18 MASTER PLANNED DEVELOPMENTS, 10-3 DEVELOPMENT
APPLICATION PROCEDURE AND APPROVAL PROCESS, 10-7-4 AMENDMENT TO
THE ZONING MAP, AND 10-11 DEFINITIONS**

PREAMBLE

WHEREAS, Utah Code Annotated ("UCA") §17-79-501 authorizes counties to amend zoning district regulations and other provisions of their land use regulations; and

WHEREAS, as currently written, the Snyderville Basin Development Code ("Code") requires compliance with Chapters 3 (Development Application Procedure and Approval Process) and 4 (Standards for Approval of Development Permits) at the rezone application stage; and

WHEREAS, the proposed amendments modify the requirements for Amendments to the Zoning Map under Section 10-7-4, clarify submittal expectations under Section 10-2-18, add clarifying language to Section 10-3-2 regarding legislative approvals, and add a definition for Concept Development Plan under Section 10-11-1; and

WHEREAS, the proposed amendments establish a Concept Development Plan ("CDP") requirement for rezone applications involving a specific development proposal, providing sufficient information to evaluate the proposed development at a conceptual level without requiring fully engineered plans at the time of rezone; and

WHEREAS, the Snyderville Basin Planning Commission held a public hearing on June 9, 2026, and forwarded a positive recommendation for adoption of the proposed amendments; and

WHEREAS, the Summit County Council held a public hearing on July 8, 2026; and,

WHEREAS, the Summit County Council finds that the proposed amendments are consistent with the goals, objectives, and policies of the Snyderville Basin General Plan and promote the public health, safety, and welfare;

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

Section 1. The Snyderville Basin Development Code is amended as depicted in Exhibit A attached hereto and incorporated herein by this reference.

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

Enacted this ____ day of ____ 2026.

COUNTY COUNCIL
SUMMIT COUNTY, UTAH

by _____
Canice Harte, Chair

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

APPROVED AS TO FORM

Lynda Viti
Civil Deputy

ATTEST:

Malena Steven, County Clerk, Summit County, Utah

EXHIBIT A

PROPOSED AMENDMENTS

10-2-18: MASTER PLANNED DEVELOPMENTS:

- A. Intent: A Master Planned Development (MPD) is a comprehensive project design strategy. MPDs are intended to provide better opportunities to create projects that address site conditions, the characteristics of the surrounding properties, as well as community and market demands. The MPD process creates administrative tools to promote the efficient use of land resources as well as efficient public infrastructure and utility services. The goal of this strategy is to produce superior project design through flexibility and innovation to advance the goals of the Snyderville Basin General Plan and this code.
- B. Applicability:
- Required: Unless the property is subject to an approved development agreement, settlement agreement or consent agreement, the MPD process shall be required in all zones for the following:
- ~~1. Any application for a rezone; and~~
 - 1.2. Any new hotel or lodging project, commercial, retail, office, public, quasi-public, mixed use, or industrial project with ten thousand (10,000) square feet or more of gross floor area.
- C. Uses: An MPD can only contain uses, which are allowed, low impact or conditional in the existing zone district(s) in which it is located. When the project area includes more than one (1) zone district, uses may be relocated across zone district lines if the planning commission determines that relocation results in a project design that advances the goals of the Snyderville Basin General Plan.
- D. Process:
1. Pre-Application Conference: A pre-application conference shall be held with staff for the applicant to become acquainted with the MPD procedures and related county requirements and schedules. Staff may give preliminary feedback to the applicant based on information available at the conference and may inform the applicant of potential issues or special requirements which may result from the proposal. Any direction or feedback given at the pre-application conference is not vested. Vesting occurs once a complete application is filed, and the project has been reviewed and approved by the county council or planning commission.
 2. Pre-Application Work Session Public Meeting:
 - a. To provide an opportunity for the public and the planning commission to give preliminary input on a concept for an MPD, the applicant may request a work session discussion with the planning commission after the pre-application conference with staff. Any direction or feedback given at the pre-application work session public meeting is not vested. Vesting occurs once a complete application is filed, and the project has been reviewed and approved by the county council or planning commission.
 - b. At the pre-application work session public meeting, the applicant will have an opportunity to present the preliminary concepts for the proposed MPD. The public will be given an opportunity to comment on the preliminary concepts so that the applicant can address neighborhood concerns in preparation of an application for an MPD.
 - c. It is recommended that the applicant host neighborhood meetings in preparation of filing of a formal application for an MPD and provide a report conveying neighborhood concerns discussed.
 3. The MPD Application:
 - a. Plans for the MPD shall be submitted with a completed application form supplied by the county. A list of minimum requirements will accompany the application form. The application must include written consent by all owners of the property to be included in the MPD. Once an application is received, it

shall be assigned to a staff planner who will review the application for completeness. The applicant will be informed if additional information is necessary to constitute a complete application.

- b. Planning Commission Review and Public Hearing: ~~Except in the case of MPDs that include a rezone,~~ ~~€~~The planning commission shall approve, approve with modifications, or deny an MPD. The planning commission action shall be in the form of written findings of fact, conclusions of law, and in the case of approval, conditions of approval. Action shall occur only after public hearing is held. To approve an MPD, the planning commission will be required to make the findings outlined in section F herein. In the case of MPDs that include a rezone, the planning commission shall review and forward a recommendation to the county council, including findings of fact, conclusions of law and conditions of approval.
- c. County Council Review and Public Hearing: ~~In the case of MPDs that include a rezone, €~~The county council shall approve, approve with modifications, or deny an MPD. The county council action shall be in the form of written findings of fact, conclusions of law and in the case of approval, conditions of approval. Action shall occur only after a public hearing is held. To approve an MPD, the county council will be required to make the findings outlined in section F herein.

...

10-3-2: GENERAL PROVISIONS:

- A. Initiation: An application for development approval or development permit shall be initiated by submitting the appropriate application to the community development director (hereinafter referred to as "CDD").
- B. Review and Recommendation of CDD or Designated Planning Staff Member:
 - 1. The CDD or designated planning staff member shall review the application for sufficiency. If the CDD or designated planning staff member determines that the application does not contain information sufficient to determine the appropriate approval procedure or compliance with this title, the CDD or designated planning staff member shall serve a written notice on the applicant specifying the deficiencies of the application. The CDD or designated planning staff member shall take no further action on the application unless the deficiencies are remedied. An application for development approval shall be deemed insufficient if any relevant information is not provided, if the application form is not signed by the applicant or authorized agent, required fees are not paid, or if other information, as may be specified by the CDD or designated planning staff member and which is necessary to adequately review the application, is not supplied in a timely fashion. If adequate information is not submitted within thirty (30) days of CDD or designated planning staff member notification, all application materials will be returned to the applicant.
 - 2. A determination of sufficiency shall not constitute a determination of compliance with the substantive requirements of this title, nor shall it indicate that the information submitted by the applicant is accurate or has been verified. Additional information may be required at a later date through the approval process.
 - 3. All development approvals shall be conditioned so that no building permit shall be issued on the subject property until all outstanding and current property taxes have been paid to date of approval.
 - 4. The director is delegated authority necessary to make administrative interpretations of this title and to provide such guidance as is necessary to applicants for development approval consistent with and in furtherance of chapter 1, "Program for Resort and Mountain Development", of this title.
- C. Legislative Actions: The director or county council may, in their discretion, combine the processing and hearing of development permits, procedures for legislative action, or requests for conditional use permit, or low impact permit.
- D. Project Closure Due to Inaction: Recognizing the length of the planning review process will vary with the size and complexity of each proposal, applicants must move their applications either to approval or denial in a reasonably expeditious manner. The county may formally close applications which remain inactive for nine (9) months or longer due to acts or omissions of the applicant.
 - 1. When the CDD or designated planning staff member determines an application inactive, he/she may close the files with respect to the application. No application may be closed on the basis of inaction without giving twenty-one (21) calendar days' certified written notice to the applicant. Such a notice must state the intent of the CDD or designated planning staff member to have the project closed because of inaction and what the applicant must submit in order to maintain an active file status.
 - 2. An application shall be deemed inactive and subject to closure on the basis of inactivity if, through the act or omission of the applicant and not the county, one (1) of the following occurs:
 - a. More than nine (9) months have passed since the last meeting of staff and the applicant.
 - b. More than nine (9) months have passed since a request for additional information was made by staff, which request has not been complied with or reasons for noncompliance are not stated or indicated by the applicant. (Ord. 730, 12-2-2009)

- c. The applicant is more than thirty (30) days in default of the payment of any fee assessed by ordinance.
- d. The applicant has stated intent to abandon the project. (Ord. 708, 12-10-2008)

Delays caused entirely by internal delays of the staff, planning commission, county council or board of adjustment shall not be a cause for file closure. (Ord. 730, 12-2-2009)

- 3. An applicant may appeal the community development director's denial of an application for inaction to the county council in the same manner as any other appeal. The role of the county council is to determine if the director correctly applied subsection B of this section. The county council may reinstate subject to payment of full or partial submission fees, reinstate subject to specific ordinance changes, or deny reinstatement. If reinstatement is denied, the application is considered formally denied. If the applicant desires to proceed with the project, the applicant must submit a new application and pay new submission fees, and the new application shall be subject to all ordinances then in effect.
- E. Relationship to Legislative Approvals: Legislative approvals, including zoning map amendments, may rely on conceptual development plans. Submittal requirements for subdivision, site plan, and other development permits shall not be required until such applications are submitted in accordance with this chapter. The burden is on the applicant to demonstrate feasibility of compliance.

10-7-4: AMENDMENT TO THE ZONING MAP:

- A. Authority: The county council may from time to time amend, supplement, or repeal a zone district designated in the Snyderville Basin. No change which affects a portion of all the real property by a change in zoning classification shall be valid unless approved by the county council pursuant to the provisions set forth herein.
- B. Initiation of Amendments: Any change of zone district may be initiated on motion by the county council, upon the request of the commission, upon the request of the county manager, or upon the request of an individual having deed title to real property within the area to be rezoned.
- C. Amendment Procedures:
 - 1. If the applicant is a private landowner:
 - a. An application for an amendment or change to a zone district shall be submitted to the CDD or designated planning staff member. An application for an amendment to a zone district will be considered only when such application is **submitted simultaneously with a Concept Development Plan, as described herein**, ~~considered simultaneously with an applicable development proposal, as described in chapter 3 of this title,~~ for the entire parcel to be rezoned, **unless otherwise waived by the County Council**. The county council may permit the rezoning of the property only after it has determined that said rezoning is consistent with the goals, objectives and policies of the general plan, the land use plan maps, all other criteria and considerations described in this title, and said action is necessary to promote the public health, safety and welfare of the residents of the Snyderville Basin.
 - b. The application must be authorized by each owner of the real property that is located within the area to be rezoned or a duly authorized representative of each owner.
 - c. **For any rezone request involving a specific development proposal, the applicant shall submit a Concept Development Plan. The Concept Development Plan shall include sufficient information, in graphic and written form, to evaluate the proposed development, including but not limited to:**
 - (1) **General land use layout and development pattern;**
 - (2) **Proposed density, including total units and /or square footage;**

- (3) Lot configuration, block layout, or building envelopes, as applicable;
 - (4) Circulation systems, including vehicular, pedestrian, and emergency access;
 - (5) Open space framework, trails, and common areas;
 - (6) General infrastructure approach, including water, sewer, stormwater, and utilities; and
 - (7) Relationship to adjacent properties and uses.
- d. The Concept Development Plan is intended to provide sufficient information for the County to evaluate the proposed rezone, including consistency with the General Plan and the development framework identified in subsection (c) of this section. Fully engineered construction drawings, subdivision improvement plans, and final site plan materials shall not be required at the rezone stage.
- Approval of a rezone shall not constitute approval of a subdivision, site plan, or construction drawings. Detailed engineering plans, subdivision improvement plans, and final site plan materials required under Chapters 3 and 4 shall be submitted and reviewed during subsequent development approval processes.
- Additional information may be required only where necessary to clarify the development framework identified in subsection (c).
- e. Approval of an amendment to the zone district shall not be granted until both the commission and county council have reviewed the **Concept Development Plan** ~~specific development proposal~~ and determined:
- (1) The amendment complies with the goals, objectives and policies of the general plan, the neighborhood planning area plan, and the land use plan maps;
 - (2) The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;
 - (3) **The Concept Development Plan provides sufficient information to evaluate the proposed development framework, including density, land use configuration, circulation, open space, and general infrastructure approach associated with the proposed rezone;;** ~~The specific development plan is in compliance with all applicable standards and criteria for approval as described in chapters 3 and 4 of this title;~~ and
 - (4) The amendment does not adversely affect the public health, safety and general welfare.
- f. **Effect of Approval and Binding Elements:**
- (1) Approval of a rezone involving a Concept Development Plan shall be conditioned upon substantial compliance with the approved Concept Development Plan.
 - (2) The following elements shall be considered binding:
 - (A) Maximum density, including total number of units or square footage;
 - (B) General land use configuration and development pattern;
 - (C) Primary circulation framework; and
 - (D) Open space system and general distribution of open space.
 - (3) Subsequent applications for Subdivision, Site Plan, or other development approvals shall be substantially consistent with the approved Concept Development Plan unless a rezone amendment or major amendment is approved by the County. For purposes of this section, "substantially consistent" means that the proposed development does not materially alter the binding elements identified in subsection f(2).

- (4) Any proposed modification that results in an increase in density or materially alters the approved development pattern shall require a new rezone or major amendment.
 - (5) The maximum density permitted by the rezone shall not exceed the density illustrated in the approved Concept Development Plan.
- g. Development Agreement:
 - (1) As a condition of rezone approval, the County may require execution of a Development Agreement incorporating the Concept Development Plan.
 - (2) The Development Agreement shall:
 - (A) Incorporate the approved Concept Development Plan as an exhibit;
 - (B) Establish specific development parameters including density, land uses, and phasing;
 - (C) Define obligations related to infrastructure, public improvements, and mitigation measures; and
 - (D) Provide mechanisms for enforcement of the approved development framework.
 - (3) The Development Agreement shall run with the land and be binding on successors.
 - (4) Unless otherwise specified in an approved Development Agreement, a rezone approved in conjunction with a Concept Development Plan shall expire five (5) years after the date of an approval if no subsequent development approval has been obtained for the property. Upon expiration, the property shall revert to the zoning designation that existed immediately prior to the rezone unless otherwise determined by the County Council through a public process.
- 2. When the amendment is proposed by the county council, county manager, or commission:
 - a. The commission shall review the proposed amendment. The commission must find that the proposed amendment is consistent with the requirements in this title. Prior to making a recommendation, the commission shall hold a public hearing regarding the proposed amendment.
 - b. The commission's recommendation shall be delivered to the county council. The county council shall hold a public hearing regarding the proposed amendment. Following the public hearing, the county council shall either approve, approve with modifications or deny the amendment. In order to approve the amendment, the county council must find that the proposed amendment is consistent with the requirements in subsection C1c-C1g of this section.
- D. Authorized: All amendments to the text of this title and to the zone district shall be authorized by ordinance, in the manner prescribed by state law.

10-11-1: - TERMS DEFINED:

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CONCEPT DEVELOPMENT PLAN: A plan, in graphic and written form, that illustrates the proposed development framework for rezone approval and shall establish the general parameters that subsequent applications must follow. The Concept Development Plan shall include sufficient information to evaluate the proposed land use pattern, density, circulation systems, open space framework, and general infrastructure approach.

A Concept Development Plan is intended to provide a level of detail greater than a sketch plan but less than a preliminary subdivision, site plan, or construction drawings, and shall not require fully engineered plans.