



MEMORANDUM:

Date: February 29, 2012

To: Council Members

From: Robert Jasper

Re: Recommendation to appoint members to the Summit County Board of Adjustment

Advice and consent of County Manager's recommendation to reappoint Alison Weyher, and appoint Brendon Longley, to the Summit County Board of Adjustment. Alison's and Brendon's terms of service to expire November 30, 2014.



MEMORANDUM:

Date: February 29, 2012
To: Council Members
From: Annette Singleton
Re: Snyderville Basin Planning Commission

Appoint Colin DeFord to the Snyderville Basin Planning Commission; his term to expire February 28, 2015.

Reappoint Chuck Klingenstein to the Snyderville Basin Planning Commission; his term to expire February 28, 2015.

Appoint Martyn Kingston to the Snyderville Basin Planning Commission, to fill the unexpired term of Julie Hooker. Martyn Kingston's term to expire February 28, 2013.



To Summit County Assessor and Summit County Council:

It is recently come to our attention that on eight separate parcels of property in your County; the tax rate has not been assessed at Greenbelt rates. We humbly ask that the last five years taxes be granted abatement back to Greenbelt rates. The reason Platinum Funding believes we are entitled to have you review these parcels are as follows:

1. We were a lender on these parcels for the first four years in question and had no knowledge of taxes not being assessed as Greenbelt.
2. Mike Smith (local FSA agent) ran cattle crazing and hay bailing operations on this property up until last year. He stated to us long ago that he had taken care of all Greenbelt issues; which we find out now did not occur.
3. We were forced to repossess this property from the former owners approximately a year and a half ago. Since then, due to a reduction of workforce, caused by the economy, the employee responsible for the property taxes did not inform us of past taxes due, prior to his departure from our Company.
4. Immediately upon receipt of the current tax bill, we have made several inquiries at the Summit County Assessor's office. They informed us that the only action for abatement of prior years non- Greenbelt taxes was to bring the matter before the Summit County Council.

We respectfully request for the Council to review the taxes assessed on these eight parcels and abate the portion of tax, not associated with Greenbelt. We state, for the record, that the subject properties have only been used, to date, for ranching and farming operations. We have updated the properties, now that we have control of them, to Greenbelt, at the Assessor's office. We have done everything in our power to correct the circumstances concerning these properties. We are fully aware that five years of taxes are owed on these parcels and we would like to pay them immediately based upon Greenbelt assessment.

We have attached the notice of property valuation for each parcel.

Thank you for your consideration on this matter.

Kim V. Rolfe

Kurt Rolfe

A handwritten signature in black ink, appearing to read "Kurt Rolfe", written over a horizontal line.

To the Council;

January 30, 2012

Re : Appeal of 8 properties of Platinum Funding Corp.

The subject properties, NS-446, NS-446-A, NS-446-B, NS-446-C, NS-447, NS-447-B, NS-448 are parcels located in North Summit near Coalville on the west side of the valley.

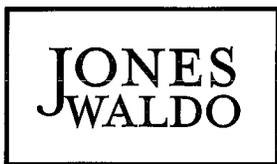
In response to the 4 points mentioned in their appeal we indicate that;

1. The appellants had no standing as far as making application for the FAA Exemption unless specified in the loan agreements. There were no applications completed in any of those years
2. Mike Smith being the lessee until 2009 could not have filed for FAA as purported since he was not the owner of record. After being asked to leave in 2009 the property has not been used for agricultural purposes.
3. Upon becoming the owners of record in 06/03/2008 there was not an application filed for the FAA Exemption until 01/09/2012
4. The Parcels in question are currently scheduled to receive the FAA Exemption for 2012 pending our inspection and proof of current use under the FAA.

Under the statutory requirements for FAA Exemption, these properties never had a valid or active application during the years in question.

Steve Martin

Summit County Assessor



Attorneys Est. 1875

TEL: 435-200-0085

FAX: 435-200-0084

1441 WEST UTE BOULEVARD
SUITE 330
PARK CITY, UT 84098

WWW.JONESWALDO.COM

AFFILIATED FIRM
LEAR & LEAR, LLP

February 3, 2012

Summit County Council
c/o Annette Singleton
P.O. Box 128
60 North Main
Coalville, UT 84017

Re: Property Tax Refund Claim; John J. and Donna S. Cummings; Tax Parcel
MSTE-2.

Dear Councilors:

I represent John J. and Donna S. Cummings, and this letter is sent on their behalf.

Mr. and Mrs. Cummings purchased Lot 2 in the Morningstar Subdivision located in Park City in 1993. The Morningstar Subdivision was approved earlier in 1993, and the approved subdivision plat failed to reflect that Park City Municipal Corporation (the "City") owned .63 acres within the boundaries of Lot 2 as shown on the approved plat. The City had acquired title to the .63-acre parcel (the "Omitted Parcel") by a recorded Quitclaim Deed dated February 6, 1991, which deed was not reflected in the title reports that supported the original subdivision plat and the warranty deed my clients receive when they acquired the property. The Omitted Parcel contains a catch basin that supports a water tank owned by the City on an adjacent parcel that was shown on the original 1993 subdivision plat.

My clients did not discover the subdivision plat error or the existence of the earlier quitclaim deed to the City until last summer when they received an offer for Lot 2 from potential buyers and the title report obtained under the purchase contract revealed the error. The potential buyers purchased elsewhere because of this error.

My clients petitioned the City for a plat amendment to the Morningstar Subdivision so that the official plat would be amended to reflect the actual ownership by the City and my clients. The plat amendment was approved by the City on January 5, 2012. I have attached the City Council Staff Report that supports the Ordinance approving the Plat Amendment and an Access Easement which allows access over the City's property to the back of Lot 2 (now labelled "Parcel A") which was severed from the front parcel by virtue of the City's 1991 Quitclaim Deed. The City passed the Ordinance on January 5, 2012. The Amended Plat as shown in the attached City documents is now being circulated for signatures and subsequent recording.

Summit County Council
February 3, 2012
Page 2

As a result of the subdivision plat error, my clients have paid taxes on the Omitted Parcel owned by the City for 17 years. I am attaching a copy of the 17 years of tax bills for Lot 2 that I obtained from the Summit County Treasurer's office.

I met with Steve Martin, the Summit County Assessor, and we have agreed that the error on the Omitted Parcel for 2011 was \$63,000, which would reduce the assessed value for Lot 2 for 2011 from \$926,000 to \$863,000. I have attached a worksheet that shows an adjustment in assessed value for the years 1994 through 2011 based upon a proportional reuction for the earlier years. Based upon the tax rate for each year shown on the tax bills, and including interest at 5% for each year's overpayment, my clients' tax refund claim totals \$8,285.43. We respectfully request that the Coucil approve this refund amount to my clients.

We understand that the Council will meet in regular session to consider this tax refund claim.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Dillon", written over the printed name.

Robert C. Dillon

Encl.

cc: Mr. and Mrs. John J. Cummings (w/encl)
Mr. Steve Martin (w/encl)

Cummings
 Tax Refund Claim
 MSTE-2

Year	Assessed Value	Error Amount	Adjusted Value	Original Tax	Tax Rate	Adjustment Amount	Interest @ 5%	Refund Amount
1994	\$ 297,000	\$ 20,000	\$ 277,000	4858.33	0.016358	\$ 327.16	\$ 422.70	\$ 749.86
1995	\$ 297,000	\$ 20,000	\$ 277,000	3774.87	0.012710	\$ 254.20	\$ 300.69	\$ 554.89
1996	\$ 297,000	\$ 20,000	\$ 277,000	3398.27	0.011442	\$ 228.84	\$ 299.62	\$ 528.46
1997	\$ 297,000	\$ 20,000	\$ 277,000	3507.57	0.011810	\$ 236.20	\$ 231.46	\$ 467.66
1998	\$ 347,000	\$ 24,000	\$ 323,000	3340.22	0.009626	\$ 231.02	\$ 204.60	\$ 435.62
1999	\$ 347,000	\$ 24,000	\$ 323,000	3756.28	0.010825	\$ 259.80	\$ 206.76	\$ 466.56
2000	\$ 347,000	\$ 24,000	\$ 323,000	3731.29	0.010753	\$ 258.07	\$ 183.32	\$ 441.39
2001	\$ 347,000	\$ 24,000	\$ 323,000	3601.51	0.010379	\$ 249.10	\$ 156.66	\$ 405.76
2002	\$ 347,000	\$ 24,000	\$ 323,000	3601.86	0.010380	\$ 249.12	\$ 137.35	\$ 386.47
2003	\$ 347,000	\$ 24,000	\$ 323,000	3659.12	0.010545	\$ 253.08	\$ 120.83	\$ 373.91
2004	\$ 347,000	\$ 24,000	\$ 323,000	3934.98	0.011340	\$ 272.16	\$ 110.80	\$ 382.96
2005	\$ 347,000	\$ 24,000	\$ 323,000	3716.02	0.010709	\$ 257.02	\$ 87.41	\$ 344.43
2006	\$ 717,800	\$ 48,800	\$ 669,000	6916.72	0.009636	\$ 470.24	\$ 129.92	\$ 600.16
2007	\$ 717,800	\$ 48,800	\$ 669,000	5802.7	0.008084	\$ 394.50	\$ 85.02	\$ 479.52
2008	\$ 926,000	\$ 63,000	\$ 863,000	6755.17	0.007295	\$ 459.59	\$ 72.44	\$ 532.03
2009	\$ 926,000	\$ 63,000	\$ 863,000	7250.58	0.007830	\$ 493.29	\$ 50.56	\$ 543.85
2010	\$ 926,000	\$ 63,000	\$ 863,000	8285.85	0.008948	\$ 563.72	\$ 28.19	\$ 591.91
2011	\$ 926,000	\$ 63,000	\$ 863,000	8541.42	0.009224	\$ 581.11	\$ -	\$ 581.11
						\$ 6,038.22	\$ 2,828.33	\$ 8,285.43



SUMMIT COUNTY TREASURER
CORRIE KIRKLEN
 P.O. Box 128
 Coalville, UT 84017-0128
www.summitcounty.org/treasurer
 (435) 336-3267 * (435) 615-3267 * (435) 783-4351 x3267

2011 TAX NOTICE

DUE NOV. 30TH

The penalty for 2011 delinquent taxes is the greater of 2.5% or \$10 for each parcel. The penalty will be reduced to the greater of 1% or \$10 if all 2011 delinquent taxes and the 1% penalty are paid on or before January 31, 2012. Interest will be charged after January 31, 2012, effective January 1, 2012. Payment must be postmarked by November 30, 2011.

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	DISTRICT
0290415	MSTE-2	3.26	07

PARTIAL LEGAL DESCRIPTION FOR TAX IDENTIFICATION ONLY
 LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE

3715 RISING STAR LN

MAIL TO

0290415 MSTE-2 PDF
 CUMMINGS JOHN J & DONNA S (JT) et al.
 619 IONA ST
 METAIRIE, LA 70005-4431

**YOUR TAXES MAY BE PAID BY
 THE FOLLOWING MORTGAGE COMPANY**



PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
Non-Primary Land	\$926,000	\$926,000
TOTALS	\$926,000	\$926,000

TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY A, J, K, U	0.002236	\$2,070.54
SUMMIT COUNTY	0.000924	\$855.62
MULTI COUNTY A & C	0.000172	\$159.27
LOCAL ASSESS/ COLLECT	0.000069	\$63.89
WEBER BASIN	0.000217	\$200.94
PC FIRE	0.001161	\$1,075.09
MOSQUITO ABATEMENT	0.000040	\$37.04
PC SCH DIST	0.002814	\$2,605.76
UNIFORM SCHOOL FUND	0.001591	\$1,473.27

PAYMENT OPTIONS / MESSAGES

TAX PAYMENT OPTIONS

(See reverse for complete instructions.)

- Free E-Check online at www.summitcounty.org/treasurer
- Mail to Summit County Treasurer at PO Box 128, Coalville, UT 84017
- In person at Treasurer's Office, 60 N. Main St., Coalville, UT
- Credit Card online at www.summitcounty.org/treasurer

**If mailing, POSTMARK BY NOVEMBER 30 to avoid penalty.

ADDRESS CHANGE

To change your mailing address, please contact the Summit County Recorder at (435) 336-3264 or email treasurer@summitcounty.org.

OFFICE HOURS

The Treasurer's Office will be closed Thanksgiving Day and the following Friday, November 24-25. Otherwise the office is open Monday through Friday, 8:00a.m. to 5:00p.m.

MORTGAGE COMPANY PAYMENTS

If a mortgage company name appears on this notice, your property taxes should be paid by that company. If taxes are double-paid, refunds will be sent to the most recent payer.

2012 TAX PREPAYMENTS

Choose EasyPay Monthly Automatic Debit, or mail in check payments with payment coupons. Check one box below, or download your own payment coupons at www.summitcounty.org/treasurer.

District Tax Rate: 0.009224	
CURRENT YEAR TAXES LEVIED	\$8,541.42
SPECIAL / ATTACHED	
ABATEMENTS	
BALANCE DUE FOR 2011	
PREPAID AMOUNT	
PAYMENT DUE	\$8,541.42
PENALTY	
TOTAL	

RETURN THIS PORTION WITH PAYMENT - DETACH AT PERFORATION	2011 PROPERTY TAXES ARE DUE NOVEMBER 30, 2011	ACCOUNT	PARCEL NUMBER
PAY ONLINE WITH FREE E-CHECK AT WWW.SUMMITCOUNTY.ORG/TREASURER OR MAKE CHECK PAYABLE TO: "SUMMIT COUNTY TREASURER"  0290415 MSTE-2 CUMMINGS JOHN J & DONNA S (JT) et al. 619 IONA ST METAIRIE, LA 70005-4431	CHANGE OF ADDRESS _____ _____ _____	0290415	MSTE-2
		DISTRICT	PAYMENT
		07	\$8,541.42
		PENALTY	
		TOTAL DUE	

DUE NOV. 30TH

2012 TAX PREPAYMENTS:

- Mark box to request EasyPay Enrollment Form
- Mark box to request printed payment coupons

2011 TAX NOTICE

0 2 9 0 4 1 5 0 0 0 0 0 0 8 5 4 1 4 2



Michael R. Howard
 Summit County Treasurer
 PO Box 128
 Coalville, UT 84017-0128
 (435) 336-3268 • (435) 615-3268 • (435) 783-4351 x3268

2010 TAX NOTICE

The penalty for 2010 delinquent taxes is the greater of 2.5% or \$10 for each parcel. The penalty will be reduced to the greater of 1% or \$10 if all 2010 delinquent taxes and the 1% penalty are paid on or before January 31, 2011.

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	DISTRICT
0290415	MSTE-2	3.26	07

PARTIAL LEGAL DESCRIPTION FOR TAX IDENTIFICATION ONLY
 LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE

YOUR TAXES MAY BE PAID BY
 THE FOLLOWING MORTGAGE COMPANY

3715 RISING STAR LN

MAIL TO
 0290415 MSTE-2 PDF
 CUMMINGS JOHN J & DONNA S (JT) etal
 619 IONA ST
 METAIRIE, LA 70005-4431

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
Non-PrimaryLand	\$926,000	\$926,000
TOTALS	\$926,000	\$926,000

TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY A,J,K,U	0.002148	\$1,989.05
SUMMIT COUNTY	0.000895	\$828.77
MULTI COUNTY A & C	0.000162	\$150.01
LOCAL ASSESS/COLLECT	0.000066	\$61.12
WEBER BASIN	0.000207	\$191.68
PC FIRE	0.001070	\$990.82
MOSQUITO ABATEMENT	0.000040	\$37.04
PC SCH DIST	0.002865	\$2,652.99
UNIFORM SCHOOL FUND	0.001495	\$1,384.37

PAYMENT OPTIONS / MESSAGES

- ** Payments must be postmarked by November 30, 2010 to avoid penalty.
- ** Please note: County offices will be closed Thanksgiving Day and Friday, November 25-26.
- ** Important information: See back of notice regarding payment procedures and options, receipts, delinquencies and returned checks.
- ** Mortgage Companies: If a mortgage company name appears on this notice, taxes should be paid by them.
- ** Address change: If your address, including ZIP Code, has changed please contact the Summit County Recorder at 435-336-3264.

District Tax Rate: 0.008948

CURRENT YEAR TAXES LEVIED	\$8,285.85
SPECIAL / ATTACHED	
ABATEMENTS	
BALANCE DUE FOR 2010	
PREPAID AMOUNT	
PAYMENT DUE	\$8,285.85
PENALTY	
TOTAL	

RETURN THIS PORTION WITH PAYMENT - DETACH AT PERFORATION

2010 PROPERTY TAXES ARE DUE NOVEMBER 30TH, 2010
 CHANGE OF ADDRESS

MAKE CHECK PAYABLE TO:
 SUMMIT COUNTY TREASURER



0290415 MSTE-2
 CUMMINGS JOHN J & DONNA S (JT) etal
 619 IONA ST
 METAIRIE, LA 70005-4431

DUE NOV. 30TH

ACCOUNT	PARCEL NUMBER
0290415	MSTE-2
DISTRICT	PAYMENT
07	\$8,285.85
PENALTY	
TOTAL DUE	

- OWNER OTHER CHECK CASH CASHIERS CK
 MONEY ORDER

PAID BY: _____

2011 TAX PREPAYMENT COUPONS AVAILABLE
 THE COUNTY TREASURER WILL ISSUE COUPONS TO TAXPAYERS WHO WANT TO PAY IN ADVANCE FOR THEIR CURRENT YEAR TAXES.

Check box to request coupons

2010 TAX NOTICE

0290415000000828585

*****AUTO**MIXED AADC 840

AA 22102-1/1_P65 T48



Cummings John J & Donna S (jt) Etal
619 Iona St
Metairie LA 70005-4431

SUBD: MORNING STAR ESTATES SUBD LOT: 2S 2 T
2S R 4E LOT 2, MORNING STAR ESTATES SUBDIVI
SION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3
.26 ACRES PARK CITY MUNICIPAL CORP AS THEIR
INTEREST MAY APPEAR UND 1/2INT; JOHN J & DO
NNA S CUMMINGS (JT) UND 1/2 INT; 644-39 791-
613 798-117(REF:953-01)

NON-PRIMARYLAND

\$926,000.00

\$926,000.00

\$926,000.00

\$926,000.00

PARK CITY A, J, K, U
SUMMIT COUNTY
MULTI COUNTY A & C
LOCAL ASSESS/COLLECT
WEBER BASIN
PC FIRE
MOSQUITO ABATEMENT
PC SCH DIST
UNIFORM SCHOOL FUND

0.001798
0.000746
0.000142
0.000055
0.000188
0.000849
0.000034
0.002585
0.001433

\$1,664.95
\$690.80
\$131.49
\$50.93
\$174.09
\$786.17
\$31.48
\$2,393.71
\$1,326.96

Totals

0.00783

\$7,250.58

\$0.00

\$7,250.58

2009 TAX NOTICE

MAKE CHECK PAYABLE TO:
SUMMIT COUNTY TREASURER

2009 PROPERTY TAXES ARE
DUE NOVEMBER 30, 2009

To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued in January or February 2010.

CHANGE OF ADDRESS

OWNER OTHER
 CHECK CASH CASHIERS CHECK/MONEY ORDER

MSTE-2

290415

7

PAYMENT DUE

\$7,250.58

PENALTY

TOTAL DUE

\$

PAID BY:

MAIL TO

*****AUTO**MIXED AADC 840

AA 22067-1/1_P65 T48

|||||

CUMMINGS JOHN J & DONNA S (JT) ETAL
619 IONA ST
METAIRIE LA 70005-4431

Partial Property Description

SUBD: MORNING STAR ESTATES SUBD LOT: 2S 2 T
2S R 4E LOT 2, MORNING STAR ESTATES SUBDIVI
SION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3
.26 ACRES PARK CITY MUNICIPAL CORP AS THEIR
INTEREST MAY APPEAR UND 1/2 INT; JOHN J & DO
NNA S CUMMINGS (JT) UND 1/2 INT; 644-39 791-
613 798-117(REF:953-01)

Property Type	Market Value	Taxable Value
NON-PRIMARYLAND	\$926,000.00	\$926,000.00
Total Property Value & Taxes	\$926,000.00	\$926,000.00

Taxing Entities	Tax Rate	
PARK CITY A, J, K, U	0.001404000	\$1,300.10
SUMMIT COUNTY	0.000753000	\$697.27
MULTI COUNTY A & C	0.000121000	\$112.05
LOCAL ASSESS/COLLECT	0.000061000	\$56.49
WEBER BASIN	0.000181000	\$167.61
PC FIRE	0.000846000	\$783.40
MOSQUITO ABATEMENT	0.000034000	\$31.48
PC SCH DIST	0.002645000	\$2,449.27
UNIFORM SCHOOL FUND	0.001250000	\$1,157.50
Totals		

Special/Attached	Amount

Abatements	Amount

Balance Due for 2008	
Prepayments	\$0.00
Penalties	
Total Due	\$6,755.17

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

RETURN THIS PORTION WITH PAYMENT-DETACH AT PERFORATION-2008 PROPERTY TAXES ARE DUE DECEMBER 1ST 2008

2008 TAX NOTICE

MAKE CHECK PAYABLE TO:
SUMMIT COUNTY TREASURER

**2008 PROPERTY TAXES ARE
DUE DECEMBER 1ST 2008**

CHANGE OF ADDRESS

OWNER OTHER
 CHECK CASH CASHIERS CHECK/MONEY ORDER

PARCEL NUMBER

	MSTE-2
ACCOUNT	DISTRICT
0290415	07
PAYMENT DUE	\$6,755.17
PENALTY	
TOTAL DUE	\$

To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued in January or February 2009.

PAID BY: _____

SUMMIT COUNTY TREASURER

PO BOX 128

COALVILLE UT 84017-0128

(435) 336-3268 - FAX (435) 615-3023

2007 TAX NOTICE

IF PAYMENT IS NOT POSTMARKED BY NOVEMBER 30TH, 2007 THE GREATER OF A \$10.00 PENALTY, PER PARCEL, OR 2% OF THE TAX AMOUNT WILL BE ASSESSED.

ACCOUNT NUMBER

0290415

PARCEL NUMBER

MSTE-2

ACRES

3.26

DISTRICT

07

INTEREST WILL BE CHARGED AFTER JANUARY 15TH, 2008

THIS MAY BE A PARTIAL LEGAL DESCRIPTION

SUBD: MORNING STAR ESTATES SUBD LOT: 2S 2 T 2S R 4E LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.26 ACRES PARK CITY MUNICIPAL CORP AS THEIR INTEREST MAY APPEAR UND 1/2INT; JOHN J & DOONNA S CUMMINGS (JT) UND 1/2 INT; 644-39 791-613 798-117(REF:953-01)

MAIL TO

CUMMINGS JOHN J & DONNA S (JT)

619 IONA ST

METAIRIE LA 70005-4431

YOUR TAXES MAY BE PAID BY THE FOLLOWING MORTGAGE COMPANY

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE	TAX LEVIED BY	TAX RATE	AMOUNT
NON-PRIMARYLAND	\$717,800.00	\$717,800.00	PARK CITY A, J, K, U	0.001674000	\$1,201.60
			SUMMIT COUNTY	0.000846000	\$607.25
			MULTI COUNTY A & C	0.000121000	\$86.85
			LOCAL ASSESS/COLLECT	0.000092000	\$66.04
			WEBER BASIN	0.000200000	\$143.56
			PC FIRE	0.000811000	\$582.14
			MOSQUITO ABATEMENT	0.000038000	\$27.28
			PC SCH DIST	0.002991000	\$2,146.94
			UNIFORM SCHOOL FUND	0.001311000	\$941.04
TOTAL TAXABLE	\$717,800.00	\$717,800.00			

PAYMENT OPTIONS/MESSAGES

PAYMENTS MUST BE POSTMARKED BY NOVEMBER 30, 2007 TO AVOID PENALTY.

PAY IN PERSON AT:

SUMMIT COUNTY COURTHOUSE, COALVILLE

****BY MAIL:** SUMMIT COUNTY TREASURER
P.O. BOX 128
COALVILLE UT, 84017

****HOURS OF OPERATION:** MONDAY - FRIDAY 8:00 A.M. TO 5:00 P.M.
(435) 336-3268
(435) 615-3268
(435) 783-4351 EXT 3268

****COUNTY OFFICES WILL BE CLOSED ON THANKSGIVING DAY AND THE DAY AFTER THANKSGIVING.**

DISTRICT TAX RATE: 0.008084000

TOTAL TAXES LEVIED

\$5,802.70

SPECIAL/ATTACHED

ABATEMENTS

BALANCE DUE FOR 2007

PREPAID AMOUNT

\$0.00

PAYMENT DUE

\$5,802.70

PENALTY

TOTAL

RETURN THIS PORTION WITH PAYMENT-DETACH AT PERFORATION-2007 PROPERTY TAXES ARE DUE NOVEMBER 30TH 2007

2007 TAX NOTICE

MAKE CHECK PAYABLE TO:
SUMMIT COUNTY TREASURER

2007 PROPERTY TAXES ARE
DUE NOVEMBER 30TH 2007

CHANGE OF ADDRESS

OWNER OTHER
 CHECK CASH CASHIERS CHECK/MONEY ORDER

PARCEL NUMBER

ACCOUNT	DISTRICT
0290415	07
PAYMENT DUE	\$5,802.70
PENALTY	
TOTAL DUE	\$

PAID BY: _____

*****AUTO MIXED AADC 840 AC 21567-1/1-GRP 1-TRAY 57



CUMMINGS JOHN J & DONNA S (JT)
619 IONA ST
METAIRIE LA 70005-4431





SUMMIT COUNTY TREASURER
 PO BOX 128
 COALVILLE, UT 84017-0128

2006 TAX NOTICE

IF PAYMENT IS NOT POSTMARKED BY NOVEMBER 30TH, 2006
 THE GREATER OF A \$10.00 PENALTY "PER PARCEL" OR 2%
 OF THE TAX AMOUNT WILL BE ASSESSED.
 INTEREST WILL BE CHARGED AFTER JANUARY 15TH, 2007

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	DISTRICT
0290415	MSTE-2	3.26	07

THIS MAY BE A PARTIAL LEGAL DESCRIPTION

LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN
 THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.26 ACRES PARK CITY MUNICIPAL CORP

SITUS ADDRESS: 3715 RISING STAR LANE PARK CITY

MAIL TO		
0290415	MSTE-2	6870

CUMMINGS JOHN J & DONNA S (JT)
 619 IONA ST
 METAIRIE, LA 70005-4431

YOUR TAXES MAY BE PAID BY
 THE FOLLOWING MORTGAGE COMPANY

TAX BEFORE BOE	\$6,916.72
BOE ADJUSTMENT	\$0.00
TOTAL	\$6,916.72

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
NON-PRIMARY LAND	\$717,800	\$717,800
Total Taxable	\$717,800	\$717,800

PAYMENT OPTIONS / MESSAGES

PAYMENTS MUST BE POSTMARKED BY NOVEMBER 30, 2006 TO AVOID PENALTY.

PAY IN PERSON AT:

SUMMIT COUNTY COURTHOUSE, COALVILLE
 SHELDON RICHINS COUNTY SERVICES BLDG - KIMBALL JUNCTION
 KEY BANK OF UTAH, KAMAS

COUNTY OFFICES WILL BE CLOSED FRIDAY AFTER THANKSGIVING,
 NOV 24, 2006.

TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY A,J,K,U	.001983	\$1,423.40
SUMMIT COUNTY	.001009	\$724.26
MULTI COUNTY A & C	.000139	\$99.77
LOCAL ASSESS/COLLECT	.000108	\$77.52
WEBER BASIN	.000178	\$127.77
PC FIRE	.000963	\$691.24
MOSQUITO ABATEMENT	.000044	\$31.58
PC SCH DIST	.003697	\$2,653.71
UNIFORM SCHOOL FUND	.001515	\$1,087.47
District Tax Rate: .009636		
TAXES LEVIED BY		\$6,916.72
SPECIAL / ATTACHED		
ABATEMENTS		
BALANCE DUE FOR 2006		
	PREPAID AMOUNT	\$0.00
	PAYMENT DUE	\$6,916.72
	PENALTY	
	TOTAL	

RETURN THIS PORTION WITH PAYMENT - DETACH AT PERFORATION

2006 PROPERTY TAXES ARE DUE NOVEMBER 30TH, 2006

MAKE CHECK PAYABLE TO:
 SUMMIT CO. TREASURER

CHANGE OF ADDRESS

DUE NOV. 30TH

ACCOUNT	PARCEL NUMBER
0290415	MSTE-2
DISTRICT	PAYMENT
07	\$6,916.72
PENALTY	
TOTAL DUE	

0290415 MSTE-2

CUMMINGS JOHN J & DONNA S (JT)
 619 IONA ST
 METAIRIE, LA 70005-4431

OWNER OTHER CHECK CASH CASHIERS CK
 MONEY ORDER

PAID BY: _____



2006 TAX NOTICE

ACCOUNT: 0290415
SERIAL: MSTE-2

DIST: 07 COUNTY: SUMMIT
ACRES: 3.26 DATE: 10-24-2005

RETURN THIS PORTION WITH PAYMENT. DETACH AT PERFORATION.
2005 PROPERTY TAXES ARE DUE NOVEMBER 30, 2005.

MAKE CHECK PAYABLE TO SUMMIT CO TREASURER

ACCOUNT: 0290415 DISTRICT: 07
SERIAL: MSTE-2 ACRES: 3.26
OWNER: CUMMINGS JOHN J & DONNA S (JT)

TAX BEFORE BOE: \$3,716.02
BOE ADJUSTMENT: \$.00
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,716.02
PENALTY:
TOTAL DUE:

IF PAYMENT IS NOT POSTMARKED BY NOVEMBER 30th, 2005, THE GREATER OF A \$10.00 PENALTY "PER PARCEL" OR 2% OF THE TAX AMOUNT WILL BE ASSESSED. INTEREST WILL BE CHARGED AFTER JANUARY 15TH, 2006.

OWNER OTHER CHECK CASH CASHIERS CK MONEY ORDER

FOR PAYMENT INFORMATION, CALL THE COUNTY TREASURER, (435) 336-3268, 615-3268, 783-4351 EXT 3268. PAYMENTS MAY BE MADE AT SC RICHINS BLDG AT KIMBALL JCT, KEY BANK IN KAMAS, THE COURTHOUSE IN COALVILLE

BUDGET HEARINGS: SUMMIT COUNTY, SERVICE 6&8, WILDLAND FIRE 12/14/05

6:00 PM SC COURTHOUSE. SC MOSQUITO 12/13/05 5:00 PM ABATEMENT BLDG. PC FIRE 12/21/05 6:30 PM CANYONS FIRE STATION. SS FIRE 12/20/05 7:00PM OAKLEY STATION. NS FIRE 12/01/05 7:00 PM COALVILLE STATION. WANSHIP CEMETERY 12/21/05 6:30 PM WANSHIP STATION. HOYTSVILLE CEM 11/2/05 8:00 PM HOYTSVILLE CHURCH. SNYDERVILLE BASIN RECREATION 11/30/05 6:00PM TRAILSIDE PARK. SNYDERVILLE BASIN WATER RECLAMATION 12/19/05 6:00 PM 2800 HOMESTEAD. SS CEMETERY 11/08/05 7:00 PM KAMAS SERV BLDG. SERVICE AREA 3 12/07/05 7:00 PM WELL-HOUSE 985 E ECHO LANE. SERVICE AREA 5 11/09/05 7:00 PM SC COURTHOUSE.

COUNTY OFFICES WILL BE CLOSED FRIDAY AFTER THANKSGIVING, NOV 25, 2005

NAME OF TAXPAYER

CHANGE OF ADDRESS

DUE NOV. 30TH

PLEASE REMIT TO: SUMMIT COUNTY TREASURER
PO BOX 128
COALVILLE UT 84017-0128

This may be a partial legal desc.
LOT 2, MORNING STAR ESTATES SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE
CONT 3.26 ACRES PARK CITY MUNICIPAL CORP

2005 CURRENT AD VALOREM TAXES		
TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY	.002349	\$815.10
SUMMIT COUNTY	.001170	\$405.99
MULTI COUNTY A & C	.000173	\$60.03
LOCAL ASSESS/COLLECT	.000148	\$51.36
WEBER BASIN	.000193	\$66.97
PC FIRE	.001132	\$392.80
MOSQUITO ABATEMENT	.000050	\$17.35
PC SCH DIST	.003774	\$1,309.58
UNIFORM SCHOOL FUND	.001720	\$596.84

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
NON-PRIMARY LAND	\$347,000	\$347,000

DISTRICT TAX RATE: .010709

TOTAL VALUE: \$347,000 \$347,000

TAX BEFORE BOE: \$3,716.02
BOE ADJUSTMENT: \$.00
TOTAL TAX: \$3,716.02
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,716.02
PENALTY:
TOTAL DUE:

0290415 MSTE-2
CUMMINGS JOHN J & DONNA S (JT)
619 IONA ST
METAIRIE LA 70005-4431

ACCOUNT: 0290415
SERIAL: MSTE-2

DIST: 07 COUNTY: SUMMIT
ACRES: 3.26 DATE: 10-23-2004

RETURN THIS PORTION WITH PAYMENT DETACH AT REDUCTION
2004 PROPERTY TAXES ARE DUE NOVEMBER 30, 2004

MAKE CHECK PAYABLE TO SUMMIT CO TREASURER
ACCOUNT: 0290415 DISTRICT: 07
SERIAL: MSTE-2 ACRES: 3.26
OWNER: CUMMINGS JOHN J & DONNA S (JT)

TAX BEFORE BOE: \$3,934.98
BOE ADJUSTMENT: \$.00
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,934.98
PENALTY:
TOTAL DUE:

IF PAYMENT IS NOT POSTMARKED BY NOVEMBER 30th, 2004, THE GREATER OF A
\$10.00 PENALTY "PER PARCEL" OR 2% OF THE TAX AMOUNT WILL BE ASSESSED.
INTEREST WILL BE CHARGED AFTER JANUARY 15TH, 2006.

OWNER OTHER CHECK CASH CASHIER'S CK
MONEY ORDER

FOR PAYMENT INFORMATION, CALL THE COUNTY TREASURER, (435) 336-3268,
615-3268, 783-4351 EXT 3268. PAYMENTS MAY BE MADE AT SC RICHINS
BLDG IN PARK CITY, KEY BANK IN KAMAS OR THE COURTHOUSE IN COALVILLE

NAME OF TAXPAYER

BUDGET HEARINGS: SUMMIT COUNTY, SERVICE 6&8, WILDLAND FIRE 12/15/04

6:00 PM SC COURTHOUSE. NS MOSQUITO 12/14/04 5:00 PM ABATEMENT BLDG.
PC FIRE 12/15/04 6:30 PM PINEBROOK FIRE STATION. SS FIRE 12/15/04
7:00PM OAKLEY STATION. NS FIRE 12/07/04 8:00 PM COALVILLE STATION.
WANSHIP CEMETERY 12/06/04 6:00 PM WANSHIP STATION. HOYTSTVILLE CEM
12/8/04 8:00 PM HOYTSTVILLE CHURCH. SNYDERVILLE BASIN RECREATION
12/1/04 6:00 PM TRAILSIDE PARK. SNYDERVILLE BASIN WATER RECLAMATION
12/13/04 6:00 PM 2800 HOMESTEAD. SS CEMETERY 11/09/04 7:00 PM KAMAS
SERV BLDG. SERVICE AREA 3 12/08/04 7:00 PM PUMP HOUSE 985 E ECHO
LANE. SERVICE AREA 5 11/10/04 7:00 PM SC COURTHOUSE.

CHANGE OF ADDRESS

DUE NOV. 30TH

COUNTY OFFICES WILL BE CLOSED FRIDAY AFTER THANKSGIVING, NOV 26, 2004

PLEASE REMIT TO: SUMMIT COUNTY TREASURER
PO BOX 128
COALVILLE UT 84017-0128

2004 CURRENT AD VALOREM TAXES

TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY	.002525	\$876.18
SUMMIT COUNTY	.001220	\$423.33
MULTI COUNTY A & C	.000180	\$62.46
LOCAL ASSESS/COLLECT	.000154	\$53.44
WEBER BASIN	.000198	\$68.71
PC FIRE	.001180	\$409.46
PC SCH DIST	.004083	\$1,416.80
UNIFORM SCHOOL FUND	.001800	\$624.60

This may be a partial legal desc.
LOT 2, MORNING STAR ESTATES SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE
CONT 3.26 ACRES PARK CITY MUNICIPAL CORP

PROPERTY CLASSIFICATION MARKET VALUE TAXABLE VALUE

NON-PRIMARY LAND \$347,000 \$347,000

TOTAL VALUE: \$347,000 \$347,000

DISTRICT TAX RATE: .011340

TAX BEFORE BOE: \$3,934.98
BOE ADJUSTMENT: \$.00
TOTAL TAX: \$3,934.98
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,934.98

PENALTY:

TOTAL DUE:

0290415 MSTE-2
CUMMINGS JOHN J & DONNA S (JT)
619 IONA ST
METAIRIE LA 70005-4431

ACCOUNT: 0290415
SERIAL: MSTE-2

DIST: 07 COUNTY: SUMMIT
ACRES: 3.26 DATE: 10-23-2003

**RETURN THIS PORTION WITH PAYMENT DETACH AT PERFORATION
2003 PROPERTY TAXES ARE DUE DECEMBER 01, 2003**

MAKE CHECK PAYABLE TO SUMMIT CO TREASURER

ACCOUNT: 0290415 DISTRICT: 07
SERIAL: MSTE-2 ACRES: 3.26
OWNER: CUMMINGS JOHN J & DONNA S (JT)

TAX BEFORE BOE: \$3,659.12
BOE ADJUSTMENT: \$.00
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,659.12
PENALTY: _____
TOTAL DUE: _____

IF PAYMENT IS NOT POSTMARKED BY DECEMBER 1st, 2003, THE GREATER OF A \$10.00 PENALTY "PER PARCEL" OR 2% OF THE TAX AMOUNT WILL BE ASSESSED. INTEREST WILL BE CHARGED AFTER JANUARY 15TH, 2004.

OWNER OTHER CHECK CASH CASHIERS CK
 MONEY ORDER

NAME OF TAXPAYER _____

CHANGE OF ADDRESS _____

FOR PAYMENT INFORMATION, CALL THE COUNTY TREASURER, (435) 336-3268, 615-3268, 783-4351 EXT 3268. PAYMENTS MAY BE MADE AT SC RICHINS BLDG IN PARK CITY, KEY BANK IN KAMAS OR THE COURTHOUSE IN COALVILLE

BUDGET HEARINGS: SUMMIT COUNTY, SERVICE 6&8, WILDLAND FIRE 12/17/03

7:00 PM SC COURTHOUSE. NS MOSQUITO 12/09/03 7:00 PM COURTHOUSE. PC FIRE 12/17/03 6:30 PM PINEBROOK FIRE STATION. SS FIRE 11/18/03 7:00 PM OAKLEY STATION. NS FIRE 12/09/03 7:00 PM COALVILLE STATION. WANSHP CEMETERY 11/03/03 7:00 PM WANSHP STATION. HOYTSVILLE CEM 12/3/03 8:00 PM HOYTSVILLE CHURCH. SNYDERVILLE BASIN RECREATION 12/3/03 6:00 PM TRAILSIDE PARK. SNYDERVILLE BASIN WATER RECLAMATION 11/17/03 6:00 PM 2300 HOMESTEAD. SS CEMETERY 11/06/03 7:00 PM KAMAS SERV BLDG. SERVICE AREA 3 12/10/03 7:00 PM PUMP HOUSE 985 E ECHO LANE. SERVICE AREA 5 11/12/03 7:00 PM SC COURTHOUSE.

COUNTY OFFICES WILL BE CLOSED FRIDAY AFTER THANKSGIVING, NOV 27, 2003

PLEASE REMIT TO: SUMMIT COUNTY TREASURER

SUMMIT COUNTY TREASURER
PO BOX 128 UT 84017-0128
COALVILLE UT 84017-0128

Return
Reply
Label

LOT 2, MORNING STAR ESTATES SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE
CONT 3.26 ACRES PARK CITY MUNICIPAL CORP

This may
be a
partial
legal
desc.

2003 CURRENT AD VALOREM TAXES		
TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY A, J, K	.002267	\$786.65
SUMMIT COUNTY	.001186	\$411.53
MULTI COUNTY A & C	.000181	\$62.81
LOCAL ASSESS/COLLECT	.000156	\$54.13
WEBER BASIN	.000198	\$68.71
PC FIRE	.000885	\$307.10
PC SCH DIST	.003847	\$1,334.91
UNIFORM SCHOOL FUND	.001825	\$633.28

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
NON-PRIMARY LAND	\$347,000	\$347,000

DISTRICT TAX RATE: .010545

TOTAL VALUE: \$347,000 \$347,000

TAX BEFORE BOE: \$3,659.12
BOE ADJUSTMENT: \$.00
TOTAL TAX: \$3,659.12
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,659.12

PENALTY: _____
TOTAL DUE: _____

C290415 MSTE-2
CUMMINGS JOHN J & DONNA S (JT)
619 IONA ST
METAIRIE LA 70005-4431

TP-411473

U.S. PAT. NO. 5,095,407

ACCOUNT: 0290415
SERIAL: MSTE-2

DIST: 07 COUNTY: SUMMIT
ACRES: 3.26 DATE: 10-21-02

RETURN THIS PORTION WITH PAYMENT DETACH AT PERFORATION
2002 PROPERTY TAXES ARE DUE DECEMBER 02, 2002

MAKE CHECK PAYABLE TO SUMMIT CO TREASURER

ACCOUNT: 0290415 DISTRICT: 07
SERIAL: MSTE-2 ACRES: 3.26
OWNER: CUMMINGS JOHN J & DONNA S (JT)

TAX BEFORE BOE: \$3,601.86
BOE ADJUSTMENT: \$.00
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,601.86
PENALTY:
TOTAL DUE:

IF PAYMENT IS NOT POSTMARKED BY DECEMBER 2nd, 2002, THE GREATER OF A \$10.00 PENALTY "PER PARCEL" OR 2% OF THE TAX AMOUNT WILL BE ASSESSED. INTEREST WILL BE CHARGED AFTER JANUARY 15TH, 2003.

OWNER OTHER CHECK CASH CASHIERS CK MONEY ORDER

NAME OF TAXPAYER

FOR PAYMENT INFORMATION, CALL THE COUNTY TREASURER, (435) 336-3268, 615-3268, 783-4351 EXT 3268. PAYMENTS MAY BE MADE AT WELLS FARGO BANK IN PARK CITY, KEY BANK IN KAMAS OR THE COURTHOUSE IN COALVILLE

BUDGET HEARINGS: SUMMIT COUNTY, SERVICE 688, WILDLAND FIRE 12/19/02 7:00 PM SC COURTHOUSE. NS MOSQUITO 12/10/02 8:00 PM COURTHOUSE. PC FIRE 12/18/02 6:30 PM PINEBROOK FIRE STATION. SS FIRE 11/19/02 7:00 PM OAKLEY STATION. NS FIRE 12/09/02 7:00 PM COALVILLE STATION. WANSHIP CEMETERY 11/11/02 7:00 PM WANSHIP STATION. HOYTSVILLE CEM 12/4/02 8:00 PM HOYTSVILLE CHURCH. SNYDERVILLE BASIN RECREATION 12/4/02 6:00 PM TRAILSIDE PARK. SNYDERVILLE BASIN WATER RECLAMATION 11/18/02 6:00 PM 2800 HOMESTEAD. SS CEMETERY 11/07/02 7:00 PM KAMAS SERV BLDG. SERVICE AREA 3 12/11/02 7:00 PM JEREMY RANCH ELEMENTARY SERVICE AREA 5 11/13/02 7:00 PM SC COURTHOUSE.

CHANGE OF ADDRESS

DUE DEC. 2ND

COURTHOUSE WILL BE CLOSED THE FRIDAY AFTER THANKSGIVING NOV 29, 2002

PLEASE REMIT TO: SUMMIT COUNTY TREASURER

Return
Reply
Label

This may
be a
partial
legal
desc.

PO BOX 128
SUMMIT COUNTY TREASURER
COALVILLE UT 84017-0128
PO BOX 128
COALVILLE UT 84017-0128

LOT 2, MORNING STAR ESTATES SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE
CONT 3.26 ACRES PARK CITY MUNICIPAL CORP.

2002 CURRENT AD VALOREM TAXES

TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY A, J, K	.002132	\$739.80
SUMMIT COUNTY	.001165	\$404.26
MULTI COUNTY A & C	.000177	\$61.42
LOCAL ASSESS/COLLECT	.000146	\$50.66
WEBER BASIN	.000193	\$66.97
PC FIRE	.000858	\$297.73
PC SCH DIST	.003902	\$1,353.99
UNIFORM SCHOOL FUND	.001807	\$627.03

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
NON-PRIMARY LAND	\$347,000	\$347,000

DISTRICT TAX RATE: .010380

TOTAL VALUE: \$347,000 \$347,000

TAX BEFORE BOE: \$3,601.86
BOE ADJUSTMENT: \$.00
TOTAL TAX: \$3,601.86
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,601.86

PENALTY:
TOTAL DUE:

0290415 MSTE-2
CUMMINGS JOHN J & DONNA S (JT)
619 IONA ST
METAIRIE LA 70005-4431

**RETURN THIS PORTION WITH PAYMENT DETACH AT PERFORATION
2001 PROPERTY TAXES ARE DUE NOVEMBER 30, 2001**

MAKE CHECK PAYABLE TO SUMMIT COUNTY TREASURER

ACCOUNT: 0290415 DISTRICT: 07
SERIAL: MSTE-2 ACRES: 3.26
OWNER: CUMMINGS JOHN J & DONNA S (JT)

TAX BEFORE BOE: \$3,601.51
BOE ADJUSTMENT: \$.00
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,601.51
PENALTY: _____
TOTAL DUE: _____

ACCOUNT: 0290415 DIST: 07 COUNTY: SUMMIT
SERIAL: MSTE-2 ACRES: 3.26 DATE: 10-23-01

FOR PAYMENT INFORMATION, CALL THE COUNTY TREASURER, (435) 336-3268, 615-3268, 783-4351 EXT 3268. PAYMENTS MAY BE MADE AT WELLS FARGO BANK IN PARK CITY, KEY BANK IN KAMAS OR THE COURTHOUSE IN COALVILLE.

BUDGET HEARINGS: SUMMIT COUNTY, SERVICE 6&8, WILDLAND FIRE 12/20/01 7:00 PM COURTHOUSE. NS MOSQUITO 12/11/01 8:00 PM COURTHOUSE. PC FIRE 12/19/01 6:30 PM PINEBROOK FIRE STATION. SS FIRE 11/20/01 7:00 PM OAKLEY STATION. NS FIRE 12/10/01 8:00 PM COALVILLE STATION. WANSHIP CEMETERY 11/12/01 7:00 PM WANSHIP STATION. HOYTSTVILLE CEM 12/5/01 8:00 PM HOYTSTVILLE CHURCH. SNYDERVILLE BASIN RECREATION 12/5/01 6:00 PM TRAILSIDE PARK. SNYDERVILLE BASIN WATER RECLAMATION 11/26/01 6:00 PM 2800 HOMESTEAD. SS CEMETERY 11/08/01 7:00 PM KAMAS SERV BLDG. SERVICE AREA 3 12/12/01 7:00 PM 956 E ECHO LANE. SERVICE AREA 5 11/14/01 7:00 PM COURTHOUSE.

SEE BACK FOR CREDIT CARD INFORMATION.

IF PAYMENT IS NOT POSTMARKED BY NOVEMBER 30TH, 2001, A \$10.00 PENALTY "PER PARCEL" OR 2% OF THE TAX AMOUNT WILL BE ASSESSED. INTEREST WILL BE CHARGED AFTER JANUARY 15TH, 2002.

OWNER OTHER CHECK CASH CASHIERS CK MONEY ORDER

NAME OF TAXPAYER _____

2001 TAX PREPAYMENT COUPONS AVAILABLE
THE COUNTY TREASURER WILL ISSUE COUPONS TO TAXPAYERS WHO WANT TO PAY IN ADVANCE FOR THEIR CURRENT YEAR TAXES.

Here to request coupons

CHANGE OF ADDRESS _____

Return Reply Label

**SUMMIT COUNTY TREASURER
PO BOX 128
COALVILLE UT 84017-0128**



This may be a partial legal desc.

LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.26 ACRES PARK CITY MUNICIPAL CORP

2001 CURRENT AD VALOREM TAXES

TAX LEVIED BY	TAX RATE	AMOUNT
PARK CITY A, J, K	.002204	\$764.79
SUMMIT COUNTY	.001190	\$412.92
MULTI COUNTY A & C	.000190	\$65.93
LOCAL ASSESS/COLLECT	.000149	\$51.70
WEBER BASIN	.000193	\$66.97
PC FIRE	.000898	\$311.61
PC SCH DIST	.003770	\$1,308.19
UNIFORM SCHOOL FUND	.001785	\$619.40

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
NON-PRIMARY LAND	\$347,000	\$347,000

TOTAL VALUE: \$347,000 \$347,000

DISTRICT TAX RATE: .010379

TAX BEFORE BOE: \$3,601.51
BOE ADJUSTMENT: \$.00
TOTAL TAX: \$3,601.51
PREPAID AMOUNT: \$.00
PAYMENT DUE: \$3,601.51

PENALTY: _____

TOTAL DUE: _____

0290415 MSTE-2
CUMMINGS JOHN J & DONNA S (JT)
619 IONA ST
METAIRIE LA 70005-4431

CS 001841

? ACCOUNT: 0290415 DIST: 07 COUNTY: SUMMIT
 SERIAL: MSTE-2 ACRES: 3.26 DATE: 10-19-00

LOT 2, MORNING STAR ESTATES SUBDIVISION,
 ACCORDING TO THE OFFICIAL PLAT ON FILE
 IN THE SUMMIT COUNTY RECORDERS OFFICE
 CONT 3.26 ACRES PARK CITY MUNICIPAL CORP
 THIS MAY BE A PARTIAL LEGAL DESCRIPTION

RETURN THIS PORTION WITH PAYMENT DETACH AT PERFORATION
2000 PROPERTY TAXES ARE DUE NOVEMBER 30, 2000

MAKE CHECK PAYABLE TO SUMMIT COUNTY.

ACCOUNT: 0290415 DISTRICT: 07
 SERIAL: MSTE-2 ACRES: 3.26
 OWNER: CUMMINGS JOHN J & DONNA S (JT)

2000 CURRENT AD VALOREM TAXES

TAX LEVIED BY	TAX RATE	AMOUNT	EFFECTIVE TAX RATE
PARK CITY A, J, K	.002286	\$793.24	0.002285
SUMMIT COUNTY	.001216	\$421.94	0.001215
MULTI COUNTY A&C	.000205	\$71.14	0.000205
LOCAL ASSESS/COLLECT	.000143	\$49.62	0.000143
WEBER BASIN	.000200	\$69.40	0.000200
PC FIRE	.000901	\$312.65	0.000901
PC SCH DIST	.003921	\$1,360.59	0.003921
STATE SCHOOL FUND	.001881	\$652.71	0.001881

TAX BEFORE BOE: \$3,731.29
 BOE ADJUSTMENT: \$.00
 PREPAID AMOUNT: \$.00
 PAYMENT DUE: \$3,731.29
 PENALTY: _____
 TOTAL DUE: _____

DISTRICT TAX RATE: .010753 0.010751

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
NON-PRIMARY LAND	\$347,000	\$347,000
TOTAL VALUE:	\$347,000	\$347,000

OWNER: CUMMINGS JOHN J & DONNA S (JT)
 619 IONA ST
 METAIRIE
 LA 70005-4431

IF PAYMENT IS NOT MADE BY NOVEMBER 30th, 2000, THE GREATER OF
 2% OF THE TAX AMOUNT OR A \$10.00 PENALTY "PER PARCEL" WILL BE
 ASSESSED. INTEREST WILL BE CHARGED AFTER JANUARY 15th, 2001.

CHECK CASH CASHIERS CK
 MONEY ORDER

NAME OF
 TAX PAYER _____

OWNER OTHER

CHANGE OF ADDRESS: _____

2001 TAX PREPAYMENT COUPONS AVAILABLE

THE COUNTY TREASURER WILL ISSUE COUPONS TO TAXPAYERS WHO
 WANT TO PAY IN ADVANCE FOR THEIR CURRENT YEAR TAXES.

Here to request coupons

TAX BEFORE BOE: \$3,731.29
 BOE ADJUSTMENT: \$.00
 TOTAL TAX: \$3,731.29
 PREPAID AMOUNT: \$.00
 PAYMENT DUE: \$3,731.29

PENALTY: _____

TOTAL DUE: _____

FOR PAYMENT INFORMATION, CALL THE COUNTY TREASURER, (435) 336-3268, 615-3268, 783-4351 EXT 3268. PAYMENTS MAY
 BE MADE AT FIRST SECURITY BANK IN PARK CITY, KEY BANK IN KAMAS OR THE COURTHOUSE IN COALVILLE.
 BUDGET HEARINGS: SUMMIT COUNTY, SERVICE AREA 6&8 WILDLAND FIRE 12/18/00 7:00 PM COURTHOUSE. NS MOSQUITO
 12/12/00 8:00 PM COURTHOUSE. PC FIRE 12/13/00 6:30 PM PINEBROOK STATION. SS FIRE 11/21/00 7:00 PM OAKLEY
 STATION. NS FIRE 12/19/00 8:00 PM COALVILLE STATION. WANSHIP CEMETERY 11/8/00 7:00 PM WANSHIP STATION.
 HOYTSTVILLE CEM 12/6/00 8:00 PM HOYTSTVILLE CHURCH. SNYDERVILLE BASIN REC 12/7/00 6:00 PM TRAILSIDE PARK.
 SNYDERVILLE BASIN SEWER 11/27/00 6:00 PM 2800 HOMESTEAD. SS CEM 11/2/00 7:00PM KAMAS SERV BLDG. SERVICE AREA 3
 12/6/00 7:00 PM TRAILSIDE PARK. SERVICE AREA 5 11/15/00 7:00 PM COURTHOUSE. SEE BACK FOR CREDIT CARD INFO.

PLEASE REMIT TO: SUMMIT COUNTY TREASURER
 PO BOX 128

COALVILLE UT 84017

RETURN THIS PORTION WITH PAYMENT DETACH AT PERFORATION

1999 PROPERTY TAXES ARE DUE NOVEMBER 30, 1999

ACCOUNT: 0290415 DIST: 07 COUNTY: SUMMIT
 SERIAL: MSTE-2 ACRES: 3.26 DATE: 10-26-99

LOT 2, MORNING STAR ESTATES SUBDIVISION,
 ACCORDING TO THE OFFICIAL PLAT ON FILE
 IN THE SUMMIT COUNTY RECORDERS OFFICE
 CONT 3.26 ACRES PARK CITY MUNICIPAL CORE

MAKE CHECK PAYABLE TO SUMMIT CO. TREASURER.

ACCOUNT: 0290415 DISTRICT: 07
 SERIAL: MSTE-2 ACRES: 3.26
 OWNER: CUMMINGS JOHN J & DONNA S (JT)

TAX BEFORE BOE: \$3,756.28
 BOE ADJUSTMENT: \$.00
 PREPAID AMOUNT: \$.00
 PAYMENT DUE: \$3,756.28
 PENALTY: _____

TOTAL DUE: _____

IF PAYMENT IS NOT MADE BY NOVEMBER 30th, 1999, THE GREATER OF
 2% OF THE TAX AMOUNT OR A \$10.00 PENALTY "PER PARCEL" WILL BE
 ASSESSED. INTEREST WILL BE CHARGED AFTER JANUARY 15th, 2000.

CHECK CASH CASHIERS CK
 MONEY ORDER

NAME OF
 TAX PAYER: _____

OWNER OTHER

CHANGE OF ADDRESS: _____

2000 TAX PREPAYMENT COUPONS AVAILABLE

THE COUNTY TREASURER WILL ISSUE COUPONS TO TAXPAYERS WHO
 WANT TO PAY IN ADVANCE FOR THEIR CURRENT YEAR TAXES.

Here to request coupons

1999 CURRENT AD VALOREM TAXES

TAX LEVIED BY	TAX RATE	AMOUNT	EFFECTIVE TAX RATE
PARK CITY	.002114	\$733.56	0.002114
SUMMIT COUNTY	.001249	\$433.41	0.001249
MULTI COUNTY A&C	.000222	\$77.03	0.000221
LOCAL ASSESS/COLLECT	.000138	\$47.89	0.000138
WEBER BASIN	.000139	\$48.23	0.000138
PC FIRE	.000907	\$314.73	0.000907
PC SCH DIST	.004199	\$1,457.05	0.004198
STATE SCHOOL FUND	.001840	\$638.48	0.001840
PCSD JUDGEMENT LEVY	.000017	\$5.90	0.000017

DISTRICT TAX RATE: .010825 0.010822

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
NON-PRIMARY LAND	\$347,000	\$347,000
TOTAL VALUE:	\$347,000	\$347,000

OWNER: CUMMINGS JOHN J & DONNA S (JT)
 619 IONA ST
 METAIRIE
 LA 70005-4431

TAX BEFORE BOE: \$3,756.28
 BOE ADJUSTMENT: \$.00
 TOTAL TAX: \$3,756.28
 PREPAID AMOUNT: \$.00
 PAYMENT DUE: \$3,756.28

PENALTY: _____

TOTAL DUE: _____

FOR PAYMENT INFORMATION, CALL THE COUNTY TREASURER, (435) 336-3268, 615-3268, 783-4351 EXT 3268. PAYMENTS MAY
 BE MADE AT FIRST SECURITY BANK IN PARK CITY, KEY BANK IN KAMAS OR THE COURTHOUSE IN COALVILLE.
 BUDGET HEARINGS: SUMMIT COUNTY, SERVICE AREA 6&8 WILDLAND FIRE 12/20/99 7:00 PM COURTHOUSE. NS MOSQUITO
 12/14/99 8:00 PM COURTHOUSE. PC FIRE 12/15/99 6:30 PM PINEBROOK STATION. SS FIRE 11/16/99 7:00 PM OAKLEY
 STATION. NS FIRE 11/22/99 8:00 PM COALVILLE STATION. WANSHIP CEMETERY 11/10/99 7:00 PM WANSHIP STATION.
 HOYTSVILLE CEM 12/1/99 8:00 PM HOYTSVILLE CHURCH. SNYDERVILLE BASIN REC 12/2/99 6:00 PM TRAILSIDE PARK.
 SNYDERVILLE BASIN SEWER 11/29/99 6:00 PM 2800 HOMESTEAD. SS CEM 11/9/99 7:00 PM KAMAS SERV BLDG. SERVICE AREA
 12/8/99 7:00 PM BURNS STATION. SERVICE AREA 5 11/17/99 7:00 PM, 70 EAST 1100 SOUTH, BOUNTIFUL.

MSTE-12 0290514
 07 FUEGI HANS & SALLY TRUSTEES .009626 \$7,213.80 \$0.00 \$7,213.80
 PO BOX 3599 8.18 SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
 PARK CITY UT 84060-3599 \$0 \$345,000 \$404,408 \$0 \$749,408
 FUEGI SALLY TRUSTEE TOT MARKET \$749,408

LOT 12 MORNING STAR ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE
 IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 8.18 ACRES 831-601-608 (REF:953-01)
 1050-702-725 (REF:1071-285) 1149-185-191 HANS FUEGI & SALLY FUEGI TRUSTEES OF TH
 HANS & SALLY FUEGI FAMILY LIVING TRUST
 ***** COLLECTION INFORMATION *****
 YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RCPY/CHECK PENALTY INTRST
 98 01 7213.80 7213.80 .00 11-30-98 30 98-D-018133 .00
 FUEGI HANS & SALLY TRUSTEES

MSTE-2 0290415
 07 CUMMINGS JOHN J & DONNA S (JTS) .009626 \$3,340.22 \$0.00 \$3,340.22
 619 IONA ST 3.26 SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
 METAIRIE LA 70005-4431 \$0 \$347,000 \$0 \$347,000
 TOT MARKET \$347,000

CUMMINGS DONNA S (JTS) PARK CITY MUNICIPAL CORP
 LOT 2 MORNING STAR ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE
 IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.26 ACRES PARK CITY MUNICIPAL CORP
 AS THEIR INTEREST MAY APPEAR UND 1/2 INT: JOHN J & DONNA S CUMMINGS (JTS) UND
 1/2 INT: 644-39 791-613 798-117 (REF:953-01)
 ***** COLLECTION INFORMATION *****
 YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RCPY/CHECK PENALTY INTRST
 97 02 3507.57 70.51 .00 01-30-98 40 98-R-032092 .00
 CUMMINGS JOHN J & DONNA S (JTS) 70.15 .00
 97 01 3507.57 70.15 01-13-98 40 97-N-022359 .00
 CUMMINGS JOHN J & DONNA S (JTS) 23.69 .00
 DELIN 98 01 3340.22 3316.53 01-30-98 20 98-P-983405 .00
 CUMMINGS JOHN J & DONNA S (JTS)

MSTE-3 07 MOORE ANTHONY ROGER .009626 \$4,619.32 \$0.00 \$4,619.32

SUMMIT COUNTY
1997 TAX RCL

DATE: 02/26/98
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SERIAL: MSIE-12 8290514
 ACCOUNT: DIS1 FUEGI HANS & SALLY TRUSTEES
 OWNER NAME AND ADDRESS: FUEGI HANS & SALLY TRUSTEES
 P O BOX 3599
 PARK CITY UT 84069
 FUEGI SALLY TRUSTEE

TAX RATE/***** TAXATION AND ASSESSMENT TOTAL *****
 ACRES AD VALOREM TAX SPECIAL TAX ABAIEMENTS NET TAX
 0.11810 \$4,074.55 \$0.00 \$0.00 \$4,074.55
 8.18 SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
 \$0 \$365,000 \$0 \$0 \$365,000
 \$654,800

LOT 12, MORNING STAR ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE
 IN THE SUMMIT COUNTY RECORDERS OFFICE COMT 8.18 ACRES 831-601-608 (REF:9553-01)
 1028-702-725 HANS FUEGI & SALLY FUEGI, IRISHIES OF THE HANS & SALLY FUEGI
 FAMILY LIVING TRUST (REF: 1071-285)
 ***** COLLECTION INFORMATION *****
 YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RCPT/CHECK PENALTY INTRST
 97 01 4074.55 4074.55 -00 11-29-97 30 97-C-015482 -00 .00
 HANS AND SALLY FUEGI FAMILY LI

MSIE-2 8290415
 CUMMINGS JOHN J & DONNA S (JT)
 619 IONA
 MATTARIE LA 70005

0.11810 \$3,507.57 \$0.00 \$0.00 \$3,507.57
 3.26 SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
 \$0 \$297,000 \$0 \$0 \$297,000
 \$597,000

LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
 IN THE SUMMIT COUNTY RECORDERS OFFICE COMT 3.26 ACRES PARK CITY MUNICIPAL CORP
 AS THEIR INTEREST MAY APPEAR UND 1/2 INT: JOHN J & DONNA S CUMMINGS (JT) UND
 1/2 INT: 644-39 791-613 798-117 (REF:9553-01)
 ***** COLLECTION INFORMATION *****
 YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RCPT/CHECK PENALTY INTRST
 97 01 3507.57 3507.57 70.15 01-13-98 40 97-N-022359 70.15 .00
 CUMMINGS JOHN J & DONNA S (JT)

MSIE-3 8290423
 MOORE ANTHONY ROGER
 26 PRINCE EDWARD'S MANSON MCSC
 LONDON W24 3N
 PARK CITY MUNICIPAL CORPORATIO

0.11910 \$4,664.95 \$0.00 \$0.00 \$4,664.95
 3.17 SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
 \$0 \$395,000 \$0 \$0 \$395,000
 \$679,880

LOT 3, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
 IN THE SUMMIT COUNTY RECORDERS OFFICE COMT 3.17 ACRES (PARK CITY MUNICIPAL AS
 THEIR INTEREST MAY APPEAR) 644-39 943-714 (REF:9553-01)

D003 0333

SUMMIT COUNTY
1996 TAX ROLL

DATE: 03/01/97
PAGE: 2,072

OWNER NAME AND ADDRESS TAX RATE/***** TAXATION AND ASSESSMENT TOTAL*****
ACRES AD VALOREM TAX SPECIAL TAX ABATEMENTS NET TAX

FUEGI SALLY TRUSTEE
LOT 12, MORNING STAR ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 8.18 ACRES 831-601-608 (REF:953-01)
MANS FUEGI & SALLY FUEGI TRUSTEES OF MANS & SALLY FUEGI FAMILY LIVING TRUST
***** COLLECTION INFORMATION *****
YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT PENALTY INTRST
96 01 3947.49 3947.49 .00 11-29-96 30 F15175 .00
FUEGI MANS

07 CUMRINGS JOHN J & DONNA S (JT) .011442 \$3,398.27 \$0.00 \$3,398.27
619 DONA 3.26
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
METTARIE LA 70005 \$0 \$297,000 \$0 \$297,000
CUMRINGS DONNA S (JT) PARK CITY MUNICIPAL CORP

LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.26 ACRES PARK CITY MUNICIPAL CORP
AS THEIR INTEREST MAY APPEAR UND 1/2 INT: JOHN J & DONNA S CUMRINGS (JT) UND
1/2 INT: 644-39 791-613 798-117 (REF:953-01)
***** COLLECTION INFORMATION *****
YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT PENALTY INTRST
96 01 3598.27 3598.27 .00 11-12-96 30 F03560 .00
CUMRINGS JOHN J & DONNA S (JT)

07 MOORE ANTHONY ROGER .011442 \$4,519.59 \$0.00 \$4,519.59
26 PRINCE EDWARDS MANSION MOSC 3.17
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
LGDNON W243M \$0 \$395,000 \$0 \$395,000
PARK CITY MUNICIPAL CORPORATION

LOT 3, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.17 ACRES (PARK CITY MUNICIPAL AS
THEIR INTEREST MAY APPEAR) 644-39 943-714 (REF:953-01)
***** COLLECTION INFORMATION *****
** TAX SALE ACCT ** YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT PENALTY INTRST
06LINE 96 01 4519.59 .00 4519.59 .00

0003 0833

SUMMIT COUNTY
1995 TAX ROLL

DATE: 02/12/95
PAGE: 1,987

ACCOUNT	DISL	OWNER NAME AND ADDRESS	TAX RATE	TAXATION AND ASSESSMENT TOTAL	SPECIAL TAX	ABATEMENTS	NET TAX
FUEGI SALLY TRUSTEE							
LOT 12, MORNING STAR ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 8.18 ACRES 831-601-608 HANS FUEGI & SALLY FUEGI TRUSTEES OF HANS & SALLY FUEGI FAMILY LIVING TRUST ***** YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT ***** 95 01 \$384.95 \$384.95 -00 11-30-95 30 X16921 ***** FUEGI HANS & SALLY (TRUSTEES)							

MSTE-2 0290415	07	CUMMINGS JOHN J & DONNA S (JT) 619 IONA METTARTE LA 70005 CUMMINGS DONNA S (JT) PARK CITY MUNICIPAL CORP	-.012710 3.26 SPECIAL	\$3,774.87 \$0 \$297,000	\$0 \$0	\$0 \$0	\$3,774.87 \$0 \$297,000

LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.26 ACRES PARK CITY MUNICIPAL CORP AS THEIR INTEREST MAY APPEAR UND 1/2 INT, JOHN J & DONNA S-CUMMINGS (JT) UND ***** YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT ***** 95 01 3774.87 3774.87 -00 11-15-95 30 J05616 ***** CUMMINGS JOHN J & DONNA S (JT)							

MSTE-3 0290423	07	BLUE LEDGE CORPORATION P O BOX 1450 PARK CITY UT 84060 PARK CITY MUNICIPAL CORP	-.012710 3.17 SPECIAL	\$5,020.45 \$0 \$395,000	\$0 \$0	\$0 \$0	\$5,020.45 \$0 \$395,000

LOT 3, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.17 ACRES BLUE LEDGE CORP & PARK CITY MUNICIPAL CORP AS THEIR INTERESTS MAY APPEAR 544-39 ***** YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT ***** 95 01 5020.45 5020.45 -00 11-30-95 30 X16661 ***** BLUE LEDGE CORPORATION							

07	0290414	FUEGI HANS & SALLY (TRUSTEES) P O BOX 3599	016358 8.18	\$5,643.51	\$0.00	\$0.00	\$5,643.51
		PARK CITY	SPECIAL	REAL ESTATE IMPROVEMENTS	PERS PROP	TOT TAXABLE	
		FUEGI SALLY TRUSTEE	\$0	\$345,000	\$0	\$345,000	
LOT 12, MORNING STAR ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 8.18 ACRES 831-601-608 HANS FUEGI & SALLY FUEGI TRUSTEES OF HANS & SALLY FUEGI FAMILY LIVING TRUST ***** COLLECTION INFORMATION ***** YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT 94 01 5643.51 5643.51 .00 12-01-94 30 S17239 PENALTY INTRST .00 .00							
07	0290413	CUMMINGS JOHN J & DONNA S (JTI) 619 IONA	016358 3.26	\$4,858.33	\$0.00	\$4,858.33	
		METTARIE	SPECIAL	REAL ESTATE IMPROVEMENTS	PERS PROP	TOT TAXABLE	
		LA 79905	\$0	\$297,000	\$0	\$297,000	

DD03 0833

SUMMIT COUNTY
1994 TAX ROLL

DATE: 03/22/95
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07	0290423	BLUE LEDGE CORPORATION P O BOX 1450	016358 3.17	\$6,461.41	\$0.00	\$6,461.41	
		PARK CITY	SPECIAL	REAL ESTATE IMPROVEMENTS	PERS PROP	TOT TAXABLE	
		PARK CITY MUNICIPAL CORP	\$0	\$395,000	\$0	\$395,000	
LOT 3, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.17 ACRES BLUE LEDGE CORP & PARK CITY MUNICIPAL CORP AS THEIR INTERESTS MAY APPEAR 544-39 ***** COLLECTION INFORMATION ***** YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT 94 01 4858.33 4955.50 .00 12-30-94 40 B20678 PENALTY INTRST CUMMINGS JOHN J & DONNA S (JTI) 97.17 .00							
07	0290414	FUEGI HANS & SALLY (TRUSTEES) P O BOX 3599	016358 8.18	\$5,643.51	\$0.00	\$5,643.51	
		PARK CITY	SPECIAL	REAL ESTATE IMPROVEMENTS	PERS PROP	TOT TAXABLE	
		FUEGI SALLY TRUSTEE	\$0	\$345,000	\$0	\$345,000	
LOT 12, MORNING STAR ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 8.18 ACRES 831-601-608 HANS FUEGI & SALLY FUEGI TRUSTEES OF HANS & SALLY FUEGI FAMILY LIVING TRUST ***** COLLECTION INFORMATION ***** YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT 94 01 5643.51 5643.51 .00 12-01-94 30 S17239 PENALTY INTRST .00 .00							
07	0290413	CUMMINGS JOHN J & DONNA S (JTI) 619 IONA	016358 3.26	\$4,858.33	\$0.00	\$4,858.33	
		METTARIE	SPECIAL	REAL ESTATE IMPROVEMENTS	PERS PROP	TOT TAXABLE	
		LA 79905	\$0	\$297,000	\$0	\$297,000	

SERIAL/ACCOUNT

DIST. OWNER NAME AND ADDRESS

TAX RATE/***** TAXATION AND ASSESSMENT TOTAL *****
ACRES AD VALOREM TAX SPECIAL TAX ABAIEMENTS NET TAX

CUMMINGS DONNA S (JTI) PARK CITY MUNICIPAL CORP

LOT 2, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.26 ACRES PARK CITY MUNICIPAL CORP
AS THEIR INTEREST MAY APPEAR UND 1/2 INT; JOHN J & DONNA S CUMMINGS (JTI) UND

***** COLLECTION INFORMATION *****
YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT
94 01 4858.33 4955.50 .00 12-30-94 40 B20678 PENALTY INTRST
CUMMINGS JOHN J & DONNA S (JTI) 97.17 .00

07 0290423

BLUE LEDGE CORPORATION
P O BOX 1450

016358
3.17
\$6,461.41
\$0.00
\$6,461.41

PARK CITY
UT 84060

SPECIAL
\$0
REAL ESTATE IMPROVEMENTS
\$0
PERS PROP
\$0
TOT TAXABLE
\$395,000

PARK CITY MUNICIPAL CORP

LOT 3, MORNING STAR ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3.17 ACRES BLUE LEDGE CORP & PARK
CITY MUNICIPAL CORP AS THEIR INTERESTS MAY APPEAR 544-39
***** COLLECTION INFORMATION *****
YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT
94 01 4461.41 4661.41 .00 12-30-94 40 B20678 PENALTY INTRST
CUMMINGS JOHN J & DONNA S (JTI) 97.17 .00

IN THE RECORDERS OFFICE CONT 25092.29 SQ FT 561-625

07 PARK CITY MUNICIPAL CORP
P O BOX 1480
ATTN: JIM CARTER
PARK CITY UT 84040
016883 \$0.00
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
\$0.00 \$0.00 \$0.00

LOT 8 MOUNTAIN RIDGE SUBDIVISION
IN THE RECORDERS OFFICE CONT 34522.59 SQ FT 561-625

07 MOUNTAIN RIDGE HOMEOWNERS ASSO
P O BOX 680364
PARK CITY UT 84068
016883 \$24.06
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
\$0.00 \$0.00 \$24.06 \$1,425 \$1,425

NO PARCEL MSITE-2

SUMMIT COUNTY
1993 TAX ROLL

DATE: 01/21/94
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07 BAHNSEN BRIAN R (JT)
7954 SUMNER HILL
PARK CITY UT 84060
016883 \$599.35
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
\$0.00 \$0.00 \$599.34

07 BAHNSEN CAROL A (JT)
BAHNSEN ROBERT G (JT)
UNIT 101 OF THE NEW CLAIM CONDOMINIUM AS RECORDED IN THE OFFICE OF THE SUMMIT CO
RECORDER TOGETHER WITH 1.32X IN COMMON AREA CONT 537 SQ FEET
282-100-362-52-161-510-68 539-556 545-398 550-305 680-664
YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT
93 01 599.35 .00 11-28-93 11 013709
HOME CREDIT BANK

07 SMITH GLEN B TRUSTEE
11039 FOXMOOR DRIVE
016883 \$917.59
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
\$0.00 \$0.00 \$917.59

07 OPEN SPACE MOUNTAIN RIDGE SUBDIVISION
IN THE RECORDERS OFFICE CONT 13573 SQ FT 638-182
YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT
93 01 24.06 .00 10-21-93 11 000219
MOUNTAIN RIDGE HOMEOWNERS

07 SMITH GLEN B TRUSTEE
11039 FOXMOOR DRIVE
016883 \$917.59
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
\$0.00 \$0.00 \$917.59

LOT A MOUNTAIN RIDGE SUBDIVISION
IN THE RECORDERS OFFICE CONT 25092.29 SQ FT 561-625

07 PARK CITY MUNICIPAL CORP .017228 \$0.00 \$0.00 \$0.00
P O BOX 1480 .79
ATTN: JIM CARTER SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
PARK CITY UT 84060 \$0 \$0 \$0

LOT B MOUNTAIN RIDGE SUBDIVISION
IN THE RECORDERS OFFICE CONT 34522.59 SQFT. 561-625

07 MOUNTAIN RIDGE HOMEOWNERS ASSO .017228 \$24.55 \$0.00 \$0.00
P O BOX 680364 .31
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
PARK CITY UT 84060 \$0 \$1,425 \$0 \$24.55

OPEN SPACE MOUNTAIN RIDGE SUBDIVISION
IN THE RECORDERS OFFICE CONT 13573 SQ FT 638-132

YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT PENALTY INTRST
92 01 24.55 .00 11-10-92 11 000244 .00
MOUNTAIN RIDGE

07 BAHNSEN BRIAN R (JT) .017228 \$576.88 \$0.00 \$0.00
7954 SUMNER HILL .00
SPECIAL REAL ESTATE IMPROVEMENTS PERS PROP TOT TAXABLE
PARK CITY UT 84060 \$0 \$37,349 \$30,136 \$576.88 \$337,485

BAHNSEN CAROL A (JT) BAHNSEN ROBERT G (JT)

UNIT 101 OF THE NEW CLAIN CONDOMINIUM AS RECORDED IN THE OFFICE OF THE SUMMIT CO
RECORDER TOGETHER WITH 1.32X IN COMMON AREA CONT 537 SQ FEET

282-100 362-57-161 510-68 519-556 539-243 545-398 556-305 680-664

YR SEQ NET TAX AMOUNT PAID BALANCE DUE PAY DATE PAY TYPE RECEIPT PENALTY INTRST
92 01 576.88 .00 12-01-92 11 014658 .00
HOME CREDIT BANK

NO PARCEL MSTE-2

City Council Staff Report



PLANNING DEPARTMENT

Subject: First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel and Easement across City Property to Benefit Lot 2

Author: Mathew W. Evans, Senior Planner

Date: January 5, 2012

Project Number: PL-11-01341

Type of Item: Administrative – (1) Plat Amendment and (2) Grant of an Access Easement

Summary Recommendations

Staff recommends the City Council hold a public hearing for the proposed First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel Plat Amendment, consider any public input and consider approving the plat amendment based on findings of fact, conclusions of law and conditions of approval as stated in the attached ordinance. Staff also recommends City Council consider granting an access easement in a form approved by the City Attorney for the benefit of Lot 2 of the First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel so that the Owners of that Lot may have access to Parcel A which is bisected by City Property.

Topic

Applicant: Robert Dillon on behalf of John and Donna Cummings

Location: 3701 and 3715 Rising Star Lane

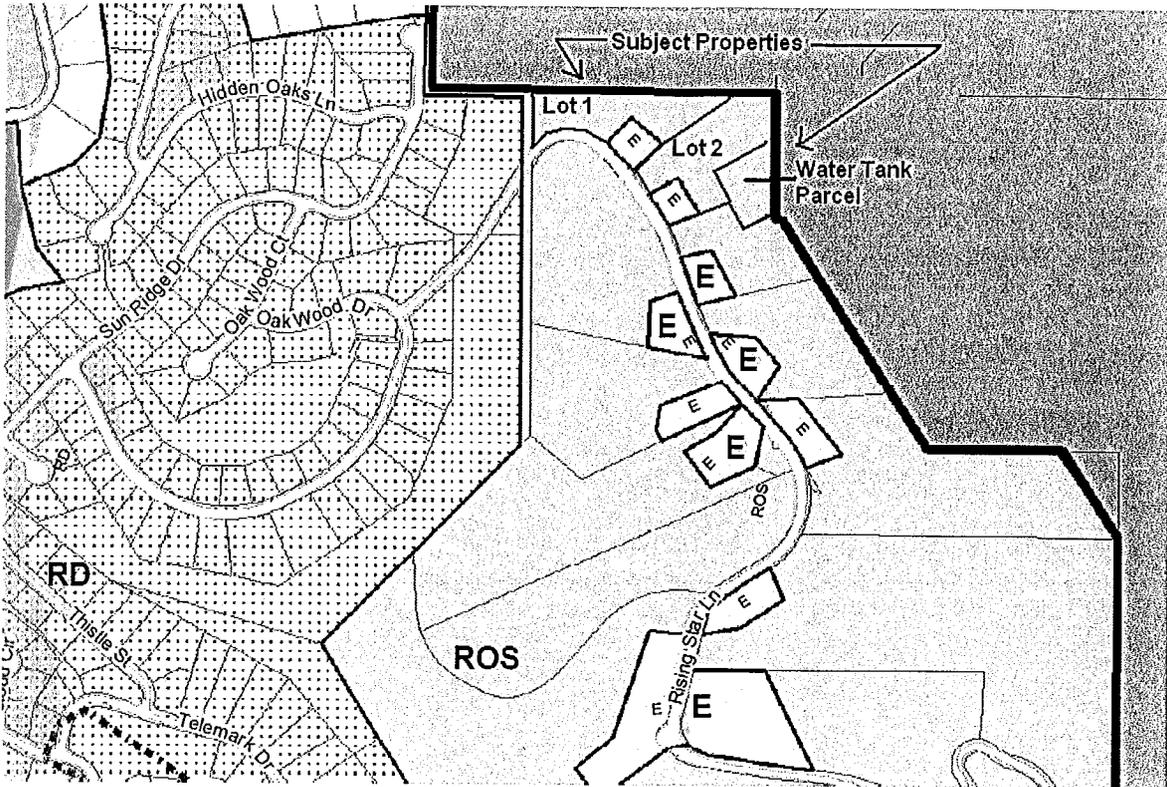
Zoning: Estate (E) and Recreation Open Space (ROS)

Adjacent Land Uses: Residential and Open Space.

Background

On September 2, 2011, the City received a completed application for the Morning Star Estates Lot 2 Plat Amendment. The property is located at 3715 Rising Star Lane in the Estate (E) and the Recreation Open Space (ROS) zoning districts.

On November 9, 2011, the Planning Commission held a public hearing to receive input on the Morning Star Estates, Lot 2 Plat Amendment, and made minor changes to the findings of fact within the proposed ordinance and as reflected herein. Although at the time, staff was attempting to reach the owners of Lot 1, Tom and Jeanne Rueger, and therefore they had not joined in the plat amendment request, the possibility of them doing so was discussed by the Planning Commission and the Commission indicated they would continue their positive recommendation with that addition.



Lot 1 of the Morning Star Estates subdivision is a developed lot with a single family house located on it. Lot 2 consists of a vacant building lot within the recorded development. The Morning Star property was officially annexed into Park City on June 18, 1992. On March 31, 1993, the Morning Star Estates Subdivision was recorded. The original subdivision, which was processed as a Master Plan Development (MPD), consisted of 12 lots on 178.36 acres, and four (4) "exception" parcels and one (1) Water Tank parcel. The Water Tank Parcel houses the 600,000 gallon Oaks water tank and appurtenances. The subdivision was also recorded with 16 "General Notes", some of which are requirements related to the development to lots within the Morning Star Subdivision. The building envelopes for each parcel zoned "Estate" (E), and the non-buildable areas are zoned "Recreation Open Space" (ROS) as originally approved by the MPD. These zones are reflected on the City's official zoning map.

Lot 1 of the Morning Star Estates subdivision, as recorded, is a 2.94 acre parcel of property and is located directly adjacent to Lot 2.

Lot 2 of the Morning Star Estates subdivision, as recorded, is a 3.264 acre parcel of property. The recorded plat shows water utility and access easements to the City's Oaks water tank, as well as a general note showing an "Easement Area" in a triangular shape inside of the recorded lot. The recorded plat does not show the location of an existing water discharge detention pond or any reference to the pond, which existed prior to the recording of the plat.

In August 2011, Robert Rodman from Coalition Title met with City Staff to discuss an issue that they were just made aware of with regards to Lot 2 Morning Star Estates. Coalition Title was acting as representative of the owners, John and Donna Cummings. Coalition's research showed that Park City owned a portion of the property uphill from the easement area which was not reflected on the plat. This portion of the lot contains a water catch basin (detention basin) for the adjacent water tank. Immediately uphill from the property owned by Park City is an area zoned Restricted Open Space, which still is owned by the Cummings. The quitclaim deed for the City property pre-dates the recording of the Morning Star Estates plat. The recorded plat does not show that Park City owns that portion of the land, only the "Water Tank Parcel" adjacent to Lot 2.

The owners became aware of this situation through their efforts to sell the property. A potential buyer's real estate agent was performing a routine title search on the property when the discovery was made. The owners of Lot 2 then notified Coalition Title, who verified it through their own research.

A small piece of City's property (123 square feet) contiguous to the catch basin also extends into Lot 1 of the Morning State Estates. This ownership is not reflected on the recorded plat.

This plat amendment is being proposed in order to correct the error in the recorded subdivision plat. The amended plat correctly reflects the City's ownership of the parcel which had been represented as part of the recorded Lots 1 and 2, and to adjoin it with the Water Tank Parcel. The City Owned Property is being used for a detention basin for the Oaks Water Tank.

However, due to the City's ownership of the parcel, the Cummings property is no longer contiguous. Therefore, the amended plat re-plats Lot 2 to the area around the building pad, reflects the City's parcel, and shows the "upper parcel" as Parcel "A". Staff also recommended that a note be placed on the plat indicating that Parcel "A" is adjoined with Lot 2 by ownership and is not separately developable. The development rights on Parcel "A" are limited to accessory uses allowed in the ROS zone as well as any restrictions in the CC&Rs. For example, it cannot be used as a separate parcel to construct an additional home. Its uses are limited to those that are accessory to the future development of a single-family dwelling on Lot 2 as permitted within the ROS zone. Due to the City Property bisecting the existing Lot 2, without an easement, the owners of Lot 2 lack the ability to access Parcel A.

Proposal:

The application is proposing to amend the Morning Star Estates Subdivision as follows:

1. Remove a small section of property (approx. 123 square feet) owned by Park City Municipal Corporation from Lot 1 to reflect ownership accurately and join that section with the Water Tank Parcel.
2. Remove a section of property owned by Park City Municipal Corporation that bisects the recorded Lot 2 and join that section with the Water Tank Parcel
3. Create an amended Lot 2, which includes the buildable parcel with street frontage,

- and "Parcel A", a remnant non-buildable parcel that must be sold with Lot 2.
4. Combine the original "Water Tank Parcel" that is adjacent to Lot 2 with the portion of property owned by the City which is now a part of Lots 1 and 2, and is used as an overflow detention basin for the water tank.
 5. Designate an easement on the City parcel for the owners of Lot 2 to access Parcel A.

Analysis

Staff finds good cause for this plat amendment. The original subdivision was recorded without the acknowledgement or reflection of Park City's ownership of the property next to the water tank. The original application simply showed easements on the plat to account for the city's access to the water tank, easements for the water line and the overflow detention basin. The amendment is necessary to correctly reflect the ownership and property description of Lots 1 and 2, Morning Star Estates Subdivision.

The proposed amendment does not change any of the current conditions related to the properties. The "Lot 2" property is a vacant parcel of property with entitlements for one single-family dwelling unit. The amended plat does not change recorded easements or the building envelope as shown on the original plat, and no portion of the lot within the "Estate" zone designation will change.

The overall sizes of Lot 1 and 2 do change with the proposal. Once the City owned property is removed from the ownership of Lots 1 and 2, the lot size for Lot 1 will drop from 2.94 acres to 2.93 acres in total and Lot 2 will drop from 3.26 acres to 2.87 acres in total. Lot 2 is proposed to have a size of 2.3 acres, and Parcel "A" will have a lot size of .51 acres (1/2 acre). Although the minimum lot size in the "Estate" zone designation is 3 acres, the overall development was approved as a MPD which allows clustering and small lots so long as the overall density does not change. Lots within the Morning Star Estates as recorded, currently range in size from 2.9 to 61.2 acres. Lot 1 is currently the smallest at 2.9 acres.

The Water Department has reviewed the location of the proposed easement. Such an easement will not hamper City activities around the Water Tank or the associated detention pond. The easement will merely give access on the City parcel for the owners of Lot 2 to access Parcel A.

Process

The approval of this application by the City Council constitutes Final Action that may be appealed to District Court within 30 days.

Department Review

This project has gone through an interdepartmental review including City Manager, Water Department and Legal. All of the issues raised by the Development Review Committee (DRC) have been addressed, and the original proposal was altered to reflect the changes requested by the DRC.

Notice

The property was posted and notice was mailed to property owners within 300 in accordance with the requirements in the LMC. Legal notice was also put in the Park Record.

Public Input

No public input has been received by the time of this report; public input may be taken at the regularly scheduled Planning Commission public hearing.

Alternatives

Council should make two motions. One regarding the plat amendment and the other regarding the easement request.

- A. Approve the Requests: Staff and the Planning Commission both recommend approving the proposed First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel Plat Amendment and easement.
- B. Deny the Requests: This action would require Staff to prepare addition findings of fact, and would prevent the owners of Lot 2 from gaining access to land owned by them. The error reflected in the subdivision plat showing City Property as part of Lots 1 and 2 will continue and the applicants will face challenges in selling their property.
- C. Continue the Item: If the Council needs more information, the items can be continued to a date certain.
- D. Take no Action: This option would be the same as denying the requests

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The error reflected in the subdivision plat showing City Property as part of Lots 1 and 2 will continue and the applicants will face challenges in selling their property. Furthermore, the Owners of Lot 2 would not have clearly defined access to their property and the City may face legal action in order for them to gain access.

Recommendation

Staff recommends the City Council hold a public hearing for the proposed First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel Plat Amendment, consider any public input and consider approving the plat amendment based on findings of fact, conclusions of law and conditions of approval as stated in the attached ordinance.

Staff also recommends City Council consider granting an access easement in a form approved by the City Attorney for the benefit of Lot 2 of the First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel so that the Owners of that Lot may have access to Parcel A which is bisected by City Property.

Exhibits

Ordinance

Exhibit A – Existing Plat

Exhibit B – Original 1992 Staff Report for the Morning Star Estates Development

Exhibit C – Minutes from Planning Commission

Exhibit D – Access Easement

Ordinance No. 12-

AN ORDINANCE APPROVING THE FIRST AMENDED MORNING STAR ESTATES LOTS 1 AND 2 AND WATER TANK PARCEL PLAT AMENDMENT LOCATED AT 3701 AND 3715 RISING STAR LANE, PARK CITY, UTAH.

WHEREAS, the owners of property located at 3715 Rising Star Lane have petitioned the City Council for approval of the First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel Plat Amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on November 9, 2011, to receive input on the Morning Star Estates Lot 2 Plat Amendment;

WHEREAS, on November 9, 2011, the Planning Commission voted unanimously to forward a positive recommendation to the City Council;

WHEREAS; the City Council, held a public hearing on January 5, 2012; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amended Morning Star Estates, Lots 1 and 2 and Water Tank Parcel Plat Amendment.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Morning Star Estates Lots 1 and 2 Plat Amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 3701 and 3715 Rising Star Lane within the Estate (E) and Recreation Open Space (ROS) zoning districts.
2. There are no proposed changes to the building envelope of Lot 2 as recorded on the original plat or any other physical changes proposed to the lot.
3. The applicants are requesting to remove a parcel of property owned by Park City and used as an overflow detention basin as part of the adjacent water tank property and that is incorrectly shown as a part of the recorded Lots 1 and 2, Morning Star Estates recorded plat.
4. The applicant proposes no changes to the current easements recorded on the property which are necessary for the City to gain access to the water tank and overflow detention basin.

5. The applicant is entitled to construct one single-family dwelling on the proposed Lot 2 as amended, within the recorded building envelope.
6. Parcel A is a non-buildable (for primary structures) parcel permanently associated with Lot 2.
7. Lot 1 of the Morning Star Estates Subdivision currently contains approximately 123 square feet of property by Park City Municipal Corporation.
8. Lot 2 of the Morning Star Estates Subdivision contains a .39 acre portion of property owned by Park City Municipal Corporation that dissects the recorded lot.
9. The original "Water Tank Parcel" that is adjacent to Lot 2 is contiguous with the portion of property owned by the City.
10. The property owned by the City which is now a part of Lots 1 and 2 is used as an overflow detention basin for the water tank.
11. The City is granting an easement on the City parcel for the owners of Lot 2 to access Parcel A. The easement will merely give access on the City parcel for the owners of Lot 2 to access Parcel A.
12. The location of the proposed easement will not hamper City activities around the Water Tank or the associated detention pond.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Future development is subject to the notes on the original plat associated with Lot 2, and as noted on the amended plat to read "All conditions of approval of the original plat, Morning Star Estates, recorded March 31, 1993, as Entry No. 376621 will remain in full force and effect."
4. Parcel A is not separately buildable or developable, and shall remain a part of the ownership of Lot 2 in perpetuity.
5. The City will grant an easement on the City parcel for the owners of Lot 2 to access Parcel A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 5th day of January, 2012.

PARK CITY MUNICIPAL CORPORATION

Dana Williams, MAYOR

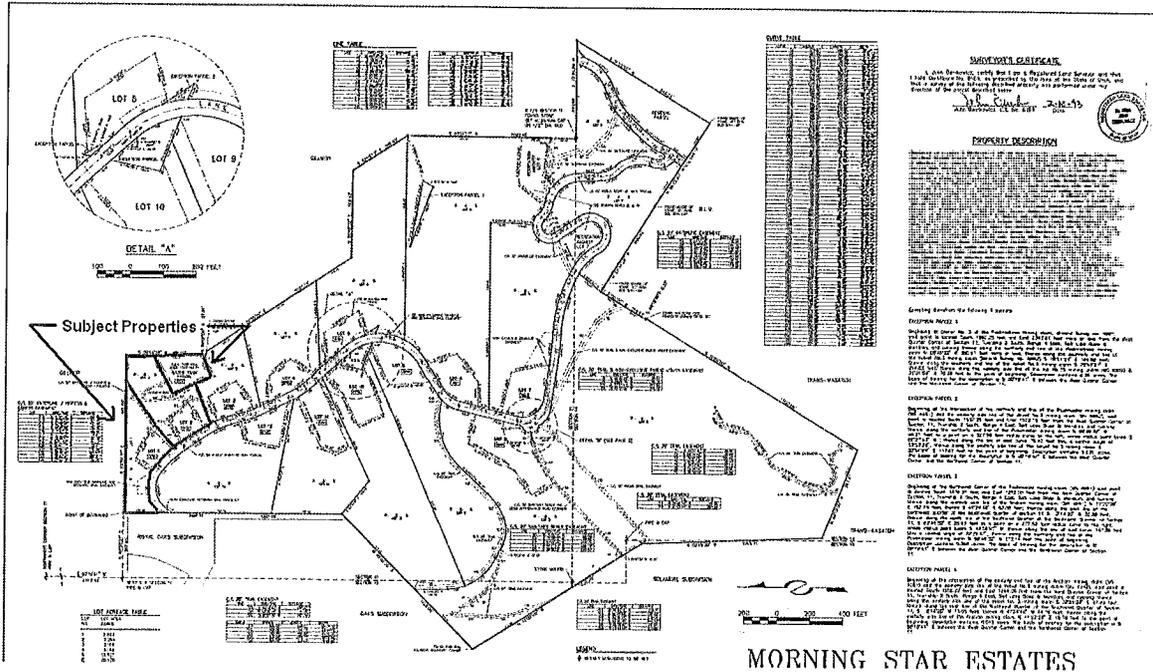
ATTEST:

Jan Scott, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT B



To The Council;

February 6, 2012

Re: Cummings refund MSTE-2

Morning Star Estates lot #2, located in lower Deer Valley was platted in 1993 as a single family subdivision lot consisting of an indicated 3.26 acre lot. The lot was purchased by the Cummings in 1993.

The subdivision plat, approved and recorded, overlooked a previous parcel, contained in the legal description, of a .63 acre parcel already owned by Park City Municipal as a catch basin for the adjacent water tank, also owned by PCMC.

The error was not noticed until the lot was almost sold in 2011 and a title report indicated the interest of PCMC in the subject lot. The Cummings are requesting a refund of the difference in taxes in the acreage value from 1993 forward. .

The Assessor's Office determines value and assesses taxes on the recorded descriptions as recorded in the County Recorder's Office. We have met with Mr. Dillon and have agreed that the .63 acre value difference in the assessed value would have been \$63,000. We made no conclusions that the refund is warranted.

The County has made no error in the assessment of the property from the legally recorded plat. The error was not discovered or corrected until late 2011 or early 2012.

The amount is relatively innocuous; however, the precedent is not. The County Should not be liable for the mistakes of a developer or PCMC who had final approval of the plat.

Steve Martin

Summit County Assessor

435.336.3251

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

Pursuant to the County Officers and Employees Disclosure Act, Utah Code Annotated §§ 17-16a-1 thru 17-16a-12 (1983, as amended), I hereby make the following disclosures:

1. I understand and acknowledge that I may receive non-monetary gifts of up to \$50 in value. No other gifts are allowed. (Campaign donations are governed by separate statutes). UCA § 17-16a-4(2).
2. I understand and acknowledge that I am prohibited from taking monetary or other favors from any individual in exchange for favorable action on matters appearing before me. UCA § 17-16a-4(1).
3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the County Council a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.
4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

- Property owned in Summit County NS-421, NS422-A and NS399.
I have 1/6 ownership in property owned by Cedar View Estates.
UCA § 17-16a-6 I have 1/3 ownership in property owned by Udd Family Trust.

Every appointed or elected officer who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the county in which he is an elected or appointed officer shall disclose the position held and the precise nature and value of his interest upon first becoming appointed or elected, and again at the beginning of each year thereafter during which he continues to be an appointed or elected officer. The disclosure shall be made in a sworn statement filed with the county legislative body. The County Council shall report the substance of all such disclosure statements to the members of the governing body or may provide to the members of the governing body, copies of the disclosure statement within 30 days after the statement is received. This section does not apply to instances where the value of the interest does not exceed \$2,000, and life insurance policies and annuities shall not be considered in determining the value of any such interest.

UCA § 17-16a-7

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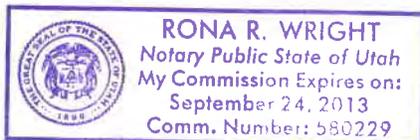
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2/13/12
Date

JaNae J. Blonquist
JaNae J. Blonquist

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by JANAEE J. BLONQUIST on this 13TH day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
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I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2-23-2012

Date



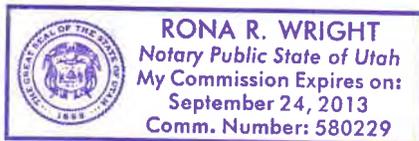
Ron Boyer

STATE OF UTAH)

)ss.

COUNTY OF SUMMIT)

Subscribed and sworn to before me by RON BOYER on this 23RD day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in Summit County, Utah
My commission expires: 9-24-13

2008

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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2/23/12
Date

Rich Bullough
Rich Bullough

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by Rich Bullough on this 23 day of February, 2012.



Vicki Geary
Notary Public in and for the State of Utah
Residing in Summit Co., Utah
My commission expires: 2/3/2016

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

- I own a home at 2867 Lucky John Drive, Park City, Utah.

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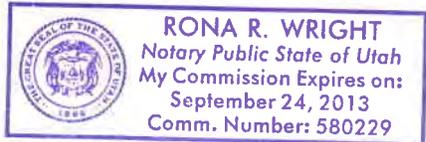
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

Feb 24, 2012
Date

Kevin Callahan
Kevin Callahan

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by KEVIN CALLAHAN on this 21ST day of FEBRUARY, 2012.



Rona R Wright
Notary Public in and for the State of Utah
Residing in Summit County, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
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Egan

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
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3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the County Council a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.

4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

- None

UCA § 17-16a-6

Every appointed or elected officer who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the county in which he is an elected or appointed officer shall disclose the position held and the precise nature and value of his interest upon first becoming appointed or elected, and again at the beginning of each year thereafter during which he continues to be an appointed or elected officer. The disclosure shall be made in a sworn statement filed with the county legislative body. The Council shall report the substance of all such disclosure statements to the members of the governing body or may provide to the members of the governing body, copies of the disclosure statement within 30 days after the statement is received. This section does not apply to instances where the value of the interest does not exceed \$2,000, and life insurance policies and annuities shall not be considered in determining the value of any such interest.

UCA § 17-16a-7

Every appointed or elected officer who is an officer, director, agent, or employee, or owner of a substantial interest in any business entity which does or anticipates doing business with the

county in which he is an appointed or elected officer, shall publicly disclose to the members of the body on which he is a member immediately prior to any discussion by such body matters relating to such business entity, the nature of his interest in that business entity. The disclosure statement shall be entered in the minutes of the meeting.

UCA § 17-16a-8

Any personal interest of or investment by any elected or appointed official of a county which creates a potential or actual conflict between the official's personal interests and his public duties shall be disclosed in open meeting of the members of the body in the manner required by § 17-16a-6.

I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2/8/12
Date

[Signature]
Ryan Cowley

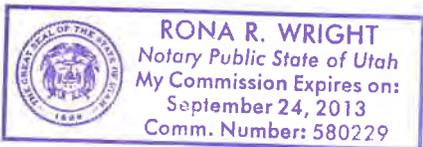
STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by RYAN COWLEY on this 8TH day of FEBRUARY, 2012.

[Signature]
Notary Public in and for the

State of Utah

Residing in SUMMIT COUNTY, Utah
My commission expires: 9-24-13



2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

Pursuant to the County Officers and Employees Disclosure Act, Utah Code Annotated §§ 17-16a-1 thru 17-16a-12 (1983, as amended), I hereby make the following disclosures:

1. I understand and acknowledge that I may receive non-monetary gifts of up to \$50 in value. No other gifts are allowed. (Campaign donations are governed by separate statutes). UCA § 17-16a-4(2).
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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

- None

UCA § 17-16a-6

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UCA § 17-16a-7

Every appointed or elected officer who is an officer, director, agent, or employee, or owner of a substantial interest in any business entity which does or anticipates doing business with the county

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

No conflicts
 Home located at 2690 Sidewinder, Park City, UT 84060

UCA § 17-16a-6

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UCA § 17-16a-7

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UCA § 17-16a-8

Any personal interest of or investment by any elected or appointed official of a county which creates a potential or actual conflict between the official's personal interests and his public duties shall be disclosed in open meeting of the members of the body in the manner required by § 17-16a-6.

I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

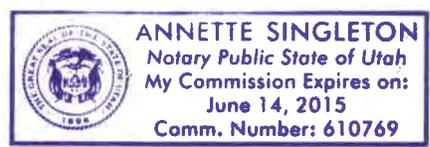
Feb. 8, 2012
Date

Sarah Cousins Elliott
Sarah "Sally" Cousins Elliott

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by SARAH COUSINS ELLIOTT on this 08th day of FEBRUARY, 2012.

Annette Singleton
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: JUNE 14, 2015



2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the Summit County Council a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.
4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

Joint ownership with Maura Hanrahan - house - 510 East Maple Drive Park City UT

Joint ownership with Maura Hanrahan - studio condo - Silver King Hotel, 1485 Empire Ave., #216 Park City, UT

Joint ownership with Maura Hanrahan - Agape Vision Inc, medical consulting business

~~Board of Directors~~ - The People's Health Center

UCA § 17-16a-6

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Staff
physician
MA

UCA § 17-16a-7

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UCA § 17-16a-8

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I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

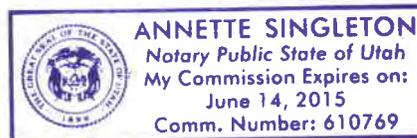
2-8-12
Date

[Signature]
John Hanrahan

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by JOHN HANRAHAN on this 8TH day of FEBRUARY, 2012.

[Signature]
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: JUNE 14, 2015



2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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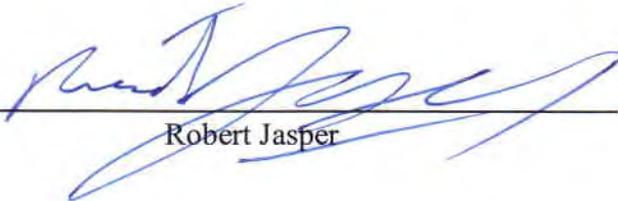
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UCA § 17-16a-8

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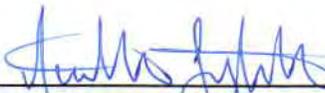
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2-10-12
Date


Robert Jasper

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by ROBERT JASPER on this 10TH day of FEBRUARY, 2012.


Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: JUNE 14, 2015



602

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the County Council a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.
4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

Partner - Jones Plus, Inc. (Cool Water)
Property owner - Home in Summit County at Henefer
Property owner - Lot 6 Grass Creek Estates, Summit county
No other conflicts

UCA § 17-16a-6

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I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2/8/12
Date

Kent Jones
Kent Jones

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by KENT JONES on this 8TH day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in Summit County, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

Own a home at 5717 Narrow Leaf Court, Park City
Own Summit Bookkeeping Services

UCA § 17-16a-6

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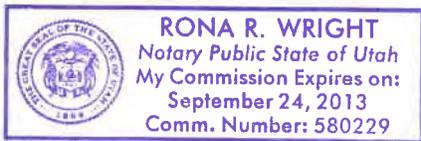
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2/8/12
Date

Corrie Kirklen
Corrie Kirklen

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by CORRIE KIRKLEN on this 8TH day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in Summit County, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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UCA § 17-16a-6

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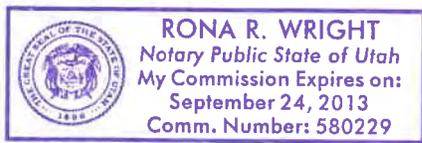
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2-8-12
Date

Steve Martin
Steve Martin

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by STEVE MARTIN on this 8TH day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
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3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the Board of Commissioners a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.
4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:
 - Claudia G. McMullin, P.C.
 - Sundance Institute Utah Advisory Board
 - Home- Joint ownership with Timothy A. Douglas - 1565 Little Lake Drive, Park City
 - Sky Lodge - Joint ownership 1/8 unit 206 with Timothy A. Douglas

UCA § 17-16a-6

Every appointed or elected officer who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the county in which he is an elected or appointed officer shall disclose the position held and the precise nature and value of his interest upon first becoming appointed or elected, and again at the beginning of each year thereafter during which he continues to be an appointed or elected officer. The disclosure shall be made in a sworn statement filed with the county legislative body. The commission shall report the substance of all such disclosure statements to the members of the governing body or may provide to the members of the governing body, copies of the disclosure statement within 30 days after the statement is received. This section does not apply to instances where the value of the interest does not exceed \$2,000, and life insurance policies and annuities shall not be considered in determining the value of any such interest.

UCA § 17-16a-7

Every appointed or elected officer who is an officer, director, agent, or employee, or owner of a substantial interest in any business entity which does or anticipates doing business with the county in which he is an appointed or elected officer, shall publicly disclose to the members of the body on which he is a member immediately prior to any discussion by such body matters relating to such business entity, the nature of his interest in that business entity. The disclosure statement shall be entered in the minutes of the meeting.

UCA § 17-16a-8

Any personal interest of or investment by any elected or appointed official of a county which creates a potential or actual conflict between the official's personal interests and his public duties shall be disclosed in open meeting of the members of the body in the manner required by § 17-16a-6.

I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2/8/12
Date

Claudia McMullin
Claudia G. McMullin

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by CLAUDIA McMULLIN on this 8TH day of FEBRUARY, 2012.

Annette Singleton
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: JUNE 14, 2015



2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

Pursuant to the County Officers and Employees Disclosure Act, Utah Code Annotated §§ 17-16a-1 thru 17-16a-12 (1983, as amended), I hereby make the following disclosures:

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3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the County Council a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.
4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:
 - Residence at 1430 East Chalk Creek Road, Coalville, Utah
 - 851.7 Farm Land acres at 1430 East Chalk Creek Road, Coalville, Utah
 - 1.93 acres behind home located at 251 North Main, Coalville, Utah

UCA § 17-16a-6

Every appointed or elected officer who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the county in which he is an elected or appointed officer shall disclose the position held and the precise nature and value of his interest upon first becoming appointed or elected, and again at the beginning of each year thereafter during which he continues to be an appointed or elected officer. The disclosure shall be made in a sworn statement filed with the county legislative body. The Council shall report the substance of all such disclosure statements to the members of the governing body or may provide to the members of the governing body, copies of the disclosure statement within 30 days after the statement is received. This section does not apply to instances where the value of the interest does not exceed \$2,000, and life insurance policies and annuities shall not be considered in determining the value of any such interest.

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UCA § 17-16a-8

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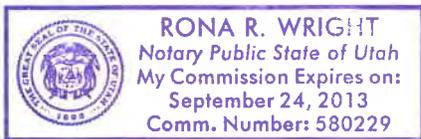
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2-8-2012
Date

Carla Dee Richins
Carla Dee Richins

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by CARLA DEE RICHINS on this 8TH day of FEBRUARY, 2012.



Rona R Wright
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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2. I understand and acknowledge that I am prohibited from taking monetary or other favors from any individual in exchange for favorable action on matters appearing before me. UCA § 17-16a-4(1).
3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the Summit County Council a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.
4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:
 - Owner and operator of the following companies which own substantial real estate and mineral rights interests in Eastern Summit County: Skull Valley Company, LTD., Castle Rock Land and Livestock Company, and Uintah Land Company, L.C.,
 - Own a home at 4835 North Old Ranch Road, Park City, UT, 84098
 - Owner and officer/manager of Ensign Ranches of Utah which operates a large cattle ranch on the real estate described above and other leased properties.
 - Trustee and Vice Chairman of the Board, The Nature Conservancy of Utah
 - Board member - Park City Medical Center Foundation
 - Advisory Board Member, Recycle Utah

UCA § 17-16a-6

Every appointed or elected officer who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the County in which he is an elected or appointed officer shall disclose the position held and the precise nature and value of his interest upon first becoming appointed or elected, and again at the beginning of each year thereafter during which he continues to be an appointed or elected officer. The disclosure shall be made in a sworn statement filed with the county legislative body. The Council shall report the substance of all such disclosure statements to the members of the governing body or may provide to the members of the governing body, copies of the disclosure statement within 30 days after the statement is received. This section does not apply to instances where the value of the interest does not exceed \$2,000, and life insurance policies and annuities shall not be considered in determining

the value of any such interest.

UCA § 17-16a-7

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UCA § 17-16a-8

Any personal interest of or investment by any elected or appointed official of a county which creates a potential or actual conflict between the official's personal interests and his public duties shall be disclosed in open meeting of the members of the body in the manner required by § 17-16a-6.

I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

February 15, 2012
Date

Christopher J. Robinson
Christopher Robinson

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by CHRISTOPHER F. ROBINSON on this 15th day of FEBRUARY, 2012.

[Signature]
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: JUNE 14, 2015



2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

Pursuant to the County Officers and Employees Disclosure Act, Utah Code Annotated §§ 17-16a-1 thru 17-16a-12 (1983, as amended), I hereby make the following disclosures:

1. I understand and acknowledge that I may receive non-monetary gifts of up to \$50 in value. No other gifts are allowed. (Campaign donations are governed by separate statutes). UCA § 17-16a-4(2).
2. I understand and acknowledge that I am prohibited from taking monetary or other favors from any individual in exchange for favorable action on matters appearing before me. UCA § 17-16a-4(1).
3. I understand and acknowledge that I may not accept compensation for assisting any person or business entity in any transaction involving Summit County unless I file with the County Council a sworn statement giving the following information: my name and current mailing address, name and address of the person or business entity being or to be assisted (or in which I have an interest of 10% or greater), and a brief description of the transaction as to which service is rendered or is to be rendered and the nature of the service performed or to be performed. UCA § 17-16a-5.
4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

Joint owner of property located at 2050 South 50 East Wanship, 1/2 acre with improvements
Joint owner of property located at 1059 South Hoytsville road, 1 acre with improvements

UCA § 17-16a-6

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UCA § 17-16a-7

Every appointed or elected officer who is an officer, director, agent, or employee, or owner of a

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

-Own a building lot at 31869 Old Lincoln Highway, Wanship, Utah

UCA § 17-16a-6

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UCA § 17-16a-8

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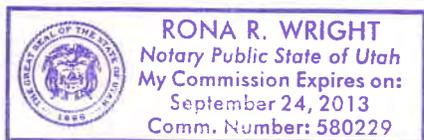
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2-8-2012
Date

Nancy Shupe
Nancy Shupe

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by NANCY SHUPE on this 8TH day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:
 - I own an interest in the following properties (see attached)

UCA § 17-16a-6

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I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2/8/2012
Date

Alan Spriggs
Alan Spriggs

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by ALAN SPRIGGS on this 8TH day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in SUMMIT Co., Utah
My commission expires: 9-24-13

SERIAL NUMBER	ACCOUNT	YEAR	ACREAGE	DIST	PARCEL	ADDRESS
SM-3	0004907	1983	.32	01	PROTECTED	RECORD

OWNER: SPRIGGS WARREN ALAN & LYNETTE
 TAX NOTICE MAILED TO: SPRIGGS WARREN ALAN & LYNETTE
 PO BOX 512

BOOK: PAGE: COALVILLE UT 84017-0512

ENTRY NUMBER:

PARCEL DESCRIPTION:

LOT 3 SIMISTER SUBDIVISION IN SEC 9 & 16T2NR5E SLBM CONT 0.32 ACRES.
 M53-198-273

- | | |
|---------------------------------|---------------------------------|
| 1 = Browse Down | |
| 2 = Browse Up | 5 = Print Parcel Displayed |
| 3 = View More Owner Names | 6 = View Parcel Abstract |
| 4 = View More Legal Description | 7 = Return to Parcel Owner Menu |
- Select:

RECORD7,JFK

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
PURSUANT TO UCA § 17-16a-6

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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:

- I own an home located at 1770 South Henefer, UT 84033

UCA § 17-16a-6

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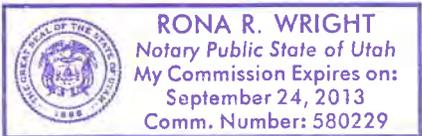
I declare, under penalty of perjury, that I am the below named person and that the foregoing information and facts as described in this document are true, complete and correct to the best of my knowledge, information and belief.

2/8/12
Date

Mary Ann Trussell
Mary Ann Trussell

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by MARY ANN TRUSSELL on this 8TH day of FEBRUARY, 2012.



Rona R. Wright
Notary Public in and for the State of Utah
Residing in Summit County, Utah
My commission expires: 9-24-13

2012 ANNUAL DECLARATION OF CONFLICTS OF INTEREST
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4. I hereby disclose the following potential business and investment conflicts of interest as required by UCA §§ 17-16a-6 thru 8:
 - Home and Agricultural property located at 661 South Lambert Lane, Kamas
 - Board Member - Sitla
 - Weber Basin Board Member
 - President or Vice-President of 2 irrigation companies

UCA § 17-16a-6

Every appointed or elected officer who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the county in which he is an elected or appointed officer shall disclose the position held and the precise nature and value of his interest upon first becoming appointed or elected, and again at the beginning of each year thereafter during which he continues to be an appointed or elected officer. The disclosure shall be made in a sworn statement filed with the county legislative body. The Council shall report the substance of all such disclosure statements to the members of the governing body or may provide to the members of the governing body, copies of the disclosure statement within 30 days after the statement is received. This section does not apply to instances where the value of the interest does not exceed \$2,000, and life insurance policies and annuities shall not be considered in determining the value of any such interest.

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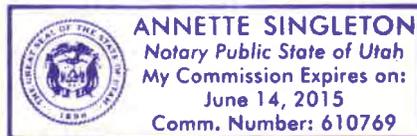
2/8/12
Date

David Ure
David Ure

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Subscribed and sworn to before me by DAVID URE on this 8TH day of FEBRUARY, 2012.

Annette Singleton
Notary Public in and for the State of Utah
Residing in SUMMIT COUNTY, Utah
My commission expires: JUNE 14, 2015



**RESOLUTION APPOINTING THE DESIGNATED
COUNTY PLANNING OFFICIAL FOR THE SUMMIT RESEARCH PARK
SUMMIT COUNTY, UTAH**

WHEREAS, Summit County approved the Summit Research Park on December 10, 2008 through the adoption of Ordinance No. 706; and,

WHEREAS, the Summit Research Park Development Agreement (the “Development Agreement”) provides that the approval authority for various amendments and applications under said Development Agreement is the Designated County Planning Official pursuant to §2.1.4.4; and,

WHEREAS, the default Designated County Planning Official is the Community Development Director unless changed by the Summit County Council by Resolution; and,

WHEREAS, the Summit County Council desires to change the Designated County Planning Official from the Community Development Director to the County Manager;

NOW, THEREFORE, be it resolved by the County Council, Summit County, Utah, that pursuant to §2.1.4.4 of the Development Agreement, the Designated County Planning Official shall be the Summit County Manager

APPROVED AND ADOPTED this ____ day of _____, 2012.

SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH

ATTEST:

By: _____
David Ure, Chair

Kent Jones, County Clerk



TIFFANIE NORTHRUP-ROBINSON
PLANNER II

STAFF REPORT

To: Summit County Council
From: Tiffanie Northrup-Robinson, County Planner
Date of Report: February 23, 2012
Date of Meeting: Wednesday, February 29, 2012
Type of Item: Village at Kimball Junction Specially Planned Area Rezone and Development Agreement – Discussion and Possible Approval

Executive Summary

The authorized representative, Bret Wahlen from Great Basin Engineering, is requesting a rezone to Specially Planned Area (“SPA”) designation and Development Agreement (“DA”) for nine lots within the existing Village at Kimball Junction Subdivision. The proposed uses include retail, office, restaurant services, a financial institution, fuel center and a fast food restaurant (**Exhibit A**).

Three work sessions, a public hearing and meeting for further discussion and recommendation have been held regarding this SPA rezone application and DA with the Snyderville Basin Planning Commission (“SBPC”). On January 10, 2012 the SBPC forwarded a positive recommendation to the Summit County Council (“SCC”) with a vote of 5 to 1. On February 8, 2012 the Summit County Council conducted a work session to give initial input on the project and requested the applicant look further into providing an alternative fuel site at the proposed Smith’s Fuel Center. A public hearing was held on February 15, 2012 and the SCC gave significant input and requested the applicants consider the linearity of the project, additional landscaping along Highway 224 and behind the existing Smith’s along Ute Boulevard, burial of the power lines along Highway 224, pedestrian connectivity and additional money to be contributed for the construction of the roundabouts. The applicants have provided a response to the requested information along with several exhibits for your review.

Staff recommends that the SCC approve the Specially Planned Area Rezone and Development Agreement for the Village at Kimball Junction with the conditions outlined in the Staff report.

A. Project Description

- Project Name: Village at Kimball Junction SPA Rezone and DA
- Owner(s): Lot 4A - Fred Barth, Penrad Properties (**Del Taco**)
Lot 1-A,B,C,D,E,F - O’Brien Kiernan Investment Co (**OBK**)
Lot 2 and 2B - Smith’s Food and Drug Centers, Inc. (**Smith’s**)
Lot 2A - Well’s Fargo Bank representing the John Jarman Est. (**Jarmen**)

- Applicant(s): Paul Hitzelberger, **Del Taco**
Ross Varner, **OBK**
Steve Sorensen, **Smith's**
Todd Fuller, **Jarmen**
- Authorized Rep: Bret Whalen, Great Basin Engineering
- Location: Kimball Junction
- Zone District: TC (Town Center)
- Adjacent Uses: Commercial Retail/Office/Hotel/Residential
- Existing Uses: Commercial Retail/Restaurant

B. Community Review

The public hearing for this item was closed at the previous meeting held February 15, 2012. This item has been noticed on the agenda as a discussion and possible approval.

C. Background

Section 10-2-12 of the Code states, *"The purpose of the Town Center (TC) designation is to allow, at the discretion of Summit County, flexibility of land use, densities, site layout, and project design. Summit County may only use the Specially Planned Area (SPA) process to consider development within identified Town and Resort Center Zone Districts. This SPA process shall be used only when it is clearly demonstrated that, in doing so, substantial benefits will be derived by the residents of the Snyderville Basin by the application of the process. The burden rests upon the applicant to demonstrate that the project proposed for consideration under the SPA process is in the best interest of the general health, safety and welfare of Snyderville Basin Residents."*

The purpose of a Town Center is to provide an economically and socially viable area that reflects the mountain character of its surroundings, promotes a sense of place and community identity supporting the residents of the Snyderville Basin, separate from, but complimentary to, Park City. The Town Center is the appropriate location in the Basin for general retail uses, such as grocery stores, and for full service restaurants."

The existing Village at Kimball Junction subdivision was recorded in 1992. The plat consisted of seven (7) lots and five (5) common area parcels. Lot 1 consists of multiple tenants within the old K-Mart building (retail, restaurant), Lot 2 is the existing Smith's, Lot 3 is owned by Chase Bank, Lot 4 is the Kimball Retail Center (retail and restaurant uses), Lot 5 is the Kimball Junction Properties Condominiums (retail, restaurant/bar, post office and general office use), Lot 6 is the Holiday Inn Express, and Lot 7 and Common Areas A and B are now part of the Redstone development.

Over the course of the past year and a half the proposed Village at Kimball Junction has been reviewed at three separate work sessions, a public hearing held on November 29, 2011 and a final recommendation from the SBPC was made on January 10, 2012. The density, uses, orientation and general infill concepts of the project have been discussed at length. The SBPC indicated that they felt the application was consistent the Specially Planned Area criteria as outlined in the development code and general plan within the Town Center zone and the requested density was acceptable.

The current application includes the following properties and proposed uses:

Village at Kimball Junction SPA				
VKJ-1-A-B	OBK	0.778 acres	7,774	Retail/office
VKJ-1-C	OBK	0.0498 acres	4,000	Retail/office
VKJ-1-E	OBK	0.657 acres	6,750	Retail/office
VKJ-D	OBK	1.09 acres	34	Workforce units
VKJ-1-F	OBK	0.556 acres	4,250	Retail//office/restaurant
VKJ-2	Smith's	7.84 acres	11,508	Expansion
VKJ-2-B	Smith's	0.47 acres	3,718	Fuel center
VKJ-2-A	Jarmen	1.2 acres	5,000	Financial Institution
VKJ-4-A	Del Taco	1.32 acres	2,890	Drive thru restaurant
VKJ-4-A	Del Taco	0 acres	5,000	Retail/office
		12.8708 acres	50,890	Square feet
			34	WFU (19.87 WUE)

D. General Plan Compliance

D. Kimball Junction Planning Area and Policies

D. This development is in the Kimball Junction Neighborhood Planning Area according to the current General Plan, and is zoned Town Center. The goal of this planning area as stated in the General Plan; *“There shall be an economically and socially viable area at Kimball Junction that reflects the mountain character of its surroundings, promotes a sense of place and community identity supporting the residents of the Snyderville Basin, separate from but complimentary to Park City.”*

D. The General Plan encourages expedited approval of infill projects to enhance the economic viability within the Kimball Junction Neighborhood. The Town Center should be the focal point for living, working, shopping, entertainment, and social interaction. As you can see on the infill concept plan, it promotes development along Uinta Boulevard to help strengthen the Town Center (**Exhibit B**). Additionally it encourages shared parking, strong pedestrian connections and improvements to the traffic patterns. Specifically it states that within the Kimball Junction neighborhood there should be an appropriate mix of retail and restaurant use and structures should be of a pedestrian scale. Other objectives include enhancing the streetscape, street lighting, transportation improvements and pedestrian connectivity.

D. The applicants have taken into consideration these land use planning principles to achieve a mix of uses and create a more pedestrian friendly environment within the existing Town Center.

D. Development Code Compliance

D. Base density in the Town Center Zone District is 1 unit/40 acres on Sensitive Lands and 1 unit/20 acres on Developable lands. The application exceeds base density and additional density must be based on compliance with the Incentive Community Benefit

Criteria as outlined in Section 10-2-12 of the Code. The total acreage within this development application is approximately 19.82 acres. On that exists approximately 153,601 square feet of retail use. Below is a breakdown of approximate units per acre utilizing the 1,600 square foot unit equivalent. Although we have not adopted a unit equivalent formula, this number has been utilized on numerous applications to set a basis for SPA review.

Project		acreage	commercial s.f.	commercial UE*	Total UE	UE/acre	Total s.f.
VKJ	existing	19.82	153,601	96.000625	96.00063	4.843624	153,601
VKJ SPA	proposed	19.82	50,890	31.80625	31.80625	1.604755	50,890
TOTAL			204,491	127.806875	127.8069	6.448379	204,491
*based on 1,600 square feet							

The Mandatory Land Use Planning Principles in the Town Center are:

- Dedication and Preservation of Viewshed/Environmental Features
- Consistency with the Desired Neighborhood Character
- Community and Neighborhood Recreation Facilities

The amount of additional density will be based on compliance with the following criteria:

- Environmental Enhancements
- Restricted Affordable Housing
- Contribution to Community Trails and Parks
- Exceeds Open Space Requirements for Project
- Tax Base and Economic Enhancements
- Compatibility with Town, Resort, Village Design

F. Issues

The applicant has provided information to address the items requested from the SCC at the public hearing held February 15, 2012 (**Exhibit C**). The substantial items of concern to be reconsidered were:

1. Burial of power lines along Highway 224
2. Landscaping behind the existing Smith's grocery store
3. Landscaping along Highway 224
4. Pedestrian Connectivity and Linearity of the project
5. CNG Fueling station
6. Additional financial contribution to the proposed roundabouts

G. Recommendation

Staff recommends that the SCC take into consideration the additional information provided by the applicant and approve the proposed Village at Kimball Junction SPA and DA based upon the following findings and with the conditions outlined below.

Section 10-3-11 of the Code states, "At the discretion of the County Council, either in conjunction with or immediately following the public hearing, the County Council shall render its decision to approve, approve with conditions, or deny the application for the SPA. In approving the SPA the County Council shall first have determined that":

- (1) There are substantial tangible benefits to be derived by the general public of the Snyderville Basin that significantly outweigh those that would otherwise be derived if development occurred under the provisions of the existing zone district;

With the agreement between the applicants and the County to advance the installation of the roundabout anticipated as part of the SBTMP, this seems to be the most substantial community benefit. Also, the inclusion of the improved connectivity, pocket parks, streetscape, bus stop and improved lighting will benefit the project as well as the surrounding community.

- (2) There are unique circumstances, above the normal limitations and allowances of the existing zone, that justify the use of a SPA;

The only process for development within the Town Center is through the approval of the SPA. The General Plan anticipates and encourages the expedited approval of infill projects within the Town Center and the Kimball Junction Neighborhood.

- (3) The development proposed in the SPA furthers the goals and objectives and policies of the Snyderville Basin General Plan, land use maps, and the applicable Sections of this Title, and the program for resort and mountain development established in Chapter 1 of this Title;

The applicants have taken into consideration the economic development objectives, neighborhood character objectives, function and scale, recreation amenities, transportation objectives and general infill provisions anticipated in the Kimball Junction Neighborhood.

- (4) A SPA designation must be implemented through a development agreement (SPA plan) as described in this Title; and

The applicants along with Summit County have been working to compile a complete Development Agreement that addresses all the mandatory requirements, phasing and community benefits. The Development Agreement will continue to be reviewed to ensure that the proposed community benefits obligations survive and additional language to articulate each parties responsibilities.

- (5) Approving a SPA designation will not adversely affect the public health, safety and general welfare.

It does not appear that by approving the SPA and Development Agreement that the public health safety and welfare will be adversely affected. In fact, with the improvements to the pedestrian connectivity and implementation of the proposed roundabouts could significantly improve safety in this area.

Conditions:

1. The applicant shall continue to work with Staff and the Summit County Attorney's office to finalize verbiage of the Development Agreement (DA) to ensure that all entitlements, phasing and survival of community benefits are clearly articulated prior final approval from the SCC of the agreement. The DA shall be adopted by

- ordinance by the SCC prior to recordation.
2. The applicant shall include language in the DA that will require a review of the natural gas fueling stations requirements mandated by Questar or other alternative fuel site within two (2) years from the date of approval of the DA. If the regulations change and the natural gas fueling stations area restrictions are reduced and can be accommodated on the Smith's Fuel Center site, the owner of the Smith's Fuel Center parcel shall consider installation of the CNG or other alternative fuels.
 3. A copy of the new CC& R's for the subdivision shall be reviewed by Summit County to address cross easements, parking lot maintenance and the like prior to recordation of the Village at Kimball Junction subdivision plat.
 4. Prior to final approval by the Summit County Council, funding shall be verified to ensure that the North roundabout can be installed in 2012 and the South roundabout shall be constructed in 2013. This would include funding approved by the COG for right of way acquisition.
 5. No building permits shall be issued until all transportation impact fees have been paid to the County as outline and agreed upon by all parties. Summit County shall not be held responsible to construct the roundabouts if all fees are not paid by the individual parties.
 6. The comprehensive sign plan must be reviewed by Staff and shall be included as an exhibit to the Development Agreement prior to recordation of the DA.
 7. A Low Impact Permit shall be submitted and approved for each development site prior to issuance of any building permits. This shall be submitted in Final Site Plan format to verify the project is meeting all necessary approval standards as outlined in the Development Agreement and Chapter 4 of the Development Code. Each project site will be required to provide detailed site plans including but not limited to, building elevations, parking layout, landscaping and pedestrian improvements, snow storage, recycling facilities, signage and lighting plans.
 8. All service provider conditions must be met, including but not limited to all previous service provider comments and conditions and the inclusion of the intersection justification request for the street enhancement/traffic calming improvements along Uintah Way as suggested by Kent Wilkerson (**Exhibit D**).

Optional motion(s): If the SCC feels that they do not have adequate materials or need additional time to consider the application, they may choose to request specific information from the applicant and/or staff and reconsider the Village at Kimball Junction SPA Rezone and DA at a later date.

Alternatively, if the SCC deems that the project does not meet the criteria set forth in the General Plan and Development Code, they may choose to deny the proposal and articulate specific findings to support the denial.

Attachment(s):

Exhibit A – Proposed Site Plan

Exhibit B – General Plan Infill provision

Exhibit C – Applicants response and exhibits

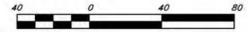
Exhibit D – Uintah Way street enhancement recommendation

Ute Boulevard

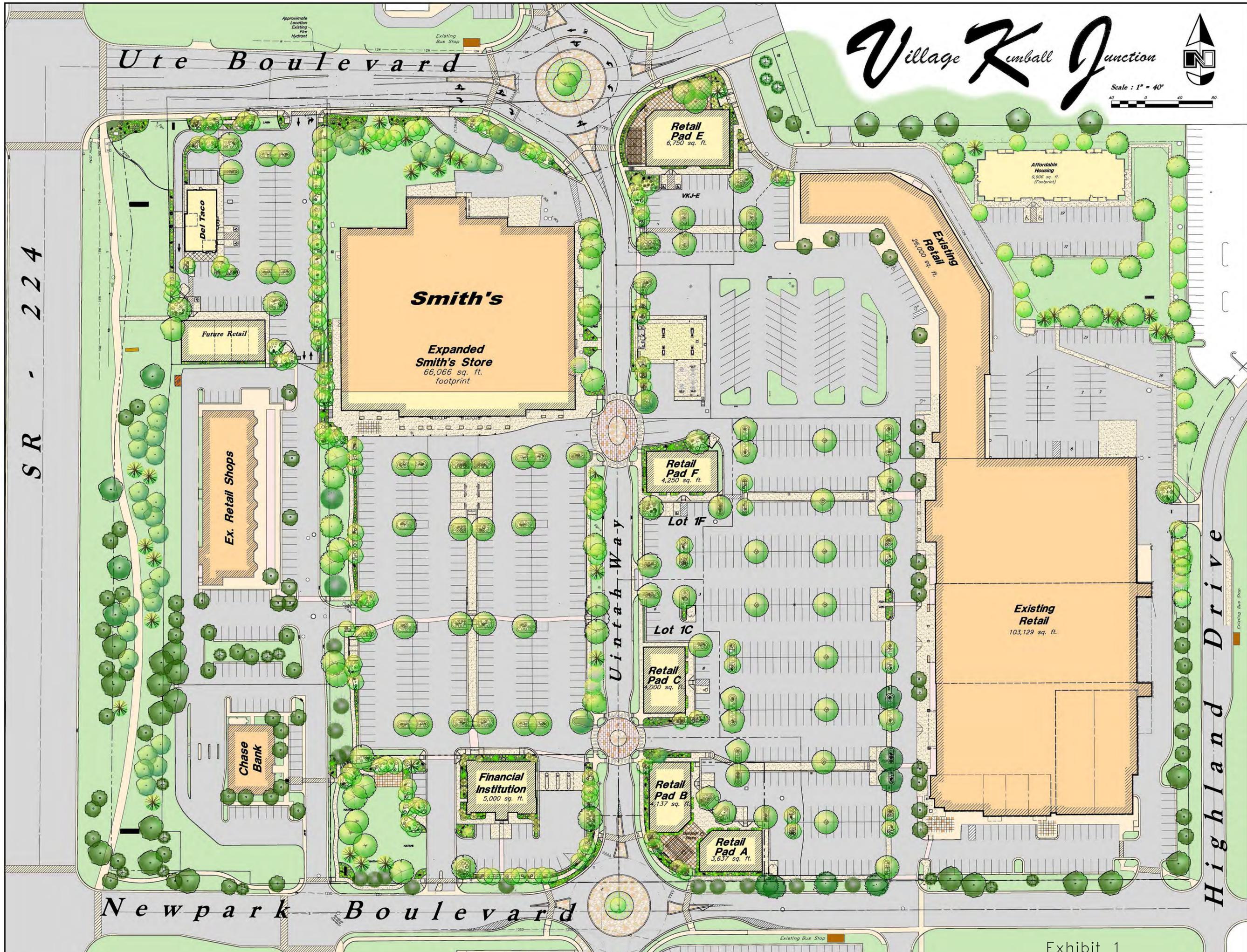
Village Kimball Junction



Scale: 1" = 40'



SR - 224



Newpark Boulevard

Utah Way

Highland Drive

Del Taco

Future Retail

Ex. Retail Shops

Chase Bank

Smith's

Expanded Smith's Store
66,066 sq. ft. footprint

Financial Institution
5,000 sq. ft.

Retail Pad E
6,750 sq. ft.

Retail Pad F
4,250 sq. ft.

Retail Pad C
4,000 sq. ft.

Retail Pad B
137 sq. ft.

Retail Pad A
3,637 sq. ft.

Existing Retail
26,000 sq. ft.

Affordable Housing
9,908 sq. ft. (Footprint)

Existing Retail
103,129 sq. ft.

Lot 1F

Lot 1C

Approximate Location Existing Fire Hydrant

Existing Bus Stop

Existing Bus Stop

Designed by: ---
Drafted by: ---
Client Name: ---

SMC72LS-0V

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)557-8888 Ogden (801)334-2888 Provo (801)551-8851



Overall Landscape Plan
The Village at Kimball Junction
Summit County, Utah

21 Nov, 2011
SHEET NO.

LS

Exhibit 1

KIMBALL'S JUNCTION LONG-TERM DEVELOPMENT AND INFILL CONCEPT PLAN



1. Existing Village Center at Redstone, with Redstone Parkside.
2. Enhanced road network.
3. Create centrally located transit hub.
4. Begin to create "central park" linking the east and west side Village Centers.



1. Strengthen Uinta Boulevard by promoting infill.
2. Promote infill Connections Between Redstone and Redstone Parkside to improve pedestrianism.
3. Promote infill near existing strip centers.



1. Create commercial streetscape, linking center and core area blocks in westside Village Center.
2. Give careful scrutiny to further retail commercial beyond this point in the west side Village Center.
3. Further mixed use office and residential is appropriate.
4. Substantial pedestrian underpass to be created to link east and west side Village Centers.

1. Encourage predominate retail commercial focus on eastage in east side Village Center.
2. Further commercial development may require the construction of additional parking in structures.

GREAT BASIN ENGINEERING - South

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551



CONSULTING ENGINEERS
AND LAND SURVEYORS

February 21, 2012

Summit County Planning Department
Attn Tiffanie Northrup-Robinson
PO Box 128
Coalville, UT 84017

Re: Village at Kimball Junction SPA

Dear Tiffanie,

This letter and re-submittal is based on our pending SPA application and Subdivision Plat approval for the Village at Kimball Junction. We attached our amended Master Site Plan as Exhibit 1. The County Council has requested that we readdress the following items:

1. Under-grounding Rocky Mountain Power overhead power lines on state road SR-224

Rocky Mountain Power has provided a preliminary cost estimate for under-grounding the power lines. The Rocky Mountain Power cost estimate to re-pull the power lines is attached as Exhibit 2. We have expanded the total power line project cost estimate in Exhibit 3 identifying the total relocation costs which amounts to \$747,500. This under-grounding cost would exceed the project's capacity to complete and is cost prohibitive.

2. Landscaping behind Smith's Grocery Store

RDL Design Company, the landscape architect for this project, has revisited the landscaping to buffer the rear of the Smith's grocery store (see Exhibit 4). He has re-designed the landscape buffer to be adjacent to Ute Boulevard and provide an enhanced landscape/streetscape and buffer. Locating the landscaping high on this ridge will fully buffer and screen the rear of the Smith's store. He has also added some low-growth bushes along Ute Boulevard in the planter areas to accent this corridor and provide a pedestrian scale to the streetscape. This area will also be planted with native grass to blend in with the Richins Library across the street. The Del Taco landscaping along Smith's western boundary also provides a buffer for the rear of the Smith's store.

3. Landscaping along SR-224

RDL Design Company has re-designed the common area for the landscaping along SR-224 (see Exhibit 5 & 6). This area will be re-seeded with natural grasses consistent with the Richins Building across the street. The irrigation system will undergo necessary repairs for irrigating this area and groves of Quaking Aspen Trees have been added throughout the common area along SR-224. The SR-224 right-of-way line is located between 50 and 60 feet east of the eastern curb and gutter on SR-224. This right-of-way area does not allow for new trees to be planted per UDOT, thus all of the trees have been designed and oriented east of this right-of-way line. The Quaking Aspen trees will be planted in clumps of trees that will promote root growth and future tree growth. This is the landscape architect's recommendation to combat the extreme weather conditions that have thinned out the tree growth in the common area.

The developers would request that the County's assistance in working with UDOT on requiring excavation permits in this right-of-way, from both public and private utility companies so that any disturbance due to excavations be bonded for and returned to its prior condition.

4. Pedestrian connectivity throughout the shopping center

The applicant has modified the two pedestrian crossings on Uintah Way to include architecturally treated roundabout configurations as shown on Exhibit 7. These intersections will be similar in construction to those designed on Main Street of the Red Stone Development. They will have a traditional traffic function but have an architectural treatment in non-linear form. They provide architectural treatments that are non-linear in nature and enhance the overall Main Street feel and sense of place.

We've also provided a 3-D rendering or model shown as Exhibit 8 of Uintah Way identifying the architectural building elevations, streetscape and pedestrian scale of this new redeveloped private road. The roundabout, pedestrian plazas and pedestrian scale of buildings will make this area and development more attractive to pedestrians to gather and enjoy this retail development. We have also provided a photo of the existing streetscape as Exhibit 9. Our proposal for enhance architectural intersection on Uintah Way will create a town center pedestrian friendly environment in an existing redevelopment and infill project where complete site redesign is infeasible as identified below.

We have provided a more detailed exhibit regarding the pedestrian connectivity for the shopping center as Exhibit 10. We have added a meandering sidewalk for your consideration, south of the OBK shops. This sidewalk was extensively discussed at our last meeting and had been considered by the Snyderville Basin Recreation District but they deemed it unnecessary. We have also attached Exhibit 11, the Snyderville Basin Pedestrian Connectivity Master Plan. A review of these two exhibits identifies that we far exceed the Connectivity Master Plan

adopted by the County for Kimball Junction. Our review of the pedestrian connectivity to incorporate non-linear pedestrian connections throughout the existing parking lots was deemed to not be viable for the following reasons:

- a. Conflicts between vehicular circulation and pedestrians are encountered when not entering at 90° angles. This could create safety issues for pedestrians and vehicles.
- b. ADA Federal Regulations protect the visually impaired. Linear pedestrian connectivity accommodates the visually impaired and ADA compliance.
- c. The existing tenants in the OBK shopping center and their contractual leases would not allow for a substantially different traffic flow and parking pattern.

The Smith's parking lot is geographically constrained to the west and east due to topography. Parking lot reconfiguration would be significantly less efficient and would eliminate the ability to expand the store per Smith's internal parking requirements.

- d. The shopping center CC&R's require a 4/1,000 parking ratio on each parcel of land and a non-linear parking lot would not be able to achieve these parking ratios based on the proposed densities.

5. Compressed Natural Gas

I contacted Gordon Larsen to confirm Questar Natural Gas requirements. I have attached an email, Exhibit 12, where Gordon confirms our telephone conversation. There are some main issues that Gordon identified, where this retail center would not be a recommended location for a regional CNG station funded by Questar.

1. Questar would want the capacity for future expansion up to eight dispensers.
2. Questar would service all sizes of vehicles including buses and large service trucks.
3. Questar would prefer a convenience store location.

It was the applicant's misunderstanding that the CNG fueling station would only service standard sized vehicles. The introduction of service vehicles, large trucks, and up to eight dispensers, is not an acceptable option to consider for Smith's Food & Drug or the retail shopping center.

We've also included an exhibit that shows the pre-development with post-development. These are identified as Exhibit 13. This project will greatly enhance the retail shopper's

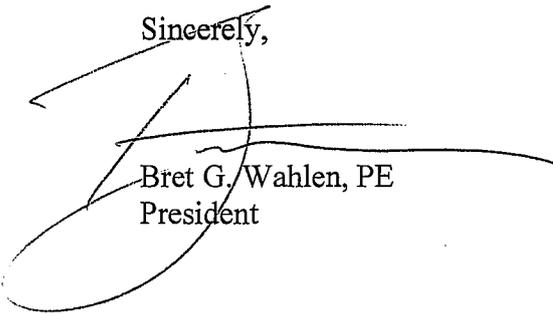
shopping experience. The applicants with their diverse background and property interests have come together to develop a much enhanced re-development of this shopping center. The approval of this application will make major strides to bring this development into conformance with New Park and Red Stone. The pedestrian connectivity exceeds the Snyderville Basin Pedestrian Connectivity Master Plan and has elements that tie into the County trail system and provides for a trailhead for this the County trail system.

We have included Exhibit 14 that shows our economic benefits to the County. The applicants collectively will be contributing \$2,862,566 towards impact fees, right-of-way dedication and work force housing. These impact fees include \$514,473 in traffic impact fees and \$274,695 in right-of-way dedication. They also include \$1,716,610 in work force housing impact fees or benefits. They include \$356,788 in miscellaneous impact fees. The impact and project right-of-way dedication when packaged with right-of-way acquisition funds will pay for 87% of the construction of two roundabouts. These two roundabouts would be required to be constructed by the County in the near future based on the Snyderville Basin Master Transportation Plan. This will save the County Public Works Department \$1,310,560 in future construction of these roundabouts. Our project traffic impact has only contributed to 9% of the traffic volumes at these roundabouts and the project is contributing over 52% towards the construction of these two roundabouts.

Uintah Way is also maintained by private ownership and is being maintained at the cost and expense of the applicants. Uintah Way serves as a major road through this development that services all of the surrounding retail centers. Kimball Junction could not function adequately per County plans without this private roadway. Uintah Way will act as a newly redeveloped main street with pedestrian scale buildings, plazas, landscaping and traffic calming that is consistent with the goals established by Summit County.

In conclusion, our application meets all of the goals of Summit County Master Plan for re-development and infill in this project area. We would respectfully request the County's approval of our project and allow us to proceed towards building permits so the construction can begin this summer.

Sincerely,



Bret G. Wahlen, PE
President

PACIFICORP CUSTOMER COST ESTIMATE

Customer Name: SUMMIT COUNTY

Date: February 21, 2012

Title: OH TO UG / HIWAY 224 / UTE-NEPRK

Request # 5636047

The cost estimate provided below is valid as per conditions set forth.

Total Job Cost	\$ 350,000.00
Less Customer Allowance	\$ 0.00
Less Contract Administration Credit	\$ 0.00
Total Customer Advance	\$ 350,000.00

Ball Park Estimate A Ball Park Estimate is non-binding.

Firm Estimate A Firm Estimate is guaranteed for 90 days from the date this form is signed on condition that customer makes no changes to design and/or load.

Conditions/Comments

CUSTOMER IS RESPONSIBLE FOR ALL CONDUITS, TRENCH
AND VAULTS. THESE COST ARE IN ADDITION TO THE ABOVE
COSTS. CUSTOMER WOULD ALSO BE RESPONSIBLE FOR
ANY THIRD PARTY RELOCATIONS OR MODIFICATIONS THAT
MAY BE REQUIRED

Customer Signature _____

PacifiCorp Signature

Mitch Terrell

VKJ Underground Power (SR-224) ENGINEER'S ESTIMATE

10-Nov-11

	QTY	Units	Unit Cost	Total Cost
Utilities				
Rocky Mountain Power Costs	1	each	\$350,000.00	\$350,000.00
(new wire, connections etc.				\$0.00
4 / 6" conduits / trench	900	L.f.	\$60.00	\$54,000.00
4 / 6" conduits / bore / NewPark	100	L.f.	\$120.00	\$12,000.00
4 / 6" conduits / bore / SR-224	150	L.f.	\$120.00	\$18,000.00
4 / 6" conduits / bore / Ute	100	L.f.	\$120.00	\$12,000.00
1 / 4" conduit / trench	900	L.f.	\$20.00	\$18,000.00
Switch Gear Vault	4	each	\$20,000.00	\$80,000.00
Transformer Pads	2	each	\$12,000.00	\$24,000.00
Misc. 3rd Party Modifications	1	each	\$30,000.00	\$30,000.00

Sub Total \$598,000.00
 25% Contingency \$149,500.00

Total \$747,500.00

EXHIBIT 3

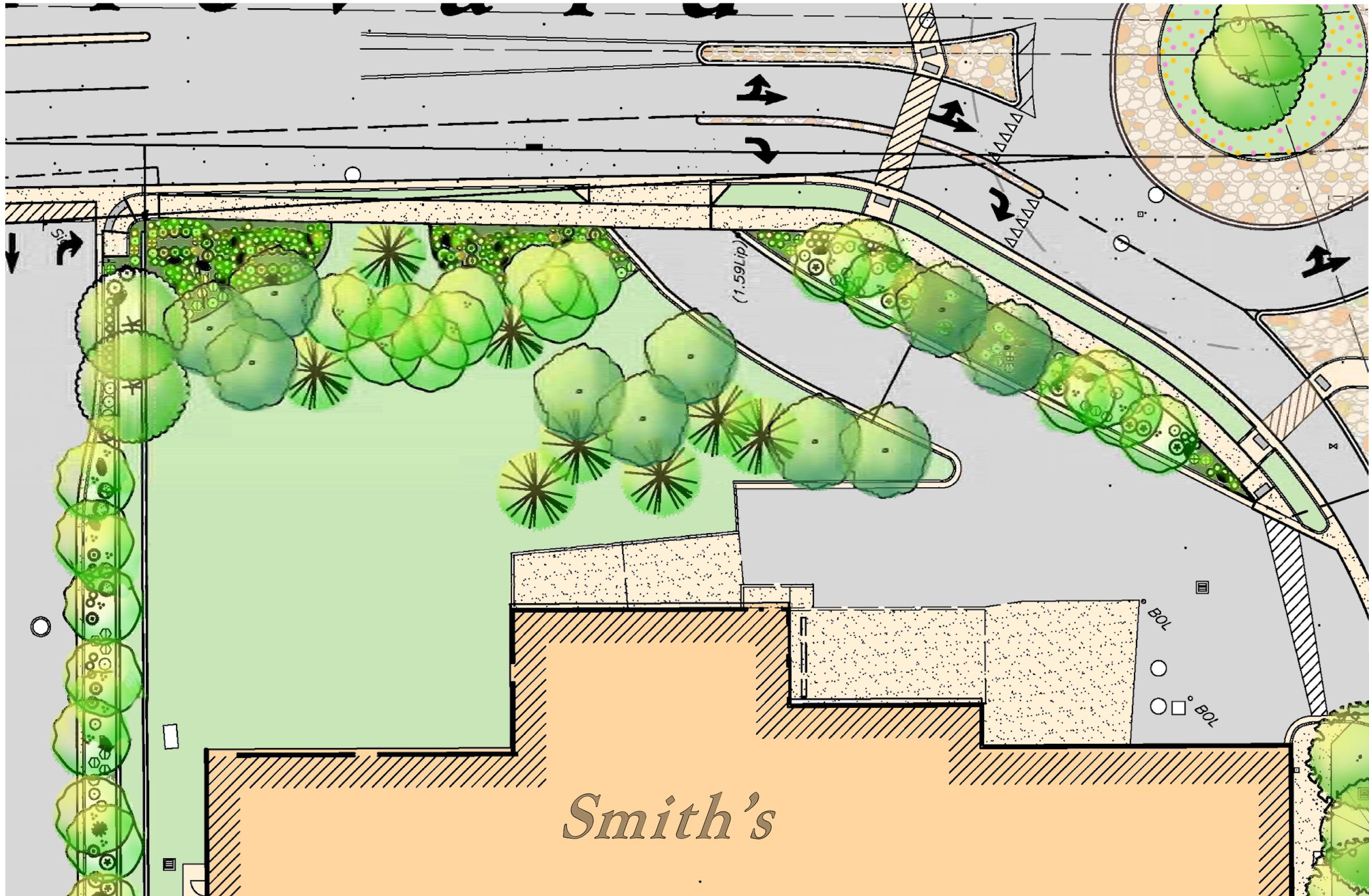


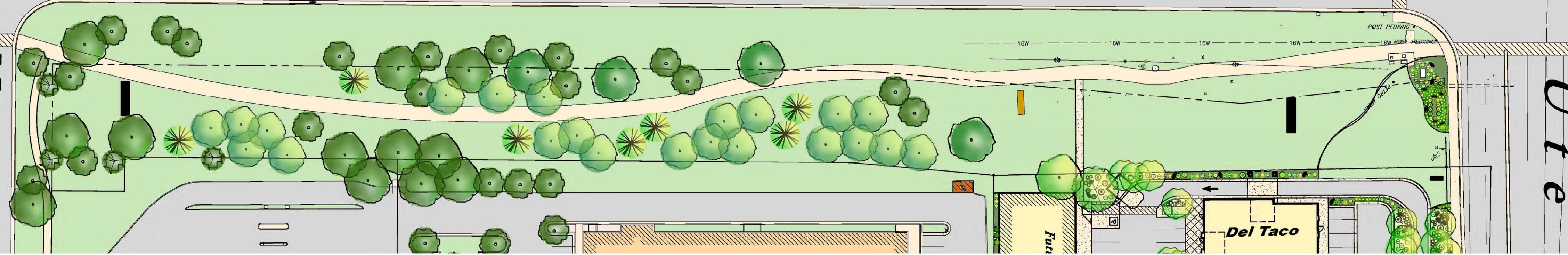
Exhibit 4

S R - 224



N e w p

U t e



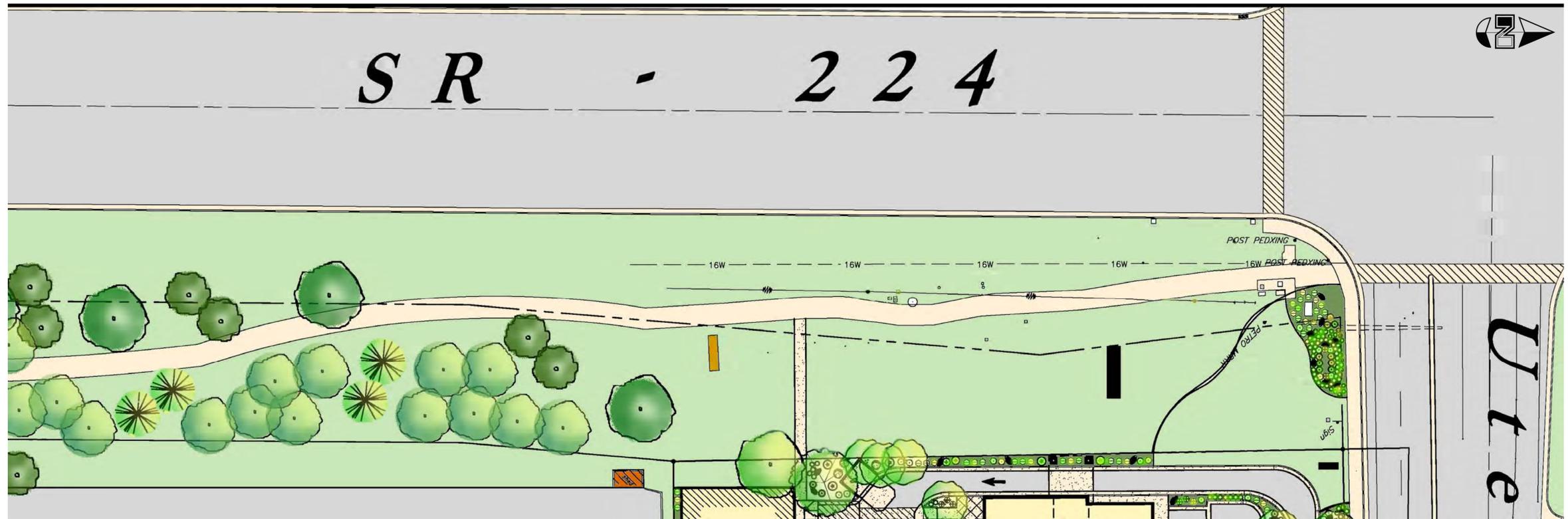
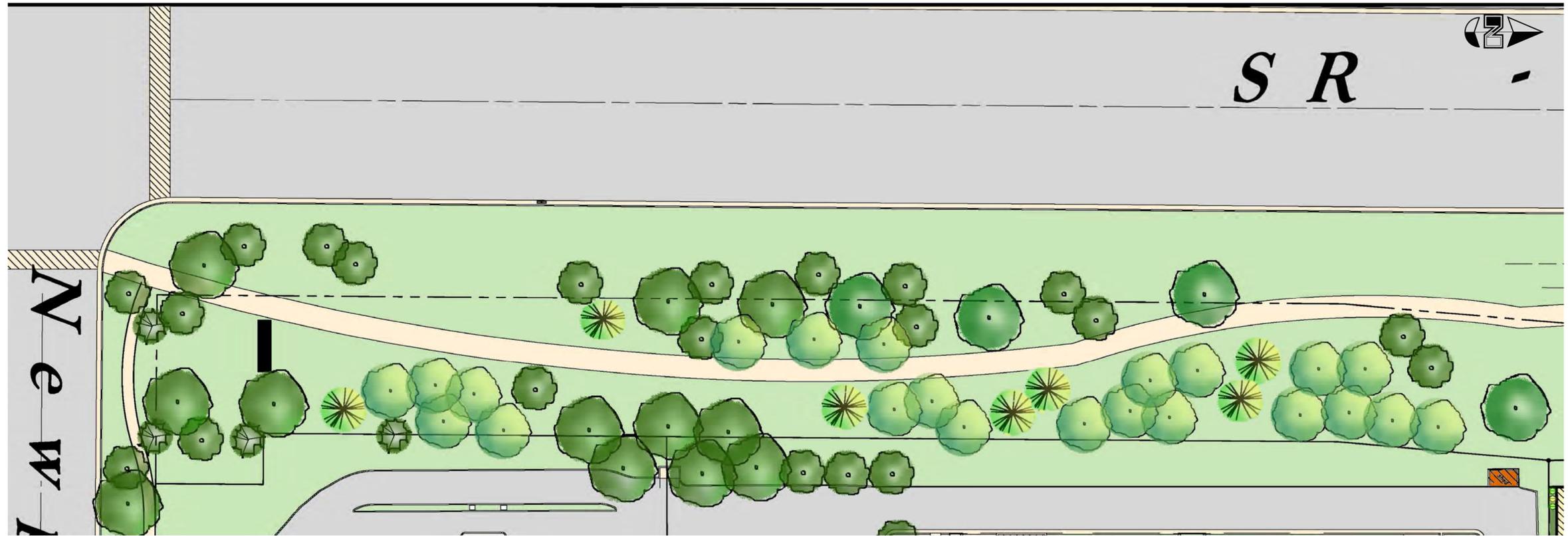
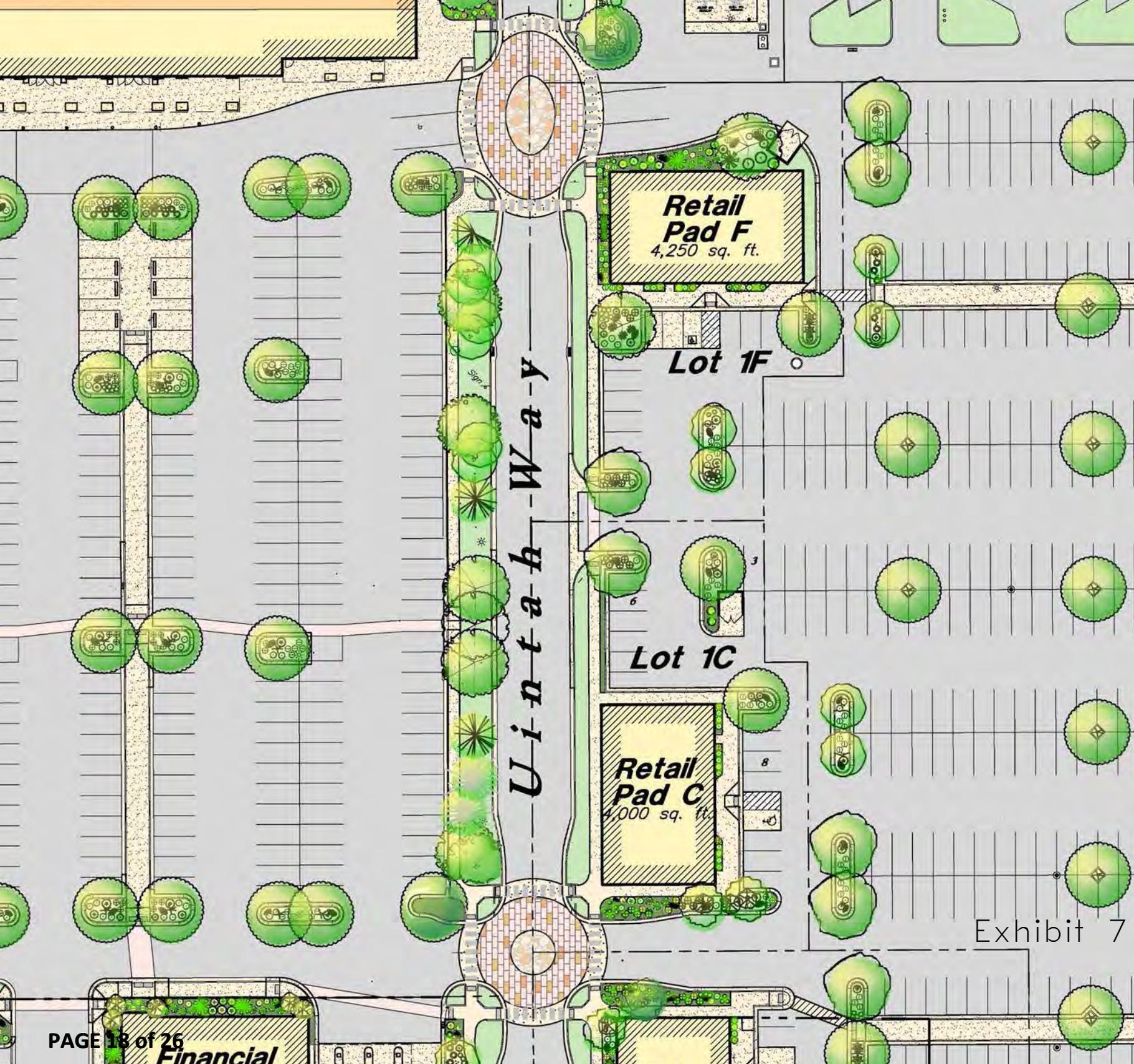


Exhibit 6



Retail Pad F
4,250 sq. ft.

Lot 1F

Lot 1C

Retail Pad C
4,000 sq. ft.

U i n t a h - W a y

Exhibit 7





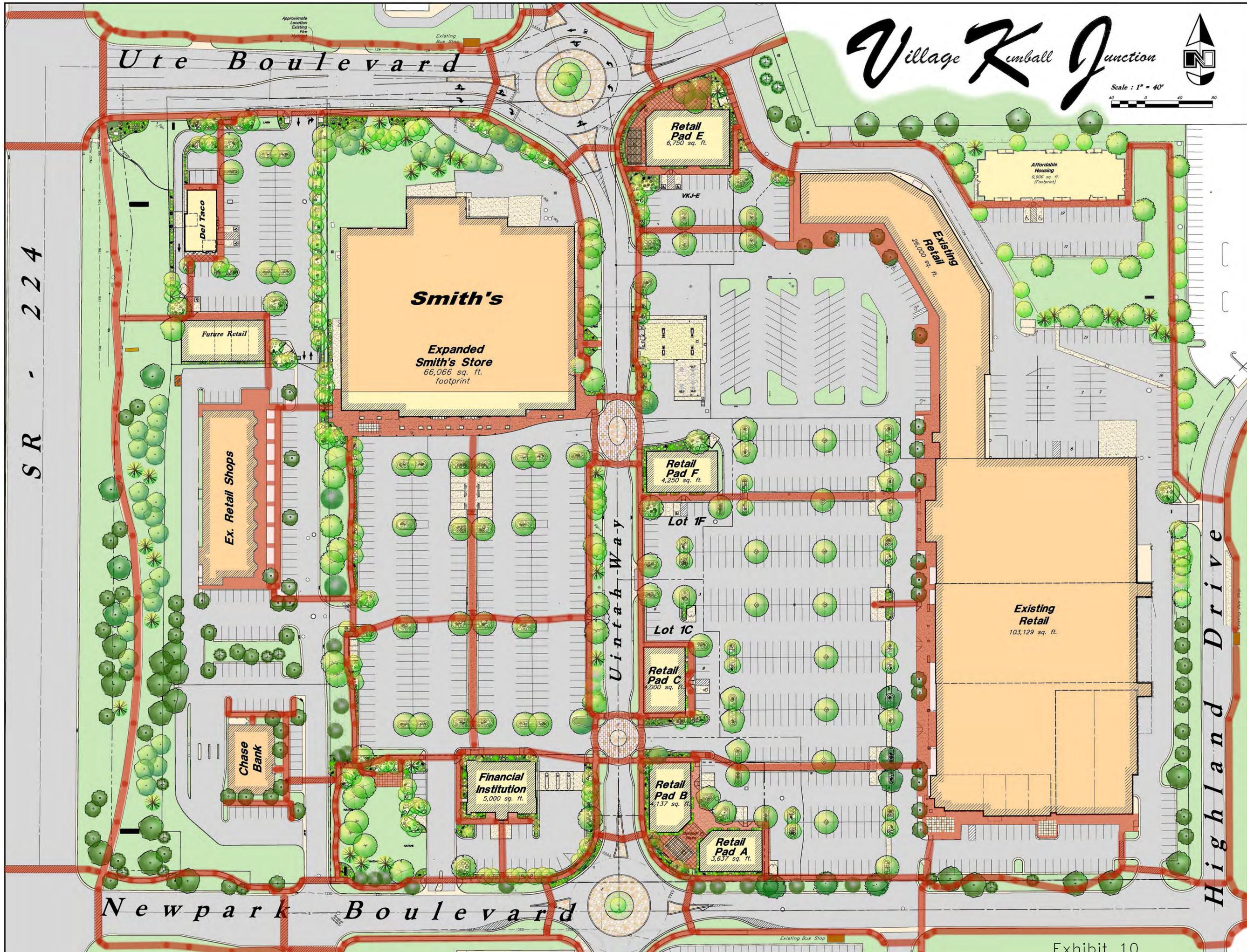
Ute Boulevard

Village Kimball Junction

Scale: 1" = 40'



SR - 224



Del Taco

Future Retail

Ex. Retail Shops

Chase Bank

Smith's

Expanded Smith's Store
66,066 sq. ft. footprint

Financial Institution
5,000 sq. ft.

Retail Pad E
6,750 sq. ft.

Retail Pad F
4,250 sq. ft.

Retail Pad C
6,000 sq. ft.

Retail Pad B
137 sq. ft.

Retail Pad A
3,637 sq. ft.

Existing Retail
26,000 sq. ft.

Affordable Housing
9,908 sq. ft. (Footprint)

Existing Retail
103,129 sq. ft.

Utah Way

Highland Drive

Newport Boulevard

Designed by: ---
Drafted by: ---
Client Name: ---

SMC72LS-0V

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Phone: (801) 551-8551
Fax: (801) 551-8551

Overall Landscape Plan
The Village at Kimball Junction
Summit County, Utah

21 Nov, 2011
SHEET NO.

LS

Exhibit 10



Center

WAL
LAND

UTE BLVD

SMITHS

NEWPARK BLVD

SR-224

REDSTONE

REDSTONE

- UNMAINTAINED
- MAINTAINED
- PHASE 1
- PHASE 2

Bret Wahlen

Subject: FW: NCG station at Kimball Junction

From: Gordon Larsen [<mailto:Gordon.Larsen@questar.com>]

Sent: Monday, February 20, 2012 4:33 PM

To: Bret Wahlen

Subject: RE: NCG station at Kimball Junction

Bret, thanks for the call. First CNG for Compressed Natural Gas or NGV for Natural Gas Vehicle. We typically start with 2 or 3 dispensers for 4 or 6 hoses to accommodate the growth we are seeing. We have covered the I15 corridor quite well so dedicated vehicles can operate from Logan to LA with no problem. We are trying to spread out more on I40, I70 and I80 to accommodate the east and west traffic. We are experiencing more and more larger vehicles so we are trying to install the equipment at stations that not only have room for the equipment but also can accommodate larger and larger vehicles. Most big fleets will install their own station once they get above 5 or 10 vehicles but they use the public stations to get started and as back up sometimes when they are working out of town. Our preference is to be in conjunction with a C Store so drivers can get fuel and a drink or snack just like they are used to doing. We typically spend between 500 and 750 K or more to install the equipment so we cannot put one on every corner as we would like to. We do pay the property owner 5 or 7 cents per gallon depending on if it is a manned or card lock station. We would really like to install something in the Kimball Junction area but we have to make sure the station can accommodate the customers so it will be utilized enough to make the economics work. The Top Stop in Park City that we currently have does not have adequate space to expand above the 2 hoses that they currently have. Hope this helps. Let me know if you would like me to come up for a meeting or a site visit. Thanks Gordon

From: Bret Wahlen [<mailto:bgw@gbesouth.com>]

Sent: Sunday, February 19, 2012 8:44 AM

To: Gordon Larsen

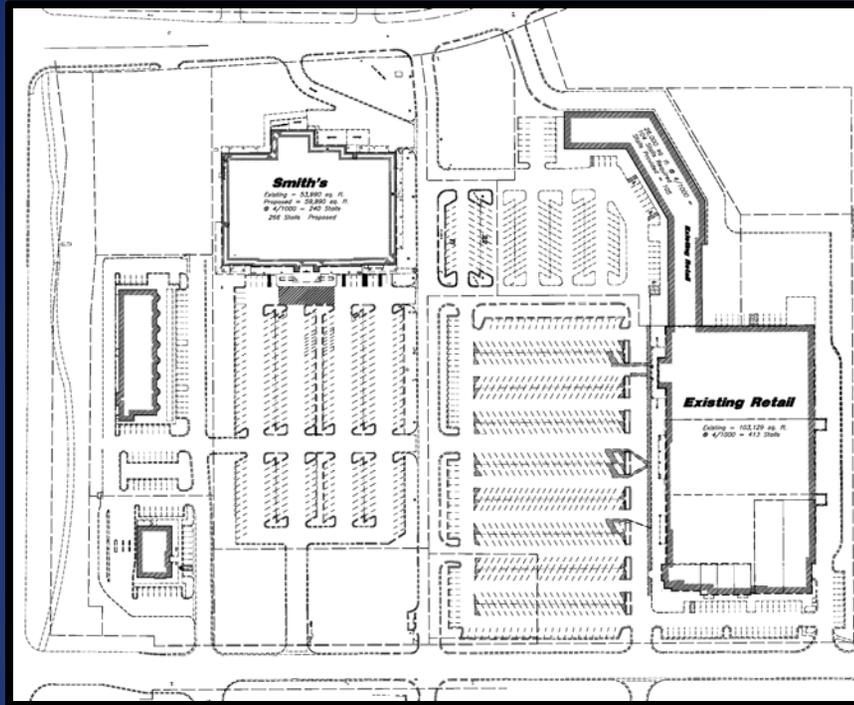
Cc: Sorensen, Steven M; Tiffanie Robinson; Kent Wilkerson

Subject: NCG station at Kimball Junction

Gordon, thanks for talking to me on Friday. I just wanted to recap our discussion and make sure that I fully understand your natural gas program and your goals that you want to meet with your NCG stations. You indicated that you would like four dispensers with the capacity of adding additional dispensers (up to 8 dispensers). You also stated that your goal would be to be near I-80 and to service all sizes of vehicles and trucks. The trucks that you intend to service would be all sizes and include garbage trucks, buses, and delivery trucks. You indicated that the largest area of conversions to CNG were happening largely with the bigger service industry vehicles. You identified that it would take 3-5 minutes to fuel a smaller vehicle and up to 10 minutes with a service vehicle. The fuel station would be equipped by Questar and would be paid between 5 and 7 cents per gallon. You would prefer a convenience store location. Could you confirm our discussion and correct any inaccuracies that I may have misunderstood!

*Bret Wahlen, P.E. President
Great Basin Engineering - South
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Salt Lake City, Utah 84116
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Existing Site

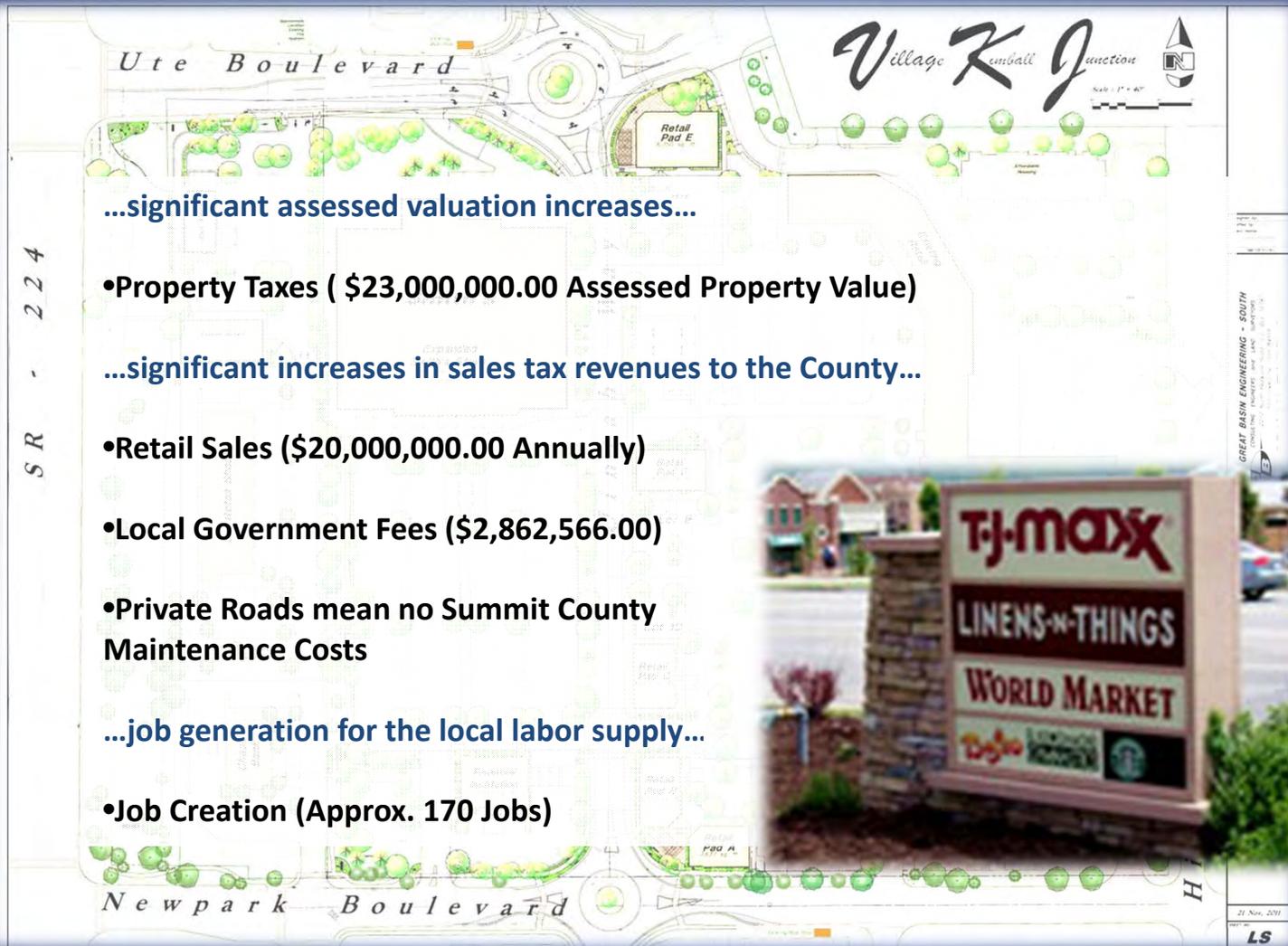


Proposed Site Plan



Site Plan Comparison

Exhibit 13



...significant assessed valuation increases...

- Property Taxes (\$23,000,000.00 Assessed Property Value)

...significant increases in sales tax revenues to the County...

- Retail Sales (\$20,000,000.00 Annually)

- Local Government Fees (\$2,862,566.00)

- Private Roads mean no Summit County Maintenance Costs

...job generation for the local labor supply...

- Job Creation (Approx. 170 Jobs)

Score

10



Tax Base and Economic Enhancement

Exhibit 14

From: [Kent Wilkerson](#)
To: [Tiffanie Robinson](#)
Subject: VKJ discussion
Date: Thursday, February 23, 2012 11:20:36 AM

Tiffanie – I'm holding you up sorry.

Here is the executive summary per our discussion – more detail will come later:

The Uintah Way features have been referred to as 'false' roundabouts. They are not roundabouts but 'street markings', 'architectural features', 'street enhancement' or similar. The features could be constructed as traffic calming also. However the overall intersections designs needs to be justified.

I recommend the Council grant approval with the addition of the Uintah Way features for 'aesthetic' and 'traffic calming' as generally illustrated. An intersection alternatives analysis, approved by engineering and planning staff, will be required prior to the first low impact permit issuance. It will be consistent with recognized traffic standards and promote the goals of a pedestrian environment, more or less as illustrated.

Kent S. Wilkerson, P.E.

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