



## STAFF REPORT

**To:** Summit County Council  
**From:** Patrick Putt, Community Development Director  
Kirsten Whetstone, AICP, Community Planner  
**Date of Meeting:** September 11, 2019  
**Type of Item:** Cedar Crest Village Overlay Planning - Hoytsville Area  
**Process:** Project update

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**Topic:** Staff will present an informational update on the Cedar Crest Village Overlay Committee's work completed to date and discuss next steps in the planning process. No formal Council Action is required.

### Project Description:

Project Name: Cedar Crest Village Overlay (Hoytsville Area)  
Applicant(s): Twenty-seven (27) Hoytsville area property owners  
Location: Hoytsville, Utah  
Type of Process: Village Overlay Master Plan and Rezoning  
Final Land Use Authority: Summit County Council

**Background:** On April 19, 2019, twenty-seven local property owners submitted a Village Overlay application for approximately 1100 acres in the Hoytsville area pursuant to the Eastern Summit County Development Code, Section 11-3-8: Village Overlay. The aim of the Village Overlay process is to create a comprehensive, community-specific land use and design strategy to address current and future community needs, including but not limited to:

- Construction of cost-efficient public and/or private infrastructure (streets, water and wastewater);
- A range of housing opportunities;
- Space for local start-up businesses and live-work space;
- Local employment opportunities;
- Civic and institutional uses; and
- Access to local shopping, dining, offices, service commercial and light industrial uses, civic and institutional uses, and regional public transportation.

### Vicinity Map



On May 22, 2019, the County Council reviewed and approved the initial Cedar Crest Village Overlay study area boundary proposed by the applicants (see above) and established a Village Overlay Committee consisting of the following property owners:

- LaReen Judd
- Melvin Brown
- Mike Crittenden
- Stefan Bowen
- Mike Brown
- Josh Sargent (alternate)
- Gary Siddoway (alternate) (originally was Justin Hobson)

The following Eastern Summit County Planning Commissioners currently serve on the Village Overlay Committee:

- Tom Clyde
- Bill Wilde

The Village Overlay Committee is staffed by representatives from Planning, Engineering, Public Works, Attorney's Office, Economic Development, and Eastern Summit County Affairs. Local service providers will be incorporated into the process as necessary.

The role of the Village Overlay Committee is to develop a land use plan and zoning recommendations for the study area that will include the following:

- Land Uses: A mix of residential uses may be considered, including detached single-family, attached single-family, and multi-family. Mixed-use land-uses may also be considered, including residential, commercial, service commercial, and light industrial.
- Density: Proposed zoning districts and densities based upon requirements for access, circulation, connectivity, water and wastewater infrastructure, and agricultural and critical lands considerations.
- Development Standards: Requirements for development, including but not limited to minimum lot sizes, building height, setbacks, parking, streets and circulation, open space, community/civic space, design and infrastructure.
- Infrastructure: Infrastructure implementation including financing and phasing.

The proposed Village Overlay Land Use Plan and draft zoning districts developed by the Village Overlay Committee, will eventually be forwarded to the Eastern Summit County Planning Commission for review and recommendation. County Council is the Final Land Use Authority.

## **Work Completed**

The Village Overlay Committee established a regular meeting schedule and appointed Mel Brown as the Chair. Six meetings have been held and the following has been accomplished:

- Site visit and flying of a drone to capture setting and context
- Strength, Weakness, Opportunities and Threats (SWOT) exercise and analysis
- Established Study Area Boundary
- Study Area Assessment Survey/Questionnaire
- Visualization - presentation on future housing options, pedestrian connectivity, mixed use and community space
- Developed planning process road map
- Visualization- presentation on future commercial opportunities
- Reviewed Development Constraints

- Review of Existing Land Uses and Base Zoning
- Committee mapping exercise to develop future land use ideas
- Creation of a Story Map Web Page- with on-going updates (available on the Summit County web site)
- Developed Concept Future Land Use “Bubble” Maps

## **Next Steps**

As land use mapping identifies areas suitable for development and opportunities for neighborhood connectivity between and within land uses, the following next steps become a critical part of this iterative planning process:

- Creamery Lane interchange discussion- UDOT STIP (State Transportation Infrastructure Program)- Committee requests discussion with County on this topic.
- Community Engagement – develop and implement strategies for community outreach and engagement (Commission will discuss this topic at the next Village Overlay Committee meeting)
- Local service provider outreach and information gathering
- Infrastructure impact analysis
- Future Land Use map refinement and preliminary zoning analysis



Michael R. Howard

Summit County Auditor

September 2, 2019

County Council,

Please reconvene as the Board of Equalization on September 11, 2019. Consider approving the Stipulations of Agreements for the 2019 property tax appeals. As you are aware, they need the approval of the council before they can be mailed out to the property owners for their agreement or disagreement. The property owner has ten days to return the stipulation from the mailing date. If they disagree with the appraiser's decision they can call to schedule an informal hearing. If the appellant does not return the stipulation to our office, it is presumed they agree with the decision. Also, if the appellant disagrees with the informal hearing decision, they can appeal to the State Tax Commission.

Thanks for your consideration.

Sincerely,

A handwritten signature in black ink, reading "LoraLea McKnight". The signature is written in a cursive style with large, flowing letters.

LoraLea McKnight

Clerk of the Board of Equalization

# 2019 BOE Adjustments

Account #	RDN	Serial #	New Market Value	Old Market Value	MV Difference	New Taxable Value	Old Taxable Value	Taxable Difference	County Tax Dollar Difference	Old Tax Estimate	% Difference	Explanation for adjustment
0372940	01-02-01	1048-LA-A	\$ 1,448,460.00	\$ 1,448,460.00	\$ -	\$ 796,653.00	\$ 1,448,460.00	\$ (651,807.00)	\$ (541.65)	\$ 12,045.39	-45.00%	Change to primary residence
0208102	04-02-02	AER-65	\$ 1,288,961.00	\$ 1,288,961.00	\$ -	\$ 708,928.00	\$ 1,288,961.00	\$ (580,033.00)	\$ (482.01)	\$ 10,719.00	-45.00%	Change to primary residence
0469158	24-23-01	AFS-2	\$ 395,081.00	\$ 303,557.00	\$ 91,524.00	\$ 217,294.00	\$ 303,557.00	\$ (86,263.00)	\$ (71.68)	\$ 2,422.99	-28.42%	Put house on at 100% and to Primary Residence
0099394	26-31-01	AM-74	\$ 186,847.00	\$ 186,847.00	\$ -	\$ 102,765.00	\$ 186,847.00	\$ (84,082.00)	\$ (69.87)	\$ 1,491.41	-45.00%	Change to primary residence
0330209	92-03-06	BHV-3-48B	\$ 575,000.00	\$ 625,000.00	\$ (50,000.00)	\$ 575,000.00	\$ 625,000.00	\$ (50,000.00)	\$ (41.55)	\$ 4,719.38	-8.00%	Adjust value to Fee appraisal submitted by owner
0340111	91-08-04	BMDV-12	\$ 3,335,000.00	\$ 3,625,000.00	\$ (290,000.00)	\$ 3,335,000.00	\$ 3,625,000.00	\$ (290,000.00)	\$ (240.99)	\$ 30,145.50	-8.00%	Adjust value to reflect comparable sales
0500008	37-33-40	CCE-1-117	\$ 476,348.00	\$ 476,348.00	\$ -	\$ 261,991.00	\$ 476,348.00	\$ (214,357.00)	\$ (178.13)	\$ 4,617.72	-45.00%	Change to primary residence
0376040	92-05-01	CCRK-A-34	\$ 305,000.00	\$ 305,000.00	\$ -	\$ 167,750.00	\$ 305,000.00	\$ (137,250.00)	\$ (114.05)	\$ 2,303.06	-45.00%	Change to primary residence
0382311	92-05-01	CCRK-N-34	\$ 305,000.00	\$ 305,000.00	\$ -	\$ 167,750.00	\$ 305,000.00	\$ (137,250.00)	\$ (114.05)	\$ 2,303.06	-45.00%	Change to primary residence
0494787	23-20-01	CCTS-B-12-AM	\$ 365,000.00	\$ 365,000.00	\$ -	\$ 200,750.00	\$ 365,000.00	\$ (164,250.00)	\$ (136.49)	\$ 3,241.20	-45.00%	Change to primary residence
0383566	21-11-01	CD-2074-A	\$ 93,580.00	\$ 57,500.00	\$ 36,080.00	\$ 39,194.00	\$ 618.00	\$ 38,576.00	\$ 32.06	\$ 5.09	6242.07%	Cabin added from CD-2074-B
0383582	21-11-01	CD-2074-B	\$ 50,100.00	\$ 241,679.00	\$ (191,579.00)	\$ 36,715.00	\$ 441.00	\$ 36,274.00	\$ 30.14	\$ 3.63	8225.40%	Put Cabins on CD-2047-C, CD-2079-A, CD-2047-D
0383608	21-11-01	CD-2074-C	\$ 79,390.00	\$ 45,600.00	\$ 33,790.00	\$ 36,715.00	\$ 441.00	\$ 36,274.00	\$ 30.14	\$ 3.63	8225.40%	Cabin added from CD-2074-B
0383624	21-11-01	CD-2074-D	\$ 115,614.00	\$ 57,000.00	\$ 58,614.00	\$ 64,399.00	\$ 816.00	\$ 63,583.00	\$ 52.84	\$ 6.71	7792.03%	Cabin added from CD-2074-B
0104004	25-27-01	CD-223	\$ 880,582.00	\$ 880,582.00	\$ -	\$ 739,821.00	\$ 407,412.00	\$ 332,409.00	\$ 276.23	\$ 3,251.96	55.07%	Change to Non primary residence
0317374	23-19-01	CD-425-1-C-1	\$ 336,332.00	\$ 336,332.00	\$ -	\$ 184,982.00	\$ 336,332.00	\$ (151,350.00)	\$ (125.77)	\$ 2,684.60	-45.00%	Change to primary residence
0114011	26-30-01	CD-704-G	\$ 317,680.00	\$ 352,858.00	\$ (35,178.00)	\$ 317,680.00	\$ 352,858.00	\$ (35,178.00)	\$ (29.23)	\$ 2,816.51	-9.97%	Corrected Sq Ft of Cabin
0336713	91-04-09	CEM-1-20	\$ 1,350,000.00	\$ 1,350,000.00	\$ -	\$ 742,500.00	\$ 1,350,000.00	\$ (607,500.00)	\$ (504.83)	\$ 11,266.60	-45.00%	Change to primary residence
0336978	91-04-09	CEM-1-46-AM	\$ 1,700,000.00	\$ 2,000,000.00	\$ (300,000.00)	\$ 1,700,000.00	\$ 1,100,000.00	\$ 600,000.00	\$ 498.60	\$ 9,147.60	54.55%	value to reflect comparable sales Remove Primary
0303960	91-07-14	CLC-207-AM	\$ 800,000.00	\$ 800,000.00	\$ -	\$ 800,000.00	\$ 800,000.00	\$ -	\$ -	\$ 6,652.80	0.00%	No change made
0440944	92-04-07	CLJR-2-80	\$ 620,000.00	\$ 620,000.00	\$ -	\$ 341,000.00	\$ 620,000.00	\$ (279,000.00)	\$ (231.85)	\$ 4,681.62	-45.00%	Change to primary residence
0016349	91-03-22	CR-22-A-2AM	\$ 900,000.00	\$ 1,125,000.00	\$ (225,000.00)	\$ 900,000.00	\$ 1,125,000.00	\$ (225,000.00)	\$ (186.98)	\$ 9,355.50	-20.00%	Adjust value to reflect comparable sales
0016638	91-03-22	CR-8-A-2AM	\$ 745,000.00	\$ 745,000.00	\$ -	\$ 745,000.00	\$ 745,000.00	\$ -	\$ -	\$ 6,195.42	0.00%	No change made
0350664	91-09-24	CSLC-B-B294-AM	\$ 1,100,000.00	\$ 1,100,000.00	\$ -	\$ 1,100,000.00	\$ 1,100,000.00	\$ -	\$ -	\$ 9,147.60	0.00%	No change made
0445615	11-11-03	CWPC-3A-111-AM	\$ 7,000,000.00	\$ 7,721,760.00	\$ (721,760.00)	\$ 7,000,000.00	\$ 7,721,760.00	\$ (721,760.00)	\$ (599.78)	\$ 58,307.01	-9.35%	Adjust value to Contract sales price
0032510	91-02-04	EH-J-3	\$ 280,000.00	\$ 370,000.00	\$ (90,000.00)	\$ 280,000.00	\$ 370,000.00	\$ (90,000.00)	\$ (74.79)	\$ 3,076.92	-24.32%	Adjust value to reflect comparable sales
0277123	92-03-03	ELK-4-2303	\$ 500,000.00	\$ 500,000.00	\$ -	\$ 275,000.00	\$ 500,000.00	\$ (225,000.00)	\$ (186.98)	\$ 3,968.00	-45.00%	Change to primary residence
0420103	92-01-14	ESCLAL-149-AM	\$ 1,575,000.00	\$ 1,885,000.00	\$ (310,000.00)	\$ 1,575,000.00	\$ 1,885,000.00	\$ (310,000.00)	\$ (257.61)	\$ 14,233.64	-16.45%	Adjust value to reflect comparable sales
0420178	92-01-14	ESCLAL-248-AM	\$ 625,000.00	\$ 700,000.00	\$ (75,000.00)	\$ 625,000.00	\$ 700,000.00	\$ (75,000.00)	\$ (62.33)	\$ 5,285.70	-10.71%	Adjust value to reflect comparable sales
0420194	92-01-14	ESCLAL-251-AM	\$ 1,575,000.00	\$ 1,885,000.00	\$ (310,000.00)	\$ 1,575,000.00	\$ 1,885,000.00	\$ (310,000.00)	\$ (257.61)	\$ 14,233.64	-16.45%	Adjust value to reflect comparable sales
0419535	92-01-14	ESCLAL-313-AM	\$ 935,000.00	\$ 1,010,000.00	\$ (75,000.00)	\$ 935,000.00	\$ 1,010,000.00	\$ (75,000.00)	\$ (62.33)	\$ 7,626.51	-7.43%	Adjust value to reflect comparable sales
0419642	92-01-14	ESCLAL-413-AM	\$ 935,000.00	\$ 1,010,000.00	\$ (75,000.00)	\$ 935,000.00	\$ 1,010,000.00	\$ (75,000.00)	\$ (62.33)	\$ 7,626.51	-7.43%	Adjust value to reflect comparable sales
0458048	91-10-11	FLGSF-103	\$ 1,620,000.00	\$ 1,900,000.00	\$ (280,000.00)	\$ 1,620,000.00	\$ 1,900,000.00	\$ (280,000.00)	\$ (232.68)	\$ 16,271.60	-14.74%	Adjust value to Fee appraisal submitted by owner
0385688	91-04-02	FLV-2-19-B	\$ 1,300,000.00	\$ 1,450,000.00	\$ (150,000.00)	\$ 1,300,000.00	\$ 1,450,000.00	\$ (150,000.00)	\$ (124.65)	\$ 12,058.20	-10.34%	Adjust value to reflect comparable sales
0085704	91-04-02	FLV-2-20-B	\$ 1,250,000.00	\$ 1,450,000.00	\$ (200,000.00)	\$ 1,250,000.00	\$ 1,450,000.00	\$ (200,000.00)	\$ (166.20)	\$ 12,058.20	-13.79%	Adjust value to reflect comparable sales
0201727	91-04-07	FVL-2-66	\$ 1,085,000.00	\$ 1,350,000.00	\$ (265,000.00)	\$ 1,085,000.00	\$ 1,350,000.00	\$ (265,000.00)	\$ (220.22)	\$ 11,226.60	-19.63%	Adjust value to reflect comparable sales
0201735	91-04-07	FVL-2-67	\$ 1,100,000.00	\$ 1,350,000.00	\$ (250,000.00)	\$ 1,100,000.00	\$ 1,350,000.00	\$ (250,000.00)	\$ (207.75)	\$ 11,226.60	-18.52%	Adjust value to reflect comparable sales
0284046	91-01-21	GG-307	\$ 397,000.00	\$ 397,000.00	\$ -	\$ 397,000.00	\$ 397,000.00	\$ -	\$ -	\$ 3,301.45	0.00%	No change made
0284087	91-01-21	GG-402	\$ 397,000.00	\$ 397,000.00	\$ -	\$ 218,350.00	\$ 397,000.00	\$ (178,650.00)	\$ (148.46)	\$ 3,301.45	-45.00%	Change to primary residence
0372650	14-04-10	GWLD-81	\$ 3,196,695.00	\$ 3,196,695.00	\$ -	\$ 3,196,695.00	\$ 3,196,695.00	\$ -	\$ -	\$ 24,138.24	0.00%	No change made
0374573	14-04-10	GWLD-II-141-AM	\$ 3,905,051.00	\$ 4,394,163.00	\$ (489,112.00)	\$ 3,905,051.00	\$ 4,394,163.00	\$ (489,112.00)	\$ (406.45)	\$ 33,180.32	-11.13%	Adjust value to current listing price
0374896	14-04-10	GWLD-III-171	\$ 2,075,000.00	\$ 2,303,978.00	\$ (228,978.00)	\$ 2,075,000.00	\$ 2,303,978.00	\$ (228,978.00)	\$ (190.28)	\$ 17,397.34	-9.94%	Adjust value to Contract sales price
0132393	17-04-02	HE-A-338-A	\$ 487,516.00	\$ 487,516.00	\$ -	\$ 268,134.00	\$ 487,516.00	\$ (219,382.00)	\$ (182.31)	\$ 2,127.91	-45.00%	Change to primary residence
0132617	17-04-02	HE-A-352-B	\$ 768,879.00	\$ 768,879.00	\$ -	\$ 428,463.00	\$ 768,879.00	\$ (340,416.00)	\$ (282.89)	\$ 6,101.82	-44.27%	Change to primary residence
0388193	05-03-05	HHDC-2	\$ 1,100,000.00	\$ 1,377,800.00	\$ (277,800.00)	\$ 1,100,000.00	\$ 1,377,800.00	\$ (277,800.00)	\$ (230.85)	\$ 11,799.48	-20.16%	Adjust value to Contract sales price
0007652	37-34-60	HT-14-A	\$ 161,435.00	\$ 161,435.00	\$ -	\$ 88,789.00	\$ 161,435.00	\$ (72,646.00)	\$ (60.37)	\$ 1,252.41	-45.00%	Change to primary residence
0234140	91-05-05	IRH-FS-H-5	\$ 250,000.00	\$ 250,000.00	\$ -	\$ 250,000.00	\$ 137,500.00	\$ 112,500.00	\$ 93.49	\$ 1,143.45	55.00%	Change to Non primary residence
0443988	92-01-18	JLC-108-AM	\$ 1,150,000.00	\$ 1,500,000.00	\$ (350,000.00)	\$ 1,150,000.00	\$ 1,500,000.00	\$ (350,000.00)	\$ (290.85)	\$ 11,326.50	-23.33%	Adjust value to reflect comparable sales
0234637	14-02-40	JR-3-342	\$ 887,756.00	\$ 1,008,268.00	\$ (120,512.00)	\$ 488,265.00	\$ 554,547.00	\$ (66,282.00)	\$ (55.08)	\$ 4,400.88	-11.95%	Adjust value to reflect comparable sales
0237150	14-02-41	JR-4-4048	\$ 841,025.00	\$ 841,025.00	\$ -	\$ 462,563.00	\$ 841,025.00	\$ (378,462.00)	\$ (314.50)	\$ 6,674.37	-45.00%	Change to primary residence
0185615	14-02-40	JR-49	\$ 705,242.00	\$ 705,242.00	\$ -	\$ 387,883.00	\$ 705,242.00	\$ (317,359.00)	\$ (263.73)	\$ 5,596.80	-45.00%	Change to primary residence
0496341	14-03-10	LDRS-1	\$ 1,846,388.00	\$ 1,846,388.00	\$ -	\$ 626,832.00	\$ 1,039,475.00	\$ (412,643.00)	\$ (342.91)	\$ 9,395.81	-39.70%	Change to primary residence
0496358	14-03-10	LDRS-2	\$ 2,728,317.00	\$ 2,728,317.00	\$ -	\$ 1,098,484.00	\$ 1,994,175.00	\$ (895,691.00)	\$ (744.32)	\$ 18,025.35	-44.92%	Change to primary residence
0433064	91-06-26	LINE-22	\$ 182,377.00	\$ 220,000.00	\$ (37,623.00)	\$ 100,307.00	\$ 121,000.00	\$ (20,693.00)	\$ (17.20)	\$ 1,006.24	-17.10%	Property is deed restricted adjust value
0211445	91-07-09	LKSD-11-D	\$ 775,000.00	\$ 775,000.00	\$ -	\$ 775,000.00	\$ 426,250.00	\$ 348,750.00	\$ 289.81	\$ 3,544.70	55.00%	Change to Non primary residence
0428833	91-09-26	LODV-5	\$ 2,425,000.00	\$ 2,425,000.00	\$ -	\$ 2,425,000.00	\$ 2,425,000.00	\$ -	\$ -	\$ 20,166.30	0.00%	No change made
0428841	91-09-26	LODV-6	\$ 2,425,000.00	\$ 2,425,000.00	\$ -	\$ 2,425,000.00	\$ 2,425,000.00	\$ -	\$ -	\$ 20,166.30	0.00%	No change made
0070916	19-10-01	LR-1-62	\$ 42,000.00	\$ 42,000.00	\$ -	\$ 42,000.00	\$ 42,000.00	\$ -	\$ -	\$ 387.20	0.00%	No change made



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0073522	19-10-01	LR-3-305	\$ 33,640.00	\$ 33,640.00	\$ -	\$ 33,640.00	\$ 33,640.00	\$ -	\$ -	\$ 310.13	0.00%	No change made
0343743	25-28-02	MRR-20	\$ 500,000.00	\$ 698,800.00	\$ (198,800.00)	\$ 500,000.00	\$ 698,800.00	\$ (198,800.00)	\$ (165.20)	\$ 6,058.60	-28.45%	Adjust value to Contract sales price
0252803	04-02-05	NOR-7	\$ 747,140.00	\$ 747,140.00	\$ -	\$ 410,927.00	\$ 747,070.00	\$ (336,143.00)	\$ (279.33)	\$ 6,212.63	-44.99%	Change to primary residence
0410781	92-05-04	NPKTH-1-6	\$ 600,000.00	\$ 600,000.00	\$ -	\$ 600,000.00	\$ 600,000.00	\$ -	\$ -	\$ 4,530.60	0.00%	No change made
0267538	38-34-61	NS-1231-A	\$ 368,379.00	\$ 368,379.00	\$ -	\$ 368,379.00	\$ 208,233.00	\$ 160,146.00	\$ 133.08	\$ 1,565.70	76.91%	Change to Non primary residence
0085138	37-32-22	NS-552-A	\$ 609,048.00	\$ 739,486.00	\$ (130,438.00)	\$ 335,932.00	\$ 407,674.00	\$ (71,742.00)	\$ (59.62)	\$ 3,086.91	-17.60%	Adjust value to reflect comparable sales
0087498	37-34-61	NS-730-A	\$ 575,833.00	\$ 575,833.00	\$ -	\$ 370,678.00	\$ 314,342.00	\$ 56,336.00	\$ 46.82	\$ 2,363.54	17.92%	Change to Non primary residence
0269070	16-20-05	NSS-A-21	\$ 1,095,171.00	\$ 1,149,880.00	\$ (54,709.00)	\$ 602,344.00	\$ 632,434.00	\$ (30,090.00)	\$ (25.00)	\$ 5,019.00	-4.76%	Corrected the Sq Ft of Main Level
0269088	16-20-05	NSS-A-22	\$ 1,040,000.00	\$ 1,177,935.00	\$ (137,935.00)	\$ 572,000.00	\$ 647,864.00	\$ (75,864.00)	\$ (63.04)	\$ 5,141.45	-11.71%	Adjust value to reflect comparable sales
0272348	16-20-05	NSS-B-44	\$ 1,016,000.00	\$ 1,121,545.00	\$ (105,545.00)	\$ 558,800.00	\$ 616,850.00	\$ (58,050.00)	\$ (48.24)	\$ 4,895.32	-9.41%	Adjust value to reflect comparable sales
0272520	16-20-05	NSS-B-62	\$ 1,054,750.00	\$ 1,217,430.00	\$ (162,680.00)	\$ 580,112.00	\$ 669,587.00	\$ (89,475.00)	\$ (74.35)	\$ 5,313.84	-13.36%	Adjust value to reflect comparable sales
0272629	16-20-05	NSS-B-72	\$ 1,084,550.00	\$ 1,344,210.00	\$ (259,660.00)	\$ 596,502.00	\$ 739,316.00	\$ (142,814.00)	\$ (118.68)	\$ 5,867.21	-19.32%	Adjust value to reflect comparable sales
0490886	91-10-13	OEPC-203	\$ 2,912,455.00	\$ 3,100,000.00	\$ (187,545.00)	\$ 2,912,455.00	\$ 3,100,000.00	\$ (187,545.00)	\$ (155.85)	\$ 26,548.40	-6.05%	Adjust value to Contract sales price
0489048	01-03-02	ONT-TH-A	\$ 547,656.00	\$ 903,000.00	\$ (355,344.00)	\$ 301,210.00	\$ 496,650.00	\$ (195,440.00)	\$ (162.41)	\$ 4,130.14	-39.35%	Adjust value to reflect comparable sales
0480072	25-26-01	OTBV-287-A	\$ 573,473.00	\$ 403,986.00	\$ 169,487.00	\$ 315,819.00	\$ 312,846.00	\$ 2,973.00	\$ 2.47	\$ 2,712.37	0.95%	Put house on at 100% and to Primary Residence
0034029	91-03-20	PAC-81-AM	\$ 540,000.00	\$ 540,000.00	\$ -	\$ 297,000.00	\$ 540,000.00	\$ (243,000.00)	\$ (201.93)	\$ 4,490.64	-45.00%	Change to primary residence
0421341	18-01-15	PALSDS-36	\$ 1,684,756.00	\$ 1,676,476.00	\$ 8,280.00	\$ 927,029.00	\$ 1,676,476.00	\$ (749,447.00)	\$ (622.79)	\$ 14,644.02	-44.70%	Change to primary residence
0421523	18-01-15	PALSDS-54	\$ 2,488,154.00	\$ 2,488,154.00	\$ -	\$ 1,368,529.00	\$ 2,488,154.00	\$ (1,119,625.00)	\$ (930.41)	\$ 21,734.03	-45.00%	Change to primary residence
0421564	18-01-15	PALSDS-58	\$ 1,848,000.00	\$ 2,299,507.00	\$ (451,507.00)	\$ 1,848,000.00	\$ 2,299,507.00	\$ (451,507.00)	\$ (375.20)	\$ 20,086.19	-19.63%	Adjust value to Contract sales price
0421622	18-01-15	PALSDS-64	\$ 2,900,549.00	\$ 2,900,549.00	\$ -	\$ 2,900,549.00	\$ 2,900,549.00	\$ -	\$ -	\$ 25,336.30	0.00%	No change made
0184170	13-03-30	PB-4-208	\$ 712,947.00	\$ 819,107.00	\$ (106,160.00)	\$ 392,120.00	\$ 450,509.00	\$ (58,389.00)	\$ (48.52)	\$ 3,575.24	-12.96%	Adjust value to Contract sales price
0184188	13-03-30	PB-4-209	\$ 621,069.00	\$ 621,069.00	\$ -	\$ 341,588.00	\$ 621,069.00	\$ (279,481.00)	\$ (232.25)	\$ 2,710.84	-45.00%	Change to primary residence
0184352	13-03-30	PB-4-226	\$ 1,025,997.00	\$ 1,025,997.00	\$ -	\$ 564,298.00	\$ 1,025,997.00	\$ (461,699.00)	\$ (383.67)	\$ 8,142.31	-45.00%	Change to primary residence
0340970	92-03-07	PBP-B-P-22	\$ 380,000.00	\$ 380,000.00	\$ -	\$ 209,000.00	\$ 380,000.00	\$ (171,000.00)	\$ (142.10)	\$ 3,015.68	-45.00%	Change to primary residence
0486830	06-03-02	PCH-1-TI	\$ 141,103.00	\$ 141,103.00	\$ -	\$ 77,606.00	\$ 141,103.00	\$ (63,497.00)	\$ (52.77)	\$ 1,208.41	-45.00%	Change to primary residence
0255855	37-35-80	PI-F-69	\$ 58,000.00	\$ 70,000.00	\$ (12,000.00)	\$ 58,000.00	\$ 70,000.00	\$ (12,000.00)	\$ (9.97)	\$ 526.33	-17.14%	Adjust value to reflect comparable sales
0177927	03-21-01	PKM-6-A-31	\$ 1,975,000.00	\$ 2,284,692.00	\$ (309,692.00)	\$ 1,086,250.00	\$ 1,256,581.00	\$ (170,331.00)	\$ (141.55)	\$ 10,449.73	-13.56%	Adjust value to Contract sales price
0334726	91-04-10	PKVC-28-AM	\$ 470,000.00	\$ 470,000.00	\$ -	\$ 470,000.00	\$ 258,500.00	\$ 211,500.00	\$ 175.76	\$ 2,149.69	55.00%	Change to Non primary residence
0491757	18-01-25	PNW-2-27	\$ 1,375,742.00	\$ 1,375,742.00	\$ -	\$ 1,375,742.00	\$ 756,658.00	\$ 619,084.00	\$ 514.46	\$ 6,609.41	55.00%	Change to Non primary residence
0054951	16-10-09	PP-87-3-A	\$ 1,292,885.00	\$ 1,292,885.00	\$ -	\$ 737,636.00	\$ 1,292,885.00	\$ (555,249.00)	\$ (461.41)	\$ 9,762.57	-42.95%	Change to primary residence
0048748	91-05-11	PSC-931	\$ 135,000.00	\$ 135,000.00	\$ -	\$ 74,250.00	\$ 135,000.00	\$ (60,750.00)	\$ (50.48)	\$ 1,122.66	-45.00%	Change to primary residence
0407779	18-01-09	PSSR-18	\$ 2,845,348.00	\$ 2,845,348.00	\$ -	\$ 1,564,941.00	\$ 2,845,348.00	\$ (1,280,407.00)	\$ (1,064.02)	\$ 24,854.11	-45.00%	Change to primary residence
0055313	92-01-04	PT-12-B-1	\$ 250,000.00	\$ 250,000.00	\$ -	\$ 137,500.00	\$ 250,000.00	\$ (112,500.00)	\$ (93.49)	\$ 1,038.26	-45.00%	Change to primary residence
0055966	92-01-04	PT-29-D	\$ 472,000.00	\$ 575,000.00	\$ (103,000.00)	\$ 472,000.00	\$ 575,000.00	\$ (103,000.00)	\$ (85.59)	\$ 4,341.83	-17.91%	Adjust value to reflect comparable sales
0274443	92-02-06	PTAR-4	\$ 780,000.00	\$ 780,000.00	\$ -	\$ 429,000.00	\$ 780,000.00	\$ (351,000.00)	\$ (291.68)	\$ 5,889.78	-45.00%	Change to primary residence
0353809	16-10-02	QMR-32-AM	\$ 4,616,556.00	\$ 4,616,556.00	\$ -	\$ 2,666,951.00	\$ 2,666,951.00	\$ -	\$ -	\$ 20,138.15	0.00%	No change made
0501847	92-03-13	QSPB-24B	\$ 610,000.00	\$ 610,000.00	\$ -	\$ 335,500.00	\$ 610,000.00	\$ (274,500.00)	\$ (228.11)	\$ 4,606.11	-45.00%	Change to primary residence
0502035	92-03-13	QSPB-34A	\$ 640,000.00	\$ 640,000.00	\$ -	\$ 352,000.00	\$ 640,000.00	\$ (288,000.00)	\$ (239.33)	\$ 4,832.64	-45.00%	Change to primary residence
0357974	01-02-02	QUEEN-1	\$ 1,011,200.00	\$ 1,296,750.00	\$ (285,550.00)	\$ 556,160.00	\$ 713,213.00	\$ (157,053.00)	\$ (130.51)	\$ 5,931.08	-22.02%	Adjust value to reflect comparable sales
0049811	91-04-06	RC-2-154	\$ 585,000.00	\$ 585,000.00	\$ -	\$ 585,000.00	\$ 585,000.00	\$ -	\$ -	\$ 4,864.86	0.00%	No change made
0050124	91-04-06	RC-3-103	\$ 570,000.00	\$ 585,000.00	\$ (15,000.00)	\$ 570,000.00	\$ 585,000.00	\$ (15,000.00)	\$ (12.47)	\$ 4,864.86	-2.56%	Adjust value to reflect comparable sales
0244974	91-03-17	RCC-1B-BP-218	\$ 510,000.00	\$ 510,000.00	\$ -	\$ 280,500.00	\$ 510,000.00	\$ (229,500.00)	\$ (190.71)	\$ 4,241.16	-45.00%	Change to primary residence
0416317	25-28-01	RCN-2	\$ 1,252,328.00	\$ 1,252,328.00	\$ -	\$ 845,969.00	\$ 1,252,328.00	\$ (406,359.00)	\$ (337.68)	\$ 10,857.68	-32.45%	Change to primary residence
0253314	16-10-04	RCRK-5	\$ 2,093,436.00	\$ 2,093,436.00	\$ -	\$ 1,210,790.00	\$ 1,210,790.00	\$ -	\$ -	\$ 9,142.68	0.00%	No change made
0262521	03-09-01	RIS-II-7	\$ 1,038,253.00	\$ 1,510,113.00	\$ (471,860.00)	\$ 571,039.00	\$ 830,562.00	\$ (259,523.00)	\$ (215.66)	\$ 6,906.95	-31.25%	Adjust value to reflect comparable sales
0484029	21-12-01	RIVBLF-B-43	\$ 350,413.00	\$ 350,413.00	\$ -	\$ 192,727.00	\$ 350,413.00	\$ (157,686.00)	\$ (131.04)	\$ 3,263.75	-45.00%	Change to primary residence
0027478	01-02-02	SA-249	\$ 1,121,000.00	\$ 1,121,000.00	\$ -	\$ 616,550.00	\$ 1,121,000.00	\$ (504,450.00)	\$ (419.20)	\$ 9,322.24	-45.00%	Change to primary residence
0211643	91-05-10	SCC-B-5	\$ 325,000.00	\$ 375,000.00	\$ (50,000.00)	\$ 325,000.00	\$ 375,000.00	\$ (50,000.00)	\$ (41.55)	\$ 3,118.50	-13.33%	No change made
0191225	91-09-16	SLB-2-R-2	\$ 663,000.00	\$ 800,000.00	\$ (137,000.00)	\$ 663,000.00	\$ 800,000.00	\$ (137,000.00)	\$ (113.85)	\$ 6,652.80	-17.13%	Adjust value to reflect comparable sales
0222038	91-03-12	SLK-513	\$ 650,000.00	\$ 650,000.00	\$ -	\$ 357,500.00	\$ 650,000.00	\$ (292,500.00)	\$ (243.07)	\$ 2,972.97	-45.00%	Change to primary residence
0195366	16-20-04	SLS-167	\$ 992,885.00	\$ 992,885.00	\$ -	\$ 546,087.00	\$ 546,087.00	\$ -	\$ -	\$ 4,333.75	0.00%	No change made
0361869	91-06-21	SLVRPT-1	\$ 1,440,000.00	\$ 2,000,000.00	\$ (560,000.00)	\$ 792,000.00	\$ 1,100,000.00	\$ (308,000.00)	\$ (255.95)	\$ 9,147.60	-28.00%	Adjust value to reflect comparable sales
0399653	17-03-03	SMS-22	\$ 775,000.00	\$ 811,978.00	\$ (36,978.00)	\$ 426,250.00	\$ 446,588.00	\$ (20,338.00)	\$ (16.90)	\$ 3,372.19	-4.55%	Adjust value to Contract sales price
0230247	17-03-02	SMT-A-91	\$ 691,000.00	\$ 702,025.00	\$ (11,025.00)	\$ 380,050.00	\$ 386,114.00	\$ (6,064.00)	\$ (5.04)	\$ 3,064.20	-1.57%	Adjust value to reflect comparable sales
0401681	16-20-10	SMTN-5	\$ 2,612,155.00	\$ 1,216,155.00	\$ 1,396,000.00	\$ 1,436,685.00	\$ 1,436,685.00	\$ -	\$ -	\$ 10,848.41	0.00%	No change made
0214886	04-02-01	SOL-2-A-84	\$ 1,202,391.00	\$ 1,202,391.00	\$ -	\$ 661,315.00	\$ 1,202,391.00	\$ (541,076.00)	\$ (449.63)	\$ 9,999.08	-45.00%	Change to primary residence
0294011	14-02-30	SRG-77	\$ 887,791.00	\$ 887,791.00	\$ -	\$ 488,285.00	\$ 537,448.00	\$ (49,163.00)	\$ (40.85)	\$ 4,265.19	-9.15%	Change Lot to Primary residence
0253033	17-04-03	SS-32-B-2	\$ 774,240.00	\$ 774,240.00	\$ -	\$ 774,240.00	\$ 774,240.00	\$ -	\$ -	\$ 5,846.29	0.00%	No change made
0140024	15-10-09	SS-61-B-15	\$ 5,947,500.00	\$ 7,077,236.00	\$ (1,129,736.00)	\$ 3,290,475.00	\$ 3,911,830.00	\$ (621,355.00)	\$ (516.35)	\$ 29,538.23	-15.88%	Adjust value to reflect comparable sales
0441435	91-10-09	SSLC-606	\$ 2,100,000.00	\$ 2,100,000.00	\$ -	\$ 2,100,000.00	\$ 2,100,000.00	\$ -	\$ -	\$ 17,984.40	0.00%	No change made
0386031	17-03-03	SSS-4-36	\$ 820,000.00	\$ 1,037,986.00	\$ (217,986.00)	\$ 313,990.00	\$ 570,892.00	\$ (256,902.00)	\$ (213.49)	\$ 4,530.60	-45.00%	Adjust value to Fee appraisal submitted by owner

Account #	RDN	Serial #	New Market Value	Old Market Value	MV Difference	New Taxable Value	Old Taxable Value	Taxable Difference	County Tax Dollar Difference	Old Tax Estimate	% Difference	Explanation for adjustment
0386148	17-03-03	SSS-4-547	\$ 773,400.00	\$ 859,368.00	\$ (85,968.00)	\$ 425,370.00	\$ 472,652.00	\$ (47,282.00)	\$ (39.29)	\$ 3,750.97	-10.00%	Adjust value to reflect comparable sales
0062806	13-04-01	SU-A-47	\$ 1,001,066.00	\$ 1,001,066.00	-	\$ 550,586.00	\$ 1,001,066.00	\$ (450,480.00)	\$ (374.35)	\$ 7,944.46	-45.00%	Change to primary residence
0068811	13-04-13	SU-M-2-130	\$ 1,071,057.00	\$ 1,071,057.00	-	\$ 589,081.00	\$ 1,071,057.00	\$ (481,976.00)	\$ (400.52)	\$ 8,499.91	-45.00%	Change to primary residence
0442351	16-10-01	TCRS-4	\$ 4,750,000.00	\$ 5,294,565.00	\$ (544,565.00)	\$ 2,723,800.00	\$ 5,294,565.00	\$ (2,570,765.00)	\$ (2,136.31)	\$ 39,979.26	-48.55%	Adjust to Purchase price and Primary
0442351	16-10-01	TCRS-4	\$ 4,750,000.00	\$ 5,294,565.00	\$ (544,565.00)	\$ 2,723,470.00	\$ 5,294,565.00	\$ (2,571,095.00)	\$ (2,136.58)	\$ 39,979.26	-48.56%	Adjust value to Contract sales price and to Primary
0214621	91-03-16	VLC-35	\$ 425,000.00	\$ 700,000.00	\$ (275,000.00)	\$ 425,000.00	\$ 700,000.00	\$ (275,000.00)	\$ (228.53)	\$ 5,821.20	-39.29%	Adjust value to reflect comparable sales
0197313	41-03-20	WA-17-16	\$ 140,000.00	\$ 258,878.00	\$ (118,878.00)	\$ 140,000.00	\$ 258,878.00	\$ (118,878.00)	\$ (98.79)	\$ 1,892.14	-45.92%	Adjust value to Fee appraisal submitted by owner
0251136	41-03-20	WA-20-40	\$ 214,984.00	\$ 323,716.00	\$ (108,732.00)	\$ 214,984.00	\$ 323,716.00	\$ (108,732.00)	\$ (90.36)	\$ 2,366.04	-33.59%	Adjust value to reflect comparable sales
0477144	37-34-60	WBCS-18	\$ 414,450.00	\$ 449,134.00	\$ (34,684.00)	\$ 227,947.00	\$ 413,134.00	\$ (185,187.00)	\$ (153.89)	\$ 3,205.09	-44.82%	Change to primary residence
0394282	18-01-03	WCAN-I-12-AM	\$ 2,857,975.00	\$ 2,857,975.00	-	\$ 2,857,975.00	\$ 2,857,975.00	-	-	\$ 24,295.65	0.00%	No change made
0174676	91-04-08	WD-1-4	\$ 550,000.00	\$ 605,000.00	\$ (55,000.00)	\$ 5,500,000.00	\$ 605,000.00	\$ 4,895,000.00	\$ 4,067.75	\$ 5,031.18	809.09%	Adjust value to reflect comparable sales
0174384	91-04-08	WD-2-5	\$ 450,000.00	\$ 565,000.00	\$ (115,000.00)	\$ 247,500.00	\$ 310,750.00	\$ (63,250.00)	\$ (52.56)	\$ 2,584.20	-20.35%	Adjust value to reflect comparable sales
0391635	16-20-02	WLCRK-19	\$ 1,808,885.00	\$ 1,808,885.00	-	\$ 994,887.00	\$ 994,887.00	-	-	\$ 7,895.42	0.00%	No change made
0226708	91-03-06	WLD-101	\$ 510,000.00	\$ 525,000.00	\$ (15,000.00)	\$ 510,000.00	\$ 525,000.00	\$ (15,000.00)	\$ (12.47)	\$ 4,365.90	-2.86%	Adjust value to reflect comparable sales
0093785	37-31-03	WS-78	\$ 5,000.00	\$ 25,000.00	\$ (20,000.00)	\$ 5,000.00	\$ 25,000.00	\$ (20,000.00)	\$ (16.62)	\$ 188.40	-80.00%	Adjust value to reflect comparable sales
0392724	18-01-05	WV-12	\$ 2,133,288.00	\$ 2,133,288.00	-	\$ 2,133,288.00	\$ 2,133,288.00	-	-	\$ 18,634.27	0.00%	No change made
0392963	18-01-05	WV-36	\$ 1,809,000.00	\$ 1,905,041.00	\$ (96,041.00)	\$ 1,809,000.00	\$ 1,905,041.00	\$ (96,041.00)	\$ (79.81)	\$ 16,640.53	-5.04%	Adjust value to reflect comparable sales
0392989	18-01-05	WV-38	\$ 1,495,433.00	\$ 1,495,433.00	-	\$ 822,488.00	\$ 822,488.00	-	-	\$ 7,184.43	0.00%	No change made
0477029	37-34-60	WVCS-6	\$ 253,977.00	\$ 253,977.00	-	\$ 139,687.00	\$ 253,977.00	\$ (114,290.00)	\$ (94.97)	\$ 1,970.35	-45.00%	Change to primary residence
0454729	21-12-01	WWS-2E-E23	\$ 597,148.00	\$ 597,148.00	-	\$ 328,431.00	\$ 597,148.00	\$ (268,717.00)	\$ (223.30)	\$ 5,561.84	-45.00%	Change to primary residence
0454774	21-12-01	WWS-2E-E28	\$ 667,013.00	\$ 667,013.00	-	\$ 366,857.00	\$ 667,013.00	\$ (300,156.00)	\$ (249.43)	\$ 6,212.56	-45.00%	Change to primary residence
0454527	21-12-01	WWS-2E-E3	\$ 690,000.00	\$ 738,807.00	\$ (48,807.00)	\$ 379,500.00	\$ 406,343.00	\$ (26,843.00)	\$ (22.31)	\$ 6,881.25	-6.61%	Adjust value to Fee appraisal submitted by owner
0454572	21-12-01	WWS-2E-E8	\$ 574,250.00	\$ 574,250.00	-	\$ 315,837.00	\$ 574,250.00	\$ (258,413.00)	\$ (214.74)	\$ 5,348.56	-45.00%	Change to primary residence
0287403	00-06-01	KBC-A-X	\$ -	\$ 424,050.00	\$ (424,050.00)	\$ -	\$ 424,050.00	\$ (424,050.00)	\$ (352.39)	\$ 3,526.40	-100.00%	Purchased by Park City Municipal Now Exempt
0287411	00-06-01	KBC-B-X	\$ -	\$ 388,113.00	\$ (388,113.00)	\$ -	\$ 388,113.00	\$ (388,113.00)	\$ (322.52)	\$ 3,227.55	-100.00%	Purchased by Park City Municipal Now Exempt
0048813	00-06-01	PCA-110-G-1-X	\$ -	\$ 1,760,000.00	\$ (1,760,000.00)	\$ -	\$ 1,760,000.00	\$ (1,760,000.00)	\$ (1,462.56)	\$ 14,636.16	-100.00%	Purchased by Park City Municipal Now Exempt
0048839	00-06-01	PCA-110-G-2-A-X	\$ -	\$ 495,000.00	\$ (495,000.00)	\$ -	\$ 495,000.00	\$ (495,000.00)	\$ (411.35)	\$ 4,166.42	-100.00%	Purchased by Park City Municipal Now Exempt
0048847	00-06-01	PCA-110-G-3-X	\$ -	\$ 1,573,000.00	\$ (1,573,000.00)	\$ -	\$ 1,573,000.00	\$ (1,573,000.00)	\$ (1,307.16)	\$ 13,081.07	-100.00%	Purchased by Park City Municipal Now Exempt
0045454	00-06-01	PSA-46-A-X	\$ -	\$ 616,000.00	\$ (616,000.00)	\$ -	\$ 616,000.00	\$ (616,000.00)	\$ (511.90)	\$ 5,122.66	-100.00%	Purchased by Park City Municipal Now Exempt
0045447	00-06-01	PSA-46-RE-B-X	\$ -	\$ 1,859,000.00	\$ (1,859,000.00)	\$ -	\$ 1,859,000.00	\$ (1,859,000.00)	\$ (1,544.83)	\$ 15,459.44	-100.00%	Purchased by Park City Municipal Now Exempt
0219646	00-06-01	PSA-46-RE-C-X	\$ -	\$ 1,723,000.00	\$ (1,723,000.00)	\$ -	\$ 1,723,000.00	\$ (1,723,000.00)	\$ (1,431.81)	\$ 15,459.44	-100.00%	Purchased by Park City Municipal Now Exempt
0243810	00-06-01	PSA-46-RE-D-X	\$ -	\$ 759,000.00	\$ (759,000.00)	\$ -	\$ 759,000.00	\$ (759,000.00)	\$ (630.73)	\$ 6,311.84	-100.00%	Purchased by Park City Municipal Now Exempt
0045587	91-05-11	PSC-100-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045595	91-05-11	PSC-101-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045603	91-05-11	PSC-102-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045611	91-05-11	PSC-103-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045637	91-05-11	PSC-105-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045652	91-05-11	PSC-107-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045660	91-05-11	PSC-108-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045694	91-05-11	PSC-111-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045702	91-05-11	PSC-112-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045710	91-05-11	PSC-113-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045728	91-05-11	PSC-114-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045736	91-05-11	PSC-115-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045751	91-05-11	PSC-117-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045777	91-05-11	PSC-119-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045785	91-05-11	PSC-120-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045793	91-05-11	PSC-121-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045819	91-05-11	PSC-123-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045835	91-05-11	PSC-125-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045918	91-05-11	PSC-133-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ (87.26)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045934	91-05-11	PSC-135-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045959	91-05-11	PSC-137-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0045991	91-05-11	PSC-141-X	\$ -	\$ 105,000.00	\$ (105,000.00)	\$ -	\$ 57,750.00	\$ (57,750.00)	\$ (47.99)	\$ 480.25	-100.00%	Purchased by Park City Municipal Now Exempt
0046460	91-05-11	PSC-201-X	\$ -	\$ 135,000.00	\$ (135,000.00)	\$ -	\$ 74,250.00	\$ (61.70)	\$ 617.46	\$ 617.46	-100.00%	Purchased by Park City Municipal Now Exempt
0026454	01-05-03	SA-145-A-X	\$ 40,418.00	\$ 641,424.00	\$ (601,006.00)	\$ 40,418.00	\$ 641,424.00	\$ (601,006.00)	\$ (499.44)	\$ 5,334.08	-93.70%	Purchased by Park City Municipal prorate 1/23/19
0034995	01-01-09	SA-283-A-X	\$ -	\$ 20,000.00	\$ (20,000.00)	\$ -	\$ 20,000.00	\$ (20,000.00)	\$ (16.62)	\$ 166.32	-100.00%	Purchased by Park City Municipal Now Exempt
0231633	01-01-02	SA-283-B-X	\$ -	\$ 750,000.00	\$ (750,000.00)	\$ -	\$ 750,000.00	\$ (750,000.00)	\$ (623.25)	\$ 6,237.00	-100.00%	Purchased by Park City Municipal Now Exempt
0034987	01-04-03	SA-283-X	\$ -	\$ 420,253.00	\$ (420,253.00)	\$ -	\$ 420,253.00	\$ (420,253.00)	\$ (349.23)	\$ 3,494.82	-100.00%	Purchased by Park City Municipal Now Exempt
0196042	04-02-01	SOL-61-X	\$ -	\$ 345,000.00	\$ (345,000.00)	\$ -	\$ 345,000.00	\$ (345,000.00)	\$ (286.70)	\$ 2,869.02	-100.00%	Purchased by Park City Municipal Now Exempt
Totals for 9/11/2019			\$ 161,311,793.00	\$ 186,646,372.00	\$ (25,334,579.00)	\$ 125,944,708.00	\$ 162,700,338.00	\$ (36,755,630.00)	\$ (30,543.93)			



Account #	RDN	Serial #	New Market Value	Old Market Value	MV Difference	New Taxable Value	Old Taxable Value	Taxable Difference	County Tax Dollar Difference	Old Tax Estimate	% Difference	Explanation for adjustment
		Totals for 8/28/2019	95,356,871.00	100,084,639.00	(4,727,768.00)	70,846,950.00	77,290,292.00	(6,443,342.00)	(5,354.42)			
		Totals for 8/21/2019	\$ 59,929,387.00	\$ 65,275,520.00	\$ (5,346,133.00)	\$ 45,381,316.00	\$ 56,727,784.00	\$ (11,346,468.00)	\$ (9,428.91)			
		Totals for 8/14/2019	189,394,538.00	191,034,401.00	(1,639,863.00)	139,894,057.00	158,411,689.00	(18,517,632.00)	(15,388.15)			
		Totals for 8/7/2019	\$ 47,065,983.00	\$ 71,216,354.00	\$ (24,150,371.00)	\$ 46,392,869.00	\$ 71,711,523.00	\$ (25,318,654.00)	\$ (33,294.03)			
		Running Total	\$ 553,058,572.00	\$ 614,257,286.00	\$ (61,198,714.00)	\$ 428,459,900.00	\$ 526,841,626.00	\$ (98,381,726.00)	\$ (94,009.44)			

The total Market value for Summit County is \$27,147,668,388 as of 5/22/2019

The Market value decrease for 2019 is( \$ 61,198,714 ) as of 09/11/2019

The Total Taxable value for Summit County is \$21,297,930,855 as of 5/22/2019

The Taxable Value decrease for 2019 is (\$ 98,381,726) as of 09/11/2019

The County Tax dollar Difference for 2019 is ( \$ 94,009.44) as of 09/11/2019

The county Tax dollar differences are the County General and County Municipal line rates.



**Memorandum:**

Date: September 11, 2019

To: Council Members

From: Tom Fisher

Re: Recommendation to appoint members to the Public Arts Program and Advisory Board.

Advice and consent of County Manager's recommendation to reappoint members to the Public Arts Program and Advisory Board. Terms to expire July 31, 2022.

Matt Lawyer

Jenny Diersen

Betsey Devaney

Teresa Tackman

Minda Stockdale



**Memorandum:**

Date: September 11, 2019

To: Council Members

From: Nancy Hooton

Re: RAP Tax Cultural Appointments

Reappoint members to serve on the RAP Tax Committee - Cultural. The term of service to expire June 30, 2022.

Ben Castro

Loralie Pearce

Judy Horwitz

Amy Yost



Proclamation No. 2019-15

**PROCLAMATION RECOGNIZING**  
**Lieutenant John Lange**  
**FOR 24 YEARS OF PUBLIC SERVICE**

**Whereas**, John began his career as a young police officer for the West Valley City Police Department in August of 1995; and

**Whereas**, During his time as a West Valley City police officer, John worked in different capacities from patrol officer to homicide detective; and

**Whereas**, John served diligently during the 2002 Winter Olympics, contributing to the safety and successful completion of a world event; and

**Whereas**, In August of 2006 John joined the Summit County Sheriff's Office as a patrol deputy; and

**Whereas**, As an invaluable team member of the Summit County Sheriff's Office, John was responsible for the creation of the Sheriff's Bicycle Patrol. John worked to develop policy, get donations to start the program and see the implementation of the Bicycle Patrol Unit; and

**Whereas**, John was promoted to the rank of patrol sergeant where he used his leadership and skills to develop a professional patrol team; and

**Whereas**, John was vital to the creation and implemantion of the Sheriff's Office Emergency Vehicle Operation program and Pursuit Review Board. John's expertise in vehicles, vehicle operations, police policy and experience in police pursuits has forever reshaped the Sheriff's Office training program and accountability of its deputies, thus reducing the risk and liability of the deputies and Summit County; and

**Whereas**, John was promoted to the rank of lieutenant. With his well-known policing ability, fine-tuned investigative skills, attention to detail and pride in professionalism, John has led a team of investigators for the past several years who have brought resolution to high profile cases and provided closure to victims of crime. The people of Summit County have been well served by John's leadership and ability to teach, mentor and work with the future leaders of the Summit County Sheriff's Office; and

**Whereas**, The branding of the Sheriff's Office will always have John's mark. John is also well known for his artistic and visionary ability. He is responsible for the shoulder patches, vehicle graphics, business cards, letterhead and other Sheriff's Office branding; and

**Whereas**, The Sheriff's Office was fortunate to have John as the fleet manager. Being a car guy, John ensured that every deputy had a safe vehicle with all the equipment necessary to efficiently do their job, understood the County's goal of environmental responsibility, and took to heart fiscal responsibility of tax payer monies; and

**Whereas**, John has been a vital professional asset to the Summit County Sheriff's Office as a leader, supervisor, mentor, colleague, office clutter and cleanliness supervisor, and friend; and

**Whereas**, John will now channel a lifetime of professional skills and talents into reaping the benefits of a well-deserved pension while continuing to give of his leadership and expertise to another organization; and

**Whereas**, John will be able to spend more time working on his cars, driving his sport cars, sitting on the beach and traveling the world with his beautiful wife.

**Now, therefore**, be it resolved that the Summit County Council does hereby recognize the retirement of Lieutenant John Lange and thanks him for his contributions and leadership to the County, for his continued support of employees and his commitment to making Summit County an all-around better place for those who live in and visit here.

APPROVED AND ADOPTED this 11<sup>th</sup> day of September 2019.  
SUMMIT COUNTY COUNCIL

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Roger Armstrong, Chair

---

Doug Clyde, Vice Chair

---

Kent Jones, Clerk

Public Works Director



Derrick A. Radke, P.E.

## MEMORANDUM

September 5, 2019

To: County Council  
Thomas C. Fisher, County Manager

From: Derrick Radke, PE - Summit County Public Works Director

Re: Bitner Ranch Road to Silver Creek Connector

The Summit County Council has been evaluating a connecting roadway between Silver Creek Road, and Bitner Ranch Road in order to address Health, Safety and Welfare issues for the neighborhoods accessed by these roads and to address neighborhood connectivity and alternative modes of transportation.

1. Health, Safety and Welfare of Area Residents
  - a) Provide for Improved Emergency Response
  - b) Provide Secondary Emergency Ingress/Egress
2. Provide Transportation Alternatives
  - a) Neighborhood Connectivity
  - b) Alternative Modes (Bike/Pedestrian)
  - c) Efficient Transit

While there were various requests from the public to make this connection to address secondary ingress/egress from the Silver Creek neighborhood, the concepts for this connection were formally adopted with the Snyderville Basin Transportation Master Plan in 2009. The SBTMP identified four possible corridors:

1. Frontage Road from the Silver Creek Road/Division Street Intersection along the powerline corridor to just North of the Bitner Ranch Headquarters.
2. From the Silver Creek Road/Valley Drive intersection due West to Bitner Ranch Road.
3. From Silver Creek Road along a corridor through the Mountain Life Church property west and north to Bitner Ranch Road.
4. From the Silver Creek Road/Wasatch Way intersection along Wasatch Way then due west to Bitner Ranch Road.





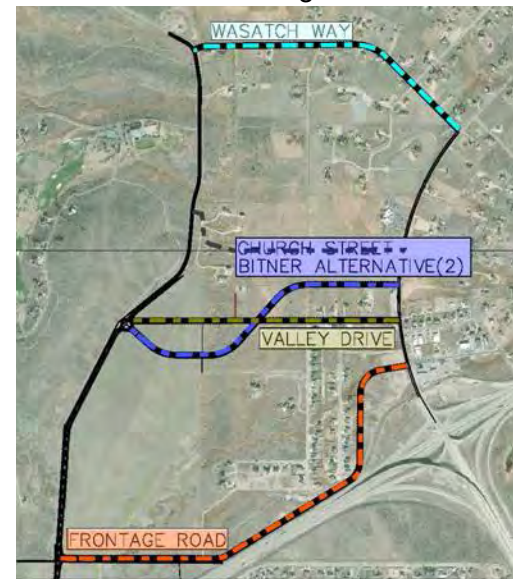
The first Public meeting on the concept occurred in the Fall of 2015. The Council then took the first steps towards developing a project in 2017 when funds were approved for right-of-way acquisition from the Corridor Preservation Fund. Additional Public Meetings were held in May of 2018, and January of 2019.

The public offered many opinions on which of the four alternatives should be chosen. Most concerns expressed were of increased traffic on their street, or through their neighborhood. Other property owners expressed concerns about the impacts to farmland and others about how the road would impact their ability to develop in the future.

Since the last Public Meeting, a second alternative alignment of the “Church Street” alignment has been offered by some of the property owners. It is a hybrid of the original Church Street and Valley Drive options. Staff is recommending this alternative replace the original “Church Street” alignment because it reduces the impact to the Mountain Life Church property, reduces the length of Bitner Ranch Road that would need to become a County maintained road, and seems to have some support from some of the property owners it crosses.

Through the course of the evaluation of the comments and the various alternatives, staff is recommending that the Valley Drive and the Wasatch Way corridors be removed from consideration. The principle reasons are:

- Number of Existing Driveway Accesses
- High Traffic Directly Through Residential Area
- High Number of Parcels Directly Affected
- Additional 5 to 10 Feet on Each Side of an Existing 60' R/W - Impacts Existing Residents (Close Proximity To The Front Porch)



Staff is recommending the County Council further consider the remaining Frontage Road and Church Street Alternative 2 using the following criteria:

- Public Input
- Ability to acquire an appropriate width of right of way to provide space for bike lanes and separated trail(s) (Provide for Alternative Transportation Modes)
- The distance from I-80 to provide best alternative route during emergencies
- Limit the length of Bitner Ranch and Silver Creek Roads used to minimize costs of new road construction and long-term maintenance to the County (the County should assume maintenance of Bitner Ranch Road and Silver Creek Road up to the connector)
- Allow for future transit options
- Emergency access – consider both emergency services response time and emergency evacuation
- Improved traffic flow opportunities
- Enhancement to SCSA3 community area

Staff offers the following pros and cons for each of the remaining two options:

### **Frontage Road**

#### **PROS**

- Most Efficient (Time) Transit Route
- Preferred/Fastest Emergency Access
- Allows for Connectivity to Area Trails
- Traffic Not Traveling Directly Through a Neighborhood
- Provides Potential Buffer Between Homes and Commercial Uses

#### **CONS**

- Shortest Queue Length to I-80
- Not as Desirable Due to Proximity to Major Freeway Intersection
- Would Not Give Much Emergency

#### **Evacuation Relief.**

- Close to Woodside Homes (Pinch Point At I-80)
- High Level of Car and Truck Conflicts at Division Street Intersection
- Few Options for Park and Ride on Transit Route
- Difficulty with Obtaining R/W Due to Lack of Support by Landowner
- May Promote Commercial Development in the Lower Area of Unit I

### **Church Street Alternative**

#### **PROS**

- Affects the Least Number of Parcels
- 80' Row Allows for Road Separated Trail(s) and Possible Buffer with Berm, Landscaping
- Connectivity to Area Trails
- Least Impact to Existing Homes (Adjacent Backyards at Silver Creek)
- Allows for Cooperative Planning/Development with SA3 for Community Center Area/Bus Stop/Parking
- Potential Relief for SA3 And Bitner Road Association for some Silver

#### **Creek Road Maintenance**

- Provides Good Emergency Access for Responders and Evacuation
- May Reduce Potential Traffic Cutting Through Silver Creek from Upper Bitner Neighborhoods (Out of Direction Travel)

#### **CONS**

- Some Impacts to Wetland Areas
- Significant Add to County Maintenance for Silver Creek Road and Bitner Ranch Road

Once the Council decides on the corridor they prefer, the County Engineer and his staff can begin detailed work to optimize the alignment and other improvements in preparation for right-of-way negotiations and environmental analysis. We look forward to the discussion and final decision.

If you have any questions ahead of the Public Meeting, please contact me.

Enclosure (Presentation)

cc: file (C:\Users\DRadke\Desktop\eng-memo-2012.doc)



## PURPOSE AND NEED

(WHY DO THE PROJECT AT ALL)

1. HEALTH, SAFETY AND WELFARE OF THE AREA RESIDENTS
  - a) PROVIDE FOR IMPROVED EMERGENCY RESPONSE
  - b) PROVIDE SECONDARY EMERGENCY INGRESS/EGRESS
2. PROVIDE TRANSPORTATION ALTERNATIVES
  - a) NEIGHBORHOOD CONNECTIVITY
  - b) ALTERNATIVE MODES (BIKE/PEDESTRIAN)
  - c) EFFICIENT TRANSIT



# Silver Creek Road-Bitner Ranch Road Connector



### **PUBLIC PROCESS TO DATE**

- Considered and added as an alternative in the Snyderville basin transportation master plan 2009
- Corridor preservation application
  - ✓ April 2017
- PUBLIC MEETINGS
  - ✓ Fall 2015
  - ✓ May 2018
  - ✓ January 2019
- Meeting of Potential R/W Owners)
  - ✓ April 2019
    - ❖ Additional individual property owner meetings by members of Council



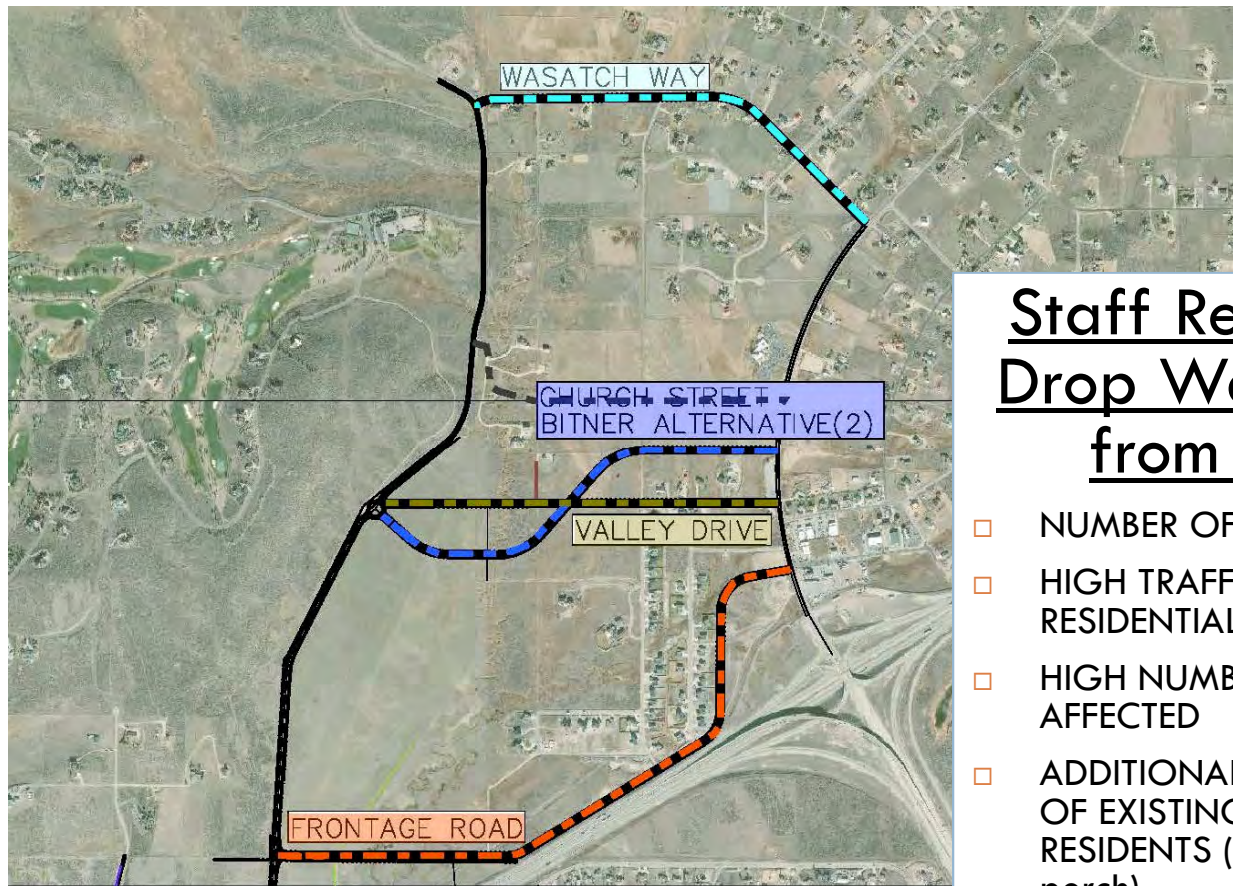
## CRITERIA FOR SELECTING ALIGNMENT

- Ability to get appropriate width of right of way to provide space for bike lanes and separated trail(s) (Provide for Alternative Transportation Modes)
- The distance from I-80 to provide best alternative route during emergencies
- Limit the length of Bitner Ranch and Silver Creek Roads used to minimize costs of new road construction and long-term maintenance to the County (the County should assume maintenance of Bitner Ranch Road and Silver Creek Road up to the connector)
- Allow for future transit options
- Emergency access – consider both emergency services response time and emergency evacuation
- Improved traffic flow opportunities
- Enhancement to SA3 community area





# 4 OPTIONS CONSIDERED

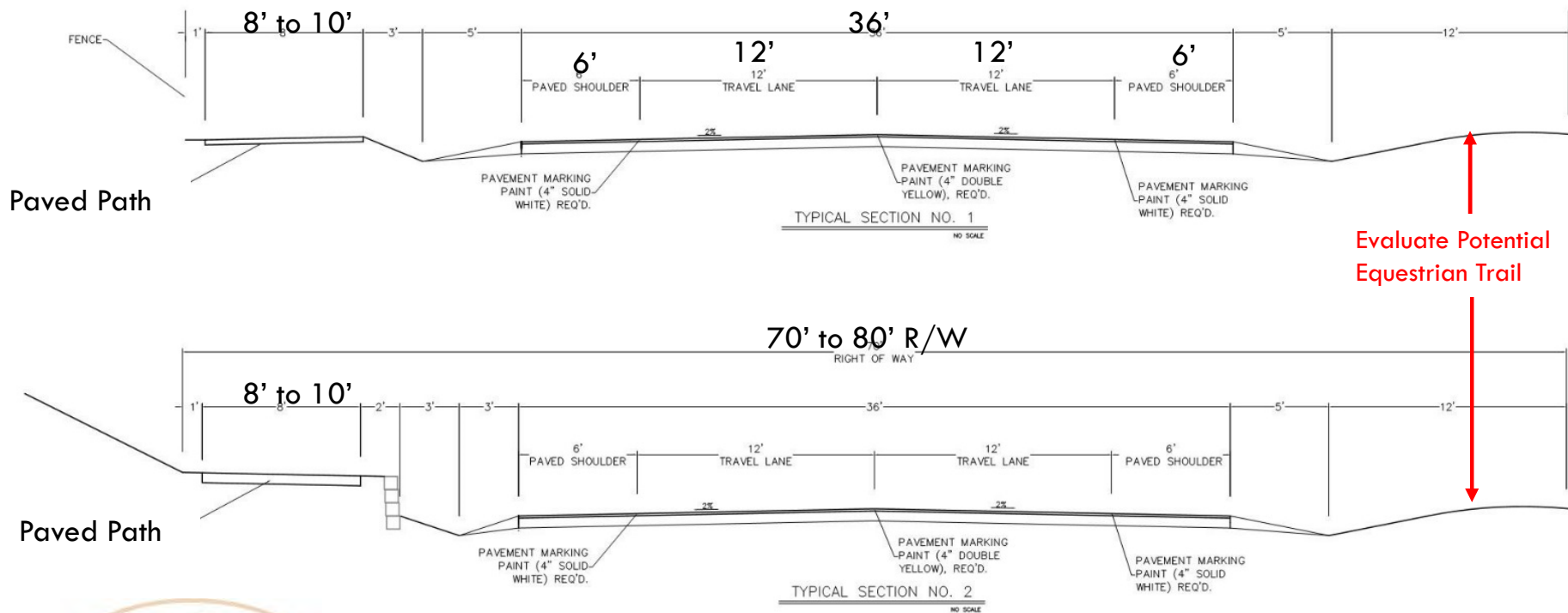


## Staff Recommendation to Drop Wasatch and Valley from Consideration:

- ❑ NUMBER OF EXISTING DRIVEWAY ACCESSSES
- ❑ HIGH TRAFFIC DIRECTLY THROUGH RESIDENTIAL AREA
- ❑ HIGH NUMBER OF PARCELS DIRECTLY AFFECTED
- ❑ ADDITIONAL 5 TO 10 FEET ON EACH SIDE OF EXISTING 60' R/W - IMPACTS EXISTING RESIDENTS (Close Proximity to the front porch)



# Proposed Roadway Section



## Slide 5

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**DR1**

Derrick Radke, 9/4/2019

# TRAFFIC ANALYSIS

	Average Weekday Winter ADT		
	<u>2019</u>	<u>2030</u>	<u>2050</u>
<b>Frontage Road</b>	5000-5200	5400-5600	7300-7500
<del><b>Valley Drive</b></del>	<del>2200-2500</del>	<del>2500-2800</del>	<del>3600-4200</del>
<b>Alt. Church St. Alignment**</b>	2900-3200	3300-3700	4400-5500
<b>Original Church Street</b>	1800-2100	2000-2300	3200-3700
<del><b>Wasatch Lane</b></del>	<del>1000-1200</del>	<del>1200-1400</del>	<del>1900-2100</del>

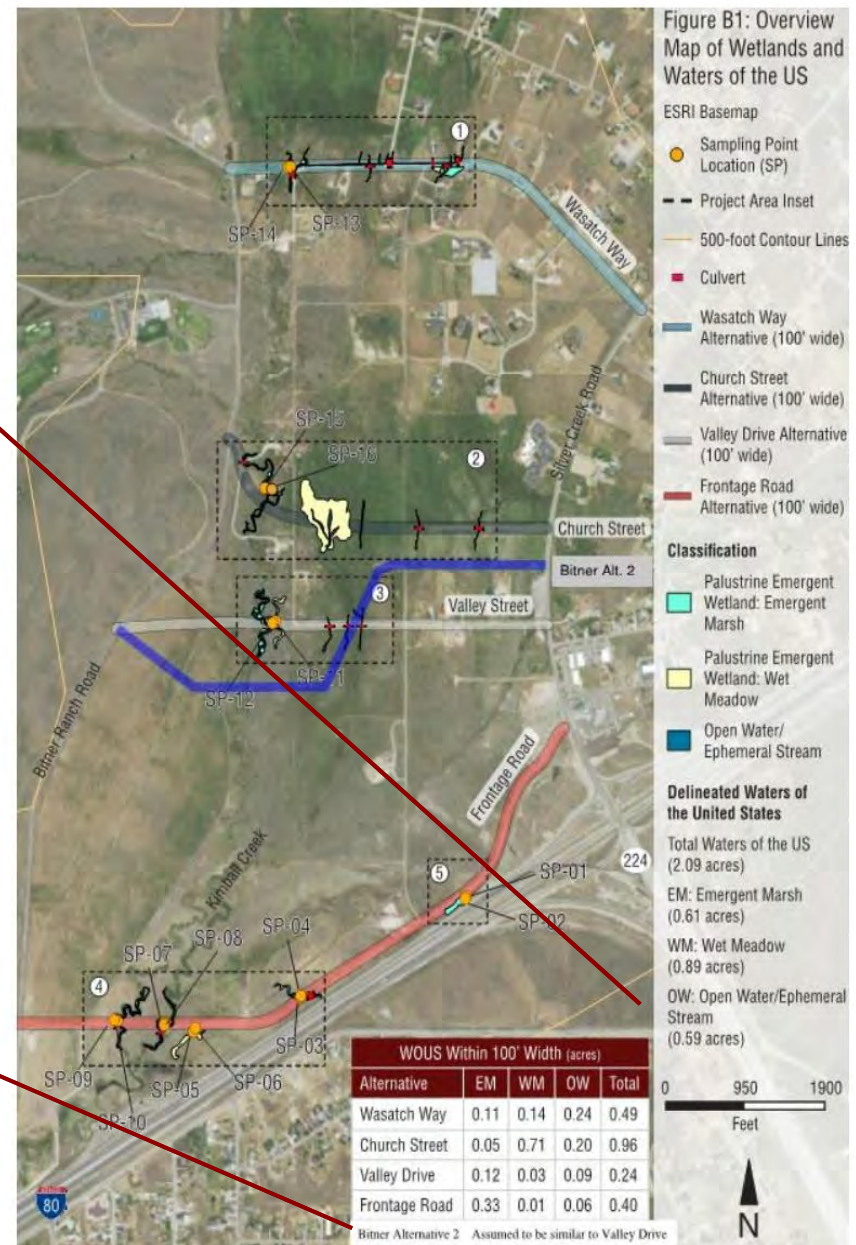


❖ NOTE: INFORMATION PROVIDED BY SUMMIT COUNTY REGIONAL TRANSPORTATION MODEL



# Wetlands

WOUS Within 100' Width (acres)				
Alternative	EM	WM	OW	Total
Wasatch Way	0.11	0.14	0.24	0.49
Church Street	0.05	0.71	0.20	0.96
Bitner Alternative 2 Assumed to be similar to Valley Drive				
Valley Drive	0.12	0.03	0.09	0.24
Frontage Road	0.33	0.01	0.06	0.40
Totals	0.61	0.89	0.59	2.09





# EMERGENCY RESPONSE TIMES

<u>From</u>	<u>To</u>	<u>Via</u>	<u>Miles</u>	<u>Drive Time</u>
Bitner Station	Silver Creek	Highland Dr	4.3-4.9	8-9 min
Bitner Station	Silver Creek	I-80	4.0-4.7	7-8 min
Promontory Station	Silver Creek	US-40	2.2-2.9	5-6 min
Bitner Station	Silver Creek	Frontage	2.1-2.7	3-4 min
<del>Bitner Station</del>	<del>Silver Creek</del>	<del>Valley</del>	<del>2.2-2.7</del>	<del>4-5 min</del>
Bitner Station	Silver Creek	Church	2.4-2.8	5-6 min
<del>Bitner Station</del>	<del>Silver Creek</del>	<del>Wasatch</del>	<del>3.0-3.6</del>	<del>6-7 min</del>



❖ NOTE: INFORMATION PROVIDED BY PCFD

# COST ANALYSIS

	<u>Parcels</u> <u>(#)</u>	<u>Construction</u> <u>Connector (\$M)</u>	<u>Re-</u> <u>Construction</u> <u>Bitner (\$M)</u>	<u>ROW (\$M)</u>	<u>Wetland</u> <u>(acre)</u>	<u>TOTAL</u> <u>(mil\$)</u>
<b>FRONTAGE ROAD</b>	9	\$1.31	\$0.41	\$0.87	0.40	\$2.59
<del><b>VALLEY DRIVE</b></del>	<del>19</del>	<del>\$0.87</del>	<del>\$1.13</del>	<del>\$0.83</del>	<del>0.24</del>	<del>\$2.08</del>
<b>BITNER ALT 2 CHURCH STREET</b>	5	\$1.05	\$1.15	\$0.45	0.31	\$2.65
<del><b>WASATCH WAY</b></del>	<del>23</del>	<del>\$0.92</del>	<del>\$2.07</del>	<del>\$0.89</del>	<del>0.49</del>	<del>\$3.08</del>



❖ NOTE: DOES NOT INCLUDE WETLAND MITIGATION COST OR ROW COST FOR BITNER RANCH ROAD OR SILVER CREEK ROAD

# FRONTAGE ROAD

## PROS

- ❑ MOST EFFICIENT (TIME) TRANSIT ROUTE
- ❑ PREFERRED/FASTEST EMERGENCY ACCESS
- ❑ ALLOWS FOR CONNECTIVITY TO AREA TRAILS
- ❑ TRAFFIC NOT TRAVELING DIRECTLY THROUGH A NEIGHBORHOOD
- ❑ PROVIDES POTENTIAL BUFFER BETWEEN HOMES AND COMMERCIAL USES

## CONS

- ❑ SHORTEST QUEUE LENGTH TO I-80
  - ❑ NOT AS DESIRABLE DUE TO PROXIMITY TO MAJOR FREEWAY INTERSECTION
  - ❑ WOULD NOT GIVE MUCH EMERGENCY EVACUATION RELIEF.
- ❑ CLOSE TO WOODSIDE HOMES (PINCH POINT AT I-80)
- ❑ HIGH LEVEL OF CAR AND TRUCK CONFLICTS AT DIVISION STREET INTERSECTION
- ❑ FEW OPTIONS FOR PARK AND RIDE ON TRANSIT ROUTE
- ❑ DIFFICULTY WITH OBTAINING R/W DUE TO LACK OF SUPPORT BY LANDOWNER
- ❑ MAY PROMOTE COMMERCIAL DEVELOPMENT IN THE LOWER AREA



# BITNER ALT 2-CHURCH STREET

## PROS

- AFFECTS THE LEAST NUMBER OF PARCELS
- 80' ROW ALLOWS FOR ROAD SEPARATED TRAIL(S) AND POSSIBLE BUFFER WITH BERM, LANDSCAPING
- CONNECTIVITY TO AREA TRAILS
- LEAST IMPACT TO EXISTING HOMES (ADJACENT BACKYARDS AT SILVER CREEK)
- ALLOWS FOR COOPERATIVE PLANNING/DEVELOPMENT WITH SA3 FOR COMMUNITY CENTER AREA/BUS STOP/PARKING
- POTENTIAL RELIEF FOR SA3 AND BITNER RD. ASSOCIATION FOR SOME SILVER CREEK ROAD MAINTENANCE
- PROVIDES GOOD EMERGENCY ACCESS FOR RESPONDERS AND EVACUATION
- MAY REDUCE POTENTIAL TRAFFIC CUTTING THROUGH SILVER CREEK FROM UPPER BITNER NEIGHBORHOODS (OUT OF DIRECTION TRAVEL)

## CONS

- SOME IMPACTS TO WETLAND AREAS
- SIGNIFICANT ADD TO COUNTY MAINTENANCE FOR SILVER CREEK RD. AND BITNER RANCH RD.







# VALLEY DRIVE

## PROS

- LEAST WETLAND DISTURBANCE
- EXISTING 60' EASEMENT OVER HALF OF THE ALIGNMENT
- LOWEST TOTAL COST
- DIRECTLY ADJACENT TO "SA #3 CIVIC CENTER" (SOUTH SIDE) – ALLOWS FOR POSSIBLE PARK AND RIDE/TRANSIT STOP

## CONS

- MORE TRAFFIC THROUGH RESIDENTIAL AREA
- 2<sup>ND</sup> HIGHEST PARCELS AFFECTED
- REQUIRES ADDITIONAL 5 TO 10 FEET ON EACH SIDE OF EXISTING 60' R/W
- SECOND HIGHEST NUMBER OF DIRECT DRIVEWAY ACCESSSES
- SIGNIFICANT IMPACT TO EXISTING RESIDENTS LANDSCAPING

STAFF RECOMMENDS ELIMINATING AS AN ALTERNATIVE



# WASATCH WAY

## PROS

- ❑ EXISTING 60' EASEMENT THROUGH THE MAJORITY OF ROUTE
- ❑ LOWEST ROW COST
- ❑ LEAST WETLAND IMPACTS

## CONS

- ❑ AFFECTS THE MOST PARCELS
- ❑ TRAFFIC THROUGH RESIDENTIAL AREA
- ❑ REQUIRES ADDITIONAL 5 TO 10 FEET ON EACH SIDE OF EXISTING 60' R/W
- ❑ HIGHEST NUMBER OF DIRECT DRIVEWAY ACCESSES
- ❑ SIGNIFICANT IMPACT TO EXISTING RESIDENTS LANDSCAPING
- ❑ HIGHEST COMBINED COST OF R/W AND CONSTRUCTION
- ❑ HIGHEST ADDITIONAL COUNTY MAINTENANCE
- ❑ LOWEST USAGE



**STAFF RECOMMENDS ELIMINATING AS AN ALTERNATIVE**



## STAFF REPORT

**To:** Summit County Council  
**From:** Sean Lewis, County Planner  
**Date of Meeting:** September 11, 2019  
**Type of Item:** Special Exception – Public Hearing  
**Process:** Legislative

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**RECOMMENDATION:** It is staff's finding that the project does not the minimum standards for approval of a Special Exception as found in the Snyderville Basin Development Code. Staff recommends that the County Council review and deny the application according to the findings of fact and conclusions of law in this staff report.

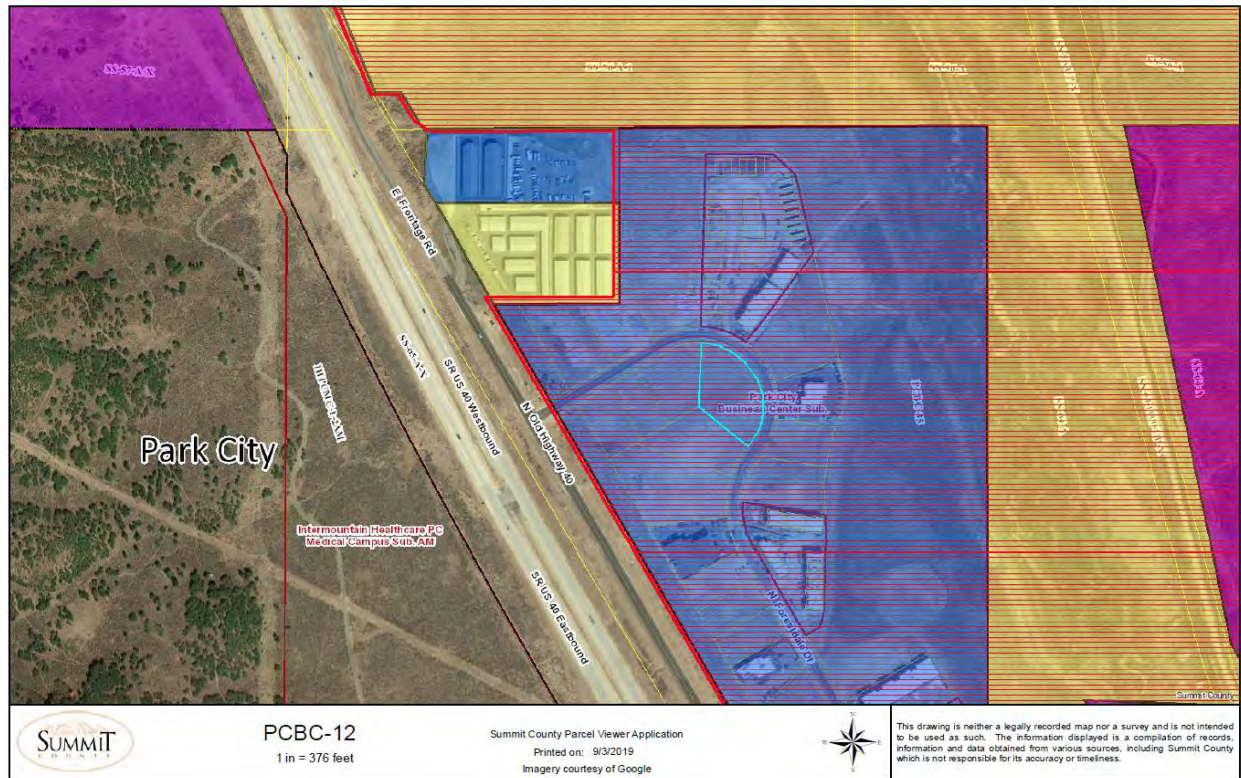
### Project Description

**Project Name:** Mine Climbing Gym Special Exception  
**Applicant(s):** Don Sargent  
**Property Owner(s):** ES 188150 LC  
**Location:** 4513 N Forestdale Dr  
**Zone District:** Service Commercial (SC)  
**Parcel Number and Size:** PCBC-12, 1.46 Acres  
**Type of Process:** Special Exception  
**Final Land Use Authority:** Summit County Council

### Proposal

The Mine Climbing Gym is requesting an exception from section 10-2-8.D.10 of the Snyderville Basin Development Code regarding height within the Service Commercial Zoning District on Parcel PCBC-12. The applicant proposes to exceed the 32 foot height limitation by 16 feet (48 feet total height) at the area above the climbing walls.

### Vicinity Map



## Background

In 2018, the applicant received approval from the Summit County Council to amend the Snyderville Basin Use Table to make Commercial Recreational Facilities a Low Impact Use within the Service Commercial Zoning District. Following this approval, the applicant received a Low Impact Permit to construct a climbing center on Parcel PCBC-12. The approved plans include climbing walls that fit within the 32 foot height restriction. The applicant has yet to apply for a Building Permit.

The applicant has indicated that the 48 foot building height would accommodate “olympic” sized climbing walls, the tallest of which measure 15 meters (49.2126 feet) in height.

The Service Commercial Zoning District limits building height to 32 feet, with allowance for a total height of up to ninety feet (90'), which may be approved as part of a conditional use permit for heavy manufacturing uses as defined in chapter 11 of the Snyderville Basin Development Code. The 90-foot height exception pertains only to roof structures for the housing of conveyors, stairways, tanks, ventilating fans, smokestacks, water tanks, or similar equipment required for the operation, and a height justification report is required to be submitted prior to consideration of the exception.

## **Analysis and Findings**

The standards required for granting a Special Exception are set forth in the Snyderville Basin Development Code Section 10-3-7, which standards are provided below. If the County Council finds that the standards are met, then a Special Exception to reduce the prohibition may be granted.

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

**Analysis:** Staff finds no reason as to why the extra height would be detrimental to public health, safety and welfare.

**Standard 2:** The intent of the development code and general plan will be met; **DOES NOT COMPLY**

**Analysis:** The Development Code prohibition limits height in the Service Commercial zone. Per the Snyderville Basin Development Code, exception to the 32 feet limit is only for heavy manufacturing uses that have specific needs that necessitate the excess height. The applicant has received approval of a building that conforms to the lower 32-foot standard. The applicant has not demonstrated a need for the extra height.

The Snyderville Basin General Plan calls for development to be compatible with surrounding land uses. All buildings within the Park City Business Center Development have been approved with heights of 32 feet or lower.

**Standard 3:** The applicant does not reasonably qualify for any other equitable processes provided through the provisions of [the Snyderville Basin Development Code]. **DOES NOT COMPLY**

**Analysis:** The applicant could apply for a variance from the 32 foot height standard, but likely would not be approved by the Board of Adjustment, as there is no obvious hardship associated with the property. For this reason, the applicant chose to apply for a Special Exception.

**Standard 4:** There are equitable claims or unique circumstances warranting the special exception. **DOES NOT COMPLY**

**Analysis:** The Development Code height limitations apply to all properties in the Service Commercial Zone.

The applicant has indicated to staff that they believe that unique circumstances exist to allow for the height exception due to the need for “Olympic” sized climbing walls. However, the application does not include any indication of how the walls fit within the



floorplan. Additionally, the applicant has not provided information or analysis of alternatives that were considered and why they were shown to not be viable.

## **Recommendation**

It is staff's finding that the project does not meet the minimum standards for approval of a Special Exception as found in the Snyderville Basin Development Code. Staff recommends that the County Council review and deny the application according to the findings of fact and conclusions of law in this staff report.

## **Findings of Fact**

1. Parcel PCBC-12 is owned by ES 188150 LC
2. Parcel PCBC-12 is located at 4315 N Forestdale Dr
3. Parcel PCBC-12 is located within the Service Commercial Zoning District
4. The Snyderville Basin Development Code limits height within the Service Commercial zone to 32 feet, with allowance for a total height of up to ninety feet (90'), which may be approved as part of a conditional use permit for heavy manufacturing uses as defined in chapter 11 of the Snyderville Basin Development Code. The 90-foot height exception pertains only to roof structures for the housing of conveyors, stairways, tanks, ventilating fans, smokestacks, water tanks, or similar equipment required for the operation, and a height justification report is required to be submitted prior to consideration of the exception.
5. A Low Impact Permit has been issued for construction of a 32-foot-tall structure that is compliant with the maximum height requirement in the Service Commercial Zoning District. A Building Permit is still required before construction activities may begin.
6. The applicant proposes to modify the structure to allow for heights up to 48 feet above the climbing walls. This height increase would accommodate "Olympic" sized climbing walls.

## **Conclusions of Law:**

1. The intent of the development code and general plan will not be met as both the General Plan and Development Code encourage limited building heights.
2. There are no equitable claims or unique circumstances warranting the special exception.

## **Exhibits**

Exhibit A.        Application Documents

## The Mine Climbing/Fitness Center

# Special Exception Written Description

### Background:

The subject property for the special exception is Lot 12 in the Park City Business Center, as shown on the attached Location Map. The lot is 1.46 acres in size and is triangular in configuration.

The Park City Business Center property was originally approved in 2005 as an industrial use subdivision development. However, due to market conditions the development has evolved, since that time, into a progressive business service center. Existing uses vary and range from auto services, commercial storage, business offices, gun club to work-live-play units.

Last year the property received approval for recreational facility uses as part of the Service Commercial (SC) Zoning District. The proposed project subject to the special exception request is comprised of a recreational climbing gym recently approved as a Low Impact Permit. The proposed building is approximately 20,000 square feet in size as shown on the attached site and building floor plans.

### Purpose of Special Exception Request:

1. Building Height - Increase in height of the center portion of the building to provide required infrastructure for climbing walls and ropes (see accompanying building floor and elevation plans).
  - a) Most of the building will maintain the required maximum height of 32 feet or less.
  - b) Approximately 4000 square feet of the building space directly above the climbing walls is the area proposed for additional height, up to a maximum 48 feet.
  - c) The proposed climbing wall height will provide an opportunity to have an **"Olympic" speed climbing** wall to train on and host world-class competitions in Park City. This would allow athletes to train for all three Olympic climbing disciplines (Sport climbing, Speed climbing and Bouldering) at this location.
  - d) The climbing wall heights are typical for the industry.
  - e) The increased height of the center portion of the building visually breaks-up the architectural massing and bulk of the overall structure.
  - f) The additional height is required for the extension of the climbing wall surface and ropes to an optimal height.

- g) All other standards and requirements applicable to the business center will be satisfied.
- 2. Parking Lot Setback – Decrease the parking setback requirement for innovative site planning of the triangular shaped lot (see accompanying Site Plan Sheet C1.01 showing the proposed parking lot layout).
  - a) The triangular configuration of the lot creates undue challenges of maintaining the required 30-foot setback requirement with a reasonable size building, compared to other lots in the business center.
  - b) The applicant has proposed an innovative site design that complements the roadway curve alignment for smooth traffic flow and provide opportunities for shared parking.
  - c) The parking layout includes a landscape islands and buffers between parking areas and Forestdale Road to break-up the massing and reduce visual impact.
  - d) The applicant is willing to incorporate a transit stop in the parking layout plan to help reduce traffic trips to the facility.
  - e) All other standards and requirements applicable to the business center will be satisfied.

Criteria for Approval:

1. *The special exception is not detrimental to the public health, safety and welfare;*
  - a) The proposed additional height will result in a more appealing building design and articulation as viewed from both Highway 40 and Forestdale Road (see attached building elevation drawings).
  - b) The proposed parking lot setback will provide additional on-site parking without exceeding the maximum allowed spaces. The additional parking will avoid the typical on-street and landscape area parking which currently occurs within the business center (see attached photos).
2. *The intent of the development code and general plan will be met; (Ord. 723, 7-22-2009)*
  - a) The proposed special exception is consistent with the resort and mountain character of the Snyderville basin by providing architectural design quality and off-street parking as intended with the development code and general plan.
  - b) The provision of Olympic training facilities also supports the resort nature, recreational interest and healthy lifestyle goals of the general plan.
3. *The applicant does not reasonably qualify for any other equitable processes provided through the provisions of this title; and (Ord. 730, 12-2-2009)*
  - a) The proposed increase in building height and parking lot setback reduction does not qualify for a variance or other equitable process as they are self-imposed intended to improve the project design and function given the uniqueness of the use and configuration of the property.

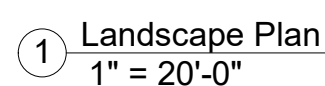
4. *There are equitable claims or unique circumstances warranting the special exception.*

- a) The proposed special exception is warranted based on the unique circumstances of the use requirements for Olympic climbing disciplines and property configuration limiting adequate off-street parking.






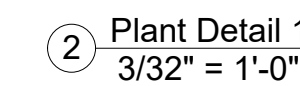




NOTE: ALL PLANTING PER SUMMIT COUNTY CODE

- 
- 5 GALLON SHRUBS  
(52) SHRUBS SHOWN
- IRRIGATION REQUIRED FOR ALL TREE CLUSTERS AND SHRUB AREAS. TYP. TEMPORARY IRRIGATION REQUIRED FOR AREAS OF RE-VEGETATION UNTIL SUCH TIME IT HAS SUFFICIENT ESTABLISHING GROWTH

1  
A4.02



Notes:

- 1- See planting legend for groundcover species, size, and spacing dimension.
- 2- Small roots ( $\frac{1}{4}$ " or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
- 3- Settle soil around root ball of each groundcover prior to mulching.

- ④ Plant Detail 3  
 $3/32'' = 1'-0''$

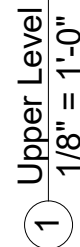
## C1.02

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Upper  
Level Floor  
Plan

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SCALE:

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1/8" = 1'-0"

11/282018

# A2.02

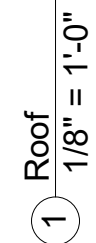
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**VAN SICKLE**  
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SHEET

## A2.03

SCALE:  
1/8" = 1'-0"

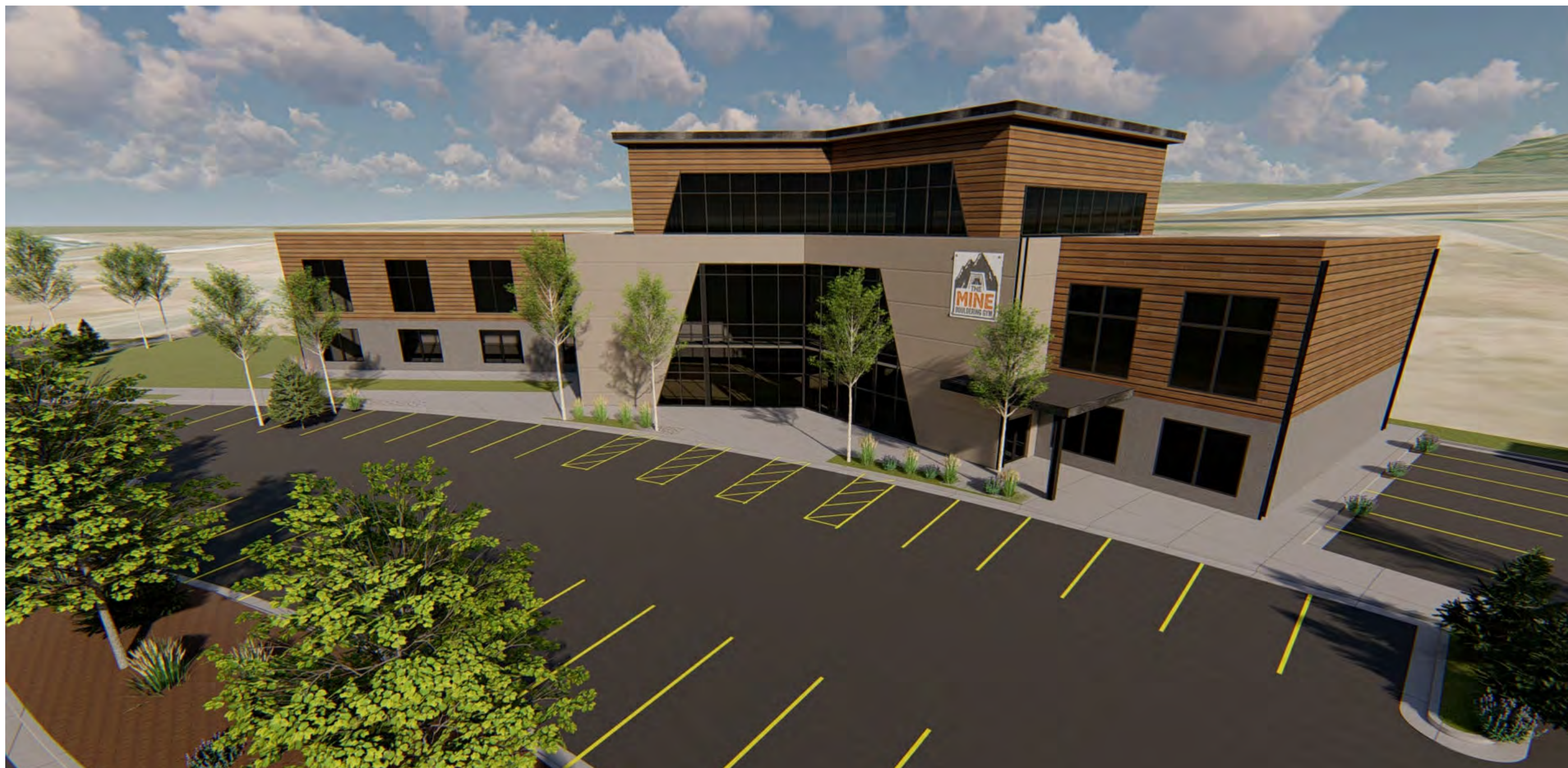
DATE  
11/282018

**The Mine Climbing**  
Park City Business Center, Lot 12  
4513 Forestdale Road  
Park City, UT 84098

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## Elevations

SCALE:

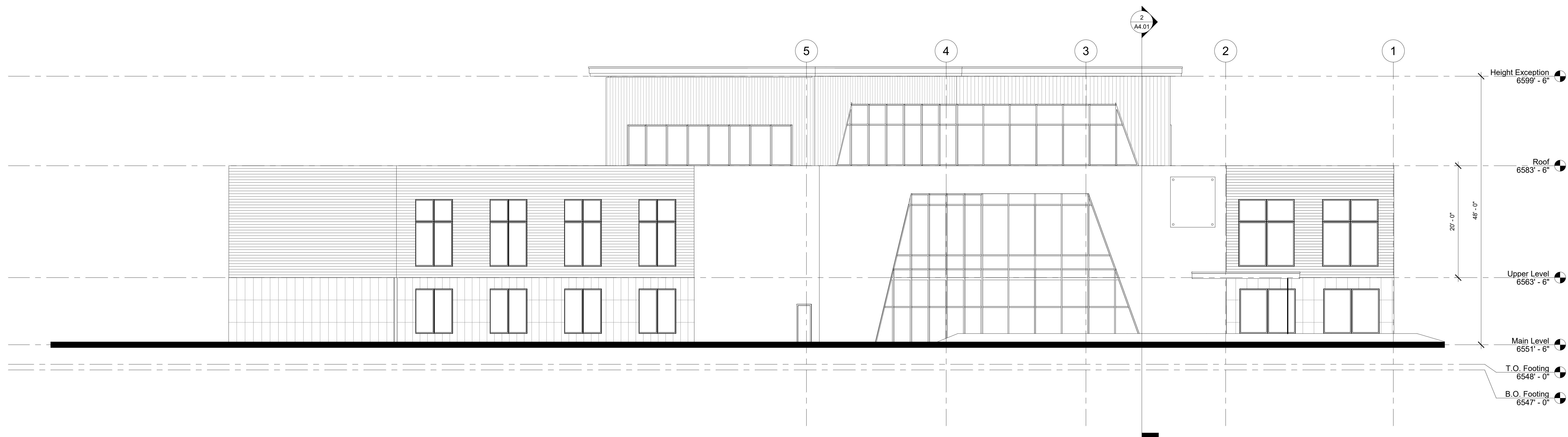
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11/28/2018

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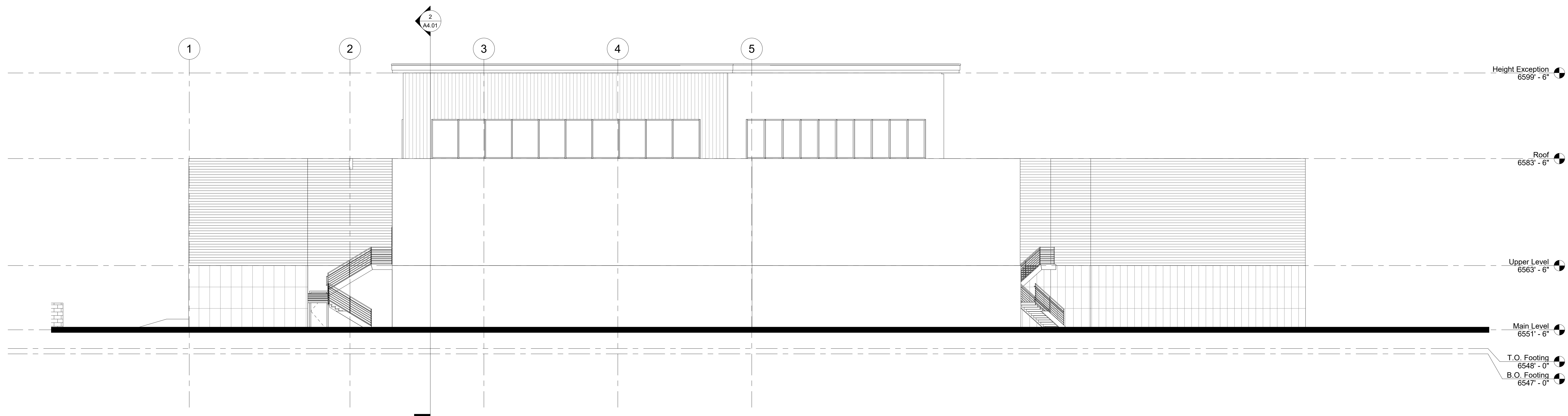
## A3.01

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① East Elevation  
1/8" = 1'-0"



② West Elevation  
1/8" = 1'-0"

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[illegible]

 **VAN SICKLE**

---

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## Elevations

SCALE:  
1/8" = 1'-0"

DATE  
11/282018

SHEET

## A3.02

[illegible]

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## Elevations

SCALE:  
1/8" = 1'-0"

DATE  
11/282018

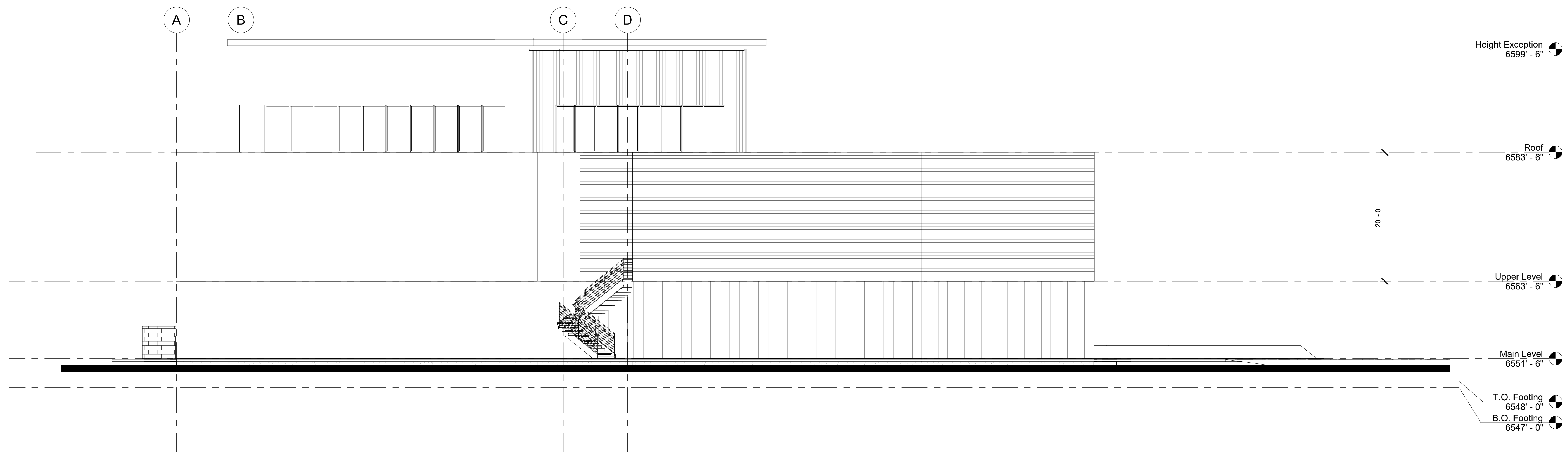
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**A3.03**



① North Elevation  
 $1/8" = 1'-0"$



② South Elevation  
 $1/8" = 1'-0"$

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