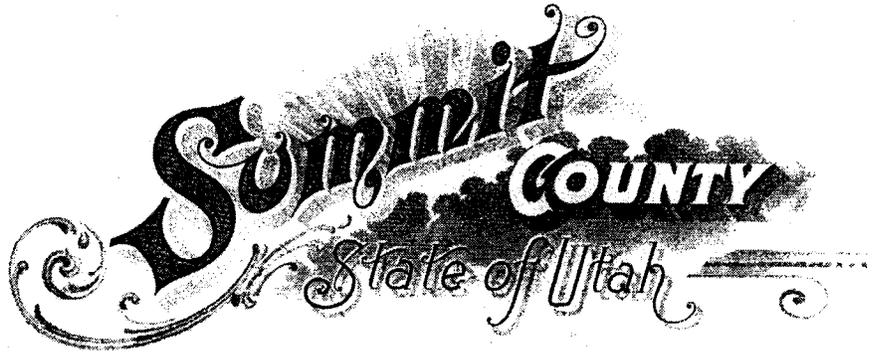


Auditor

Blake Frazier



November 22, 2013

County Council,

Please consider approving the 2013 Board of Equalization Stipulations on December 4<sup>th</sup>. They will be prepared for your review prior to that date.

Thank You,

A handwritten signature in black ink that reads "Kathryn".

Kathryn Rockhill  
BOE Clerk



# 2013 BOE Adjustments

Account #	Serial #	New Market Value	Old Market Value	MV Difference	New Taxable Value	Old Taxable Value	Taxable Difference	Old Tax Estimate	% Difference	Explanation for adjustment
0236574	JR-A-TL	\$ -	\$ 24,530.00	\$ (24,530.00)	\$ -	\$ 24,530.00	\$ (24,530.00)	\$ 228.01	-100.00%	property to exempt status for 2013, part of a water company distribution property
0480421	SCO-A-4B-AM	\$ -	\$ 917,374.00	\$ (917,374.00)	\$ -	\$ 917,374.00	\$ (917,374.00)	\$ 9,911.31	-100.00%	parcel purchased 2012 by centrally assessed entity, was assessed locally as well for 2013. delete value from local assessed
0408280	PCA-S-98-P	\$ 333.00	\$ 49,500.00	\$ (49,167.00)	\$ 333.00	\$ 49,500.00	\$ (49,167.00)	\$ 472.92	-99.33%	Partial interest in two parcels adjust value to reflect percentage of interest. PCA-S-79-C and PCA-S-98-P
0408298	PCA-S-98-Q	\$ 4,125.00	\$ 49,550.00	\$ (45,425.00)	\$ 4,125.00	\$ 49,550.00	\$ (45,425.00)	\$ 473.40	-91.68%	Partial interest in two parcels adjust value to reflect percentage of interest. PCA-S-79-B and PCA-S-98-Q
0455328	EW-1-1AM	\$ 350,000.00	\$ 1,500,000.00	\$ (1,150,000.00)	\$ 350,000.00	\$ 1,500,000.00	\$ (1,150,000.00)	\$ 13,644.00	-76.67%	Change value to reflect the estate zoning and problems to build on it.
0060461	PP-1	\$ 8,560.00	\$ 23,620.00	\$ (15,060.00)	\$ 8,560.00	\$ 23,620.00	\$ (15,060.00)	\$ 205.07	-63.76%	error discovered by recorders office in acreage adjusted value
0138499	SL-C-159-A	\$ 749,874.00	\$ 900,408.00	\$ (150,534.00)	\$ 434,422.00	\$ 900,408.00	\$ (465,986.00)	\$ 9,270.60	-51.75%	Changed to Primary and adjusted finished area of second level.
0007397	HT-125-A	\$ 87,089.00	\$ 87,089.00	\$ -	\$ 47,898.00	\$ 87,089.00	\$ (39,191.00)	\$ 818.98	-45.00%	Primary Residence Change
0009377	KPH-22	\$ 162,366.00	\$ 162,366.00	\$ -	\$ 89,301.00	\$ 162,366.00	\$ (73,065.00)	\$ 1,711.01	-45.00%	Primary Residence Change
0007082	HT-101	\$ 270,328.00	\$ 270,328.00	\$ -	\$ 148,680.00	\$ 270,328.00	\$ (121,648.00)	\$ 2,542.16	-45.00%	Primary Residence Change
0234892	JR-3-372	\$ 785,466.00	\$ 785,466.00	\$ -	\$ 432,006.00	\$ 785,466.00	\$ (353,460.00)	\$ 7,300.91	-45.00%	Primary Residence Change
0346985	BHVS-73	\$ 425,000.00	\$ 425,000.00	\$ -	\$ 233,750.00	\$ 425,000.00	\$ (191,250.00)	\$ 3,689.85	-45.00%	Primary Residence Change
0245377	RCC-1B-B-216	\$ 328,500.00	\$ 570,000.00	\$ (241,500.00)	\$ 328,500.00	\$ 570,000.00	\$ (241,500.00)	\$ 5,184.72	-42.37%	2012 boe adjustment not carried forward.... to 328500
0310676	PB-PR-11-AM	\$ 1,984,058.00	\$ 1,984,058.00	\$ -	\$ 1,255,190.00	\$ 1,746,016.00	\$ (490,826.00)	\$ 16,229.22	-28.11%	Property classification changed to Primary as per the Signed Statement of Primary Residence.
0463491	CWPC-4B-214-AM	\$ 6,634,487.00	\$ 4,871,671.00	\$ 1,762,816.00	\$ 3,922,276.00	\$ 4,871,671.00	\$ (949,395.00)	\$ 42,295.00	-19.49%	
0269864	SS-34-A-4	\$ 1,478,662.00	\$ 1,478,662.00	\$ -	\$ 1,008,861.00	\$ 1,240,132.00	\$ (231,271.00)	\$ 10,766.83	-18.65%	
0290639	PCA-S-79-C	\$ 49,150.00	\$ 40,950.00	\$ 8,200.00	\$ 49,150.00	\$ 40,950.00	\$ 8,200.00	\$ 391.24	20.02%	Partial interest in two parcels adjust value to reflect percentage of interest. PCA-S-79-C and PCA-S-98-P
0290613	PCA-S-79-B	\$ 45,400.00	\$ 26,425.00	\$ 18,975.00	\$ 45,400.00	\$ 26,425.00	\$ 18,975.00	\$ 252.46	71.81%	Partial interest in two parcels adjust value to reflect percentage of interest. PCA-S-79-B and PCA-S-98-Q
<b>Totals for 12/04/2013</b>		<b>\$ 13,363,398.00</b>	<b>\$ 14,166,997.00</b>	<b>\$ (803,599.00)</b>	<b>\$ 8,358,452.00</b>	<b>\$ 13,690,425.00</b>	<b>\$ (5,331,973.00)</b>			
<b>Totals for 11/06/2013</b>		<b>\$ 209,087,093.00</b>	<b>\$ 227,360,093.00</b>	<b>\$ (18,272,288.00)</b>	<b>\$ 3,492,514.00</b>	<b>\$ 225,885,110.00</b>	<b>\$ (20,772,412.00)</b>			
<b>Totals for 10/9/2013</b>		<b>\$ 7,592,069.00</b>	<b>\$ 9,460,749.00</b>	<b>\$ (1,868,680.00)</b>	<b>\$ 7,239,918.00</b>	<b>\$ 9,090,942.00</b>	<b>\$ (1,851,024.00)</b>			
<b>Totals for 10/9/2013</b>		<b>\$ 36,608,292.00</b>	<b>\$ 55,982,639.00</b>	<b>\$ (17,374,347.00)</b>	<b>\$ 36,525,405.00</b>	<b>\$ 53,706,743.00</b>	<b>\$ (17,181,338.00)</b>			
<b>Totals for 10/2/2013</b>		<b>\$ 91,029,732.00</b>	<b>\$ 104,702,073.00</b>	<b>\$ (13,672,341.00)</b>	<b>\$ 78,543,117.00</b>	<b>\$ 97,726,413.00</b>	<b>\$ (19,183,296.00)</b>			
<b>Totals for 9/25/2013</b>		<b>\$ 131,169,641.00</b>	<b>\$ 155,502,418.00</b>	<b>\$ (24,332,777.00)</b>	<b>\$ 107,403,298.00</b>	<b>\$ 142,109,691.00</b>	<b>\$ (34,706,393.00)</b>			
<b>Totals for 9/11/2013</b>		<b>\$ 45,692,783.00</b>	<b>\$ 59,290,425.00</b>	<b>\$ (13,597,642.00)</b>	<b>\$ 45,535,283.00</b>	<b>\$ 58,936,247.00</b>	<b>\$ (13,400,964.00)</b>			
<b>Totals for 9/4/2013</b>		<b>\$ 182,109,624.00</b>	<b>\$ 211,373,202.00</b>	<b>\$ (29,262,578.00)</b>	<b>\$ 138,575,271.00</b>	<b>\$ 190,365,899.00</b>	<b>\$ (51,790,628.00)</b>			
<b>Totals for 8/21/2013</b>		<b>\$ 43,340,430.00</b>	<b>\$ 49,490,523.00</b>	<b>\$ (6,150,093.00)</b>	<b>\$ 29,421,027.00</b>	<b>\$ 46,124,544.00</b>	<b>\$ (16,703,517.00)</b>			
<b>Running Total</b>		<b>\$ 759,993,062.00</b>	<b>\$ 887,329,119.00</b>	<b>\$ (125,334,345.00)</b>	<b>\$ 455,094,285.00</b>	<b>\$ 837,636,014.00</b>	<b>\$ (180,921,545.00)</b>			

The Market value decrease for 2013 is (\$ 125,334,345) As of 12/03/2013

The Taxable Value decrease for 2013 is (\$ 180,921,545) As of 12/03/2013

## MANAGER'S MEMORANDUM

To: County Council  
From: Robert Jasper, County Manager  
Date: November 14, 2013  
Re: Procurement Code

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1. Counties are not required to adopt the Utah Procurement Code. Instead, the statute is permissive, which allows a county to adopt any, all or none of the Utah Procurement Code.
2. Summit County has historically enacted its own procurement regulations through administrative policy, electing not to adopt the Utah Procurement Code.
3. During the 2013 Legislative Session, SB 190 was enacted. That bill modified the definition of "procurement unit" within the Utah Procurement Code. As a result, in order for Summit County to be exempt from the Utah Procurement Code, it must enact its own procurement regulations "by ordinance."
4. I have worked with Dave Thomas, Chief Civil Deputy, and Blake Frazier, County Auditor, in reviewing our existing administrative policy and retooling it to meet our needs. The proposed Procurement Code has been thoroughly vetted by both elected and appointed department heads.
5. In summary, it establishes five categories of purchases: Minor Purchases, Intermediate Purchases, Major Purchases, Open Purchase Orders and Professional Services Contracts. The proposed Procurement Code also deals with Change Orders, Emergency Purchases and Credit Cards. There are also some miscellaneous provisions dealing with computer purchases, purchasing under the State contract and travel/mileage reimbursements. Finally, the proposed Procurement Code has specific criteria to deal with Protests.

6. You will find that four important principles run throughout this proposed Procurement Code. First, tax payer funds are sacred and the County should strive to obtain the best price possible on goods and services while not sacrificing quality. Second, the process to obtain goods and services must be fair. Everyone should have an opportunity to vie for County contracts. At every level, the County should be perceived as fair and even-handed in the procurement of goods and services. Where individuals feel that they have been treated unfairly, an adequate grievance process should be available. Third, safeguarding public monies demands that the County be vigilant in ferreting out waste, fraud and abuse. There must be internal checks and processes to ensure proper accounting of public funds. Fourth, economies of scale and interoperability of equipment and software are essential to fulfilling the mission of the County and accomplishing the Council's goals.

7. The Council should review this proposed Procurement Code and enact an ordinance adopting such. No public hearing is required.

**AMENDMENT TO TITLE 1 OF THE SUMMIT COUNTY CODE,  
ENACTING A PROCUREMENT CODE**

**ORDINANCE NO. \_\_\_\_**

**PREAMBLE**

**WHEREAS**, Summit County has historically adopted its procurement regulations through administrative policy; and,

**WHEREAS**, pursuant to UCA §17-53-225, the adoption of the Utah Procurement Code, UCA §63G-6a-101 et. seq., is optional for counties; and,

**WHEREAS**, during the 2013 Utah Legislative Session, SB 190 was enacted, which re-codified the Utah Procurement Code; and,

**WHEREAS**, newly enacted UCA §63G-6a-104(13)(a) now requires all procurement regulations, including those authorized by counties, to be adopted by ordinance; and,

**WHEREAS**, it is in the best interests of Summit County to accordingly enact its procurement regulations in the manner provided by statute;

**NOW, THEREFORE**, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1.     **Amendment.** Title 1 of the Summit County Code is amended in accordance with Exhibit A herein.

Section 2.     **Effective Date.** This Ordinance shall take effect 15 days after approval and upon publication in accordance with law.

Enacted this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

Summit County Council

\_\_\_\_\_  
Kent Jones  
Summit County Clerk

\_\_\_\_\_  
Claudia McMullin, Chair

\_\_\_\_\_  
Approved as to Form  
David L. Thomas  
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember Armstrong	_____
Councilmember Robinson	_____
Councilmember Ure	_____
Councilmember Carson	_____
Councilmember McMullin	_____

# **EXHIBIT A**

# Chapter 16

## PROCUREMENT

### **1-16-1: GENERALLY:**

### **1-16-2: DEFINITIONS:**

### **1-16-3: PURCHASING CATEGORIES AND EXEMPTIONS:**

### **1-16-4: MINOR PURCHASES:**

### **1-16-5: INTERMEDIATE PURCHASES:**

### **1-16-6: MAJOR PURCHASES:**

### **1-16-7: OPEN PURCHASE ORDERS:**

### **1-16-8: PROFESSIONAL SERVICES CONTRACTS:**

### **1-16-9: CHANGE ORDERS:**

### **1-16-10: EMERGENCY PURCHASES:**

### **1-16-11: CREDIT CARD PURCHASES:**

### **1-16-12: COMPUTER HARDWARE/SOFTWARE PURCHASES:**

### **1-16-13: PURCHASING PROGRAM:**

### **1-16-14: TRAVEL AND MEETING EXPENSES:**

### **1-16-15: DOCUMENTATION AND RETENTION OF BIDS:**

### **1-16-16: PROTESTS**

### **1-16-1: GENERALLY:**

Purchasing procedures provide a process for the purchase of goods and services used for the operation of County programs. These procedures enable the Auditor's Office and County Manager to coordinate the County's decentralized purchasing process and to establish a system of financial controls for the efficient use and expenditure of public funds.

### **1-16-2: DEFINITIONS:**

**AUDITOR or AUDITOR'S OFFICE:** The Summit County Auditor and its office.

**AUTHORIZED PURCHASING AUTHORITY OR PURCHASING AGENT:** The county official who has the authority to contractually bind Summit County. Pursuant to Utah Code Ann. §17-53-307 and §1-14-10(F)(9) of the Summit County Code, the County Manager appoints the County's purchasing agent(s) with the advice and consent of the County Council. The County Manager has appointed purchasing agents consistent with this Chapter. The approval of this Chapter by the County Council acts as the consent to these appointments. All contracts which are entered into by the County consistent with this Chapter shall be binding obligations of the County.

**CONTRACT CHANGE ORDER:** A change order is work that is added to or deleted from the original scope of work of a contract, which alters the original contract amount and/or completion date.

**COUNCIL:** The Summit County Council.

**COUNTY:** Summit County.

**DEPARTMENT:** The organizational units under the direction and supervision of the County Manager or any elected official.

**DEPARTMENT HEAD:** The appointed supervisors or elected officials of each department.

**MANAGER:** The County Manager of Summit County.

**PURCHASE ORDER:** A county-generated document that authorizes a purchase transaction. When accepted by the seller, it becomes a contract binding on both parties. A purchase order sets forth the descriptions, quantities, prices, discounts, payment terms, date of performance or shipment, other associated terms and conditions, and identifies a specific seller.

**STATE CONTRACT:** A cooperative procurement pursuant to UCA §63G-6a-2105 or successor law.

**TREASURER OR TREASURER’S OFFICE:** The Summit County Treasurer and its office.

**1-16-3: PURCHASING CATEGORIES AND EXEMPTIONS:**

- A. The County classifies purchases into eleven (11) purchasing categories. These categories are based on the dollar amount and type of purchase. Each category establishes a separate purchasing limit, authorization level and procedure.

	<b>Category</b>	<b>Limitation</b>
1.	Minor Purchases	\$5,000 or less
2.	Intermediate Purchases	\$5,001 to \$20,000
3.	Major Purchases	\$20,001 or more
4.	Open Purchase Orders	\$20,000 annual cap
5.	Professional Services Contracts	\$20,000 or more
6.	Change Orders	County Manager > \$20,000
7.	Emergency Purchases	\$20,000
8.	Credit Cards & Usage	Up to \$5,000
9.	Computer Hardware/Software	N/A
10.	Purchasing Program	N/A
11.	Travel & Meeting Expense	N/A

- B. Exemptions: Certain contracts for goods and services may be exempt from bidding provisions. The Manager shall determine whether or not it is in the best interests of the County to exempt a particular contract or purchase.

**1-16-4: MINOR PURCHASES (\$5,000 or less)**

Each Department under authorization of its Department Head may initiate and complete purchases for goods or services costing \$5,000 or less. The Minor Purchase is limited to \$5,000 per month, per vendor, per department and shall not exceed \$25,000 per vendor in any fiscal year.

**1-16-5: INTERMEDIATE PURCHASES (\$5,001 to \$20,000)**

- A. Each Department under authorization of its Department Head may initiate Intermediate Purchases by requesting a Purchase Order.
- B. For Intermediate Purchases from \$5,001 to \$10,000 all purchase orders must be approved by the Auditor's Office for availability of funds. Department Heads and staff responsible for initiating purchase transactions are responsible to check for competitive pricing.
- C. For Intermediate Purchases over \$10,000 and up to \$20,000, departmental staff shall solicit and document price quotes in writing (via mail/email/fax) from at least three (3) vendors, or in the alternative, purchase through the State of Utah Purchasing Program or NAACO Purchasing Program. Otherwise departmental staff must justify why the transaction should be exempt from this requirement.
- D. After selecting the vendor based upon the best quote, a completed and signed Purchase Order must be obtained from the Auditor's Office showing the price quotes solicited, vendor selected and describing the goods or services to be provided. The Auditor's Office will review the purchase order to verify the use of proper account numbers, availability of budgeted funds and compliance with proper purchasing procedures. If approved, the Auditor or his/her designee will sign the Purchase Order.
- E. After receiving the necessary approvals, the purchase amount will be encumbered by the Auditor's Office in the financial system against the appropriate budget accounts.
- F. The top white copy of the Purchase Order with the appropriate signatures will be distributed back to the originating Department. A Department shall not order goods or services from a vendor before a Purchase Order is approved and distributed by the Auditor's Office.
- G. Any order or delivery of services prior to the issuance of a Purchase Order must be authorized by the County Manager.

**1-16-6: MAJOR PURCHASES (over \$20,000)**

- A. Purchases over \$20,000 must be awarded by competitive bidding or in the alternative, by purchase through the State of Utah Purchasing Program or NAACO Purchasing Program. Competitive bidding may be waived if justified in writing by the department

head and approved by the County Manager. The competitive bidding procedure is as follows:

1. Each Department Head is responsible for initiating and administering purchases for activities under their control. Where purchases affect two or more Departments, the County Manager has delegated to the County Auditor the ability to act as the Department Head hereunder.
  2. The Department Head responsible for the purchase will send a notice inviting bids from potential bidders (within reason, but a minimum of three) of which he/she has knowledge.
  3. The bid package will describe adequately and accurately the items to be purchased and will include necessary specifications. Bidders shall be advised of performance bonds, insurance, affirmative action, minority business enterprise requirements and other requirements as applicable.
  4. Bidders will be advised of date, time and place of bid opening and the telephone number in the Department for questions concerning the bid. All invitations will include a statement of the County's right to reject all bids.
  5. All bids shall be sealed and in a separate envelope marked Sealed Bid .
  6. The Department Head will also have an advertisement published for at least two weeks. The County Manager or designee will conduct the bid opening and submit the bids to the Department Head.
  7. The Department Head will analyze the bids and prepare a recommendation to the County Manager or designee for the bid award.
- B. The following areas of concern should be addressed in the staff report submitted to the County Manager:
1. A brief description of the nature of the work to be performed or materials supplied under the bid.
  2. The name and address of the firm recommended for award, the bid amount and the qualifications and experience of the firm.
  3. An indication that the recommended bid award is the low bid or the justification to award the bid to a higher bidder.
  4. The source of funding for the award, i.e., budget program and account and whether or not adequate funds are budgeted.
  5. If additional funds beyond the existing appropriation are requested, the recommended source of additional funds should be noted.

6. Attached to the bid report should be a bid summary table itemizing each bid and its component parts and alternatives. If the bid is for materials, any transportation/freight charges and sales taxes should be noted. In addition to the standard bid summary, the names of firms in which bids were solicited should be noted even though bids may not have been submitted. If no bids or fewer bids than expected are received, the bid report should explain why. If the bid is not to be awarded as a lump sum, the portions awarded to different firms, the division of work and material should be clearly indicated on the bid summary.
  7. Any actions previously taken by the County Manager with respect to the project should be summarized as background to the bid report.
- C. After the County Manager has awarded a contract or purchase resulting from a competitive bid, departmental staff should request a Purchase Order showing the bid amounts, selected vendor, the goods or services to be provided and the date of award by the County Manager. After a Purchase Order has been completed, the purchase amount will be encumbered by the Auditor's Office in the financial system against the appropriate budget accounts. A copy of the Purchase Order with the appropriate signatures will be distributed back to the originating Department.
  - D. A Department shall not order goods or services from a vendor before a Purchase Order is approved and distributed by the Auditor's Office.
  - E. Any order or delivery of services prior to the issuance of a Purchase Order must be authorized by the County Manager.

#### **1-16-7: OPEN PURCHASE ORDERS (\$20,000 Annual Cap)**

##### **A. Materials and Supplies**

1. For Open Purchase Orders, the requirement for quotes and bids is waived because it is assumed that a diverse and variable quantity of items in a particular category will be required on a contingent, as needed basis. However, the maximum annual amount that may be charged to an Open Purchase Order is \$20,000 with the option that the County Auditor may waive this requirement when these provisions prove to be impractical in the operation of a Department. Purchases for individual items that exceed \$5,000 should be purchased consistent with the procedures outlined for Intermediate Purchases.
2. To establish an Open Purchase Order, Departments should request from the Auditor's Office a Purchase Order for those vendors that they want to establish an open arrangement with at the beginning of each fiscal year. The Purchase Order should describe the general categories of goods to be required on a contingent, or as needed basis and set a dollar limit for the fiscal year. The Auditor's Office will review the submitted Purchase Order to verify the use of proper account numbers, availability of budgeted funds and justification for the Open Purchase Order. If approved, the Auditor or his/her designee will sign the Purchase Order.

B. Professional Services

1. Open Purchase Orders may be established for Professional Services so long as services are provided within the fiscal year for which they are budgeted. The purchase of Professional Services must comply with the procedures and dollar limitations of this Chapter.

**1-16-8: PROFESSIONAL SERVICES CONTRACTS**

- A. Professional Services Contracts over \$20,000 must be procured through competitive negotiations and approved by the County Manager. Such competitive negotiation can be waived if justified in writing by the Department Head and approved by the County Manager.
- B. Professional Services Contracts of \$20,000 or less may be treated in the same manner as an Intermediate Purchase. After the most qualified firm is selected, the Department Head may negotiate a satisfactory contract with a price determined to be fair and reasonable. The emphasis for selection is therefore based upon criteria other than the lowest price. Such criteria, at a minimum, shall include consideration of (i) the qualifications, experience and background of each firm submitting a proposal, (ii) the specific individuals assigned to the project and the time commitments of each to the project, and (iii) the project schedule and the approach to the project that the firm will take.

**1-16-9: CHANGE ORDERS**

- A. A Change Order form must document any Change Order for an approved contract. Change Orders shall require the following authorizations:
  1. When a change of condition or additional work is required to continue the orderly progression of an authorized project, a Change Order shall be prepared by the Department Head directing the work to be accomplished at contract unit prices, an agreed upon lump sum price or as provided for by contract.
  2. Change Orders, either singly or in aggregate, or in aggregate with adjustments in individual bid items, for less than \$20,000 or up to 10% of the contract price, whichever is greater, and within the appropriated budget, may be authorized by the Department Head and the Auditor.
  3. Change Orders, either singly, or in aggregate, or in aggregate with adjustments in individual bid items, in excess of the limits placed in §1-16-9(A)(2), must be pre-authorized by the County Manager. However, such Change Orders may be approved by the Department Head and the Auditor and submitted to the County Manager for ratification under the following circumstances:

- i. The failure to immediately issue a Change Order may result in significant project cost increases or an unacceptable project delay due to work stoppage or other inefficiencies, and;
  - ii. Funding for the Change Order is currently available within the appropriated budget. Additional contract work outside the scope of work as defined in the contract or in excess of the appropriated budget requires approval by the County Council and a supplemental appropriation.
4. Notwithstanding the above Change Order authorizations, the Department Head and Auditor or designee may authorize emergency changes in work outside the original scope of work or in excess of the appropriated contract. For the purpose of this Chapter, an emergency condition will exist if the failure to act immediately will endanger the public health, safety or welfare or will jeopardize the fiscal position of Summit County. Such emergency action shall be reported in full to the County Manager within 72 hours.

#### **1-16-10: EMERGENCY PURCHASES**

- A. In certain situations, such as but not limited to during the declaration of an emergency, it may be necessary to make Emergency Purchases, which shortcut the pre-approvals required for Intermediate or Major Purchases, as outlined in this Chapter. An Emergency Purchase may be made when there is an immediate need to acquire a particular good or service not already available to County staff. For purchasing purposes, an emergency situation is one in which there is an immediate threat to life or property or in which there is or would be a complete disruption of a vital public service. The emergency must be of such a nature and severity that the Department Head would be immediately notified, regardless of time of day.
- B. An Emergency Purchase of \$20,000 or less must be pre-approved verbally by the appropriate Department Head. An Emergency Purchase over \$20,000 must be pre-approved verbally by the Department Head and County Manager or his designee. After an emergency purchase has been made, a Purchase Order shall be requested from and prepared by the Auditor's Office on the next working day. Documentation signed by the Department Head should include a description of the emergency.
- C. In all cases, the County Manager shall be notified within seventy-two (72) hours of any and all Emergency Purchases.

#### **1-16-11: CREDIT CARD PURCHASES**

- A. Credit cards may be issued to and used by (i) any Department Head, (ii) any Division Director as approved by the County Manager, and/or (iii) any employee authorized by

the Auditor's Office and County Manager. Credit cards may be revoked by the Auditor's office in the event of misuse or at the direction of the County Manager. Credit Cards will be issued with a county minimum limit on them. Any limits above the minimum will require Auditor and County Manager approval. All individuals with access to a credit card will be required to sign a Summit County Credit Card Agreement.

- B. The Treasurer shall be responsible for the selection of all credit card vendors, and the negotiation of all fee structure agreements pertaining thereto. The Auditor shall manage all credit cards and may impose reporting and receipting requirements on Departments as it sees fit to ensure appropriate accountability and security.
- C. Credit cards may be used for travel and meeting expenses and on a limited basis to purchase goods and services. Such purchases will be limited to \$5,000, approved by the Department Head and processed in accordance with the Accounts Payable procedures. The Auditor or designee must authorize purchases of goods and services other than those listed herein.
- D. Credit cards issued by local vendors shall be approved by the Auditor's Office and the County Manager. Departments may use the local vendor credit cards for purchases of materials and supplies at local stores.
- E. Cash advances with county credit cards are strictly prohibited.

**1-16-12: CREDIT CARD AND ONLINE PAYMENT PROCESSING**

- A. To ensure economies of scale and consistency between Departments, all issues regarding processing of credit card payments accepted by the County shall be handled by the Treasurer.
  - 1. The Treasurer is responsible for selection of online payment vendors and credit card processing vendors, with emphasis on vendor consolidation. Special consideration will be given to the needs of the requesting Department.
  - 2. Departments accepting credit cards will be required to receipt credit card transactions into Caselle on a daily basis. Credit card transactions must be receipted by 5:00 pm the following business day, and delivered to the Treasurer's Office with supporting documentation.
  - 3. The appropriate supporting documentation for the above mentioned Caselle receipts will be determined by the Treasurer.

**1-16-13: COMPUTER HARDWARE/SOFTWARE PURCHASES**

- A. To ensure compatibility with the County's existing computer systems, it is necessary to establish standard procedures for both hardware and software purchases. Prior approval

must be obtained from the Director of the Information Technology Department for all software and hardware purchases, consistent with the following procedure:

1. Requesting Department and/or employee submits a written request for Computer Hardware/Software to the Information Technology Director or designee.
2. Request must include the following criteria:
  - i. Budgeted appropriation
  - ii. Availability of Funds
  - iii. Duplication of Function
  - iv. Compatibility with existing hardware and software
3. Upon written notification of approval, the requesting Department must request a Purchase Order from the Auditor's Office. All purchases shall be made in accordance with this Chapter. It is the responsibility of the Information Technology Department to arrange for product delivery, installation and setup, if required.

#### **1-16-14: PURCHASING PROGRAM /COOPERATIVE PROCUREMENT**

Summit County participates with the State of Utah Purchasing Program and the NACO Purchasing Program. Either of these programs has competitively bid office supplies, machines, vehicles and many other items whereby other public agencies can receive the same discounts. Items purchased through either of these programs will not require competitive bidding or price quotes from multiple vendors. It is, however, advisable to spot check on items to see if pricing may have changed or if the item is available for a lower price with an alternative vendor.

#### **1-16-15: TRAVEL AND MEETING EXPENSES**

- A. It is the policy of Summit County to reimburse travel and/or mileage expenses incurred by officials, officers and employees of the County when such expenses are incurred while on authorized County business. Any employee traveling on County business shall first receive approval from his/her Department Head. Authorization shall only be granted for travel specifically funded in the County budget. Travel shall not exceed budgetary line item within the Department.
- B. Expense Reimbursement Procedure
  1. A Travel Expense Report shall be prepared and submitted to the Auditor's Office after incurring a travel or meeting expense. The expense report shall show the total expenses incurred for travel and meetings and a reconciliation of any travel advances granted. After approval by the Department Head, the Travel Expense Report shall be submitted to the Auditor's Office for review and processing. Any Travel Expense Report with insufficient documentation or inappropriate claims will be returned and not paid until corrected.
  2. If the expense reconciliation shows that a travel advance exceeded actual expenses, the employee shall be required to reimburse the County for the excess. Conversely,

if actual expenses exceeded the travel advance, the employee may claim a reimbursement up to amounts allowed by this Chapter upon the presentment of actual receipts. If a reimbursement is due to the employee, the Auditor's Office will issue a reimbursement check to the employee upon receipt of a completed voucher request form.

#### C. Allowable Expenses

1. Mileage--Amount allowable per IRS rules.
2. Air Travel--Air transportation will be acquired at the most economical fare available from the nearest airport. Advance purchase of tickets is encouraged and may be handled via a travel agent, on-line travel company or directly through the individual airlines. Authorization shall be granted prior to purchasing tickets. A County credit card or check may be used to make the purchase.
3. Lodging--Overnight stay is allowable if one day's travel time is burdensome. Lodging shall be obtained at the most economical rate available for safe, clean, convenient, and quality accommodations. The cost of hotel lodging shall be no higher than the prevailing standard single rate for a conference hotel in the destination city. Conference location hotels are encouraged as they reduce the cost of transportation between the hotel and the conference site.
4. Meals--Meals are allowable per IRS rules.
5. Other Allowable Expenses--Transportation costs, vehicle parking, telephone, facsimile, gratuities (except for meals) such as tips for taxis, baggage handling are charges for official business and allowable with proper documentation. One personal telephone call per day may be claimed on the expense report.
6. Family Member Accompaniment - All costs associated with family member travel shall be at the sole expense of the employee.

#### D. Travel Advances

A travel advance, for the allowable per diem, may be requested by completing a Travel Advance Request and submitting it to the Auditor's Office. Requests for travel advances shall be submitted no later than fourteen days prior to travel in order to allow the Auditor's Office sufficient time to process the request. All other travel expenses shall be paid in advance or by County credit card as incurred.

### **1-16-16: DOCUMENTATION AND RETENTION OF BIDS**

Whenever the County is required by this Chapter to receive bids for purchases, construction, repairs, or any other purchase requiring the expenditure of funds, the County Department who is in receipt of the bids shall keep all bids received, together with proof of advertisement by publication or otherwise for at least three (3) years following the letting of any contract pursuant to those bids or three (3) years following the first advertisement for the bids, if all bids pursuant to that advertisement are rejected. UCA §17-53-225(2).

## **1-16-17: PROTESTS**

A. A person who is an actual or prospective bidder, offeror, or contractor that is aggrieved in connection with a procurement or award of a contract may protest to the Manager as follows:

1. File a written protest with the Manager setting forth the protestor's name, physical mailing address, email address, and a concise statement of the grounds upon which the protest is made.

2. The written protest must be received by the Manager before the opening of bids or the closing date for proposals. However, if the person did not know and should not have known of the facts giving rise to the protest before the bid opening or the closing date for proposals, then the person must file the written protest within seven calendar days after the day on which the person knows or should have known of the facts giving rise to the protest.

3. A person who fails to timely file a written protest under this section may not bring a protest, action, or appeal challenging a solicitation or award of a contract before the Manager, the Council, a court, or any other forum.

4. The Manager may enter into a settlement agreement to resolve a protest.

B. After a timely written protest is filed in accordance with 1-16-17(A), the Manager shall consider the protest and may hold a hearing on the protest.

1. The Manager may subpoena witnesses and compel their attendance at a protest hearing.

2. The Manager may subpoena documents for production at a protest hearing.

3. The Rules of Evidence do not apply to a protest hearing.

4. The Manager may allow intervention of other parties into a protest.

5. If a hearing on a protest is held, the Manager shall record the hearing and preserve all evidence presented at the hearing.

6. Regardless of whether a hearing on a protest is held, the Manager shall preserve all records and other evidence relied upon in reaching the written decision described in 1-16-17(B)(8).

7. The records described in 1-16-17(B)(5) and (6) may not be destroyed until the written decision, and any appeal of the written decision, become final.

8. The Manager shall promptly issue a written decision regarding any protest or contract controversy if it is not settled by mutual agreement. The written decision shall state the reasons for the action taken and inform the protestor, contractor, or prospective contractor of the right to appeal to the Council. The Manager shall mail, email or otherwise immediately furnish a copy of the written decision to the protestor, contractor, or prospective contractor.

9. If the Manager does not issue the written decision regarding a protest within thirty calendar days after the day on which a written request for a final decision is filed with the Manager by the protestor, or within a longer period as may be agreed upon by the parties, the protestor, contractor or prospective contractor may proceed as if an adverse decision had been received.

10. A decision described in 1-16-17(B)(8) is effective until stayed or reversed on appeal.

11. The Manager may dismiss a protest which is not filed in accordance with the requirements of this Chapter.

C. A written appeal setting forth the grounds for the appeal must be filed with the Council within ten calendar days of the date of the written decision of the Manager.

1. The Council shall presume that the written decision of the Manager is valid and determine only whether or not the decision is arbitrary or capricious.

2. The Council's review is limited to the Manager's administrative record. The Council may not accept or consider any evidence outside of the Manager's administrative record.

3. The Council shall issue a written decision regarding any appeal.

a. The written decision shall state the reasons for the action taken and inform the protestor, contractor or prospective contractor of the right to appeal this final decision of the County to District Court within thirty calendar days of the date of the written decision.

b. The District Court's review is limited to the Council's appellate record in the determination of whether or not the Council's written decision is arbitrary or capricious.

# Snyderville Basin Economic Diversity Strategic Plan

In order to develop a robust, diversified economy, Summit County shall develop a comprehensive plan to attract new and diverse economic drivers while strengthening the existing businesses in both the eastern and western sides of the County. Because of the divergent economic goals of Eastern Summit County and the Snyderville Basin, this plan will follow the pattern established by the two planning districts and propose two economic diversity strategies; one for each side of the County.

**NOTE:** throughout this document ‘talking points’ are attached in red.

## GOALS

### **I. Strengthen and retain the existing business economy**

- a. Identify ways to enhance the resort economy
  1. Promote Summit County as a year round tourist destination
    - Tie in to Eastern Summit County recreation activities (snowmobiling, rafting, fishing, horseback riding, etc.)
  2. Identify ways to attract needed seasonal and part time employees
    - Workforce Services, job fairs, BEAR referrals
  3. Identify impediments to retail expansion and resolve where appropriate
    - Size restrictions, parking, signage, etc.
  4. Participate in business group support activities, ie. Kimball Junction Business Alliance and others
- b. Expand employee base
  1. Coordinate transit schedules so that buses are more convenient for employees
    - If ridership doesn't justify expansion, look at vanpools, ride share, etc. Note: vans can have flexible schedules depending on season
  2. Explore the possibility of transit service between Summit County and Wasatch County and expand service on I-80
    - between 40 and 60% of employees commute from another County. Transit is HUGE – funding options need to be explored and should be key element of consultant's new plan.
  3. Mitigate employee concerns with reverse commute
    - Can Chamber/Bureau help?
  4. Explore re-instituting job training programs in high schools

- Job training programs were in North/South Summit – automotive, construction, etc. geared towards non-college bound students. In budget cuts, programs were consolidated to Orem, which doesn't work for us!

5. Identify ways to provide additional workforce housing

c. Facilitate expansion of existing businesses

1. Streamline City/County processes, where appropriate

- Example: Utah Broadband relay dish on Highland Estates water tank

2. Work in conjunction with cities, County, State and others to facilitate business expansion

-Backcountry example: found way to approve signage, expedite permit, etc. Henefer: business license, remodel.

3. Explore ways to expand broadband service in the Snyderville Basin

- In conjunction with IT dept., develop County broadband policy. Collaborate with Park City Municipal Corporation on proposals and financing.

d. Identify a single assistance point of contact within the County government for businesses looking to expand or relocate to the Snyderville Basin

1. Identify and provide support for businesses applying for State and federal funding

- Example: Skullcandy, Home Roasting Supplies/Coffee Roaster

2. Provide contact information for Workforce Services, job training and other employer/employee related concerns.

- Most employers do not realize Workforce Services has office in Park City

3. Provide business development referrals to Microenterprise Loan Fund, Mountainland Association of Governments Business Assistance program, Small Business Resource Center, SCORE, Park City Angels and other relevant support entities

4. Assist businesses with completing County processes including licensing, permits, transportation, zoning

- Example: potential new retail at Home Depot area

## ***II. Identify desirable types of industries to attract to the Snyderville Basin***

a. Identify supplier 'gaps' in services and recruit businesses to fill those gaps

- Zions Bank public financing department has volunteered to perform retail gap analysis for \$1000. Not sure if it is warranted. In interviews, no one has identified missing business needs beyond "a place to buy underwear" and various retailers.

b. Identify target industries, existing clusters of businesses, and find ways to enhance them

- See attachment. Staff researched existing businesses, identified clusters and market strengths, and made recommendations. These recommendations were validated by Mountainlands Association of Governments Economic Development Plan which recommends similar targets.

- c. Provide support for incubator/start up businesses
  1. Identify start up businesses that complement existing Summit County business community
    - Utilize libraries throughout the County and in cities to promote small businesses, conduct workshops there. Note: conversations have already been held with County and Park City library staff and they are anxious to participate.
  2. Participate in collective efforts for start-up growth and expansion
    - Meetings with U of U to identify ways to work with their business school and entrepreneur programs. Note: the U may be interested in periodic programs at the Richins Building. Council member Armstrong and staff are pursuing this potential.

**III. Identify appropriately zoned locations for business development in the Snyderville Basin**

- a. Clarify uses allowed in each commercial/industrial area to facilitate business location, for example:
  - a. Tech Park - Office/research facilities
  - b. Park City Business Park – industrial uses
  - c. Silver Creek Industrial Park – small industrial/offices uses
  - d. Redstone/Newpark – resort oriented activities, retail and office facilities
  - e. Pinebrook/Jeremy Ranch – office, commercial uses
    - some of these uses may be modified by Phase Two of the General Plan.
- b. Consider rezoning property where appropriate to facilitate expansion of existing uses – ie Rasmussen Road, SR 224, Silver Creek Plat I (south of Woodside Homes project)
  - Areas along commercial corridors that are currently zoned Rural Residential maybe/should be rezoned. Examples: areas along Rasmussen Road, Colby School.
- c. Market sites to EDCU, GOED, Sure Sites, etc.
  - An outgrowth of the luncheon with Councilmembers McMullin and Armstrong with Michael Lawson (Commerce CEO) was an agreement with EDCU to provide access for staff and Council to meet with site consultants during their visit during Sundance.

Participate in EDCU recruiting trip to Silicon Valley. Work with Boyer on identifying potential tenants for Tech Park.

d. Develop appropriate marketing materials that include demographic and geographic information as well as inserts that can be used for specific sites and incentives.

- Staff has received a \$2500 grant from EDCU for this purpose.

**IV. Develop a tool box of incentives and other types of assistance to be used to strengthen the existing business community.**

a. Work with existing business community to identify impediments to growth and facilitate needed changes.

2. Develop policy on use of incentives for new business growth and/or existing business expansion.

3. Explore options for rezoning and conditional use permit facilitation where appropriate

4. Use of Enterprise Zones and other GOED incentives for rural communities

-It is important to provide incentives to existing businesses that are expanding as well as those being recruited

**V. Develop matrix to identify types of incentives available and criteria to rate businesses for eligibility**

a. Incentives may include expedited permits, tax rebates, infrastructure assistance, fee waivers, special improvement districts, RDA and EDA project areas, and others.

- While in process, this has not been completed. Staff will coordinate with Planning Dept. consultants on recommendations.

b. Consider salaries, number of employees, impacts on infrastructure and environment, potential to serve as anchor businesses, revenue generation to the County, etc. to determine if incentives are warranted.

- A matrix has been developed by the joint City/County Economic Development Task Force to be used for this purpose and is attached.

**Public Involvement**

A cross section of the community will be involved to validate these goals and establish action steps to complete them.

- ***Meetings with the Planning Commission will be held to discuss land use patterns and ways commercial activities can be integrated.***
  - Staff is part of the Snyderville Basin Phase Two subcommittee and has been asked to help draft the economic development component of Phase Two of the General Plan. Much of this is on hold until the report from the consultants is completed
- ***The joint City/County Economic Diversity Task Force will be utilized to ensure that County and City plans are compatible.***

- The Task Force has identified areas of common interest where both communities will work together. The group has also identified target industries to be recruited. The mission statement, matrix and areas to be jointly planned are included in the Task Force briefing materials for this meeting.
- ***A working group of professionals and representatives from the other committees will be established to serve as an Economic Development Council. Members will include bankers, loan officers, small business assistance advisors, Workforce Services. Ex officio members will include representatives from neighboring communities, service providers and others.***
  - Proposed committee members have been identified, although not yet invited to participate (draft attached). It is anticipated that the group will begin meeting after the first of the year.

**Timeline**

May – June, 2013	Research baseline economic demographic information (completed)
July, 2013	Briefing to County Council
September, 2013	Progress report to Council
December, 2013	Draft report presented to Council for comment
February , 2014	Final plan approved by Council
March, 2014	Print plan, to be used as part of marketing materials funded through EDCUtah)

## Snyderville Basin Target Industries

### Introduction

Over the last six months, staff has collected data from a variety of sources, conducted interviews, reviewed zoning, met with consultants and researched literature to identify and select appropriate target industries to be recruited to the Snyderville Basin.

Research has included:

- collecting data on the number and types of businesses located in the Snyderville Basin (obtained from the US. Census Bureau)
- number of employees and job categories (from Workforce Services)
- population trends (the Utah Office of Policy and Budget)
- target industry clusters Statewide (GOED)
- data from Summit County Business Licenses
- tax revenues provided by the Summit County Auditor and Park City budget office
- real estate occupancy and vacancy trends.

Much of this data has previously been presented to the Joint Summit County/Park City Task Force and the Summit County Council as part of briefings and updates.

Interviews have been conducted with EDCUtah, GOED, local business leaders (though the BEAR interview process and other meetings), real estate professionals, as well as discussions with staff and Council members, particularly through the Joint Task Force.

Staff has also facilitated various discussions with the Planning Department regarding potential density; existing zoning and long range planning goals.

Additional interviews have been held with Avalanche Consulting, the consultants retained by Mountainlands Association of Governments to update their economic development plan as required by Utah State statutes.

Finally, a literature review was conducted to select best practices from other communities. A short bibliography of selected materials is attached.

### Methodology

Using the widely identified goals of seeking new businesses to recruit while supporting the resort economy, attracting quality jobs, minimizing transportation impacts, as well as enhancing revenues; staff analyzed estimated taxable sales by industry group. In Summit County “Services” which accounts for 20% of the businesses in the unincorporated County is the fastest growing category, increasing by 76% over the past ten years. This category includes financial, medical and other professional businesses. Other sectors with rapid growth are lodging and retail.

10/17/13

This information correlates with the Governor's Utah Economic Clusters, especially those targeting Financial Services, Life Sciences, Software Development and IT and Outdoor Products and recreation.

Staff also reviewed employment trends from Utah State Workforce Services, which indicate that the majority of open jobs were in the management, business & financial operations, architectural and engineering, office, and sales areas. This data ties in with the Utah State Office of Planning and Budget which projects a 36% increase overall in employees between 2010 and 2060, with 19% increases professional and technical services, 20% increase in administrative services, and 19% increase in health and social services. It is also interesting to note that this forecast projects a 28% increase in accommodations and food services. These numbers were then compared against the Avalanche Consultants/Mountainlands Economic Development study for constancy.

Population patterns, including our slightly older (average age 36), highly educated (48% of adults have bachelor's degree or higher), and affluent residents were reviewed. The County's low unemployment rate (4.1% in September 2013) was also reviewed. A 'strengths' and 'weaknesses' summary was then prepared.

The next steps involved interviewing business owners, community leaders and other consultants working in the area. These interviews led to codifying community's desire for expanding outdoor recreation and sports opportunities, including creating more training facilities, recreational tours such as fishing, snowmobiling, mountain biking, enhancing agratourism opportunities and boutique industrial projects, such as locally produced and distributed food and outdoor products, and enhancing our existing resorts where appropriate. Other targets mentioned included expanding the film and other arts offerings, with several individuals suggesting an Aspen or Tanglewood type summer music festival, perhaps with ties to the University of Utah School of Music.

The recognition that many of the new professional services firms that have opened in the Snyderville Basin are owned by second homeowners, led to the goal of expanding financial activities and corporate headquarters, while a recent growth in IT development companies should be supported and expanded.

It is also important to recognize the need to enhance the resort community which drives our current economy. Increasing the destination retail shopping available to visitors, facilitating the expansion of sports and outdoor products development and sales are significant drivers for continuing growth in this industry.

Selected articles which may be of interest include:

Cluster-Based Economic Development Strategies, ICMA, 2009

Downtown and Business District Market Analysis, Tools to Create Economically Vibrant

Commercial Districts in Small Cities, University of Minnesota Extension, Ohio State University Extension and University of Wisconsin Extension, 2011

Targeting Industry Clusters for Regional Economic Development: and Overview of the REDRL Approach, Clemson University, 2005

### Suggested Targeted Industries

#### Tourism & Recreation

- Outdoor recreation & sports

- Training facilities

- Guided tours

- Agri-tourism/Boutique industries, such as breweries, candy making facilities, etc.

#### Performing Arts, Film Summer Classes – educational partnerships

- Music - partnerships

- Theater - partnerships

- Film/Video/digital media - partnerships

#### Life Sciences

- Healthcare services

- Sports Medicine

- Boutique healthcare services (cosmetic, weight loss, etc.)

#### Professional Services

- Financial activities

- Corporate Headquarters

#### Software & IT

- Software & Web Apps

goal is a high score

Criteria	Max Score				
<b>Positive</b>					
sales tax revenue	10				
property tax revenue	10				
quality job creation	10				
Community desires & brand consistency	15				
subtotal	45				
<b>Negative</b>					
traffic impacts	(10)				
parking impacts	(5)				
environmental impacts	(5)				
demands on infrastructure/utilities	(5)				
Impacts on education	(5)				
Community Desires & brand consistency	(15)				
subtotal	(45)				
<b>Total</b>					

10/22/13

**PROPOSED MEMBERS**

Snyderville Basin Economic Diversity Council

Bob Wheaton  
Deer Valley

Becky Kearns  
Zions Bank

Janet West  
Cottonwood Corporate Partners

John Pierce  
Veterans Trading

Mike Kilchenstein  
Ramp Sports

Pat Coward (?)  
Triumph Gear Systems

Jana Cole  
Cole Sport

Ron Sharp  
Silver Creek Business Park

Robert Allen  
Park City Medical Center

Bill Malone  
Park City Chamber Bureau

Tom Kelly  
USSA

Judy Cullins  
Wasatch BrewPub

Kerry Heng  
Waldorf Astoria

10/22/13

Jill Layfield  
Backcountry

Chris Eggleston  
NewPark

Representative from  
Vail

Ex Officio  
Park City Municipal Corporation  
Snyderville Basin Reclamation District

MANAGER'S REPORT

December 4, 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 lists dated 11/21/13 and 11/27/13, posted on the website at: <a href="http://www.summitcounty.org/manager/index.php">http://www.summitcounty.org/manager/index.php</a></p>
Auditor	
Assessor	
Attorney	<p><u>Submitted by Matthew Bates:</u> <u>Criminal Division Activity</u></p> <p><b>DISTRICT COURT CRIMINAL CASES FILED: 16</b> <b>CRIMINAL FILINGS OF INTEREST</b></p> <p>Curtis Reed, 36, of Eureka, California, was charged with possession of marijuana with intent to distribute. On November 6, 2013, Reed was stopped on I-80 in Summit County by the Utah Highway Patrol for a minor traffic violation. During the stop, a drug dog alerted to the presence drugs in Reed's truck. Troopers searched the car and discovered forty-eight pounds of marijuana in a false hydraulic fluid tank in the back of the truck.</p> <p>David Jay Sindorf, 36, of Salt Lake City, Utah, was charged with felony driving under the influence. On August 3, 2013, a Park City police officer stopped Sindorf on Park Avenue for speeding. During the stop, the officer noticed that Sindorf's eyes were glassy and bloodshot, that his speech was slurred, and that he smelled of alcohol. The officer obtained a warrant to draw a sample of Sindorf's blood. The Utah State Crime Lab analyzed the sample and determined that Sindorf's blood alcohol level was .30, more than three times the legal limit. Sindorf's charge was enhanced to a felony because he has twice previously been convicted of driving under the influence in 2007 and 2009.</p> <p>Melquiades Ramirez, Jr, 21, of Midvale, Utah, was charged with assaulting a police officer, assault, and resisting arrest. On November 1, 2013, Park City police officers broke up a fight between Ramirez and another man in the China Bridge parking structure. Ramirez refused to obey the officers' commands to remain at the scene. When officers attempted to detain and handcuff him, Ramirez twisted and squirmed and kicked one of the officers. The other party to the fight later reported that Ramirez had provoked the fight by punching him in the face.</p> <p>Noel Dawn Martin, 35, of Park City, Utah, was charged with felony driving under the influence and several other traffic-related motor vehicle offenses. On September 29, 2013, a Sheriff's deputy stopped Martin on a scooter near Kimball Junction for a minor traffic violation. Martin smelled of alcohol and had red, bloodshot eyes. The deputy obtained a warrant to take a sample of Martin's blood. The Utah State Crime Lab analyzed the blood and determined that Martin's blood-alcohol was .11, well above the legal limit of .08. Martin's charge was enhanced to a felony because in 2010 he was twice convicted of driving under the influence.</p> <p>Richard Blaine Jones, 48, of South Lake Tahoe, California, was charged with possession of marijuana with intent to distribute. On October, 18, 2013, a Sheriff's deputy stopped Jones on I-80 in Summit County for a minor traffic violation. During the stop, the deputy deployed his drug dog, and the dog alerted to the presence of drugs in Jones's van. The deputy searched the van and found fifty pounds of marijuana in two suitcases.</p>

<u>Department</u>	<u>Description of Updates</u>
	<p data-bbox="321 138 1528 310">Jerrod Russell Lee Bross, 27, of Park City, Utah, was charged with child abuse. On November 2, 2013, a Park City police officer responded to Bross's apartment on a report of a domestic disturbance. On arriving, she found Bross and his four-year old son living in squalid apartment that reeked of stale urine. The child's pajamas were soaked in urine as was the bed he was sitting on. The officer noticed that the child had injuries to his face and buttocks consistent with being recently hit.</p> <p data-bbox="321 352 1495 525">Antoine Sanders, 32, and Quiana Nat'e Beckom, 28, both of Milwaukee, Wisconsin, were charged with drug trafficking. On November 12, 2013, the two were stopped by a Utah Highway Patrol trooper on I-80 in Summit County for minor traffic violations. During the stop, they consented to a search of their car. The search uncovered approximately two and half pounds of marijuana in the rear cargo area of the car.</p> <p data-bbox="321 567 1495 772">Christopher C George, 29, and Joseph P Kaderli, 25, both of Fountain, Colorado, were charged with drug trafficking. On November 13, 2013, a Utah Highway Patrol trooper stopped George for speeding on I-80 in Summit County. Kaderli was a passenger in the car. During the stop, a police drug dog alerted to the presence of drugs in the car. The trooper searched the car and found approximately fourteen pounds of marijuana split between the spare tire compartment and a camouflage duffel bag.</p> <p data-bbox="321 814 1528 1129">Gonzolo Luyiano-Rivera, 32, of Fresno, California, was charged with narcotics trafficking and obstructing justice. His girlfriend, Miriam Luna-Perez, 24, also of Fresno, California, was also charged with obstructing justice. On November 6, 2013, a Summit County Sheriff's deputy stopped the two in a car on I-80 in Summit County for following too close. When the deputy asked them for identification, both Luyiano-Rivera and Luna-Perez gave him false names and fake identification cards. Later during the stop, a police drug dog alerted to the presence of drugs in the car. The deputy searched the car and found twenty-three pounds of marijuana in the trunk of the car. Luyiano-Rivera admitted that he had purchased the marijuana in California and was driving it to Minnesota to sell.</p> <p data-bbox="321 1171 1528 1344">Jack Eldridge Ratliff, 40, of Overton Nevada, and John Bradley Wickersham, 37, of Eagle Point, Oregon, were charged with drug trafficking. On November 6, 2013, both men were in a car that was stopped by the Utah Highway Patrol on I-80 in Summit County for speeding. During the stop, a police drug dog alerted to the presence of drugs in the car. The trooper searched the car and located 30 pounds of marijuana in the two black bags in the trunk of the car.</p> <p data-bbox="321 1386 873 1417"><b><u>PLEAS, TRIALS, AND SENTENCES OF INTEREST</u></b></p> <p data-bbox="321 1423 1528 1629">Mark Patrick Moyer, 46, of Park City, Utah, pled guilty to two counts of possession of a firearm by a restricted person. The charges were filed after deputies with the Summit County Sheriff's Office searched a storage unit belonging to Moyer and found an AK-47 and a 20-gauge shotgun. Moyer has previously been convicted of a felony and is currently on probation for drug possession. He is therefore prohibited from possessing any firearms. The court will sentence Moyer on December 16, 2013.</p> <p data-bbox="321 1671 1495 1843">Adam Joshua Pendleton, 30, of Murray, Utah, was sentenced for assault to ninety day of home confinement, eighteen months probation, and a \$750 fine. Pendleton was charged after Park City police responded to a fight at the China Bridge parking structure and found a man on the ground bleeding from a head injury. Witness reported that Pendleton had repeatedly punched the man in the face, fracturing the man's orbital socket.</p> <p data-bbox="321 1885 1511 1917">William Richard Ryan, 29, of Park City, Utah, was sentenced for attempted fleeing, driving under the</p>

Department	Description of Updates																														
	<p>influence, and disorderly conduct. The court ordered Ryan to serve ten days jail and twenty-four months probation, to pay a \$1520 fine, and to obtain an substance abuse treatment.</p> <p><b><u>Victim Advocate Activity</u></b>  <b>Summit County Victim Assistance Activity Nov. 12-Nov. 25, 2013</b></p> <table border="1" data-bbox="407 331 1539 1136"> <tr> <td>3</td> <td>Victim contact and <b>Notification Packet</b> sent out following offender being charged</td> </tr> <tr> <td>2</td> <td><b>Victim Impact Statement</b> assistance provided and <b>Packet</b> sent to victim with instructions</td> </tr> <tr> <td>2</td> <td><b>Sentencing letter</b> sent to victim with court sanctions and explanation</td> </tr> <tr> <td>0</td> <td><b>Board of Pardons</b> letter and <b>registration</b> of victims information for parole hearings</td> </tr> <tr> <td>2</td> <td><b>Court Assistance</b> provided to clients</td> </tr> <tr> <td>6</td> <td><b>Hearings</b> attended on behalf of victims and results of outcomes provided</td> </tr> <tr> <td>1</td> <td><b>Court Prep</b> and orientation in anticipation of testifying</td> </tr> <tr> <td>2</td> <td><b>Protective Order</b> assistance in filing, service of order and hearing assistance</td> </tr> <tr> <td>5</td> <td><b>Civil Stalking Injunction</b> assistance in filing, service of order and hearing assistance</td> </tr> <tr> <td>0</td> <td><b>Child Protective Order</b> assistance in filing, service of order and hearing assistance</td> </tr> <tr> <td>1</td> <td><b>Pre-Trial Protective Orders/Jail No Contact Agreements</b> contact victims and request order</td> </tr> <tr> <td>0</td> <td><b>Callout with law enforcement</b> i.e., unexpected death, rape, after hour calls, etc.</td> </tr> <tr> <td>6</td> <td><b>Client Meetings</b> i.e., walk-ins and appointments</td> </tr> <tr> <td>0</td> <td><b>Children's Justice Center</b> appointments with family or guardian during interview</td> </tr> <tr> <td>2</td> <td><b>Restitution assistance</b> i.e., submit claim forms to the Utah Office for Victim's of Crime, etc.</td> </tr> </table>	3	Victim contact and <b>Notification Packet</b> sent out following offender being charged	2	<b>Victim Impact Statement</b> assistance provided and <b>Packet</b> sent to victim with instructions	2	<b>Sentencing letter</b> sent to victim with court sanctions and explanation	0	<b>Board of Pardons</b> letter and <b>registration</b> of victims information for parole hearings	2	<b>Court Assistance</b> provided to clients	6	<b>Hearings</b> attended on behalf of victims and results of outcomes provided	1	<b>Court Prep</b> and orientation in anticipation of testifying	2	<b>Protective Order</b> assistance in filing, service of order and hearing assistance	5	<b>Civil Stalking Injunction</b> assistance in filing, service of order and hearing assistance	0	<b>Child Protective Order</b> assistance in filing, service of order and hearing assistance	1	<b>Pre-Trial Protective Orders/Jail No Contact Agreements</b> contact victims and request order	0	<b>Callout with law enforcement</b> i.e., unexpected death, rape, after hour calls, etc.	6	<b>Client Meetings</b> i.e., walk-ins and appointments	0	<b>Children's Justice Center</b> appointments with family or guardian during interview	2	<b>Restitution assistance</b> i.e., submit claim forms to the Utah Office for Victim's of Crime, etc.
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Clerk																															
Community Development																															
Engineering	<p><u>Submitted by Leslie Crawford, Engineer:</u></p> <ul style="list-style-type: none"> <li>• 3 Community Development Reviews</li> <li>• 2 Flood Plain Reviews, 1 located in Park City limits</li> <li>• Public Work/Engineering Projects <ul style="list-style-type: none"> <li>○ Lower Village Road <ul style="list-style-type: none"> <li>▪ Quantity Worksheets</li> <li>▪ Preparation of Supplemental Agreement #6</li> <li>▪ Quantity Update &amp; Review</li> </ul> </li> <li>○ Blue Sky Erosion Inspection</li> <li>○ 3 Final Inspections</li> <li>○ Wal-Mart Intersection <ul style="list-style-type: none"> <li>▪ Quantity Review and Pay Estimate</li> </ul> </li> <li>○ New-Park <ul style="list-style-type: none"> <li>▪ Quantity Review and Pay Estimate</li> </ul> </li> <li>○ Summit Park <ul style="list-style-type: none"> <li>▪ Quantity Review and Pay Estimate</li> </ul> </li> </ul> </li> <li>• 1 Mylar Review</li> <li>• Class B Road Map</li> </ul>																														

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none"> <li>• Flood Plain Files Revamp</li> <li>• Management Team meeting</li> <li>• UDOT Conference</li> <li>• Henefer-Echo Trail Meeting with Bob Jasper</li> <li>• Canyons SWPPP Meeting with Stantec</li> <li>• Regional Transportation Meeting with Bob Jasper</li> <li>• Preparation and Presentation of Discover Staff Report</li> <li>• Attendance at Council Meeting</li> <li>• Old Ranch Road Right-of-Way meetings</li> <li>• 2014 projects meeting with Derrick</li> <li>• Silver Creek Variance Meeting with Doug Clyde</li> <li>• Discover CORE meetings with Bob Jasper</li> <li>• Sewer and Water Line Extensions – Silver Creek</li> <li>• Silver Creek RFP – Project Award to Alliance</li> <li>• Veterans Day</li> <li>• Canyons Transportation Master Plan – coordination</li> <li>• Regional Transportation Concepts – Wasatch, Park City, Summit County</li> <li>• Park City Pedestrian Passage – Jeremy Ranch - concepts</li> <li>• Records Request – Minton Family Properties – Hallam Road extension</li> <li>• Snow View / Star View Drive Intersection Warrant Analysis</li> <li>• Council of Governments – Local Corridor Preservation Fund <ul style="list-style-type: none"> <li>○ Meeting prep</li> <li>○ Applications Circulate</li> </ul> </li> <li>• UDOT / Avenue consultants - micro simulation – Traffic Count Projections for Kimball Junction to 2030</li> <li>• Impact Fee <ul style="list-style-type: none"> <li>○ Fee summary – Economic Development</li> <li>○ Village at Kimball Junction – Affordable Housing Waiver Ordinance Draft</li> <li>○ Silver Creek Business, etc.</li> <li>○ Transfer funds</li> </ul> </li> <li>• Utah State Travel Demand Survey – Wasatch Front Regional Council – training / data pick-up <ul style="list-style-type: none"> <li>○ Data will provide travel characteristics including to / from Summit County</li> <li>○ IE: 2,185 daily trips from Summit Co. to Wasatch Co. and 4,541 from Wasatch to Summit</li> <li>○ Splits trips by purpose – i.e.: work, shopping, etc.</li> <li>○ Searchable data base for all of Utah based on thousands of travel survey records in 2012</li> </ul> </li> <li>• Silver Creek Drive Roundabout – summary background</li> <li>• Roundabout Art Sculpture requirements – Summit County Public Art Advisory Board</li> <li>• Village at Kimball Junction – final Mountain America Credit Union, site inspections, follow-up cross walks, etc.</li> <li>• Wasatch Summit – Council meeting</li> <li>• Special Event permit reviews and follow-up</li> <li>• Colony Bond Follow-up – final release various phases</li> <li>• UDOT – Uplan</li> <li>• Bus lane concepts UDOT</li> <li>• Ecker Hill Middle School Bus out load conflict</li> <li>• Walmart bond follow-up</li> </ul>

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none"> <li>• Taco Bell – Right-of-way Contract Follow-up</li> <li>• Site inspections: Canyon Links, Fairway Springs</li> <li>• Right of Way Permit Activity <ul style="list-style-type: none"> <li>○ 4 Permits Issued, 1 on hold, 1 denied</li> <li>○ 16 Field inspections (6 Questar, 8 Contractors, 2 rough grade, 1 final, 3 complaints, and 4 new GovPartner permits)</li> </ul> </li> <li>• Residential Permit Activity <ul style="list-style-type: none"> <li>○ 15 plans reviewed</li> <li>○ 34 driveway inspections</li> <li>○ 36 erosion control inspections</li> <li>○ 1 code enforcement</li> <li>○ 2 over the Counter Reviews</li> <li>○ 1 bond release inspection</li> </ul> </li> </ul>
Facilities	<p><u>Submitted by Mike Crystal:</u></p> <ul style="list-style-type: none"> <li>• waiting for handrail to finish south entrance</li> <li>• training new employee for justice complex.</li> <li>• new floors men’s and women’s bathrooms courthouse</li> <li>• budget</li> </ul>
Health Department	
Information Technology	<p><u>Submitted by Ron Boyer, I.T. Director:</u></p> <p><a href="http://www.summitcountyanimalcontrol.org">www.summitcountyanimalcontrol.org</a> has been redesigned and changed to allow dog owners to register a dog without having to register for an account. The site will still have a Facebook feed. The addition of a lost pet form will also be a part of the site. Animal owners can report a missing animal and also upload a photo of the pet.</p> <p>We discovered a flaw in the state’s network that has been causing an issue with the network connection between the Courthouse and the Health Building. It had been the root of the shutdowns for a few applications in offices, Landfill, Kamas &amp; Coalville Health, and Public Works.</p> <p>We are also putting together a secure site for sheriff to connect on mobile devices. This will be done on a secure VPN.</p> <p>Development agreements are being scanned and indexed in the Sire system. This will allow the ability to search items within the agreements by just doing a text search.</p> <p>We are shutting down GovPartner on December 5<sup>th</sup>. We will still accept Planning, Building, and Engineering applications online on the department’s homepage. We are also putting together a website through our credit card processor that will allow invoices to be sent to an email and give individuals the ability to pay online.</p> <p>GIS updates: Online Open Space web map was created that provides functionality to view layers designated by BOSAC. It can be viewed here, <a href="http://maps.summitcounty.org/flexviewers/os">http://maps.summitcounty.org/flexviewers/os</a>. GIS is also working on a map that shows known hazards within zones defined by the Emergency Management Coordinator. The Records office continues to learn how to use the ESRI system.</p> <p>Support calls for 11/14-11/26, 101 tickets opened, 111 closed and 104 still open</p>
Library	<p><u>Submitted by Dan Compton, Library Director:</u></p> <p>We have a lot of fun activities being planned for December. Here is what is currently on the schedule for the Kimball Junction Branch. Look for our newsletter next week which will contain information for all of the branches.</p> <p><b>Friday, December 6</b>—<i>Mortal Instruments: City of Bones</i> Teen Movie, 4:00 p.m.</p> <p><b>Tuesday, December 10</b>—Magic Tree House Explorer’s Club, 4:00 p.m.</p> <p>The fun continues! Come and explore <i>Polar Bears Past Bedtime</i>. Please call Kirsten to sign up. 435-615-3903</p> <p><b>Friday, December 20</b>—<i>The Polar Express</i> Holiday Movie at the library, 4:00 p.m.</p>

<u>Department</u>	<u>Description of Updates</u>
	<p><b>Monday, December 23</b>—Explore the music and delight of Tchaikovsky’s <i>The Nutcracker</i> through creative movement with Paige Moore’s “Anything Can Happen” Jump, twirl, dance and spin! For children of all ages, 11:00 a.m.</p> <p><b>Friday, December 27</b>—Chilly Winter Craft Hour, 11:00 a.m. Create some snowy crafts on a chilly winter morning. For children of all ages.</p> <p><b>Tuesday, December 31</b>—Noon New Year’s Celebration! Let’s party . . . help us ring in the New Year at noon! Read some silly stories, make some noise(makers) and celebrate the New Year. The fun begins at 11:30 a.m.</p> <p>There will be no regular story times the weeks of December 23 and 30<sup>th</sup></p>
Mountain Regional Water	
Park City Fire Service District	
Personnel	<p><u>Submitted by Brian Bellamy, Personnel Director:</u></p> <p><b>Personnel</b></p> <ol style="list-style-type: none"> <li>1. Jobs Advertised       <ol style="list-style-type: none"> <li>a. Public Works/Engineering Secretary – Closes December</li> </ol> </li> <li>2. Applications Received       <ol style="list-style-type: none"> <li>a. Public Works/Engineering Secretary - 0</li> </ol> </li> <li>3. Job Offers Made       <ol style="list-style-type: none"> <li>a. Motor Vehicle - 2 - accepted</li> <li>b. Public Works Equipment Operator - accepted</li> </ol> </li> <li>4. Interviews/Testing set up - 15/0</li> <li>5. Positions Advertised in 2012/2013 – 28/35</li> <li>6. Applications received in 2012/2013 – 1271/1566</li> <li>7. 1 new hire orientation</li> <li>8. 1 E-verify (Due to Federal Government shutdown)</li> <li>9. 0 seasonal employee furloughed</li> <li>10. 80 letters sent to unsuccessful candidates</li> <li>11. 0 new Worker’s Comp claim filed</li> <li>12. 1 employee out on Worker’s Comp</li> <li>13. 0 employees returned to work from Worker’s Comp</li> <li>14. 1 employee on Worker’s Comp light duty</li> <li>15. 0 new disability claim filed, includes FMLA documentation</li> <li>16. 1 employee on short term disability</li> <li>17. 3 employees on disability light duty</li> <li>18. 0 unemployment claim filed</li> <li>19. 0 employee resigned their positions</li> <li>20. 0 employee retired</li> <li>21. 0 employee terminated</li> <li>22. 3 pre-employ drug test</li> <li>23. 1 random drug test</li> <li>24. 0 post accident drug test</li> <li>25. 5 employees met personally with 401k representative</li> <li>26. Worked with Department Heads and employees on evaluations</li> <li>27. 7 meetings regarding Health Care enrollment</li> <li>28. Worked on biometric screenings and employee’s life lines</li> <li>29. IT continuing to digitize former employee personnel records – now at the letter “L”</li> <li>30. Multiple requests for salary and policy information from other agencies</li> </ol>

<u>Department</u>	<u>Description of Updates</u>
	<p>31. Multiple telephonic and in person verifications of employment</p> <p>32. Meetings regarding the 2014 Budget</p> <p>33. Working on Personnel Policy changes</p> <p>34. Worked with three department heads and County Attorney regarding employee discipline issues</p> <p>35. Met multiple times with department heads and employees regarding employee issues</p> <p>36. Continue to answer public inquiries regarding county employment</p> <p>37. Serve county employee's needs</p> <p><b>Animal Control</b></p> <p>1. 2 dogs are in the shelter along with 11 cats.</p> <p>a. 17 new animals were received by Animal Control</p> <p>b. 8 dogs were transferred</p> <p>c. 10 cats were transferred</p> <p>d. 2 dogs adopted</p> <p>e. 1 cat adopted</p> <p>f. 13 dogs claimed by owner</p> <p>g. 0 cats claimed by owner</p> <p>2. Officers ran 103 details</p> <p>3. Met with Leash Law Task Force</p>
Public Works	<p><u>Submitted by Derrick Radke, Public Works Director:</u></p> <p>Road Crew</p> <ul style="list-style-type: none"> <li>• Routine Equipment Maintenance</li> <li>• Completed rock wall on W. Hoytsville Road to extend shoulder</li> <li>• Sign Build/Installation/Replacement</li> <li>• RFP survey of Echo Road R/W, Easement w/UP</li> <li>• Transportation Planning Meetings</li> <li>• New Equipment Operator Interviews</li> <li>• One Snow Event November 5<sup>th</sup>.</li> </ul> <p>Weed Dept.</p> <ul style="list-style-type: none"> <li>• Educational pamphlets on SULFUR CINQUEFOIL</li> </ul> <p>Solid Waste</p> <ul style="list-style-type: none"> <li>• Completed the new electrical line for the truck heaters at the 3-mile Landfill</li> <li>• Met with Republic and discussed winter access issues such as Tollgate, Stagecoach, etc</li> <li>• Republic reported that they are able to separate residential and commercial waste.</li> <li>• Discussed additional questions with Matt Sullivan about the new cells at 3-mile.</li> <li>• Reported to County Council on Budget Issues and concerns.</li> </ul> <p>Wildland Fire</p> <ul style="list-style-type: none"> <li>• Slash Pile Burning</li> </ul>
Recorder	
Treasurer	
Sheriff	
Snyderville Basin Recreation	
USU Extension	

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# MINUTES

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**SUMMIT COUNTY**  
BOARD OF COUNTY COUNCIL  
WEDNESDAY, NOVEMBER 6, 2013  
COUNCIL CHAMBERS  
COALVILLE, UTAH

**PRESENT:**

**Claudia McMullin**, *Council Chair*  
**Chris Robinson**, *Council Vice Chair*  
**Kim Carson**, *Council Member*  
**David Ure**, *Council Member*

**Robert Jasper**, *Manager*  
**Dave Thomas**, *Deputy Attorney*  
**Kent Jones**, *Clerk*  
**Annette Singleton**, *Admin. Office Manager*  
**Karen McLaws**, *Secretary*

**CLOSED SESSION**

**Council Member Carson made a motion to convene in closed session to discuss property acquisition. The motion was seconded by Council Member Ure and passed unanimously, 4 to 0.**

The Summit County Council met in closed session from 1:40 p.m. to 1:45 p.m. for the purpose of discussing property acquisition. Those in attendance were:

**Claudia McMullin**, *Council Chair*  
**Chris Robinson**, *Council Vice Chair*  
**Kim Carson**, *Council Member*  
**David Ure**, *Council Member*

**Robert Jasper**, *Manager*  
**Dave Thomas**, *Deputy Attorney*  
**Annette Singleton**, *Admin. Office Manager*

**Council Member Ure made a motion to dismiss from closed session to discuss property acquisition and to convene in closed session to discuss litigation. The motion was seconded by Council Member Carson and passed unanimously, 4 to 0.**

The Summit County Council met in closed session from 1:45 p.m. to 2:15 p.m. for the purpose of discussing litigation. Those in attendance were:

**Claudia McMullin**, *Council Chair*  
**Chris Robinson**, *Council Vice Chair*  
**Kim Carson**, *Council Member*  
**David Ure**, *Council Member*

**Robert Jasper**, *Manager*  
**Dave Thomas**, *Deputy Attorney*  
**Annette Singleton**, *Admin. Office Manager*

**Council Member Ure made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.**

## **WORK SESSION**

Chair McMullin called the work session to order at 2:20 p.m.

- **Summit County Manager's 2014 budget message and presentation to the Council; Bob Jasper, County Manager**

County Manager Robert Jasper presented his 2014 budget report and explained that the County operating budget includes the general, municipal, assessing and collecting, and capital funds. Those funds total \$50.8 million, an increase of 12% over last year, which follows several years of decreasing budgets. He noted that the numbers are skewed somewhat by the capital budget, which includes a redevelopment project in Silver Creek, right-of-way funds that must be accessed through the Council of Governments (COG), and the delay of capital road projects to 2014 pending implementation of the tax increase. He explained that the State Court wants to remodel the Justice Center building to put in another courtroom, and at this point he has only budgeted for the revenue, because the County has not yet signed that contract. He noted that he has also tried to restore some of the previously frozen and cut positions in the 2014 budget.

Mr. Jasper noted that the County does not have a policy regarding opening balances, but he believed they should. He will take that to the finance committee to determine and recommend a target range for fund balances to the Council so they can set a policy. He discussed factors affecting the increased revenues projected for 2014, including new growth, property and sales taxes, an upturn in the economy, and more permits. He recommended five additional positions and eliminating one position, with some additional positions to be unfrozen. He noted that this is the first budget since he came to the County that has not decreased, and he has tried to reflect the County's strategic goals and priorities in the budget. He noted that the Council Members have a calendar of when the departments and special districts will meet with them and explained that they will focus on the operating fund, not the special funds.

- **Discussion of 2014 revenue and fund balance estimates; Matt Leavitt, Auditor's Office**

Matt Leavitt with the County Auditor's Office presented the operating fund balances and noted that State law requires that the budgeted revenues over/under expenditures item be zero, and adjustments will be made to that item to reflect a zero balance. He reviewed the budgeted ending balances for 2014 for each fund as shown in the staff report. He explained that State law requires the County to have a minimum of 5% and a maximum of 50% fund balance in the general fund, and the County's balance is approximately 23%. He noted that no maximum or minimum is required for the other funds, except that fund balances cannot go below zero without having to implement a corrective action plan. If they get close to the 50% maximum in the general fund, they can allocate some of that to capital resources and use it for projects so they do not have to bond for them.

Mr. Jasper noted that it is envisioned that the County will borrow \$2.5 million from the County Treasurer for construction of the Lower Village Road. Deputy County Attorney Dave Thomas explained that it would essentially be a bond that the Treasurer would buy, with the County being the maker of the bond. Mr. Jasper explained that would provide cheaper interest for the County and better earnings for the treasury.

Mr. Leavitt referred to the 2 months' expenditures line and explained that the Government Finance Officers Association (GFOA) recommends that they keep a minimum of two months' expenditures in the fund balance.

Mr. Leavitt reviewed the operating revenues, including the 2012 actual, 2013 budgeted, 2013 estimated, and the Manager's recommendation for 2014. The Council Members and Mr. Leavitt discussed the proposed fee increases for Planning and Building and requested that they come to the Council before the end of the year so they can be factored into the 2014 budget.

Mr. Leavitt reviewed graphs showing operating revenues over time since 2000, population growth since 2006, and County revenues per population from 2006 to 2014. He noted that the big uptick for 2014 is mainly due to the \$5.5 million contribution for road projects, which skews the revenue per population comparison. If he removes that contribution, the revenues per population are approximately \$1,150 per person. Mr. Jasper noted that the graph shows that County spending per capita is actually declining, even with the revenue increases. Mr. Leavitt explained that the average over time since 2006 has been \$1,181, which means that revenues per person for 2014 are below the average. He provided a graph showing the percentage of own source revenues, which are fees and fines, revenues from other governments, and revenues from property taxes from 2006 to 2014. He presented pie charts showing the distribution of revenue sources for 2010 and 2014 indicating how those percentages have changed over time. He observed that the County has broadened its revenue base over time and is more stable and secure.

Mr. Leavitt reviewed a chart of Community Development Department (CDD) fees from 2010 to 2014 showing the percentage of the CDD budget funded by fees. He noted that the difference between the CDD budget and the fees collected is paid by property taxes in the municipal fund. He noted that the 84% funding from department sources for 2014 assumes that the Council will pass the proposed CDD fee increase. Mr. Jasper noted that the number of building inspectors and planners has decreased in recent years, and they are trying to work smarter and hopefully be able to hire other people soon.

Mr. Leavitt reviewed a breakdown of the general fund revenues for 2012 actual, 2013 budgeted, and 2014 requested. He reviewed the fees and noted that the Recorder's fees will be a little higher this year due to increased development activities. Council Member Robinson asked Mr. Leavitt to include a column in the chart for estimated 2013 figures. The Council Members discussed looking again at a possible increase in the Recorder's fees. Mr. Jasper commented that the Recorder's office provides a service that reduces people's costs, and he believed something should be charged to access Recorder's Office data. Mr. Leavitt reviewed the miscellaneous revenue items and contributions from surplus, which is the item that allows the account balances to be brought to zero at year end by transferring amounts to or from contributions from surplus.

Council Member Robinson asked why they would borrow money from the Treasurer for Lower Village Road rather than using the balance in the municipal fund. He did not know why they would want to pay any interest when they already have a good fund balance. Mr. Jasper explained that they are two different transactions. Lower Village Road is to be paid for by people who develop along the road. The County will spend \$2.5 million with the idea of getting that back from the entities that benefit from the road. If they take \$2.5 million out of the municipal fund balance, it distorts the municipal fund, because the private property owners are supposed to pay for the Lower Village Road project. He believed it would be cleaner to borrow money from the Treasurer, which recognizes a separate transaction that is self-supporting.

Council Member Robinson believed they could pay for it out of the municipal fund and create a note receivable for those who are supposed to pay for the road. Mr. Jasper replied that would treat the municipal fund like a bank, and he believed a separate transaction would be cleaner.

Council Member Robinson requested a breakdown of the \$5.5 million increase in the municipal services budget and how the increase will be allocated.

The Council Members reviewed the calendar of budget meetings with the departments and public hearings on the budget.

### **CONVENE AS THE BOARD OF EQUALIZATION**

**Council Member Ure made a motion to convene as the Summit County Board of Equalization. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.**

The meeting of the Summit County Board of Equalization was called to order at 4:05 p.m.

### **CONSIDERATION OF APPROVAL OF 2013 STIPULATIONS**

**Board Member Ure made a motion to approve the 2013 stipulations as presented. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0.**

### **DISMISS AS THE BOARD OF EQUALIZATION**

**Board Member Ure made a motion to dismiss as the Board of Equalization. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0.**

The meeting of the Summit County Board of Equalization adjourned at 4:06 p.m.

### **CONVENE AS THE GOVERNING BOARD OF THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT**

**Council Member Ure made a motion to convene as the Governing Board of the Mountain Regional Water Special Service District. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.**

The meeting of the Governing Board of the Mountain Regional Water Special Service District was called to order at 4:06 p.m.

### **DISCUSSION AND ADOPTION OF THE 2014 TENTATIVE BUDGET OF THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, ESTABLISHING THE TIME AND PLACE OF THE PUBLIC HEARING; SCOTT GREEN AND ANDY ARMSTRONG**

Scott Green, Finance Officer of the Mountain Regional Water Special Service District, reviewed the staff report. He explained that recent changes in governmental accounting standards will impact the District's accounting, particularly as it relates to reporting net income, retirement accounting, and bond issuance costs. He discussed the increase in debt service costs, with a total

of \$1.17 million required in 2014, and how the debt service will be covered. He explained that no water rate or fee increases are proposed for 2014 and that the need for rate increases in the future will depend on new customer growth. One policy that needs to be reviewed is the possibility of increasing base rates and reducing punitive water rates. He reviewed the Lost Canyon production figures and explained that, overall, the District comes out a little ahead due to the ability to produce water off-peak, which saves on power costs. Mr. Green provided a summary of the regionalization agreement with Weber Basin and how it will affect Mountain Regional Water. Other budget issues discussed included Mountain Regional's cash reserves, the impact of the economy on customer growth, and the District's compensation and wellness program. Mr. Green reviewed the 2014 budget summary, including operating and non-operating revenues and expenses, and the 2014 capital budget as shown in the staff report.

Mountain Regional General Manager Andy Armstrong reported that Mountain Regional is in discussions with Service Area 3 to do an emergency interconnect with Service Area 3 and to annex the Plat I portion of the Service Area into Mountain Regional.

**Board Member Ure made a motion to adopt the 2014 tentative budget of the Mountain Regional Water Special Service District and to set the public hearing for December 18, 2013, at the Summit County Courthouse. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0.**

Mr. Jasper requested that Mr. Armstrong work with Service Area 3 to determine what is going on with their water system.

**DISMISS AS THE GOVERNING BOARD OF MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT**

**Board Member Ure made a motion to dismiss as the Governing Board of the Mountain Regional Water Special Service District. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0.**

The meeting of the Governing Board of the Mountain Regional Water Special Service District adjourned at 4:30 p.m.

**CONVENE AS THE GOVERNING BOARD OF THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT**

**Council Member Robinson made a motion to convene as the Governing Board of the Snyderville Basin Special Recreation District. The motion was seconded by Council Member Ure and passed unanimously, 4 to 0.**

The meeting of the Governing Board of the Snyderville Basin Special Recreation District was called to order at 4:50 p.m.

**CONSIDERATION AND POSSIBLE APPROVAL OF AN EXCHANGE AGREEMENT BETWEEN SUMMIT COUNTY, UTAH ATHLETIC FOUNDATION, AND SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT – KIMBALL JUNCTION OPEN SPACE**

**CONSIDERATION AND POSSIBLE APPROVAL OF DECLARATION AND NOTICE OF USE RESTRICTION – KIMBALL JUNCTION OPEN SPACE**

**CONSIDERATION AND POSSIBLE APPROVAL OF DECLARATION AND NOTICE OF USE RESTRICTION FOR THE BENEFIT OF THE UTAH ATHLETIC FOUNDATION AND BOYER SNYDERVILLE JUNCTION, LC – UOP OPEN SPACE**

Mr. Thomas explained that there are three deeds in the exchange agreement, and this exchange is being done in conjunction with the development agreement for the Utah Olympic Park (UOP) that will be addressed during the regular meeting this evening. He explained that, when the UOP proposal came before the Snyderville Basin Planning Commission, they were concerned about the visibility of the athlete housing proposed on Lot 5, which belongs to the Utah Athletic Foundation, and asked if the structures could be moved lower on the hillside so they would be less visible. In conjunction with the development agreement, a land exchange was proposed. The land included in the exchange is part of the Kimball Junction PRI open space that is owned jointly by the Snyderville Basin Special Recreation District and Summit County. The first deed would transfer Lot 5 from the Utah Athletic Foundation to the County and the Recreation District in the same percentage of ownership as the rest of the open space. The Recreation District and the County would then transfer the proposed transfer area to the Utah Athletic Foundation. In order to be sure the trade is fairly even monetarily, the Utah Athletic Foundation will transfer another 11.3 acres of land to the Recreation District and the County.

Board Member Robinson asked about the history of the 11.3-acre strip of land to be transferred to the County and Recreation District. Colin Hilton with the UOP explained that it was part of the original secondary access and was created when the back entry at Bear Hollow was the primary entrance to the UOP. He explained that this area is of value to the Recreation District for a trail connection.

Mr. Thomas reported that an appraisal of the exchange properties has been conducted, and the County and Recreation District would receive a windfall of about \$35,000, which will become a credit toward development fees for the UOP.

Board Member Robinson confirmed the process for recording the three deeds with Mr. Thomas and stated that he believed the exchange agreement should spell out the logistics of how the exchanges and titles will be executed. Mr. Thomas explained that he has devised a plan for how everything will be recorded and noted that the process also includes the development agreement, development improvements agreement, and a boundary line adjustment. He answered questions for Board Member Robinson about details of the exchange.

Board Member Ure asked about the reference to a public cemetery in the use restrictions. Mr. Thomas explained that the property included in the exchange is contiguous to the PRI open space, and they used exactly the same deed restrictions that exist on the PRI open space. Board Member Ure questioned whether they would be able to build a road through the open space to access a cemetery. Board Member Robinson suggested that they include in the agreement the

right to build a road to support a cemetery. He also suggested that they address the possibility of parking for a future Olympics while they are addressing the deed restrictions. Mr. Thomas stated that he is not sure The Boyer Company is willing to agree to that. They have agreed to release the exchange area so long as the new open space carries the same deed restrictions as the original agreement.

**Board Member Ure made a motion to approve an Exchange Agreement between Summit County, Utah Athletic Foundation, and the Snyderville Basin Special Recreation District for Kimball Junction Open Space as proposed in the staff report. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0.**

**Board Member Ure made a motion to approve the Declaration and Notice of Use Restriction for Kimball Junction Open Space as proposed in the staff report. The motion was seconded by Board Member Carson and passed unanimously, 4 to 0.**

**Board Member Carson made a motion to approve the Declaration and Notice of Use Restriction for the benefit of the Utah Athletic Foundation and Boyer Snyderville Junction, LC, for Utah Olympic Park Open Space. The motion was seconded by Board Member Ure and passed unanimously, 4 to 0.**

**CONSIDERATION AND POSSIBLE APPROVAL OF A PUBLIC RECREATION TRAIL EASEMENT AND ACCESS AGREEMENT BY AND BETWEEN HAROLD D. BYWATER AND MARCHENE N. BYWATER AND THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT**

Will Pratt, Planning and Project Manager for the Snyderville Basin Special Recreation District, explained that the Recreation District has been working on trail connections through the Silver Creek area for a number of years. They have been working with Service Area 3 to find the right alignment and believe they have found one that will work. He explained that most of the trail will be in an existing road easement, but they need a small easement through a small section of The Reserve and Glenwild, and those agreements have been secured. The only remaining easement needed is on the Bywater property, and they have found an alignment on the south end of that property through undeveloped land away from homes that may be developed on the property. He explained that there is an existing Questar easement in that area, and they would use the same area. The Recreation District has agreed to a \$15,000 purchase price for the easement, and he requested that the Board approve the \$15,000 expenditure, with engineering to be done over the winter and the trail to be built next summer.

**Board Member Ure made a motion to approve the purchase of a right-of-way and easement grant from the Bywater family to the Snyderville Basin Special Recreation District for a fee of fifteen thousand dollars (\$15,000), and to authorize the District Director to execute the transactions necessary to complete the purchase. The motion was seconded by Board Member Robinson and passed unanimously, 4 to 0.**

**DISMISS AS THE GOVERNING BOARD OF THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AND RECONVENE AS THE SUMMIT COUNTY COUNCIL**

**Board Member Robinson made a motion to dismiss as the Governing Board of the Snyderville Basin Special Recreation District and to reconvene as the Summit County Council. The motion was seconded by Board Member Ure and passed unanimously, 4 to 0.**

The meeting of the Governing Board of the Snyderville Basin Special Recreation District adjourned at 5:20 p.m.

**REGULAR MEETING**

Chair McMullin called the regular meeting to order at 5:20 p.m.

- **Pledge of Allegiance**

**CONSIDERATION AND POSSIBLE APPROVAL OF AN EXCHANGE AGREEMENT BETWEEN SUMMIT COUNTY, UTAH ATHLETIC FOUNDATION, AND SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT – KIMBALL JUNCTION OPEN SPACE**

Mr. Thomas explained that this is a Manager item, but all the documents in the exchange will be exhibits to the development agreement, which the Council will approve. He felt it would be important for the Council to approve them before they approve the development agreement.

**Council Member Robinson made a motion to approve the Exchange Agreement between Summit County, Utah Athletic Foundation, and Snyderville Basin Special Recreation District for Kimball Junction Open Space as proposed in the staff report. The motion was seconded by Council Member Ure and passed unanimously, 4 to 0.**

**CONSIDERATION AND POSSIBLE APPROVAL OF DECLARATION AND NOTICE OF USE RESTRICTION – KIMBALL JUNCTION OPEN SPACE**

**Council Member Robinson made a motion to approve the Declaration and Notice of Use Restriction for Kimball Junction Open Space as proposed in the staff report. The motion was seconded by Council Member Ure and passed unanimously, 4 to 0.**

**CONSIDERATION AND POSSIBLE APPROVAL OF DECLARATION AND NOTICE OF USE RESTRICTION FOR THE BENEFIT OF THE UTAH ATHLETIC FOUNDATION AND BOYER SNYDERVILLE JUNCTION, LC – UOP OPEN SPACE**

**Council Member Robinson made a motion to approve the Declaration and Notice of Use Restriction for the benefit of the Utah Athletic Foundation and Boyer Snyderville Junction, LC, for UOP Open Space as proposed in the staff report. The motion was seconded by Council Member Ure and passed unanimously, 4 to 0.**

## **MANAGER COMMENTS**

Mr. Jasper reported that the County was not happy with the performance of GovPartners, with whom they had a contract for CAD services to do on-line applications, and he has terminated that agreement. He noted that the company had sold out to another company during that time.

Mr. Jasper reported that the Summit Community Solar Program has contracted for 330 kW of power with 60 homes in the past six months. He explained that they have also completed the solar energy installation at the Health Department building, which will generate 70.8 kW of power and will be the largest solar operation in Summit County. He noted that it was paid for by a grant from Rocky Mountain Power.

Mr. Jasper reminded the Council that he will purchase natural gas vehicles whenever possible next year, and Bells is under construction for a CNG station. He stated that they also hope to get the bus system converted over time.

## **COUNCIL COMMENTS**

Council Member Robinson reported that the meeting with Park City and the School District was one of their better quarterly meetings. They discussed how to keep each other better informed and broadband service. He reported a meeting is scheduled on November 14 at the Marsac Building with Century Link to discuss broadband service. They also discussed recreational opportunities and an additional ice sheet and public field space. He reported that the City will do some visioning in January regarding additional recreational facilities. They discussed what is happening at the legislature and a strategy of meeting once before the session, once during the session, and toward the end of the session. They also discussed special events and the impacts of those events on cities in Eastern Summit County.

Chair McMullin recalled that she heard discussion on the radio about getting an informal group together with the City and the County to communicate more than once a quarter. Council Member Carson stated that would be an informal meeting, and they would need to decide who they might want to have represent the Council.

Council Member Ure requested discussions between the South Summit and Park City School Districts regarding the Silver Creek Village exchange. He recalled that has been discussed several times in COG meetings and as a Council, but nothing ever seems to happen. Council Member Carson explained that has to come from the School Districts, and they need to get together and bring a proposal to the Council. Mr. Jasper offered to talk to the superintendents and see if they would like to meet and discuss this. Council Member Ure asked if any entity in Summit County plans to apply for a CDBG grant. Mr. Jasper offered to check with Administrative Office Manager Annette Singleton to see if anyone plans to apply. Council Member Ure reported that he attended the Park City Lodging Association meeting.

Council Member Carson reported that she attended the UAC legislative meeting and explained that they are still looking at a gas tax and whether to do it on the wholesale price or retail price and whether to use a standard amount or a percentage. She explained that will be discussed further at the UAC meeting in St. George. She also reported that the leash law task force met, and subcommittees have been formed to develop specific education, licensing, and training requirement plans. Chair McMullin asked if the task force has discussed the possibility of

licenses being specifically for unneutered males. Council Member Carson offered to bring that up with the task force. She also stated that she has received a list of items to cover with the Park City leadership group and will forward that information to the Council Members.

### **APPROVAL OF COUNCIL MINUTES**

SEPTEMBER 11, 2013

SEPTEMBER 25, 2013

OCTOBER 2, 2013

OCTOBER 9, 2013

OCTOBER 16, 2013

**Council Member Carson made a motion to approve the minutes of the September 25, 2013, County Council meeting as written. The motion was seconded by Council Member Robinson and passed unanimously, 3 to 0. Council Member Ure abstained from the vote, as he did not attend the September 25 meeting.**

**Council Member Ure made a motion to approve the minutes of the October 2, 2013, County Council meeting as written. The motion was seconded by Council Member Robinson and passed unanimously, 3 to 0. Council Member Carson abstained from the vote, as she did not attend the October 2 meeting.**

**Council Member Carson made a motion to approve the minutes of the October 9, 2013, County Council meeting as corrected. The motion was seconded by Council Member Ure and passed unanimously, 3 to 0. Council Member Robinson abstained from the vote, as he did not attend the October 9 meeting.**

**Council Member Carson made a motion to approve the minutes of the September 11, 2013, County Council meeting as corrected and the minutes of the October 16, 2013, County Council meeting as written. The motion was seconded by Council Member Ure and passed unanimously, 4 to 0.**

### **PUBLIC INPUT**

Chair McMullin opened the public input.

Richard Jaffa, a home builder in Park City, expressed concern that there will not be enough inspectors next year. He stated that in September and October they are already waiting two to four weeks for inspections, and now some major projects are coming on that will require more inspectors. He noted that nothing in the budget reflects that there will be more inspectors. He explained that the home builders have brought a lot of cash into the County and funded a lot of infrastructure. He asked the County to consider that they do not want to wait until there is a problem before they start looking for inspectors. He explained that a number of the inspectors are getting older and will be gone in a year, and there is no one in training. He asked the County to consider this issue when adopting the budget.

Chair McMullin stated that has also been her concern, because the County is getting ready for another growth spurt. She has also heard that there is a backlog in getting inspections done.

Mr. Jasper explained that he has put money in the budget to hire inspectors on a contract basis, and on some larger projects, they are working on shifting that to the developer. He stated that one problem is that the need for inspectors is not consistent throughout the year.

Mr. Jaffa explained that there are only so many inspectors available in every community. There is a big shortage of inspectors, so they may not be available when the County needs them, because every community will try to get them. He explained that they cannot just come up with them when they need them. He stated that the builders would be willing to pay for the contract inspectors, but he did not want the County to try to come up with them after the need is already there, because a lot of building will be going on, and it will create a tax base for the County.

Preston Campbell, President of the Park City Homebuilders Association, reinforced that they have gathered a lot of data from their members, and things are starting to move much faster than people realize. Their biggest concern is how long it takes to train inspectors. He stated that they are not criticizing the work being done by Staff, but things are starting to move quickly. He acknowledged that through no fault of their own, Staff is not able to keep up, even though they are working extra hours. He explained that, when inspectors are not able to come, they have to stop work on multi-million dollar homes and wait for inspectors to come. The inspectors on Staff are very knowledgeable, but it takes a long time for them to learn what they need to know, and the County cannot expect to hire someone one day and send them out to do an inspection the next day. He reiterated that most communities in the State are having the same problem, and he wants to be sure Summit County has enough inspectors. He stated that having enough inspectors in Summit County is the number one concern of the Homebuilders Association board, and in the long term that could slow growth in Park City and Summit County. He stated that they support raising the fees in order to have enough inspectors and are not asking the County to provide that service for them out of the general fund.

Chair McMullin closed the public input.

**PUBLIC HEARING REGARDING REQUEST TO ALLOCATE 72,647 SQ. FT. OF RESIDENTIAL DENSITY AS SIXTY (60) CONDOMINIUM UNITS THROUGH THE NEWPARK TERRACE CONDOMINIUM PLAT AND FINAL SITE PLAN AT THE NEWPARK TOWN CENTER (TOP OF PARKING STRUCTURE), RORY KLUNGERVIK, APPLICANT; AMIR CAUS, COUNTY PLANNER**

County Planner Amir Caus presented the staff report.

Chair McMullin asked Planner Caus to describe how density was allocated in Newpark and where they stand with the current density calculations.

Planner Caus provided a brief history of this project, which was approved as a mixed-use development. Approximately 819,000 square feet of density was approved in the project through TDRs, open space preservation, and a number of other SPA requirements. Almost 90% of the project has been built out, with approximately 149,000 square feet remaining. Chair McMullin asked about the allocation of density between residential, office, and retail for the remaining 149,000 square feet. Planner Caus explained that the development agreement is flexible to make adjustments as the market changes. After the 72,000+ square feet in this proposal, the remaining square footage could be used for either residential or commercial. He reported that on September 24 the Snyderville Basin Planning Commission forwarded a unanimous positive

recommendation to the County Council for the final site plan and condominium plat, and no negative public comment has been received. He reviewed the site plan and noted that the structure will be about 52 feet tall. The height is determined by the Design Review Committee, and they had no issue with the height, particularly because Newpark is the lowest point in Kimball Junction, and the proposed height would not create any visual impacts.

Council Member Robinson referred to the square footage chart on the plat and asked if it includes the density proposed with this development. The applicant, Rory Klungervik, indicated the 72,647 on the chart and explained that is the square footage for this project. Council Member Robinson stated that he would prefer that the plat note clearly state that the table includes the density being used by this project. Mr. Klungervik reviewed the chart and the density that has been allocated and built out thus far in Newpark and some potential uses for the remaining density, including an additional future expansion of the field house. He agreed to clarify the language in the plat note.

Planner Caus presented renderings, elevations, and visual depictions of the proposed Newpark Terrace development.

Council Member Robinson asked about the dimensions of the common area and how they would deal with snow removal in that area. Mr. Klungervik replied that it is more than 40 feet wide, that it would be concrete with planters, and it would include a radiant heat snow melt system.

Planner Caus stated that Staff recommends that the County Council approve the condominium plat and final site plan through two separate motions.

Chair McMullin opened the public hearing.

There was no public comment.

Chair McMullin closed the public hearing.

Chair McMullin asked if the applicant anticipates this housing will energize the area and whether anyone had contemplated putting a commercial development in this location to help energize the area. Gary Crandall, the new owner of this portion of Newpark, stated that he has already received several letters inquiring about the retail space, and there has been a lot of interest in that area since he took over the ownership. He believed both the retail and residential would help each other. Mr. Klungervik explained that, from a structural engineering standpoint, it would be difficult to build commercial space above the garage.

Council Member Carson expressed disappointment that no single-level units are proposed and that they are all stacked units, as she believes there is a need for single-level units in the community. She would like to send a message to developers to do more single-level units.

**Council Member Robinson made a motion to approve the Newpark Terrace Condominium Plat based on the following findings of fact, conclusions of law, and conditions of approval shown in the staff report:**

**Findings of Fact:**

- 1. Harmony Health, LLC, is the owner of record of parcel NPTCR-R-1 located at 1154 Center Drive, Newpark, Summit County, Utah.**
- 2. The development parameters for this project are specifically set forth in the Newpark Development Agreement.**
- 3. The proposed Condominium Plat is legally described as Newpark Terrace.**
- 4. There is 149,007 sq. ft. of remaining density for the Newpark Town Center.**
- 5. The proposed Newpark Terrace is located on top of the existing Newpark Retail Subdivision.**
- 6. The proposed project will consist of 60 units.**
- 7. The proposed project consists of 72,647 sq. ft. of residential density.**
- 8. Unit sizes are proposed to range from 1,354 sq. ft. to 1,839 sq. ft.**
- 9. The total density used for the proposed plat is 72,647 sq. ft. of residential density.**
- 10. The density is established by the Newpark Development Agreement pool of density.**
- 11. If approved, the remaining density for Newpark Town Center would be 76,360 sq. ft.**
- 12. Heights in Newpark vary from 22 feet to 65 feet and are recommended by the Design Review Committee (DRC).**
- 13. Proposed maximum height is 52 feet.**
- 14. Parking is regulated by the Engineering Department.**
- 15. 60 single-car garages and 12 surface parking lot spaces for a total of 72 parking stalls will be provided.**
- 16. The Final Plat/Final Site Plan were reviewed by the DRC on August 27, 2013.**
- 17. The DRC forwarded a positive recommendation to the Snyderville Basin Planning Commission (SBPC).**
- 18. The SBPC forwarded a positive recommendation to the Summit County Council.**
- 19. The Newpark Development Agreement establishes that the Summit County Council “is the Land Use Authority for [Final Plats and Final Site Plans].”**
- 20. Public notice of the public hearing was published in the November 2, 2013, issue of *The Park Record*.**
- 21. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels on October 10, 2013.**
- 22. Service providers have reviewed the plats for compliance with applicable standards, and no project issues have been identified that could not be mitigated.**
- 23. Staff has reviewed the proposed plat and final site plan for compliance with applicable Development Code standards.**
- 24. Staff has reviewed the proposed plat and final site plan for compliance with Newpark Development Agreement standards.**

**Conclusions of Law:**

- 1. The density for the subdivision is derived from the existing Newpark Development Agreement density pool.**
- 2. The proposal meets the terms of the Newpark Development Agreement.**
- 3. The proposal meets the applicable standards of the Snyderville Basin Development Code.**

**Conditions of Approval:**

- 1. All service provider requirements shall be met prior to recordation of the Final Plat.**

The motion was seconded by Council Member Carson and passed unanimously, 4 to 0.

Council Member Robinson made a motion to approve the Newpark Terrace Condominium Plat based on the following findings of fact, conclusions of law, and conditions of approval as shown in the staff report:

**Findings of Fact:**

1. Harmony Health, LLC, is the owner of record of parcel NPTCR-R-1 located at 1154 Center Drive, Newpark, Summit County, Utah.
2. The development parameters for this project are specifically set forth in the Newpark Development Agreement.
3. The proposed Condominium Plat is legally described as Newpark Terrace.
4. There is 149,007 sq. ft. of remaining density for the Newpark Town Center.
5. The proposed Newpark Terrace is located on top of the existing Newpark Retail Subdivision.
6. The proposed project will consist of 60 units.
7. The proposed project consists of 72,647 sq. ft. of residential density.
8. Unit sizes are proposed to range from 1,354 sq. ft. to 1,839 sq. ft.
9. The total density used for the proposed plat is 72,647 sq. ft. of residential density.
10. The density is established by the Newpark Development Agreement pool of density.
11. If approved, the remaining density for Newpark Town Center would be 76,360 sq. ft.
12. Heights in Newpark vary from 22 feet to 65 feet and are recommended by the Design Review Committee (DRC).
13. Proposed maximum height is 52 feet.
14. Parking is regulated by the Engineering Department.
15. 60 single-car garages and 12 surface parking lot spaces for a total of 72 parking stalls will be provided.
16. The Final Plat/Final Site Plan were reviewed by the DRC on August 27, 2013.
17. The DRC forwarded a positive recommendation to the Snyderville Basin Planning Commission (SBPC).
18. The SBPC forwarded a positive recommendation to the Summit County Council.
19. The Newpark Development Agreement establishes that the Summit County Council "is the Land Use Authority for [Final Plats and Final Site Plans]."
20. Public notice of the public hearing was published in the November 2, 2013, issue of *The Park Record*.
21. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels on October 10, 2013.
22. Service providers have reviewed the plats for compliance with applicable standards, and no project issues have been identified that could not be mitigated.
23. Staff has reviewed the proposed plat and final site plan for compliance with applicable Development Code standards.
24. Staff has reviewed the proposed plat and final site plan for compliance with Newpark Development Agreement standards.

**Conclusions of Law:**

1. The density for the subdivision is derived from the existing Newpark Development Agreement density pool.
2. The proposal meets the terms of the Newpark Development Agreement.
3. The proposal meets the applicable standards of the Snyderville Basin Development Code.

**Conditions of Approval:**

1. All service provider requirements shall be met prior to recordation of the Final Plat. The motion was seconded by Council Member Carson and passed unanimously, 4 to 0.

**PUBLIC HEARING, CONSIDERATION, AND POSSIBLE APPROVAL OF ORDINANCE #819, REZONING AND DESIGNATING THE UTAH OLYMPIC PARK SPECIALLY PLANNED AREA; AMIR CAUS, COUNTY PLANNER**

Planner Caus presented the staff report and explained that, with the property exchange that occurred earlier in the meeting, the purpose of this proposal is to rezone the exchanged property to match the zoning for the Utah Olympic Park in order to be able to move forward with the development agreement. He reviewed the proposed plat with the proposed rezone area. Staff recommended that the County Council hold a public hearing and approve Ordinance #819 to rezone the recently vacated portions of Lots 3 and 5 as shown on the plat.

Chair McMullin opened the public hearing.

There was no public comment.

Chair McMullin closed the public hearing.

Council Member Robinson asked why there is a jagged edge on the parcel. Mr. Hilton replied that there was a dirt road and an easement that connected to the entry road, and they would like to maintain that easement in the event they wish to develop a connecting road access.

**Council Member Robinson made a motion to approve Ordinance #819, rezoning and designating the Utah Olympic Park Specially Planned Area based on the following findings of fact, conclusions of law, and conditions of approval shown in the staff report:**

**Findings of Fact:**

1. The Utah Olympic Park SPA designation and rezone was approved by the SCC on March 14, 2012.
2. The Utah Olympic Park SPA consists of 76,230 sq. ft. of athlete/workforce housing (112 units), a 40,000 sq. ft. sports medicine facility, an expansion to the existing day lodge, construction of additional office and athlete support space, and three residential development parcels, for a total of 295,700 sq. ft.
3. An application to amend the Kimball Junction Subdivision Plat and to incorporate a portion of Lots 3 and 5 into the UOP property was submitted on July 11, 2013, by the applicant.
4. The purpose of the proposed rezone from Rural Residential (RR) and Hillside Stewardship (HS) to the Resort Center (RC) is to accommodate for the future relocation of the Utah Olympic Park athlete housing, which was approved through the Utah Olympic Park Specially Planned Area and will be finalized through Utah Olympic Park Development Agreement.
5. On September 24, 2013, the SBPC voted unanimously to forward a positive recommendation to the SCC regarding the subject rezone.

**Conclusions of Law:**

1. The use is in compliance with Section 10-7-4 (Rezone) of the Snyderville Basin Development Code. Namely:

- a) **The amendment complies with the goals, objectives and policies of the General Plan, the Neighborhood Planning Area Plan, and the Land Use Plan Maps due to the fact that it creates/completes a mixed use residential/commercial area in the Kimball Junction Neighborhood.**
- b) **The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community due to the fact that the visual impact will be decreased.**
- c) **The proposed Utah Olympic Park meets all Chapter 3 and Chapter 4 criteria, and the proposed rezone will follow the specific development plan as recommended by the Snyderville Basin Planning Commission on December 18, 2012.**
- d) **Based on the information provided and Staff's analysis, Staff finds that the amendment does not adversely affect the public health, safety and general welfare.**

**Conditions of Approval:**

- 1. **All service provider requirements shall be met.**
- 2. **A plat identifying vacated portions of Lots 3 and 5 of the Kimball Junction Subdivision Plat shall be recorded prior to the recordation of the Rezone Ordinance.**
- 3. **A Lot Line Adjustment shall be completed to incorporate the vacated land into Parcel PP-63-A-X (Utah Olympic Park) prior to the recordation of the Rezone Ordinance.**
- 4. **Final approval of the land exchange shall be confirmed by the Summit County Council, Summit County Manager and Summit County Attorney's Office prior to recordation.**

**The motion was seconded by Council Member Carson and passed unanimously, 4 to 0.**

**PUBLIC HEARING, CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE #820, ADOPTING THE DEVELOPMENT AGREEMENT FOR THE UTAH OLYMPIC PARK SPECIALLY PLANNED AREA, KIMBALL JUNCTION, SUMMIT COUNTY, UTAH; AMIR CAUS, COUNTY PLANNER**

Mr. Thomas noted that two clarifications need to be made to the development agreement. One is on page 2, Article 1.17. He explained that they need to insert that it was approved on March 14, 2012, by Ordinance 768, followed by today's date. The other change is to Article 3.1 to state that the Planning Commission took action on December 18, 2012, not February 29.

Planner Caus presented the staff report and briefly reviewed the SPA proposal. He noted that no comments have been received since the public hearing was noticed, and a letter is included in the packet from the Governor's Office of Economic Development in support of the SPA development. He presented and reviewed the site plan for the proposed development.

Council Member Robinson asked about the phasing of the project. Mr. Hilton explained that the concept was to develop Phase I in the areas around the day lodge, which includes expansion of the day lodge, a medical office building, and the original athlete housing area, for a total of about 120,000 square feet. Council Member Robinson asked when that would be developed. Mr. Hilton replied that it would be developed as he secures the funding for those components.

Planner Caus recalled that the discussion points at the previous work session included traffic. In response to those concerns, the applicant has provided double left lanes at Olympic Parkway and S.R. 224, which will relieve some of the pressure from this development. The Engineering Department has agreed that would be sufficient for Phase I of the development. As later phases are developed, further mitigation measures will be required.

Council Member Robinson asked who would pay for the mitigation required prior to development of Phase II and what trigger would allow the developer to start the second phase. Mr. Hilton replied that, currently, his ability to move on to Phase II is completely restricted to having the overall Kimball Junction Transportation Master Plan implemented, and he would like to have further discussion about that. He explained that this project added a cup of water to a bucket that was already full, and he is restricted from doing anything like other development in the Kimball Junction area has been able to do. He explained that Phase I was also going to be restricted, but after working with the County Transportation Engineer, they were able to help facilitate the double left lanes and move forward on the first phase of their development. He sees the broader transportation plan as an opportunity to look at how everyone is impacted at Kimball Junction and consider a potential solution to the broader issues. Mr. Jasper suggested that they hold a work session to discuss the Transportation Master Plan and traffic issues in Kimball Junction. Chair McMullin requested that they schedule a work session on that topic and stated that she is resistant to trying to solve the traffic problems by adding lanes to Highway 224.

Council Member Ure commented that this development is a “golden goose” that is laying eggs for the County, and developing this SPA is one of the best things that could happen in the County. If they host the Olympics again, this has to be developed. He noted that the Utah Athletic Foundation’s funds are limited, and unless they are able to solicit additional funds, it will be difficult for them to meet the requirements to progress to Phase II without a lot of give and take between the County, Park City, and the State of Utah. He encouraged the Council to bring all of the entities together, because there are people who have access to the Governor and UDOT who need to be brought into the work session discussions.

Council Member Robinson suggested that the Council Members decide whether they are comfortable with the language in the development agreement regarding the conditions that will allow for the development of Phase II. He commented that the language is quite soft. Council Member Carson commented that she did not like the fact that it does not indicate whether the whole Transportation Master Plan must be implemented or only parts of it before Phase II can proceed. Chair McMullin felt it was unreasonable to tie up this project until the Transportation Master Plan is completed. Mr. Thomas explained that there needs to be some transportation solution if Phase II is built out, and this language is a place holder to say that some things need to be fixed prior to Phase II. If that language is taken out, it would allow the Athletic Foundation to proceed without helping to find a solution, and this language will make them partners in trying to fix the transportation problem. Chair McMullin expressed an urgency about resolving the traffic issues and noted that the climate is right at this time with the Wasatch Summit, GOED, and other entities coming together to address transit in Summit County. She requested that they start to discuss this in January as soon as the budget hearings are completed, stating that this is a number one priority.

Chair McMullin opened the public hearing.

Will Pratt with the Snyderville Basin Special Recreation District expressed concern about Article 6.4, which discusses staging areas for potential future Olympic Games in the open space on Lot 3. He explained that the Recreation District Administrative Control Board has not had a chance to look at that language and is not aware of that possible use. He stated that the Board was part of the purchase of that parcel, and he asked if the County could give them the courtesy of looking at that language. Chair McMullin explained that this language is not binding, because currently that use is prohibited in the conservation easement. The only way the developer could get that use would be to get a waiver of the conservation easement. Mr. Thomas explained that it would require a release from the owners, who are the County and the Recreation District, and a waiver from The Boyer Company. Council Member Robinson suggested that they change the wording in Article 6.4.1 to add the Snyderville Basin Special Recreation District, since they own the property along with the County. Mr. Pratt agreed that would probably solve the problem. Mr. Hilton explained that the purpose of having the language in the development agreement is to memorialize the intent to hold the discussion

Chair McMullin closed the public hearing.

Mr. Thomas noted that Article 5.5 regarding the interconnection between the Canyons and the Winter Sports Park is a requirement in the Canyons development agreement. He has discussed that with Vail, and they know they must make that transportation connection. He noted that Vail offers a passport that allows people to go anywhere in their system, and it would be nice if Vail would include the Winter Sports Park in the passport with that connection, which would provide some monetary help to the Sports Park. He suggested that the Council memorialize that in the development agreement and that they will try to make that happen with Vail.

Council Member Carson confirmed with Mr. Hilton that a requirement for energy efficiency have been incorporated into the development agreement.

**Council Member Ure made a motion to approve Ordinance #820 adopting the Development Agreement for the Utah Olympic Park Specially Planned Area in Kimball Junction, Summit County, Utah, with the amendments to the Agreement discussed this evening and with the following conditions of approval outlined in the staff report:**

**Conditions of Approval:**

- 1. All service provider requirements shall be met.**
- 2. A plat identifying vacated portions of Lots 3 and 5 of the Kimball Junction Subdivision Plat shall be recorded prior to the recordation of the Rezone Ordinance.**
- 3. A Lot Line Adjustment shall be completed to incorporate the vacated land into Parcel PP-63-A-X (Utah Olympic Park) prior to the recordation of the Rezone Ordinance.**
- 4. Final approval of the land exchange shall be confirmed by the Summit County Council, Summit County Manager, and Summit County Attorney's Office prior to recordation.**
- 5. A Restrictive Use Covenant shall be recorded as an exhibit of the Utah Olympic Park SPA Development Agreement.**

**The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.**

The County Council meeting adjourned at 7:20 p.m.

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*Council Chair*, Claudia McMullin

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*County Clerk*, Kent Jones

## Staff Report

**To:** Summit County Council  
**From:** Alison Weyher  
**Report Date:** November 26, 2013  
**Meeting Date:** December 4, 2013  
**Type of Item:** Briefing

**Executive Summary:** At the April, 2012 joint Park City, Summit County work session, participants agreed to establish a subcommittee to review economic development goals in the Snyderville Basin. The group was initially comprised of Council members McMullin and Armstrong, however Councilmember Robinson subsequently took over for Councilmember Armstrong. Park City has been represented by Councilmen Beerman and Butwinski. The committee is staffed by Alison Weyher and Jonathan Weidenhamer.

### **A. Committee Activities to date:**

1. The committee has adopted a revised mission statement to be included in the general "Compact" as follows:

*The greater Park City area is currently sustained economically by our multi-seasonal mountain resort and related support activities. We will collectively pursue the development of a balanced, diversified economic base that is resilient to shifts in markets and climate. Our economic diversity efforts will include encouragement of local entrepreneurs, support for established businesses, and welcoming new businesses. Strategic diversification of our economy is essential to our sustainable economic health. Great care should be taken to ensure that economic development compliments and enhances the values and quality of life that our mountain resort community affords us.*

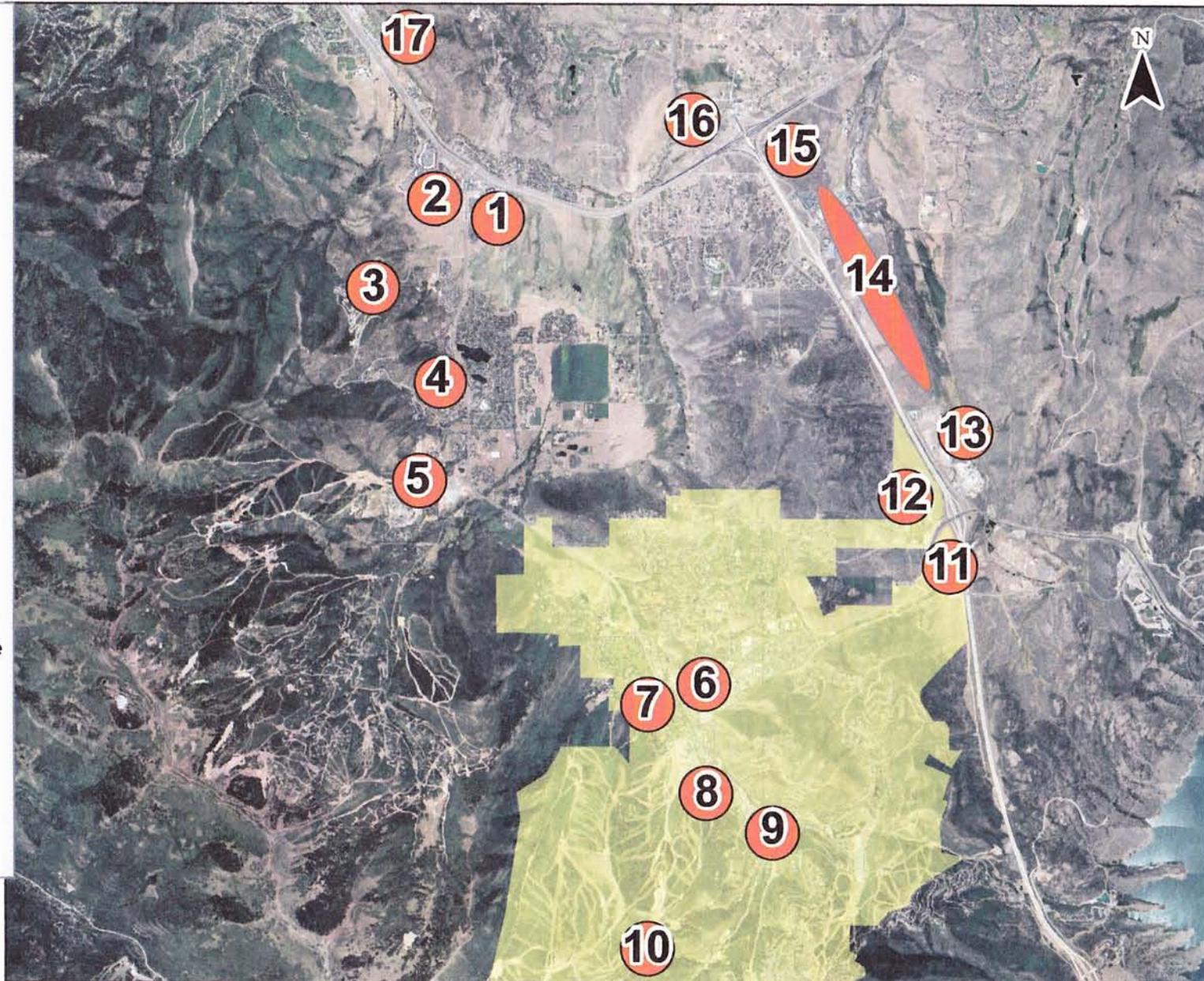
2. The committee has adopted a map, indicating areas of mutual interest which was attached as part of the Strategic Plan.
3. The committee has created a matrix (also attached to the Strategic Plan) to be used to determine possible incentives for high scoring businesses.
4. The committee has identified target industries to be recruited to the Snyderville Basin.

### **B. Next steps**

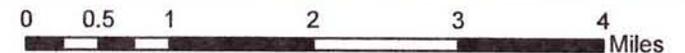
1. Staff would appreciate direction from the Summit County Council indicating their support for these actions in advance of the December 16 joint City/County meeting.
2. The Council should discuss continuing or disbanding the committee. If the committee continues, Council may wish to provide direction as to future areas to be explored, or if the group should function in an advisory role for new projects in the Snyderville Basin.

# Regional Areas of Mutual Interest

- 1 Kimball Junction GC
- 2 Park City Tech Park
- 3 Olympic Sports Park
- 4 Murnin Property
- 5 Canyons Future Development
- 6 Bonanza Redevelopment
- 7 Lower Park Ave. RDA
- 8 Treasure Hill
- 9 Snow Park
- 10 Bonanza Flats
- 11 SW Quinn's
- 12 NW Quinn's/Hospital
- 13 Summit Business Park/Burbidge
- 14 Triangle Area/East 40
- 15 Silver Creek Village
- 16 Bitner/Silver Creek Plat I
- 17 Jeremy/Rasmussen



SUMMIT



goal is a high score

GEO AREA		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional	Retail	Housing
<i>Positive</i>							
sales tax revenue	10	3	5	2	0	10	na
property tax revenue	10	8	10	5	0	7	na
quality job creation	10	5	8	8	0	3	na
Community desires & brand consistency	15	3	2	8	6	6	na
subtotal	45	19	25	23	6	26	0
<i>Negative</i>							
traffic impacts	(10)	(3)	(7)	(1)	(2)	(6)	na
parking impacts	(5)	(2)	(5)	(3)	(2)	(5)	na
environmental impacts	(5)	(1)	(5)	0	0	(1)	na
demands on infrastructure/utilities	(5)	(2)	(5)	0	0	(2)	na
Impacts on education	(5)	0	(2)	0	0	0	na
Community Desires & brand consistency	(15)	(6)	(6)	0	0	(4)	na
subtotal	(45)	(14)	(30)	(4)	(4)	(18)	0
<b>Total</b>		<b>5</b>	<b>(5)</b>	<b>19</b>	<b>2</b>	<b>8</b>	<b>0</b>

2) Park City Tech Park		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional	Retail	Housing
<i>Positive</i>							
sales tax revenue	10						
property tax revenue	10						
quality job creation	10						
Community desires & brand consistency	15						
subtotal	45						
<i>Negative</i>							
traffic impacts	(10)						
parking impacts	(5)						
environmental impacts	(5)						
demands on infrastructure/utilities	(5)						
Impacts on education	(5)						
Community Desires & brand consistency	(15)						
subtotal	(45)						
<b>Total</b>							

4) Murmin Property		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional (hotel)	Retail	Housing
<i>Positive</i>							
sales tax revenue	10			6	10		
property tax revenue	10			6	6		
quality job creation	10			3	0		
Community desires & brand consistency	15			0	1		
subtotal	45			15	17		
<i>Negative</i>							
traffic impacts	(10)						
parking impacts	(5)			-6	-4		
environmental impacts	(5)			-3	-2		
demands on infrastructure/utilities	(5)			0	0		
Impacts on education	(5)			-2	-4		
Community Desires & brand consistency	(15)			0	0		
subtotal	(45)			-4	-10		
<b>Total</b>				<b>0</b>	<b>-3</b>		

6) Bonanza Park		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional	Retail	Housing
<i>Positive</i>							
sales tax revenue	10						
property tax revenue	10						
quality job creation	10						
Community desires & brand consistency	15						
	45						
<i>Negative</i>							
traffic impacts	(10)						
parking impacts	(5)						
environmental impacts	(5)						
demands on infrastructure/utilities	(5)						
Impacts on education	(5)						
Community Desires & brand consistency	(15)						
	(45)						
<b>Total</b>							

8) SW Quinn's (Rich Flts)		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional	Retail	Housing
<i>Positive</i>							
sales tax revenue	10						
property tax revenue	10						
quality job creation	10						
Community desires & brand consistency	15						
	45						
<i>Negative</i>							
traffic impacts	(10)						
parking impacts	(5)						
environmental impacts	(5)						
demands on infrastructure/utilities	(5)						
Impacts on education	(5)						
Community Desires & brand consistency	(15)						
	(45)						
<b>Total</b>							

10) Summit Biz Park (Burbidge)		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional	Retail	Housing
<i>Positive</i>							

sales tax revenue	10						
property tax revenue	10						
quality job creation	10						
Community desires & brand consistency	15						
	45						
<b>Negative</b>							
traffic impacts	(10)						
parking impacts	(5)						
environmental impacts	(5)						
demands on infrastructure/utilities	(5)						
Impacts on education	(5)						
Community Desires & brand consistency	(15)						
	(45)						
<b>Total</b>							

12) Silver Creek Biz/Comm Park		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional	Retail	Housing
<b>Positive</b>							
sales tax revenue	10						
property tax revenue	10						
quality job creation	10						
Community desires & brand consistency	15						
	45						
<b>Negative</b>							
traffic impacts	(10)						
parking impacts	(5)						
environmental impacts	(5)						
demands on infrastructure/utilities	(5)						
Impacts on education	(5)						
Community Desires & brand consistency	(15)						
	(45)						
<b>Total</b>							

14) Silver Creek Plat I		Land Use possibilities					
Criteria	Max Score	Light Manufacturing	Heavy Manufacturing	Office	Institutional	Retail	Housing
<b>Positive</b>							
sales tax revenue	10						
property tax revenue	10						
quality job creation	10						
Community desires & brand consistency	15						
	45						
<b>Negative</b>							
traffic impacts	(10)						
parking impacts	(5)						
environmental impacts	(5)						
demands on infrastructure/utilities	(5)						
Impacts on education	(5)						
Community Desires & brand consistency	(15)						
	(45)						
<b>Total</b>							

### Suggested Targeted Industries

#### Tourism & Recreation

- Outdoor recreation & sports

- Training facilities

- Guided tours

- Agri-tourism/Boutique industries, such as breweries, candy making facilities, etc.

#### Performing Arts, Film Summer Classes – educational partnerships

- Music - partnerships

- Theater - partnerships

- Film/Video/digital media - partnerships

#### Life Sciences

- Healthcare services

- Sports Medicine

- Boutique healthcare services (cosmetic, weight loss, etc.)

#### Professional Services

- Financial activities

- Corporate Headquarters

#### Software & IT

- Software & Web Apps