This language will appear on your ballot on Election Day, Tuesday, November 3, 2026.

COUNTY BALLOT QUESTION

WEST HILLS INCORPORATION

Shall the area described as West Hills be incorporated as the town of West Hills?

⬭ YES
⬭ NO

Scan the QR Code for more information on the West Hills Incorporation ballot question or visit summitcounty.info/westhills.

ADDITIONAL VOTING INFORMATION

- Ballots will be mailed to registered voters on Tuesday, October 13, 2026.
- Complete and return ballots to a Drop Box Location (listed below) before 8 p.m. on November 3, 2026.
- Mailed ballots must be received by the Clerk's Office by 8 p.m. on Election Day. In the past, ballots had to be postmarked by Election Day. Voters should be aware of the shorter timeline to return their ballots.
- For Election Day and early voting locations, times, and any changes, visit summitcountyutah.gov/elections.

Ballot Drop Box Locations

All drop boxes close no later than 8:00 p.m. on Election Day.

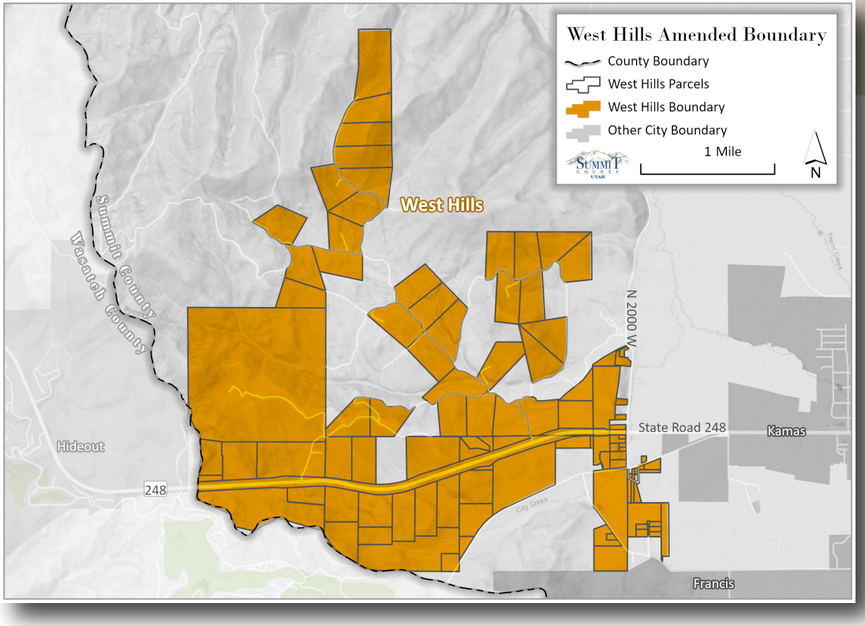
- Summit County Courthouse
- Park City Library
- Oakley City Hall
- Jeremy Ranch Park & Ride (UTA)
- Francis City Hall
- Summit County Health Department - Quinn's Junction
- Summit County Library - Coalville
- The Market at Park City
- Summit County Library - Kamas
- Henefer Town Hall
- Sheldon Richins Building (Kimball Junction) DMV Entrance

SUMMIT COUNTY UTAH

WEST HILLS INCORPORATION

VOTER INFORMATION

- Election Day is Tuesday, November 3, 2026.
- Polls will be open on Election Day from 7 a.m. to 8 p.m. for in-person voting.
- For statewide voter information visit vote.utah.gov.
- For polling place information or if you need an accommodation, call 435-336-3040 or email elections@summitcountyutah.gov.



Argument FOR the proposed ballot question

On July 2, 2026, the Utah Supreme Court unanimously reinstated our petition for Incorporation, securing our right to vote on self-governance. Incorporating West Hills means we will finally have a voice in our own future. Summit County is very large, and our small, unincorporated community continues to be excluded from county attention or services. Despite the taxes we pay, we still have little to no say as to where they go.

Incorporating West Hills will allow us to elect leaders from our own community, direct tax dollars toward services we truly need, and adopt a balanced approach to property rights. Incorporation puts decision-making back in the hands of the people, creating accountability and ensuring growth that reflects the values of the people who actually live here.

Currently, we still lack paved roads and consistent snow removal, putting lives at risk when emergency vehicles can't reach homes.

A YES vote for West Hills is a vote for fair representation and a stronger future for our community.

Nathan Anderson
3079 W Sage Hollow Rd.
Kamas, UT 84036

Vance, Page, & Vivian Checketts
4044 W State Rd 248
Kamas, UT 84036

THE ARGUMENTS FOR OR AGAINST A BALLOT PROPOSITION ARE THE OPINION OF THE AUTHORS.

Argument AGAINST the proposed ballot question

As a resident and property owner in the proposed West Hills Incorporation, I urge you to VOTE "NO" on this ballot question.

If passed, this new "town" will have a significant, irreversible impact on the incorporated area (as well as the surrounding Kamas Valley).

The incorporation sponsor has not presented any kind of development plan to voters, demonstrating how it will become a viable municipality, or how it will change from our current rural status.

If this new "town" is actually created, you can expect:

- An INCREASE IN YOUR TAXES (footing the bill for infrastructure and development).
- FREE REIN FOR DEVELOPMENT. The feasibility study seems to suggest West Hills will accomplish its growth targets by including high density apartments and housing, commercial real estate development, strip malls, and more. Removing existing zoning restrictions.
- OVERBURDENED ESSENTIAL SERVICES AND INFRASTRUCTURE. There is no reasonable planning in the proposed incorporation for how this "town" will support itself with access to water, sewer, electrical, roads, let alone emergency services like firefighters and police, or schools for our children.

And with all of this you can expect an end to the rural character and life-style of the Kamas Valley that has existed here for generations.

It took fewer than a dozen people to get this on the ballot — don't let a small group of individuals change the Kamas Valley forever.

Vote "NO" on the West Hills Incorporation and help preserve the Kamas Valley for the future.

Tyler John Gough
3341 W Sage Hollow Rd.
Kamas, UT 84036

REBUTTAL to argument AGAINST the proposed ballot question

Arguments against incorporation rely mostly on fear of steep tax hikes. But a third-party feasibility study shared by the town sponsor shows otherwise: a modest initial tax increase in year one to fund essential infrastructure, followed by then matching the county's tax rate which would sustain town operations per the study.

As for "permanent changes to the valley," Summit County is already preserving land using 2021 voter-approved funds, ensuring open space remains protected even with growth.

Fears around development and zoning are overstated. Developers are expected to fund their own projects without burdening residents. Zoning updates are necessary as population grows. The idea of one home per 80 acres is unrealistic and short sighted.

Kamas denied our annexation request, leaving property owners with few options. Incorporation is the only clear path to much needed critical infrastructure improvements.

Currently, we lack paved roads and consistent snow removal, potentially putting lives at risk when emergency vehicles can't reach homes.

Though my physical address says "Kamas," I have no vote in its Leadership. To me, being told we are simply "part of South Summit County," violates the core American principle of representation. Incorporation gives us the opportunity to have representation.

Lastly, the "vote NO" campaign is heavily backed by outside politicians and developers. That interference should concern all of us. Incorporation keeps decision-making local. No one will be forced into unwanted changes, but we all deserve a say.

My fellow property owners, review the facts and vote YES for West Hills.

Nathan Anderson
3079 W Sage Hollow Rd.
Kamas, UT 84036

Vance and Page Checketts
4044 W State Rd 248
Kamas, UT 84036