



*Don B Sargent, AICP
Community Development Director
(435) 336-3125
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MEMORANDUM

DATE: March 7, 2013
TO: Summit County Council (SCC)
FROM: Don Sargent, Community Development Director
Kimber Gabryszak, County Planner
Sean Lewis, County Planner
RE: Existing Development Patterns and Demographics of the Snyderville Basin

As requested, Staff will be prepared in work session to present mapping showing the existing development patterns in the Snyderville Basin. The mapping will illustrate the approved and platted development as well as vacant undeveloped land.

Staff will also present population projections and other demographics for the Basin from the 2010 Census, past trends and the Governor's Office of Planning and Budget (GOPB).

County Engineer



Derrick A. Radke, P.E.

MEMORANDUM

Date: March 5, 2013 for the March 13, 2013 meeting
To: Summit County Council
From: Kent S. Wilkerson, P.E. Engineer II
Re: Eastern Summit County Transportation Master Plan (E-TMP) – Work Session

Executive Summary

Attached is the ‘Semi-final 3-13’, *Eastern Summit County Transportation Master Plan*. It has been recommended by the Eastern Summit County Planning Commission. The purpose of the work session is to:

- Introduce the plan
- Determine what additional information would be helpful to the Commission and
- Develop a plan of action towards a possible ordinance.

The E-TMP is intended to be an inclusive document that contains the current communities’ plans. Then add the necessary County coordinating projects with analysis. All five cities and towns (community) Mayors, staff and councils have provided input. Three of the five communities have adopted by resolution. Kamas and Francis have yet to act upon it: Francis may. My impression is that Kamas may not act for the time being.

It is a living document and as conditions change, so may the plan with a comprehensive transportation vision.

Background

The E-TMP provides transportation planning in all forms. The primary emphasis is road improvements. Most road improvements bring the roads to current engineering standards (shoulders or widening). All forms of transportation are considered as listed in future projects section.

The plan has been in active development and review process for around two years. It is supported by the County’s Travel Demand Model. This model helps predict future conditions and helps identify needed capacity improvements and alternatives.

Development

- Each communities plan has been imported, analyzed and coordinated
- Reviewed by staff of the Major Stake Holders
- Major revisions
- All Stake Holders (see page 2, DWR took the most interest)
- Work Sessions with the Eastern Summit County Planning Commission

- Work Groups – 1 North Summit and 1 South Summit
- Public Hearings–North Summit (Coalville, Jan 17) and South Summit (Kamas, Jan 3)
- Final revisions

The most challenging study area up to and including final approval has been the Kamas Valley – Democrat Alley area. The Plan reflects:

- Widening of SR-32 from Kamas to Oakley, a UDOT roadway.
- A new roadway from Oakley to Kamas ‘mid valley corridor’ is not recommended
- Paving of Democrat Alley and designation as a collector route.
- Hallam Road extending to SR-248 from Francis.
- Further study the need of a Cross Valley (from SR-32 to Democrat Alley more or less mid way) connection.

See the summary discussion page 59.

Recommendations

Consider the text and provide staff feedback as to:

- Additional information needed
- General and specific review points and methods including:
 - o Work session(s)
 - o Work group(s)
 - o Etc.
- Schedule of work session(s), public hearing(s) and possible actions/adoption.

Conclusion

Our Eastern County transportation system has a very high level of service. This contributes to the existing quality of life. Implementation of E-TMP will help maintain that quality of transportation in accordance with current community master plans.

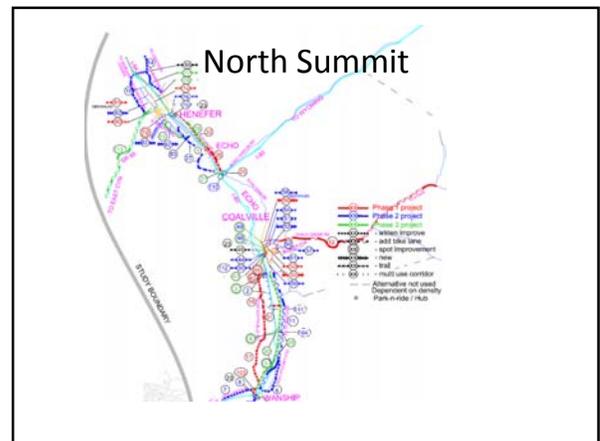
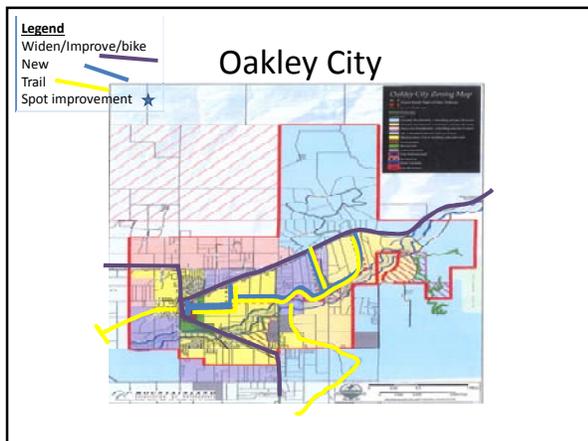
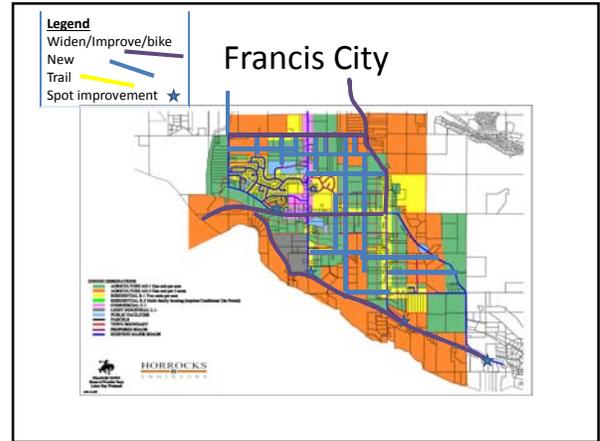
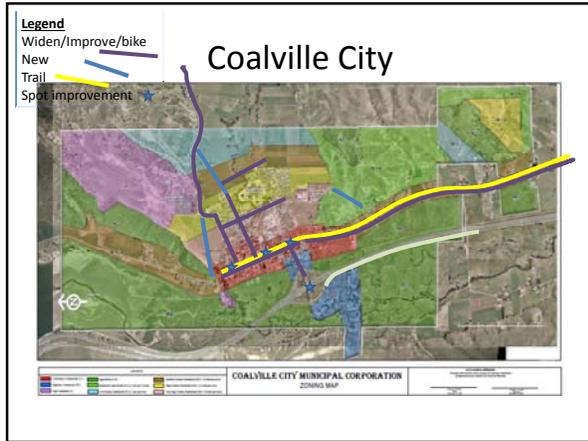
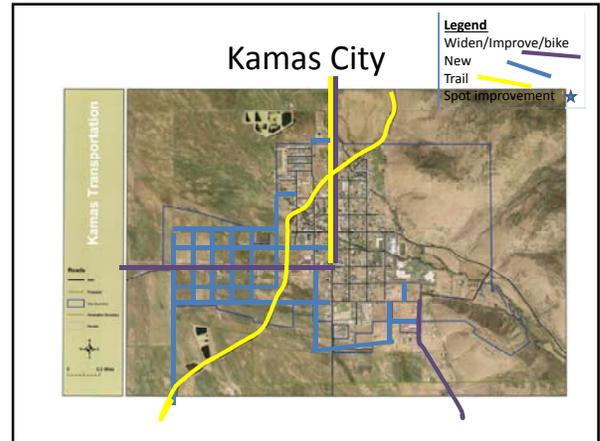
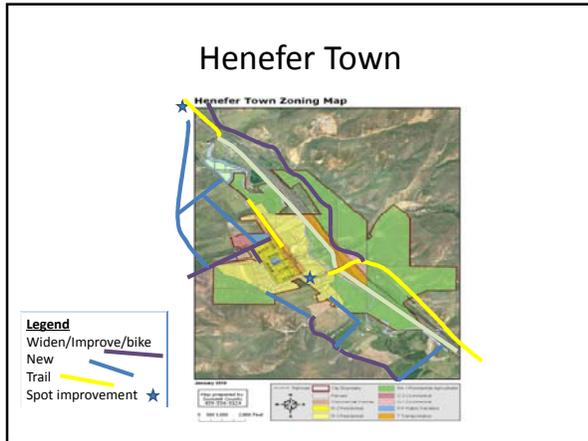
To the extent development will occur, the plan will help identify mitigations and opportunities to maintain a high quality transportation system by implementing master planned ideas.

Should you need additional immediate information, please feel free to contact me: kwilkerson@summitcounty.org or 435.336.3294.

CC: Derrick Radke, PE. County Engineer
Kevin Callahan, Public Works Director
Don Sargent, Community Development Director
Robert Jasper, County Manger

Full document link:

http://www.summitcounty.org/engineering/downloads/Eastern_SC_Transportation_Master_Plan.pdf



MANAGER'S REPORT

March 13, 2013

To: Council Members

From: Robert Jasper

<u>Department</u>	<u>Description of Updates</u>
Administration	<p><u>Submitted by Robert Jasper, County Manager:</u> Documents and transactions are listed on the Manager Approval list dated 3/7/13, posted on the website at: http://www.summitcounty.org/manager/index.php</p> <p>County Manager Executive Order 2013-01 regarding standards and requirements for Special Events within Summit County. The Executive Order simplifies, and better coordinates, the fee collection for Special Event Permits</p>
Auditor	<p><u>Submitted by JaNae Blonquist, Chief Deputy Auditor:</u></p> <ul style="list-style-type: none">○ Recently completed a brochure expounding on the 2013 Budget - it is available on the web○ Working on the 2012 audit○ Preparing for the tax relief application process
Assessor	<p><u>Submitted by Steve Martin, Assessor:</u></p> <ol style="list-style-type: none">1. We are proceeding through this year's ratio analysis to see if we need to adjust values up or down to comply with State mandates. We are required as a county to be within +/- 10% assessed values to actual sales. So far so good with a starting ratio(before further analysis) of 90-93% and cod's within normal ranges.2. We have the last of the Board of equalization hearings on march 14th. These last two are commercial. We have had some difficulty dealing with the large amount of commercial appeals this last year due to not having a commercial appraiser anymore. There is no one specialized in the commercial appraising discipline and we have had to contract for outside assistance to represent the county values. This rather jury rigged system seems to work for the short term but is less efficient and more costly than to have a staff commercial appraiser. We are now going to need commercial representation for those continuing on to State appeals in June and July.
Attorney	
Clerk	
Community Development	<p><u>Submitted by Don Sargent, Community Development Director:</u></p> <p>Snyderville Basin</p> <ul style="list-style-type: none">• The Planning Commission will conduct a continued public hearing on March 14th to review and consider a determination on making the general plan either regulatory or advisory. The General Plan is also scheduled for continued review and consideration of edits made by the Planning Commission with the comment and input received by the public. <p>Eastern Summit County</p> <ul style="list-style-type: none">• The Code re-write sub-committee met this week in preparation for a continued discussion with the Planning Commission on call-up provisions of other jurisdictions and possible re-zone alternatives. <p>Department Administrative Items</p> <ul style="list-style-type: none">• The Plans Examiner II advertisement closed last Friday and we should soon be receiving the applications from HR to review and select candidates for an interview.• The department received 14 new building applications and 6 new planning applications this past week as follows:

<u>Department</u>	<u>Description of Updates</u>		
	<p>New Building Applications Submitted Feb 27 - Mar 6, 2013</p> <p>Snyderville Basin</p>		
	Project #	Project Name	Submittal Date
	13-851	Dawn Sullivan - Utah Disaster Kleen-up Demolition / Ice Damage to Roof 7974 Ponderosa Dr., Park City, UT	Feb 27, 13
	13-852	Red Rock Brewery Restaurant Expansion / Redstone 1678 Redstone Center Dr. Park City, UT	Feb 27, 13
	13-853	Matt Brown Interior Remodel 3048 W. Wedge Cir., Park City, UT	Mar 01, 13
	13-854	Sam Ferrin Townhouse #1 2050 W. Frostwood Blvd., Park City, UT	Mar 01, 13
	13-855	Sam Ferrin Townhouse #2 2050 W. Frostwood Blvd., Park City, UT	Mar 01, 13
	13-856	Sam Ferrin Townhouse #3 2050 W. Frostwood Blvd., Park City, UT	Mar 01, 13
	13-857	Dirk Rockhill New SFD (Cabin) 1636 Choke Cherry Rd.,	Mar 05, 13
	13-860	Christopher Quinton Single Family Dwelling 8868 N. Saddleback Rd., Park City, UT	Mar 05, 13
	13-861	Jason Travis Remodel / Addition 4000 N 250 E, Park City, UT	Mar 05, 13
	13-863	Jeffrey Davis Single Family Dwelling 7666 N Tall Oaks Dr., Park City, UT	Mar 05, 13
	13-864	Comfort Systems Furnace 7980 Boot Hill Dr., Park City, UT	Mar 06, 13

Department	Description of Updates			
	13-865	Dennis Loomis Remodel / Addition 1203 Angus Court., Park City, UT	Mar 06, 13	
	Eastern Summit County			
	13-857	Dirk Rockhill New SFD (Cabin) 1636 Choke Cherry Rd., Coalville, UT	Mar 05, 13	
	13-862	Jesse Chappell Temporary Power 1297 S. Hoytsville Rd., Coalville, UT	Mar 05,13	
	New Planning Applications Submitted Feb 28-Mar 5, 2013			
	Snyderville Basin			
	Project #	Project Name	Submittal Date	Planner
	13-516	Park City Culinary Cooking Class Laurie Moldawer Special Event 3700 Brookside Court BSE-1-2AM	Feb 28, 13	AC
	13-518	Running W/Ed Jennifer Billow Special Event	Mar 04, 13	AC
	13-519	Silver Creek Business Park Robert Homes Conditional Use Permit 6423 N Pace Frontage Rd. SCBP-9-AM	Mar 04, 13	Tiffanie
13-519	Silver Creek Business Park Robert Homes Low Impact Permit 6423 N Pace Frontage Rd. SCBP-9-AM	Mar 04, 13	Tiffanie	
13-520	Discovery Core Ph I Glen Lent Final Subdivision Plat	Mar 04, 13	Kimber	
Eastern Summit County				
13-521	Big Canyon Ranch Brian Zwahlen Plat Amendment 175 Big Canyon Ln. BCR-AGR	Mar 04, 13	Jennifer	
Engineering	<u>Submitted by Derrick Radke, Engineer:</u> <ul style="list-style-type: none"> • 2 Subdivision/Site Plan Plat reviews • Traffic Model Update • Corridor Preservation Application Acceptance/Review 			

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none"> • Eastern Summit County Transportation Master Plan • Travel Demand Model • Newpark Round-About Design • Lower Village Road Design/Coordination • Overlay Project Development • Seal Coat Project Development • Summit Park Design • Brown’s Canyon Retaining Wall Repair • Road Inventory. Worked on Road Paint and Paint Symbols to fit budget • Residential Permit Activity <ul style="list-style-type: none"> ○ 1 over the counter ○ 2 plans reviewed ○ 2 driveway inspections ○ 2 erosion control inspections ○ 3 code enforcement • Right-of-Way Permit Activity <ul style="list-style-type: none"> ○ 1 new applications ○ 2 site inspection • Development Site Inspections <ul style="list-style-type: none"> ○ 5 Development Site Inspections ○ Various routine inspections
Facilities	
Health Department	
I.T.	
Justice Court	
Library	<p><u>Submitted by Dan Compton, Library Director:</u></p> <p>We had 2 successful programs last week to celebrate National Read Across America Day and Dr. Seuss’s Birthday. On Friday, we had about 250 people attend our event at the Kimball Junction Branch. We had real green eggs and ham and the Cat in the Hat even made an appearance! There wasn’t a single parking spot available at the Richins building. The Coalville Branch had a party on Saturday. They screened the film <i>The Lorax</i> and offered some fun activities.</p> <p>The new shelving was installed in Coalville today, but they will be back next week to install the end panels. This will allow us to expand the audiobook collection.</p> <p>The Bookmobile wrap was completed by Ferrari color and it looks fantastic. The Bookmobile is now back to normal. We met with Jamie Jennings (Manager of Todd Hollow Apartments) and Lana Martino last week to explore the possibility of the Bookmobile contracting with the City of Hideout again to provide services this summer at the Todd Hollow Apartments.</p> <p>Kirsten Nilsson and I met again with the Park City One Book committee last Wednesday. We are close to making a final selection for this year’s One Book One Community program.</p> <p>We have changed the date for C.J. Box’s appearance at North Summit High School in May. It will now be on Tuesday, May 7th at 6:30 p.m. instead of Thursday, May 9th. He was presented with a unique opportunity to go hunting and we were happy to accommodate him since we still have plenty of time to promote his visit. He has a new Joe Pickett novel being released on March 12th titled <i>Breaking Point</i></p>

<u>Department</u>	<u>Description of Updates</u>
Mountain Regional Water	
Park City Fire Service District	
Personnel	
Public Works	
Recorder	
Treasurer	
Sheriff	<p><u>Submitted by Justin Martinez, Bureau Chief:</u></p> <ol style="list-style-type: none"> 1. The Investigative Division served a knock and announce warrant yesterday and arrested a suspect in a snow blower theft. They recovered evidence, the snow blower and obtained a full confession from the suspect. 2. The Sheriff's Office has implemented a new guiding committee from within the office. They will be called the Employee Action Committee (EAC). The EAC will consist of line personnel from every division and will meet once a month with me to discuss issues regarding the Sheriff's Office
Snyderville Basin Recreation	
USU Extension	<p><u>Submitted by Sterling Banks, Agricultural/ 4-H Youth Agent:</u></p> <ul style="list-style-type: none"> - Summit County 4-H awarded \$10,000 in scholarships to 3 Summit County 4-H members to attend Utah State University next year. Scholarship funds were provided by Summit county donors and set up in an endowment fund at Utah State University. - USU Extension held their weekly master gardener class with 28 homeowners in attendance. - USU Extension FCS agent spent time presenting 3 workshops (sewing, foods & 4-H leadership) to 60 individuals at the State 4-H Leadermete in Provo. - 5 individuals were assisted with their tax return preparation through USU Extension/VITA tax program in Summit County this past week. - Summit County 4-H Teen Leadership Council (9 members) and 4-H teen council advisor completed a community service project with handicapped individuals in Summit County this past week.

Auditor

Blake Frazier



March 04, 2013

County Council;

RE: Parcel ELK-2B-701

Mr. Cowan Nix has qualified for a Veteran Abatement for his property taxes for the past 5 years. In 2012 I never received his application back. I even sent out reminders in July.

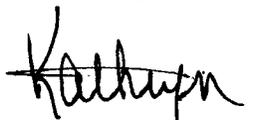
Mr. Nix realized when he received a "Past Due Notice" from the Treasurer in February 2013 that his taxes hadn't been paid or abated in 2012. He called me and said he sent in the application. I told him I didn't have a record of receiving it. I sent him another application with the understanding that I wasn't sure if we could accept it or not at this late date.

Mr. Nix has a 100% veteran related disability. At this time I'm asking that you'll consider approving his late application for 2012.

This would abate all his property taxes for 2012 in the amount of \$1,228.91.

Thanks for your consideration.

Sincerely,


Kathryn Rockhill
Deputy Auditor



MEMORANDUM:

Date: March 13, 2013

To: Council Members

From: Annette Singleton

Re: Snyderville Basin Planning Commission and Hoytsville Cemetery Maintenance District

Snyderville Basin Planning Commission

Appointment of Beatrice M. Peck to the Snyderville Basin Planning Commission. Beatrice's term of service to expire February 28, 2016.

Hoytsville Cemetery Maintenance District

Appointment of Mike Rees to the Hoytsville Cemetery Maintenance District. Mike's term of service to expire December 31, 2016.



MEMORANDUM:

Date: March 13, 2013

To: Council Members

From: Robert Jasper

Re: Recommendation to appoint members to the Snyderville Basin Open Space Advisory Committee (BOSAC)

Advice and consent of County Manager's recommendation to appoint Chris Retzer, Ramon Gomez and Tyler Dustman, and to reappoint Thomas Brennan and Mindy Wheeler, to the Snyderville Basin Open Space Advisory Committee (BOSAC). Each of their terms to expire on the first Thursday in March, 2016.

Advice and consent of County Manager's recommendation to appoint Scott McClelland (the member recommended by the Snyderville Basin Recreation District) to the Snyderville Basin Open Space Advisory Committee (BOSAC). Scott's term to expire on the first Thursday in March, 2016.



STAFF REPORT

To: Summit County Council (SCC)
Report Date: Friday, March 8, 2013
Meeting Date: Wednesday, March 13, 2013
Author: Kimber Gabryszak, AICP
Project Name: Development Code Amendments

EXECUTIVE SUMMARY: It has recently been discussed that existing language in the Eastern Summit County Development Code (ESCDC) and Snyderville Basin Development Code (SBDC) should be clarified. The language in question requires that Planning Commissioners (Commissioners) live within the Eastern Summit County Planning District or Snyderville Basin Planning District boundaries, which boundaries technically exclude incorporated municipalities.

In the past, during the appointment of Planning Commissioners by the SCC, it was interpreted that the Planning Districts included municipalities. As a result current Commissioners live within the boundaries of incorporated municipalities; however, under the strict interpretation of current Code language, these Commissioners would not be eligible to serve on the Eastern Summit County Planning Commission (ESCPC) or Snyderville Basin Planning Commission (SBPC).

After a work session the SCC stated a desire to amend Section 10-9-10(C.4) of the SBDC and 11-7-5(C) of the ESCDC to allow Commissioners to live either in municipalities or in the unincorporated Planning Districts. Staff has drafted amendments that would clarify the qualifications for Planning Commissioners in this manner, which still leaves the discretion of candidate selection to the SCC.

The SBPC held a public hearing on February 26, 2013 and voted unanimously to forward a positive recommendation on the proposed amendment to the SBDC, with amendments as attached.

The ESCPC held a public hearing on March 7, 2013 and voted unanimously to forward a positive recommendation on the proposed amendment to the ESCDC, with amendments as attached.

Staff recommends that the SCC conduct a separate public hearing on each code amendment and vote to approve the amendments with findings and conditions as outlined in Section D of this report.

A. **Project Description**

- **Project Name & Type:** Development Code amendments
- **Applicant(s):** Summit County
- **Location:** Applicable to Eastern Summit County
- **Zone District & Setbacks:** All
- **Type of Process:** Legislative
- **Routing / Final authority:** Summit County Council (SCC)

B. Community and Planning Commission Review

These items have been noticed in the *Summit County News* and *Park Record* as public hearings and posted in the community.

SBPC meeting & recommendation

Public comment was received at the SBPC hearing, expressing concern over the potential for a majority of Commissioners to come from municipalities. The language limiting the majority to members outside of municipalities was then added at the request of the SBPC.

ESCPC meeting & recommendation

No public comment was received at the ESCPC hearing.

The ESCPC members discussed the appropriate number of members that could come from municipalities and expressed concern over the possibility of conflicts of interest for members concerned about the municipalities more than the County. The ESCPC members felt strongly that limiting membership to one (1) member from within municipalities was appropriate.

To ensure diversity on the ESCPC, they also felt strongly about adding considerations for the SCC that are currently outlined in the ESCPC bylaws. After the hearing, Staff research indicated that these considerations are already contained in Section 11-7-5(D.1). Therefore, rather than add it to another paragraph in the same Section of the ESCDC, Staff has placed it below for the SCC reference:

“In making appointments to the Planning Commission, the County Council shall assure diversity in the membership of the commission to the extent reasonably practicable by considering all relevant factors such as geographic diversity, occupational diversity, socioeconomic factors, cultural influences, and other similar criteria.”

C. Findings/ Code Criteria and Discussion

1. ESCDC

Section 11-5-3(B.1.c) of the ESCDC outlines the standards for Code amendments, with Staff’s analysis in italics under each criterion:

c. Approval of an amendment to the zone district map shall not be granted until both the Planning Commission and County Council have reviewed the specific development proposal and determined:

- (1) The amendment complies with the goals of the General Plan;
The Planning Commission is appointed to implement the vision of the General Plan. Having perspectives from both within municipalities and from unincorporated areas may help to further this implementation.
- (2) The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;
Not applicable; there are no adjacent land uses or local community for this amendment, as the amendment is not limited to only one area.
- (3) The specific development plan is in compliance with all applicable standards and criteria for approval as described in Chapter 4 of this Title;

and

Not applicable; this is a general amendment that does not involve a specific development proposal.

(4) The amendment does not adversely affect the public health, safety and general welfare.

The amendment may better protect public health, safety, and welfare by providing a greater pool of applicants for volunteer service on the Planning Commission, and through a wider variety of perspectives and skills.

2. SBDC

Section 10-7-3 of the SBDC outlines the standards for Code amendments, with Staff's analysis in italics under each criterion:

C. 1. (c): Criteria for approving an amendment to the text of this Title:

(1.) The amendment shall be consistent with the goals, objectives, and policies of the General Plan.

The Planning Commission is appointed to implement the vision of the General Plan. Having perspectives from both within municipalities and from unincorporated areas may help to further this implementation.

(2.) The amendment shall not permit the use of land that is not consistent with the uses of property nearby;

Not applicable; there are no adjacent land uses or local community for this amendment, as the amendment is Basin wide.

(3.) The amendment will not permit suitability of the properties affected by the proposed amendment for the uses to which they have been restricted; and

Not applicable; this is a general amendment that does not involve a specific property or properties, nor changes in use.

(4.) The amendment will not permit the removal of the then existing restrictions which will unduly affect nearby property.

Not applicable; this is a general amendment that does not involve a specific property or properties, nor changes in use.

(5.) The amendment will not grant special favors or circumstances solely for one property owner or developer.

Not applicable; this is a general amendment that does not involve a specific property or properties, nor changes in use.

(6.) The amendment will promote the public health, safety, and welfare better than the existing regulations for which the amendment is intended to change.

The amendment may better protect public health, safety, and welfare by providing a greater pool of applicants for volunteer service on the Planning Commission, and through a wider variety of perspectives and skills.

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

Staff recommends that the SCC conduct a public hearing on the proposed amendments to Section 11-7-5 of the ESCDC (Exhibit A.1) and vote to approve the amendments with the findings and conditions below:

Findings:

1. The amendments comply with the standards in the ESCDC, as outlined in Section C.1 of this report.

Conditions:

1. The amendments will be edited as directed by the SCC.
2. Any other conditions as articulated by the SCC.

Staff recommends that the SCC also conduct a public hearing on the proposed amendments to Section 10-9-10 of the SBDC (Exhibit A.2) and vote to approve the amendments with the findings and conditions below:

Findings:

2. The amendments comply with the standards in the SBDC, as outlined in Section C.2 of this report.

Conditions:

3. The amendments will be edited as directed by the SCC.
4. Any other conditions as articulated by the SCC.

Attachment(s)

Exhibit A – Development Code – draft language (page 4)

A.1 – Eastern Summit County Development Code

11-7-5: PLANNING COMMISSION

- A. Creation [...]
- B. Powers and Duties [...]
- C. Qualifications for Membership: Members of the Planning Commission shall be residents of the Eastern Summit County Planning District **or municipalities within the Planning District** for one year prior to appointment and shall remain a resident of the Eastern Summit County Planning District **or municipalities within the Planning District** throughout their term. **At no time shall there be more than one member that lives in any municipality within the Planning District.**

A.2 – Snyderville Basin Development Code

10-9-10: DECISION MAKING AND ADMINISTRATIVE BODIES

- C. Planning Commission (“Commission”)
 - 1. Planning District Established [...]
 - 2. Planning Commission Established [...]
 - 3. Powers and Duties [...]
 - 4. Qualifications for Membership: Members of the SBPD Commission shall be residents of the Snyderville Basin Planning District of the County **or municipalities within the Planning District** for one year prior to appointment and shall remain a resident of the Snyderville Basin Planning District **or municipalities within the Planning District** throughout their term. **At all times there shall be a majority of members that live outside municipalities.**