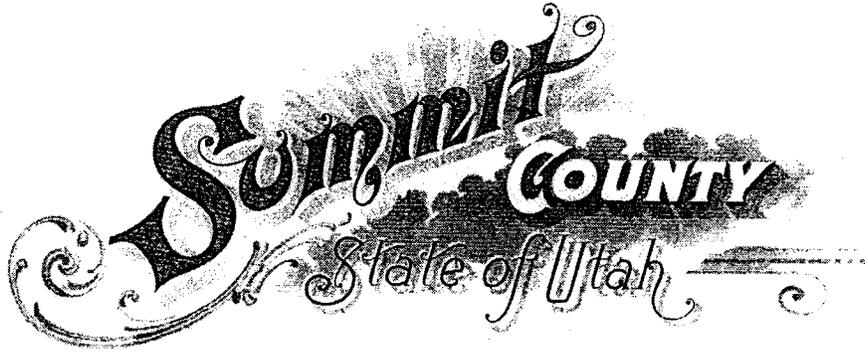


Auditor

Blake Frazier



November 16, 2012

County Council;

Please consider approving the BOE Stipulations on November 28th. They will be prepared for your review by Travis Lewis prior to that date.

Thank You,

A handwritten signature in black ink, appearing to read "Kathryn Rockhill". The signature is written in a cursive, flowing style.

Kathryn Rockhill  
BOE Clerk

# 2012 BOE Adjustments

Serial #	New Market Value	Old Market Value	MV Difference	New Taxable Value	Old Taxable Value
71-DA-1	\$ 319,235.00	\$ 319,235.00	\$ -	\$ 175,579.00	\$ 319,235.00
BH-3	\$ 626,965.00	\$ 860,959.00	\$ (233,994.00)	\$ 399,748.00	\$ 860,959.00
BH-4	\$ 496,291	\$ 595,607	\$ (99,316.00)	\$ 307,940	\$ 595,607
CCRK-B-21	\$ 90,000	\$ 90,000	\$ -	\$ 49,500	\$ 90,000
CT-43-A	\$ 55,000	\$ 142,506	\$ (87,506.00)	\$ 30,250	\$ 142,506
DC-83	\$ 1,459,960	\$ 1,927,040	\$ (467,080.00)	\$ 1,459,960	\$ 1,927,040
FGC-2	\$ 477,200.00	\$ 520,000.00	\$ (42,800.00)	\$ 262,460.00	\$ 520,000.00
FM-C-83	\$ 376,725	\$ 475,531	\$ (98,806.00)	\$ 231,186	\$ 475,531
HPCR-109-AM	\$ 275,000	\$ 330,000	\$ (55,000.00)	\$ 275,000	\$ 330,000
JLC-101	\$ 818,100.00	\$ 1,000,000.00	\$ (181,900.00)	\$ 818,100.00	\$ 1,000,000.00
KRD-3	\$ 475,000.00	\$ 475,000.00	\$ -	\$ 261,250.00	\$ 475,000.00
LR-2-134	\$ 94,448.00	\$ 95,800.00	\$ (1,352.00)	\$ 51,946.00	\$ 95,800.00
PCBC-1	\$ 294,000	\$ 359,370	\$ (65,370.00)	\$ 294,000	\$ 359,370
PCBC-10	\$ 411,600	\$ 503,960	\$ (92,360.00)	\$ 411,600	\$ 503,960
PCBC-11	\$ 243,100	\$ 296,516	\$ (53,416.00)	\$ 243,100	\$ 296,516
PCBC-12	\$ 286,200	\$ 348,799	\$ (62,599.00)	\$ 286,200	\$ 348,799
PCBC-13	\$ 215,600	\$ 262,988	\$ (47,388.00)	\$ 215,600	\$ 262,988
PCBC-14	\$ 129,400	\$ 158,400	\$ (29,000.00)	\$ 129,400	\$ 158,400
PCBC-15	\$ 158,900	\$ 186,060	\$ (27,160.00)	\$ 158,900	\$ 186,060
PCBC-16	\$ 305,800	\$ 372,713	\$ (66,913.00)	\$ 305,800	\$ 372,713
PCBC-17	\$ 178,400	\$ 217,173	\$ (38,773.00)	\$ 178,400	\$ 217,173
PCBC-18	\$ 880,100	\$ 1,075,960	\$ (195,860.00)	\$ 880,100	\$ 1,075,960
PCBC-19	\$ 1,005,600	\$ 1,229,635	\$ (224,035.00)	\$ 1,005,600	\$ 1,229,635
PCBC-2	\$ 270,500	\$ 330,561	\$ (60,061.00)	\$ 270,500	\$ 330,561
PCBC-20	\$ 392,000	\$ 480,167	\$ (88,167.00)	\$ 392,000	\$ 480,167
PCBC-21	\$ 221,500	\$ 271,640	\$ (50,140.00)	\$ 221,500	\$ 271,640
PCBC-22	\$ 152,900	\$ 185,790	\$ (32,890.00)	\$ 152,900	\$ 185,790
PCBC-23	\$ 231,300	\$ 283,316	\$ (52,016.00)	\$ 231,300	\$ 283,316
PCBC-24	\$ 223,500.00	\$ 272,476.00	\$ (48,976.00)	\$ 223,500.00	\$ 272,476.00
PCBC-25	\$ 211,700.00	\$ 259,226.00	\$ (47,526.00)	\$ 211,226.00	\$ 259,226.00
PCBC-26	\$ 333,200.00	\$ 407,600.00	\$ (74,400.00)	\$ 333,200.00	\$ 407,600.00
PCBC-29	\$ 149,000.00	\$ 183,332.00	\$ (34,332.00)	\$ 149,000.00	\$ 183,332.00
PCBC-3	\$ 164,700	\$ 201,020	\$ (36,320.00)	\$ 164,700	\$ 201,020
PCBC-30	\$ 223,500	\$ 272,861	\$ (49,361.00)	\$ 223,500	\$ 272,861
PCBC-31	\$ 264,600	\$ 322,432	\$ (57,832.00)	\$ 264,600	\$ 322,432
PCBC-4	\$ 186,200	\$ 227,585	\$ (41,385.00)	\$ 186,200	\$ 227,585
PCBC-6	\$ 131,300	\$ 160,078	\$ (28,778.00)	\$ 131,300	\$ 160,078
PCBC-7	\$ 131,300	\$ 159,946	\$ (28,646.00)	\$ 131,300	\$ 159,946
PCBC-8	\$ 131,300	\$ 159,830	\$ (28,530.00)	\$ 131,300	\$ 159,830
PCBC-9	\$ 225,400	\$ 275,908	\$ (50,508.00)	\$ 225,400	\$ 275,908
PI-B-20	\$ 145,000.00	\$ 203,855.00	\$ (58,855.00)	\$ 145,000.00	\$ 203,855.00
PI-B-21	\$ 85,000.00	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 85,000.00

PI-D-31	\$	45,000.00	\$	84,000.00	\$	(39,000.00)	\$	45,000.00	\$	84,000.00
PI-D-52	\$	85,000	\$	134,262	\$	(49,262.00)	\$	85,000	\$	134,262
PI-F-44	\$	60,000.00	\$	85,000.00	\$	(25,000.00)	\$	60,000.00	\$	85,000.00
PI-F-49	\$	60,000.00	\$	76,500.00	\$	(16,500.00)	\$	60,000.00	\$	76,500.00
POV-95	\$	345,095.00	\$	345,095.00	\$	-	\$	189,802.00	\$	345,095.00
PP-87-5	\$	184,511	\$	295,000	\$	(110,489.00)	\$	184,511	\$	295,000
RP-T-61	\$	327,000.00	\$	350,000.00	\$	(23,000.00)	\$	179,850.00	\$	350,000.00
RVR-4-AM	\$	625,000.00	\$	704,465.00	\$	(79,465.00)	\$	258,847.00	\$	704,465.00
SG-A-91	\$	515,326.00	\$	515,326.00	\$	-	\$	295,129.00	\$	515,326.00
SGR-1-11	\$	90,000.00	\$	150,000.00	\$	(60,000.00)	\$	90,000.00	\$	150,000.00
SGR-1-28	\$	90,000.00	\$	160,000.00	\$	(70,000.00)	\$	90,000.00	\$	160,000.00
SGR-1-3	\$	80,000.00	\$	150,000.00	\$	(70,000.00)	\$	80,000.00	\$	150,000.00
SRM-1-AM	\$	526,974	\$	660,081	\$	(133,107.00)	\$	331,435	\$	660,081
VPJR-B-14	\$	340,000.00	\$	376,800.00	\$	(36,800.00)	\$	187,000.00	\$	376,800.00
WA-17-12	\$	31,213	\$	51,051	\$	(19,838.00)	\$	31,213	\$	51,051
WS-76	\$	22,000.00	\$	37,500.00	\$	(15,500.00)	\$	22,000.00	\$	37,500.00
WS-77	\$	38,000.00	\$	85,000.00	\$	(47,000.00)	\$	38,000.00	\$	85,000.00
WV-21	\$	120,000.00	\$	150,000.00	\$	(30,000.00)	\$	120,000.00	\$	150,000.00
<b>Totals for 11/28/2012</b>	<b>\$</b>	<b>17,131,643.00</b>	<b>\$</b>	<b>20,995,955.00</b>	<b>\$</b>	<b>(3,864,312.00)</b>	<b>\$</b>	<b>14,652,832.00</b>	<b>\$</b>	<b>20,995,955.00</b>
<b>Totals for 11/14/2012</b>	<b>\$</b>	<b>25,635,298.00</b>	<b>\$</b>	<b>30,178,915.00</b>	<b>\$</b>	<b>(4,543,617.00)</b>	<b>\$</b>	<b>19,413,938.00</b>	<b>\$</b>	<b>30,178,915.00</b>
<b>Totals for 11/7/2012</b>	<b>\$</b>	<b>33,461,193.00</b>	<b>\$</b>	<b>34,639,261.00</b>	<b>\$</b>	<b>(1,178,068.00)</b>	<b>\$</b>	<b>31,299,683.00</b>	<b>\$</b>	<b>34,639,261.00</b>
<b>Totals for 10/31/2012</b>	<b>\$</b>	<b>33,144,825.00</b>	<b>\$</b>	<b>40,535,768.00</b>	<b>\$</b>	<b>(7,390,943.00)</b>	<b>\$</b>	<b>30,963,681.00</b>	<b>\$</b>	<b>40,535,768.00</b>
<b>Totals for 10-24-2012</b>	<b>\$</b>	<b>121,728,378.00</b>	<b>\$</b>	<b>149,002,842.00</b>	<b>\$</b>	<b>(27,274,464.00)</b>	<b>\$</b>	<b>103,844,981.00</b>	<b>\$</b>	<b>149,002,842.00</b>
<b>Totals for 10/10/2012</b>	<b>\$</b>	<b>86,042,006.00</b>	<b>\$</b>	<b>102,778,872.00</b>	<b>\$</b>	<b>(16,736,866.00)</b>	<b>\$</b>	<b>71,107,144.00</b>	<b>\$</b>	<b>102,778,872.00</b>
<b>Totals for 10-3-2012</b>	<b>\$</b>	<b>38,591,363.00</b>	<b>\$</b>	<b>47,578,853.00</b>	<b>\$</b>	<b>(8,987,490.00)</b>	<b>\$</b>	<b>28,377,158.00</b>	<b>\$</b>	<b>47,578,853.00</b>
<b>Totals for 9-26-2012</b>	<b>\$</b>	<b>59,278,729.00</b>	<b>\$</b>	<b>69,288,965.00</b>	<b>\$</b>	<b>(10,010,236.00)</b>	<b>\$</b>	<b>42,301,770.00</b>	<b>\$</b>	<b>69,288,965.00</b>
<b>Totals for 9/19/2012</b>	<b>\$</b>	<b>61,834,634.00</b>	<b>\$</b>	<b>58,697,816.00</b>	<b>\$</b>	<b>3,136,818.00</b>	<b>\$</b>	<b>52,024,580.00</b>	<b>\$</b>	<b>58,697,816.00</b>
<b>Totals For 9/12/2012</b>	<b>\$</b>	<b>85,543,866.00</b>	<b>\$</b>	<b>91,568,057.00</b>	<b>\$</b>	<b>(6,024,171.00)</b>	<b>\$</b>	<b>66,650,057.00</b>	<b>\$</b>	<b>91,568,057.00</b>
<b>Totals For 8/29/2012</b>	<b>\$</b>	<b>46,659,094.00</b>	<b>\$</b>	<b>48,620,199.00</b>	<b>\$</b>	<b>(1,961,105.00)</b>	<b>\$</b>	<b>37,170,923.00</b>	<b>\$</b>	<b>48,620,199.00</b>
<b>RunningTotal</b>	<b>\$</b>	<b>609,051,029.00</b>	<b>\$</b>	<b>693,885,503.00</b>	<b>\$</b>	<b>(84,834,454.00)</b>	<b>\$</b>	<b>497,806,747.00</b>	<b>\$</b>	<b>693,885,503.00</b>

So far this year(2012)the Market value decrease is (\$ 84,834,454) As of 11/28/2012  
The total number of Appeals for 2012 is 1,841 we have sent 1,035 of those for your approval as of November28, 2012.  
This is 56% of the Appeals.

To: Summit County Council

From: Richard Bullough, Director Summit County Health Department

Date: 11/20/2012

Re: Echo Sewer Special Service District Minimum Rates

*Background* – Summit County Resolution # 2012-25, adopted and approved October 3, 2012, established minimum rates for sewer services for the town of Echo, Utah. Minimum rates were set at \$45.00 per ERU, per month. However, the Summit County Council, acting as the Governing Authority of the Echo Sewer Special Service District, requested additional information defining the number of Equivalent Residential Units (ERU) to be applied to residential vs commercial dwellings and establishing a fee for new connections to the District's sewer system. This information is provided in **Exhibit B**.

*Requested Action* – We ask that the Summit County Council, acting as the Governing Authority of the Echo Sewer Special Service District, amend Summit County Resolution # 2012-25 to include **Exhibit B**, which defines the number of Equivalent Residential Units (ERU) to be applied to residential vs commercial dwellings and establishes the fee for new connections to the District's sewer system.

ECHO SEWER SPECIAL SERVICE DISTRICT,

SUMMIT COUNTY, UTAH

RESOLUTION NO. 2012-25

EXHIBIT B

Summary of Minimum Billing Rates

ALL FEES ARE TO BE PAID UPON INVOICING

Residential (Equals 1 Equivalent Residential Unit)	\$45.00/month
Commercial (Equals 2 Equivalent Residential Units)	\$90.00/month
New Connection	\$1,500.00

**ECHO SEWER SPECIAL SERVICE DISTRICT,  
SUMMIT COUNTY, UTAH**

**SEWER RATE RESOLUTION  
OCTOBER 3, 2012**

**RESOLUTION NO. 2012-25**

**A RESOLUTION ESTABLISHING AND FIXING RATES FOR SEWER SERVICES TO ADEQUATELY SERVICE SEWER REVENUE BONDS.**

WHEREAS, the Echo Sewer Special Service District, Summit County, Utah (the "District") desires to acquire and construct sewer system improvements to the District's sewer system, and related matters (the "System") (the "Project"); and

WHEREAS, the District desires to finance the Project by issuing Sewer Revenue Bonds in the anticipated amount of \$218,000 ("Bonds") with a grant in the anticipated amount of \$251,000, which the District will receive but not be required to repay; and

WHEREAS the Revenue from the System is necessary to pay for operations and maintenance expenses and to service the District's sewer revenue bonds; and

WHEREAS pursuant to Utah Code Section 17B-1-643, the rates charged for sewer services may be increased after a public hearing; and

WHEREAS the Echo Sewer Special Service District has previously complied with the Notice requirements of Section 17B-1-634 and has held a public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Summit County Council acting as the Governing Authority of the Echo Sewer Special Service District, Summit County, Utah, as follows:

Section 1: The Governing Authority hereby adopts the attached Echo Sewer Special Service District Summary of Fees.

Section 2: The rate contained on EXHIBIT A of the attached Summary of Fees will become effective November 1, 2012. The Governing Board may also from time to time, and by resolution, establish various classes of users and enact rules for levying, billing, guaranteeing and collecting charges for sewer services, amend sewer system rates, and

enact or amend all other rules, charges, or assessments necessary for the management and control of the sewer system.

Section 3. The Governing Board may from time to time fix by agreement or resolution special rates and conditions upon such terms as they may deem proper for users of the sewer service making use thereof under exceptional circumstances.

Section 4. The Governing Authority is constituted as a board of equalization of sewer rates to hear complaints and make corrections of any assessments or charges deemed to be illegal, unequal, or unjust.

Section 5. Irrespective of the occupant, user, tenant, co-tenant, permissive user, contract purchaser, or any other person, firm, partnership, corporation or entity being in possession of the premises to which a sewer connection is supplied or service is made available, the owner of the premises according to the records of the Summit County Recorder as of the date the charge, fee, or assessment is made, unless designated otherwise, shall be legally responsible for the payment of all charges, fees, assessments, obligations or liabilities of a sewer system user.

Adopted and approved this October 3, 2012.

*David Yu*

County Chair acting as Chair of the SSD

ATTEST:

*Kandice*

County Clerk



EXHIBIT A

Summary of Fees

ALL FEES ARE TO BE PAID UPON INVOICING

Sewer Utilities Rate

Base Sewer Rate      \$45.00 per month per ERU



## STAFF REPORT

**To:** Summit County Council (SCC)  
**Report Date:** Wednesday, November 21, 2012  
**Meeting Date:** Wednesday, November 28, 2012  
**Author:** Kimber Gabryszak, AICP  
**Project Name:** Deer Meadows Specially Planned Area (SPA), designation and plan

---

**EXECUTIVE SUMMARY:** The applicant, Pete Gilwald on behalf of the property owners, is requesting consideration of a Specially Planned Area (SPA) designation and SPA plan to place eight (8) units of density on approximately 116 acres in the Toll Canyon area. The SCC previously reviewed a proposal for twenty-one (21) lots in work session; the applicant has revised the plan to include only eight (8) lots in response to SCC discussion.

Staff requests SCC discussion, feedback, and direction on the revised eight-lot plan.

**For the convenience of the SCC, new information has been highlighted in yellow.** The remaining information has been previously provided, and remains in the report for the reference of the SCC. Previous exhibits and emails have not been included but can be provided to the SCC upon request.

### A. Project Description

- **Project Name:** Deer Meadows SPA
- **Project Type:** Specially Planned Area – designation and plan
- **Applicant(s):** Pete Gilwald
- **Property Owner(s):** Deer Meadows LLC
- **Location:** ~ 1963 Pine Meadows Drive (see exhibit A)
- **Zone District:** AG-100
- **Adjacent Land Uses:** Rural subdivision, undeveloped land
- **Existing Uses:** Vacant, cabins
- **Parcel Number and Size:** SS-142-E-2-B (4.16 acres);  
SS-142-E-2-C (3.31 acres);  
SS-142-E-2-D (5.99 acres);  
SS-142-E-2-E (17.12 acres);  
SS-142-E-2-F (21.97);  
SS-142-E-2-G (47.08 acres);  
SS-142-E-2-A (17.16 acres);  
Total – 116.79 acres
- **Lot of Record Status:** Together the parcels constitute one (1) Lot of Record
- **Type of Process:** Legislative
- **Future Routing:** None
- **Base Density:** One (1) unit
- **Requested Density:** Eight (8) units

### B. Background

In 2008, the property owners applied for a Development Agreement to transfer development rights from lots in the Pine Meadows subdivisions onto their parcel, for a total of eight (8) lots. Following a positive recommendation from the ESCPC, the Board of County Commissioners voted to deny the application, based on the failure to provide benefit to the general public.

In 2010, the property owners submitted a new application for twenty-one (21) lots, through a SPA process. The Eastern Summit County Planning Commission (ESCPC) reviewed this proposal numerous times:

- December 1, 2012 – work session
- January 5, 2011 – work session
- September 7, 2011 – work session
- September 21, 2011 – work session
- October 19, 2011 – public hearing, no action scheduled
- November 2, 2011 – work session to discuss public input
- December 7, 2011 – public hearing
- January 18, 2012 – public hearing, 3:3 vote, forwarding no recommendation to the SCC

The SCC reviewed the 21-lot SPA proposal on several occasions as well:

- March 14, 2012 – work session
- June 13, 2012 – site visit (Council Members Elliott, Robinson, and Ure)
- June 20, 2012 – work session

Since the work session on June 20, 2012, the applicant has been working on revisions to the plan in response to SCC feedback. The applicant has reduced the number of requested lots from 21 to eight (8), with the proposed community benefits remaining the same as presented to the SCC in June, 2012.

C. **Community Review**

This item has been scheduled as a work session. A noticed public hearing will be held prior to any final action, with postcards mailed to all property owners within 1000' of the project.

D. **Identification and Analysis of Issues**

**Service Provider Review:**

- **Pine Meadow Ranch HOA** – The HOA provided opposition to the 21-lot proposal. The applicant has since revised the plan to match the 2008 plan, which was supported by the HOA. The HOA entered into an agreement with the applicant in 2008 to support an 8-lot plan; Staff is awaiting verification from the HOA that they will continue upholding that agreement.
- **Questar** – no natural gas is available in this area
- **Rocky Mountain Power** – Rocky Mountain Power has equipment near the location of the proposed development. The field engineer has expressed concern about loading issues as well as voltage issues that may arise in this area due to the addition of 21 new lots. In order for Rocky Mountain Power to provide adequate voltage to the proposed development, there may be costs involved to upgrade our equipment in this area. The financing for these upgrades (if necessary) will be the responsibility of the developer.

- Summit County Fire Warden – the Summit County Fire Warden provided a review of the project
- Summit County Health Department – Zone 4 groundwater and surface water protection zones present. Zone 1 and possibly 2 do not allow septic systems, Zone 4 restricts chemical plants, animal feed lots, etc.
- Summit County Weed Inspector – Weed control plan needed

### **Density**

The base zoning in this area is AG-100. Under the current zoning, the applicant is eligible for one dwelling unit. The applicant is requesting the creation of seven (7) new lots (8 total units) through the SPA process.

### **Access**

The area contains a large number of cabin lots. However, access to this area can be difficult, especially during the winter months. The County Engineer has informed staff that most of the existing roads serving the Forest Meadows/Pine Meadows area do not meet the standards for private roads, primarily because of excessive grade (greater than 8-10%), and also due to inadequate width in some areas. If approved, the project will need to meet County infrastructure standards.

### **Community Benefits**

In order to receive the additional density, the applicant must demonstrate that the proposal is in the best interest of the health, safety, and welfare of the residents of Summit County, and that there are tangible benefits. The applicant has proposed the following community benefits:

- a contribution to the Pine Meadows HOA in the amount of \$5,000 per lot, at the time of recordation of the plat, for road improvements
- the maintenance of 90% open space by designating limits of disturbance and prohibiting fencing outside of those limits
- a private Real Estate Transfer Fee in the amount of 1% to be paid to the HOA for ongoing infrastructure maintenance at time of sale of any lot in Deer Meadows
- extinguishment of a platted unit of density in the Pine Meadows area for each of the seven (7) new lots, prior to building permit

### **Other Topics**

The following topics were of concern to the ESCPC, and may be discussed further at the SCC's choosing:

- Proposed community benefits – do they justify the seven (7) additional lots?
- Details of the proposed development agreement (DA) – Staff recommends that, if an approval is considered, the SCC outline any recommended conditions and concerns so that they can be included in a future motion. Staff also recommends that the DA be processed separately from the SPA designation and plan, with general conditions included in any approval and specific details to be reviewed by the SCC in the DA at a later date.
- Precedent – concern has been expressed about an approval of Deer Meadows setting a precedent for neighboring properties. The applicant has asserted that if a precedent is set, it would include a requirement that HOA approval be given, which would be difficult or impossible for future applications.

- Whether or not unique circumstances exist that justify the SPA.

E. **Consistency with the General Plan**

Policy 3.1.2 of the General plan prohibits the creation of small ranchettes (generally, but not necessarily limited to parcels of approximately five (5) acres) except in approved Specially Planned Area Plans when it helps to significantly further the Vision for Eastern Summit County. The SCC may wish to discuss whether the proposed design of this subdivision will achieve that goal. See also the discussion in Section F of this report.

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

Section 11-3-9 of the Eastern Summit County Development Code addresses the purpose and intent of the SPA zone:

The SPA is intended to:

1. Permit innovative considerations in the development of land to ensure that development is undertaken in a manner that significantly further the goals and objectives of the Eastern Summit County General Plan;
2. Allow a creative approach to the development and use of the land and related physical facilities to produce better development, design and construction of quality and aesthetic amenities;
3. Allow for a choice in the type and quality of environments, including a mix of land uses, available to residents and the public;
4. Better relate residential, commercial, and industrial development with community facilities and infrastructure location, size, and design;

Before a SPA zone is designated in any area, the Planning Commission and County Council shall determine that the application meets the criteria in bold listed below. *The language in italics is the staff review, remaining generally as presented in the previous work sessions for the 21-lot proposal. If the SCC feels that eight (8) lots changes these findings, they may direct Staff to modify the review:*

- 1. That there are substantial tangible benefits to be derived by the general public of Eastern Summit County that significantly outweigh those that would otherwise be derived if development occurred under the provisions of the underlying zone district;**

*The applicant has identified tangible benefits in the form of a per-lot monetary contribution for road improvements; maintenance of 90% open space; extinguishment of density in the Pine Meadows area; and an internal 1% Real Estate Transfer Fee payable to the HOA upon any lot transfer in Deer Meadows. Staff recommends that the SCC discuss whether these constitute substantial tangible benefits worthy of an increase in density from one (1) unit to eight (8).*

- 2. That there are unique circumstances, above the normal limitations and allowances of the underlying zone, that justify the use of an SPA;**

*Staff fails to see unique circumstances for this property. The properties involved total slightly over 116 acres of forestland, contain two cabins, and are located within the AG-100 zone. Under the existing zoning, the base density would allow one cabin. There are numerous subdivisions that were platted prior to zoning in Eastern Summit County. Because mistakes were made in the past does not mean that these mistakes should be carried into the*

future. Because of the presence of so many other locations with similar circumstances, staff does not believe that there are unique circumstances to this property that justify the use of a SPA. If a SPA is approved on this property, staff believes that it would set a precedent that would essentially nullify the base density of all zones in Eastern Summit County. **SCC discussion on this topic is requested, based on the change from 21-lots to 8-lots and the change in HOA position.**

**3. That the development proposed in an application for SPA consideration is compatible with the rural, agricultural, and small town character of Eastern Summit County;**

*While there is development adjacent to this property with lot sizes of ~1 acre to 20 acres, the SCC should discuss whether creating the amount of density proposed fits the rural, agricultural, and small town character of Eastern Summit County.*

**4. That the development proposed in the application will not adversely affect the social, cultural, and rural values and institutions of Eastern Summit County;**

*The development may adversely affect the social, cultural, and rural values of Eastern Summit County, in part by eroding the ability of citizens to rely on the existing zoning as a basis for expectations of the types and densities of development that can be expected in a given area.*

**5. That the development proposed furthers the goals and objectives of the General Plan;**

*There appear to be a number of objectives within the General Plan that the Council should discuss, including the goal and objectives listed below:*

**GOAL: Support the logical growth of each municipality in Eastern Summit County and help each municipality maintain its unique identity, while promoting the Vision for Eastern Summit County.**

2.4 OBJECTIVE: Encourage development that is compatible with surrounding uses.

2.5 OBJECTIVE: Ensure that the costs of new development are borne by the developer.

2.6 OBJECTIVE: Establish policies that encourage growth within declared annexation overlay areas to maximize existing services and infrastructure.

2.7 OBJECTIVE: Encourage single-family residential development to minimize disturbance and be clustered.

**6. That the development proposed complies with criteria described in this Title for approving a development project, including;**

- a. The development evaluation standards contained in Chapter 2 of this Title;
- b. The criteria for approving an SPA that are described in Section 11-4-5 of this Title;
- c. The provisional requirements of development agreements in Section 11-6-10 of this Title; and

*Any proposed major development would be required to meet these criteria.*

**7. That approving an SPA zone district will not adversely affect the public health, safety, and general welfare.**

*Staff believes that the approval of the SPA may adversely affect the public health, safety, and general welfare by increasing density in an area zoned for one unit per 100 acres that is remote, difficult to serve, and is within an area that is at significant risk of wild fires.*

Section 11-4-6(F) of the Code defines the review procedure for major development under the SPA process (*see Exhibit O*). Prior to approving a major development, it shall conform to the following criteria:

**1. All aspects of the specific proposal shall be in compliance with and further the goals and objectives of the General Plan.**

*There appear to be a number of objectives within the General Plan that the Council should discuss, including the goal and objectives outlined in question #5 above.*

**2. All aspects of the specific proposal shall be in compliance with the Development Evaluation Standards provided in Chapter 2 of this Title.**

*The proposed development is required to meet these criteria.*

**3. The project, unless specifically involving a Specially Planned Area, shall comply with all zoning requirements described in Chapter 3 of this Title.**

*The proposed project involves a SPA.*

**4. The project shall comply with the Infrastructure Standards in Chapter 6 of this Title.**

*The proposed development is required to meet these criteria.*

**5. All new lots created shall be clustered to the greatest extent possible and practicable, or in a manner compatible with the objectives of the General Plan.**

*Staff recommends that the Council discuss whether covering the entire property with lots with individual building pads constitutes clustering.*

**6. The proposal shall ensure orderly growth within Eastern Summit County.**

*The proposal creates a development that is **eight (8)** times greater than base density in a somewhat remote and difficult area to access in exchange for modest public benefits. This may not be considered orderly growth.*

**7. The proposal shall protect life and property from natural or manmade hazards.**

*There are concerns with access and risk of wild fire that the Commission may wish to discuss regarding this application.*

**8. The proposal shall prevent harm to neighboring properties and lands, including nuisances.**

*Staff has been informed by a number of nearby neighbors that they had purchased their property because of their reliance on the surrounding zoning and limited ability of surrounding properties to be subdivided. Permitting a subdivision that is 8 times greater than the base zoning could be seen as a nuisance to those neighboring property owners.*

**9. Development that will adversely affect the rural, small town character of Eastern Summit County in a significant manner is not appropriate and shall not be approved.**

*Staff believes that the development may adversely affect the social, cultural, and rural values of Eastern Summit County, in part by eroding the ability of citizens to rely on the existing zoning as a basis for expectations of the types and densities of development that can be expected in a given area.*

**10. The proposal shall not adversely affect the overall safety, health, and general welfare of the public.**

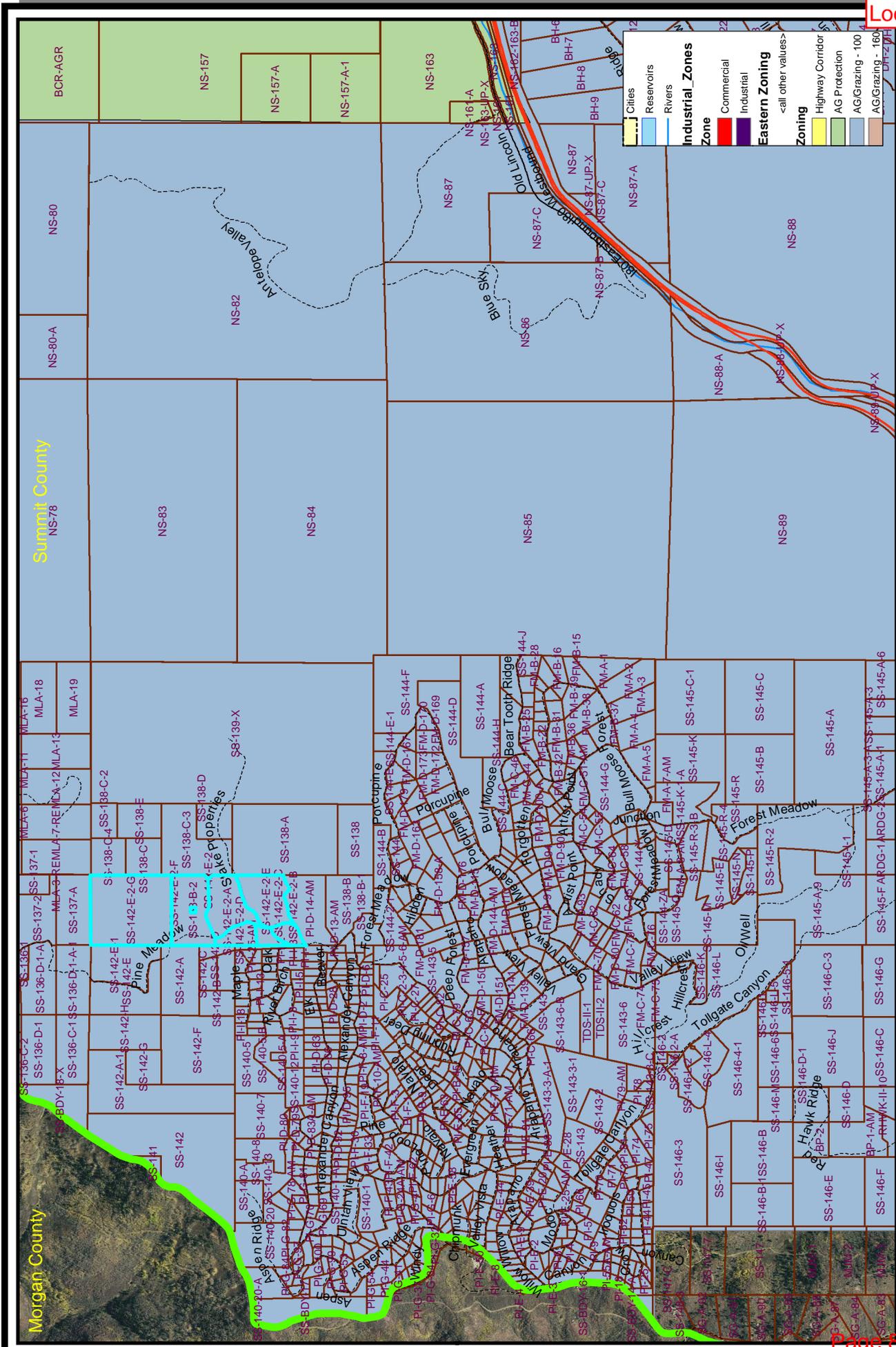
*Staff believes that the approval of the SPA may adversely affect the public health, safety, and general welfare by increasing density in an area zoned for one unit per 100 acres that is remote, difficult to serve, and has a significant fire hazard.*

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

Staff recommends that the SCC conduct a work session review the revised application. Staff further recommends that the SCC review the application and Code Criteria, and provide feedback and direction to Staff and the applicant on next steps.

**Attachment(s)**

- Exhibit A – Location and Zoning Map (page 8)
- Exhibit B – Previous 21-lot proposal (page 9)
- Exhibit C – Revised 8-lot proposal, plan (page 10)
- Exhibit D – Revised 8-lot proposal, applicant description (page 11)

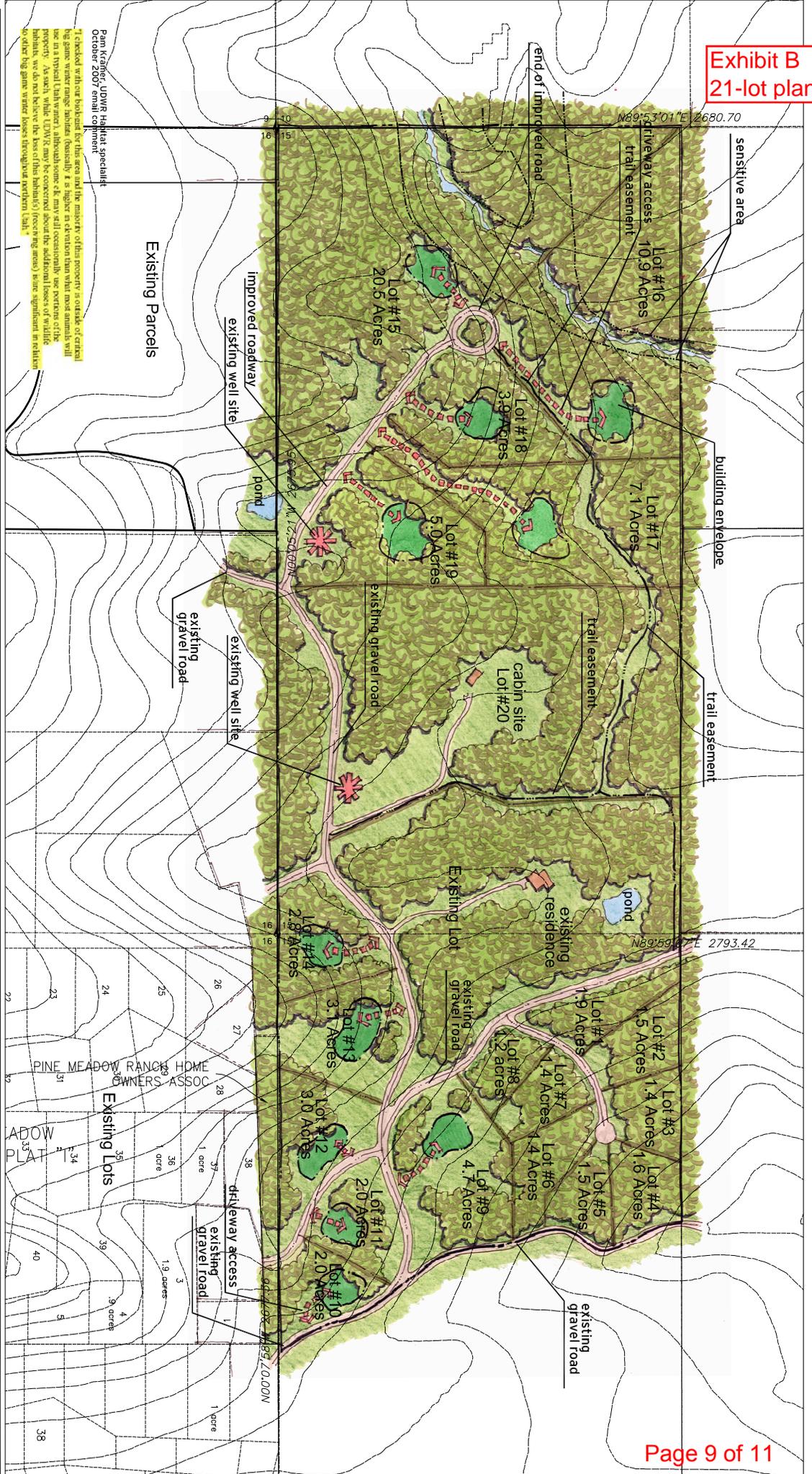


This drawing is neither a legally recorded map, nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources including Summit County. Summit County is not responsible for the timeliness or accuracy of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

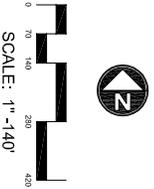
# Summit County, Utah Vicinity Map

Prepared by Summit County  
Community Development Department





Pam Kratner, UDWR Habitat Specialist  
October 2007 email comment  
I checked with our biologist for the area and the majority of this property is outside of critical big game winter range habitat. (Ideally it is higher in elevation than what most animals will use in a typical Utah winter, although some do occasionally use portions of the property. As such, while UDWR may be concerned about the additional losses of wildlife habitat, we do not believe the loss of this habitat (receiving area) is more significant in relation to other big game winter losses throughout northern Utah.



SCALE: 1" = 140'

September 07, 2011  
November 2, 2011

DEER MEADOWS LLC  
2910 E 2965 S  
SALT LAKE CITY, UTAH  
89104  
801-808-2332

**DEER MEADOW SPA APPLICATION SKETCH PLAN**

TOLLGATE CANYON  
SUMMIT COUNTY, UTAH

**NOTES:**

- 1) ALL LOTS TO BE SERVED BY PRIVATE WELLS OR CONNECT WITH ADJACENT PINE MEADOWS SERVICE AREA.
- 2) THE SYSTEM SUBJECT TO HEALTH DEPARTMENT APPROVAL.
- 3) FIRE PROTECTION PROVIDED BY NORTH SUMMIT FIRE DISTRICT.
- 4) DEER MEADOWS SHALL MAINTAIN ACCESS TO PARTICIPATE IN ANNUAL PINE MEADOWS RANGING COSTS FROM PROPOSED CUL-DE-SAC SENSITIVE LANDS LIMITED TO THE PRIMARY DRAINAGE CHANNEL LOCATED ON PROPOSED LOT 19 AND 20.
- 5) SEVERAL SITE VISITS AND BASED ON EXISTING VEGETATION POTENTIAL, DRIVEWAY ACCESS AND VIEW CORRIDOR IMPACTS CABIN SITE FOR FUTURE OWNER HAS THE OPPORTUNITY TO REMOVE THE EXISTING STRUCTURE AND TO CONSTRUCT A NEW RESIDENCE SUBJECT TO LOCAL REVIEW.
- 6) PROPOSED LOTS 1, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Land planning \* Landscape architecture  
Post Office Box 88373  
1685 Bonanza Drive Suite 206  
Salt Lake City, Utah 84108  
435-683-0622 / 313-503-3716  
pre@lansol.com / lansol.com

# DEER MEADOW SPA APPLICATION 8 LOT CONCEPT PLAN

TOLLGATE CANYON  
SUMMIT COUNTY, UTAH

NOVEMBER 16, 2012

## SITE TABULATIONS

TOTAL PARCEL AREA	117.1 ACRES
LOT AREA 1 - 6	77.0 ACRES
EXISTING RESIDENCE	17.3 ACRES
CABIN LOT	22.8 ACRES
OPEN SPACE	90%

DEER MEADOWS LLC  
2910 E 2965 S  
SALT LAKE CITY, UTAH 89104  
801.808.2332

## NOTES:

- 1.) ALL LOTS TO BE SERVED BY TWO PRIVATE WELLS LOCATED WITHIN LOT #5 AND THE UNCLE TOMS LOT. THE WELL CURRENTLY UTILIZED BY PINE MEADOWS WATER COMPANY, LOCATED ON UNCLE TOMS LOT TO ONLY BE USED BY PINE MEADOWS WATER COMPANY.
- 2.) ALL LOTS TO HAVE SEPTIC SYSTEMS SUBJECT TO HEALTH DEPARTMENT APPROVAL.
- 3.) FIRE PROTECTION PROVIDED BY NORTH SUMMIT FIRE DISTRICT.
- 4.) POWER PROVIDED BY ROCKY MOUNTAIN POWER.
- 5.) DEER MEADOW LOTS TO PARTICIPATE IN ANNUAL PINE MEADOWS ROAD MAINTENANCE COSTS AS OUTLINED IN HOA AGREEMENT.
- 6.) PROPOSED BUILDING ENVELOPES WERE LOCATED DURING SEVERAL SITE VISITS AND ARE BASED ON EXISTING VEGETATION, POTENTIAL DRIVEWAY ACCESS AND VIEW CORRIDOR IMPACTS TO ADJACENT PROPERTIES.
- 7.) SENSITIVE LANDS LIMITED TO THE PRIMARY DRAINAGE CHANNEL LOCATED ON PROPOSED LOTS #5 AND #6.
- 8.) UNCLE TOMS CABIN LOT CURRENT OR FUTURE OWNERS HAVE THE OPPORTUNITY TO REMOVE THE EXISTING STRUCTURE AND CONSTRUCT A NEW DWELLING SUBJECT TO COUNTY REVIEW.
- 9.) LOT LINES ARE CONCEPTUAL AND MAY BE MODIFIED AT TIME OF FINAL PLAT SUBMITTAL. BUILDING ENVELOPES ARE APPROXIMATE AND MAY BE MODIFIED SUBJECT TO SUMMIT COUNTY REVIEW.
- 10.) EACH LOT MAY CONTAIN UP TO THREE STRUCTURES CONSISTING OF A MAIN RESIDENCE, GUEST COTTAGE AND STORAGE BARN. ALL STRUCTURES TO BE LOCATED WITHIN THE BUILDING ENVELOPE. LOT #2 TO BE LIMITED TO A MAIN RESIDENCE AND STORAGE BARN.



Exhibit C  
8-lot plan



land planning \* landscape architect  
Post Office Box 663175  
1685 Bonanza Drive Suite 206  
Park City, Utah 84068  
435.901.3716 f:435.645.0621  
petej@landsolutionspc.biz

**DATE: November 19, 2012**

**Deer Meadows Concept: Real Estate Transfer Fee and Density Reallocation**

Total Density: **6 New Lots (Instead of the originally requested 21)**

Pine Meadows Transfer Credits Needed: **7 credits to develop 6 lots**

Increase in Density: **0% (Reduction of two)**

Private Real Estate Transfer Fee: **1%**

**Join and Adhere to Pine Meadows HOA CC&R's**

In the newly formatted request, the Developer would be held to the agreement that was reached in 2008 between the Pine Meadows HOA and Deer Meadows, LLC.

The practical effect of that agreement would require Deer Meadows, LLC to demonstrate community benefit by extinguishing seven units of density within Tollgate Canyon and allow for six buildable lots on the Deer Meadow property, a net decrease of two units of density in the area.

Demonstration of the agreement to extinguish a unit of density within the Tollgate area would be required of Deer Meadows/lot purchaser at the time the county issued a building permit on the Deer Meadows property, which would allow for the methodic purchase and dedication of the credit as building occurred on the Deer Meadows parcel. No additional development would be allowed until such time proof of an extinguished unit of density is demonstrated. While platting could occur prior to, this concept would require the removal of a unit of density prior to a building permit being issued on the Deer Meadows property.

This request for 6 new lots, with a “no new density” agreement is a stark contrast to the original proposal of 21 lots, and significantly diminishes any impact on the area.

To further enhance the necessary community benefit, the 2008 agreement also requires that Deer Meadows join the HOA, pay the annual HOA fees and pay all applicable impact fees (\$5,000/lot) and conform to the development standards set forth in the Pine Meadows CC&R's.

Lastly, and to furthermore demonstrate community benefit, Deer Meadows, LLC would create a private real estate transfer fee arrangement with the Pine Meadows HOA. This would be a private contractual obligation outlined and enforced in the county development agreement. It would allow for the subdivision to occur on the deer meadows property, and upon the resale of property a “private transfer fee” would be assessed and paid to the HOA. Those funds could be used by the HOA for continued improvement and maintenance of the infrastructure in the area. As a final note, any subsequent resale of deer meadows lots would also create additional financial resources, as outlined in the real estate transfer concept, for increased and ongoing funding of the HOA, which would only further and sustain the community benefit.

As a precedent, this establishes a positive precedent so that any future development request would require the agreement of the HOA, include a binding development agreement with the HOA, and create a “no new density” policy for the area. Those provisions could also be outlined in the development agreement to ensure the establishment of these important principles.

This serves as just an outline of the “No New Density/Transfer Fee” concept. The implementation and details of the arrangement, timing and resource management will all have to be finalized in the three-party development agreement (Deer Meadows, Pine Meadows and Summit County) but hopefully serve as an adequate concept outline for your review.

Thanks, and please call or write with any questions.

Sincerely,  
Lincoln Shurtz  
On Behalf of Deer Meadows, LLC  
801-712-4891  
legislative.insight@gmail.com



County Engineer

Derrick A. Radke, P.E.

## MEMORANDUM

**Date:** November 28, 2012  
**To:** Summit County Council  
Bob Jasper, County Manager  
**From:** Kent S. Wilkerson, P.E. Transportation Engineer  
Tiffanie Northrup-Robinson, County Planner  
**Re:** Resolution - County Wide Trails Plan

### Executive Summary:

On Oct 24, 2012 the Council held a work session on a County wide trails plan. Attached is a resolution for your consideration adopting the Summit County Master Trails Plan map.

During the work session three maps were shown:

- 1) Existing trails
- 2) Future Trails
- 3) Future Multi Modal

The attached map is the combination and better titled map per feedback received.

The resolution is advisory, but sets the course for the future implementation of County Wide Trails by the respective Transportation Master Plans (TMP). The comprehensive trails vision is provided by the effectively two sub areas: Snyderville Basin and Eastern Summit County.

- Snyderville Basin TMP is inclusive of Park City's and Snyderville Basins Recreation District's extensive work.
- The pending Eastern Summit County TMP is inclusive of all other Communities, recreation District, and the Forest Service area.

The details of the trail works and uses are to be determined by the respective TMP and jurisdictions.

**CC:** Don Sargent, Community Development Director  
Derrick Radke, P.E., County Engineer  
Kevin Callahan, Public Works Director  
Sean Lewis, County Transportation Planner  
Rena Jordan, SBRD, District Director  
Bonne Park, SBRD, Public Affairs Mgr.  
Senta Beyer, SBRD, Trails Mgr.  
Nick, NSRD Administrator

**SUMMIT COUNTY, UTAH  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO ESTABLISH THE SUMMIT COUNTY MASTER TRAILS PLAN**

WHEREAS, Summit County desires to have a comprehensive trails plan.

WHEREAS, Summit County has adopted the Snyderville Basin Transportation Master Plan by Ordinance 650. Said master plan contains trails plans and implements the vision of the area as stated in the Snyderville Basin General Plan; and

Whereas, The Snyderville Basin Recreation District has adopted The Snyderville Basin Community-wide Trails Master Plan and implemented many of these trails within the Snyderville Basin area; and

Whereas, Park City has also planned and implemented a trails plan in the Park City jurisdiction; and

Whereas, the Forest Service operates an extensive recreational trail network within Summit County over two National Forest areas. This area is also inclusive the Eastern Summit County Transportation Master Plan; and

Whereas, Summit County, Coalville City, Henefer Town, Francis Town, Oakley Town and Kamas City have been developing the draft Eastern Summit County Transportation Plan. Said plan contains content for all forms of transportation, including transportation trails.

Whereas, attached maps contains best available trails information from the Snyderville Basin and pending Eastern Summit County Transportation Master Plans.

**NOW, THEREFORE, BE IT RESOLVED**, that the County Council of the Summit County, State of Utah resolves as follows:

The Council, hereby adopts as a general reference, the attached Summit County Wide Trails map, hereto as **Exhibit A**. Implementation will be by the respective Transportation Master Plans by Ordinance.

This Resolution shall take effect upon publication.

APPROVED, ADOPTED, PASSED and ordered published by the Summit County Council, this \_\_\_\_\_ day of \_\_\_\_\_, 2012

SUMMIT COUNTY COUNCIL, SUMMIT COUNTY, UTAH

By: \_\_\_\_\_

David Ure, Chair

Councilor Ure voted	_____
Councilor Hanrahan voted	_____
Councilor Elliott voted	_____
Councilor McMullin voted	_____
Councilor Robinson voted	_____

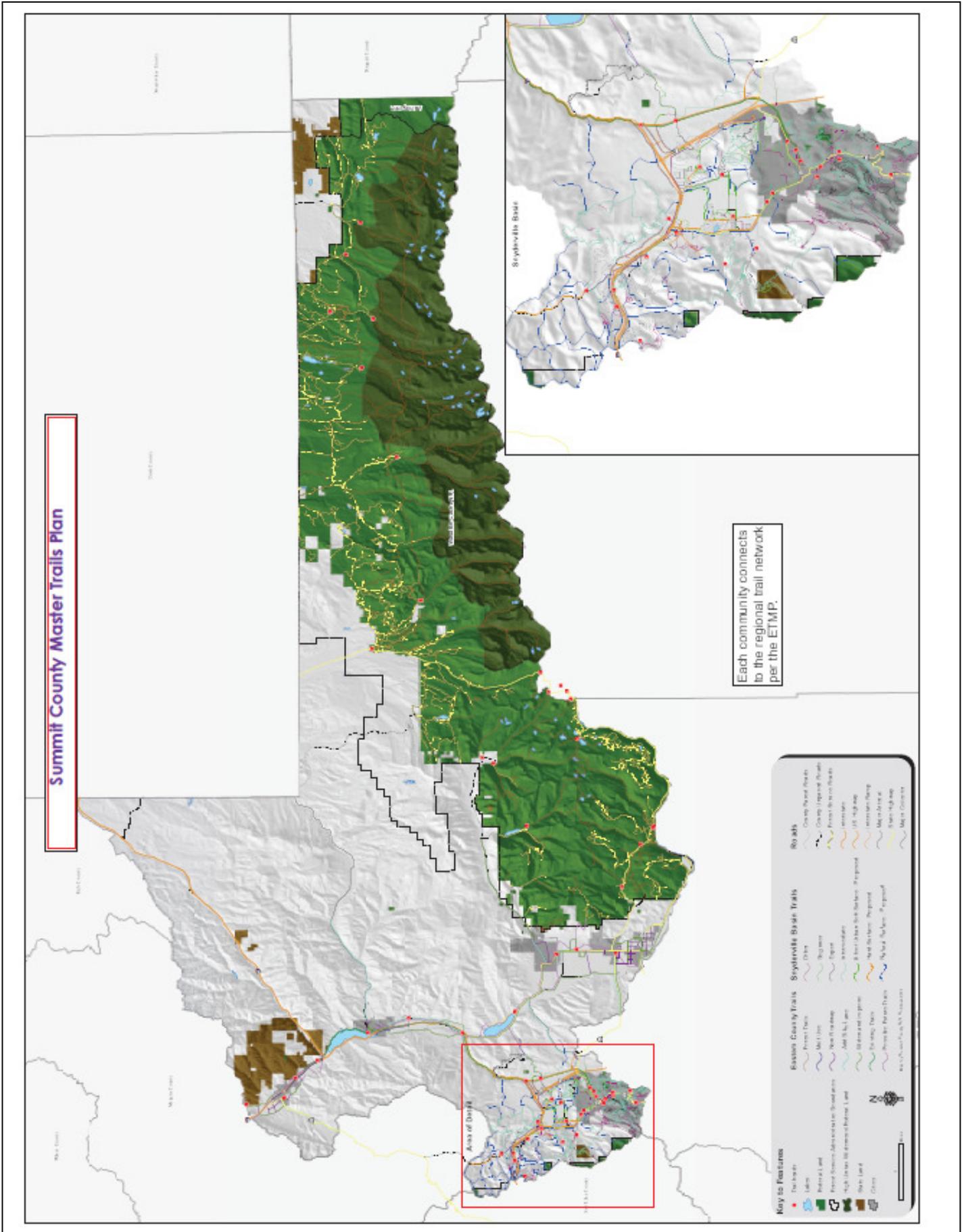
ATTEST:

\_\_\_\_\_

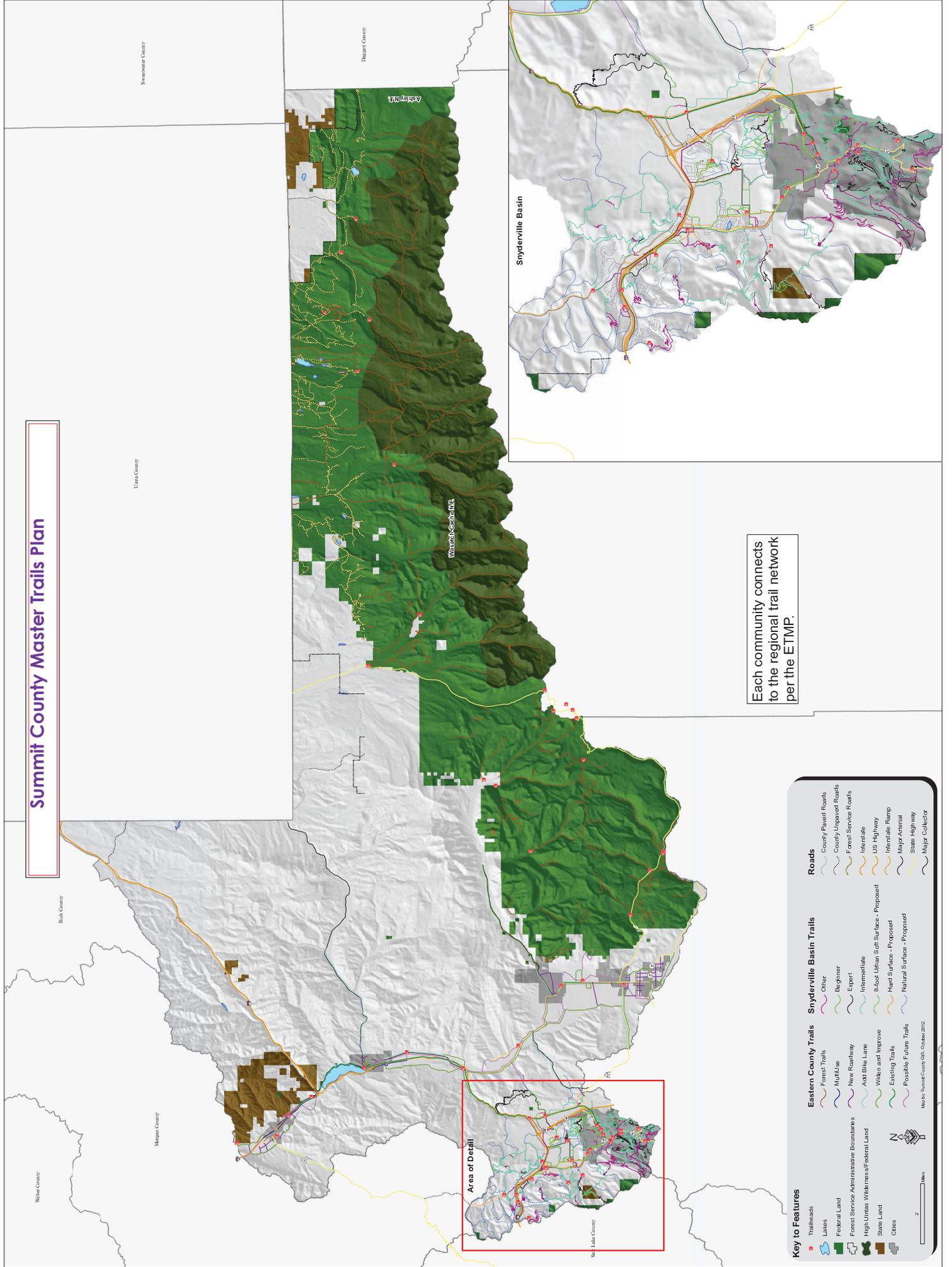
County Clerk, Summit County, Utah

Attached: Summit County Master Trails Plan map : full size map available in Engineering and IT Departments

Published: \_\_\_\_\_



# Summit County Master Trails Plan



Each community connects to the regional trail network per the ETMP.

**Key to Features**

- Trailheads
- Lakes
- Federal Land
- Forest Service Administrative Boundaries
- High/Unim. Wilderness/Federal Land
- State Land
- Cities

**Eastern County Trails**

- Forest Trails
- MultUse
- New Roadway
- Ad-It Bile Lane
- Widen and Improve
- Existing Trails
- Possible Future Trails

**Snyderville Basin Trails**

- Other
- Beginner
- Expert
- Intermediate
- 8-foot Urban Soft Surface - Proposed
- Hard Surface - Proposed
- Natural Surface - Proposed

**Roads**

- County Paved Roads
- County Unpaved Roads
- Forest Service Roads
- Interstate
- US Highway
- Inferriale Ramp
- Major Arterial
- State Highway
- Major Collector

Map by Summit County, Oct. October 2022

To the Council

November 9, 2012

Errors and Omissions - November

SA-224-g-2, Yarrow Motel

The subject property appealed in 2011 and was never processed through the appeal procedure, they appealed again in 2012 and questioned the response to their 2011 appeal when it was noted that nothing had been done with the appeal. We then included both appeals in the 2012 BOE.

A Valuation of \$9,500,000 was concluded for the 2011 tax year

A valuation of \$9,250,000 was concluded as the value for 2012

The 2012 appeal was handled through the regular BOE process, however the 2011 necessitates an abatement or refund of taxes for 2011 which is why this appears before you.

The 2011 taxes were assessed at \$100,936.23 and with the value adjustment would be \$86,621 or a difference of \$ 14,315.23

Steve Martin, Assessor



**MEMORANDUM:**

Date: November 28, 2012

To: Council Members

From: Annette Singleton

Re: Park City Fire Service District Administrative Control Board

Reappoint Dianne Walker to the Park City Fire Service District Administrative Control Board.  
Dianne Walker's term to expire December 31, 2016.

Appoint Jay Dyal and Christina Miller to the Park City Fire Service District Administrative Control Board. Jay Dyal and Christina Miller's terms to expire December 31, 2016.



**MEMORANDUM:**

Date: November 28, 2012  
To: Council Members  
From: Annette Singleton  
Re: Public Hearing the CDBG Small Cities Program for Program Year 2013

The amount of CDBG funds available each year varies as a result of the legislative appropriation received. Summit and Wasatch Counties are expecting to receive approximately \$400,000 in this new program year.

The purpose of this first public hearing is to introduce any applicants, to obtain citizen's view, and to respond to proposals and questions.

One applicant has already expressed an interest applying for CDBG funds for the year 2013. Hoytsville Pipe Water Company would like to apply for CDBG funds to upgrade their culinary water system. Alan Bell and Sue Follett will attend this public hearing to tell us about their project, and answer any questions.