



## AGENDA

### SUMMIT COUNTY COUNCIL

Wednesday, March 23, 2011

NOTICE is hereby given that the Summit County Council will meet in session  
**Wednesday, March 23, 2011, at the Summit County Courthouse, 60 North Main, Coalville, UT**  
All time listed are general in nature and are subject to change by the Council Chair

1:30 PM Closed Session – Property Acquisition (30 minutes)

#### **2:00 PM Work Session**

1. Council Mail Review (10 min)
2. Discussion – Morgan Summit Adaptive Resource Management Group (MSARM) presentation on Sage-grouse issues in Summit County. (30 min)
3. Discussion – Review of flood mitigation activities (30 min)

#### **3:15 PM Dismiss as the County Council and Convene as the Governing Board of the North Summit Recreation Admin Control Board**

1. Board Interviews
2. Board Update

**Dismiss as the Governing Board**

#### **Convene as the Board of Equalization**

1. Consideration of approval of stipulations
  2. Primary Residency corrections for the 2010 tax year
- Dismiss as the Board of Equalization and reconvene as the County Council

#### **4:45 PM - Consideration of Approval of Administrative Items – Council Chambers**

Pledge of Allegiance

1. Errors and Omissions
2. Council Meeting Minutes – 03/02/11
3. County Manager BOSAC appointment recommendation /County Counsel Advise and Consent

\*Manager's Comments

\*Council Comments

Interview Snyderville Basin Planning Commission

Closed Session - Personnel

#### **6:00 PM - Public Input**

**Public Hearing**—Possible decision regarding a Special Exception to allow the Snyderville Basin Water Reclamation district to maintain a 35 foot building height on a proposed addition to an existing building.; Sean Lewis Planner

Council Recommendations to the County Manager for advise and consent regarding the Snyderville Basin Planning Commission appointments.

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Doreen Davis, (435) 336-3025, (435) 615-3025 or 783-4351 ext. 3025

**Distribution:**

**A**

**Posted:**

**March 18, 2011**

**Summit County Council**  
P.O. Box 128, 60 North Main, Coalville UT 84017  
(435) 336-3025  
[alewis@co.summit.ut.us](mailto:alewis@co.summit.ut.us)  
[www.summitcounty.org](http://www.summitcounty.org)



Ashley Koehler  
Sustainability Coordinator

## Memo

**To:** Summit County Council  
**Report Date:** Thursday, March 17, 2011  
**Meeting Date:** Wednesday, March 23, 2011  
**Author:** Ashley Koehler, Sustainability Coordinator  
**Title:** Sage Grouse issues in Summit County presented by Morgan-Summit Adaptive Resource Management (MSARM) group  
**Type of Item:** Discussion

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The Morgan Summit Adaptive Resource Management Group, known as MSARM, is facilitated by Lorien Belton from Utah State University. The group is made up of local landowners, government representatives, NRCS, and Division of Wildlife representatives that meet quarterly to discuss the current issues and protection status of the sage grouse species. Lorien will be presenting an update to the Council on the current sage grouse issues in the state and here in Summit County. She will also present what projects are being done by the working group here locally.

## **Memo**

**Date:** March 23, 2011  
**To:** County Council  
**From:** Kevin Callahan, Public Works Director  
**Subject:** Flood Mitigation Activities

### **Background**

County Engineering and Public Works staffs have been involved in a number of flood mitigation activities since the June 2010 flood along the Weber River. This report summarizes those activities to date and planned activities for the remainder of the year. This report also covers activities funded by outside grants as well as initiatives by County staff to reduce the anticipated damage from future flooding.

#### Emergency Watershed Program

In August, we secured two Emergency Watershed Program (EWP) grants from the Natural Resource Conservation Service (NRCS). The first of these was a technical grant provided the County with \$300,000 to conduct engineering and design studies to restore stream banks along private and public property and to repair damage to two irrigation structures. This technical grant did not require a county match. In October of 2010, we hired the firm of Jones & DeMille to provide engineering studies and designs for about 14 specific sites along the Weber River that met NRCS criteria for restoration. Jones & DeMille has now produced plans for these proposed improvements and is in the process of attaining the required stream alteration permits from the Division of Water Resources to make these improvements.

The improvements themselves are covered by a second NRCS financial grant up to a total of \$3,000,000. The financial grant has a 25% match which we are requiring to be paid by the benefiting party. For instance, the two irrigation districts who are receiving funds (North Bench and South Bench) will have to fund their 25% share of the proposed improvements. In addition, private property owners who receive improvements under the program will also have to pay that proportional share. Summit County will fund our share of the improvements to four bridges damaged during the flooding. We anticipate that our share of the cost of those improvements will be a little over \$200,000. The estimated cost and local share of these projects is contained in an appendix to this report. Based on the actual bid numbers received by the County Engineer, staff expects those costs to come down.

One of the primary activities under the NRCS financial grant to date has been the removal of approximately 3,000 tons of debris from the Weber River. This material has been transported to the green waste repository at the Three Mile Canyon Landfill. The County is meeting our 25% match for this portion of the program through our waiver of landfill fees for this material. Private property owners had no cost for this service.

The next step in our restoration process is to secure the cooperation of all affected property owners through their participation in a cooperative agreement with Summit County. Under this agreement, the affected parties will agree to the following stipulations:

When recorded, please return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TAX ID No. \_\_\_\_\_

**EASEMENT AGREEMENT  
CONSTRUCTION OF FLOOD MITIGATION IMPROVEMENTS**

This Agreement for an easement for the construction and maintenance of an erosion control structure to be installed on the banks of the Weber River is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by and between \_\_\_\_\_ (“Grantor”) and SUMMIT COUNTY, a Political Subdivision of the State of Utah (“County”).

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located within unincorporated Summit County, with a property tax I.D. number of \_\_\_\_\_ and more generally described in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Parent Parcel**”); and

WHEREAS, the Parent Parcel abuts the Weber River, which is prone to flooding and which poses a significant risk to homeowners in the area; and

WHEREAS, in order to protect the residents of Summit County from risks associated with flooding, the County desires to erect an erosion control structure along the banks of the Weber River, which abuts Grantor’s Parent Parcel; and

WHEREAS, Grantor desires to grant an Easement, which is more generally described in **Exhibit B** attached hereto and incorporated herein by this reference (the “**Easement**”), to the County for the purpose of constructing said erosion control structure; and

WHEREAS, the parties desire that future maintenance, repair, replacement and/or augmentation necessary to maintain the integrity of the erosion control structure and access to the structure shall be at Grantor’s sole cost and expense.

WHEREAS, the Grantor and County understand and agree that the granting of said Easement and the construction and maintenance of the erosion control structure is for the mutual benefit of both parties; and

WHEREAS, the Grantor and County agree to cooperate in the construction of said erosion control structure as described herein; and

WHEREAS, no fee shall be charged to traverse the Easement; and

NOW THEREFORE, in consideration of the mutual covenants and agreement hereof, the sufficiency and receipt of which are hereby acknowledged, Grantor and County agree to the foregoing and as follows:

1) **Grant of Easement:** Subject to the terms and conditions as described herein and all applicable Utah laws and regulations, Grantor does hereby grant and convey to the County, its employees, agents, and/or any subcontractors hired by the County, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, a nonexclusive, perpetual Easement described in **Exhibit B** over, on, across, through, and under the Parent Parcel described in **Exhibit A**. Said Easement is granted for the following purposes:

- a) To construct an erosion control structure installed on the banks of the Weber River, as described in **Exhibit C**; and
- b) To maintain, repair, replace, and/or augment the erosion control structure in the event that Grantee fails to do so as provided for in Section 3 below.
- c) To perform any other acts necessary to protect the erosion control structure from damage.
- d) Grantor shall receive no monetary reimbursement for the Easement.

**Comment [S1]:** Is Exhibit C what is being proposed (i.e. details of the erosion control structure)?

2) **County's Rights and Obligations:**

- (a) The County agrees to construct an erosion control structure, as more fully described in **Exhibit C**.
- (b) The County shall be responsible for paying 75% of the final costs of the construction of the erosion control structure erected on the Parent Parcel. The estimated cost of construction is \$ \_\_\_\_\_, which costs are detailed in **Exhibit D**, attached hereto and incorporated herein by this reference.
- (c) The County shall have and exercise the right to ingress and egress in, to, over and across the Easement and the Parent Parcel for any lawful purpose needed for the full enjoyment of the rights granted by Grantor to the County hereunder.
- (d) The erosion control structure shall be designed and constructed to County standards and shall be conducted in a good and workmanlike manner so as not to damage any other portion of the Parent Parcel.
- (e) Upon completion of the erosion control structure, the County shall immediately restore any damaged areas adjoining the structure to substantially the same condition as existed prior to the commencement of the County's work.
- (f) Should Grantor fail to maintain said erosion control structure as described below in Section 3, the County shall have the right to enter upon the property of Grantor and complete any maintenance, repair, replacement and/or augmentation necessary to maintain the integrity of the structure and limit damage to adjacent lands of Grantor. The County shall charge the cost of said repairs to Grantor.
- (g) In the event the County deems it necessary to enter the Parent Parcel to perform maintenance or repair activities on the erosion control structure, the County shall use its best efforts to notify Grantor and coordinate its activities with Grantor, with such notification to be provided not less than 10 days prior to the start of the maintenance or repair activities. However, the County reserves the right to enter the Parent Parcel without notice to Grantor in the event of an emergency.
- (h) The benefits of this Easement shall inure to the benefit of the County, or any successor thereof, but shall not inure to or be for the benefit of any private assignee of the County, unless expressly provided for elsewhere in this Agreement.

**Comment [S2]:** Is this estimate the total or Grantor's 25% share?

**Comment [S3]:** Will we have more than just an estimate of Grantor's share of the cost before they sign?

3) **Grantor's Rights and Obligations:**

- a) Grantor shall be responsible for paying 25% of the final costs of the construction of the erosion control structure erected on the Parent Parcel. The estimated cost of construction is \$ \_\_\_\_\_, which costs are detailed in **Exhibit D**. Grantor shall pay a deposit in the amount of the estimated costs to the County

**Comment [S4]:** Is this estimate the total or Grantor's 25% share?

**Comment [S5]:** Will we have more than just an estimate of the costs before Grantor signs?

prior to any work being performed on the Parent Parcel. Upon completion of the construction, the County shall calculate a final cost of the work required to complete the erosion control structure and shall, within thirty (30) days of the final billing of the contractor contracted to complete the work, forward an invoice or credit against the initial estimated cost to Grantor. Grantor agrees to reimburse the County within 30 days of receipt of an invoice for additional costs above the estimated amount.

- b) Grantor reserves unto itself and its successor and assigns forever, the right to the undisturbed use and occupancy of the Parent Parcel insofar as such use and occupancy is consistent with and does not impair any grant herein contained and the right to cross over, through or under the Easement, to place or grant other easements along, across, or under the Easement, so long as such other uses do not unreasonably interfere with the County's use of the Easement for the purposes herein granted.
  - c) Upon the County's completion of the erosion control structure, maintenance, repair, replacement and/or augmentation necessary to maintain the integrity of the structure and access to the structure shall be at Grantor's sole cost and expense.
  - d) Should Grantor fail to maintain said erosion control structure as described above, the Grantor herein agrees that the County shall have the right to enter upon the property of Grantor to complete any maintenance, repair, replacement and/or augmentation necessary to maintain the integrity of the structure and the Grantor herein agrees to pay for any costs associated with said repairs and billed to Grantor.
  - e) Grantor shall provide reasonable ingress and egress to and from the proposed site of the erosion control structure for the construction of said structure and future maintenance, repair and/or augmentation should Grantor fail to maintain the structure under this Agreement.
  - f) Grantor shall not install or permit the installation of any fence, wall, structure (above or below ground) or landscaping that would hinder the operation of the erosion control structure or in any way impair the right of access to the County pursuant to this Agreement.
- 4) **Warranty:** Grantor warrants that it has the full right and legal authority to make this Agreement.
- 5) **Recording:** Except as otherwise expressly provided herein, all provisions in this Agreement and anticipated Easement, including the benefits, burdens and covenants, are intended to run with the land and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The County shall record the Easement in a timely fashion in the official records of Summit County, and may re-record it at any time as may be required to preserve its rights in the Easement.
- 6) **Governing Law:** This Agreement shall be governed by the laws of the State of Utah, and any legal action concerning the provisions hereof shall be brought in the County of Summit, State of Utah.
- 7) **Modification:** This Agreement may only be modified upon written agreement by the parties.
- 8) **Integration:** The foregoing constitutes the entire agreement between the parties regarding its subject matter and no additional or different oral representation, promise or agreement shall be binding on any of the parties hereto with respect to the subject matter thereof.

- 9) **Invalidity:** If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 10) **Indemnification:** Grantor agrees to indemnify and hold the County, its heirs and successor and assigns, harmless from any claim or damages for injuries resulting from actions of its employees or agents, including costs and reasonable attorney fees, arising out of the work to be performed in this Agreement. Likewise, the County agrees to indemnify and hold Grantor harmless from any claim or damages for injuries resulting from actions of its employees or agents, including costs and reasonable attorney fees, arising out of the work to be performed in this Agreement.
- 11) **No Gift or Dedication:** Nothing contained in this Agreement shall be deemed to be a gift or a dedication of any portion of the Easement to or for the general public or for any public purpose whatsoever, it being the intent of the parties that this Easement be strictly limited to and for the property, facilities, and use of the County.
- 12) **Entire Agreement:** This Agreement contains the entire agreement between the parties concerning its subject matter, and no representations, inducements, promises, or agreements, oral or otherwise, between the parties with reference to it and not embodied in this Agreement shall be of any force or effect.
- 13) **Effective:** The effective date of this Agreement shall be the date of full execution hereof. The date of full execution hereof shall be deemed to be the last date on which this Agreement has been signed by a party hereto and any changes to the printed form of this Agreement shall have been initialed by the parties.

The undersigned covenant that they are the owners of the respective property described in the attached exhibits:

IN WITNESS WHEREOF, the Grantor's have executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
 "Grantor"

STATE OF UTAH            )  
                                   ) ss.  
 COUNTY OF                )

SUBSCRIBED AND SWORN to before me by \_\_\_\_\_  
 who acknowledged to me that they are the owners of record and that they executed the above easement.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Residing In:

Approved as to form:

\_\_\_\_\_  
Helen Strachan, Deputy County Attorney

**EXHIBIT A**

The legal description of the parent parcel (Summit County Tax ID No. \_\_\_\_\_) is as follows:

**EXHIBIT B**

The legal description of the Easement is as follows:

**EXHIBIT C**

Proposed Improvement Plans:

**EXHIBIT D**

Cost estimate of Improvements:

WEBER RIVER EWP PROJECT  
PROJECT COST SUMMARY

Prepared by: Derrick Radke, PE

Prepared on: March 11, 2011

	NRCS-DSR GRANT ESTIMATE	TOTAL PROJECT COST	NRCS (75%)	PROPERTY OWNER CONT. (25%)	OWNER	DESCRIPTION
EWP Site 1	\$ 5,000	\$ 29,188	\$ 21,891	\$ 7,297	Holiday Park	Footbridge
EWP Site 2	\$ 30,000	\$ 52,144	\$ 39,108	\$ 13,036	WR Corp	Cabin/Property
EWP Site 3	\$ 4,000	\$ 51,126	\$ 38,344	\$ 12,781	Alpine Ac	Bridge
EWP Site 4	\$ 2,000	\$ 62,483	\$ 46,862	\$ 15,621	County	Bridge Protection
EWP Site 5	\$ 250,000	\$ 299,482	\$ 224,612	\$ 74,871	Sanders/Decker	Home/Property
EWP Site 6	\$ 10,000	\$ 142,979	\$ 107,234	\$ 35,745	County	Road
EWP Site 7	\$ 40,000	\$ 104,696	\$ 78,522	\$ 26,174	Miller/Smart	Home/Property
EWP Site 8	\$ 10,000	\$ 28,782	\$ 21,586	\$ 7,195	County	Bridge Protection
EWP Site 9	\$ 20,000	\$ 301,188	\$ 225,891	\$ 75,297	Woods Corp	Cabin/Property/Oakley
EWP Site 10	\$ 20,000	\$ 194,237	\$ 145,678	\$ 48,559	County	Bridge Protection
EWP Site 11	\$ 750,000	\$ 354,700	\$ 266,025	\$ 88,675	No. Bench	Irr. Structure
EWP Site 12	\$ 500,000	\$ 465,000	\$ 348,750	\$ 116,250	So. Bench	Irr. Structure
EWP Site 13		\$ 463,162	\$ 347,371	\$ 115,790	County	Bridge & Property Protection
EWP Site 14		\$ 155,320	\$ 116,490	\$ 38,830	WR Corp	Cabin/Property
DEBRIS REMOVAL	\$ 500,000	\$ 175,000	\$ 175,000	\$ -	County	Landfill Fees Offset
DESIGN SERVICES		\$ 342,510	\$ 342,510			Design Service = 100%
TOTAL	\$ 2,141,000	\$ 2,879,486	\$ 2,545,875	\$ 676,122		

TOTAL COUNTY PROJECTS	\$ 222,911
TOTAL COUNTY BUDGET	\$ 203,000
TOTAL PROPERTY OWNERS	\$ 453,211
TOTAL NRCS GRANT	

North Summit Recreation Board Interviews  
Wednesday, March 23, 2011  
Coalville Courthouse

3:45 pm Virginia Richins 435-336-2565 435-336 5678

4:00 pm Brandon Rees 801-390-6350 435-336-1411

4:15 pm Riley Siddoway 801-739-3161 435-336-6034

4:30 pm Robert Stokes 435-336-5854

**NORTH SUMMIT RECREATION ADMINISTRATIVE CONTROL BOARD**

Organized August 2009

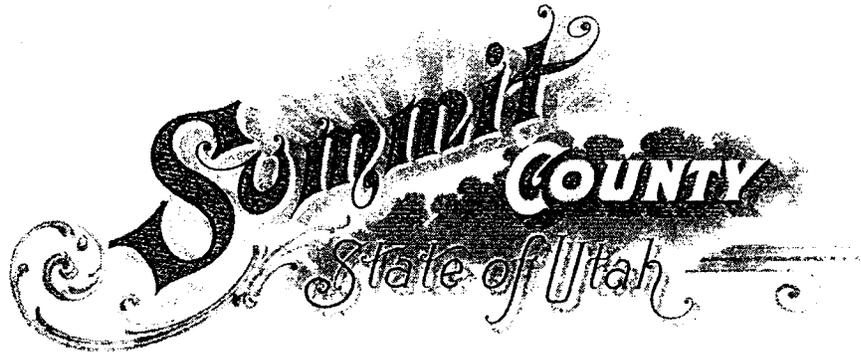
4 year terms expiring September 30<sup>th</sup> of each year

<b>NAME</b>	<b>EMAIL ADDRESS</b>	<b>ADDRESS</b>	<b>CONTACT NUMBERS</b>	<b>TERM EXPIRES</b>	<b># of Terms</b>
Jim Brooks		PO Box 203 Henefer, UT 84033	435.336.2590	2011	1
Mike Calderwood	<a href="mailto:mcaldерwood@allwest.net">mcaldерwood@allwest.net</a>	466 S Main Street Coalville, UT 84017	435.336.0524	2011	1
Jacki Vernon	<a href="mailto:jacki.vernon@allwest.net">jacki.vernon@allwest.net</a>	2140 S US Hwy. 189 Coalville, UT 84017	435.336.2885	2011	1
Michelle Peterson		675 S Main Street Coalville, UT 84017	801.573.8221	2013	1
Roger Crittenden	<a href="mailto:rrcrit@hotmail.com">rrcrit@hotmail.com</a>	PO Box 66 Coalville, UT 84017	435.336.2016	2013	1

September 2009

Auditor

Blake Frazier



March 08, 2011

County Council;

As the Clerk for the Board of Equalization, I am requesting that you review and consider approving the stipulations for the week of March 14th, 2011.

Kathryn Rockhill  
BOE Clerk

**From:** Steve Martin [smartin@co.summit.ut.us]

**Sent:** Friday, March 18, 2011 9:01 AM

**To:** doreen.davis@co.summit.ut.us

**Subject:** Board of Equalization 3/23/11

The council will be deciding on Primary Residency corrections for the 2010 tax year for Stacey Street ( north bench Farm property, Oakley. Mountainland sale in 2008, Failed to file in 2010) and the Dawn Louchheim property in Chatham Crossing ( failed to file in 2010)

The amounts abated would be \$4,525.98 for the Louchhiems (CCR-29

And for Stacey Street in Oakley it would be \$1,255.51 for 2010 only

Steve Martin

Summit County Assessor

PO Box 128

Coalville, Ut 84017

435.336.3251

If you are not the intended recipient, please contact the sender and ignore the content of this email.

**Subject:** Errors and Omissions

Errors and Omissions

Serial # SA-276 Tax District #60 (1327 Park Avenue, lower snyders addition)

Owned by Katherine Pederson

Property lines were adjusted over 5 years ago, a split off of an improved commercial piece and the commercial land and building remained on the original parcel in error and went unnoticed until now. Recommend 5 year refund on the residential parcel for the commercial land and improvement double assessment. Refund total would be \$2,548.53

**Steve Martin**

**Summit County Assessor**

PO Box 128

Coalville, Ut 84017

435.336.3251

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# MINUTES

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**SUMMIT COUNTY**  
**BOARD OF COUNTY COUNCIL**  
**WEDNESDAY, MARCH 2, 2011**  
**COUNCIL CHAMBERS**  
**COALVILLE, UTAH**

**PRESENT:**

**Chris Robinson, Council Chair**  
**David Ure, Council Vice Chair**  
**Sally Elliott, Council Member**  
**John Hanrahan, Council Member**  
**Claudia McMullin, Council Member**

**Robert Jasper, Manager**  
**Anita Lewis, Assistant Manager**  
**Dave Thomas, Deputy Attorney**  
**Kent Jones, Clerk**  
**Doreen Davis, Office Manager**  
**Karen McLaws, Secretary**

**CLOSED SESSION**

**Council Member Ure made a motion to convene in closed session for the purpose of discussing property acquisition and litigation. The motion was seconded by Council Member Hanrahan and passed unanimously, 5 to 0.**

The Summit County Council met in closed session from 12:50 p.m. to 2:35 p.m. to discuss property acquisition and litigation. Those in attendance were:

**Chris Robinson, Council Chair**  
**David Ure, Council Vice Chair**  
**Sally Elliott, Council Member**  
**John Hanrahan, Council Member**  
**Claudia McMullin, Council Member**

**Robert Jasper, Manager**  
**Anita Lewis, Assistant Manager**  
**Dave Thomas, Deputy Attorney**  
**Don Sargent, Community Development Director**  
**Jody Burnett, Special Counsel**

**Council Member Ure made a motion to dismiss from executive session and to convene in work session. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.**

**WORK SESSION**

• **Council Mail Review**

Sustainability Coordinator Ashley Koehler announced that Salt Lake Magazine, which gives dining awards to various restaurants each year, gave its sustainability award to the Summit County Beef program. She noted that, in all the time they have been giving awards, they have only given two sustainability awards. She stated that a press release will go out in the next day or two. Council Member Elliott suggested that they move on to include lamb and pork in the

program. Michelle Devaney explained that they need to get the beef program established before branching out. She stated that the pilot program was a success, and now they are in the process of determining how to move forward.

Administration Office Manager Doreen Davis distributed the Council Members' mail folders and announced that the American Airlines presentation scheduled for work session has been cancelled.

- **Discussion – Energy Efficient Building Strategy**

Ms. Koehler presented the staff report and explained that, in response to the vision statement the Council created in 2010 that contained two items directly relate to sustainability in building, Staff researched what other communities are doing to promote more sustainable building. She stated that she would like to focus today's discussion on building for energy conservation, because buildings consume 40% of the total energy and 71% of all electricity used in the United States. She commented that, because power is so inexpensive in this area, there is little incentive for people to retrofit and make their homes more energy efficient, but they would like to preserve resources used for producing energy for future generations. She presented charts from Rocky Mountain Power showing the increasing use of power and how power is used in Summit County. She presented photographs from the community showing building impacts, noting that there are a number of heated driveways in the community that can use between 1 and 2 million BTUs and about 35 watts per square feet of heating coil. She also provided photographs of open gas flames at the resorts. She reviewed the options shown in her staff report of what could be done to help reduce energy use through new construction, which the Council could decide to pursue through County ordinances or incentives. She requested input from the County Council and the building community about what strategies they would support or not support. She also asked the Council to consider a resolution for new construction of County-owned facilities.

Bill Salmon, a developer and representative of Build Green Utah, stated that he completed a townhouse project in Park City two years ago that was certified green and learned from his experiences when trying to market the project. He stated that most people who came to the project did not know what a green home is, and when he tried to explain the energy conservation measures that could be used, it just confused people. He commented that if a person buys a car, the biggest number on the sticker is the gas mileage, so people can compare the gas mileage of cars. When someone looks to buy a home, they have no idea what type of energy consumption is involved. He believed if the public were better educated about their options and had an opportunity to compare homes, they would start to incorporate energy into their decision to buy a home. He noted that several programs in the country try to use energy performance labeling and keep the information simple so homebuyers can add the energy component into their home buying decision. He explained that the U.S. Department of Energy has an energy-smart home scale that breaks down the amount of energy a home consumes. He believed a program to promote that would take great strides toward getting buyers to start thinking about energy when making a decision.

County Manager Bob Jasper reported that he and Assistant Manager Anita Lewis recently attended the ICMA conference, and Park City and Aspen did a joint presentation on the great things they are doing. However, in looking at the economy compared with the average community, this area is not doing well at all. Jackson Hole tried to deal with it by putting limits

on home sizes, but if there is a half-mile heated driveway, it burns a lot of electricity. He did not believe an energy rating would make much difference to someone who can afford a 15,000-square-foot second home with a half-mile heated driveway. He noted that it is not the middle-class homeowner who is burning up the energy.

Mr. Salmon commented that he believed the rating might be more helpful now than it was several years ago, because being green is in the mainstream, and it is important now. The problem is that many people do not know what it means for them. He believed even those who buy large second homes will eventually realize that they need to be greener and will start to buy homes that are energy efficient. Then builders will want to build them, because those are the homes that will sell.

Building Inspector Richard Butz commented that you can say green all you want, but no one knows what it means. He stated that when he talks to the homeowner, it comes down to money. They can either pay for better insulation and windows now, or pay it to the utility company later.

Council Member Elliott recalled that a build green checklist was developed and adopted by the County Building Department years ago and asked what more they need to do by statute to create an incentive for people to build greener.

Assistant Building Official Bill Vanderlinden stated that he came to the Building Department 17 years ago, and only two jurisdictions in Utah used computer-generated software from the Department of Energy that showed they were meeting energy compliance in the Code. Those two jurisdictions were Salt Lake City and Park City. He stated that it took him six months when he came to Summit County to get the administration to agree to require the use of that tool. For 17 years he has been telling people who apply for building permits to not skimp on windows and insulation, because everything else in the house can be replaced in the future. When talking to home builders, they say the public will not pay for extra insulation and better quality windows. They will be pay extra for a marble countertop, but not for insulation. The State will not adopt the energy provisions in the IRC because opponents have convinced the legislators that it is too expensive, that there will be no more low-income housing, and that it will drag down and decimate the construction industry. He noted that the new Code provisions would cost about \$400 more for a 2,000- to 2,500-square-foot home. The home would be 15% more efficient, and the costs would be returned in less than four years.

Tom Ward, representing the Park City Board of Realtors Environmental Issues Committee, agreed with Mr. Vanderlinden. He noted that 40 states have adopted the 2009 Code, and Utah is still using the 2006 Code. It was his understanding that the 2009 Code is 15% more efficient than the 2006 Code, and it would cost a little more, but it makes sense when considering the savings the homeowner will experience year after year. He noted that the 2006 Code does not require inspectors to follow up on certain things during construction that the 2009 Code requires, such as how ducts are sealed. The 2006 Code does not require verification that things are being built as they should be, so homes are not being built well, but the 2009 Code requires that verification. He suggested that the County do whatever it can to educate people and create an awareness that they want to build to a higher standard. He believed the Energy Star rating should be a minimum standard for new homes, and having an energy gauge as an awareness tool would be a huge help.

The Council Members reviewed and discussed the strategies contained in Ms. Koehler's staff report and felt it would be best to consider incentives before imposing requirements. Council Member Hanrahan commented that incentives would mean nothing to someone building a large second home, and he believed it would have to be a mix of both. Greg White, an inspector with the Building Department, stated that he has done some inspections for Kamas City where they are building some smaller 1,200- to 1,400-square-foot homes that are Energy Star rated and wonderfully energy efficient. He commented that people are becoming increasingly supportive of energy conservation. Chair Robinson asked if they could require new construction and major remodels to be Energy Star rated at a minimum. Mr. White explained that Energy Star does not tell the County what the qualifications and standards are; they simply tell whether new construction meets the minimum values when doing their checks. Ms. Koehler noted that some options in her staff report are not legal or options in the State of Utah. The incentives would be, and some requirements that are related more to site design than building could be addressed through the zoning ordinance.

Council Member Hanrahan asked what items could be addressed now without running afoul of the State. Mr. Butz suggested that the County work on the State to get the new Code adopted. Geri Strand with Build Green Utah stated that they would have to work way ahead of time if they want to build support for next year's legislative session.

Chair Robinson discussed density incentives for developments incorporating energy-efficient construction methods. Council Member Hanrahan commented that could be self-defeating, because they would have more homes than they would otherwise have burning more energy. He agreed with incentivizing and stated that he could perhaps be persuaded to consider a density incentive. The Council Members stated that they were supportive of building solar ready. Ms. Koehler commented that a tiered fee structure would require a complete fee study, and they could not increase fees, but they could decrease fees for those who incorporate energy efficiency. Mr. Jasper commented that he believed the County could set some money aside to contribute toward clean energy by subsidizing lower Building Department fees for energy-efficient building.

Chair Robinson asked about large heated driveways and large external gas flames. Ms. Koehler explained that the County cannot charge more in fees, but they can be prohibited. Chair Robinson suggested that they consider prohibiting them if they are not powered by a renewable energy source. Mr. White explained that burning of natural gas is efficient and clean, and the country has several hundred years' worth of it right now. The reason more of it is not used is that the infrastructure is not available to deliver it. He did not believe they should promote the use of natural gas, but he also did not believe it should be penalized. Mr. Jasper commented that he and Public Works Director Kevin Callahan are looking at converting the County's fleet to natural gas, because they believe it would cut their operating costs. He acknowledged that large flames are conspicuous consumption. Dennis Chart, an inspector with the Building Department, stated that Snow Park Lodge at Deer Valley Ski Resort has converted to brick pavers and radiant heating and suggested that they should consider all the snow machines it used to take to remove the snow, the pollution it added, and the gasoline that was used, which far outweigh the natural gas boilers now being used. He believed it would be pointless to go after heated driveways. He believed the number of homes with heated driveways is so minimal that it is not worth trying to

regulate them. Chair Robinson commented that in some commercial areas, radiant heating is important from a public safety point of view.

Chair Robinson suggested that they address third-party verification of energy efficiency. Mr. Salmon explained that he was trying to make the point that the homebuyer is spending the money. At some point they have to create a reason for the homebuyer to want something different. Many people are familiar with what green means, but they do not understand how it applies to them at home. The concept of a rating system to make it easy for them to incorporate green aspects into their buying decision would go a long way toward getting builders turned around, because they respond to the buyer's demands. He suggested that the Energy Star certificate be made part of the final approval package. He noted that one way he used this as a sales point was to get the buyer to think about the quality of the construction rather than just the energy bills. If the builder knows a blower door test will be done after the home is built and the home leaks significantly, the home will not sell, because people will look for a home that is built better. Mr. Ward agreed, noting that the blower door test is used for new homes, and the Department of Energy is working on a score for existing homes. He believed the County should consider looking at this like miles per gallon for a home and how it could be implemented. He believed it would create a lot of awareness and education. He discussed site orientation for new subdivisions and stated that subdivisions have never been planned that way before. If the County focuses on that, the next subdivision applicant will think about it and build more energy efficient homes. Mr. Butz noted that the County should also consider making site orientation a policy when it constructs new buildings. Council Member Elliott asked how the orientation of a house would affect the neighborliness of the development. Chair Robinson commented that developers often get focused on views, and a poor siting decision is difficult to overcome.

Mr. Jasper asked if there is data available from Rocky Mountain Power to support the notion that larger homes are more energy efficient. Ms. Koehler offered to see if they have figures for average usage based on square footage. Council Member Ure commented that young couples who move into a starter home do not have the money up front to make the home more energy efficient. They do not understand that improvements will pay for themselves in three or four years, and they usually do not plan to be there in three or four years. He also noted that banks will not lend the money to put more energy-efficient improvements in a home.

- **Review – Permit software for Community Development and Engineering**

County Planner Sean Lewis recalled that the County Council approved funds in the budget for the Planning, Building, and Engineering Departments to get electronic permit tracking review software. Community Development Director Don Sargent put together a team to find a system that would work for their needs. They wanted a system that would allow citizen access from the web to apply for and monitor a building permit without having to come to Coalville to apply. They also wanted to be able to coordinate workflow, provide tracking capabilities, and integrate the County's Geographic Information Services (GIS) database. They wanted to tie all permits to a parcel to provide a history of what has happened on a given parcel, no matter who made the application. They also wanted inspectors in the field to be able to input data from the job site. The system would promote sustainability by eliminating paper plans and car trips to Coalville and would also need to be compatible with the software Summit County currently supports. He reported that they decided on the GovPartner software, which was not only the least expensive

option, but was also the only software that did almost everything the County was looking for. He discussed how a project would be processed using the software.

Council Member Hanrahan asked if the software could be used for permits issued by the Clerk's Office. Mr. Lewis replied that right now they are just looking at the planning, building, and engineering modules, but GovPartner does have a licensing module that could easily be added.

Mr. Lewis recalled that the County Council budgeted \$100,000 for the software, and they should be able to get the software for about \$103,000. The County will not buy new equipment to host the software but will pay GovPartner to host it on its servers at a cost of about \$40,000 per year. IT Director Ron Boyer explained that the County could host it on its server, but the cost difference is only about \$2,000 over five years. Mr. Lewis explained that, if GovPartner hosts the system, there is a lower up-front cost and a higher ongoing cost. If the County hosts it, the up-front cost would be higher, with a lower server cost. He clarified that it is cheaper to have GovPartner host the system, and if the County were to host it, additional equipment and back-ups would be needed.

Chair Robinson asked if this program would result in any quantifiable future savings. Mr. Lewis replied that it may not save the County money right now, but it could save the Planning Department money in the future by not having to hire additional personnel to manage a higher workload.

- **Interviews – Eastern Planning Commission**

The Council Members interviewed the following applicants for positions open on the Eastern Summit County Planning Commission:

Mike Crittenden

Ken Henrie

Chris Ure

Sean Wharton

Council Member Ure recused himself from interviewing Chris Ure.

Questions discussed with the applicants included why they wish to serve or continue to serve on the Planning Commission, whether they have sufficient time to serve, the three biggest issues facing Summit County in the next five years, the applicant's experience that would make him a good Planning Commissioner, the line between working together with the other Planning Commissioners and holding to their own views, community rights versus private property rights and how to evaluate them, whether the applicant has land holdings that would be a conflict of interest, the importance of trails and developing an Eastern Summit County trails plan, their opinion of the transfer of development rights, positive and negative land use trends in Eastern Summit County, and where growth should occur in Eastern Summit County.

## **CLOSED SESSION**

**Council Member Hanrahan made a motion to convene in closed session for the purpose of discussing personnel. The motion was seconded by Council Member Ure and passed unanimously, 5 to 0.**

The Summit County Council met in closed session from 5:20 p.m. to 5:40 p.m. to discuss personnel. Those in attendance were:

**Chris Robinson, Council Chair**

**Anita Lewis, Assistant Manager**

**David Ure, Council Vice Chair**

**Don Sargent, Community Development Director**

**Sally Elliott, Council Member**

**John Hanrahan, Council Member**

**Claudia McMullin, Council Member**

**Council Member Elliott made a motion to dismiss from executive session and to convene in regular session. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.**

## **REGULAR SESSION**

Chair Robinson called the regular meeting to order at 5:40 p.m.

- **Pledge of Allegiance**

## **ADVISE AND CONSENT – MANAGER RECOMMENDATIONS FOR PUBLIC ART ADVISORY BOARD**

**Council Member Hanrahan made a motion to consent to the appointment of Emily Ann Johnson and Stephanie Mills Donovan to the Public Art Advisory Board for terms of three years expiring in 2013. The motion was seconded by Council Member Elliott and passed unanimously, 4 to 0. Council Member Ure was not present for the vote.**

## **FIRE BOARD APPOINTMENT – PARK CITY**

**Council Member Elliott made a motion to consent to the appointment of Liza Simpson to the Park City Fire Board for a three-year term to expire in December 2013. The motion was seconded by Council Member Hanrahan and passed unanimously, 4 to 0. Council Member Ure was not present for the vote.**

## **APPROVAL OF MEETING MINUTES**

JANUARY 26, 2010

**Council Member Elliott made a motion to approve the meeting minutes of January 26, 2011, as written. The motion was seconded by Council Member Hanrahan and passed unanimously, 5 to 0.**

## **MANAGER COMMENTS**

Mr. Jasper presented a map prepared by Staff showing County-owned open space in the Snyderville Basin.

Mr. Jasper discussed the strategic planning process and explained that it will be both a bottom-up and a top-down process. He reported that the kick-off meeting is scheduled for March 16. He explained that they are seeking to identify the critical issues and problems that need to be addressed, and the first thing they will do is an environmental scan to provide data that will be valuable for any decision making in the County. The consultant from Utah State University will also meet with the County Council to determine what they would like to see in a citizen's survey. Mr. Jasper stated that his goal is to know what the Council wants from him so he can steer Staff in the right direction and get things done.

## **COUNCIL COMMENTS**

There were no Council comments.

## **PUBLIC INPUT**

Chair Robinson opened the public input.

James Shields recalled that he recently met with the County Council regarding a special exception. He expressed concern that, at the Board of Adjustment hearing, the Kling deed was described as fraudulent again and again and that in that hearing he was described as a fraud for trying to employ that deed in his hearing before the Board of Adjustment. He asserted that he is not a fraud and that the Sparr affidavit he obtained shows that the deed was inadvertently mislaid. He stated that Elizabeth Follette's testimony further validated what is in the Sparr affidavit. He requested that the County Council enter into the record that he is not a fraud. He also stated that in the letter he received from Planner Molly Orgill, it stated that nothing new was presented, but the Sparr affidavit was not presented at the Board of Adjustment, and the court would not hear it because it was not presented at the Board of Adjustment.

Chair Robinson stated that he believed the word fraudulent was a poor use of words with regard to the deed. He believed the problem with the deed was that its predecessor which put title into the grantor's name was never recorded, so the deed had no bearing in the chain of title. It did not convey any property. Council Member McMullin stated that she had no intention in the Council's ruling to impugn Mr. Shields' integrity, and that was never their intent. Chair Robinson explained that Kling was never in the chain of title to be able to convey the deed, so for that reason that deed had no bearing. He stated that Mr. Shields should leave here today knowing that his character and integrity are intact as far as the Council is concerned.

Frankie Donaldson, a resident of Wanship, stated that the Eastern Summit Planning Commission suggested she come to the County Council. She explained that they want to rebuild a structure that was built in the 1950's that fell down about a year ago and add five feet to it. Staff said she would have to go through an exception process and pay \$400. The Planning Commission advised her that agricultural structures are exempt from building permit fees and suggested that she come to the County Council to see if they would waive the fee for a special exception to

reconstruct their agricultural building. Deputy County Attorney Dave Thomas stated that he could not give an opinion on the agricultural exemption without having more information. Ms. Donaldson explained that, because the County changed the setbacks on West Hoytsville Road in 1996, this is now a legal non-conforming use, and everyone on West Hoytsville road has the same problem because of the change in the setbacks. She stated that she spoke to Mr. Sargent a year ago, and he acknowledged that there is a flaw in the Code for these types of situations, and they would get some language in the Code to address that, but that has not happened yet. Mr. Sargent has now indicated that they may have to wait another year, but she did not believe they should have to keep waiting.

Don Donaldson explained that the building in question was built in the 1950's, and at that time it was compliant. He stated that they have been going through this process for months. They went to the Planning Commission work session last week, and they were working on non-conforming buildings for residential and commercial, but were not addressing agricultural uses.

Mr. Thomas explained that an agricultural building does not need a building permit, but the issue may be that the structure is located in the setback. The Council Members requested that the Donaldsons discuss this with Mr. Jasper. Mr. Jasper explained to the Donaldsons that, if they have to come to the County Council in the future to override a Planning Commission decision, the County Council will do that as an appellate body. If the Donaldsons try to make their argument now, the County Council can no longer be the appellate body, and the matter would have to go to District Court.

Chair Robinson closed the public input.

The County Council meeting adjourned at 6:15 p.m.

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*Council Chair*, Chris Robinson

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*County Clerk*, Kent Jones

## 2011 Basin Open Space Advisory Committee (BOSAC)

as of March 14, 2011

Members are appointed by the County Manager with the advice and consent of the county council at the first regular meeting in March of each calendar year, or at such other time as soon as practical. Members may serve for three consecutive three-year terms. The Committee shall be comprised of no less than seven (7) members and no more than eleven (11) members, and may include members from the among the following groups:

	Name	Organization Represented	Current term expiration
1	Max Greenhalgh, Chair	Local Business Representative	2013
2	Chris Donaldson, Vice- Chair	Real Estate Appraiser	2013
3	Jackie Blake	At-Large Community Representative	2013
4	Mindy Wheeler	Summit Co Weed Board Representative	2013
5	Kevin Simon	SBSRD Board Representative #1	2013
6	Tracey Douthett	SBSRD Board Representative #2	2014
7	Kathy Mears	A professional real estate agent	2012
8	Jan Wilking	A representative from Mountain Trails Foundation	2014
9	<i>Polly Ivers</i>	<i>At-Large Community Representative</i>	<i>2014</i>
10			
11			

### Ex-Officio Staff

			Phone	Email	Address
Ashley Koehler	County Manager's Office Rep	n/a	435-615-3128, Work	<a href="mailto:akoehler@co.summit.ut.us">akoehler@co.summit.ut.us</a>	PO BOX 128 Coalville, UT 84017
Bonnie Park	SBSRD Staff Representative	n/a	435-649-1564 x 11, Work	<a href="mailto:bpark@basinrecreation.org">bpark@basinrecreation.org</a>	5715 Trailside Drive Park City, Utah 84098
Rena Jordan	SBSRD Staff Representative	n/a	435-649-1564, Work	<a href="mailto:rjordan@basinrecreation.org">rjordan@basinrecreation.org</a>	5715 Trailside Drive Park City, Utah 84098
	Summit Co Community Development Rep	n/a			



Ashley Koehler  
Sustainability Coordinator

## Staff Report

**To:** Summit County Council  
**Report Date:** Monday, March 14, 2011  
**Meeting Date:** Wednesday, March 23, 2011  
**Author:** Ashley Koehler, Sustainability Coordinator  
**Title:** Basin Open Space Advisory Committee (BOSAC) appointment  
**Type of Item:** Advice & Consent

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**EXECUTIVE SUMMARY:** This report identifies the current members of the BOSAC committee and the member that has been recommended by the County Manager to fill the vacant position. This report is provided to the Council to advise and give consent to the Manager in order to confirm the appointment.

### **BACKGROUND & ANALYSIS:**

The Basin Open Space Advisory Committee (the “Open Space Committee”) is created for the purpose of advising and providing input to the Summit County Manager regarding the creation, preservation, and identification of open space within the Snyderville Basin.

The by-laws of this advisory committee have recently been adopted into County Code and specified that the committee shall be made up of no less than seven members and no more than nine. In a prior Council meeting it was recommended that BOSAC be filled to have at least nine members, so there is an odd number of voting members. An advertisement in the newspaper was published that asked for interested residents from any of the following categories: an at-large community member, a professional real estate appraiser, or a real estate agent. The County Manager has recommended that Polly Ivers, an at-large community member, be appointed as the ninth member, which requires the Council’s consent.

**Attachment(s):** BOSAC member list



## STAFF REPORT

**To:** Summit County Council (SCC)  
**Report Date:** Thursday, March 17, 2011  
**Meeting Date:** Tuesday, March 23, 2011  
**Author:** Sean Lewis, County Planner  
**Project Name & Type:** Snyderville Basin Water Reclamation District (S.B.W.R.D.)  
Maintenance Building Expansion Special Exception  
**Type of Item:** Public Hearing  
**Future Routing:** N/A

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**EXECUTIVE SUMMARY:** The Snyderville Basin Water Reclamation District (S.B.W.R.D.) has applied to expand one building at their Homestead Road Facility near Jeremy Ranch by approximately 2,650 square feet. As part of the request, the S.B.W.R.D. would like the new expansion to match the roofline of the existing building at 35 feet instead of the allowed 32 feet.

**Staff recommends that the SCC conduct a public hearing and vote to approve the Special Exception.**

A. **Project Description**

- **Project Name:** S.B.W.R.D. Maintenance Building Expansion
- **Applicant(s):** S.B.W.R.D., Roger Robinson
- **Property Owner(s):** S.B.W.R.D.
- **Location:** 2909 Sackett Dr.
- **Zone District:** Rural Residential (RR)
- **Adjacent Land Uses:** Residential, Golf Course, East Canyon Creek
- **Existing Uses:** Water Treatment / Maintenance Facility
- **Parcel Number and Size:** SS-1-A-1-X, 8.79 acres; SS-1-A-7-X, 16.15 acres;

B. **Community Review**

This item appears on the agenda as a public hearing and has been publicly noticed as such. Notice of the public hearing was scheduled to be published in the February 26, 2011 issue of *The Park Record*, but was not published by the newspaper. Postcard notices were mailed to adjacent property owners within 1,000 feet of parcels SS-1-A-1-X and SS-1-A-7-X. At the time of this report, Staff has received no comments from the public regarding the merits this item.

The Snyderville Basin Planning Commission (SBPC) will hold a public hearing to discuss approving a Conditional Use Permit for the building expansion on Tuesday, March 22, 2011. Staff will provide an update on those proceedings during the March 23 SCC meeting. Staff has recommended that the SBPC add a condition of approval that the applicant shall be required to obtain a Special Exception from the SCC to build to a height of 35 feet. If a Special Exception is not obtained, then the building height shall be limited to 32 feet as the Code requires.

C. **Background**

S.B.W.R.D. has operated a water treatment facility at this location for several years. The building that is proposed to be expanded was erected during the 1994 expansion of the treatment site. The building is used as a storage and maintenance shop for various vehicles used by S.B.W.R.D.

S.B.W.R.D. is proposing to expand the building by 2,650 square feet to allow increased storage and access opportunities. The resulting total square footage of the building will be 8,480 square feet. The plans for this expansion request that the new expansion be allowed to match the current 35 foot roof ridge elevation height of the existing structure.

D. **Identification and Analysis of Issues**

*Service Provider Comments:*

There were no service provider comments regarding the height of the proposed building.

E. **Consistency with the General Plan**

The proposed site is in The Summit Road Neighborhood Planning Area. The goal of this planning area is to ***“Enhance the existing residential characteristics of the neighborhood in a manner, which is compatible with the mountain environment and avoids or modifies suburban land use patterns and characteristics. Ensure that all new development is appropriate with adequate amenities compatible with the surrounding mountain environment and neighborhood scale.”***

As the expansion will match the current architecture and design of the existing building, the proposal will not detract from the residential characteristics of the adjacent area.

F. **Findings/ Code Criteria and Discussion**

Staff is processing this application as a Special Exception to the Snyderville Basin Development Code (the Code).

Section 10-3-7 of the Code lists the criteria that all proposed Special Exceptions must meet prior to approval.

**1. The special exception is not detrimental to the public health, safety, and welfare.**

This particular use enhances public health, safety and welfare by increasing the ability of the S.B.W.R.D. to serve the public more efficiently.

**2. The intent of the Development Code and General Plan will be met.**

The use has been established at this location for many years. Expansion of the maintenance building will enhance the current use of the land. Please refer to General Plan analysis in Section E of this report for analysis regarding compliance with the Snyderville Basin General Plan.

**3. The applicant does not reasonably qualify for any other equitable processes provided through the provisions of this Title.**

The applicant could apply for a variance, but would be unlikely to meet the criteria of approval as required by the State of Utah due to not having a hardship to overcome.

The SCC has instructed Staff to not waste time having applicants go through several processes when it is clear that the SCC will need to be the eventual decision maker.

**4. There are equitable claims or unique circumstances warranting the special exception.**

The previous building was approved in 1994 as part of a consent agreement and site plan approval by the Board of County Commissioners. The proposed expansion will be more pleasing aesthetically if allowed to match the existing height. S.B.W.R.D. has also commented to Staff that there may be some architectural issues that could cause difficulties in construction if left at the 32 foot height.

**G. Recommendation(s)/Alternatives**

Staff recommends that the SCC conduct a public hearing to allow the public the opportunity to speak for or against this proposal. Staff further recommends that the SCC vote to approve the proposed Special Exception based upon the findings listed in section F of this report, and with the following conditions of approval:

**Findings:**

1. The application complies with the Snyderville Basin General Plan, as outlined in Section E of this report.
2. The application complies with the Special Exception criteria in Section 10-3-7 of the Snyderville Basin Development Code, as outlined in Section F of this report.

**Conditions:**

1. All service provider requirements shall be met prior to issuance of a Conditional Use Permit.

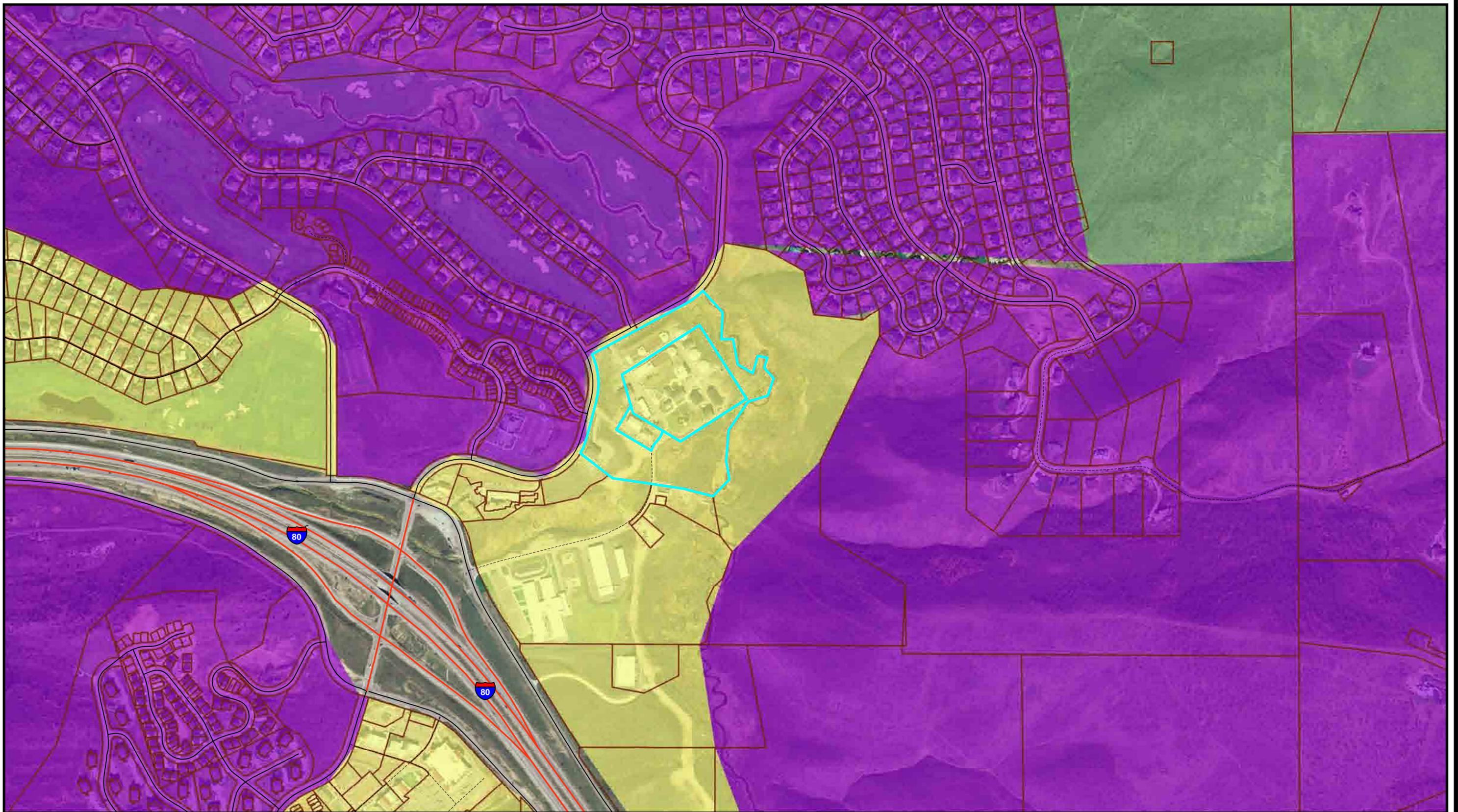
**Attachment(s)**

Exhibit A – Vicinity Map

Exhibit B – Zoning Map

Exhibit C – Proposed Site Plan

<S:\SHARED\Sean Lewis\Conditional Use\SBWRD Maintenance\Staff Report\SBWRD SCC 3-9-11.docx>



**S.B.W.R.D. Homestead Facility**  
 Snyderville Basin Zoning Vicinity

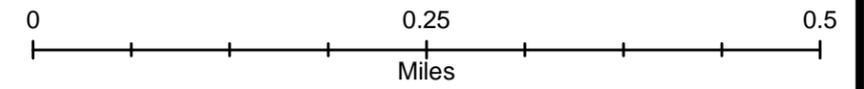
Prepared February 2011 by Summit County Community Development Department

Parcels

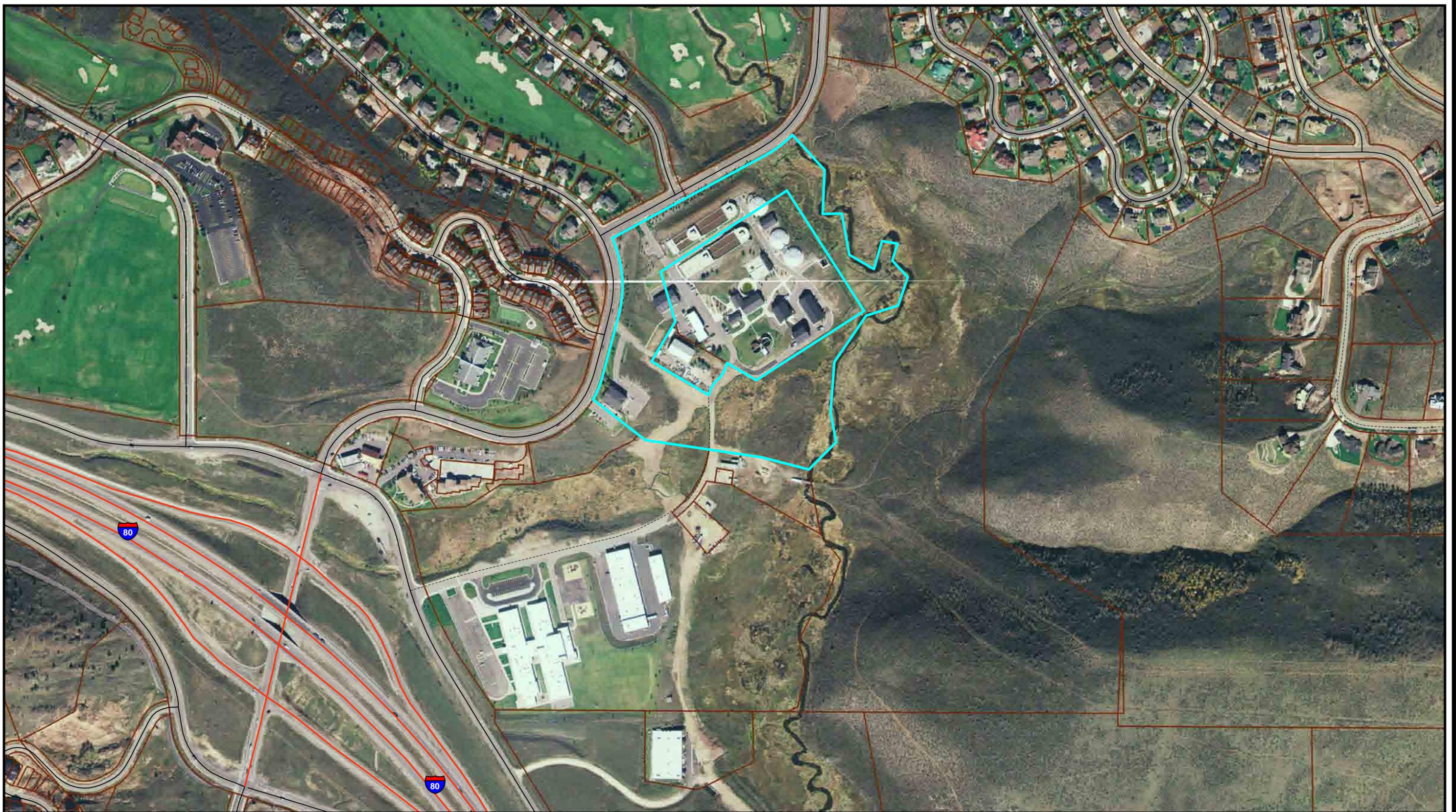
Rural Residential (RR)

Hillside Stewardship (HS)

Mountain Remote (MR)



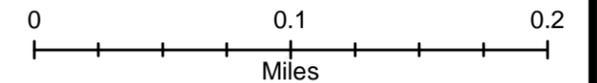
This drawing is neither a legally recorded map, nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources including Summit County. Summit County is not responsible for the timeliness or accuracy of information shown.



**S.B.W.R.D. Homestead Facility**  
 Snyderville Basin Vicinity

Prepared March 2011 by Summit County Community Development Department

- Parcel SS-1-A-1-X
- Parcels



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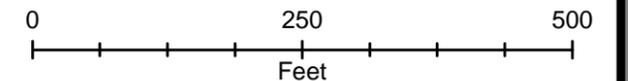


# S.B.W.R.D. Homestead Facility

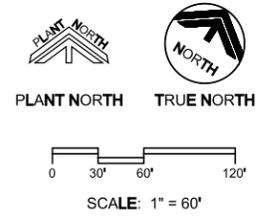
## Snyderville Basin Vicinity

Prepared March 2011 by Summit County Community Development Department

-  Parcel SS-1-A-1-X
-  Parcels



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**EXISTING FACILITIES INDEX**

- 1 BIOLOGICAL REACTOR NO. 1
- 2 BIOLOGICAL REACTOR NO. 2
- 3 CLARIFIER SPLITTER BOX NO. 1
- 4 SECONDARY CLARIFIER NO. 1
- 5 RAS/WAS BUILDING
- 6 SECONDARY CLARIFIER NO. 2
- 7 CLARIFIER SPLITTER BOX NO. 2
- 8 SECONDARY CLARIFIER NO. 3
- 9 INFLUENT PUMP STATION
- 10 EQUALIZATION BASIN NO. 1
- 11 EQUALIZATION BASIN NO. 2
- 12 SOLIDS HOLDING TANK NO. 3
- 13 OPERATIONS BUILDING
- 14 EMERGENCY GENERATOR BUILDING
- 15 MAINTENANCE BUILDING
- 16 MAINTENANCE SHOP
- 17 OFFICE
- 18 SOLIDS HOLDING TANK NO. 2
- 19 SOLIDS HOLDING TANK NO. 1
- 20 BLOWER BUILDING
- 21 HEADWORKS BUILDING
- 22 ODOR CONTROL GAC COLUMNS
- 23 POST-AERATION BASIN
- 24 CHEMICAL PHOSPHOROUS BUILDING
- 25 SOLIDS BUILDING
- 26 RAS SPLITTER BOX
- 27 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT ADMINISTRATION BUILDING
- 28 JEREMY RANCH GOLF COURSE MAINTENANCE BUILDING

**NEW FACILITIES INDEX**

- (A) MAINTENANCE BUILDING EXPANSION

REV	DATE	BY	DESCRIPTION

DESIGNED	
DRAWN	TSD
CHECKED	
DATE	FEBRUARY 2011

PROJECT ENGINEER

**EAST CANYON WATER RECLAMATION FACILITY**

**MAINTENANCE BUILDING EXPANSION**

CIVIL

**SITE PLAN & FACILITIES INDEXES**

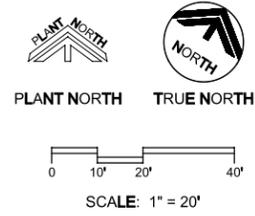
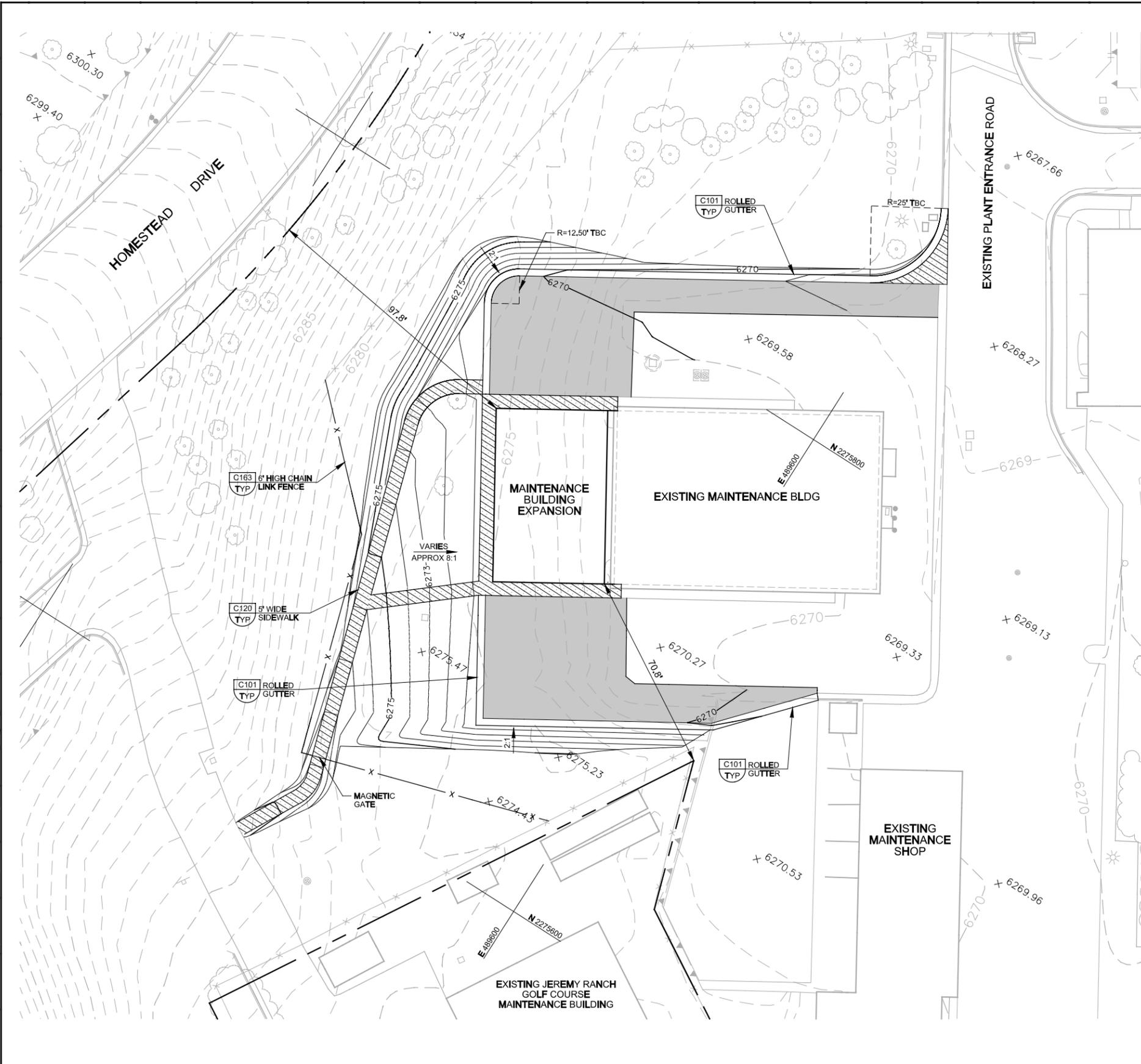
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BAR IS ONE INCH ON ORIGINAL DRAWING	DRAWING NO. C-01
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Plot Date: 25-JAN-2011 3:40:28 PM

User: TDonnell

Model: Layout1 ColorTable: gshade.ctb DesignScript: Carollo\_Std\_Pen\_v0905.pen PlotScale: 2:1

LAST SAVED BY: Tdonnell



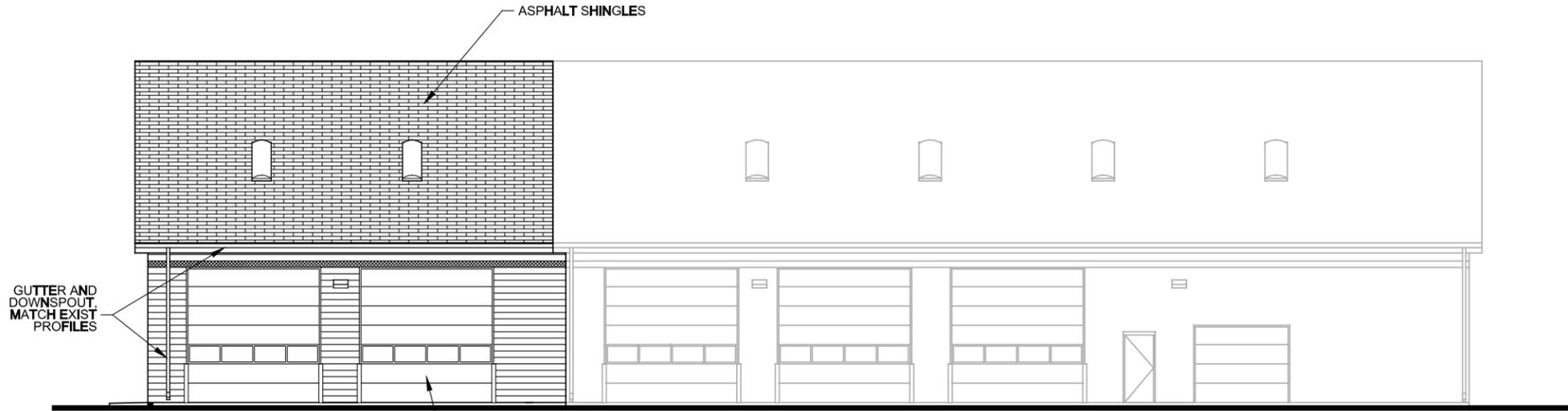
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DESIGNED	
DRAWN	TSD
CHECKED	
DATE	FEBRUARY 2011

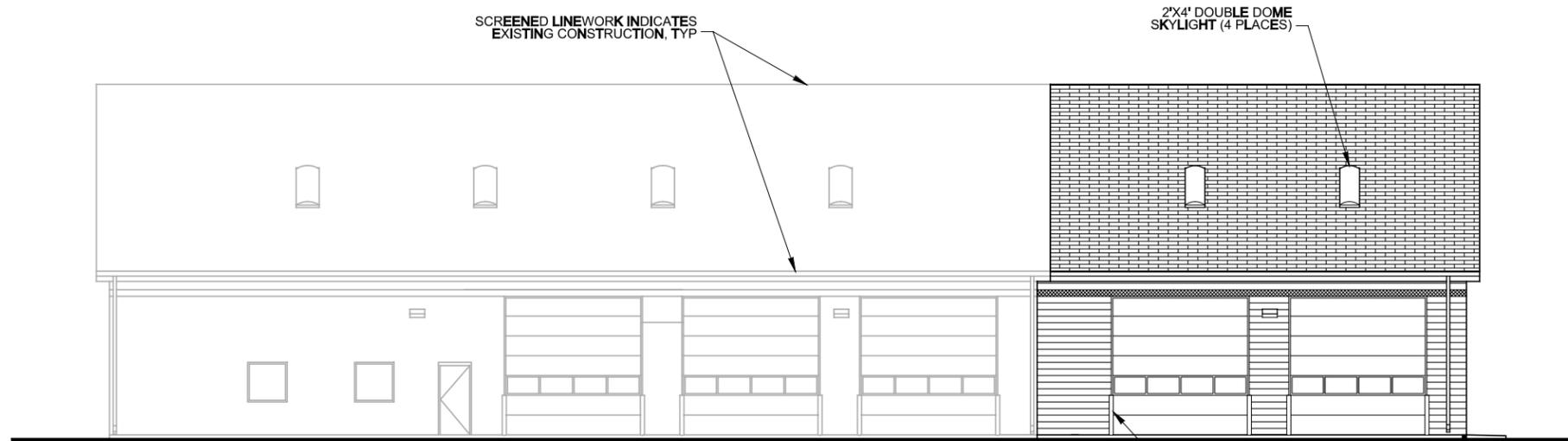
PROJECT ENGINEER

EAST CANYON WATER RECLAMATION FACILITY  
 MAINTENANCE BUILDING EXPANSION  
 CIVIL  
 PARTIAL SITE PLAN

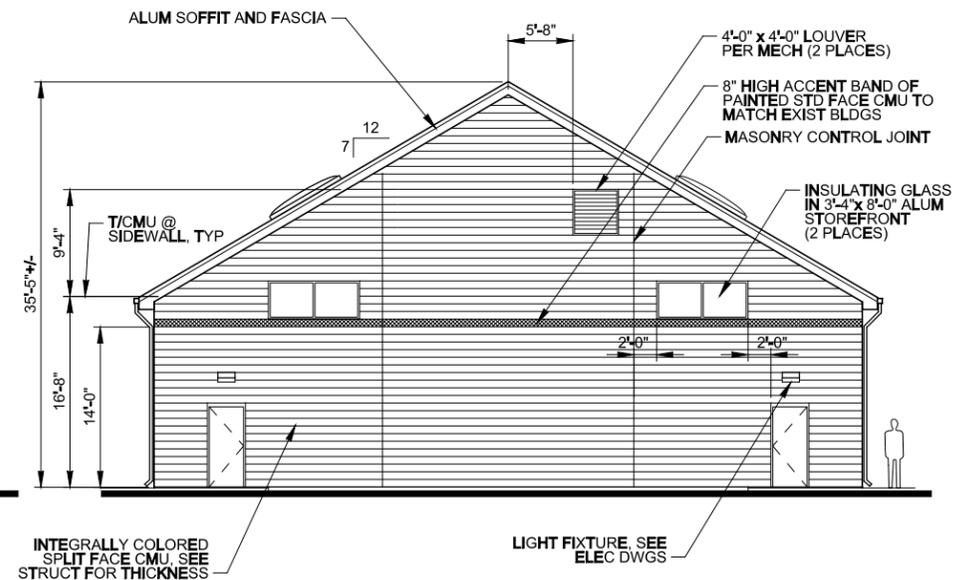
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**A SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
FILE: ECM\_07-A-502



**B NORTH ELEVATION**  
SCALE: 1/8"=1'-0"  
FILE: ECM\_07-A-501

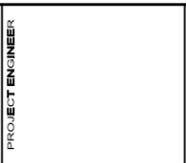


**C WEST ELEVATION**  
SCALE: 1/8"=1'-0"  
FILE: ECM\_07-A-503

REV	DATE	BY	DESCRIPTION

DESIGNED	JCA
DRAWN	JCA
CHECKED	
DATE	FEBRUARY 2011

PROJECT ENGINEER



EAST CANYON WATER RECLAMATION FACILITY  
MAINTENANCE BUILDING EXPANSION  
ARCHITECTURAL  
MAINTENANCE BUILDING  
EXTERIOR ELEVATIONS

VERIFY SCALES	JOB NO. 7343A.10
BAR IS ONE INCH ON ORIGINAL DRAWING	DRAWING NO. A-02
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	SHEET NO. OF XX