AGENDA
COUNTY COUNCIL
Wednesday, August 19, 2026

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, August 19, 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

12:35 PM Work Session

1. 12:35 PM - Pledge of Allegiance (5 min)
2. 12:40 PM - Interview applicants for vacancy on the Summit County Recreation Arts & Parks Advisory Committee-Recreation (2 hours, 10 min)
   Interview Schedule-RAP Tax Recreation.pdf
3. 2:50 PM – Break (20 min)
4. 3:10 PM - Discussion and updates from the Central Wasatch Commission; Lindsey Nielsen (30 min)
   Central Wasatch Commission Presentation 2026.pdf
5. 3:40 PM - Update on 2026 Work Plan; Shayne Scott and Janna Young (60 min)
   Staff Report_2026WorkPlan_AugustUpdate.pdf
   Attachment A_2026 Work Plan.pdf
   Attachment B_LNR Information Handouts.pdf

4:40 PM Closed Session Personnel (20 min)

5:00 PM - Convene as the Governing Board of the Snyderville Basin Recreation Special Service District

1. 5:00 PM - Consideration and possible adoption of Resolution SBSRD 2026-20, providing for a special bond election to be held on November 3, 2026, for the purpose of submitting to the qualified electors of the Snyderville Basin Special Recreation District, Utah, a proposition regarding the issuance of not to exceed $71,000,000 General Obligation Bonds; and related matters; Rob Parrish and Ryan Bruce (20 min)
   SBSRD_Revised_Bond_Election_Council_Presentation_Aug19.pdf
   Resolution SBSRD 2026-20 Special Bond Election.docx

Dismiss as the Governing Board of the Snyderville Basin Recreation Special Service District

5:20 PM Consideration of Approval

1. 5:20 PM - Discussion and possible approval of member to serve on the Summit County Arts & Parks Advisory Committee-Recreation (5 min)

Appointment to SC RAP REC committee.docx

2. 5:25 PM - Discussion and possible approval of a contract Amendment to the Contract with Zwick Construction Company for tenant improvements to level two of the Summit County PEAK Center; Janna Young (25 min)
   StaffReport_Contract Amend for L2 PEAK Center.pdf
   Attachment A_Document A102 Amendment_Zwick Construction.pdf
   Attachment B_Floor Plan_L2 PEAK.pdf
   Attachment C_Cost Estimate_L2 PEAK.pdf
3. 5:50 PM - Approval of Council Minutes June 17, 2026; (5 min)
   SCC Draft Minutes 6-17-26.pdf

6:00 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcountyutah.gov by 12:00 p.m. on Wednesday, August 19, 2026. If you wish to interact with Council, for public input, please appear in person, or use the "Raise Hand" button at the bottom of the chat window in Zoom

6:00 PM Public Hearings

1. Public Hearing 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 and Peter Barnes
   26-078 Staff Report Public Hearing.pdf
   Ordinance No. 1016 Project 26-078.pdf
2. Public hearing regarding options for changing the name of Tech Center Drive, in Park City, Utah, and possible approval of Road Name Change Ordinance No. 1018; Brandon Brady
   Tech Center Drive Name Change Staff Report 081926.pdf
   Ordinance No. 1018 Road Name Change.pdf

Adjourn

Interview Schedule

Summit County Recreation Arts and Parks Advisory Committee
(RAP Tax Recreation Committee)
Wednesday, August 19, 2026

At the anchor location of the Richins Building

1885 West Ute Blvd, Park City, UT. 84098

OR

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

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

(1 vacancy; 13 applicants)

12:40 PM	Verlene Lewis	Zoom
12:50 PM	Robert Copeland	In Person
1:00 PM	Kim Marshall	In Person
1:10 PM	Kendra Wyckoff	Zoom
1:20 PM	Patrick Cone	Zoom
1:30 PM	Caitlin Kanaly	In Person
1:40 PM	Catherine Hoffman	In Person
1:50 PM	Shandra Madsen	Zoom
2:00 PM	Leslie Masters	In Person
2:10 PM	Kevin Barker	In Person
2:20 PM	William Fauntleroy	Zoom
2:30 PM	Casey Jones	Zoom
2:40 PM	Emma Paden	Zoom

The vacancy is a result of Keren Mazanec resigning on May 26, 2026. The new member would serve the unexpired term of Keren which is May 31, 2027.



Summit County Council Presentation
August 19th, 2026

What is the Central Wasatch Commission?

Created in 2017 by interlocal agreement, the **Central Wasatch Commission** serves as a convener for local jurisdictions, stakeholders, and public with interest and authority in the Central Wasatch Mountains.

The CWC's mission is to protect the Central Wasatch through providing canyon transportation solutions, pathways for concentrated development, environmental protections, and recreational stewardship.



Member Jurisdictions

Special Advisors:

Member Jurisdiction Benefits

Consensus approach to both land and watershed protection and decision making

Consensus-based transportation approach

Short-term improvements in the mountains

The Central Wasatch Dashboard

Regional stakeholder involvement



Summit County Specific Benefits

Ample collaborations with jurisdictional neighbors in both the Wasatch Back and Front.

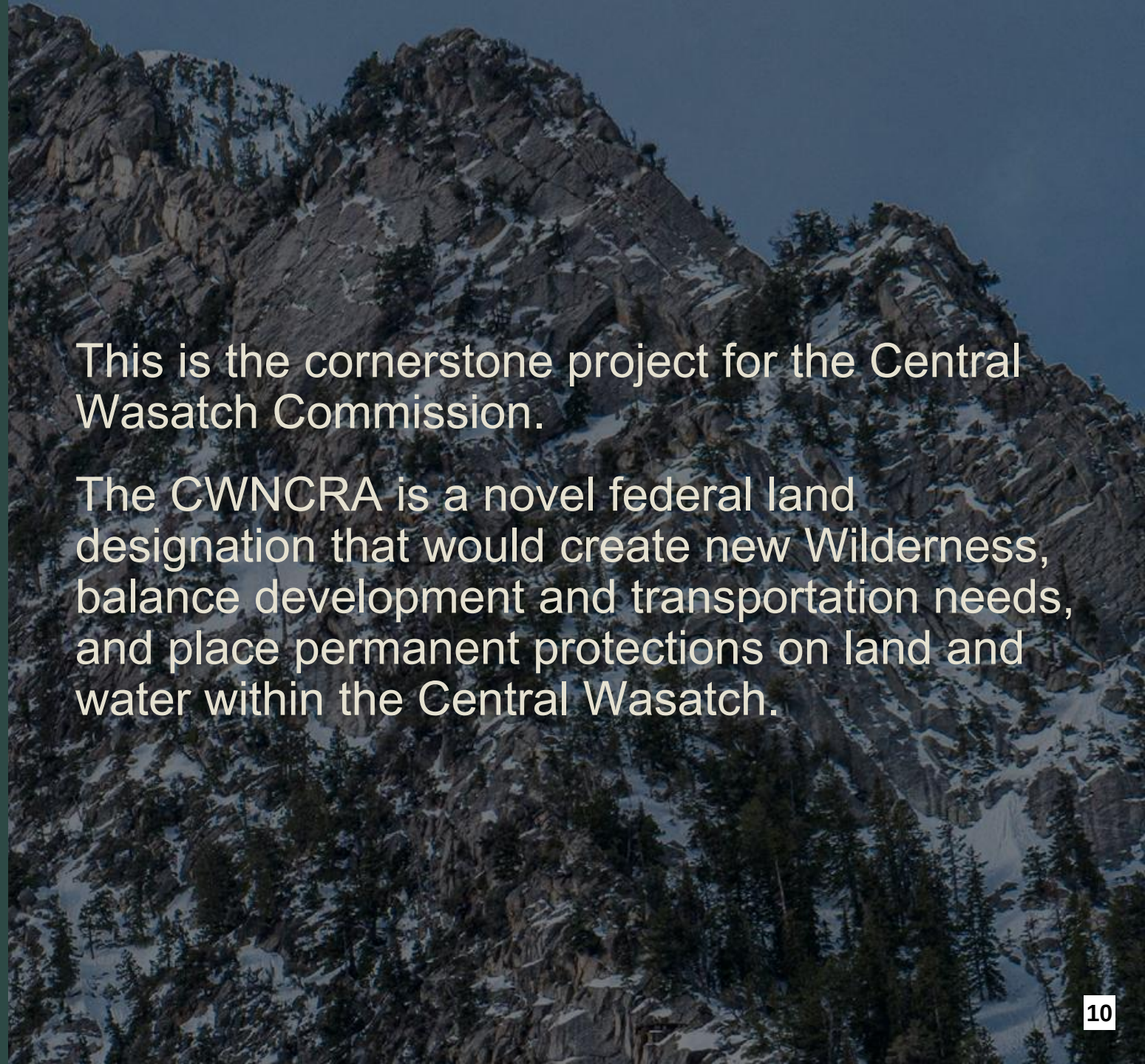
Direct access to collective group advocacy efforts for environmental protection and conservation.

Innovative platform for complex economic discussions and solutions.



Stakeholder Organizations

Central Wasatch National Conservation and Recreation Area Act (CWNCRA)



This is the cornerstone project for the Central Wasatch Commission.

The CWNCRA is a novel federal land designation that would create new Wilderness, balance development and transportation needs, and place permanent protections on land and water within the Central Wasatch.

What Would The CWNCRA Accomplish?

1. The creation of a new Mount Aire/Grandeur Peak Wilderness Area
2. An addition to the existing Lone Peak Wilderness Area
3. The creation of the White Pine Watershed Protection Area
4. Express authorization for the expansion or construction of parking areas, trailheads, or restrooms within the NCRA if a need is identified
5. Direction for the creation of a management plan for the NCRA within 3 years after the adoption of the bill that must:
    - Protect water quality and watershed resources
    - Protect environmentally sensitive areas
    - Manage natural resources
    - Promote public safety, including avalanche control
    - Facilitate year-round outdoor recreation

Central Wasatch Symposium

Central Wasatch Commission hosts the annual Central Wasatch Symposium, a conference-style event bringing together various interests and stakeholders in the Central Wasatch for two days of expert panels, interactive workshops, and networking.

At the 2026 Symposium, Caroline Rodriguez and Chris Robinson presented on the impressive process of creating High Valley Transit.

The 2027 Symposium will be hosted at the PEAK Center in Park City, Utah.

Short-Term Project Grant Program

Partially funded a shuttle service from Park City to some of the highest use trailheads in the Wasatch Back. (2021 – 2024, 2026)

Environmental 910 Ranch-East Canyon Creek Corridor Cooperative Priority Weed Management Project with the Summit Cooperative Weed Management Area (2026)

Maintenance of aging fixed rock anchor hardware on climbing routes across the Central Wasatch (2023 – 2026)

East Canyon Creek Restoration with Swaner Preserve and EcoCenter (2025 - 2026)

Funding abatement of graffiti tags across the Central Wasatch in partnership with the Wasatch Graffiti Busters (2020 – 2026)

SR-224 Wildlife Connectivity & Safety Project, Phase 2: Implementation Readiness & Targeted Mitigation with Save People Save Wildlife (2026)

Support of Save Our Canyons' Wilderness Stewardship Project (2022-2026)



Our Mountain Transportation Work

- Mountain Transportation System Project
- Big Cottonwood Canyon Mobility Action Plan
- Updated Mill Creek Canyon Shuttle Feasibility Study
- Operate the Ski Bus Priority Access Program
- Mill Creek FLAP Grant Comment
- Little Cottonwood Canyon Environmental Impact Statement Comment

The Central Wasatch Dashboard

The Central Wasatch Dashboard is a tool for the public, land managers, policy makers and technical users to learn about the historic and current environmental conditions of the Central Wasatch. The Dashboard contains five environmental elements: air quality and climate, geology and soil, vegetation communities, water, and wildlife, and existing data for each element has been gathered and presented for public access.

Access the Central Wasatch Dashboard here:
https://cwc.utah.gov/central-wasatch-dashboard/

Central Wasatch Youth Council

The Youth Council serves as an educational forum for its members and provides a platform for young people to engage directly with the Central Wasatch Commission on issues that affect them as users and stewards of the Central Wasatch.

Recent projects include creating an accessible, affordable outdoor gear shed and hosting a youth focused outdoor film festival.



CENTRAL WASATCH COMMISSION

Thank you. Questions?

Lindsey Nielsen
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Learn more at cwc.utah.gov

STAFF REPORT

TO: Summit County Council
FROM: Shayne Scott, County Manager
Janna Young, Deputy County Manager
Multiple Department Directors
MEETING: August 19, 2026
SUBJECT: Summit County 2026 Work Plan – August Update

Recommended Council Action
None

Introduction
At its January 7, 2026, meeting, the County Council adopted Summit County's 2026 Work Plan, outlining strategic priorities and key initiatives for the year. This staff report provides a mid-year update on the progress made to date in advancing those priorities and implementing the initiatives identified in the plan.

Background
In 2018, the County Council began adopting an official Work Plan each budget cycle as a way to focus staff hours and align their work with the budget. Traditionally, the Work Plan lists projects for each county office and department that either have a direct tie to the Council's strategic priorities or are critical to advancing a county function but do not tie directly to the Council's priorities. This list communicates to the public and to the county organization the areas where staff hours and county budget will be spent during the year/budget cycle.

The 2026 Work Plan
The 2026 Summit County Work Plan is guided by strategic objectives in the areas of *growth management and regional planning, local housing choice, transportation and traffic congestion,* and *environmental stewardship.* County Council's seven (7) priorities/initiatives to advance those strategic objectives are:

(1) Updates to County General Plans
(2) Housing
(3) Regional Planning and Transportation

(4) Solid Waste Management
(5) Lands and Natural Resources Management
(6) Senior Citizen Services
(7) Public-Private Partnerships and County Facilities

Additionally, the Work Plan outlines several department-driven initiatives including:

- Piloting a new county employee performance evaluation and merit program (Admin; HR);
- Deploying new financial accounting and payroll software systems (Finance; IT);
- Completing the public art project at the expanded Justice Center and planning for the art installation at the new PEAK Center (Heritage and Arts; Facilities);
- Completing a strategic plan for the senior services program (Admin; Senior Services); and
- Managing the Summit County-Park City vanpool program (Transportation Planning), among others.

Collectively, these initiatives aim to align policy, infrastructure, and community services with long-term sustainability and quality-of-life goals. The 2026 Work Plan positions Summit County to address pressing growth challenges, foster regional collaboration, and invest in projects that benefit residents, businesses, and the environment over the next several years.

Progress Report on the 2026 Work Plan

Since the Council's adoption of the 2026 Work Plan in January, significant progress has been made across priority areas and projects. The update below provides an overview of the major actions, milestones, and outcomes achieved to date.

#1 – Updates to General Plans

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion; Environmental Stewardship

The Snyderville Basin and Eastern Summit County general plans are progressing concurrently. Both planning commissions have completed work sessions on all chapters and are now reviewing the future land use maps.

Public hearings are expected to begin in September, with both plans forwarded to the County Council in October.

#2 – Housing

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion

Cline Dahle Public Private Partnership: In May 2025, Summit County expressed its intent to negotiate exclusively with Columbus Pacific Real Estate Development on a multi-use public-private partnership development near the Jeremy Ranch Elementary School. Since then, the County has executed the agreement to negotiate exclusively and continues to meet weekly with Columbus Pacific on the project.

Housing Authority:

- The County Council approved the Housing Authority Strategic Plan on August 5, 2026
- The 2026 Utility Allowance Study was completed in March
- The request for proposals (RFP) for construction plans for pre-approved Accessory Dwelling Units (ADUs) is live and closes on August 21. During a pre-submittal meeting, more than ten interested parties attended and asked questions
- As a part of a pilot program, the Housing Authority held a competitive grant application process for emergency rental funds. Four non-profits serving Summit County community members were selected to receive funds. Agreements are being sent the week of August 10
- The Housing Authority is now beginning its down payment assistance program feasibility study

Long-term Planning: The Housing Authority Strategic plan, now approved by County Council, outlines strategies to help meet the Council's 1,500 unit goal.

Short-Term Nightly Rentals (STR): On June 3, 2026, the County's Short-term Rental (STR) Working Group provided an update to the County Council on progress made with the County's new enforcement platform, Azora. This presentation included data we have collected from the program, and the efforts the County Clerk's office has made, in partnership with code enforcement, to license short-term nightly rental operators in unincorporated

Summit County. The group also proposed the option of a "safety" ordinance that would prohibit short-term nightly rentals from operating in certain areas of the county where there are challenges regarding accessibility, wayfinding, paved roads, and ingress/egress, and other issues that create health, safety, and welfare risks.

On July 21, the STR Working Group met again to recap the June 3 Council presentation and discuss next steps. This meeting included a brainstorm on additional policy options for the Council to consider, such as the safety ordinance, regulations to address STR impacts on affordable housing and solid waste management, and easy to implement code changes to help with enforcement. The group is meeting again later in August and with Council members to better understand their interest, if any, in pursuing any of these policy options.

#3 – Regional Planning and Transportation

Strategic Objectives: Growth Management and Regional Planning; Transportation and Traffic Congestion; Environmental Stewardship

Kimball Junction: The County has been participating in transportation designs for the Kimball Junction interchange and the surrounding area. UDOT has recently completed 30% design of the Kimball Junction/I-80 interchange and is also workshopping concepts for the pedestrian bridge. The pedestrian bridge will be evaluated by the Arts Commission this fall, then public outreach, and finally a "Betterment Agreement" with UDOT by the end of the year.

Rural Planning Organization: County staff are collaborating with Mountainlands Association of Governments (MAG) and other key stakeholders on the update to the long-range transportation plan. Next steps are to finalize the performance metrics, finalize the project list, and complete the public engagement this fall. The Rural Planning Organization will review the draft project list in September.

Transportation Planning: County staff have been participating in UDOT's Olympics Transportation Working Group to identify needs and potential funding sources. Staff are anticipating a local working group to coordinate

with key stakeholders and provide a unified message for local infrastructure needs.

Rail Trail: The County is engaged with Utah State Parks, which will retain ownership and authority over the Rail Trail. The parties are finalizing an interlocal agreement defining responsibilities and potential County support for grants, special projects, weed management, and other needs. The County is also coordinating with State Parks on the UTN overpass and future opportunities to pave trail sections in Coalville and Wanship, address deteriorating bridges, and pursue partnership funding.

#4 – Solid Waste Management

Strategic Objectives: Growth Management and Regional Planning; Environmental Stewardship

Solid Waste Action Plan: An internal staff steering committee has completed a year-long effort engaging the public and researching strategies for the creation of a Solid Waste Action Plan called, *Save Our Space: Plan 2063.* The goal of this plan is to extend the life of the Three Mile Canyon landfill by an additional 10 years. A list of the proposed strategies was shared with Recycle Utah, the Park City Community Foundation, and Park City Chamber of Commerce for feedback. The steering committee has made two attempts to also present the strategies to the mayors at a Council of Governments meeting, which was canceled twice. A draft plan is going through final review by the steering committee and is scheduled for consideration and possible approval by the County Council at their September 23 meeting.

Enhance Recycling Options: In August 2026, the County brought online three new remote drop-off recycling locations to give residents an easy way to recycle more of their household waste closer to home. These sites are located at the Ledges Event Center (Coalville), Kamas Park and Ride, and Ecker Hill Park and Ride (Snyderville Basin) with plans to open two additional sites next year in Park City and the Silver Summit/Silver Creek area, respectively.

Open 24 hours a day, seven days a week, the sites currently accept residential glass and mixed recyclables, with cardboard collection anticipated in late 2026 and into 2027. The County also expanded materials collection at

the Three Mile landfill by adding glass and mixed-recycling bins. In partnership with the County, the Park City Community Foundation is exploring opportunities to add food waste collection at the remote sites. As participation and diversion results are evaluated, the County may expand the network to additional locations and add other materials.

Recycle Utah (RU) Relocation*:* On April 30, 2026, Park City Municipal Corporation formally conveyed the 4.18-acre site on the County's Gillmor parcel to Recycle Utah. RU is actively in the design phase of new facility and has launched its capital fundraising campaign.

#5 – Lands and Natural Resources Management

Strategic Objectives: Growth Management and Regional Planning; Environmental Stewardship

Ur*e Ranch:*

- All conservation easements are completed and were approved by the State of Utah
- Staff held a work session with the County Council on June 24, 2026, regarding programming the agricultural and recreation spaces. Staff were asked to provide revisions to those plans. A final work session is scheduled for September 9, 2026
- The public meetings to finalize trails, recreational, and management plans are scheduled for November. Draft trails have been flagged, and a parking lot design is being engineered
- Staff are working on a 2027 lease agreement and requesting funding in the new budget for an agricultural FTE to assist with the work needed to get the ranch into compliance

910 Ranch:

- The County closed on the property on January 27, 2026
- Staff have held many stakeholder meetings and completed a public comment period
- A design for the parking area has been submitted to planning staff; a new boundary lot line adjustment process held up this step by several months. Construction of the parking area is estimated to start this fall.

Staff have selected the parking pilot vendor and requested resources to support this effort in the FY2027 budget
- US Forest Service Forest Legacy Program (FLP) regional managers selected the 910 Ranch from region 4 for the overall economic impact assessment of selected FLP projects

Weber Watershed Project:

- NEPA, including archeology and botonny studies are done and approved by US Forest Service (USFS)
- The 5-year wildfire mitigation plan has been finalized with USFS
- Wildfire mitigation treatments are in the RFP stage and should start in October
- Staff secured additional grant funds: $2M from DOD, $40,000 from Walton Foundation
- $1 million in earmarked funding secured by Congressman Moore in 2023 is in final approval and should be delivered to the County any day now

County Lands Program Development: To enhance communication efforts regarding conservation easements on county acquisitions, the Lands & Natural Resources (L&NR) Department has done the following:

- Started a bi-monthly newsletter to promote and enhance communications
- Worked closely with the County's Communications & Public Engagement team on messaging and materials that summarize all the County's conservation easements to date, their impacts, and dollars leveraged. The information will be disseminated to the public as a year-end review
- Created information handouts (*see Attachment B*)
- Hosted/planned "Roots of Conservation" community information series on the below topics:
    - Wildlife awareness – April 2026
    - Housing and open space – June 2026 (in partnership with housing authority)
    - Legay of Open Space – September 2026
- Staffed information/education tables at the following events:
    - Community trails forum event at Park City Mountain Resort
    - Summit County wildfire community fair

- Recycle Utah Sustainability Festival
- National trails day
- Public lands day
- Userve day

Additionally, to strengthen L&NR departmental structure and effectiveness, staff have drafted a mission and vision and 5-year organizational chart with a five-year cost analysis. The department is also involved with the following projects:

- Cline Dahle – working closely with Park City Fire District to secure a parcel of land for them in the project
- Six Ridge Partners and Kimball Junction redevelopment – working to secure water rights for the Public-Private Partnership (P3)
- Snyderville Cemetery District – the cemetery district has settled on the PRI property as the site for the cemetery and are going through a road analysis with the transportation planning staff

#6 – Senior Citizens Services

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion

Deed-Restricted Senior Housing: Admin and Senior Services staff met with the Housing Authority in May to brainstorm opportunities for deed-restricted housing for seniors. Language was developed from this meeting for consideration for the workforce housing waterfall provisions in projects, such as the P3 in Kimball Junction and Cline Dahle that adds individuals who recently retired from a job in Summit County. The Housing Authority also drafted housing-specific survey questions for the senior services strategic planning effort and will be hosting a session on senior housing in September as part of its speaker series.

Strategic Planning: In March, the County selected The Hill Group, Inc., a firm based out of Pennsylvania as the consultant to complete a strategic plan for the senior services program. The project kicked off in April and to date, The Hill Group has conducted research, benchmarking, held many discovery conversations with seniors in Summit County, and facilitated two planning workshops with the steering committee. The consultants were introduced to the County Council at the July 29 meeting and provided an update on the

planning effort. The strategic plan should be completed this fall. In anticipation of that, staff submitted several requests for the FY2027 budget that are responsive to some of the needs and themes that have emerged from the planning process thus far.

Collaboration on New Senior Center in Park City: The County continues to participate in weekly design meetings with Park City and the Park City Seniors, Inc. nonprofit organization on designing the new senior center in Park City.

#7 – Public-Private Partnerships and County Facilities

Strategic Objectives: Growth Management and Regional Planning; Local Housing Choice; Transportation and Traffic Congestion; Environmental Stewardship

Kimball Junction: The Tenant Improvements at the PEAK Center (former Skullcandy headquarters) are going well and are expected to wrap up at the end of August. Some unexpected ceiling duct work delayed the project by about 21 days. The library and DMV will start to move into the facility on September 8. A formal opening event/celebration is scheduled for October 3 from 11am-2pm in conjunction with the unveiling of the design for the P3 project with Six Ridge Partners.

We have completed design and construction documents for Level 2 and pending approval of the contract amendment by the County Council at the August 19 meeting, will begin demolition in August.

Facilities Master Plan: In February, the County chose ajc Architects to complete a feasibility study and fit tests for remodeling the County Courthouse. An internal steering committee has been working with ajc since that time and is close to choosing a final fit test to guide schematic design going forward. The study will wrap up soon with the plan of completing design, construction documents, and exterior work in 2027 and construction in 2028.

Notable Updates on Department-Driven Work

Community Development Department

Planning Projects

- Canyons Village: Ongoing.
- Park City Outlets (Junction Commons) Redevelopment: Currently under review by County Council.
- Utah Olympic Park: Completed
- FJ Gillmor Subdivision: Ongoing
- DPRE/County/HVT Public Private Partnership: Development Agreement signed, applicant beginning to submit Final Site Plans. Developing individual project plans.
- Support and work hand-in-hand with the Summit County Housing Authority and Economic Development Departments on affordable and workforce housing initiatives: Council recently approved strategic plan to create 1,500 affordable units in the County.
- Respond to applications and legislative changes at state level: Perpetually monitoring, noting changes.
- Assist Recycle Utah with CUP and MPD processes for their application on lot 4 Gillmor: Staff have worked with RU, had numerous meetings. To date no application has been received.

Development Code Amendments

- Affordable Housing Overlay: Awaiting Council Direction.
- Create New Zones: On hold. Waiting on direction from Council
- Transportation study requirements: Scheduled for review by Planning Commissions in August.
- Accessory Building Revisions: Completed
- Ridgeline Development: In process
- Architectural Design Guidelines: On hold
- Height: In process
- Use Tables and Definitions: On hold

Economic Development and Housing:

- Based on Council input, staff have engaged with staff at Park City Municipal and Wasatch County to determine the feasibility of

completing a regional housing needs assessment and in lieu fee nexus study
- The GIS Land Prioritization Tool is live
- The Housing and Economic Development Dashboard is under construction and should be live by September

Health Department:

Public Health

- Completed department-wide Strategic Plan, which was adopted by the Board of Health in April 2026
- Developed Targeted Case Management/Wise Woman/Pre-School Development Grant program, which is currently operational and serving clients across all of Summit County
- Navigated uncertainties in federal funding, vaccine policies, and the increased presence of preventable childhood diseases. Based on mid-year spending and revenue calculations, the Health Director anticipates full budget adherence in 2026

Behavioral Health

- Continuing to work with stakeholders to determine agreements and funding for a transitional housing framework for individuals participating in recovery court or with a behavioral health diagnosis
- Working to expand youth prevention coalitions in the North Summit and Park City school districts to enhance prevention efforts. North Summit will begin their program at the start of the new school year
- Nearing completion on a new suicide prevention strategic plan to include postvention for all tiers of response
- Nearing completion on updates to the Summit County Mental Wellness Strategic Plan

Sustainability

- **Utah Renewable Communities (URC):** Following the Public Service Commission's (PSC) March 4, 2026, Order approving the program, 16 of 19 eligible communities adopted the program by passing an ordinance
    - The Summit County Council adopted the ordinance on April 15, 2026
    - In addition to bringing the Ordinance to the County Council, staff assisted with Council meeting in Coalville, Oakley, Francis, Ogden, Salt Lake County

    - Summit County continues to play an active role with URC as URC works with Rocky Mountain Power to prepare to implement the approved program
    - Sustainability is working with the Communications & Public Engagement Department to prepare outreach materials ahead of noticing beginning in early November
- **Support local businesses with sustainability actions**: In partnership with the Park City Chamber, Park City Community Foundation, and Park City Municipal Corporation, Summit County executed a contract to bring on a Green Business Program Coordinator and onboarding has been going well
    - 16 businesses are actively working on their Green Business certification
    - Staff are implementing updates to the Program website to help businesses better understand and prepare for the certification journey
- **Integrate sustainable design and construction best practices into capital improvement projects**: Sustainability staff continue to contribute ideas and suggestions into the Courthouse remodel design and PEAK building remodel
    - Staff have provided at least initial input on the following projects: Latitudes, Highline at Silver Creek, and Altus
    - Richins and HVT demolition: the Sustainability team is coordinating with County colleagues to consider opportunities to maximize materials reuse and relocate the solar systems on these buildings
- **Other:** The latest installment of the Climate Change and Public Health Speaker Series took place on May 19 with a focus on water. With about 50 community members in attendance, staff felt the event was successful
    - The Sustainability division continues to support the development of the solid waste action plan
    - In collaboration with other Health Department divisions, the Sustainability team organized feedback from the Health Department to provide to the Community Development Department on Chapter 8 of the General Plans
    - A new round of technical assistance with Western Resource Advocates has kicked off to move from the planning to implementation stage for the new Water Use and Preservation Elements of the General Plans

Transportation Planning:

- ***Vanpool Program:*** The Summit County Vanpool Program supported 11 vanpools in 2025-26 during the peak winter ski season. For the

upcoming season we expect to add vanpools to/from Coalville and Heber City. To date the program has subsidized $20,000 in vanpool costs.

- ***Transportation Sales Tax (TST) Policy:*** The TST Program policy remains under review as of July 2026. Consensus on how funding should be distributed and who is eligible for funding has not yet been reached. Therefore, there has not been a call for projects for 2026.
- ***HVT's SR-224 BRT:*** Construction on the SR-224 BRT project is underway with construction crews performing utilities work and road widening as part of Phase 1 which started Spring 2026. The project is on schedule for completion in Spring/Summer 2028. The County is supporting the project through TST and Corridor Preservation funds.
- ***Summit Bike Share Program:*** The Summit Bike Share is underway and having another successful season. This year we were able to lower our contractor costs, introduce new stations, and initiate an Access Pass for income-qualifying riders.
- ***Active Transportation Plan Update:*** The Active Transportation Plan is being completed and will be presented to the county council as a council communications this summer.
- ***Utah Trails Network:*** County staff are working with UDOT, Basin Rec, and other partners to develop the Utah Trails Network, including planning on the Phoston Spur and Millennium Trail, and adding lights in the Highland Drive Tunnel in concert with the I-80 to US-40 southbound lane expansion.
- ***US-40 Corridor Study***: The US-40 Corridor Study was completed in April 2026 and is available at: US-40 Emerging Area Corridor Study. Implementation efforts are underway.
- ***SR-32 Corridor and City Centers Plan:*** The SR-32 Corridor and City Centers plan was completed and presented to council on March 11, 2026. Implementation efforts are underway.

Conclusion

The first half of 2026 reflects meaningful and coordinated progress across the County's strategic priorities and department-driven initiatives, demonstrating strong alignment between Council direction and staff efforts. Given the breadth and complexity of this work, staff will continue to provide updates on individual projects as they come before the County Council for review and direction, ensuring ongoing transparency and accountability.

Attachments:

1. Attachment A: Summit County's 2026 Work Plan
2. Attachment B: Examples of L&NR's information handouts

Attachment A

SUMMIT COUNTY'S 2026 STRATEGIC OBJECTIVES & WORK PLAN



Summit County's Mission, Vision, and Values

VISION

Summit County is a vibrant and thriving community, renowned for its natural beauty, exceptional quality of life, and a strong, sustainable economy that supports a healthy, prosperous, and culturally diverse citizenry.

MISSION

We provide high-quality, equitable, and inclusive services that protect the health, safety, and welfare of the community, making Summit County the best place to live for current and future generations.

VALUES

Regional Collaboration: Work with our federal, state, municipal, and community partners to achieve mutually beneficial outcomes

Responsiveness: Take action in a timely manner, meeting the needs of our citizens

Preservation: Preserve our land, water, air, and culture

Leadership: Motivate others to collaboratively achieve mutual goals

County Council's Strategic Objectives

Growth Management & Regional Planning

The County will manage and mitigate the impacts of growth internally and through working with municipal and regional partners. Specifically, Summit County will:

- Discuss the desired growth and development patterns across jurisdictional borders
- Develop necessary programs and explore opportunities for working together
- Understand our impacts on each other
- Utilize growth and development tools to enhance quality of life with a focus on connection and coordination around the region's physical, natural, and economic environments and communities

Local Housing Choice	In 2026, Summit County will continue to assess ways to facilitate a diverse and thriving County evidenced by a wide variety of housing - both price and type that will result in the creation and retention of welcoming neighborhoods, which together make up the larger County.
Transportation & Traffic Congestion	The County will work closely and collaborate with federal, state, and local governments, as well as regional transportation service providers and community partners, to plan, program, and build a transportation system to reduce traffic congestion and provide robust transportation options that promote safe, reliable, and healthy transportation solutions.
Environmental Stewardship	The County will demonstrate leadership and set direction for plans, policies, partnerships, and initiatives to secure, protect, and conserve our water, land, and air quality for the present and future, as well as implement an internal organizational culture that supports environmental stewardship. This public health issue requires a collaborative, multidisciplinary, all-of government effort.

Summit County's 2026 Work Plan

County Council's Seven (7) Policy Priorities (that pertain to the above strategic objectives) are:

#1 - Updates to General Plans

Complete draft updates to the Snyderville Basin and Eastern Summit County General Plans based on additional community input following the "*Our Summit*" visioning initiative. Specifically in 2026, staff will prioritize work sessions and public hearings with the two Planning Commissions and the County Council with the goal of Plan adoption by year-end.

Strategic Objectives:

Growth Management & Regional Planning
Local Housing Choice
Transportation & Traffic Congestion
Environmental Stewardship

#2 - Housing

Cline Dahle Public-Private Partnership: Complete development and financial partnership agreement between Summit County and Columbus Pacific Development. Start on design details.

Housing Authority: Complete strategic plan and implement programs to increase housing affordability for community members, including:

- Incentives to build and deed restrict accessary dwelling units (ADUs)
- Utility allowance study
- Down-payment assistance feasibility study
- A pilot program to subsidize rents and/or HOA payments for those making approximately 55% AMI (i.e. teachers, first responders, and support staff)
- Other rental and buyer assistance programs

Long-term Planning: Align the County Council's goal of entitling 1,500 affordable housing units over the next ten (10) years (excluding the public-private partnerships in Kimball Junction and on Cline Dahle) with the State Housing Plan provisions as implemented by the Utah State Legislature.

Revisit the Council's 1,500 unit goal in a half-day workshop (quarter one of 2026) to refine, discuss creating an affordable housing overlay zone, and clarify the Housing Authority's role.

Short-Term Nightly Rentals: Continue enforcement program from 2025. Reconvene the internal working group established in 2024 to draft additional regulations utilizing data and information learned from the Azora enforcement software platform. Respond to any code changes adopted by the Utah State Legislature.

Strategic Objectives:

Growth Management & Regional Planning
Local Housing Choice
Transportation & Traffic Congestion

#3 - Regional Planning and Transportation

Kimball Junction: Advance the design of the Kimball Junction/I-80 interchange and the SR-224 pedestrian crossing project in coordination with the Utah Department of Transportation (UDOT) (construction is scheduled to begin in 2030).

Rural Planning Organization: Collaborate with Mountainlands Association of Governments (MAG), eastern Summit County municipalities, and regional partners on the Wasatch Back Rural Planning Organization (WBRPO) 2027 update, including establishing program objectives and performance metrics, developing projects, and delivering a public engagement process.

Transportation Planning: Reestablish the local Transportation Convening Group and participate in UDOT's 2034 Olympics Transportation Working Group to coordinate infrastructure and sustainability planning for the 2034 Winter Olympic Games and long-term regional needs.

Rail Trail: Remain engaged with the State of Utah regarding the Rail Trail and explore potential partnership or funding opportunities aligned with both the county and state's transportation priorities.

Strategic Objectives:

Growth Management & Regional Planning
Transportation & Traffic Congestion
Environmental Stewardship

#4 - Solid Waste Management

Solid Waste Action Plan: Complete and acquire Council approval of the action plan addendum to the 2018 Solid Waste Master Plan with updated waste reduction and diversion targets and strategies to increase the lifespan of the Three Mile Landfill by 10 additional years. Enhance public communications, engagement, and education through various online tools and story maps.

Enhance Recycling Options: Establish six remote recycling drop-off sites for cardboard, glass, and mixed recyclables in each area of the county (Snyderville Basin, Park City, North Summit, and South Summit) to increase recycling options for residents closer to their homes. Ensure continuity of services while Recycle Utah moves to a new location.

Recycle Utah (RU) Relocation: Work with Recycle Utah and Park City Municipal Corporation to move the Park City recycling center to the FJ Gillmor Lot 4. Help RU navigate the county's development and permitting processes for a smooth transition.

Strategic Objectives:

Growth Management & Regional Planning
Environmental Stewardship

#5 - Lands and Natural Resources Management

Ure Ranch: Approve conservation easements for recreation area, the homestead, wetlands, and south and south-east meadows (in quarter one). Hold work session with Council on programming agricultural and recreation spaces (April). Hold public meetings and finalize trails, recreational, and management plans (done by September).

910 Ranch*:* Close on property and complete steps to close out the Forest Legacy Grant. Initiate stakeholder meetings to help finalize management plan. Start construction of parking area, including completing all community development and permitting processes. Once parking area is built, pilot parking fee program.

Weber Watershed Project*:* Complete NEPA process (June) and start on-the-ground wildfire mitigation treatments and forest health projects (July) as part of the five-year plan with the U.S. Forest service. Continue to work on acquiring additional grants for wildfire mitigation treatments.

County Lands Program Development*:* Enhance communication efforts regarding conservation easements on county acquisitions, emphasizing public access, funding sources, and the benefits and value of these lands. Participate in discussions regarding planning for Cline Dahle, Dakota Pacific Real Estate Development Public-Private Partnership, and Snyderville Basin Cemetery District. Strengthen department structure and vision.

Strategic Objectives:

Growth Management & Regional Planning

Environmental Stewardship

#6 - Senior Citizens Services

Deed-Restricted Senior Housing: Work with the Housing Authority to evaluate opportunities to develop deed-restricted housing for seniors that allows them to downsize while offering amenities such as proximity to medical facilities and walkable access to essential services.

Strategic Planning: Hire consultant to complete a strategic plan for the seniors program, including level of program expansion, public investment, and the feasibility of establishing a Continuing Care Retirement Community (CCRC) within the county. The purpose of this plan is to inform the Council's policy direction and budgeting for senior citizen services.

Collaboration on New Senior Center in Park City: Continue to partner with Park City Municipal Corporation to plan a new senior center in Park City that meets the needs of the local senior population. Engage seniors in this process.

Strategic Objectives:

Growth Management & Regional Planning

Local Housing Choice

Transportation & Congestion

#7 - Public-Private Partnerships and County Facilities

Kimball Junction: Begin implementation of the Dakota Pacific Real Estate (DPRE) Public-Private Partnership project: execute venture agreement, complete Housing and Transit Reinvestment Zone (HTRZ), demolish the Sheldon Richins county services building, complete schematic design of the parking garage, and process applications received from DPRE.

Complete tenant improvements to the county's landmark facility in Kimball Junction (former Skullcandy headquarters building), occupy the building, and open it to the public.

Cline Dahle: Support progress on the public-private partnership with Columbus Pacific Development, ensuring integration of components with the county's broader housing and economic strategies.

Facilities Master Plan: Implement Phase One of the facilities master plan from 2025 with a specific focus on improvements and systems upgrades to the County Courthouse.

Strategic Objectives:

Growth Management & Regional Planning
Local Housing Choice
Transportation & Congestion
Environmental Stewardship

Department-Driven Work that May Require Council Input

County Administration

- State legislative session and Summit County's legislative working group
- Federal lobbying
- Peak Performance Initiative
- Childcare Initiatives
- Employee engagement initiatives
- Capital projects: Skullcandy tenant improvements, floor 2 of Skullcandy building, demolition of Sheldon Richins building, public-private partnerships with DPRE and Columbus Pacific, tenant improvements to the former Mountain Regional Water building, implementation of Phase One of the Facilities Master Plan
- Help HR pilot new merit pay and performance evaluation systems
- Continue to facilitate working group for the Solid Waste Action Plan addendum

Animal Control

- Update Animal Control Code (noise ordinance and kennel permit)
- Collaborate with Communications and Public Engagement Department on a communications and education campaign that differentiates animal control from a rescue, educates the public on enforcement, and improves public relations
- Continue working with contracted animal behavioralist to rehabilitate animals that come into the shelter as a means to reduce euthanasia rates and to keep staff safe by identifying aggressive behaviors in animals

Communications and Public Engagement

Support communications and public engagement around Council directives, departmental initiatives, and crisis response management

Community Development Department

Planning Projects

- Canyons Village
- Park City Outlets ("Junction Commons") Redevelopment
- Utah Olympic Park
- FJ Gillmor Subdivision
- DPRE/County/HVT Public Private Partnership
- Support and work hand-in-hand with the Summit County Housing Authority and Economic Development Departments on affordable and workforce housing initiatives
- Respond to applications and legislative changes at the state level
- Assist Recycle Utah with the Conditional Use Permit (CUP) and Master Planned Development (MPD) processes for their application on FJ Gillmor Lot 4

Community Development Department (cont'd)

Development Code Amendments:

- Affordable Housing overlay
- Create new zones
- Transportation study requirements
- Accessory building revisions
- Ridgeline development
- Architectural design guidelines
- Height
- Use tables and definitions

County Fair & Special Events

- Plan for and put on the 2026 County Fair with an eye to sustainability, such as food waste and bike valet. Also work to improve the rodeo (i.e. theme nights) and increase revenues, increase participation in the home arts program, and improve communications about fair schedule and offerings
- Work to acquire grants to fund safety improvements to the County fairgrounds
- Revise event and film permitting applications
- Manage the USU Extension contract

Economic Development & Housing

- Amend the Moderate Income Housing Plans as necessary for the Snyderville Basin and Eastern Summit County planning districts to remain compliant with Utah Code
- Update the "Fee in Lieu" provisions within the Summit County Code
- Work with the Summit County Housing Authority and other non-profit housing development partners to provide housing services benefitting low-and moderate-income residents
- Complete the development of a Housing Dashboard and GIS Land Prioritization tool

Emergency Management & Wildland Fire

- Work with Park City Municipal Corporation on the next iteration of Summit County's Pre-Disaster Hazard Mitigation Plan (due 2027)
- Transition to being imbedded with Park City Fire District and the Summit County Sheriff's Office

Facilities Department

- Implement Phase One of the facilities master plan
- Complete budgeted projects for all county facilities
- Right-size county fleet
- Assist with all the capital projects and office moves in 2026

Finance Department

- Deploy and implement new financial accounting and payroll technology system
- Annual Financial Audit
- Prepare 2027 budget
- Prepare 5-year capital improvement plan, utilizing updated facilities study
- Bill and collect annual assessments for appropriate assessment districts
- Assist Administration with ongoing Peak Performance Initiative
- Hire and onboard new grants coordinator

Health Department

Public Health

- Build new department-wide Strategic Plan (2026-30)
- Recognition by the Public Health Accreditation Board
- Develop Targeted Case Management/Wise Woman/Pre-School Development Grant (0-8 Programs)
- Increased focus on cancer awareness/screening in Women's Health programming
- Navigate uncertainties in federal funding, vaccine policies, and the increased presence of preventable childhood diseases

Behavioral Health

- Establish a Stabilization & Mobile Response Team for kids
- Establish a transitional housing framework for individuals participating in recovery court or with a behavioral health diagnosis
- Expand youth prevention coalitions in the North Summit and Park City school districts to enhance prevention efforts
- Develop a new suicide prevention strategic plan to include postvention for all tiers of response.
- Complete updates to the Summit County Mental Wellness Strategic Plan

Sustainability

- Adopt resolution updating the county's sustainability and climate change action goals
- Continue participation in Utah Renewable Communities to advance community wide renewable energy goal. Contemplate approving ordinance following Public Service Commission program approval which would officially adopt the community renewable energy program for Summit County
- Support local businesses taking sustainability actions through implementation of the Green Business Program and align program with updated Summit County Sustainability and Climate Change action goals
- Integrate sustainable design and construction best practices into capital improvement projects and review of development applications
- Other: Continue Climate Change and Public Health Speaker Series; Support efforts to increase diversion and improve recycling rates in the county's solid waste management program; and continue to support the General Plans updates efforts

Heritage & Arts

History

- Assist with completing histories of Ure Ranch and 910 Ranch including oral history interviews with owners. Assist with possible history-related programming.
- Work on plans to secure a new site for the Summit County Museum

Library

- Prepare to move and then move the Kimball Junction branch to the former Skullcandy building once renovations are completed
- Expand educational and social opportunities for children, teens, and adults through library programming, including partnering with the seniors director to provide routine skills development courses for seniors, specifically in technology and cyber security, among others

Public Art

- Complete RFP and installation of public art benches at the Justice Center as part of the Sheriff and Attorney's offices expansion
- Plan public art installations for the new landmark facility in Kimball Junction

Human Resources/Personnel

- Advance recommendations from subcommittees to the Compensation Committee based on direction given in the Compensation Committee's 2024 report. Specifically in 2026, this includes rollout of the new PTO policy and piloting the new merit pay and performance evaluation systems
- Continue to support a benefits program to retain personnel to accomplish the work plan
- Training of employees on numerous areas for successful working operations
- Onboard new FTE budgeted in 2026

Information Technology

- Improve online transactions with public and internally
- Asset management system
- Keep working cybersecurity plans utilizing tools provided with grants
- Reduce technical debt by more training on current technology contracts
- Implement Tyler Enterprise system
- Support new facilities

Lands & Natural Resources

- Create internal multi-departmental Summit County working group to better understand how water is used in county operations, where it comes from, how usage compares to water rights inventory, and make a plan for future use and change applications
- County lands uses policy with Attorney's Office (allowable commercial uses on county lands that would require permits and/or leases) and create fee schedule
- Work with budget committee to implement staffing plan in future county budgets. Once staff are on board, start implementation of Phase One of the recreation plans on the Ure Ranch and 910 Ranch (must be done in 2027)

Public Works Department

- Acquire certificate of occupancy for the expansion building to the Justice Center and move in Sheriff's Office and Attorney's Office in February 2026
- Start remodel of the old Sheriff's Office at the Justice Center to be completed in September 2026

Engineering and Roads Department

Projects that include interdisciplinary collaboration and coordination with Transportation Planning Division, Engineering, and Roads:

- Old Ranch Road Trail and Road reconstruction
- SR-32 trail in South Summit
- Work with UDOT on improvement to Silver Summit/US-40 interchange
- Bridge infrastructure and maintenance

Solid Waste Management

- Continue and expand diversion projects at both landfills
- Implement remote recycling drop-off sites and hire new landfill spotter

Stormwater

- Education and outreach
- Permitting

Weeds

- Expand community weeds tours

Senior Citizens Program

- Complete strategic plan
- Implement fourth congregate meal at the Park City Senior Center
- Add a second county-sponsored monthly activity at each of the three senior centers
- Partner with the library to provide routine seniors skills development courses, specifically in technology and cyber security, among others
- Onboard budgeted driver to transport seniors to activities
- Continue to seek grants and other funding opportunities for enhanced programming for seniors

Transportation Planning

- Manage the vanpool program
- Finalize the Transportation Sales Tax (TST) policy update, select regionally significant projects for 2026, and determine project status for completion or reallocation of funds
- Support the High Valley Transit (HVT) design and construction of the SR-224 Bus Rapid Transit (BRT)
- Operate and expand the Summit Bike Share program
- Complete the Active Transportation Plan update and begin implementation of action items
- Construct the SR-32 trail segments between Oakley and Kamas and between Kamas and Francis
- Identify priority projects and coordinate with state and local partners to support development of the Utah Trails Network, including:
  - Parley's Trail
  - Highland Drive Tunnel
  - Millennium Trail
  - Phoston Spur
  - SR-32 Trail
  - SR-248 Trail
- Complete the US-40 Corridor Study to increase mobility, connectivity, and resilience between Summit and Wasatch counties
- Complete the SR-32 Corridor and City Centers plan to development a wholistic transportation and land use vision to increase quality of life in south Summit County

Attachment B



SUMMIT COUNTY
COUNTY LANDS + NATURAL RESOURCES

910 RANCH RECREATION GUIDE

The 910 Ranch is still private property. While Summit County is in the management planning process, the Ranch is **CLOSED TO THE PUBLIC**.

Dos

- Stay on East Canyon Road at all times.
- Walk your dog on leash or e-collar on East Canyon Road.
- Bike along East Canyon Road.
- Birdwatch and view wildlife from East Canyon Road.

Don'ts

- Enter private property anywhere off of East Canyon Road.
- Fish, float, or paddle in East Canyon Creek.
- Let your dog enter the creek.
- Light campfires anywhere along East Canyon Road or Ranch property.

Visit the 910 Ranch website for updates and more details:
summitcounty.info/910Ranch

BARGAIN SALE EXPLAINED



A bargain sale—where a conservation easement is sold to a land trust or qualified conservation organization for less than appraised fair market value—has elements of both a sale and a charitable donation. Below are the steps to executing a bargain sale.

1. Landowner meets with land trust to explore feasibility and mutual interest.
2. Landowner secures legal, tax, and estate planning advice from qualified professionals.
3. Land trust reviews project for conservation value, feasibility, and tax compliance.
4. A Letter of Intent (LOI) is signed outlining the process, responsibilities, and anticipated purchase price.
5. A baseline documentation report (required by the IRS to validate the donor's intent) is commissioned by the landowner. May be completed by the land trust and fees may be waived is public access is granted.
6. The landowner hires a qualified appraiser to determine the value of the conservation easement within 60 days of closing, then submit an IRS Form 8283 to claim a charitable donation.
7. The land trust will require a stewardship donation that will be placed in an endowment to ensure funding for annual monitoring and enforcement. The land trust may help fundraise for this contribution.
8. The land trust will create a full project budget, including the purchase price, landowner donation, and all transaction costs. They will pursue federal, state, private, and community funding. Landowners are not expected to fundraise directly but may be asked to attend meetings with potential funders and sign disclosures for grants.
9. The land trust will allocate funds for the legal defense of the easement. These funds are restricted and reserved for future enforcement, if needed.
10. Upon closing, the land trust will issue an acknowledgment letter describing the property and confirming receipt of the easement gift. The letter will not include a dollar value. This letter is required by the IRS for tax documentation.
11. The landowner is responsible for notifying the County Assessor that an easement has been recorded. This can help ensure the property is assessed based on its agricultural or open space use, not its development potential.



SUMMIT COUNTY
COUNTY LANDS + NATURAL RESOURCES

CONTACT US:
countylands@summitcountyutah.gov

VISIT OUR HOMEPAGE:
summitcounty.info/countylan

SUMMIT COUNTY
COUNTY LANDS + NATURAL RESOURCES

CONSERVATION EASEMENTS 101



A **conservation easement** is a voluntary **legal agreement** between a landowner and a qualified conservation organization or government entity that **permanently limits land use to protect its conservation values**. This tool allows landowners to **preserve their land while retaining ownership**, continuing traditional uses, and ensuring a **legacy of stewardship** for future generations. Easements are legally enforceable.



THE BASICS

OWNERSHIP
The landowner retains ownership of the property.

LAND USES
The landowner defines the allowed uses—such as commercial agricultural operations or public access—subject to existing government regulations. It is ultimately up to the landowner to determine specific uses and restrictions within those regulatory frameworks.

THE FUTURE
Property can still be sold, leased, or passed down. The easement runs with the land forever, binding future owners to the terms.



WHAT DO THEY PROTECT?

Conservation Easements can safeguard:

- Working farms and ranches; agricultural heritage
- A legacy for future generations
- Wildlife habitat
- Scenic viewsheds
- Ecological values like riparian corridors and water quality
- Recreation access (for hiking, biking, fishing, hunting, etc.)

Each easement is tailored to the unique conservation values of the land and the landowner's goals and vision.

SUMMIT COUNTY
COUNTY LANDS + NATURAL RESOURCES

CONSERVATION EASEMENTS 101



FUNDING A CONSERVATION EASEMENT

Some landowners **donate** conservation easements, qualifying for tax deductions for the value of the full or partial easement donation. Others may receive **payment for the development rights they forgo**, determined by a professional appraisal comparing land value before and after the easement. The value of the easement is based on the property's development value.

Land Value Before Easement
$1,000,000

—

Land Value After Easement
$250,000

=

Value of Easement
$750,000

DOES MY PROPERTY QUALIFY?

Not every property is suitable for a conservation easement. To qualify, **a property must offer meaningful conservation value**, such as agricultural use, wildlife habitat, water resources, recreation, scenic views, or open space connectivity.

For example, a single undeveloped lot in a subdivision may not be eligible. Even if conservation values are present now, future planned development could eliminate its long-term conservation potential. Similarly, very small parcels or properties isolated by incompatible land uses may not provide enough conservation benefit on their own.

If you're unsure whether your land qualifies, we encourage you to review the information on the Summit County Lands & Natural Resources homepage and contact us with questions.

SUMMIT COUNTY'S ROLE

Summit County works with landowners and conservation partners to protect open space through land acquisitions and conservation easements, which can be funded by the 2021 Open Space Bond if specific criteria is met. Landowners can submit a Notice of Interest (NOI) found on the homepage or using the QR code on the right to have their property considered for funding.

SUBMIT AN NOI HERE!

CONTACT US:
countylands@summitcountyutah.gov

VISIT OUR HOMEPAGE:
summitcounty.info/countylands

SUMMIT COUNTY
COUNTY LANDS + NATURAL RESOURCES

CONSERVATION EASEMENTS 101

BENEFITS FOR LANDOWNERS

Donating a conservation easement to a qualified nonprofit, like Summit Land Conservancy or Utah Open Lands, can offer significant tax benefits—including income and estate tax reductions. In some cases, the easement's value can match the land's development value. More importantly, it allows landowners to protect the land they love from increasing development pressure while maintaining its rural heritage and conservation values for future generations.



PROPERTY RIGHTS

A conservation easement provides landowners and families a choice when facing accelerating development pressures which have been exceedingly forcing the sale of rural properties in Summit County. A conservation easement is a voluntary legal agreement that allows landowners to continue owning, living on, and working their land. They can also sell or pass it down, but future uses must align with the easement's conservation goals. Easements restrict certain types of development but maintain core property rights, making land more accessible to future generations for agriculture or open space.



LANDOWNER RESPONSIBILITIES

Easements are permanent and designed to protect conservation values in perpetuity. They are not easily amended and may not be the right fit for those seeking short-term financial gain. Landowners must ensure ongoing compliance with the easement and participate in periodic monitoring by the land trust.

CONSERVATION PARTNERS

Summit County partners with accredited nonprofits that meet national standards for conservation and stewardship. These land trusts, like Summit Land Conservancy and Utah Open Lands, secure funding to monitor and enforce easements long-term, ensuring the land's values are protected forever.

CONTACT US:
countylands@summitcountyutah.gov

VISIT OUR HOMEPAGE:
summitcounty.info/countylands

WILDFIRE PREVENTION 101:

FUEL TREATMENTS

WHAT ARE FUEL TREATMENTS?: Fuels are any combustible biomass from tiny twigs and conifer needles to shrubs and downed trees. Fuel treatments involve the strategic reduction and removal of flammable materials on the landscape.

WHY ARE THEY IMPORTANT?: When fuels accumulate wildfires burn hotter, faster, and longer. Fuel treatments aim to remove enough vegetation so that if and when a fire occurs the burn is less severe, less intense, and can be more easily managed. Fuel treatments help reduce the probability of catastrophic fire, reduce the threat to public and firefighter safety, and reduce damage to property.

HOW ARE THEY PERFORMED?: Treatments can include fire and non-fire treatments such as pruning, thinning, chipping, and prescribed fire. A combination of treatments is often the most effective course of action.



HAND THINNING

Hand thinning is done by crews to remove brush and small diameter trees from stands that are too dense.



MECHANICAL TREATMENTS

These treatments utilize heavy equipment, such as bulldozers and wood chippers. These treatments increase forest openings and reduce overall density by removing trees of all size classes.



PILE BURNING

After hand thinning treatments, piles of slash are left behind. Burning these piles helps reduce hazardous fuels in locations where chipping or removal are not feasible. Pile burning is regulated by permitting agencies within the state.

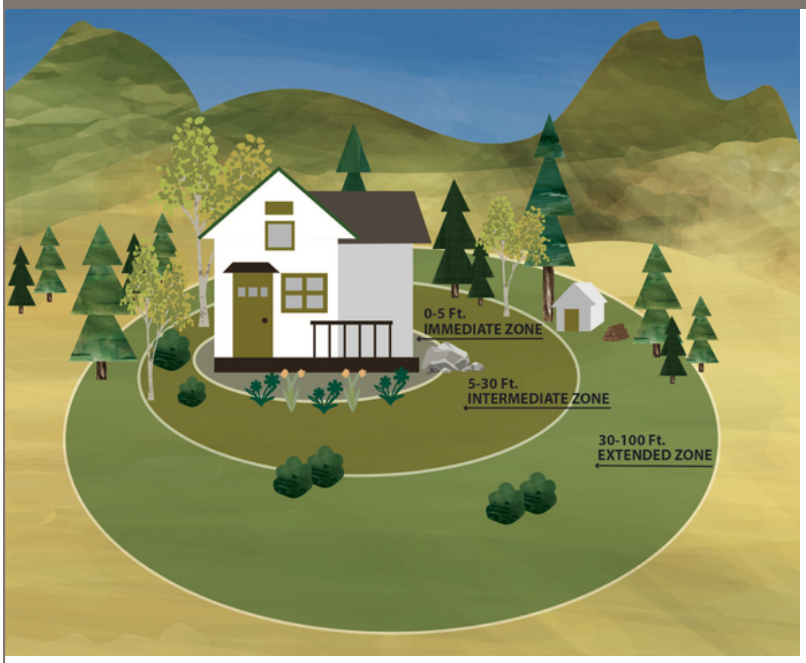
ADDITIONALLY, FUEL TREATMENTS BENEFIT LOCAL ECOSYSTEMS BY REDUCING FOREST DENSITY, IMPROVING WILDLIFE HABITAT, AND INCREASING UNDERSTORY BIODIVERISTY.

COMMUNITY RESOURCES:

DNR Forestry, Fire, and State Lands information on reducing wildfire risk can be found here: https://ffsl.utah.gov/fire/catastrophic-wildfire-risk-reduction/

WILDFIRE PREVENTION 101:

DEFENSIBLE SPACE



WHAT IS DEFENSIBLE SPACE?

Defensible space is the buffer that you create between your home and the surrounding forest. Defensible space can help to slow, or even stop, the spread of fire. It can also protect your home from catching fire.

There are three zones that comprise the recommended 100 feet of defensible space. For each zone, there are recommended actions that can help prevent the spread of fire.

IMMEDIATE ZONE

Location: 0-5 feet from home

Goal: Create a non-combustible buffer

Remove dead branches, dried leaves, pine needles, firewood, and other flammable material in this area.
Remove any overhanging branches and vegetation from roof and gutters.
Replace mulch with gravel, stone, or other non-combustible materials.

INTERMEDIATE ZONE

Location: 5-30 feet from home

Goal: Reduce flammable materials close to your home

Prune tree limbs up 6-10 feet from the ground to prevent the spread of surface fire. For shorter trees, remove limbs on the lower third of the tree.
Space trees out so there are at least 10 feet between the crowns.
Plant deciduous trees rather than conifer trees.
Water plants, grasses, and trees to prevent them from drying out
Mow lawns and native grasses to a height of 4 inches.

EXTENDED ZONE

Location: 30-100 feet from home

Goal: Slow the movement of flames and reduce heat

Reduce heavy accumulations of slash (dead branches, twigs, etc.)
Thin trees by removing small conifers growing underneath mature trees.
Remove vegetation and other flammable materials adjacent to outbuildings.
Space trees so that there are at least 12 feet between the crowns for trees 30-60 feet from your home, and at least 6 feet for trees 60-100 feet from your home.

CREATING AND MAINTAINING DEFENSIBLE SPACE IS AN ONGOING TASK, BUT TAKING STEPS TO MANAGE VEGETATION ON YOUR PROPERTY CAN INCREASE THE CHANCE THAT YOUR HOME WILL SURVIVE A FIRE. ANY ACTION IS BETTER THAN NO ACTION.

COMMUNITY RESOURCES:

National Fire Protection Association: https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA

WILDFIRE PREVENTION 101:

HOME HARDENING



WHAT IS HOME HARDENING?

Home hardening is the process of reinforcing vulnerable areas and using fire-resistant building materials in order to safeguard your home.

While creating defensible space around your home can guard against contact with flames, hardening your home can help keep embers out. Embers are one of the biggest threats to your home during a fire: two out of every three homes destroyed by wildfire are ignited by wind-borne embers.

1. **ROOF:** Use Class A fire-rated materials when building or replacing your roof; replace or repair loose or missing shingles or roof tiles; remove any plant materials on or overhanging the roof.

2. **VENTS & CHIMNEYS:** Cover all vents with 1/8" metal mesh; ensure laundry vents have flapper closures; install a spark arrestor on your chimney; install baffles on eaves or cornices.

3. **WINDOWS & SKYLIGHTS:** Install double-pane windows, making sure that one pane is tempered glass; replace plastic skylights with double-pane glass; replace or repair damaged window screens and broken windows.

4. **DECKS & PORCHES:** Build decks with ignition-resistant, non-combustible materials; remove anything stored underneath decks or porches and install screen to prevent accumulation of debris; use metal flashing between the deck and house.

5. **GUTTERS:** Use metal, not plastic gutters; remove debris from gutters regularly; screen or otherwise enclose gutters to prevent accumulation.

EVALUATING AND MAINTAINING YOUR HOME ON AN ANNUAL BASIS IS AN IMPORTANT STEP IN PROTECTING YOUR HOME FROM WILDFIRE.

COMMUNITY RESOURCES:

Visit https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/ for more information

WILDFIRE PREVENTION 101:

FIRE-RESISTANT LANDSCAPING



WHAT IS FIRE-RESISTANT LANDSCAPING?

Fire-resistant landscaping involves the careful planning, planting, and ongoing maintenance of a landscape. The goal of this is to reduce the risk of fire damage to structures and residents, while retaining elements of the native ecosystem.

During a fire, everything on your property can become fuel - choosing fire-resistant plants, ensuring proper spacing, and maintaining your property can all help prevent the spread of fire.

Avoid planting fire-prone plants, take care to avoid:

- Plants with high oil or resin content
- Plants with low moisture content
- Plants that accumulate dead materials

For conifers on your property:

- Eliminate ladder fuels underneath trees
- Prune branches to a height of 6-10 feet above the ground; on smaller trees prune to 1/3 the height of the tree.
- Maintain crown spacing of 10 feet, or more if on a slope.

Broadleaf, deciduous trees like aspen, maple, cottonwood, and oak are generally less flammable than conifers like pines, firs, and spruces.

For recommended plant species and other tips, check out the resource below:

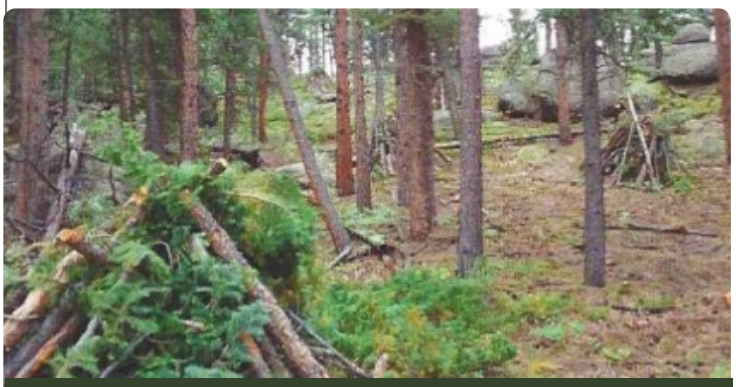
LANDSCAPES CAN NEVER BE COMPLETELY FIRE-PROOF, BUT TAKING ACTION CAN HELP TO PROTECT YOUR PROPERTY IN CASE OF FIRE

COMMUNITY RESOURCES:

DNR Forestry, Fire, and State Lands Firewise Landscaping for Utah Guide can be found here: ffsl.utah.gov/wp-content/uploads/FirewiseLandscaping07.pdf

WILDFIRE PREVENTION 101:

PILE BURNING



SLASH PILES

Left behind after mechanical or hand thinning treatments, slash piles are created in locations where chipping or removal is not feasible.



PILE BURNING

Slash piles typically need to dry out before being burned. Burns occur when conditions are favorable and all burns are regulated.

WHAT ARE ALL OF THOSE PILES?

- Pile burning is a type of fuel treatment. The purposed of fuel treatments is to reduce available fuels which in turn can reduce the intensity and severity of wildfire.
- Thinning and pile burning are a commonly used and cost effective combination of fuel treatments.

HOW DO YOU DECIDE WHEN TO BURN?

Criteria for pile burning includes:

- Local conditions that support smoke dispersal
- Snow/precipitation present in the burn area or pile
- Availability of adequate tools and staffing

ARE PILE BURNS REGULATED?

YES!

- All burns in Summit County are subject to state permit requirements.
- Burns are regulated by the Utah Division of Air Quality (DAQ) and are monitored for compliance with the National Ambient Air Quality Standards (NAAQS).
- State Administrative Codes for "General Burning" (R307-202), "Smoke Management" (R307-204), and "Prescribed Burning" (R307-240) regulate burns.

WHAT ABOUT THE SMOKE?

A report from the American Lung Association concluded that burning in a controlled environment has significantly fewer air quality impacts than an uncontrolled wildfire event. While pile burning still emits smoke, the idea is that these smaller, preventative burns today can help prevent catastrophic fire tomorrow.



Parley's Canyon fire, Aug. 14, 2021
Trent Nelson, Salt Lake Tribune

ANNUAL HOME SAFETY CHECKLIST

Fire dangers can develop and accrue each year. Evaluate and maintain your home and surroundings on an annual basis, and use this checklist to get started.

- Remove dead leaves, debris, and pine needles from roof and gutters.
- Replace or repair any loose or missing shingles on your roof.
- Check for the existence and stability of all under-eave, soffit vents, and screens.
- Cover attic vents with wire mesh no larger than 1/8 inch.
- Repair any damaged or loose window screens and any broken windows.
- Check the existence and stability of screens or barriers under patios and decks.
- Move any flammable material including mulch, firewood, pine needles, away from exterior walls.
- Remove anything stored underneath decks or porches.
- Remove or thin any vegetation within 100 feet of your home or other structures
- Use County chipping service for disposal.

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SUMMIT COUNTY COUNTY LANDS + NATURAL RESOURCES

UTAH DNR FORESTRY

PARK CITY 1884

Snyderville Basin Special Recreation District

Revised 2026 GO Bond Election

Staff Report to the Summit County Council

The Community's Vision for Recreation

Council Meeting — August 19, 2026

What's Being Asked of the Council

Basin Recreation is requesting that the Council **call a special bond election** for November 3, 2026.

This does NOT approve the bonds.

It places the question on the ballot for District voters to decide.

$71M

MAXIMUM GENERAL OBLIGATION BONDS

Council action is procedural: it authorizes the question to go before voters, per the Local Government Bonding Act.

What This Covers

$59M

Net Construction

$71M

Gross Program

Building size and programming will be reconfigured to meet the budget, and the District needs. Capital Investment Plan will account for future additions as funding is available and not funded by bonds.

Estimated Property Tax Impact — $1M Home

Confirmed by Zions Public Finance, Inc. (20-year, preliminary as of 6/29/2026). The figure depends on which bond structure is chosen:

LEVEL AMORTIZATION

$120.94.

new bonds only ($10.08/mo) — the ballot figure

OVERALL IMPACT WITH EXISTING DEBT

$303.48

new bonds only ($25.29/mo)

Per $100,000 of FMV — Primary Home: $12.09/yr (Level) | Business: $21.99/yr (Level)

Reflects Utah's 45% primary residential exemption.

Snyderville Basin Special Recreation District

$71 Million General Obligation Bond Authorization Comparison

Tax Impact Analysis Summary

New Bonds Level Over Existing Bonds

Impact of New Authorization								
Authorization Amount	Impact per $1,000k FMV (Primary Home)		Impact per $1,000k FMV (Business)		Impact per $100k FMV (Primary Home)		Impact per $100k FMV (Business)	
	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
$71 Million	$120.94	$10.08	$219.90	$18.32	$12.09	$1.01	$21.99	$1.83

Overall Impact with Existing Debt								
Authorization Amount	Impact per $1,000k FMV (Primary Home)		Impact per $1,000k FMV (Business)		Impact per $100k FMV (Primary Home)		Impact per $100k FMV (Business)	
	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
$71 Million	$303.48	$25.29	$551.79	$45.98	$23.34	$1.95	$42.45	$3.54

Preliminary, based on rates as of 6/29/2026

Bond Debt and Strategies to Mitigate

Bond will not be drawn until just prior to construction: mid 2028.

- 2015B will likely drop before first payment on new bond
- Keeps bond draw to only what is needed

Capital Improvement Fund will cover soft costs and bond will reimburse.

- $6.3M balance

Program team to continue exploring Grants, P3, Impact Fees and other fund sources to maximize program efficacy

Use a CM at Risk contract model to inform design and achieve a GMP that is in budget

General Obligation Bond 2015A

- o 2026 principal payment – $1,300,000.00
- o Remaining principal – $13,185,000.00
- o Final bond payment due – 12/15/2034

General Obligation Bond 2015B

- o 2026 principal payment – $700,000.00
- o Remaining principal – $2,145,000.00
- o Final bond payment due – 12/15/2028

General Obligation Bond 2017

- o 2026 principal payment – $1,785,000.00
- o Remaining principal – $11,275,000.00
- o Final bond payment due – 12/15/2030

Requested Council Action

Adopt the Resolution Calling Bond Election

Calling a special bond election for November 3, 2026, to submit a proposition for up to $71,000,000 in General Obligation Bonds to District voters.

This is procedural — it does not commit the County or District to issuing the bonds. That decision belongs to District voters this November.

Basin Recreation staff and legal counsel are available to answer questions.

Park City, Utah

August 19, 2026

The County Council of Summit County, Utah (the "Council"), acting as the governing body of the Snyderville Basin Special Recreation District (the "District") met in regular public session at 1885 W. Ute Blvd., Park City, Utah, on August 19, 2026, at the hour of 6:00 p.m., with the following members of the Council being present:

Canice Harte	Chair
Roger Armstrong	Vice Chair
Tonja Hanson	Council Member
Megan McKenna	Council Member
Chris Robinson	Council Member

Also present:

Shayne Scott	County Manager
Malena Stevens	County Clerk
Dave Thomas	Chief Deputy County Attorney

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the County Clerk presented to the Council a Certificate of Compliance With Open Meeting Law with respect to this August 19, 2026 meeting, a copy of which is attached hereto as Exhibit A.

The following Resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, SUMMIT COUNTY, UTAH (THE "DISTRICT"), A PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED $71,000,000 GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING ALL OR A PORTION OF THE COSTS OF ACQUIRING AND/OR CONSTRUCTING RECREATIONAL FACILITIES, RELATED SITE IMPROVEMENTS, AND TRAIL AND OPEN SPACE IMPROVEMENTS WITHIN THE DISTRICT; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING; APPROVING THE FORM OF AND DIRECTING THE POSTING OF A NOTICE OF ELECTION AND THE BALLOT PROPOSITION; AND RELATED MATTERS.

WHEREAS, the Administrative Control Board of the Snyderville Basin Special Recreation District, Summit County, Utah (the "District"), has requested that the County Council of Summit County (the "Council") acting as the governing body of the District for elections call a special bond election within the District on November 3, 2026, to authorize the issuance of General Obligation Bonds (the "Bonds") in the total principal amount of up to $71,000,000 and to levy a tax to pay the same to finance all or a portion of the costs of acquiring and/or constructing recreational facilities, related site improvements, and trail and open space improvements within the District (collectively, the "Project"); and

WHEREAS, the Council desires to submit a proposition concerning the issuance of the Bonds to the vote of the qualified electors of the District pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, the applicable provisions of the Utah Election Code, Title 20A, Utah Code Annotated 1953, as amended, and the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16, Utah Code Annotated 1953, as amended (collectively, the "Act");

NOW, THEREFORE, it is hereby resolved by the County Council of Summit County, Utah, acting as the governing body of the Snyderville Basin Special Recreation District, Summit County, Utah, as follows:

Section 1. Definition of Terms. The terms defined or described in the recitals hereto shall have the same meaning when used in the body of this Resolution.

Section 2. Election Call. On November 3, 2026, there shall be held in the District a special bond election (the "Bond Election"), between the hours of 7:00 a.m. and 8:00 p.m., at which there shall be submitted to the qualified electors of the District the proposition appearing in the ballot proposition portion of the Notice of Election as substantially set out in Section 6 hereof (as may be appropriately and legally updated, modified, corrected or completed).

Section 3. Voting Places and Election Judges. For purposes of the Bond Election, the voting methods, the voting precincts, the voting places, the election judges, alternate judges and

poll workers to serve at said voting places shall be the same as those established for the general election held that day.

Section 4. Authorization and Reimbursement of Expenses. The Bond Election shall be conducted and the registration therefore shall be governed in conformity with the laws of the State of Utah, including particularly the Act, and the officials of Summit County, Utah (the "County") and the District, as applicable, shall and are hereby authorized and directed to perform and do all things necessary to the proper calling and conduct of the Bond Election and the canvass of the results thereof.

In the event the proposition for the Bonds is approved at the Bond Election, the District reasonably expects to reimburse itself from proceeds of debt to be incurred by the District for any capital expenditures advanced for the acquisition and construction of the improvements herein described in a principal amount of not more than $71,000,000.

Section 5. Public Hearing. The Council shall hold a public hearing on September 9, 2026 to receive input from the public with respect to (a) the issuance of the Bonds and (b) the potential economic impact that the improvements, facilities, or properties to be financed in whole or in part with proceeds of the Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is first posted and shall not be sooner than thirty (30) days or later than five (5) business days before the first posting of the Notice of Election as described in this Resolution, such notice to be posted (i) on the Utah Public Meeting Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the County's official website and District's official website and (iii) in a public location within the District that is reasonably likely to be seen by residents of the District. The "Notice of Public Hearing" shall be in substantially the following form:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on August 19, 2026, the County Council (the "Council") of Summit County, Utah (the "County"), acting as the governing body of the Snyderville Basin Special Recreation District, Summit County, Utah, (the "District"), adopted a resolution (the "Resolution") in which it authorized the calling of an election (the "Election") concerning a proposition for the issuance of the District's General Obligation Bonds (the "Bonds") and called a public hearing to receive input from the public with respect to (a) the issuance of the Bonds and (b) any potential economic impact that the improvements, facilities or properties financed in whole or in part with the proceeds of the Bonds (see below) may have on the private sector.

TIME, PLACE, AND LOCATION OF PUBLIC HEARING

The Council shall hold a public hearing on September 9, 2026, at the hour of 6:00 p.m. at the Richins Building Auditorium, 1885 W. Ute Blvd., Park City, Utah, 84098. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE BONDS, MAXIMUM AMOUNT AND SECURITY

The Bonds are to be issued in the aggregate principal amount of not to exceed $71,000,000 for the purpose of (i) financing all or a portion of the costs of acquiring and/or constructing recreational facilities, related site improvements, and trail and open space improvements within the District and (ii) paying costs of issuance of the Bonds. The Bonds shall be secured by ad valorem property taxes levied by the County on residents within the District to the extent authorized by law.

The Bonds may be issued in one or more series and be sold from time to time, all as the Council may determine.

DATED this August 19, 2026.

/s/ Malena Stevens
County Clerk

(To be posted no less than 14 days before the public hearing.)

Section 6. Notice of Election. In accordance with Section 11-14-202 of the Act, a notice of the Bond Election shall be (i) posted in a place within the boundaries of the District that is most likely to give notice to the voters within the District's bounds (the "Location"), at least 21 days before the Bond Election, (ii) posted on the Utah Public Meeting Notice website (http://pmn.utah.gov) for three weeks before the Bond Election and (iii) posted on the District's and County's official website for at least three weeks before the Bond Election. The Council directs the Election Officer (defined herein) to select the Location meeting this criteria.

In addition, the Election Officer (defined herein) is to (i) publish the sample ballot before the election as required in Section 20A-5-405 of the Act and (ii) publish notice of and perform the election voting device and tabulation equipment test procedures as required by Section 20A-4-104 of the Act.

The Bond Election notice shall be given in substantially the following form (with such completion, amendments, updates, changes, additions or alterations as may be required to conform such notices to the Act (including amendments thereto prior to such posting) and actual election information or calendar items to be confirmed prior to the posting of such notice):

E L E C T I O N N O T I C E

To all qualified electors of the Snyderville Basin Special Recreation District, Summit County, Utah:

Take notice that on November 3, 2026 between the hours of 7:00 a.m. and 8:00 p.m., a special bond election (the "Bond Election") will be held in the Snyderville Basin Special Recreation District, Summit County, Utah (the "District") in conjunction with the general election to be held that day.

Information regarding polling places for each voting precinct, each early voting polling place, and each election day voting center, including changes to the location of a polling place and the location of an additional polling place, may be found at the Statewide Electronic Voter Information Website at vote.utah.gov or at the Summit County Clerk's Website at https://www.summitcountyutah.gov/270/Clerk or at the District's Website at https://www. https://basinrecreationutah.gov/.

To obtain information regarding the location of a polling place, voters may also call 435-336-3204.

The Election will be held for the purpose of submitting the following ballot proposition:

OFFICIAL BALLOT PROPOSITION FOR THE
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, SUMMIT COUNTY, UTAH
SPECIAL BOND ELECTION

NOVEMBER 3, 2026

/s/ Malena Stevens
County Clerk

PROPOSITION

Shall the Snyderville Basin Special Recreation District (the "District"), of Summit County, Utah (the "County") be authorized to issue General Obligation Bonds in an amount not to exceed Seventy-One Million Dollars ($71,000,000) (the "Bonds") for the purpose of financing all or a portion of the costs of acquiring and/or constructing recreational facilities, related site improvements, and trail and open space improvements within the District; said Bonds to be due and payable in not to exceed twenty (20) years from the date of issuance of the Bonds?

Property Tax Cost of Bonds: If the Bonds are issued as planned a property tax sufficient to pay debt service on the Bonds will be required over a period of twenty (20) years in the estimated average amount of $120.94 per year on a $1,000,000 primary residence and in the estimated amount of $219.90 per year on a business property having the same value.

The District has other outstanding bonds for which a tax decrease would occur upon the retirement of such bonds which may not occur if the proposed Bonds are issued.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the County may be required to levy to pay debt service on the Bonds. The Summit County Council is obligated to levy taxes to the extent provided by law in order to pay the Bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the Bonds and taxable values of property within the District.

FOR THE ISSUANCE OF BONDS (YES) ☐

AGAINST THE ISSUANCE OF BONDS (NO) ☐

Pursuant to applicable provisions of Utah State law, the period allowed for any contest of the Bond Election shall end forty (40) days after November 17, 2026 (the date on which the returns of the Bond Election are to be canvassed and the results thereof declared). No such contest shall be maintained unless a complaint meeting the requirements of applicable law is filed with the Clerk of the District Court of Summit County within the prescribed forty (40) day period.

GIVEN by order of the County Council of Summit County, Utah.

By: /s/ Canice Harte
Chair

ATTEST:

By: /s/ Malena Stevens
County Clerk

Section 7. Mailing of Voter Information Pamphlet. The Council hereby directs the County Clerk of Summit County, Utah (the "County Clerk") to mail at least fifteen (15) but not more than forty-five (45) days before the scheduled Bond Election, a voter information pamphlet or a notice printed on a postage prepaid, preaddressed return form that a person may use to request delivery of a voter information pamphlet by mail, to each household with a registered voter who is eligible to vote on the Bonds. Said voter information pamphlet shall include, in the following order: (a) the date of the Bond Election, (b) the hours during which the polls will be open, (c) the address of the Statewide Electronic Voter Information Website and, if available, the address of Summit County Clerk's official website, with a statement indicating that the Election Officer will post on the official website the location of each polling place for each voting precinct, each early voting polling place, and each election day voting center, including any changes to the location of a polling place and the location of an additional polling place; (d) a phone number that a voter may call to obtain information regarding the location of a polling place; (e) the title and text of the ballot proposition, and (f) an explanation of the property tax impact, if any, of the issuance of the Bonds which may be based upon information the District determines to be useful, including (i) expected debt service on the Bonds to be issued, (ii) a description of the purpose, remaining principal balance, and maturity date on any outstanding general obligation bonds of the District, (iii) funds other than property taxes available to pay debt service on general obligation bonds, (iv) timing of expenditure of Bond proceeds, (v) property values and (vi) any additional information the Council determines may be useful to explain the property tax impact of issuance of the Bonds.

Section 8. Compliance with the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16, Utah Code Annotated 1953, as amended. The Council hereby directs the County Clerk to comply with the requirements of the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16, Utah Code Annotated 1953, as amended and shall post the arguments and rebuttal arguments as required by such act on the Statewide Electronic Voter Information Website as described in Section 20A-7-801, Utah Code Annotated 1953, as amended, for thirty (30) consecutive days before the Bond Election. The County Clerk shall further post all arguments and rebuttal arguments in a prominent place on the County's official website and on the District's website for thirty (30) consecutive days before the Bond Election. If the County or the District has a newsletter published between finalization of the arguments and rebuttal arguments and the date of the Bond Election, each shall further post arguments and rebuttal arguments in such respective newsletter. When posting the argument and rebuttal argument, the County Clerk shall ensure that: (a) a rebuttal argument is posted in the same manner as a direct argument; (b) each rebuttal argument follows immediately after the direct argument that it seeks to rebut; and (c) information regarding the public meeting (described in the next sentence), follows immediately after the posted arguments, including the date, time, and place of the public meeting. The Council shall conduct a public meeting on October 7, 2026, a date which is no more than forty-five (45), but at least four (4), days before the Bond Election, beginning at the hour of 6:00 p.m. at the Richins Building, 1885 W. Ute Blvd., Park City, Utah. The purpose of the meeting is to hear arguments for and against the issuance of the Bonds. Information regarding this public meeting shall follow immediately after the posted arguments set forth on the Statewide Electronic Voter Information Website and the County's official website described herein. Within three days following the public meeting, the County Clerk will post a digital audio recording of the meeting on its official website and at the primary office of the County as well as the District's official website and at the primary office of the District.

Section 9. Election Supplies and Ballots. The ballots to be used at the Bond Election shall comply in all respects with the requirements of the Act at the time of the Bond Election, including, but not limited to, Title 20A, Chapter 6 and Section 11-14-206 of the Act, and the proposition and election instructions with respect to the Bond Election shall be in substantially the form contained in the Election Notice set forth in Section 6 hereof.

Section 10. Appointment of Election Officer. Pursuant to Sections 20A-1-102 and 20A-5-400.5 of the Act, the County Clerk of Summit County will act as the election officer (the "Election Officer"). Other officials of the District are hereby directed and authorized to coordinate with the Election Officer as required for the Bond Election. The Election Officer shall be authorized and directed to give appropriate notices as required by the Act.

Section 11. Canvass. The ballots shall be counted and the results delivered to the District in accordance with the procedures of Title 20A, Chapter 4, of the Act. The Council shall meet as a Board of Canvassers no sooner than seven (7) nor later than fourteen (14) days after the date of said election, currently set for Tuesday, November 17, 2026, at 3:30 p.m., at the County Council Chambers, 60 N. Main Street, Coalville, Utah, and if the majority of the votes cast at the Bond Election are in favor of the propositions submitted, then the County Clerk shall cause an entry of that fact to be made upon its minutes. Thereupon the Council shall be authorized and directed to issue such Bonds.

Section 12. Severability. It is hereby declared that all parts of this resolution are severable, and if any section, clause, or provision of this resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, clause, or provision shall not affect the remaining sections, clauses, or provisions of this resolution.

Section 13. Conflict. All resolutions, orders, and regulations or parts thereof heretofore adopted or passed which are in conflict herewith are, to the extent of such conflict, hereby repealed. This repealer shall not be construed so as to revive any resolution, order, regulation, or part thereof heretofore repealed.

Section 14. Captions. The headings herein are for convenience of reference only and in no way define, limit, or describe the scope or intent of any provisions or sections of this resolution.

Section 15. Recording of Resolution; Effective Date; Notice to Lieutenant Governor and Election Officer. Immediately after its adoption, this Resolution shall be signed by the Chair and County Clerk, shall be recorded in a book for that purpose, and shall take immediate effect. The County Clerk shall immediately furnish a certified copy of this Resolution to the Lieutenant Governor in accordance with Section 11-14-201 of the Act by no later than August 20, 2026, a date at least 75 days before the Bond Election.

Section 16. Further Authority. The Council hereby authorizes the County Clerk to make changes to any notice or the ballot proposition described herein to complete the same, cure any ambiguity or defect therein or to make any other changes to such notice or ballot proposition as may be required or allowed by the laws of the State of Utah.

PASSED AND APPROVED this August 19, 2026.

(SEAL)

By:_____
Chair

ATTEST:

By:_____
County Clerk

Pursuant to motion duly made and seconded, the meeting was adjourned.

(SEAL)

By:_____
Chair

ATTEST:

By:_____
County Clerk

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

I, Malena Stevens, hereby certify that:

(a) I am the duly qualified and acting County Clerk of Summit County, Utah (the "County");

(b) the above and foregoing constitutes a true and correct copy of a portion of the minutes of a regular meeting of the County Council of Summit County, Utah, including a resolution adopted at said meeting held on August 19, 2026, as said minutes and resolution are officially of record in my possession;

(c) a certified copy of the within Resolution will be filed with the Lt. Governor and the Summit County Clerk, as Election Officer, as described herein;

(d) the Resolution, with all exhibits attached, was deposited in my office on August 19, 2026;

(e) pursuant to the Resolution, a Notice of Public Hearing will be posted on the Utah Public Notice website (http://pmn.utah.gov) no less than 14 days prior to the Public Hearing; and

(f) pursuant to the Resolution, an Election Notice will be (i) posted in the Location determined by the Council in the foregoing resolution, (ii) posted on the Utah Public Meeting Notice website (http://pmn.utah.gov) and (iii) posted on the County's and the Snyderville Basin Special Recreation District's official website, with each such posting being at least three weeks before the Bond Election.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of Summit County, Utah, this August 19, 2026.

(SEAL)

By:_____
County Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Malena Stevens, the undersigned County Clerk of Summit County, Utah (the "County"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the County Council (the "Council") on August 19, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) Causing a Notice, in the form attached hereto as Schedule 1 (the "Notice"), to be posted at the County's principal offices at least twenty-four (24) hours prior to the convening of the meeting;

(b) Causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the County's official website at least twenty-four (24) hours prior to the convening of the meeting; and

(c) Causing a copy of such Notice to be posted on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the County (attached hereto as Schedule 2) (the "Annual Notice") was given specifying the date, time and place of the regular meetings of the County Council to be held during the year, by causing said Annual Notice to be (i) posted in December 2025 at the principal office of said Council, (ii) posted on the Utah Public Notice Website (http://pmn.utah.gov) and (iii) posted on the County's official website.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Council this August 19, 2026.

(SEAL)

By:_____
County Clerk

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Memorandum:

Date: August 19, 2026
To: Council Members
From: Amy Jones
Re: Summit County Recreation Arts and Parks Advisory Committee
(RAP Tax Recreation Committee)

Appoint one member to serve on the Summit County Recreation Arts and Parks Advisory Committee-Recreation (RAP Tax Recreation Committee) to fill the unexpired term of Keren Mazanec; term of service to expire May 31, 2027.

Council interviewed the following applicants on August 19, 2026

Catherine Hoffman
Verlene Lewis
Robert Copeland
Kim Marshall
Kendra Wyckoff
Patrick Cone
Caitlin Kanaly
Shandra Madsen
Leslie Masters
Kevin Barker
William Fauntleroy
Casey Jones
Emma Paden

Staff Report

TO: Summit County Council
FROM: Janna Young, Deputy County Manager
MEETING: August 19, 2026
SUBJECT: Consideration and possible approval of a contract amendment with Zwick Construction for tenant improvements to level two of the Summit County PEAK Center

---

Recommended Council Action
Approve the proposed contract amendment with Zwick Construction to complete improvements to level two of the Summit County PEAK Center (i.e., former Skullcandy Headquarters building).

Introduction
In May 2024, Summit County purchased a 45,000-square foot building in Kimball Junction for $17.5 million that housed the corporate headquarters of Skullcandy, Inc. In July 2025, the County signed a new lease agreement with Skullcandy, allowing the company to vacate the building by the end of September 2025. This milestone cleared the way for the County to move forward with its vision to transform the building into a landmark government facility, housing a range of county services and offices, including a library branch, DMV operations, County Council meeting space, conference rooms, and other county services.

Soon after purchasing the building, the County contracted with GSBS Architects to design improvements to the first floor for a new library, DMV office, Council dais and meeting room, conference rooms, employee fitness room, and break room. In September 2025, the County issued a Request for Proposals (RFP) for a General Contractor (GC) to complete the renovations and chose Zwick Construction as the winning bid. In December 2025, the County Council approved close to a $4 million contract with Zwick and construction kicked off in January 2026. Level one is expected to be completed by the end of August 2026, and the County taking occupancy starting September 8th.

During construction, we shifted our focus to level two of the building, working with various County departments and GSBS to understand how best

to utilize the space. After significant study, we decided to accommodate on the second floor all departments currently housed in the Sheldon Richins building (minus the library and DMV who will be on the first floor), divisions of the Health Department, Communications & Public Engagement Department, Deputy County Manager's office, and hoteling work stations for engineering, IT, Facilities, and Sheriff's Office, with touch-down spots for any county employee who wants or needs to work occasionally in the building.

The space will also include conference rooms, zoom rooms, a training room, maker space/brainstorm room, wellness spaces, all user restrooms, and storage (*see Attachment B, Floor Plan*). Staff instructed GSBS to focus more on furniture solutions rather than construction favoring the open space floor plan due to its facilitation of better collaboration and communication among departments. It was also an attempt to try and save time and keep costs low.

The design of level two is now complete. In order for demolition to occur before the library and DMV move into the first floor, we are asking the County Council to adopt an amendment to the contract with Zwick (*see Attachment A*) to include the scope and cost for level two, which is around $1.8 million (*see Attachment C, Cost Estimate*). This amount fits within the original $10 million bond issued for this project.

NOTE: This cost estimate is for construction only; it is not the total project cost. Additional budget will need to be allocated for furniture, furnishings, and equipment. Those costs will be known soon.

Level Two Scope of Work

- Most of the existing walls will remain unchanged
- Reallocation of all existing rooms to serve as private offices, conference rooms, storage rooms, copy rooms, zoom rooms, a meditation/yoga room, and a server room
- Addition of 6 private offices to accommodate the number requested from the various departments
- Addition of 5 zoom rooms located around the floor plan
- Addition of a wellness room and all-user restroom next to the current restrooms

- Addition of a Maker Space, to allow for informal meetings and creative exploration
- Workstations to accommodate all departments, and a series of hoteling stations around the floor plan
- Breakroom on level 2
- Added security wall at the south stairs
- Rock sign for the parking lot

Conclusion
Staff recommends approval of Document A102 Amendment (*see Attachment A*) and construction cost proposal (*see Attachment C*), so that tenant improvements to level two of the PEAK Center can proceed. Once underway, renovations are expected to take until the end of the year (approximately three months).

As the Council is aware, other public-private partnership agreements and facility plans in Kimball Junction, specifically the new transit center and parking structure, will trigger demolition of the Sheldon Richins Building. Completion of the PEAK Center tenant improvements is therefore critical to relocating the county services, programs, and personnel currently housed in the Richins building. Advancing this contract amendment now ensures continuity of operations, minimizes disruption to the public, and keeps the County's broader facilities strategy on schedule.

Attachments:

1. Attachment A: Document A102 Amendment
2. Attachment B: PEAK Level 2 Floor Plan
3. Attachment C: PEAK Level 2 Cost Estimate

Document A102® – 2017

AMENDMENT

This Amendment (the "Amendment") dated the « » day of « » in the year « », is incorporated into the accompanying AIA Document A102™ – 2017, Standard Form of Agreement Between Owner and Contractor (the "Original Agreement")

for the following **PROJECT:**
(Name and address or location)

Summit County Kimball Junction Landmark Facility (Tenant Improvements)
6301 N. Landmark Dr.
Park City, Utah 84098

The intent of this Project is to convert the existing 45,000 square foot building into the County's PEAK Center facility, providing public services and housing County employee workspaces. The Project includes remodeling the first floor of the building (approx.. 22,500 square feet) into a library, Department of Motor Vehicles, County Council meeting space with fixed dais, employee break room and fitness room, bathrooms, and conference rooms/meeting spaces ("Phase I"). The Project also includes remodeling the second floor of the building (approx.. 22,500 square feet) into office space, conference rooms and bathrooms ("Phase II"). No exterior or outside site work is anticipated other than some parking lot striping and a new rock sign for the building.

THE OWNER:
(Name, legal status, and address)

Summit County
Summit County Courthouse
60 N. Main Street
P.O. Box 128
Coalville, Utah 84017
County Manager: Shayne C. Scott
Ph: (435) 477-2873
E: sscott@summitcountyutah.gov

THE CONTRACTOR:
(Name, legal status, and address)

Zwick Construction Company
434 W. Ascension Way, #150
Salt Lake City, Utah 84123 »
President & CEO: Darin C. Zwick
Ph: (801) 484-1746
Email: dzwick@zwickconstruction.com

THE ARCHITECT:
(Name, legal status, address and other information)

GSBS Architects
375 West 200 South
Salt Lake City, UT 84101

Project Architect: Jeff Bolinger
Telephone: (801) 521-8600
Email: jbolinger@gsbsarchitects.com

TABLE OF ARTICLES

A.1 ORIGINAL AGREEMENT; AMENDMENT

A.2 PHASE II SUBSTANTIAL COMPLETION

A.3 PHASE II CONTRACT SUM

A.4 INSURANCE AND BONDS

ARTICLE A.1 ORIGINAL AGREEMENT; AMENDMENT

§ A.1.1 Except as expressly set forth in this Amendment, the Original Agreement shall remain unmodified and in full force and effect, and is hereby affirmed and ratified. In the event of any inconsistency between the terms of the Original Agreement and the terms of this Amendment, the terms of this Amendment shall govern and control in all respects. All references to the Original Agreement shall be deemed references to the Original Agreement as amended hereby.

§A.1.2 Except as set forth herein, all provisions of the Original Agreement shall apply to Phase II.

§A.1.3 Article 1 is amended to include all Drawings, Specifications and Addenda for Phase II as part of the Contract Documents.

ARTICLE A.2 PHASE II SUBSTANTIAL COMPLETION

§ A.2.1 §4.3.1 is amended as follows:

§4.3.1.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of Phase II Work not later than One Hundred and Eighty (180) calendar days from the date of commencement of the Work for Phase II.

ARTICLE A.3 PHASE II CONTRACT SUM

§ A.3.1 §5.1.1 is amended to include the following:

§5.1.1.1 Phase II Contractor's Fee: The Contractor's Fee for Phase II is $85,443.00. The fee shall be paid at a lump sum rate of $14,240.50 per month for the duration of Phase II, which costs are not subject to audit after the execution of this Agreement. The rates shall remain unchanged throughout the duration of Phase II, unless the parties execute a modification.

§ A.3.2 §5.2.1 is amended to include the following:

§5.2.1.1 The Phase II Contract Sum (aka Phase II Guaranteed Maximum Price or "GMP") is guaranteed by the Contractor not to exceed ONE MILLION EIGHT HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED AND SEVENTY EIGHT DOLLARS ($1,847,278.00), subject to additions and deductions by Change Order as

provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Phase II Guaranteed Maximum Price. Costs which would cause the Phase II Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

ARTICLE A.4 INSURANCE AND BONDS

§ A.4.1 Exhibit A shall be updated to account for Phase II.

This Amendment to the Original Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
Shayne C. Scott, County Manager	Darin C. Zwick, President & CEO
(Printed name and title)	*(Printed name and title)*

GSBS ARCHITECTS
375 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
P 801.521.8600
www.gsbsarchitects.com

- BUILDING DEPT.
- HEALTH DEPT.
- DEP. CNTY MANAGER
- ECON DEV / HOUSING
- COMM/PUB ENGAGE.
- LANDS / NR
- I.T. / GIS / SUPPORT
- TRANSPORTATION
- ENGINEERING



FOR REFERENCE ONLY

REVISIONS:

CONSTRUCTION DOCUMENTS

PEAK BUILDING
TENANT
IMPROVEMENT
LEVEL TWO

6301 N Landmark Dr Park City, UT 84098

SUMMIT COUNTY UTAH

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2024.012.00
ISSUED DATE: 07/31/2026

FURNITURE PLAN -
LEVEL TWO

AE141 REV

1 AE141 FURNITURE PLAN LEVEL TWO
1/8" = 1'-0"

FOR REFERENCE ONLY

0' 4' 8' 12' 16' 24'
GRAPHIC SCALE

N

ZWICK CONSTRUCTION

Peak Center 2nd Floor
Salt Lake City, Utah
8/12/2026 0:00

DESCRIPTION	TRADE PARTNER	TOTAL
01 General Conditions and Requirements		**199,904**
Project Management	Zwick Construction	193,404
Site/Safety Management	Zwick Construction	0
Barricade budget	Allowance	6,500
01 Miscellaneous		**8,859**
Final Cleaning	Simply Right	8,859
02 Existing Conditions		**16,878**
Selective Demolition	A-Core	16,878
03 Concrete		**7,500**
Concrete	VMG	7,500
06 Carpentry		**47,430**
Rough Carpentry	RJP	10,000
Architectural Millwork and Countertops	Artistic Mill	37,430
07 Thermal & Moisture		**2,147**
Insulation	Sunpro	2,147
08 Windows and Doors		**100,489**
Doors, Frames, & Hardware Supply	LKL	5,922
Dor Frame Harware install	Bedier	1,425
Glass & Glazing	MWDV	93,142
09 Finishes		**394,967**
GWB Assemblies	KCG	82,104
Acoustical Ceilings	Mitchell	122,628
Floor Sealing	Stewart	23,873
Flooring	Design Team	139,700
Painting & Coatings	DC Paint	26,662
10 Specialties		**3,915**
Signage	Allotech	2,665
Misc Specialties (Appliances)		1,250
21 Fire Sprinkler		**23,700**
Fire Sprinkler System	M&M Fire	23,700
22 Plumbing		**20,721**
Plumbing	Legacy	20,721
23 Mechanical		**223,550**
HVAC & Controls	Alta Air	223,550
26 Electrical		**658,800**
Electrical	Wyer	658,800
SUBTOTAL TRADES		1,708,860
00 Insurances, Contingencies, and Fees		**138,418**
Contractor's Contingency	2.00%	34,177
Building Permit, Surcharge and Plan Check Fee	None	0
Payment and Performance Bonds	None	
Builders Risk Insurance	By Owner	0
Subcontractor Default Insurance (SDI)	None	0
Professional Liability Insurance (Design Build)	None	0
Contractor's Insurances	1.10%	18,797
Contractor's Fee	5.00%	85,443
TOTAL PROJECT COST		**1,847,278**

MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UTAH, 84036

WEDNESDAY, JUNE 17, 2026

Meeting also conducted via Zoom.

Draft

Draft

1. **Closed Session** (2:17 PM)

Tonja B Hanson made a motion to enter closed session to discuss Property acquisition (2:17 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

1) ***Property acquisition*** (2:17 PM)

Council members Hanson, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (2:17 PM)

Tonja B Hanson made a motion to leave closed session and enter open session (2:46 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Canice Harte.

Move to Council chambers (2:55 PM)

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

Shayne Scott
Dave Thomas
Katie Madsen
Malena Stevens
Brian Craven

2. **Work Session** (2:55 PM)

1) ***Pledge of Allegiance*** (2:55 PM)

2) ***Interview applicants for vacancies on the Eastern Summit County Planning Commission*** (2:55 PM)

Attachment: Cover Page

Attachment: Interview Schedule-ESC Planning Commission.pdf

Gale Pace interviewed for the Eastern Summit County Planning Commission. (2:56 PM)

Council Member Chris Robinson joined the meeting. (3:11 PM)

Roger Armstrong	Shayne Scott
Christopher Robinson	Dave Thomas
Tonja B Hanson	Katie Madsen
Megan McKenna	Malena Stevens
Excused: Canice Harte	Brian Craven

Terry Diston interviewed for the Eastern Summit County Planning Commission. (3:12 PM)

Recess. (3:24 PM)

John Olive interviewed for the Eastern Summit County Planning Commission. (3:48 PM)

Recess. (4:04 PM)

3) ***Presentation of Charity Plan Report by Intermountain Park City Hospital; Marketing and Communications Manager Amy Tuddenham, Hospital Administrator Lori Weston, and Community Relations Manager Lara Klarman*** (4:17 PM)

Attachment: Cover Page

Attachment: 2025 PC Hospital Statistics.pdf

Attachment: PC Hospital Presentation.pdf

Intermountain Park City Hospital Administrator Lori Weston, Marketing and Communications Manager Amy Tuddenham, and Community Relations Manager Lara Klarman presented the Charity Plan Report. (4:17 PM)

Council members commented and asked questions. Administrator Weston, Manager Tuddenham, and Manager Klarman responded. (4:33 PM)

4) ***Discussion regarding a potential General Obligation bond for new facilities for Snyderville Basin Recreation; Rob Parrish*** (4:47 PM)

Attachment: Cover Page

Attachment: SB Basin Recreation Staff Report.pdf

Attachment: SB Basin Recreation Presentation.pdf

Snyderville Basin Special Recreation District Director Rob Parrish outlined a potential General Obligation bond for new Snyderville Basin Recreation facilities and shared insights from community engagement and design planning. (4:47 PM)

Council members commented and asked questions. Director Parrish responded. (5:13 PM)

5) ***Discussion regarding a possible reconsideration of the 2026 Restaurant Tax Grant Application by North Summit Recreation Special Service District; Grants Coordinator Katie Madsen*** (5:33 PM)

Attachment: Cover Page

Attachment: 2026 Restaurant Tax Grant Reconsideration.pdf

Grants Coordinator Katie Madsen briefed the Council on the possible reconsideration of the 2026 Restaurant Tax Grant Application for North Summit Recreation Special Service District. (5:35 PM)

Council members commented and asked questions. Coordinator Madsen and North Summit Recreation Director Jaycie Diston responded. (5:36 PM)

Council member Canice Harte joined the meeting. (5:36 PM)

Roger Armstrong	Shayne Scott
Christopher Robinson	Dave Thomas
Tonja B Hanson	Katie Madsen
Canice Harte	Malena Stevens
Megan McKenna	Brian Craven

Christopher Robinson made a motion to enter closed session to discuss personal (5:58 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

3. **Closed Session** (5:58 PM)

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott and Chief Civil Deputy Attorney Dave Thomas met in closed session to discuss personnel. (5:58 PM)

Tonja B Hanson made a motion to leave closed session and enter open session (6:01 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: Closed Affidavit 6-17-26

4. **Consideration of Approval** (6:05 PM)

1) ***Discussion and appointment of members to serve on the on the Eastern Summit County Planning Commission*** (6:05 PM)

Attachment: Cover Page

Attachment: Appointments to ESC Planning Commission.docx

Christopher Robinson made a motion to appoint John Olive to serve the unexpired term of Don Sargent with the interim appointment expiring February 28, 2027 (6:05 PM). Megan McKenna seconded, and all voted in favor, (4-0). Abstain: Canice Harte.

Tonja B Hanson made a motion to appoint Terry Diston to serve on the Eastern Summit County Planning Commission with his term expiring February 28, 2029 (6:06 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Abstain: Canice Harte.

2) ***Approval of Council Minutes dated May 6, 2026, May 20, 2026, and May 20, 2026-CDBG*** (6:06 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 5-6-26.pdf

Attachment: SCC Draft Minutes 5-20-26.pdf

Attachment: SCC-CDBG Draft Minutes 5-20-26.pdf

Canice Harte made a motion to approve the Minutes for May 6, 2026 (6:07 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to approve the Minutes for May 20, 2026 (6:08 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Megan McKenna made a motion to approve the Minutes for May 20, 2026-CDBG (6:08 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Abstain: Tonja B Hanson.

5. **Public Input** (6:08 PM)

Council Vice Chair Armstrong opened the meeting for public comment.
Craig Weakley came forward to speak.
Council Vice Chair Armstrong closed the meeting for public comment. (6:08 PM)

6. **Consideration of Approval Continued** (6:12 PM)

1) ***Council and Manager comments*** (6:12 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (6:12 PM)

Council member Tonja B Hanson provided updates about her activities on behalf of the Council last week. (6:15 PM)

Council Chair Canice Harte provided updates about his activities on behalf of the Council last week. (6:16 PM)

Manager Shayne Scott updated the Council about activities at the County. (6:15 PM)

6. **Adjournment** (6:18) PM

Christopher Robinson made a motion to adjourn. Tonja B Hanson seconded, and all voted in favor, (5-0).

Canice Harte, Chair **Malena Stevens, Clerk**

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

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:	August 19, 2026
Date of Report:	August 11, 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 revised legislative rezone process for applications involving a specific development proposal. As part of that process, applicants must submit a Concept Development Plan (CDP), which provides the information necessary for the County to evaluate the proposed rezone without requiring fully engineered plans at the legislative stage.

The proposed amendments clarify that:

- Rezone applications involving a specific development proposal follow a clearly defined legislative review process modeled after the Master Planned Development process;
- A Concept Development Plan serves as the primary document used to evaluate the proposed rezone;

- The Concept Development Plan includes defined plans and supporting information necessary for legislative review while deferring construction-level engineering to subsequent development approvals;
- Rezone approvals are implemented through a Development Agreement that incorporates the approved Concept Development Plan and establishes the legislative development framework; and
- Subsequent development applications must remain consistent with the approved Development Agreement while demonstrating compliance with Chapters 3 and 4.

The proposed amendments do not eliminate review of applicable development standards. Rather, they reorganize the sequencing of that review so that legislative decisions occur at the rezone stage and construction-level engineering is evaluated during subsequent development approvals.

REVISIONS FOLLOWING THE JULY 29, 2026 WORK SESSION

Following the County Council work session on July 29, 2026, Staff further refined the proposed ordinance in response to Council's comments and questions. The revisions are intended to clarify the overall rezone process, the role of the Concept Development Plan within that process, and the relationship between legislative rezone approval and subsequent development review.

The proposed revisions include:

- **Reorganized Rezone Process.** The proposed amendment has been restructured to emphasize the overall rezone process, to emphasize the legislative rezone process, with the Concept Development Plan serving as the primary document used to evaluate the proposed rezone. The Concept Development Plan is now presented as one component of the legislative review process that provides the information necessary for the County to evaluate a proposed rezone. The revised language more closely aligns the rezone process with the established Master Planned Development (MPD) process while maintaining the intent of removing the requirement that rezonings be accompanied by a Master Planned Development. The ordinance now clearly outlines the process from pre-application through County Council action, including opportunities for staff review, Planning Commission review, public input, and execution of a Development Agreement under 10-7-4(C)(1)(e).
- **Expanded Concept Development Plan Requirements.** The minimum content required for a Concept Development Plan has been expanded under 10-7-4(C)(1)(d) and organized into specific plans, exhibits, and supporting information necessary for the County to evaluate a proposed rezone. The revised language identifies the information required to evaluate land use, circulation, critical lands, infrastructure, density, and overall development framework while continuing to defer construction-level engineering and design to subsequent development review.
- **Development Agreement Framework.** The revised language incorporates the approved Concept Development Plan into the required Development Agreement, rather than

relying solely on standalone binding elements within the ordinance. The Development Agreement establishes the legislative development framework approved by the County Council, including the approved land uses, development pattern, circulation framework, open space, critical lands, building height, infrastructure framework, phasing, and any additional conditions imposed by the County Council.

- **Expiration of Rezone Approvals.** Consistent with the Planning Commission's recommendation, the proposed amendment retains the provision establishing a five-year expiration period for rezonings approved in conjunction with a Concept Development Plan when no subsequent development approval has been obtained, unless otherwise provided through an approved Development Agreement.

These revisions do not alter the underlying purpose of the proposed amendment. Rather, they provide greater clarity regarding the overall legislative review process, the role of the Concept Development Plan within that process, and the relationship between legislative approval of a rezone and the subsequent development approvals required under Chapters 3 and 4.

All of the changes made since the July 29 work session are highlighted in yellow to distinguish it from the original changes.

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 has been one rezone application 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 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. The Planning Commission sent a unanimous positive recommendation to Council.

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 legislative review process utilizing a Concept Development Plan to evaluate proposed rezonings without requiring construction-level engineering.
4. The amendments require an approved Concept Development Plan to be incorporated into a Development Agreement, establishing the legislative development framework for subsequent development approvals.
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.

8. The Summit County Council held a work session on July 29, 2026 and discussed the ordinance.

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. 1016

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 work session on July 29, 2026, and,

WHEREAS, the Summit County Council held a public hearing on August 19, 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,~~ ~~t~~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,~~ ~~t~~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~~ County ~~council~~ Council may from time to time amend, supplement, or repeal a ~~zone~~ Zone ~~district~~ 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~~ County ~~council~~ Council pursuant to the provisions set forth herein.

B. Initiation of Amendments: Any change of ~~zone~~ Zone ~~district~~ District may be initiated on motion by the ~~county~~ County ~~council~~Council, upon the request of the Planning ~~c~~Commission, upon the request of the ~~county~~ County ~~manager~~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~~ Applicant is a private landowner:

a. An ~~application~~ Application for an amendment or change to a ~~zone~~ Zone ~~district~~ District shall be submitted to the ~~CDD or designated planning staff member~~Director. An ~~application~~ Application for an amendment to a ~~zone~~ Zone ~~district~~ District will be considered only when such ~~application~~ 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~~ County ~~council~~ 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~~ General ~~plan~~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~~ Application must be authorized by each ~~owner~~ Owner of the real property that is located within the area to be rezoned or a duly authorized representative of each ~~owner~~Owner.

c. Approval of an amendment to the Zone District shall not be granted until both the Planning Commission and County Council have reviewed the Concept Development Plan and determined:

(1) The amendment complies with the goals, objectives and policies of the General Plan, the neighborhood planning area plans, and the future land use maps;

(2) The amendment is compatible with ~~adjacent~~ Adjacent land ~~uses~~ Uses and will not be overly burdensome on the local community;

(3) The ~~specific development plan~~ Concept Development Plan is in compliance with all applicable standards in the proposed Zone District; ~~and criteria for approval as described in chapter 3 and 4 of this title;~~ and

(4) The amendment does not adversely affect the public health, safety, and general welfare.

d. Concept Development Plan Requirements: The Concept Development Plan shall include sufficient information to demonstrate the proposed Development complies with the applicable standards in the proposed Zone District and is consistent with the General Plan, including the following:

(1) A written narrative describing the proposed Development, its consistency with the General Plan, and how the Concept Development Plan addresses the requirements of the applicable Zone District.

(2) An existing conditions plan that includes:

(A) locations and dimensions of all property boundaries;
(B) existing easements;
(C) existing Roads and other public or private Rights-of-Way;
(D) existing ditches, streams, lakes, ponds or other bodies of water;
(E) existing Structures with their setbacks from property boundaries;
(F) Critical Lands; and
(G) any other existing site conditions not identified above.

(3) A proposed site plan (drawn to scale) that includes:

(A) all information from the existing conditions plan if the existing conditions will remain;
(B) existing and proposed contours for the property;
(C) proposed Lots;
(D) identification of proposed maximum height of all Structures and their setbacks from all property boundaries;
(E) identification of circulation and access including proposed public and private streets, means of ingress and egress, pedestrian and trail connections, emergency access, parking locations including proposed number of parking stalls;
(F) identification of open spaces;
(G) A conceptual utility and infrastructure plan demonstrating the anticipated location and method of providing water, sewer, stormwater, and other major utilities;
(H) A development data table summarizing acreage, density, Lot counts, open space, and other quantitative information necessary to evaluate the proposal; and
(I) Any additional information to determine whether the proposed development can comply with the applicable Zone District standards.

e. Process:

(1) Pre-Application Conference: A pre-application conference shall be held with staff for the Applicant to become acquainted with the rezone procedures and related County requirements. Staff may give preliminary feedback to the Applicant based on

information available at the conference and may inform the Applicant of potential issues or requirements which may result from the proposal.

(2) Pre-Application Work Session Public Hearing:

(A) To provide an opportunity for the public and the Planning Commission to give preliminary input on a rezone proposal, the Director may require, or the Applicant may request a work session discussion with the Planning Commission after the pre-application conference with staff.

(B) At the pre-application work session public hearing, the Applicant will have an opportunity to present the preliminary concepts for the proposed rezone. 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 a rezone.

(C) It is recommended that the applicant host neighborhood meetings in preparation of filing a formal application for a rezone and provide a report conveying neighborhood concerns discussed.

(3) The Rezone Application:

(A) Plans for the rezone shall be submitted with a completed application form supplied by the County. A list of minimum requirements will accompany the application form. 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: The Planning Commission shall review and forward a recommendation to the County Council for approval, approval with conditions, or denial of a rezone application. 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.

(C) County Council Review and Public Hearing: The County Council shall approve, approve with conditions, or deny a rezone application. 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.

(4) Development Agreement: Once the County Council approves a rezone application, the approval shall be put in the form of a Development Agreement reviewed by the County attorney's office and shall contain, at a minimum, the following:

(A) A legal description of the land;

(B) The Concept Development Plan that includes, at a minimum, the following:

(i) Approved land Use designation;

(ii) Maximum residential Density and/or nonresidential density;

(iii) Overall development pattern, including Lot configuration, development areas, and open space;

(iv) Primary circulation system, including public streets, private streets, principal access points, and trail connections;

(v) Location and extent of protected open space and Critical Lands including steep slopes, ridgelines, wetlands, and floodplains;

(vi) Location of parks, civic spaces, and major public amenities;

(vii) Maximum building Heights;

(viii) Overall utility and infrastructure framework necessary to serve the approved development pattern;

(ix) Any phasing plan incorporated into the approval; and

(x) Any conditions specifically identified by the County Council during the rezone approval.

(C) Obligations related to infrastructure, public improvements, and mitigation measures; and

(D) Mechanisms for enforcement of the approved Concept Development Plan.

(5) 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 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.

(6) The Development Agreement shall be signed by the chair of the County Council and recorded with the Summit County recorder. The Development Agreement shall be reviewed and signed as part of the final approval by the County Council.

(7) Subsequent Development Applications shall demonstrate consistency with the approved Concept Development Plan and Development Agreement.

2. When the amendment is proposed by the ~~county~~ County ~~council~~Council, ~~county~~ County ~~manager~~Manager, or Planning ~~c~~Commission:

   a. The Planning ~~c~~Commission shall review the proposed amendment. The Planning ~~c~~Commission must find that the proposed amendment is consistent with the requirements in this title. Prior to making a recommendation, the Planning ~~c~~Commission shall hold a public hearing regarding the proposed amendment.

   b. The Planning ~~c~~Commission's recommendation shall be delivered to the ~~county~~ County ~~council~~Council. The ~~county~~ County ~~council~~ Council shall hold a public hearing regarding the proposed amendment. Following the public hearing, the ~~county~~ County ~~council~~ Council shall either approve, approve with modifications or deny the amendment. In order to approve the amendment, the ~~county~~ County ~~council~~ Council must find that the proposed amendment is consistent with the requirements in subsection C1c of this section.

D. Authorized: All amendments to the text of this title and to the ~~zone~~ Zone ~~district~~ District shall be authorized by ordinance, in the manner prescribed by state law.

10-11-1: - TERMS DEFINED:

...

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.

Engineering Division
60 N Main St
Coalville, UT 84017
summitcounty.gov

Date: 8/19/2026
To: County Council
Shayne Scott, County Manager
From: Brandon Brady, County Engineer
Re: Changing the Name of Tech Center Drive

Background:
At the end of 2024 the engineering division was asked to investigate changing the name of Tech Center Drive. Below between the blue lines is the section of roadway that is being considered for a new name.



There are currently no addresses that come off Tech Center Drive. Staff worked with Shayne Scott and Canice Harte to come up with some names that would work in the area. Staff have narrowed the names down to the following 4 names.

Staff had a work session with the Council on April 30, 2025, to discuss the 4 names and then put the names out to the public for a vote. Below is the percentage of votes each name received from the public.

1. Big Moose Road (18%)
2. Nordic Drive (41%)
3. Gold Medal Way (28%)
4. Murdock Peak Rd (13%)

On June 6, 2026 another work session was held to talk about which name the County Council would prefer. County Council, as the Roadway Authority, has the authority to change the name of the roadway after a public hearing process. **Nordic Drive** was the name that was decided during the meeting. Then this public hearing was scheduled.

Recommendations:
Staff recommend that the County Council conduct the public hearing. If there is no new information presented, staff recommend changing the road name from Tech Center Drive to Nordic Drive by approving Ordinance 1018.

Attachments:
Ordinance 1018

ROAD NAME CHANGE
ORDINANCE NO. 1018

PREAMBLE

WHEREAS, pursuant to UCA § 72-3-103(4), the Summit County Council exercises sole jurisdiction and control over all Class B county roads; and,

WHEREAS, in accordance with UCA § 72-3-108(1), the Summit County Council may, by ordinance, vacate, narrow, or change the name of a county road without petition or after petition by a property owner; and,

WHEREAS, the Summit County Council desires to change the name of "Tech Center Drive" that is located within Section 24, T1S, R3E, SLB&M and Section 19, T1S, R4E SLB&M; and,

WHEREAS, there is good cause to change the name of this portion of "Tech Center Drive" to "Nordic Drive" because the name "Tech Center Drive" does not accurately reflect uses within that area; and

WHEREAS, pursuant to UCA § 72-3-108(2), a county may not vacate a road unless notice of a hearing is published and mailed as required by that statute, however no such noticing requirements appear to be required for changing the name of a county road; and

WHEREAS, acting in an abundance of caution, the County followed the noticing provisions of UCA § 72-3-108(2), and on August 19, 2026, the Summit County Council held a public hearing on this matter and heard from all parties, proper and adequate notice having been provided pursuant to statute; and

WHEREAS, at the public hearing, County staff explained the request for the county road name change.

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

Section 1. **Road Name Change.**

The Summit County Council hereby changes the name of "Tech Center Drive" to "Nordic Drive" located within Section 24, T1S, R3E, SLB&M and Section 19, T1S, R4E SLB&M.

Section 2. **Effective Date.**

In order to preserve the peace, health, or safety of the County and the inhabitants thereof, this Ordinance shall take effect immediately upon publication in a newspaper published in and having general circulation in the County.

APPROVED, ADOPTED, AND PASSED and ordered published by the Summit County Council, this ___ day of _____, 2026.

SUMMIT COUNTY COUNCIL, SUMMIT COUNTY, UTAH

_____
By Council Chair

McKenna voted____
Hanson voted___
Armstrong voted____
Harte voted____
Robinson voted ____

APPROVED AS TO FORM

_____
Deputy County Attorney

ATTEST:

SUMMIT COUNTY CLERK

Date of Publication _____, 2026.