

**Interviews for Snyderville Basin Special Recreation Service District
Administrative Control Board**

Wednesday, December 11, 2013

Richins Building

2 vacancies; 3 applicants

4:15 PM Len McGee (telephone interview 801-520-4658)

4:25 PM Marilyn Stinson reapplying (telephone interview 435-513-2783)

4:35 PM Jay Burke reapplying

The two vacancies are a result of Marilyn Stinson and Jay Burke's terms expiring on 12/31/13

Memo

Date: December 10, 2013
To: Summit County Council
From: Kevin Callahan, Emergency Manager
Subject: Comprehensive Emergency Management Plan

Background:

One of the key measures of an effective emergency management program is an up to date emergency management plan. Federal law requires that local emergency management plans comply with the National Incident Management System (NIMS), which provides a consistent framework for incident management regardless of the size or complexity of the incident. The proposed plan is consistent with NIMS and the Incident Command System (ICS) and meets the following objectives:

- Clearly defines the organizational structure to be followed both in the field and within the Emergency Operations Center in emergency response and recovery actions.
- Establishes and defines the roles and responsibilities of governmental and community organizations within NIMS and ICS as required by law.
- Ensures that essential services will be maintained during an emergency or disaster.
- Outlines the cooperative efforts among the county, area cities, other governmental subdivisions and the State in response to an emergency or disaster.

The proposed plan will replace a somewhat standardized plan adopted in 2008 for Summit County. The proposed plan was a collaborative effort among many public and private entities including input from the cities of Kamas and Park City, the active participation of county officials from Health, Public Works, the Sheriff's office, Mountain Regional Water, local fire districts, as well as electric and gas utilities, local ski resorts, and the Red Cross.

The new plan contains several innovative features that reflect the bottom up philosophy of identifying and mitigating known hazards at the lowest possible level of response. The proposed plan does that by;

- Dividing up the county into five distinct emergency management zones with a description of the known hazards and response resources found within each zone. This level of detail will help us identify local issues either within the county or area cities that need to be addressed.
- Identifying the primary response agencies (incident commanders) for specific types of complex incidents (floods, wildfires, pandemics etc.) for events involving multiple agencies.
- Providing a specific organizational form for operations in the Emergency Operations Center for complex incidents.
- Outlining specific procedures and thresholds for the issuance of declarations of emergency and the activation of the emergency operations center.

- The plan identifies an on-going multi-agency committee of emergency responders who will assist the county in reviewing the annual update of the plan.

The Emergency Management Plan provides the overall framework by which the County can undertake the basic activities of an emergency management program which include the following:

- Hazard Identification:** Detailed analysis of a community’s likely natural and technological hazards.
- Vulnerability Analysis:** Evaluating the human and economic impact of the hazard on a community.
- Community Outreach:** Actions to inform and educate the community on hazards and mitigations.
- Mitigation Strategies:** Adopting corrective actions that will reduce the community’s risk.
- Response Actions:** Established procedures to respond to likely known community emergencies.
- Recovery Actions:** Programs to assist the community to return to the pre-emergency state.

This plan was based on a detailed evaluation of a number of previous studies and plans including:

- 2010 Mountainlands Association of Government Pre-Disaster Mitigation Plan
- State of Utah Emergency Operations Plan
- State of Utah Hazard Mitigation Plan
- Park City Comprehensive Emergency Management Plan (2012)
- Salt Lake County Emergency Operations Plan (2012)
- Wasatch County Emergency Operations Plan (2013)
- Summit County Health Department Emergency Operations plan (2012)

Identification of County Hazards

These above noted plans identified a wide range of potential natural and technical hazards which could impact Summit County. The hazard table in the plan provides significant detail regarding the frequency, potential impact and known cost of a variety of hazards. However in summary the primary hazards our community faces which will likely have the highest impact on us are as follows:

Hazard	Frequency	Area at Risk	Impact Level	10 Year Cost	Overall Risk
Wildfires	High	Interface Zone	Severe	\$1,700,000 ¹	High
Flooding	Medium	Floodplains	High	\$3,400,000	High
Winter Storms	High	Countywide	Severe	\$5,000,000 ²	High
Haz Materials	Medium	Site	Severe	Unknown	High

1. Wildfire total cost does not include impact of Rockport Fire as detailed numbers not yet known.
2. Winter storm number represents 10 year cost of Public Works snow plow operations.

Emergency Management Training

Summit County' capability to respond effectively during an emergency will rely in large part on the level of training of the staff. The FEMA has identified training requirement for a variety of governmental personnel including entry level first responders, supervisory and middle management and department heads. In general this training is a combination of independent study of online courses and classroom and field exercises. The proposed 2013-2014 training program will bring the majority of county staff up to an acceptable level of proficiency in the basics of emergency management. In addition, we will enhance our regional capabilities through the following programs with Park City and Wasatch County:

- Quarterly meetings with all public in private emergency managers in both counties;
- Active participation in the Nation weather Service Storm Ready program;
- Active participation in the statewide April Shake-Out earthquake drill;
- Offering classroom training for senior personnel in the Incident Command System;
- Tabletop exercises on wildfire response procedures;
- Tabletop exercise of flood preparation and response procedures;
- Tabletop exercise on severe winter weather event.

Annual Review and Plan Revision

Upon adoption of this plan, the staff will commit to an on-going review and evaluation process based on both training exercises and actual emergency incidents. After each training exercise or incident, staff, in consultation with the participants, will prepare an after action report that evaluates community's emergency response performance and will seek to improve the county's capabilities as a result. Also, on an annual basis each November, staff will reassemble the Emergency management Plan Committee to consider any needed updates or revisions to the plan and its associated procedures.

Recommendation

Staff would recommend that the Council adopt the attached resolution adopting the Summit County Emergency management Plan and authorize the chair to sign.

Mitigation Programs

Given the high likelihood of wildfires, winter storms and flooding, the Emergency Management program will concentrate in mitigation efforts in these areas. County Emergency Management is working closely with a number of public and private partners to reduce the county's risk from wildfires. This will include:

- Outreach to local cities who have a high risk from wildfires (Park City and Oakley);
- Outreach to unincorporated neighborhoods with a high risk from wildfires (see attached list)

RESOLUTION NO.

A RESOLUTION ADOPTING THE SUMMIT COUNTY EMERGENCY MANAGEMENT PLAN

WHEREAS, the purpose of the Emergency Management Plan (EMP) is to develop a comprehensive emergency management program that will provide a system to mitigate the effects of an emergency or disaster, preserve life, respond during emergencies, provide necessary assistance, and establish a recovery system in order to return the community to its normal state of affairs; and

WHEREAS, this plan attempts to define clearly the roles and responsibilities of each department and function within the County organization by providing guidance in accomplishing the objectives of this plan with lists of guidelines, plans, assessments and resources; and

WHEREAS, on February 28, 2003, the President issued Homeland Security Presidential Directive (HSPD) - 5 *Management of Domestic Incidents*, which directs the Secretary of Homeland Security to develop and administer a National Incident Management System (NIMS) and the directive also requires Federal Departments and agencies to make adoption of the NIMS by State, tribal and local organizations a condition for Federal preparedness assistance beginning in Federal FY 2005; and

WHEREAS, certain State and Federal disaster reimbursements require local jurisdictions to adopt and train in a EMP, NIMS and Incident Command Systems (ICS); and

WHEREAS, it is expected that certain Federal grant programs now require or will require an adopted EMP; and

WHEREAS, the County Manager and the Emergency Management Planning Committee has reviewed the updated County Emergency Management Plan with all of its attachments and recommends adoption by the County Council; and

NOW, THEREFORE, the County Council of Summit County resolves as follows:

SECTION 1. ADOPTION. The County Council of Summit County hereby adopts the Summit County Emergency Management Plan to be used by all county departments in response to all incidents and disasters in Summit County.

SECTION 2. EFFECTIVE DATE. This resolution shall take effect upon adoption.

APPROVED, ADOPTED AND PASSED by the Summit County Council on December __ 2013.

Claudia McMullin, Chair

Chief Civil Deputy

APPROVED AS TO FORM



EMERGENCY MANAGEMENT PLAN

ADOPTED 2013

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IMPLEMENTATION

NIMS Compliance

This Emergency Management Plan is in compliance with the National Incident Management System (NIMS). Summit County agencies operate under the NIMS and the Incident Command System (ICS). All incidents and planned events will be managed by these systems. Summit County has complied with federal regulation training in these areas.

The purpose of this EMP is to develop an efficient and comprehensive emergency management operations strategy to mitigate disaster, improve response during an event and to establish an effective recovery plan. This plan attempts to clearly define Summit County's hazards and clearly define the responsibilities and roles of various agencies, departments and organizations within the county in the event of an emergency. To this end, the EMP provides a number of plans, assessments, protocol and resources to guide emergency operations efforts. This plan is designed to be continually updated to reflect Summit County's current hazards, emergency response needs and resources.

The responsibility to update Summit County's EMP and to coordinate emergency activities with regional, state and private partners resides with Summit County Emergency Management and will be accomplished through established liaison roles within the incident or unified command structure as outlined in the National Incident Management System.

This plan is continually operational with changes in levels occurring under the following conditions:

- The occurrence or imminent occurrence of an emergency incident.
- The declaration of a local state of emergency by the County Manager or designee.
- EOC operations as directed by the Summit County Emergency Manager or designee.

PROMULGATION

WHEREAS, Summit County recognizes it is at risk to a wide range of natural, technological, and man-made hazards and there is a need for ongoing emergency operations planning by all jurisdictions of government within Summit County; and

WHEREAS, this Emergency Management Plan is needed to coordinate and support county response efforts in the event of an emergency or disaster and during the aftermath thereof; and

WHEREAS, this plan will provide a framework for the departments in each jurisdiction, township, community, and the county to plan and perform their respective emergency functions during a disaster or national emergency. Tasked organizations within the plan have the responsibility to prepare and maintain standard operating procedures and commit to the training and exercises required to support this plan. Under the direction of the Emergency Manager, this plan will be revised and updated as required. All recipients are responsible to submit to Summit County Emergency Management any changes that might result in its improvement or increase its usefulness.

WHEREAS, in accordance with the Homeland Security Presidential Directive 5, all agencies, departments, and organizations having responsibilities delineated in this Emergency Management Plan will use the National Incident Management System. This system will allow proper coordination between local, state and federal organizations. The Incident Command System, as a part of the National Incident Management System, will enable effective and efficient incident management by integrating a combination of facilities, equipment, personnel, procedures and communications operating with a common organizational structure. All on-scene management of incidents will be conducted using the Incident Command System.

This plan is promulgated as the Summit County Emergency Management Plan and designed to comply with all applicable Summit County regulations and provides the policies and procedures to be followed in response to emergencies, disasters and terrorism events.

NOW THEREFORE, BE IT RESOLVED by the Manager of Summit County, this Emergency Management Plan as updated is officially adopted, IN WITNESS WHEREOF;

Name / Title

Date

The Summit County Emergency Management Plan identifies and assigns disaster responsibilities for County personnel. It addresses the four goals identified in the National Strategy for Homeland Security:

- Prevent and disrupt terrorist attacks.
- Protect the American people, critical infrastructure, and key resources.
- Respond to and recover from incidents that do occur.
- Continue to strengthen the foundation to ensure long-term success.

By integrating planning efforts in these four areas, Summit County can produce an effective Emergency Management and Homeland Security program.

This plan is designed to comply with all applicable Summit County regulations and provides the policies and procedures to be followed in response to emergencies, disasters and terrorism events and was developed to meet the requirements of the National Response Framework (NRF) and the National Incident Management System (NIMS). This plan supersedes all previous plans.

Specific modifications of the plan can be made by Summit County Emergency Management without the senior official's signature.

I acknowledge that I, or a representative have reviewed this plan and agree to the tasks and responsibilities assigned herein. I also agree if necessary to upgrade this Emergency Management Plan as it relates to responsibilities on an annual basis and submit any changes to Summit County Emergency Management for their annual review and updates.

County Manager

Date

Section 1: Introduction

1.1 Executive Summary

The Summit County Emergency Management Plan (EMP) establishes the emergency management organization of the County. This plan outlines the roles and responsibilities of government before, during, and after a disaster.

This plan addresses the hazards that the community faces through the four phases of emergency management:

- Prevention/preparedness – actions taken to prepare the community for these hazards.
- Mitigation – reducing or eliminating the effects of these hazards on the community.
- Response – the community’s response to the effects of these hazards.
- Recovery – returning the community to healthy, viable, and economically sustainable environment after a disaster.

This plan is consistent with the Utah Division of Emergency Management/Homeland Security Plan and the Federal Response Framework. This plan describes how county resources, mutual aid, state, and federal agencies will be coordinated in response to an emergency.

The EMP is divided into three sections:

- The **Base Plan** section of the EMP outlines in general terms how Summit County will respond to an emergency.

The Basic Plan contains sections addressing areas such as:

- The purpose and scope of the EMP
 - Situation Overview and Assumptions
 - Standard Operating Procedures
 - Concept of Emergency Operations
 - Organization and Departmental Roles/ Responsibilities
 - Direction Control and Coordination
 - Communication Procedures
 - Resources
 - Administration, Financial Management and Logistics
 - Plan Development and Maintenance
- The **Emergency Management Zone Annexes** of the County Emergency Management Plan summarizes each of the County’s five Emergency Management (EM) Zones and one subzone. Each Annex also includes a risk assessment, and response protocol for the listed zone.
 - The **Functional Appendix** contains county-wide information and response protocol for the county’s various agencies as well as a directory, training/ certification lists, reports, forms and logs.

1.2 Purpose

The Summit County Emergency Management Plan (EMP) establishes the framework for the effective and comprehensive integration and coordination of the emergency response and recovery actions of all levels of government, volunteer organizations and the private sector within the county. The EMP is a comprehensive plan that is risk-based and all-hazards in its approach. As such, it is the blueprint for all Summit County emergency and disaster operations, including natural hazards, technological hazards, human-caused hazards and threats, and mass fatality incidents. Summit County

Emergency Management is the lead agency for **coordinating** the response during a major disaster or emergency affecting Summit County and is responsible for the following:

- Assisting families, businesses, and industry with developing their emergency plans.
- Developing effective mitigation practices for the community.
- Providing training and exercises for emergency response agencies of the county.
- Developing and implementing emergency plans, operating procedures/checklists, systems, and facilities for response to community emergencies.
- Working with local government and community agencies to develop plans and procedures to recover from a disaster.

1.3 Objectives

The objectives of the EMP are as follows:

1. Clearly define the organizational structure to be followed both in the field and within the Emergency Operations Center in emergency response and recovery actions.
2. Establish and define the roles and responsibilities of governmental, private sector and community organizations within NIMS and ICS as required by law.
3. Ensure that essential services are maintained during an emergency or disaster.
4. Outline cooperative efforts among the county, area cities other governmental subdivisions and the State in response to an emergency or disaster.

1.4 Scope

The EMP establishes the fundamental policies, basic program strategies, assumptions, and mechanisms through which Summit County will mobilize resources and conduct activities to guide and support local jurisdictions and to seek assistance when necessary from the State of Utah, Division of Emergency Management (DEM) during response, recovery, and mitigation.

The EMP consists of a base plan, EM Zone Annexes, and a Functional Appendix. The base plan provides guidance for response, roles and responsibilities, response actions, response organizations, and planning requirements to any incident that occurs. EM Zone Annexes group county resources and capabilities into emergency management zones that are the base organization for preparedness, recovery and response. The EM Zone annex also addresses hazard analysis and available resources for potential incidents including natural and human-caused hazards within each zone. The Functional Appendix describes essential supporting aspects that are common to all incidents and EM zones and outline the County's capabilities as a whole.

The EMP addresses the various levels of emergencies or disasters likely to occur and, in accordance with the magnitude of an event, the corresponding short- and long-term response and recovery actions that the County will take in coordination with local jurisdictions and DEM.

The EMP applies to all EM zones, municipalities, cities, townships and communities, businesses, and residents within Summit County.

1.5 Limitations

The County will make every reasonable effort to respond in the event of an emergency or disaster. However, during an emergency county resources and systems may be overwhelmed. The responsibilities and functions outlined in the Plan will be fulfilled only if adequate situational awareness, information exchange, extent of actual agency capabilities, and resources are available at the time. There is no guarantee implied by the EMP that a complete response to emergency or disaster incidents will be practical or possible due to circumstances beyond the County's control.

1.6 Phases of Emergency Management

The EMP describes basic strategies that will outline the mobilization of resources and emergency operation activities that support local emergency management efforts. The plan addresses disasters through the four mission areas identified in the National Strategy for Homeland Security: to prevent, protect against, respond to and recover from natural, technological or human-caused emergencies.

- **Prevention** consists of actions that reduce risk from human-caused events. Prevention planning identifies actions that minimize the possibility that an event will occur or adversely impact the safety and security of a jurisdiction's critical infrastructures and its inhabitants.
- **Mitigation** is a vital component of the overall preparedness effort and represents the sustained actions a jurisdiction takes to reduce or eliminate long-term risk to people and property from the effects of hazards and threats. The purpose of mitigation is twofold: (1) to protect people and structures and (2) to minimize the costs of disaster response and recovery.
- **Response** embodies the actions taken in the immediate aftermath of an event to save lives, meet basic human needs and reduce the loss of property and impact to the environment. Response planning provides rapid and disciplined incident assessment to ensure response is quickly scalable, adaptable and flexible.
- **Recovery** encompasses both short-term and long-term efforts for the rebuilding and revitalization of affected communities. Recovery planning must be a near seamless transition from response activities to short-term recovery operations, including restoration of interrupted utility services, reestablishment of transportation routes, and the provision of food and shelter to displaced persons.

1.7 Disaster Condition

It is recognized that Summit County is vulnerable to natural, technological and human-caused hazards that threaten the health, welfare and security of its citizens. The cost of response to and recovery from potential disasters can be substantially reduced when attention is turned to mitigation action and planning.

In the event of a major disaster or emergency, a large number of fatalities and injuries may result. Many residents work outside of the area and may be unable to return to care for their children. Many people will be displaced and incapable of providing food, clothing and shelter for themselves and their families. Jobs will be lost with reduced prospect for future employment in the area. The economic viability of the affected communities may be jeopardized.

Many private homes, businesses and major industries may be damaged or destroyed. The structural integrity of many public buildings, bridges, roadways and facilities may be compromised. Water and utility infrastructure may be severely

affected. Emergency response personnel may be hampered in the response efforts due to transportation problems, lack of electrical power, debris, and damaged, destroyed, or inaccessible local structures. Timely deployment of resources from unaffected areas of Summit County and the State of Utah will be needed to ensure an effective and efficient response.

1.8 Planning Assumptions

- Emergency management coordination in Summit County is based on a bottom-up approach to response and recovery resource allocation (that is, local jurisdictions, EM Zone, response efforts followed by county response efforts, then state response efforts, and finally federal government assistance), with each level exhausting its resources prior to elevation to the next level. Homeland Security statute or regulations may govern certain response activities. The recovery of losses and/or reimbursements of costs from federal resources will require preparation and compliance with certain processes.
- The responsibilities and functions outlined in this plan will be fulfilled only if the information exchange, extent of actual agency capabilities, and resources are available at the time.
- Damages to infrastructure will likely be manifested in direct physical and economic damages to facilities and systems, emergency response abilities will be diminished due to inaccessible locales, and may cause inconvenience or overwhelming distress due to temporary or protracted service interruptions and will result in long-term economic losses due to the economic and physical limitations of recovery operations.
- Summit County EOC will be staffed with representatives from county agencies and private organizations grouped together to form a coordinated disaster response. As need dictates, additional agencies will be added to response efforts.
- Effective preparedness requires ongoing public awareness and education programs so that citizens will be prepared, when possible, and understand their own responsibilities should a major disaster or emergency event occur.
- Time of occurrence, severity of impact, weather conditions, population density, building construction, and secondary events such as fires, explosions, structural collapse, contamination issues, loss of critical infrastructure and floods are a few of the significant factors that will affect casualties and damage.
- Disaster relief from agencies outside the county may take 72 hours or more to arrive.

Residents living within the county boundaries are encouraged to develop a family disaster plan and maintain the essential supplies to be self-sufficient for a minimum of 72 hours and up to two (2) weeks

1.9 Incident Command System

Summit County has adopted the National Incident Management System (NIMS) as the standard incident management structure within the County. The Incident Command System is the standard for on-scene emergency management throughout Summit County. First responders in all organizations are encouraged to implement the training, exercising and everyday use of ICS. The Incident Command System is a combination of facilities, equipment, personnel, procedures, training and exercising that operates with a common organizational structure and is designed to aid in the management of resources during incidents. All operations within the Summit County Emergency Operations Center will be conducted using ICS. The graph on the following page depicts the assignments in a fully staffed Emergency Operations Center.

Section 2: Situation Overview

2.1 Location and Background

Summit County consists of 1,849 square miles of high mountain summits, valleys, farming and grazing land, and the Park City area ski resorts. Land use includes cities, farming and grazing, industrial, mining, national forest and recreation. From 2000-2010, Summit County was the 13th fastest growing county in the state.

The County seat is located in Coalville with a residential population of 1,410. The largest city is Park City with a full-time residential population of 7,822. However, as a resort community, Park City has a bed-base that can accommodate an additional 25,000 persons. Additionally, Park City's daytime service population can add many additional thousands of people exposed during an emergency. Other communities in the County are Echo, Francis, Henefer, Hoytsville, Kamas, Marion, Oakley, Peoa, Upton, Wanship and Woodland. The County is situated in high mountains and valley of the Wasatch and Uinta Mountains with farming and grazing lands and mountain primitive areas. The elevation ranges from 5,280 feet to 13,228 feet and the residential population is 37,500. The highest population density in the county is in the Park City area. Land ownership is approximately 44% federal, 55% private, and 1% state and local government. The county is divided by the Weber River, which flows through the valleys of North and South Summit and into Morgan County.

2.2 Hazard Analysis and Assessment

A disaster can occur at any time within the jurisdictions of Summit County or any of its municipalities. All areas of Summit County are at risk for several or more of the following events, described in detail in the Hazard and Threat Index:

- **Natural Disasters:** Avalanche, drought, earthquake, pandemic, flood, landslide, tornado, severe weather (rain, snow, wind, lightning, etc.), and wildfire.
- **Technological Incidents:** Airplane crash, dam failures, hazardous materials release, power failure, radiological release, train derailment, urban conflagration, cyber-attack etc.
- **Human-Caused Hazards:** Transportation incidents involving hazardous substances, small and medium size aircraft crashes, ground transportation accidents, civil disturbances, school violence, terrorists or bomb threats, sabotage and conventional nuclear, biological, or chemical attack, etc.
- **Mass Fatality Incidents:** Commercial-size aircraft crashes, epidemic/ pandemic, international event threats. The majority of the above incidents and hazards have the potential to escalate into a mass fatality situation.

Summit County has conducted an all-hazards assessment of potential vulnerabilities to the County which includes the pre-disaster mitigation plan developed by Mountainlands Association of Governments. This plan serves to reduce the region's vulnerability to natural hazards. The pre-disaster mitigation plan is intended to promote sound public policy and protect or reduce the vulnerability of the citizens, critical facilities, infrastructure, private property and the natural environment within the region. The hazard analysis table below provides information to understand risks and their corresponding likelihood and consequences in Summit County.

HAZARD TYPE	FREQUENCY	WARNING TIME	AREA AT RISK	IMPACT LEVEL	10 YEAR COST	OVERALL RISK
NATURAL HAZARDS						
WILDLAND FIRE	High	12-24 Hours	Interface	Severe	\$1,700,000	High
FLOODING	Medium	24 Hours	Site	High	\$3,400,000 (1)	High
EARTHQUAKE	Low	None	County-wide	Low	\$0	Low
LANDSLIDES	Low	None	Site	Moderate	\$750,000	Low
AVALANCHE	Medium	None	Site	Moderate	Unknown	Moderate
DROUGHT	Medium	Weeks	County-wide	Medium	Unknown	Moderate
WINTER STORMS	High	24-36 Hours	County-wide	Severe	\$5,000,000 (2)	High
EPIDEMIC	Low	Weeks	County-wide	Severe	Based on incident	Moderate
ANIMAL DISEASE	Low	Weeks	Rural Areas	Low	Unknown	Low
TECHNOLOGICAL HAZARDS						
HAZMAT	Medium	None	Site	High	Unknown	High
RADIOLOGICAL	Low	None	Area wide	Severe	\$0	Low
UTILITY OUTAGES	Medium	None	Site	High	Unknown	Moderate
DAM FAILURE	Low	Hours	Area wide	High	\$0	Low
COMMUNICATION FAILURE	Low	Minutes	County-wide	High	Unknown	Moderate
URBAN FIRES	Low	Hours	Site	High	Unknown	Moderate
TRANSPORTATION	High	None	Area-wide	Moderate	Unknown	Moderate
TERRORISM	not yet	Hours-Days	County-wide	Severe	\$0	Low
BIOLOGICAL	not yet	Days	County-wide	Severe	\$0	Low

1. Represents actual flood repair costs from 2010-11 floods.
2. Represents 10 year cumulative cost for County winter road maintenance

2.3 Mitigation Overview

Based on the hazard analysis and hazard assessment above, Summit County has designed mitigation activities to reduce or eliminate risks to persons or property and to lessen the actual or potential effects or consequences of an incident. These mitigation activities are detailed in the State of Utah Hazard Mitigation Plan and are also outlined in the Hazard and Threat Index. Mitigation activities may be implemented prior to, during, or after an incident, as appropriate, and can be conducted at the federal, state, county, or jurisdictional level.

The State of Utah Natural Hazard Mitigation Plan served as the guideline for mitigation operations in the State of Utah in general and Summit County specifically. The plan is intended to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property and the natural environment.

2.4 Mitigation Programs

Single Jurisdictional Areas

- Individual jurisdictions will develop and implement programs designed to avoid, reduce and mitigate the effects of hazards through the development and enforcement of policies, standards and regulations.
- Jurisdictions will promote mitigation efforts in the private sector by encouraging the creation of Continuity of Operations Plans (COOP) and identifying critical infrastructures vulnerable to disasters or required for emergency response including the continuity of government operations.

Summit County

- Maintain a county-wide emergency management plan with mitigation programs to address known hazards.
- Conduct an on-going public education program in regards to known hazards.
- Prepare, plan and exercise Summit County agencies in the emergency management process.
- Establish and maintain mutual aid agreements with area jurisdictions
- Review and update resource lists based on mutual aid agreements.

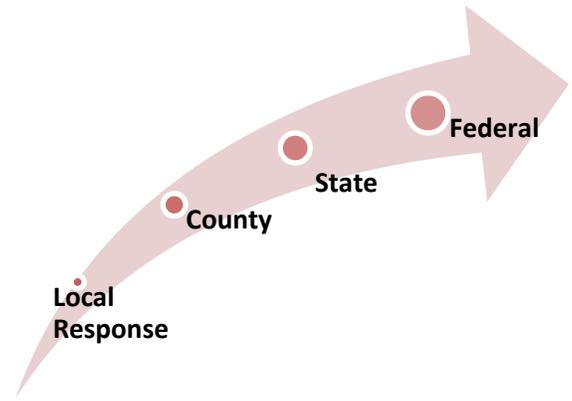
Section 3: Standard Operations Procedures and Response Protocol

3.1 Concept of Operations

Summit County utilizes a bottom-up approach in all phases of emergency management, with emergency activities being resolved at the lowest possible level of response. Thus, the resources of local response agencies, state and federal agencies are utilized in this sequential order to ensure a rapid and efficient response.

3.1.1 Local Government Resources

Local governments shall use their own resources first in an emergency or disaster situation and may call for assistance from Summit County Emergency Management during events that overwhelm or threaten to overwhelm their own response and recovery resources.



State and Federal relief may be overwhelmed when damage is widespread and severe. Therefore, the local jurisdiction must develop and maintain an ongoing program of mitigation, preparedness, response and recovery. Federal Emergency Management Agency (FEMA) coordinates the Federal government's role; the State coordinates their role in preparing for, preventing, mitigating the effects of, responding to and recovering from all domestic disasters, whether natural or human-caused, including acts of terror.

3.2 Incident Command System

Summit County has adopted the National Incident Management System (NIMS) as the standard incident management structure within the county. The Incident Command System (ICS) is the standard for on-scene emergency management throughout Summit County. First responders in all organizations are encouraged to implement the training, exercising and everyday use of ICS. ICS is a combination of facilities, equipment, personnel, procedures and communications that operates with a common organizational structure and is designed to aid in the management of resources during incidents. ICS is applicable to small and large/complex incidents. All operations within the Emergency Operations Center will be conducted using ICS

3.3 Emergency Operations Center (EOC)

The County EOC is located at the Summit County Search and Rescue building in Kamas and serves as a protected site from which local government officials coordinate, monitor, and direct emergency response activities during an emergency. The EOC functions as the county's coordination center for all disaster response operations, disaster-related information, and requests for deployment of assistance. The key EOC functions are coordination of operations, resources and communications, incident documentation policy making.

In the event County EOC is threatened, an alternate EOC will be activated. Additional and/or mobile EOCs will be established in each EM Zone as needed and depending on the type of emergency. Summit County Emergency Management is responsible for emergency operations and coordination before, during and after an event.

3.3.1 Response Procedures

The County Emergency Manager will monitor impending emergencies and actual occurrences. If the Emergency Readiness or Response Level indicates, the Emergency Manager will notify key response organizations. When events are such that normal response procedures and/or local resources are inadequate, the County will activate the Emergency Management Plan (EMP), mutual aid agreements, and activate the County EOC. The County Emergency Manager directs the activation and operation of the EOC as federally recognized County Coordinating Officer (CCO). The Emergency Manager, as the CCO is responsible for overseeing the mitigation, response, recovery, and mutual aid process.

For those situations where response is beyond the capability of the County due to the event, the County Manager will declare a State of Emergency and request assistance from the State of Utah through the Utah Division of Emergency Services or Governor may declare a state of emergency activating state assistance. Further, where response is beyond the State's capability, the Governor will request assistance from the Federal Government.

The CCO on behalf of Summit County and/or any of its municipalities will make requests for State assistance to the Utah Division of Emergency Management as authorized by the Summit County Manager. The Summit County EMP may be activated with or without a declaration of a State of Emergency. Executive Proclamations or Resolutions shall indicate the nature of the emergency, the area or areas (including Countywide) threatened or involved, and the conditions creating the threat or emergency. The contents of such Proclamations or Resolutions shall be promptly disseminated to the general public, filed with the County Clerk and copies maintained by the Emergency Manager and the County Attorney's Office.

The County Emergency Operations Center (EOC) serves as the central location for direction and control of response/recovery activities. When the EOC is fully activated, it will be staffed with personnel from each of the necessary departments. When sufficient staff area available, EOC staffing will follow the ICS model noted in Table 3.3. The EOC Activation Plan will be used to organize EOC activities. The EOC may be activated and an emergency declaration may be made by the Emergency Manager or the County Manager. Activities include communication procedures, electronic and static displays and establishing a central point for coordinating the operational, logistical and administrative support needs of response personnel located in the EOC and field. The County Sheriff, the County Manager, or designated representative has the authority to order an evacuation if a situation or conditions warrant.

Emergency response actions may be undertaken and coordinated with or without activation of the County EOC, depending on the severity of the impending or actual situation. The decision to activate the County Emergency Operations Center will be made by the CCO. Immediate notification to the County Manager and Council will follow.

Establishing Preparedness Levels facilitates staged actions and the degree of preparedness. Minimum EOC staffing, public warning, and communication watches can occur under the least severe classifications whereas full EOC staffing, public protective actions and complete mobilization of resources occur under the most severe classifications. Preparedness levels are used to inform the ECOs of each ESF of the threat potential of an emergency.

3.3.2 EOC Activation Levels

Summit County uses a staggered activation of the EOC to facilitate the response to an emergency. There are three levels of activation:

Level I Full Scale Activation: In a full-scale activation, all primary and support agencies under the county plan are notified. EM personnel and all other necessary agencies will staff the county EOC

Level II Partial Activation: Limited agency activation. All affected primary agencies and zones are notified. Emergency Management personnel and necessary agency operators will staff the county EOC.

Level III Monitoring Activation: Level I is typically a “monitoring” phase. Notification will be made to those local agencies and ESFs who would need to take action as part of their everyday responsibilities. The County EOC may be staffed by state, county and regional representatives.

3.3.3 Command Structure

The principles of this plan conform to the National Incident Management System (NIMS), which provides a core set of common concepts, principles, terminology and technologies under the Incident Command System. The ICS will especially be needed when incidents cross disciplinary boundaries or involve complex scenarios. The EOC utilizes ICS to develop a structured method for identifying priorities and objectives to support an incident or event. These priorities serve as guidance for the allocation of resources and enable the EOC to coordinate requests. See Table 3.3.

EOC Policy Group

The EOC Policy Group (County Council) is responsible for providing guidance for the overall incident management.

Emergency Coordinator/Manager

The Emergency Coordinator is responsible for the overall management of the EOC and in consultation with the general staff (section chiefs and PIO) sees the objectives, priorities and strategies for the EOC.

Public Information Officer (PIO)

The PIO is the central source for coordinating information coming in and out of the EOC. The PIO issues press releases, briefs the elected officials and manages the Joint Information Center.

Safety Officer

The role of the Safety Officer is to monitor working conditions and morale for the personnel in the EOC.

Operations Section

The Operations Section is responsible for coordinating support for all field operations. This section supports tactical operations, helps deliver tactical objectives and organization, and provides all tactical resources.

Planning Section

The Planning Section is responsible for collecting, evaluating and disseminating information regarding the emergency incident, maintaining resource status, and maintaining documentation for EOC records. This section develops the EOP Action Plan for each operational period.

Logistics Section

The Logistics Section is responsible for providing and maintaining, facilities, services, personnel, equipment and materials for the incident. They provide the material support and resources and other services needed to meet the operational objectives.

Finance/Administration

Finance/Administration is responsible for maintaining disaster expenditure records, monitoring costs, coordinating payment for supplies and negotiating contracts as needed in support of the incident.

Incident Command Structure as Determined by Incident

Incident Type	Incident Location	Incident Commander	Incident Support
Natural Hazards			
Structural Fire	Municipality	Area Fire District	County Fire Warden
Structural Fire	Unincorporated	County Fire Warden	Local Fire Districts
Wildland Fire	Municipality	County Fire Warden	Local Fire Districts
Wildland Fire	Unincorporated	County Fire Warden	Local Fire Districts
Severe Weather	Municipality	City Public Works	County Public Works
Severe Weather	Unincorporated	County Public Works	Mutual Aid
Flooding	Municipality	City Public Works	County Public Works
Flooding	Unincorporated	County Public Works	Mutual Aid
Earthquake/ Landslide	Municipality	City Public Works	County Public Works
Earthquake/ Landslide	Unincorporated	County Public Works	Mutual Aid
Avalanche	Municipality	Local Resort and SAR	Utah Avalanche Center
Avalanche	Unincorporated	Local Resort and SAR	Utah Avalanche Center
Technological Hazards			
Train Derailment	Unincorporated	Union-Pacific	Area Fire Districts
Hazmat spill	Municipality	Area Fire District	Contractors
Hazmat spill	Unincorporated	Area Fire District	Contractors
Power Failure	Countywide	Utilities	Public Works Depts.
Communications Failure	Countywide	Utilities	Public Works Depts.
Human-caused Hazards			
Transportation Failure	Municipality	City Public Works	County or State PW
Transportation Failure	Unincorporated	County Public Works	
Civil Disturbances	Municipality	City Police	County Sheriff
Civil Disturbances	Unincorporated	Sheriff's Office	Mutual Aid/FBI
Terrorism Threats	Municipality	City Police	Terrorism Task Force
Terrorism Threats	Unincorporated	Sheriff's Office	Terrorism Task Force
Radiological Release	Municipality	Park City Fire	County/State Health
Radiological Release	Unincorporated	Park City Fire	County/State Health
Public Health Emergencies	Countywide	County Health Department	County/State Health
Cyber Threats	Countywide	City/County IT	Contractors
Mass Fatality Incidents			
Airplane Crash	Countywide	DMORT	SAR/County Sheriff
Dam Failure	Countywide	Bureau of Reclamation	SAR, Public Works
Epidemic/ Pandemic	Countywide	County Health Department	State Health
Special Event Threats	Countywide	City Police/Sheriff's Office	Mutual Aid/FBI

3.3.4 EOC Support Planning

The Planning Section of the EOC is responsible for developing the plan for the next operational period and facilitating planning meetings. EOC support plans are developed for a specified operational period, which may range from a few hours to 12 hours. The operational period is determined by establishing an initial set of priority actions to be performed. A reasonable timeframe is then determined for the accomplishment of those actions. EOC support plans should be sufficiently detailed to guide EOC elements in implementing the priority actions but do not need to be complex.

EOC support plans provide designated EOC personnel with knowledge of the objectives to be achieved and the steps required for their achievement. EOC support plans also provide a basis for measuring achievement of objectives and overall system performance. Planning is an important management tool that involves the following:

- Identification of emergency response priorities and objectives based on situational awareness.
- Documentation of established priorities and objectives as well as the associated tasks and personnel assignments.

3.3.5 Notification and Warning

Summit County forces are dispatched by two separate dispatch centers. The Park City Communications Center is a 24-hour seven-day-a-week Police and Public Works Dispatch Center responsible for after-hours notification of the Park City Staff, responders and the media if conditions warrant. The Sheriff's Office Dispatch is a 24-hour seven-day-a-week County Dispatch Center. The County Manager, the County Council, Emergency Management Staff, County Fire Districts Chief Officers or Sheriff Command Level Personnel may request notifications and warnings take place if conditions warrant. Conditions to be considered include threat to life and property and safety of the responders. Notifications and warnings will be carried out in accordance with the County Emergency Management Plan.

Park City and Sheriff's Office Dispatch are equipped with an emergency generator, computer and uninterrupted power supplies. Both Centers have paid special attention and outfitting to ensure continuous and unaffected operation.

3.4 Levels of Emergency Operation

Emergencies or disasters that can potentially affect Summit County are divided into five levels of readiness to establish emergency operations. These levels are outlined below.

Summit County is constantly monitoring events within the county. The Emergency Manager is on-call at all times to monitor and follow up on situations, threats or events within the county. How severe an event is will directly affect the level of activation. Increasing or decreasing levels of activation will be directly decided by the County Emergency Manager. The EOC activation levels provide a means for a centralized response and recovery, with operational plans and activities focused on efficiency, quality and quantity of resources.

There are three levels of activation:

- **Level I: Major Disaster Full Scale Activation**
 - Any disaster likely to exceed local capabilities and require a broad range of state and federal assistance.

The Federal Emergency Management Agency (FEMA) will be notified and potential federal assistance will be predominantly recovery-oriented.

- **Level II: Community Emergency**
 - Emergencies that may require a major commitment of community resources including mutual aid from surrounding communities.

- **Level III: Daily Operations/ Monitoring**
 - Emergencies handles through normal response without reducing the available response to other incidents

3.4.1 Escalation of Emergency Operations Levels

The EOC activation level may be elevated by the County Manager, the County Emergency Manager, the Incident Commander or their designees during any situation where the need for EOC-level coordination is evident. Escalation of levels may also extend to the following:

- Summit County Emergency Management on-call duty officers may independently increase the level of activation when Summit County Emergency Management representatives are unavailable and it has been determined by the personnel commanding an emergency event that Summit County interdepartmental coordination is required.
- Any senior official or department head may request EOC assistance for a county emergency by contacting Summit County Emergency Management during business hours or on-call after hours. Such requests should be related to the facilitation of interdepartmental coordination for the purposes of managing an emergency or planned event. If the EOC mission is unclear or if such a response is not evident, the matter will be referred to the County Emergency Manager, who may request policy group input prior to authorizing the activation level be escalated.
- Individuals will be notified of an escalation in levels using communication methods that are most functional and available.
- Summit County Emergency Management may also utilize the EOC in preparation for planned events in which EOC-level coordination is needed. If a department recognizes a need for EOC support during pre-event planning, a request may be submitted to the Emergency Manager. Examples of planned events may include, but are not limited to, protests and demonstrations, political events, parades, and holiday events.

See Table 3.4 on the following page for a summary of the levels of emergencies or disasters and corresponding Summit County Emergency Management EOC operational levels.

Table 3.4 Level of Disasters / Emergencies

LEVEL	EXAMPLES	ACTIONS
I. NORMAL RESPONSE Emergencies that are handled through normal response without reducing the available response to other incidents.	AIR-CRASH (SMALL PLANE) HOUSE FIRE HAZMAT LEVEL II MINOR STORM DAMAGE	MANAGED BY ON SCENE INCIDENT MANAGER WITH AVAILABLE RESOURCES EMERGENCY MANAGEMENT NOTIFIED OF EVENTS FOR POSSIBLE FURTHER ACTIONS/NOTIFICATIONS
II. COMMUNITY EMERGENCY Emergencies that may require a major commitment of resources.	AIR-CRASH(COMMERCIAL CARRIER) FLOODING HAZMAT LEVEL II/III MODERATE TO SEVERE STORM DAMAGE, LIMITED AREA	INCIDENT MANAGED FROM ON SCENE COMMAND POST OR COUNTY EOC. RESPONSE MAY REQUIRE OFF DUTY PERSONNEL AND MUTUAL AID. A STATE OF EMERGENCY MAY BE DECLARED FOR A LIMITED AREA AND FOR SPECIAL ACTIONS.
III. MAJOR DISASTER* A disaster that will likely exceed local capabilities and require a broad range of state and federal assistance.	MODERATE EARTHQUAKE TORNADO	DECLARE STATE OF EMERGENCY INCIDENT COORDINATED FROM EOC REQUEST STATE AND FEDERAL ASSISTANCE

3.5 Normal Operations

In the absence of a declared disaster or state of emergency, the emergency response forces of the community (EMS, fire, law enforcement and public works) will respond to emergencies within their jurisdictions with the authorities vested to them by law and local policy. Mutual aid and shared response jurisdictions are addressed through local agreements and do not require a local declaration of a state of emergency to enable them.

Summit County Emergency Management monitors local emergencies and provides EOC operational assistance as required. Notifications of reportable events are made to the appropriate agencies and warning points. Severe weather watches and warnings are relayed to agencies when issued by the National Weather Service. The County EOC levels may be escalated without a local declaration of a state of emergency to support local agencies in normal response or community emergencies.

3.6 Emergency Operations Plan Implementation

This plan is continually operational with changes in levels occurring under the following conditions:

- An incident of major significance occurs or is imminent.
- A state of emergency is declared
- As directed by the County Manager or their designee.

3.6.1 Declaring a State of Emergency

An event may start out small and escalate quickly or a major event may occur at any time. The following is an example of steps leading to a county disaster declaration. As soon as an incident occurs, Summit County Emergency Management begins monitoring the situation; activates to the appropriate level and staffs the EOC accordingly. The affected

jurisdiction notifies Summit County Emergency Management of the incident and requests assistance. An initial assessment of damages is provided if available. Summit County Emergency Management will:

- Make assistance available as necessary.
- When conditions warrant, assist the County Manager in declaring that a local state of emergency exists. (The Manager has the authority to declare an emergency and is charged with overall responsibility for the response and recovery during a declared local state of emergency. After 30 days, the declaration will expire unless it is ratified by the County Council.) The County Manager may make a declaration of an emergency or disaster strictly in accordance with local ordinances, state statute or federal law. If the County Manager is not available, the Assistant County Manager followed by the Emergency Manager may make the declaration. The County Council must be consulted within 72 hours of the declaration.
- Request damage assessment updates from the affected areas at regular intervals to the county EOC to affix costs to the declaration.
- County agencies may respond with available resources to assist in response, recovery and mitigation efforts as specific requests are received.

FEMA assesses a number of factors to determine the severity, magnitude and impact of a disaster event. In evaluating a Governor's request for a major disaster declaration, a number of primary factors along with other relevant information are considered in developing a recommendation to the president for supplemental disaster assistance. Primary factors considered include:

- Amount and type of damage (number of homes destroyed or with major damage).
- Impact on the infrastructure of affected areas or critical facilities.
- Imminent threats to public health and safety.
- Impacts to essential government services and functions.
- Unique capability of Federal government.
- Dispersion or concentration of damage.
- Level of insurance coverage in place for homeowners and public facilities.
- Assistance available from other sources (federal, state, local, voluntary organizations).
- State and local resource commitments from previous, undeclared events.
- Frequency of disaster events over recent time period.

The very nature of disasters, their unique circumstances, the unexpected timing, and varied impacts, precludes a complete listing of factors considered when evaluating disaster declaration requests. However, the above lists most primary considerations.

3.6.2 Continuity of Government

Continuity of government (COG) is an essential function of emergency management and is vital during a community emergency/disaster situation. All levels of government (federal, state, and local) share a constitutional responsibility to preserve life and property of its citizenry. Local continuity of government is defined as the preservation and maintenance of the local civil government ability to carry out its constitutional responsibilities. Ordinances, administrative rules and departmental procedures address continuity of government in Summit County.

3.7 Common Operating Picture

A common operating picture is established and maintained by the use of integrated systems for communication, information management, intelligence and information sharing. This allows a continuous update of data during an incident and provides a common framework that covers the incident life cycle across jurisdictions and disciplines.

A common operating picture accessible across jurisdictions and functional agencies should serve the following purposes:

- Allow incident commanders at all levels to make effective, consistent decisions.
- Ensure consistency at all levels of incident management.

Critical aspects of local incident management are as follows:

- Effective communications
- Information management
- Information and intelligence sharing

A common operating picture and systems interoperability provide the information necessary to complete the following:

- Formulate and disseminate indications and warnings.
- Formulate, execute, and communicate operational decisions.
- Prepare for potential requirements and requests supporting incident management activities
- Develop and maintain overall awareness and understanding of an incident within and across jurisdictions

An EOC uses a combination of networks to disseminate critical information that constitutes a common operating picture, including the following:

- Indications and warnings
- Incident notifications
- Public communications

Notifications are made to the appropriate jurisdictional levels and to private sector and nongovernmental organizations through the mechanisms defined in emergency operations and Continuity of Operations Plans (COOP) at all levels of government.

The types of communication used in an incident or event will vary depending on the complexity of the incident or event and consist of both internal communications and external communications. They may cross a broad spectrum of methods such as:

Internal Communications

- Landline
- Cellular and Satellite phones
- Texting
- 155 mHZ (VHF)
- 800 mHZ
- Internet/WebEOC/ESponder
- Amateur Radio Emergency Service (ARES)

External Communications

- Landline
- Fax
- Cellular phone
- Text
- 155 mHZ (VHF)
- 800 MHZ
- Internet/WebEOC
- Joint Information System/Joint Information Center
- Emergency activation system
- Reverse 911
- Press releases
- News media

Agencies must plan for the effective and efficient use of information management technologies such as computers and networks for the following purposes:

- Tie together all command, tactical, and support units involved in incident management.
- Enable these entities to share information critical to mission Execution and the cataloguing of required corrective actions.

Prior to an incident, entities responsible for taking appropriate pre-incident actions use communications and information management processes and systems to inform and guide various critical activities.

These actions include the following:

- Mobilization or pre-deployment of resources
- Strategic planning by:
 - Preparedness organizations
 - Multiagency coordination entities
 - Agency executives
 - Jurisdictional authorities
 - EOC personnel

3.8 After-Action Reports

As immediate threats to life and property subside and the need for sustained emergency operations diminishes, the debriefing of responsible individuals and the documentation of lessons learned during the incident will begin. Each major incident shall be summarized in an after action report that details the performance of both the incident command staff and the EOC during the operations. The focus of the report shall be on an evaluation of emergency operations to identify areas that need improvement and develop a plan to implement those recommendations.

Section 4: Authority and Assignment of Responsibilities

4.1 General Public

The general public is responsible for individual and family disaster preparedness. Each family should be prepared to survive for the first 72-96 hours after a disaster with little outside assistance. Summit County Emergency Management will continue public information and education efforts by working with the media and community organizations to encourage the development of family disaster preparedness plans and family disaster kits.

4.2 Business and Industry

Businesses and Industries based in Summit County are responsible for the development of their disaster plans. Business and Industry should be prepared to survive the consequences of disasters and ensure the viability of their organization. Summit County Emergency Management will conduct lectures, seminars, and work with the local business community to develop business and industry disaster plans.

4.3 Community Organizations

- Coordinate with the County Emergency Management Plan to ensure a broad and comprehensive coverage of assistance and relief during emergencies.
- Provide and coordinate relief not provided by government on a complementary and supplementary basis.
- Develop mutual aid agreements and memoranda of understanding of duties and areas of responsibility to be performed during emergencies.

4.4 Municipalities

Legally constituted municipalities are authorized and encouraged to create municipal emergency management programs. Municipal emergency management programs shall coordinate their activities with those of the county emergency management agency. Municipalities without emergency management programs shall be served by their respective county agencies. If a municipality elects to establish an emergency management program, it must comply with all laws, rules, and requirements applicable to county emergency management agencies. In addition, each municipality must coordinate requests for state or federal emergency response assistance with the county. This requirement does not apply to requests for reimbursement under federal public disaster assistance programs.

4.5 County

Departments within the county will have emergency functions in addition to normal duties. Each department is responsible for developing and maintaining its own emergency management procedures in coordination with the county EMP and with assistance from the Emergency Manager.

Local and county agencies and response partners may have various roles and responsibilities throughout the duration of an emergency. Therefore, it is particularly important that the local command structure established to support response and recovery efforts maintain significant flexibility in order to expand and contract as the situation changes. Typical

duties and roles may also vary depending on the severity of impacts, size of the incident(s), and availability of local resources.

Each agency and department is responsible for ensuring that critical staff are identified and trained at levels that enable effective implementation of existing response plans, procedures and policies. Agencies and organizations tasked by this plan with specific emergency management responsibilities should complete the following:

- Maintain current internal personnel notification rosters and standard operating procedures to perform assigned tasks (notifications, staffing, etc.).
- Negotiate, coordinate and prepare mutual aid agreements, as appropriate.
- Analyze need and determine specific communications resource needs and requirements.
- Provide the Summit County Emergency Manager with current contact information. Identify potential sources of additional equipment and supplies.
- Provide for continuity of operations by taking action to:
 - Ensure lines of succession for key management positions are established to ensure continuous leadership and authority for emergency actions and decisions in emergency conditions.
 - Protect records, facilities, and organizational equipment deemed essential for sustaining government functions and conducting emergency operations.
 - Ensure, if practical, that alternate operating locations are available should the primary location suffer damage, become inaccessible, or require evacuation.
- Protect emergency response staff. Actions include:
 - Obtain, as required, personnel protective equipment for responders.
 - Provide security at facilities.
 - Rotate staff or schedule time off to prevent fatigue and stress.
 - Make stress counseling available.
 - Encourage staff to prepare family disaster plans including arrangements for the safety and welfare of emergency worker's families if sheltering is required.

4.6 State

The State of Utah has laws mandating establishment of a State emergency management agency and the emergency plans coordinated by that agency. The Director of the State emergency management agency ensures that the State is prepared to deal with large-scale emergencies and is responsible for coordinating the State response in any incident.

This includes supporting local governments as needed or requested and coordinating assistance with other States and/or the Federal Government.

4.7 Federal Government

When an incident occurs that exceeds or is anticipated to exceed local or State resources the Federal Government uses the National Response Framework to involve all necessary department and agency capabilities, organize the Federal response, and ensure coordination with response partners.

4.8 Delegation of Authority

If the Emergency Manager, acting as the County Coordinating Officer determines that all or portions of the Incident Management should be managed by a third party, a specific Delegation of Authority shall be negotiated and executed in written form by the County Manager or designee and the responsible official of the proposed managing entity. Transfer of authority may occur through a documented transfer of all or part of the operational command but shall be supported by a specific written Delegation of Authority.

4.9 Emergency Management Plan Committee

An Emergency Management Plan Committee (EMPC) has been established to assist in the preparation of the EMP, make periodic reviews and amendments, and provide assistance and direction to the Emergency Manager. On no less than an annual basis, the EMPC will hold an emergency management policy review meeting, make necessary EMP amendments and schedule bi-annual training exercises.

EMPC Members:

Summit County Emergency Manager	Utility Representatives
Summit County Sheriff's Office	American Red Cross
Summit County Dispatch Representative	PKMC Hospital Representative
Summit County Health Department	Other invited agencies as needed
Summit County Public Works	
Summit County Public Information Officer	
Summit County Information Technology	
State Emergency Management	
State Fire, Forestry and State Lands	
Summit County Area Fire Districts	
Park City Emergency Manager	
Summit County Mountain Resort Emergency Managers	

Section 5: Organization and Responsibilities

5.1 County Agencies

Local governments, county agencies and response partners may have various roles and responsibilities during an emergency. Depending on the nature and scope of the emergency, the responsibility for incident management may be primarily with one agency or shared in a joint or unified command. Therefore, it is particularly important that the local command structure is established to most effectively support the response and recovery efforts and maintain sufficient flexibility in order to expand or contract as the situation changes. Typical duties may change depending on the severity of the impacts, size of the incident(s), and availability of local resources.

Each County agency and department is responsible for ensuring that critical staff are identified and trained at levels that enable effective implementation of the existing response plans, procedures and policies. Agencies and organizations tasked by this plan with specific emergency management responsibilities should complete the following:

- Maintain current internal personnel notification rosters and SOPs for tasks.
- Prepare mutual aid agreements as needed.
- Analyze need and determine specific communication resource needs and requirements.
- Provide Summit County Emergency management with specific contact information and identify potential sources of equipment, personnel and supplies.
- Provide for continuity of government operations by taking action to:
 - Ensure lines of succession for key management positions.
 - Protect records, facilities and equipment deemed essential for emergency operations.
 - Ensure, if practical, alternative operating locations should the primary location suffer damage
 - Provide for emergency response staff needs for equipment, facilities, training etc.

5.2 County Council

The role of the County Council during an emergency involves the following functions:

- Policy making -The Council sets the overall goals and objectives of the emergency management system.
- Public Information – The Council works with the Public Information Officer on contact with the media.
- Funding – The Council works with the County Manager on authorization of funding in incident response.

Section 6: Administration, Finance and Logistics

6.1 Administration Information

- In most cases, the EOC once activated will operate on a 12-hour operational periods and is administered by Summit County Emergency Management. Day-to-day operations are under the direction of the County Emergency Manager.
- The operational readiness of the EOC is the responsibility of Summit County Emergency Management.
- Narratives and operational journals of response actions will be kept.
- All written records, reports, and other documents will follow the principles of the National Incident Management System (NIMS).
- Agreements and understandings must be entered into by duly authorized officials and should be formalized in writing whenever possible prior to emergencies.
- Organizations tasked with responsibilities in the implementation of this plan are responsible for providing their own administrative and logistical needs and for the preparation and maintenance of a resource list for use in carrying out their emergency responsibilities.

6.2 Record Preservation and Restoration

All affected governments in Summit County must ensure protection of their records in order that normal operations may continue after the emergency. Such records may also be vital to the rapid recovery from the effects of an emergency. Summit County Information Services is charged with the maintenance of plans for the safety, recovery and restoration of the County's data and telecommunication systems during a disaster.

6.3 Reports and Records

General: The planning and activation of an effective emergency response requires timely and accurate reporting of information and the maintenance of records on a continual basis.

Reporting guidelines: Summit County will submit consolidated reports to the Utah Division of Emergency Management to include information from local municipalities. Local governments will submit situation reports, requests for assistance, and damage assessment reports to Summit County Emergency Management by the most practical means and in a timely manner. Municipal and county governments will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations. Narrative and written log-type records of response actions will be kept by the County and municipal emergency management agency. The logs and records will form the basis for status reports to the county and state.

Preliminary damage assessment: Preliminary damage assessment reports are the necessary basis for the Governor's decision to declare a state of emergency and to request a Presidential Disaster Declaration. These reports determine the specific types and extent of assistance made available to the affected area.

Updates: Situation reports outlining new developments and more complete information will be forwarded as often as necessary in the most expeditious manner available. At a minimum, a daily situation report will be forwarded to the state EOC duration a local activation.

Post emergency reports: Summit County Emergency Management will submit the appropriate post emergency reports to:

Utah Division of Emergency Management

Department of Public Safety

1110 State Office Building

Salt Lake City, Utah 84114

6.4 Finances

The Summit County EMP assigns agencies for disaster response. Each agency assigned to an emergency function is responsible for mobilizing existing personnel, equipment, materials, supplies and other resources under their control.

When agencies require additional resources, these requests will be referred to the specific agency or if the EOC is activated to Logistics Management and Resource Support in the County EOC. Resource Support is tasked with identifying the most appropriate and economical method of meeting the resource request. There are four basic methods of meeting a resource request as follows:

- Local forces are those resources under direct control of the county EOC. They can be assigned based on priorities established by the EOC organizational response agencies.
- Mutual aid can be requested by the county EOC to augment local forces during a locally declared state of local emergency. All requests for mutual aid must follow the procedures established by the state Division of Emergency Management (DEM) under this agreement, unless an automatic aid agreement is in place.
- State and federal agencies' response may be required when either mutual aid or contracting can meet the resource request. It is anticipated that this response would occur early in the disaster for short time periods.
- All disaster response procurements and expenditures will be documented. All receipts and invoices with explanations and justifications will be forwarded to the Auditor's Office in a timely fashion. The Clerk/Auditor will ensure all documentation is complete, recorded on the appropriate forms and proper in all respects. If the County was federally declared, the Clerk/Auditor will submit for reimbursement. If the County was not declared, the documentation will serve as a recorded history of activity with expenditures.

6.4.1 Accounting

Complete and accurate accounts of emergency expenditures and obligations, including personnel and equipment costs, will be maintained by the department or agency requesting resources. Such records are essential to identify and document (1) costs for which no Federal reimbursement will be requested and (2) those costs eligible for reimbursement under major emergency project applications. When Federal public assistance is provided under the Disaster Relief Act, local projects approved by FEMA are subject to both state and Federal audit. The county auditor will coordinate the reimbursement documentation for the FEMA Public Assistance program during a presidentially declared disaster for county government.

6.4.2 Fiscal Agreements

A clear statement of agreement between all major agencies responding to an emergency concerning payment or reimbursement for personnel services rendered, equipment costs and expenditures of materials used in response to an emergency is crucial for accurate cost accounting.

6.5 Logistics

- Summit County Emergency Management maintains current resource information on supplies, equipment, facilities and skilled personnel available for emergency response and recovery operations.
- Logistics Management and Resource Support provides logistical and resource support, including locating, procuring, and issuing resources (such as food, water, ice, supplies, office space, office equipment, fuel and communications contracting services, personnel, heavy equipment and transportation) to local entities involved in delivering emergency response and recovery efforts.
- The County Manager or designee such as the Emergency Manager has the authority to appropriate services and equipment from citizens as necessary in response to a disaster.
- Detailed information on logistical assets may be found in the resource and logistics annex.
- Unless covered in a mutual aid agreement/memorandum of understanding, emergency resources may not be sent outside Summit County unless the County Manager, the Emergency Manager, or other designated representative grants written approval.

Section 7: Plan Maintenance and Development

Summit County Emergency Management is responsible for the overall maintenance (review and update) of this EMP and for ensuring that changes and revisions are prepared, coordinated, published and distributed. The functional annex and EM Zone appendix shows the organization or agency responsible for those documents.

This EMP will be reviewed quarterly and updated annually based on deficiencies identified in simulated or actual use or due to organizational or technological changes. All changes shall be recorded by Summit County Emergency Management.

Revisions to the EMP will be forwarded to all organizations or agencies assigned responsibilities in the plan. Contact names and telephone numbers (for EOC staff, departments, agencies, special facilities, schools, etc.) shall be maintained by appropriate departments and agencies.

7.1 EMP Maintenance

The EMP maintenance schedule provides a strategy to ensure that the entire EMP is reviewed throughout the year and provides a recommended timeframe for updating the basic plan, functional annex, EM Zone appendices and the Hazard and Threat Index. The entire plan must be revisited annually and a review conducted with the Emergency Management Plan Committee.

7.1.1 EMP Multiyear Strategy

The EMP Multiyear Strategy includes the objectives and key strategies for developing and maintaining the EMP including the support for short and long-term initiatives. The objectives, key strategies and short- and long-term initiatives are summarized in Table 7-1

Table 7.1 Emergency Management Plan Multi-year Strategy

Objectives	Key Strategies
<ul style="list-style-type: none"> • Ensure Summit County is prepared for any emergency or disaster. • Protect essential facilities, equipment, records and other assets. • Reduce or mitigate disruptions to operations. • Reduce loss of life and minimize damage and losses. • Achieve timely and orderly recovery from an emergency and resumption of full services. 	<ul style="list-style-type: none"> • Develop a clear understanding of Summit County Emergency Management’s current emergency preparedness capabilities. • Develop initial EMP capabilities outside current Summit County Emergency Management locations.
Initiatives	Critical Success Factors
<p style="text-align: center;">Short Term</p>	<ul style="list-style-type: none"> • Establish an effective ability to execute the EMP. • Continue to work EMP ESF primary and support agencies. • Action: Conduct training and exercises with county staff and designated partners.
<p style="text-align: center;">Long Term</p>	<ul style="list-style-type: none"> • Conduct training and exercises to reinforce knowledge of the plan. • Perform annual reviews of plans and assessments. • Ensure compliance with the National Incident Management System and the Incident Command System. • Standard operating procedures for ESF, incident, and functional annexes • Action: Coordinate plans and procedures with local, state and federal agencies.

Section 8: Emergency Management Zones / Hazard Analysis

8.1 Background

Summit County communities have diverse physical, social and economic conditions, natural hazards and available personnel and material resources. This diversity of conditions argues for a more nuanced approach planning for each community. The Park City area has the highest level of development and population density and faces a unique set of risks due to its topography, housing occupancy and reliance on tourism for its economy. The north and south Summit areas have a smaller and more dispersed population but face greater risks from flooding and wildfires. The Snyderville Basin has the highest level of full time population and is bisected by major state highways, faces risks from wildfire and hazardous materials spills. The areas outside of structural fire districts have relatively low resident population but are intensively used by visitors and have several thousand cabins and second homes.

Each of the proposed emergency management zones has a coherent sense of place, unique development pattern, varying economic and cultural conditions and dedicated institutional services. Each zone has the ability to function either independently or semi-autonomously in the event of minor emergencies and has a long tradition of self-reliance. The concept of emergency management zones is consistent with the bottom-up approach of the Summit County Emergency Management Plan by first responding to events at the most local and effective level possible.

Most minor emergencies can be responded to initially at the emergency zone level without the involvement of countywide resources or the activation of the County Emergency Operations Center. Historically, most urban fires, wildfires, planned special events, hazardous material spills and other routine emergency events have been managed within an emergency management zone. Larger emergency events such as community flooding, wildfire, severe weather or major transportation problems may require a county-wide or regional response.

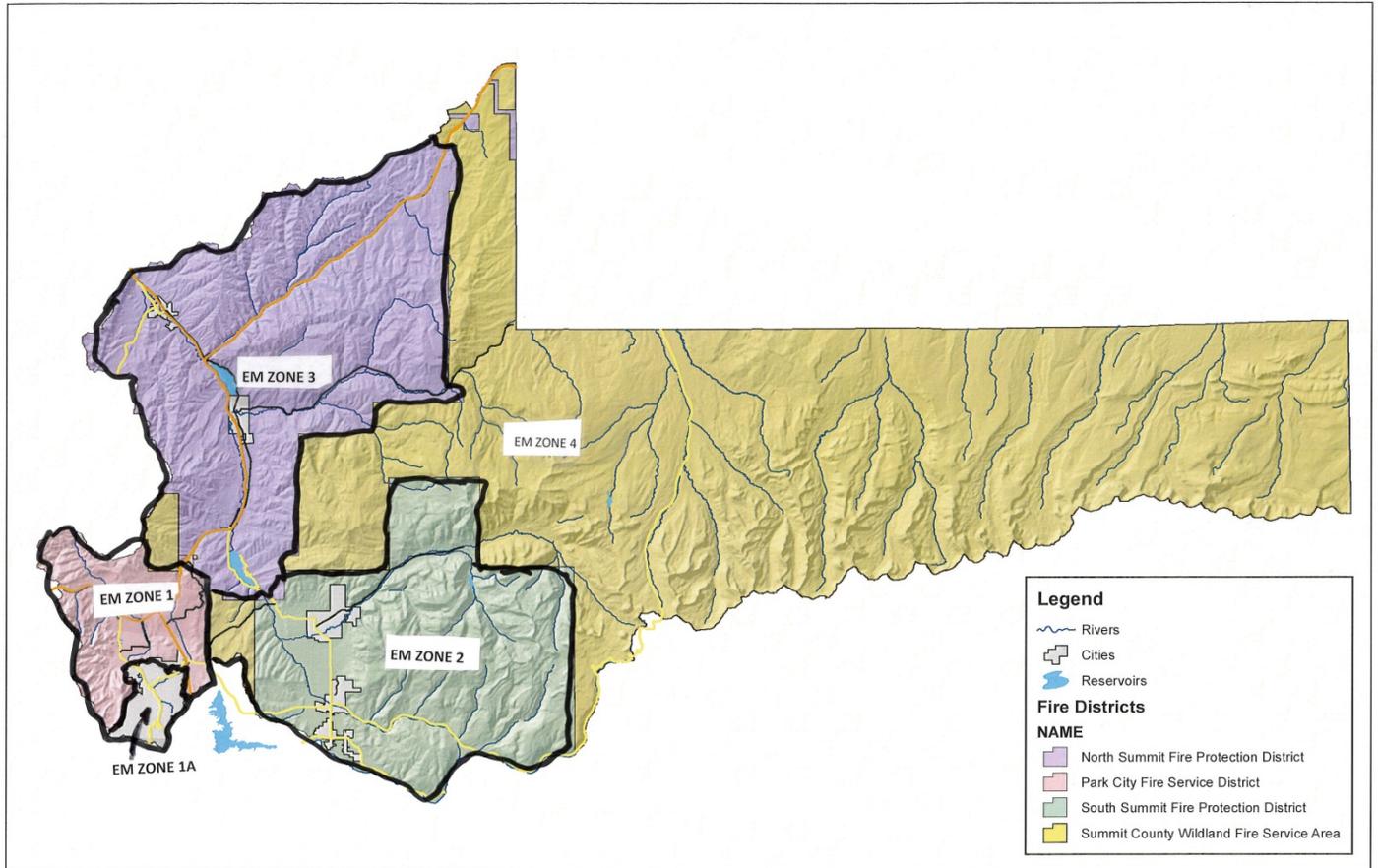
Given the bottom up approach adopted by Summit County for emergency response, the emergency management zone concept has a number of distinct benefits. The emergency management zone:

- Allows for the identification of personnel and material resources available at the zone level.
- Allows for the identification of unique potential risks and hazards at the zone level.
- Creates the opportunity to establish area Emergency Operations Centers at the zone level.
- Increases the county's resiliency by providing more options for continuity of operations.
- Increases the public commitment to emergency management by bringing it closer to home.
- Supports a diversified citizen corps approach that addresses the unique issues of each zone.

8.2 Emergency Management Zones and Conditions

The character, conditions and capabilities of each county emergency management zone is unique. Summit County's EM zones vary widely in terms of their population and housing density, level of transportation and communications infrastructure, community preparedness, service expectation, likely hazards and community resources to address those hazards. Those varying conditions and capabilities needed to be acknowledged within the community emergency planning process and the delineation of emergency management zones is one means of doing this. The following is a detailed description of these factors within each emergency management zone.

Summit County Emergency Management Zone Map



EM Zone 1A	Park City Municipal
EM Zone 1	Snyderville Basin
EM Zone 2	South Summit
EM Zone 3	North Summit
EM Zone 4	Wildland Fire District

8.2.1 Park City Municipal – Emergency Management Zone 1A

Park City is the most fully developed and complex community within Summit County. The City serves multiple functions with differing needs and expectations. Park City can be described as:

- A residential community of about 8,000 persons (population density of 430 persons/sq. mi).
- A resort community with that can accommodate an additional 25,000 overnight visitors.
- A world class tourist destination with both winter and summer outdoor recreation amenities.
- A second home community with about 60% of the housing stock not occupied year round, but when occupied increases the residential population.
- The location of major international events such as the Sundance Film Festival, 2002 Winter Olympics and major ski and bicycle races annually. There are about 250 special events a year of which 90 would be considered significant special events that can attract several thousand people on a particular day.
- Due to transient workforce, residential, second home, overnight visitors and day visitors the actual service population within Park City can run from 25,000 to 60,000 people depending on the time of year and events.

As a result of this complex identify, Park City has an extensive set of local and regional resources to service both its permanent and visitor populations including the following:

- A fare-free transit system that carries about 2 million passengers per year
- An enhanced road interstate and state network that can accommodate large traffic volumes
- A robust police and fire department that provide enhanced services to area residents/visitors
- A free-standing emergency management program that handles many events with local resources
- A robust staff-population ratio (1 employee/22.5 residents) that allows for enhanced local service delivery.

Park City Community Hazards

While Park City has significant resources it also faces unique hazards because of its location, activities and population. According to the Park City Comprehensive Emergency Management Plan, the hazards faced by priority of chance are:

Park City Potential Hazard/Risk	Priority by Chance of Risk	Potential Impact
Wildfire	High	Severe
Drought	High	Severe
Earthquake	High	Severe
Utility Disruption	High	Significant
Severe Winter Storm	High	Significant
Explosions	High	Significant
Bio Hazard	Medium	Severe
Infectious Disease	Medium	Severe
Flooding	Medium	Significant
Hazardous Materials	Medium	Significant
Water Contamination	Medium	Significant
Waste Water Failure	Low	Significant
Terrorist Attack	Low	Significant
Mudslide/landslide	Low	Serious
High Wind/Tornado	Low	Serious
Radiological Incident	Low	Significant
Cyber	Medium	Significant

Wildfire Hazards and Resources

Park City has large areas of developed urban/wildland interface such as the Daly Canyon, Empire Canyon, Iron Canyon and Aerie neighborhoods. As a municipality, Park City is not able to participate in a cost sharing agreement with the State of Utah regarding wildland firefighting, which leaves it especially vulnerable to this threat. In addition, with a high percentage of second-home owners, it is difficult to get the active participation of property owners in voluntary fuel mitigation programs.

The Park City Fire District (PCFD) has three fire stations within the community with a minimum of 11 on-duty fire staff available from city stations with access to an additional 11 on duty fire staff from their other district stations. PCFD has strong capabilities in urban and wildland fire-fighting as well as emergency medical staff and a certified hazardous materials team. Park City Municipal and PCFD have developed a comprehensive Community Wildfire Protection Plan (CWPP) to actively reduce the community wildland fire risk. The City is actively promoting this program to its residents and property owners.

Drought Hazards and Resources

Even in normal years Utah has a limited water supply as the second driest state in the nation. Drought is a recurring feature of Utah's climate with drought cycles lasting typically 2-7 years. The region's water supply within the Snyderville Basin/Park City area has been fragmented among a variety of service providers. However, under a new compact, these agencies have agreed to partner in a cooperative fashion which should provide for additional redundancy to manage the region's limited resources during periods of drought. This arrangement will give more resiliency to the region's water supply but water shortages are likely to be a continuing hazard for the area for the foreseeable future.

Park City has established drought thresholds that when triggered restrict water use. The thresholds are a certain percentage of available supply. For example, the first threshold is using 85% of available supply, which triggers notice to residents to begin conservation efforts, declaring a Stage I drought. If after this declaration usage hits 90%, a Stage II drought is then declared. During a Stage II drought demand is decrease by both reducing the days that certain usage can occur and outright prohibition of certain usage. If after implementing a Stage II drought declaration, demand does not drop below 90% of available supply, extreme measures are taken. This includes prohibiting outdoor irrigation not necessary for the health and safety of residents. Park City uses a Reverse 911 system to notify residents of the new restrictions. Park City also has on-going active water conservation programs and a progressive rate schedule that fosters wise use of this limited resource. Park City monitors use and has surplus water available to address times of limited supply and standard demand.

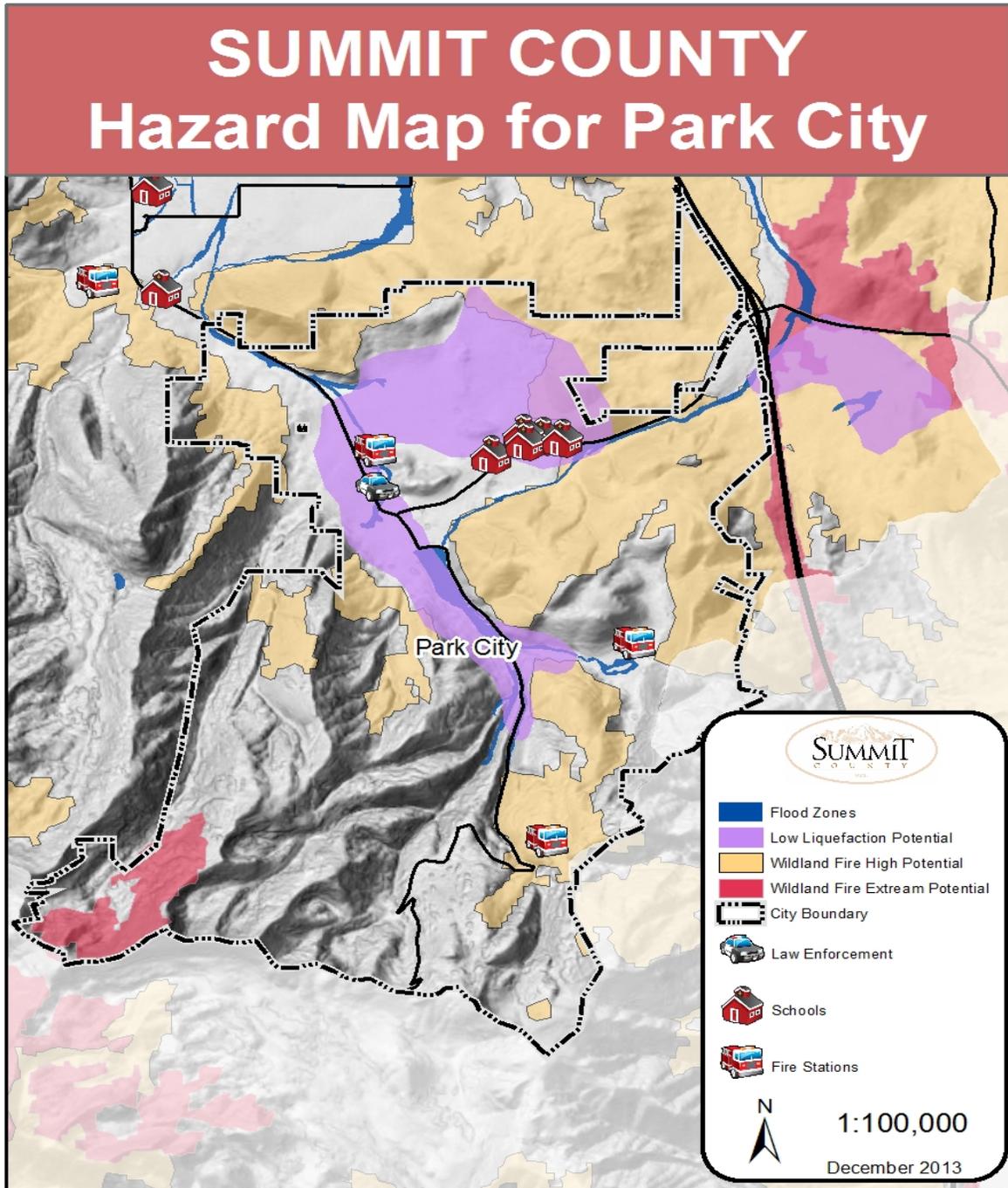
Earthquake Hazard/Resources

Park City is the closest Summit County community to the Wasatch Fault. It is estimated in the event of a 7.0 earthquake on that fault, Park City would experience shaking in the range of 5.6-5.8. That level of earthquake impact would likely result in damage to older homes in the historic part of town with weak foundations and some structural damage to older masonry buildings in the downtown area. Earthquakes have many secondary effects such as disrupted utilities, urban fires etc. It is expected that Park City would suffer the most significant damage of any Summit County community.

Park City has a highly experienced team of building inspectors could conduct rapid damage assessments of areas of the community where structural impacts would be anticipated.

Winter Storm Hazard/Resources

Park City experiences 8-10 major snow storms each winter that have the potential to create major impacts for the community such as restricted transportation access, disruption of utilities, and an increase in automotive accidents. Since winter is one of Park City's busiest seasons these impacts have the potential to affect 25,000 to 60,000 people which intensifies their importance. Road access in some of the older neighborhoods is quite restricted requiring extraordinary efforts at snow removal. Park City has a highly experienced Public Works department that provides 24-hour service to the community during major winter storms. They have in place procedures for the declaration of a snow emergency in the event that a storm is anticipated to drop more than 4 inches of snow in 4 hours.



8.2.2 Snyderville Basin - Emergency Management Zone 1

This area south of Park City had an estimated population of 16,800 in 2010 with an average population density of 168 persons per square mile. The area is predominantly residential with a variety of suburban and rural neighborhoods. The area is bisected by two major interstate highways (I-80 and US-40) and contains major regional commercial areas as well as the Canyons Resort, Utah Olympic Park and the Swaner EcoCenter. The topography of the area is a large bowl shaped valley surrounded by national forest to the west and sage brush hills to the east. The area's housing is predominantly single family and owner occupied with a large percentage of the area's population working in the Salt Lake Valley.

The area is served by the Park City Fire District, Park City School District and Park City Transit and so it is functionally integrated with Park City as a small metropolitan area. Public services such as police protection and public works are provided by Summit County with other services such as water, sewer, and recreation provided by public special service districts.

The ratio of public sector staff to population is much lower than that in Park City, however, but impact of seasonal visitors is also much lower within this zone. Based on total county staff, the Snyderville basin has a staff to population ratio of one employee per 74.5 residents.

Snyderville Basin Community Hazards

While less intensively developed than Park City, the primary hazards in the Snyderville Basin area are as follows:

Snyderville Basin Potential Hazard/Risk	Potential by Chance of Risk	Potential Impact
Wildfire	High	Severe
Drought	High	Serious
Earthquake	Low	Significant
Winter Storms	High	Significant
Flooding	Moderate	Serious
Hazardous Materials	High	Serious
Utility Disruption	Moderate	Serious
Infectious Disease	Medium	Severe

Wildfire Hazard/Resources

The Snyderville Basin contains several neighborhoods that are developed into steep wild land/urban interface. The area immediately west of the Basin is sloped forest within the Salt Lake County's watershed with a low level of protection from area fire agencies. Portions of the Basin itself are heavily forested and difficult to access. Residents at the western edge of the Basin (Summit Park, Pinebrook and Jeremy Ranch) face a significant wildfire risk.

The Snyderville Basin is served by the Park City Fire District (PCFD) which provides the primary wildfire protection services to the area. PCFD has four stations located in districts within the Basin that provide the following services for plan review and code enforcement of community fire codes. PCFD has teams of firefighters who have been trained in wildfire mitigation techniques. PCFD operates a seasonal chipper program for community fuels reduction and provides community outreach and education regarding wildfire issues. In conjunction with Park City, PCFD recently completed a Community Wildfire Protection Plan. They will be actively implementing this plan to reduce the Basin's risk of wildfire.

Drought Hazard/Resources

The Snyderville Basin faces the same resource vulnerabilities as Park City does operating in a high mountain arid environment. The majority of the Basin's water use is for residential customers and much of that use is for exterior irrigation of landscapes. The area water utilities and the county encourage the use of low water use landscapes as well as other water conservation techniques.

In the event of drought conditions, the Mountain Regional Water District has a five-stage action plan to combat excessive water use.

Earthquake Hazards/Resources

The proximity to the Wasatch Fault is the primary risk for the residents of the Snyderville Basin. Direct and indirect impacts for a major earthquake are likely to be loss of transportation access to Salt Lake via I-80 due to bridge collapse or landslides and power outages due to system overload. The vast majority of the housing built in the Basin is wood frame construction which should withstand a major valley earthquake without sustaining significant damage. Demands placed on our region after a major quake are likely to be a resource location for first responders.

Winter Storm Hazards/Resources

As among the highest elevation areas of Summit County, the Snyderville Basin is subject to the following severe weather events. Areas of the region can experience up to 100 inches of snow during a season and the area has experience sustained snow events of up to 18 hours duration. Being a large open bowl, some areas such as the Silver Creek Junction of I-80 and US-40 can be subject to blinding blizzard conditions reducing visibility to unsafe conditions. Each of these events has the potential to impact travel on both county and state roads in the area. Finally, ground fog events can occur as cold air becomes trapped in the lower portions of the valley making road travel very unsafe.

Summit County is well prepared to address typical winter conditions with an active snow mitigation program under the direction of Public Works. Summit County Public Works and County Emergency Management closely monitor changing weather conditions. The County has the following program options to address major snow events:

- A brine pre-treatment program to reduce the potential for snow to bond to area roads and create icy conditions.
- Brine tanks on every county plow truck to speed the impact of salting area roads during and after major storms.
- Public notification system for snow emergencies to remove parked vehicles off county roads or be towed.
- A code enforcement program to monitor private plow operations for safe road conditions.

Flooding Hazard/Resources

Lower McCloud Creek and Silver Creek have the potential to flood isolated portions of the Snyderville Basin. Numerous old agricultural ditches also crisscross the Basin and have resulted in occasional flooding in heavy water years or rapid spring runoff. Several private lakes have the potential to flood adjacent subdivisions.

Summit County Public Works and County Emergency Management closely monitor changing weather conditions. In recent years Summit County has undertaken the following flood prevention mitigations:

- Participated in the Natural Resource Conservation Service program to restore stream channels after flooding.
- Initiated updates to the floodplain maps within Summit County.
- Trained staff in monitoring USGS and National Weather Service website for flood monitoring and warning.
- Participated in the National Weather Service StormReady program.

Hazardous Materials Hazards/Resources

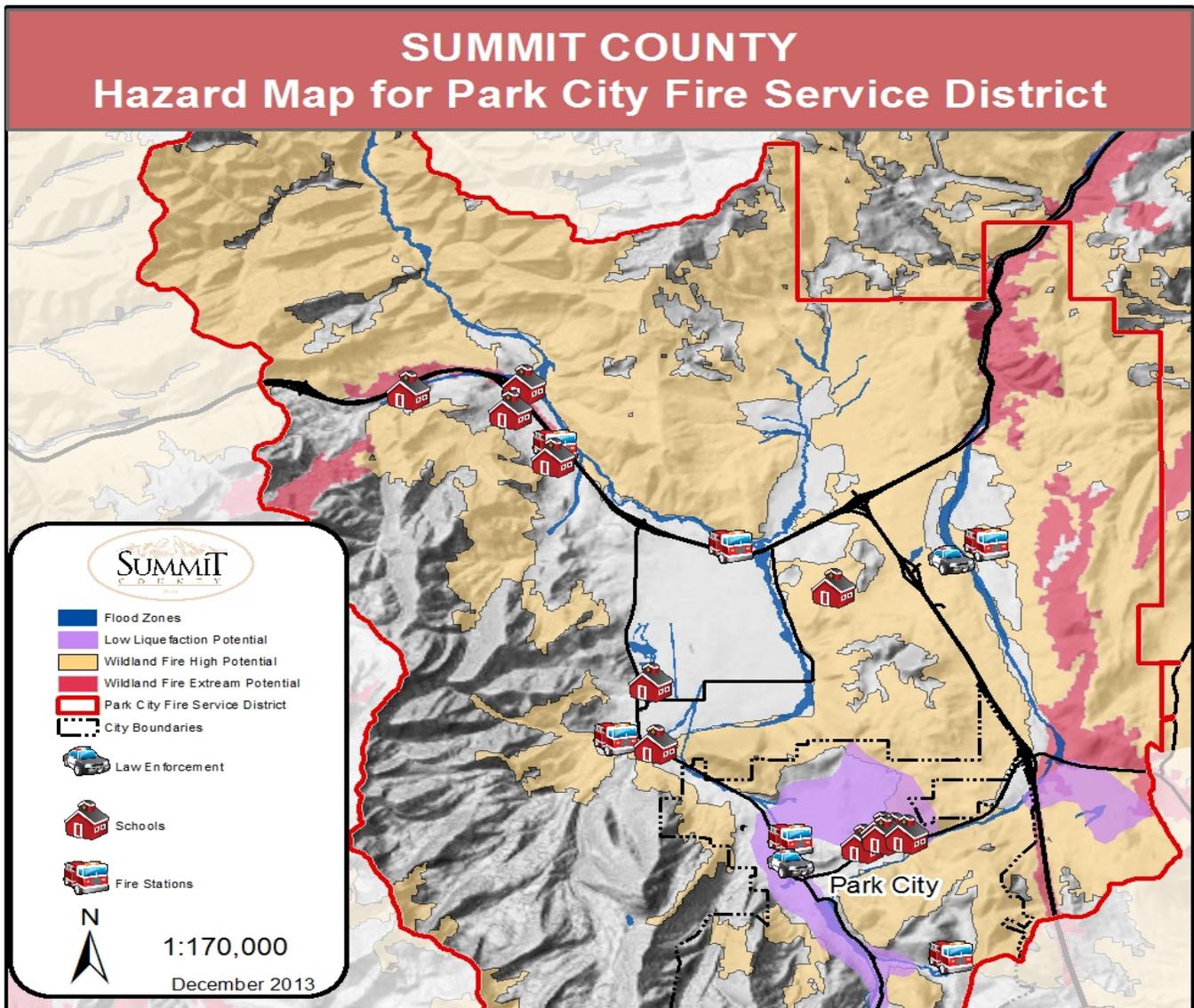
The Snyderville Basin is divided by two major highways (Interstate 80 and US 40), which carry thousands of vehicles a day with hazardous materials. There are a number of spills each year along these highways which could put substantial numbers of area residents at risk. The Park City Fire District has a Type I team for field response for hazardous spills.

Utility Disruption

All areas of Summit County are subject to the potential for utility disruptions. County Emergency Management coordinates with area utilities to ensure the quick restoration of power.

Infectious Disease

All communities are subject to the outbreak of infectious diseases which may occur with little warning. The Summit County Health Department, in cooperation with other health providers has developed and adopted an Emergency Response Pandemic Influenza Plan which is applicable to all infectious disease outbreaks.



8.2.3 South Summit Area – Emergency Management Zone 2

This southeast area of Summit County is primarily centered in the Kamas Valley with the cities of Francis, Kamas and Oakley. Adjoining unincorporated areas of Marion, Samak and Woodland represent the remaining developed areas of this zone. The area’s full time population is approximately 7,000 persons with many cabin areas in Weber Canyon which could add another 2,500 persons affected by hazards in the area.

The area is primarily served by State Highways 32 and 35 which bisects the Kamas Valley and follows along the Provo River through the Woodland area. The area is characterized by large areas of agricultural land with fairly defined communities found along these state roads. Kamas bills itself as the “Gateway to the Uinta’s and is impacted by significant visitor traffic during the summer and fall. Oakley hosts a major annual rodeo and serves as the commercial center for the north side of the Kamas Valley and the Weber River rural subdivisions. Francis is a quiet residential community at the junction of State Routes 32 and 35. Woodland is a small rural community nestled along the Provo River.

The area’s basic road and planning services are provided at the city level with all other services provided by Summit County. Kamas does have its own small police force and has a Public Works staff person tasked with emergency management. The main highways through these communities are maintained by the State of Utah. The South Summit Fire District, a volunteer fire department provides both structural and wildland fire protection for the area.

This area has a history of being more self-sufficient and therefore has a very small public sector that provides basic services. In recent emergency events, large numbers of local residents have participated in emergency response activities such as sandbagging brigades.

South Summit Community Hazards

The primary hazards faced by the residents of the Kamas Valley are as follows:

South Summit Potential Hazard/Risk	Potential by Chance of Risk	Potential Impact
Wildfire	High	Severe
Flooding	High	Severe
Severe Weather	High	Significant
Drought	High	Serious
Landslides	Moderate	Serious
Utility Disruption	Moderate	Serious
Infectious Disease	Medium	Severe

Wildfire Hazard/Resources

Like most of Summit County, the South Summit area faces significant risk from wildfire. Approximately 30% of Summit County’s annual wildfire calls originate in the South Summit area. Area communities that at particular risk for wildlife are the Weber River cabin areas above Oakley, the Maple Ridge subdivision, natural vegetation areas in Oakley and the Samak area above Kamas.

The area is served by the South Summit Fire District, a volunteer fire department with a complement of about 30 trained wildfire fighters. The District works closely with the County Fire Warden, a state employee contracted to serve Summit County as a full-time wildfire specialist.

Flooding Hazard/Resources

The South Summit area is most likely at the highest risk for flooding of all Summit County's Emergency Management Zones. The area above Oakley has many developed cabin areas along the Weber River with no engineered structures in place to provide for flood control. The town of Oakley is also within a major floodplain of the Weber River. The area suffered significant impacts from flooding in 2010 and 2011. While bank restoration and flood control improvements have been put in place, the area will be impacted again if a major flooding event occurs.

USGS flood monitoring gauges are in place along the Weber River above Oakley so that conditions can be monitored during the spring flooding season. Summit County Public Works provides sand and bags or filled bags to areas where flooding appears to be imminent. Annual clean-up of stream debris can reduce property damage from flooding.

Severe Weather Hazards/Resources

The South Summit area is not the highest snowfall zone within the County but it is subject to significant wind events which even in moderate storms can lead to blizzard conditions and white out conditions. Areas of the Kamas Valley are subject to significant ground fog events during the winter that make vehicle travel quite dangerous.

Summit County Emergency Management and Public Works monitor weather and road conditions and can provide detailed public warnings in the event of adverse conditions.

Drought Hazards/Resources

Growth in the South Summit area will likely occur primarily within the existing communities of Oakley, Kamas and Francis. These areas manage their own community water systems, which are not interconnected. As a result, the area could be subject to significant impacts from drought in the event of prolonged dry conditions.

Local municipalities should have contingency plans in place to help their communities adjust to drought conditions when needed.

Landslide Hazards/Resources

According to the 2010 Mountainlands Association of Government's Pre-Disaster Mitigation Plan, areas around Oakley and Weber Canyon have significant potentials for landslides. While there is no specific history of the events, Oakley may want to have a contingency plan in place in the event of a landslide.

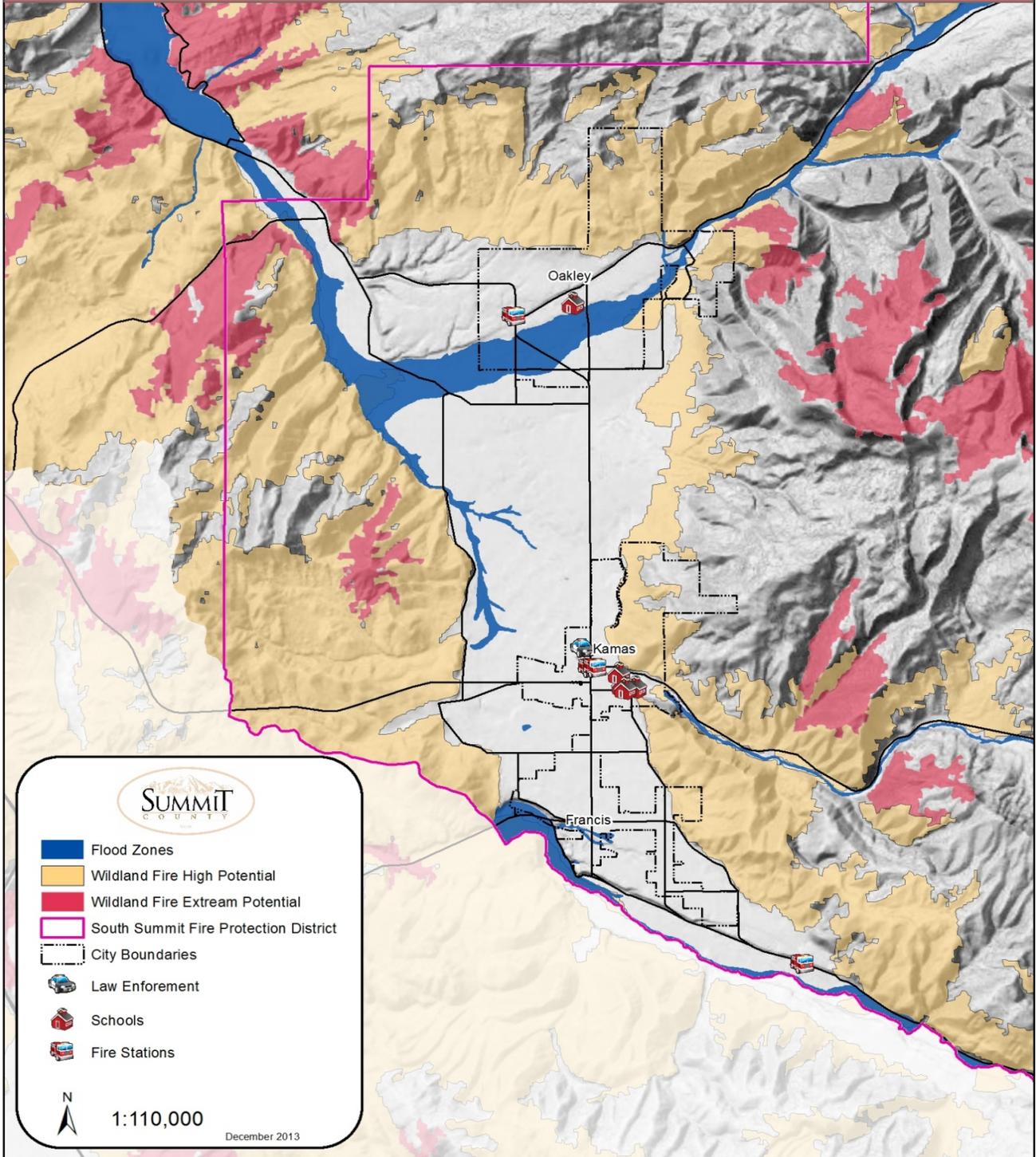
Utility Disruption

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Infectious Disease

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SUMMIT COUNTY Hazard Map for South Summit Fire District



8.2.4 North Summit Area - Emergency Management Zone 3

This northeast area of Summit County includes the cities of Coalville and Henefer and the unincorporated communities of Wanship, Hoytsville, Rockport and Upton. The area's population is estimated at about 5,000 persons, about half of whom live in the areas two cities and the rest in rural or semi-rural areas.

The area's transportation network is centered on Interstates 80 and 84. Most residents use these state roadways but also rely on local and county roads. The area is divided by the Weber River as it flows out of Rockport Reservoir through Wanship, Hoytsville, Coalville and Henefer. Chalk Creek descends from the High Uintas through the Upton area to Coalville.

The Union Pacific Railroad also parallels Interstates 80 and 84 from Evanston, Wyoming to Henefer and then on to Ogden, Utah. The area's basic road and planning services are provided at the city level with all other services provided by Summit County.

The area has a history of being more self-sufficient and therefore has a very small public sector that provides basic services. In recent emergency events, large numbers of local residents participated in mitigation activities.

North Summit Community Hazards

The North Summit area faces potential impacts from the following hazards:

North Summit Potential Hazard/Risk	Potential by Chance of Risk	Potential Impact
Wildfire	High	Severe
Flooding	High	Serious
Drought	High	Serious
Dam Failure	Moderate	Severe
Hazardous Material Spill	High	Serious
Utility Disruption	High	Serious
Infectious Disease	Medium	Severe

Wildfire Hazards/Resources

Much of the North Summit area is within the urban/wildland interface and is subject to significant risk from wildfire. Approximately 40% of county wildfire calls are from within the North Summit area. Major areas of concern are Chalk Creek, Cherry Canyon, Rockport, Tollgate Canyon, Echo Creek Ranches and similar remote areas with limited water supply. This area has experienced significant fires in the past in the upper Chalk Creek area.

This area is well served by the North Summit Fire District, a volunteer district with about 25 trained wildfire trained firefighters. The District is actively working at upgrading its training and capacity to fight major fires.

Flooding Hazard/Resources

Chalk Creek and the lower Weber River around Coalville represent the greatest flood risk within this zone. The Rockport dam provides some opportunity to control the flows of the lower Weber but flows along Chalk Creek, especially through

Coalville are uncontained. Unfortunately, the one USGS monitoring station measuring Chalk Creek flows is below town by the city's sewer plant. An additional station should be installed above Coalville to assist in the active monitoring of Chalk Creek during heavy flow years.

Additionally, Coalville City should consider a comprehensive flood control plan through the section of Chalk Creek that comes through the city. Currently, many homeowners have installed their own bank reinforcements without taking into account the impact of that mitigation on downstream users.

Drought Hazard/Resources

Since this area does not have a unified community water system, it would be difficult to implement a common regional strategy in the event of a long-term drought. This could represent a major concern for area residents. This issue should be addressed at a regional level with the involvement of the area's cities.

Dam Failure Hazard/Resources

The residents of North Summit are the unlikely potential victims of dam failure. Both dams along the Weber River are maintained by the Bureau of Reclamation. Currently, major repairs are in the process of being completed for the Echo Dam.

The Bureau of Reclamation has emergency procedures in place to monitor and report on problems at their dams. It is likely that there would be sufficient time for public notification prior to any potential dam failure.

HazMat Hazard/Resources

Given the zone location along I-80, I-84 and the Union Pacific Railroad, Zone 3 faces a higher potential for a significant hazardous materials spill in the future. According to a transit study at the Echo Port of Entry, there are 3,000 trucks daily traveling down I-80 carry hazardous materials. Area fire agencies respond to about hazmat incidents annually along the I-80 corridor.

Utility Disruption

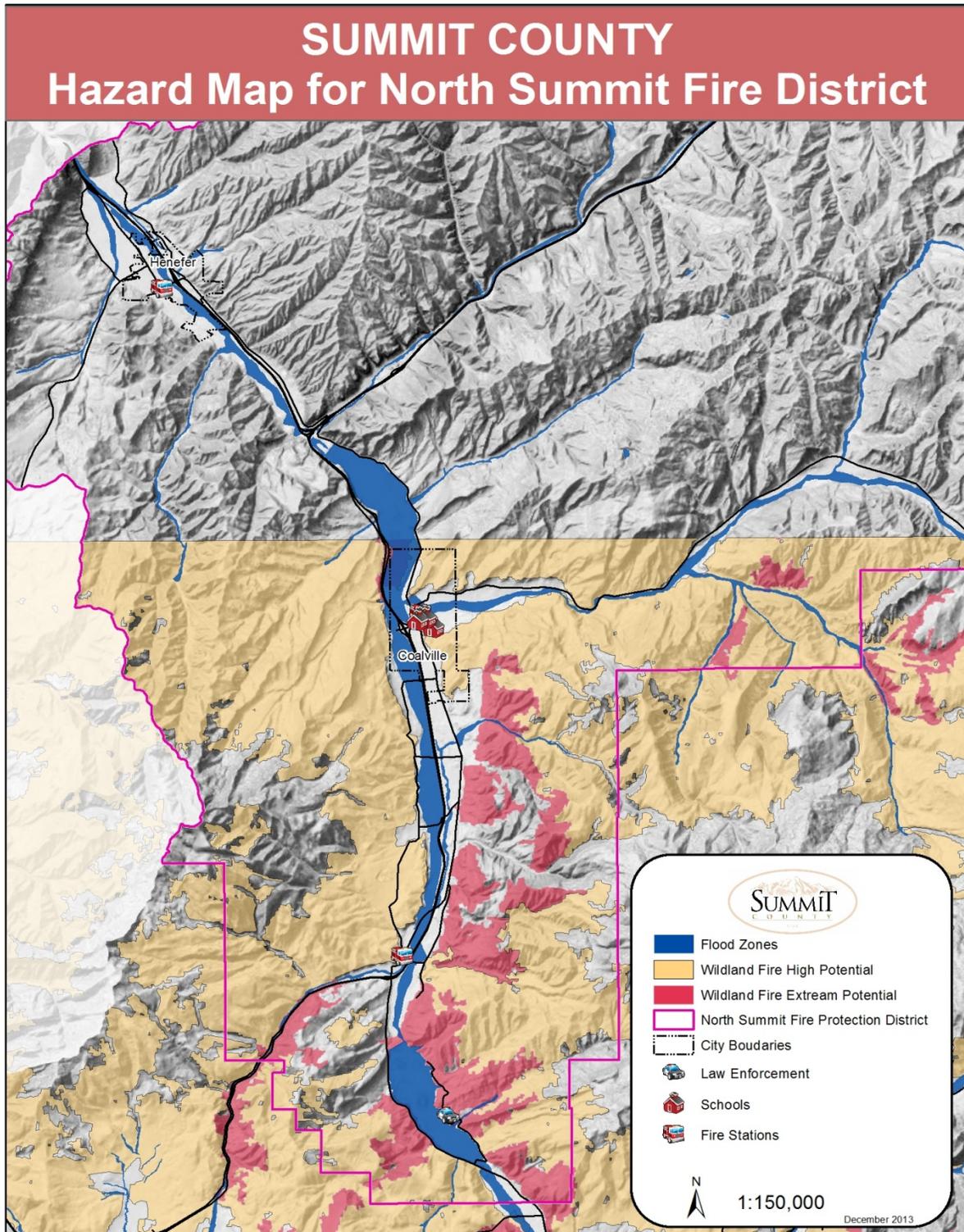
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8.2.5 Wildland Fire District - Emergency Management Zone 4

This area of Summit County is the territory outside of any structural fire district. It has the lowest full-time population of any of the zones but has a large number of cabins and second homes. This area is entirely unincorporated and has access to the least amount of public services of any of the areas within the county. The area's transportation network is either state public roads SR 150, gravel public roads (upper Weber Canyon) or poorly maintained private roads (Tollgate area, Redhawk etc.).

Historically these have been seasonally occupied cabin areas with a trend towards somewhat more permanent residency in these areas. When that occurs then demand for public services will increase. All services in this zone are provided by Summit County but service levels are much lower than in more developed areas.

Wildland District Hazards/Resources

Despite their remoteness, these areas have a significant number of full time or seasonal housing units. Between the subdivisions of the High Uintas, Tollgate, upper Chalk Creek and other scattered remote subdivisions, there are approximately 3,000 housing units within this zone. More challenging is that the high fire season (June-October) is when these units are most likely to be occupied. Over the past five years, fire fighters have responded to an average of 20 wildfire calls per year within this district. This area is also the where the County has experience the largest and most prolonged wildfires. In 2002, this zone experience two multi-day fires that cost over \$2,000,000 each to extinguish.

The area is served primary by the County Fire Warden and his assistant. Both North and South Summit Fire Districts are available to provide additional assistance on wildfires in this area. This staff has actively worked with area residents to implement active fuel management programs to reduce their risk. Both the Tollgate Canyon and High Uinta subdivisions have surplus federal fire-fighting equipment headquartered on their properties. Despite these precautions and mitigations, this area remains at long-term significant risk of wildfire.

Section 9 Direction, Control and Coordination

The emergency response forces of the community (EMS, fire, law enforcement, public works and public health) are the primary forces of the county to respond to community emergencies. When the local emergency forces are unable to meet the immediate demands of the event or require support from the Emergency Operations Center (EOC), the EOC will be activated to the appropriate level.

Summit County Emergency Management coordinates the resources to support major events when required. The County Emergency Manager, in collaboration with the County Manger, will focus on a declaration of a local state of emergency when it is determined that county resources are inadequate. If the emergency exceeds locally available resources, the Emergency Manager will request local and if needed statewide mutual aid. The County Emergency Manager may also request state assistance from the Division of Emergency Management (DEM), which is the state agency charged with coordinating the State of Utah's response to disasters.

Coordination of the County Emergency Management Plan (EMP) components will be as follows:

1. All departments, agencies and organizations involved in the implementation of the EMP will be organized, equipped and trained to perform all designated responsibilities contained in the plan.
2. All organizations will be responsible for the development and implementation of their own internal notification procedures.
3. All responding organizations are responsible for filling any critical vacancies; recalling personnel from leave and alerting those who are absent to other duties or assignments as required.
4. Unless otherwise directed, existing organization/agency communication systems and frequencies will be deployed.
5. Unless otherwise directed, the release of information to the public or media will be handled through the County's Joint Information Center, under the direction of the County Public Information Officer.
6. Personnel designated to the EOC will make prior arrangements to ensure that their families are provided for in the event of an emergency to ensure a prompt and worry-free response and subsequent duty.
7. At the EOC, all organizational and agency personnel will:
 - a. Report to the EOC check-in immediately upon arrival for an update on the situation and to confirm table assignments.
 - b. Provide their name, agency and contact information to the check-in officer.
 - c. Ensure adequate 24/7 staffing, if possible, for long-term assignments.
 - d. Ensure that their departments/agencies are kept continuously informed of the situation, including major developments, decisions and requirements.
 - e. Maintain coordination with other appropriate agencies and organizations.
 - f. Thoroughly brief incoming relief personnel and inform the appropriate section chief of the changeover prior to departing. Briefing will include, at a minimum, information on what has happened, problems encountered, action plan for the upcoming operational period and the location and phone number of the person being relieved.

9.1 Situational Awareness

A primary function in the EOC is to establish and maintain situational awareness of the primary and secondary impacts of an emergency incident(s). This involves information gathering from both the incident itself and areas surrounding the incident. This task in the EOC is to develop the “big picture” of what has happened, initial impacts of the event, an assessment of what secondary impacts may be coming, and to plan for those potential events.

The County Emergency Manager is responsible for establishing procedures for the collection, coordination and analysis of information, and planning activities in the EOC. This includes the ways of sharing information both among various sections of the EOC (Planning, Operations, Logistics, Finance/Administration and the Policy Group) and with outside support agencies, public information, elected officials and others.

9.2 Common Operating Picture

A common operating picture is established and maintained by the use of an integrated system for communications, information management, and situational assessment. This process allows for a continuous update of data during an emergency and provides for a common framework that covers the incident life cycle across jurisdictions and disciplines.

In the EOC, a common operating picture is established by having centralized information collection points that identify the location and severity of critical incidents (preferably on maps), the status of resource orders (using a visual tracking system), details of public announcements, summaries of incoming citizen requests and reports for field incident command.

9.3 EOC Priority Functions

There are many ways to categorize the priority functions within the EOC but they all evolve around a strategic planning process. The major functions within the EOC and who is responsible for accomplishing them is noted in the following chart.

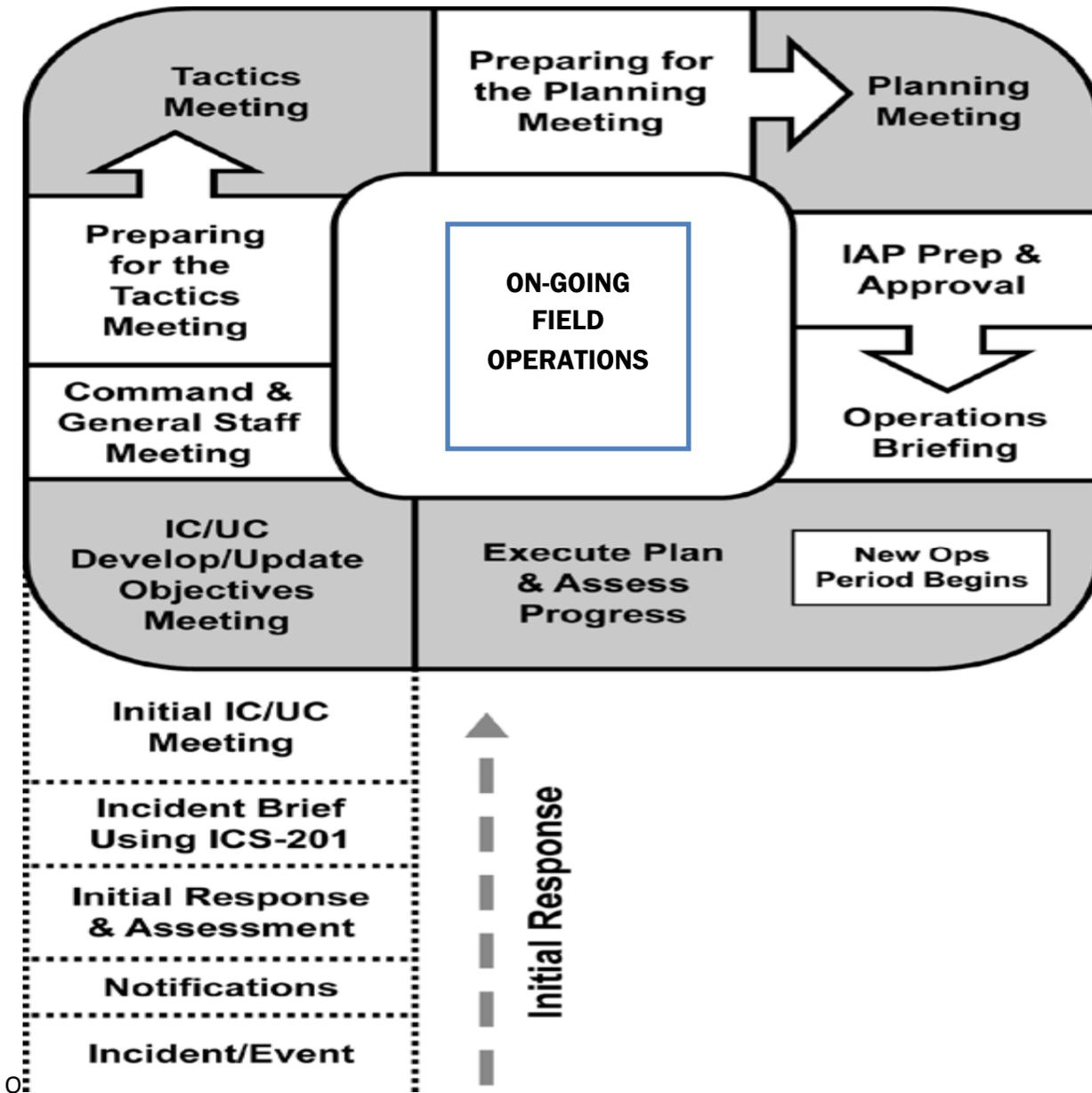
MAJOR EOC FUNCTIONS AND RESPONSIBLE PARTIES

Priority function	Responsible section
Operations Management	Operations Section
Situational Awareness	Planning Section
Priority Setting	Policy Group and Emergency Manager
Information Management	All participants but funneled to Planning Section
Record Keeping (including financial data)	Finance and Administration and Planning
Resource Management	Logistics
Prepare Incident Action Plan	Planning
EOC/ICS Interface	Emergency Manager

9.4 EOC Planning Process

In many respects, the planning process is the engine that drives the EOC. The planning process within the EOC is highly focused on coordination of information, resources and processes to support field incident command. This process is depicted in the “Planning P” graphic noted below. After the initial activation of the EOC, the following repeatable steps

are taken each operational period to review incoming information and prepare the Incident Action plan for the incoming staff for the next operational period.



Section 10: Administrative Procedures

- The County Emergency Manager monitors community conditions on a 24/7 basis under a Level III state of readiness. The County EOC is generally not staffed until a major incident.
- The operational readiness of the EOC is the responsibility of the County Emergency Manager.
- Narratives of incident response and after action reports will be prepared.
- All written records and other documents will follow the principles of the National Incident Management System (NIMS).
- All agreements and understandings must be entered into by duly authorized individuals and should be formalized in writing whenever possible prior to emergencies.
- Organizations tasked with implementing responsibilities of this plan must provide for their own administrative and logistical needs and for the preparation and maintenance of resource lists for carrying out their emergency responsibilities.

10.1 Reports and Records

Reporting Guidelines

Summit County Emergency Management will submit consolidated reports of incidents from county municipalities to the State Division of Emergency Management, FEMA and other governmental agency with oversight. Local governments will submit declarations of emergency, requests for assistance, situation reports and damage assessments to the Summit County Emergency Manager. Municipalities will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations. Narrative and written log records will be kept by municipal emergency management. These logs and reports will be the basis for status reports to the county and state.

Preliminary damage reports are a necessary basis for the Governor's decision to declare a state of emergency and to request a Presidential Disaster Declaration. The accuracy of these reports will determine the specific types of assistance that may be made available to an affected area.

Summit County Emergency Management will submit the appropriate post emergency reports to the:

Utah Division of Emergency Management
110 State Office Building
Salt Lake City, Utah 84114
801 538-3400

10.2 Financial Management

Summit County will assign specific responsibility with the EOC to staff the Logistics and Finance/Administration Units to track resource requests and cost. The Planning Section will also manage the documentation of the resource allocation process as noted in this plan. The four basic ways of meeting a resource request are as follows:

- Local forces are those under the direct control of the county EOC. They can be assigned based on priorities established by the EOC.

- Mutual aid can be requested by the County EOC to augment local forces during a locally declared state of emergency. All requests for mutual aid should follow the procedures established by the Division of Emergency Management or by pre-established mutual aid agreements.
- The County Manager has the authority during a declared state of emergency to authorize the acquisition of any needed goods and services deemed essential to address public safety, incident stabilization or property conservation.
- The County Council can authorize additional expenditures once the authority of the County Manager has been exhausted.
- All procurements and expenditures will be documented in a manner that will facilitate reimbursement. All receipts and invoices will be forwarded to the County Auditor in a timely fashion. If the emergency was federally declared, the County Auditor will submit for reimbursement. If the emergency was not federally declared, the documentation will serve as a recorded history of activity with expenditures.

10.3 Accounting

Complete and accurate accounts of expenditures and obligations, including personnel and equipment cost will be tallied and maintained by the Finance and Administration and Planning units of the EOC during the event. Such records are essential to identify and document cost which are eligible for reimbursement. When Federal public assistance is provided under the Disaster Relief Act, local projects approved by FEMA are subject to both state and Federal audit. The County Auditor will coordinate the reimbursement documentation for the FEMA Public Assistance Program during a Presidential Declared Disaster for County Government.

10.4 Logistics

- Summit County Emergency Management maintains current resource information on supplies, equipment, facilities and skilled personnel available for emergency response and recovery operations.
- The Logistics unit of the EOC provides logistical and resource support, including locating, procuring, issuing resources (such as food, water, supplies, facilities and personnel) to local entities involved in the delivery of emergency response and recovery efforts.
- The County Manager has the authority to establish price freezes or ration critical supplies as needed.

Section 11: Authorities and References

11.1 Authorities

Under the provisions of HSPD-5, the Secretary of Homeland Security is the principal federal official for domestic incident management.

Federal Authorities

Federal Civil Defense Act of 1950, (PL 81-950), as amended.

Disaster relief Act of 1974 (PL-93-288) , as amended.

Title III, of the Superfund Amendments and Reauthorization Action of 1986, (SARA), (PL 100-700).

Code of Federal Regulations (CFR), Title 44 Emergency Management and Assistance October 1, 2008.

The authorities under which this plan is developed include the following:

State Of Utah

Title 53-2, , “Emergency Management Act”

Title 53-2b – Interstate Local Emergency Response Act

Title 10 - Chapter 6 Section 129 Uniform Fiscal Procedures

Title 52 – Chapter 4 Public Officers

Summit County

Summit County Code Chapter Title 5, Chapter 4 Emergency Management

State of Utah, Emergency Operations Plan

National Response Framework

11.2 Supporting Documents/Plans

- State of Utah Emergency Operations Plan
- State of Utah Hazard Mitigation Plan
- Mountainlands Association of Governments Pre-Disaster Mitigation Plan
- FEMA 501, National Incident Management System
- FEMA 501-3, NIMS Basic - Preparedness
- FEMA 501-7 NIMS Basic – Ongoing Management and Maintenance
- Comprehensive Preparedness Guide (CPG) 101
- EMAP Standards

11.3 Agreements

Summit County has entered into the Statewide Mutual Aid Act, 53-2-501 for Catastrophic Disaster and Recovery.

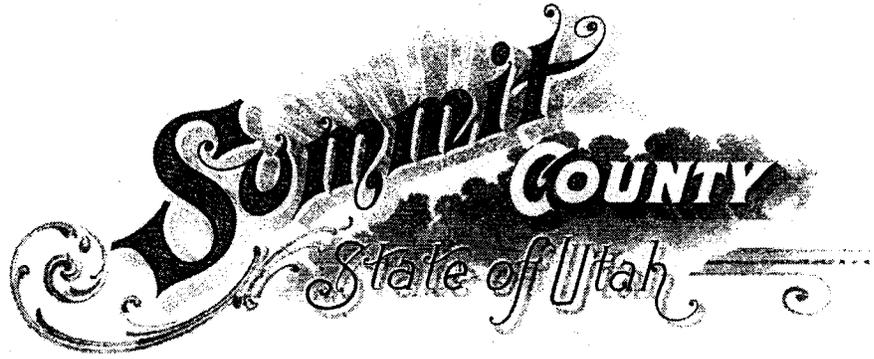
- Inter-local Agreement with Park City Municipal Corporation.
- Inter-local Agreement with the Snyderville Basin Water Reclamation District.
- Shelter Agreement with American Red Cross

Incident Command Structure as Determined by Incident

Incident Type	Incident Location	Incident Commander	Incident Support
Natural Hazards			
Structural Fire	Municipality	Area Fire District	Other fire districts
Structural Fire	Unincorporated	Area Fire District	Other fire districts
Wildland Fire	Municipality	State Fire Warden	Other fire districts
Wildland Fire	Unincorporated	State Fire Warden	Other fire districts
Severe Weather	Municipality	City Public Works	Mutual aid (County)
Severe Weather	Unincorporated	County Public Works	Mutual aid (city)
Flooding	Municipality	City Public Works	Mutual aid (County)
Flooding	Unincorporated	County Public Works	Mutual aid (city)
Earthquake/ Landslide	Municipality	City Public Works	Fire/police
Earthquake/ Landslide	Unincorporated	County Public Works	Fire/police
Avalanche	Municipality	Local Resort /SAR/ UAV	Fire
Avalanche	Unincorporated	Local resort/SAR/UAV	Fire
Technological Hazards			
Train Derailment	Unincorporated	Union-Pacific	Area Fire
Hazmat spill	Municipality	Area Fire District	Contractor
Hazmat spill	Unincorporated	Area Fire District	Contractor
Power Failure	Countywide	Utilities	Public Works
Communications Failure	Countywide	Utilities	Public Works
Human-caused Hazards			
Transportation Failure	Municipality	City Public Works	Mutual Aid (county)
Transportation Failure	Unincorporated	County Public Works	Mutual Aid (city)
Civil Disturbances	Municipality	City Police Dept.	Mutual Aid (Sheriff)
Civil Disturbances	Unincorporated	Sheriff's Office	Mutual Aid (FBI)
Terrorism Threats	Municipality	City Police Dept.	Mutual Aid (FBI)
Terrorism Threats	Unincorporated	Sheriff's Office	Mutual aid (FBI)
Radiological Release	Municipality	Park City Fire	Contractors
Radiological Release	Unincorporated	Park City Fire	Contractors
Public Health Emergencies	Countywide	County Health Dept.	State Health Dept.
Cyber Threats	Countywide	City/County IT	FBI/Contractor
Mass Fatality Incidents	Countywide	County Sheriff	Mutual Aid
Airplane Crash	Countywide	DMORT/SAR	NTSB
Dam Failure	Countywide	Bureau of Reclamation	SAR, Public Works
Epidemic/ Pandemic	Countywide	County Health Dept.	State Health Dept.
Special Event Threats	Countywide	Sheriff's Office	FBI

Auditor

Blake Frazier



December 03, 2013

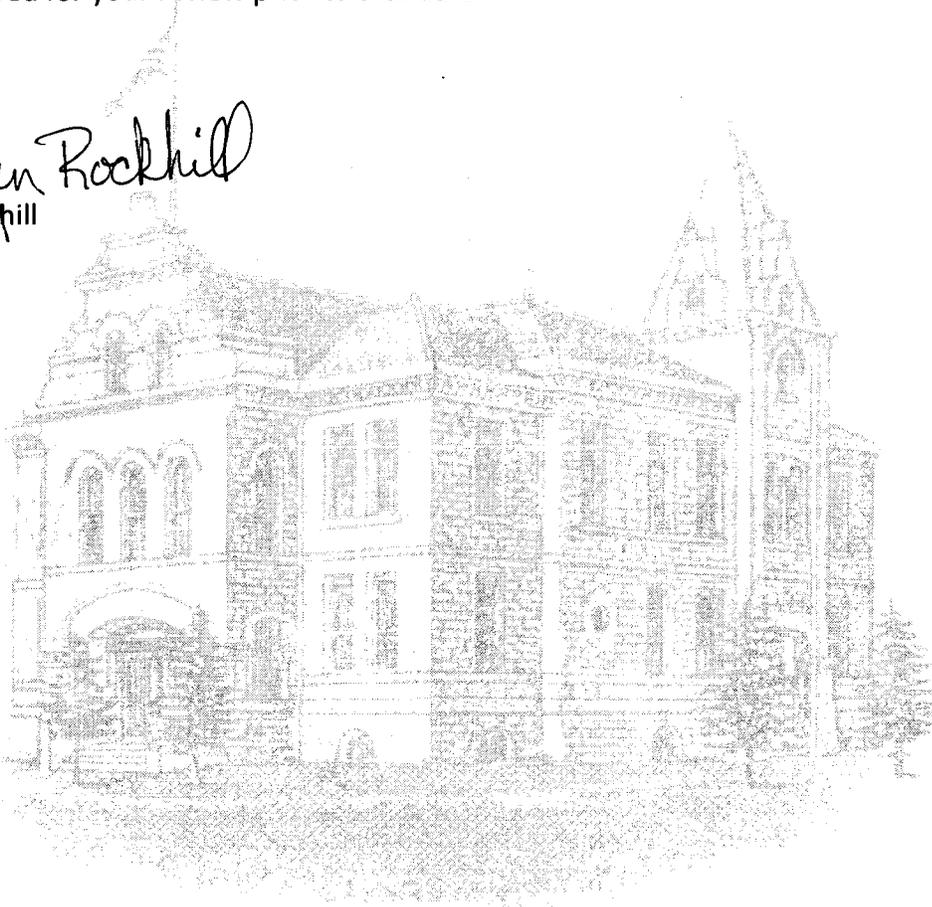
County Council,

Please consider approving the 2013 Board of Equalization Stipulations on December 11th. They will be prepared for your review prior to that date.

Thank You,

A handwritten signature in black ink that reads "Kathryn Rockhill". The signature is written in a cursive style with a large initial "K".

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
0433791	CVOS-3-3	\$ 838,235.00	\$ 1,200,000.00	\$ (361,765.00)	\$ 461,029.00	\$ 1,200,000.00	\$ (738,971.00)	\$ 10,418.40	-61.58%	Primary Residence Change and value
0201289	JW-AM-15	\$ 248,710.00	\$ 248,710.00	\$ -	\$ 136,790.00	\$ 248,710.00	\$ (111,920.00)	\$ 2,311.76	-45.00%	Primary Residence Change
0337281	TWOLF-10	\$ 2,841,455.00	\$ 2,841,455.00	\$ -	\$ 1,562,800.00	\$ 2,841,455.00	\$ (1,278,655.00)	\$ 24,072.81	-45.00%	Primary Residence Change
0383749	CLJR-1-12	\$ 405,000.00	\$ 405,000.00	\$ -	\$ 222,750.00	\$ 405,000.00	\$ (182,250.00)	\$ 3,764.48	-45.00%	Primary Residence Change
0351670	EM-9-AM	\$ 691,373.00	\$ 691,373.00	\$ -	\$ 291,105.00	\$ 528,372.00	\$ (237,267.00)	\$ 5,057.93	-44.91%	Primary Residence Change
0454899	SUMHAV-9	\$ 576,243.00	\$ 921,139.00	\$ (344,896.00)	\$ 576,243.00	\$ 921,139.00	\$ (344,896.00)	\$ 10,389.53	-37.44%	error on basement finish corrected value via BOE adjustment , to 576243
Totals for 12/11/2013		\$ 5,601,016.00	\$ 6,307,677.00	\$ (706,661.00)	\$ 3,250,717.00	\$ 6,144,676.00	\$ (2,893,959.00)			
Totals for 12/04/2013		\$ 13,363,398.00	\$ 14,166,997.00	\$ (803,599.00)	\$ 8,358,452.00	\$ 13,690,425.00	\$ (5,331,973.00)			
Totals for 11/06/2013		\$ 209,087,093.00	\$ 227,360,093.00	\$ (18,272,288.00)	\$ 3,492,514.00	\$ 225,885,110.00	\$ (20,772,412.00)			
Totals for 10/9/2013		\$ 7,592,069.00	\$ 9,460,749.00	\$ (1,868,680.00)	\$ 7,239,918.00	\$ 9,090,942.00	\$ (1,851,024.00)			
Totals for 10/9/2013		\$ 36,608,292.00	\$ 55,982,639.00	\$ (17,374,347.00)	\$ 36,525,405.00	\$ 53,706,743.00	\$ (17,181,338.00)			
Totals for 10/2/2013		\$ 91,029,732.00	\$ 104,702,073.00	\$ (13,672,341.00)	\$ 78,543,117.00	\$ 97,726,413.00	\$ (19,183,296.00)			
Totals for 9/25/2013		\$ 131,169,641.00	\$ 155,502,418.00	\$ (24,332,777.00)	\$ 107,403,298.00	\$ 142,109,691.00	\$ (34,706,393.00)			
Totals for 9/11/2013		\$ 45,692,783.00	\$ 59,290,425.00	\$ (13,597,642.00)	\$ 45,535,283.00	\$ 58,936,247.00	\$ (13,400,964.00)			
Totals for 9/4/2013		\$ 182,109,624.00	\$ 211,373,202.00	\$ (29,262,578.00)	\$ 138,575,271.00	\$ 190,365,899.00	\$ (51,790,628.00)			
Totals for 8/21/2013		\$ 43,340,430.00	\$ 49,490,523.00	\$ (6,150,093.00)	\$ 29,421,027.00	\$ 46,124,544.00	\$ (16,703,517.00)			
Running Total		\$ 765,594,078.00	\$ 893,636,796.00	\$ (126,041,006.00)	\$ 458,345,002.00	\$ 843,780,690.00	\$ (183,815,504.00)			

The Market value decrease for 2013 is (\$ 126,041,006) As of 12/11/2013

The Taxable Value decrease for 2013 is (\$ 183,815,504) As of 12/11/2013

SUMMIT COUNTY COMMISSION
60 NORTH MAIN
COALVILLE, UT 84017

RECEIVED NOV 13 2013
VIA HAND-DELIVERY

RE:ACCOUNT FT-A 025 ACRES TAX AREA 02

MEMBERS:

WE ARE WRITING THIS LETTER IN RESPONSSSE TO THE TAX STATEMENT WE RECEIVED FOR 2013, THIS STATED THAT OUR PROPERTY IS NON PRIMARY PROPERTY, THIS PROBERTY LOCATED AT 2409 SPRING HOLLOW ROAD IS OUR PRIMARY RESIDENT AND HAS BEEN FOR 43 YEARS WE HAVE NO OTHER HOME.

ACCORDING TO OUR TAX NOTICE WE HAVE DOUBLE TAXES DUE , BECAUSE OF SOME NOTICE THAT WAS SUPPOSED TO HAVE BEEN SENT .

WOULD YOU PLEASE CONSIDER THIS, ACCORDING TO ASHLEY IF IT CAME IN LATE SHE PROBBLY THROUGH IT AWAY TO ME THIS SEEMS LIKE A WASTE OF TIME FOR ALL CONCERNED. IF THE NOTICE DID GET SENT IN IT SHOULD HAVE AT LEAST BEEN FILED.

IF WE NEED TO MEET WITH THE BOARD, PLEASE LET US KNOW.

WHEN THE FIRST NOTICE WAS SENT ON THE TAXES RENEE WAS HAVING SURGERY AND WAS UNABLE TO TAKE CARE OF THIS.

SINCERLY,

Carmen Atkinson Renee Atkinson

CARMEN AND RENEE ATKINSON3

CC. Taxes

**CORRIE FORSLING
SUMMIT COUNTY TREASURER**

P.O. Box 128
Coalville, UT 84017-0128
Email: treasurer@summitcounty.org
Phone: (435) 336-3038



**2013 PROPERTY TAX NOTICE
DUE December 2, 2013**

Pay Online: www.summitcounty.org/treasurer
Pay By Phone: (800) 690-2889
(online e-check payment is FREE)

Office Closed November 28-29

Account Number	Parcel Number	District	YOUR TAXES MAY BE PAID BY THE FOLLOWING MORTGAGE COMPANY
0006878	FT-97-A	02	<div style="border: 1px solid black; width: 100px; height: 20px;"></div>

Forward this notice to new owner if property has been sold

0006878 FT-97-A 0101007181
ATKINSON CARMEN M H/W (JT) et al.
2409 SPRING HOLLOW RD
KAMAS, UT 84036

Property Description

BEG AT PT 49.5 FT E & 1087.625 FT S FROM NW COR NW1/4 SEC 33
T2SR6E SLBM; RUN TH S 82°00' E 100 FT; S 110 FT; N 82°00' W 100 FT;
N 110 FT TO BEG CONT 0.25 AC M35-481

2409 S SPRING HOLLOW RD

SEE OTHER SIDE OF TAX NOTICE FOR MORE IMPORTANT INFORMATION

The above property description may be abbreviated. Do NOT use for legal documents.

Property Type	Acres	Market Value	Taxable Value
Non-Primary Building		\$88,902	\$88,902
Non-Primary Land		\$35,438	\$35,438
Total Property Value →	0.25	\$124,340	\$124,340

Taxing Entities	Tax Rate	Tax Amount
FRANCIS	0.002398	\$298.17
SUMMIT COUNTY	0.000909	\$113.02
MULTI COUNTY A & C	0.000158	\$19.65
LOCAL ASSESS/COLLECT	0.000068	\$8.46
SS CEMETERY	0.000197	\$24.49
SS FIRE	0.000311	\$38.67
CENTRAL UTAH WATER	0.000446	\$55.46
MOSQUITO ABATEMENT	0.000040	\$4.97
SS SCH DIST	0.005217	\$648.68
UNIFORM SCHOOL FUND	0.001535	\$190.86
Current Tax Totals →	0.011279	\$1,402.43

Prepayments	\$0.00	Abatements	\$0.00	Current Year Tax Due	\$1,402.43
				Prior Years' Delinquent Tax Due	\$0.00
				Total Tax Due All Years	\$1,402.43

Return This Portion With Payment

PAY ONLINE with FREE E-Check
at www.summitcounty.org/treasurer

OR make check payable to
"Summit County Treasurer"



Change of Address

Account	Parcel Number
0006878	FT-97-A
Amount	
TOTAL DUE	\$1,402.43

0006878 FT-97-A 0101007181
ATKINSON CARMEN M H/W (JT) et al.
2409 SPRING HOLLOW RD
KAMAS, UT 84036

**DUE DECEMBER 2nd
2013**

2014 TAX PREPAYMENTS:

- Mark box to request Monthly Auto-Debit Enrollment Form
- Mark box to request Printed Payment Coupons

0006878000000140243

PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE



Summit County Auditor 2013
60 North Main
PO Box 128
Coalville, UT 84017
435-336-3019

NOTICE OF PROPERTY VALUATION AND TAX

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	TAX AREA
0006878	FT-97-A	0.25	02

PARTIAL LEGAL DESCRIPTION FOR TAX IDENTIFICATION ON

BEG AT PT 49.5 FT E & 1087.625 FT S FROM NW COR NW1/4 S1
33 T2SR6E SLBM; RUN TH S 82°00' E 100 FT; S 110 FT; N 82°00'
100 FT; N 110 FT TO BEG CONT 0.25 AC...

MAILING ADDRESS

0006878 FT-97-A
ATKINSON CARMEN (JT) et al.
2409 SPRING HOLLOW RD
KAMAS, UT 84036-9610

684

PROPERTY ADDRESS
2409 S SPRING HOLLOW RD

OWNER
ATKINSON CARMEN (JT) et al.

MARKET VALUE OF YOUR PROPERTY

Property Type	Last Year's Market Value	This Year's Market Value
YOUR STATUS IS NON-PRIMARY IMPROVED PROPERTY		124,340
YOUR STATUS IS PRIMARY IMPROVED PROPERTY	124,340	
Total Property Value	124,340	124,340

CURRENT & PROPOSED TAXES

THESE VALUES DO NOT INCLUDE PERSONAL PROPERTY

Taxing Entities	Taxes Last Year	Tax This Year if No Budget Change	Tax if Proposed Budget Approved	Change In Taxes	Change In %	A Public Tax Increase Hearing Will Be Held	
SS SCH DIST	367.92	648.68	648.68	0.00	0%	<i>Summit County Auditor</i>	
FRANCIS	166.45	298.17	298.17	0.00	0%		
UNIFORM SCHOOL FUND	112.91	190.86	190.86	0.00	0%		
SUMMIT COUNTY	64.49	113.02	113.02	0.00	0%		
CENTRAL UTAH WATER	31.12	55.46	55.46	0.00	0%		
SS FIRE	21.13	38.67	38.67	0.00	0%		
SS CEMETERY	13.40	24.49	24.49	0.00	0%		
MULTI COUNTY A & C	11.49	19.65	19.65	0.00	0%		
LOCAL ASSESS/COLLECT	4.86	8.46	8.46	0.00	0%		
MOSQUITO ABATEMENT	2.80	4.97	4.97	0.00	0%		
Total Property Tax	796.57	1,402.43	1,402.43	0.00	0%		Last Property Review Year 2010

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

PROPERTY OWNERS: If this parcel is your primary residence or a long-term residential rental with a yearly lease, your Property Type/Status should read "Primary Improved Property". Primary Improved Property is taxed at 55% of market value. If your Property Type/Status reads "Primary Improved Property" and this parcel is NOT your primary residence or a long-term residential rental with a yearly lease, you must notify the Summit County Assessor.

If you choose to appeal the market value of your property, you must file an appeal application with the County Board of Equalization. Please note that only the market value and/or property type can be appealed to the Board of Equalization. Evidence supporting your estimation of market value must be included when filing your application.

For further information or to obtain an appeal application, please visit the Summit County Courthouse at 60 N Main, Suite #202; Coalville Utah or call (435) 336-3019 July 31 through September 16 from 8:00 am to 5:00 pm. Information and appeal forms are also available on our website at www.summitcounty.org. The appeal deadline is September 16, 2013 at 5:00 PM, MDT. All appeal applications and evidence must be received prior to that time.

Please report any change of address to: Summit County Recorder, (435) 336-3264. If this property has sold, please forward this notice to the new owner. Tax notices will be mailed prior to November 1, 2013.

THIS DOES NOT INCLUDE TAX CREDITS, CIRCUIT BREAKERS, OR ABATEMENTS

To the Council

November 20, 2013

Re: FT-A, Atkinson

Primary residency change

Gentlepersons:

As part of an ongoing effort to comply with County Ordinance #319 in that all properties receiving the Residency Exemption have a request on file, we sent the request in Nov. 2012, then again in April 2013, indicating if we did not hear from the property owner, they would be removed from receiving the exemption. This was done and in August 2013, the disclosure notice (with the large yellow insert) was sent indicating the change and the difference in taxes, no appeal was made at that time. Upon receipt of the tax bill, the property owner contacted the County and numerous others to question what happened to raise her taxes nearly double. When it was explained to her about the due dates and required forms she indicated she remembers the form and the questions.

We have not received, to date, any requested form whether early, late or on time and as a side note, we do not throw anything away until fully processed and then probably not.

It is the recommendation of this office that in order to maintain equity and fairness to the other taxpayers who we have denied under similar circumstances that their request be denied.

Steve Martin, Assessor

DAVID R. BRICKEY COUNTY ATTORNEY



Criminal Division

JOY NATALE
Prosecuting Attorney

MATTHEW D. BATES
Prosecuting Attorney

RYAN P.C. STACK
Prosecuting Attorney

Summit County Courthouse \$ 60 N. Main \$ P.O. Box 128 \$ Coalville, Utah 84017
Telephone (435) 336-3206 Facsimile (435) 336-3287
email: (first initial)(last name)@summitcounty.org

Civil Division

DAVID L. THOMAS
Chief Deputy

JAMI R. BRACKIN
Deputy County Attorney

HELEN E. STRACHAN
Deputy County Attorney

To: Summit County Council
From: Helen Strachan, on behalf of
Summit County Council and Summit County Animal Control
Date: December 4, 2013
Meeting Date: December 11, 2013
Re: Resolution to Support the Yellow Dog Project

Several months ago, the Summit County Council, created a “leash law task force” to address the myriad issues surrounding the leashing (or lack thereof) of dogs and to provide the Council with some direction and recommendations with respect to this issue. The task force is still working hard to come up with recommendations and will be prepared to bring those recommendations to the Council some time in the new year.

In the meantime, you may recall that local resident Annie Ellis approached the County Council about a program she is passionate about known as the Yellow Dog Project. The Yellow Dog Project is a worldwide campaign designed to educate the public and dog owners about those dogs that need distance for a number of reasons (dogs in training, aggressive dogs, dogs with fear issues, dogs who are recovering from surgery, etc...). The idea is that dog owners outfit their animal with a yellow scarf that serves as a caution to others that the dog may need some extra distance. More information about the program from the website is attached to this report. Ms. Ellis will be present to answer any questions.

The Yellow Dog Project does not conflict with our current Summit County Animal Control regulations. Please bear in mind, however, that the program is not regulatory in the sense that we are not adopting it by ordinance or requiring pet owners to outfit their animals with a yellow scarf if they need extra distance. It is simply a public outreach program and a way to minimize conflicts on our trails, in our parks, and elsewhere.

The program has received support from around the community. In May, Park City Municipal adopted its own resolution. Local animal clinics have shown their support, including providing signage costs and production of yellow handkerchiefs. Local, interested nonprofits such as Mountain Trails Foundation have expressed their support for the program as well.

Summit County Animal Control is in support of the Yellow Dog Project. Ms. Ellis is asking Summit County to show its support for the Yellow Dog Project by adopting a resolution, which is attached to this report.

The Yellow Dog Project

About

The Yellow Dog Project is a global movement for owners of dogs that need space. It hopes to educate the public and dog owners to identify dogs needing space, promote appropriate contact of dogs and assist dog parents to identify their dog as needing space.

Yellow Dogs are dogs who need space - they are not necessarily aggressive dogs but more often are dogs who have issues of fear; pain from recent surgery; are a rescue or shelter dog who has not yet had sufficient training or mastered obedience; are in training for work or service; are in service; or other reasons specific to the dog. Here's a list of what a yellow dog is NOT.

The Yellow Dog Project seeks to educate appropriate ways to approach or make contact with a dog with permission of a dog owner only, whether or not a dog is a "yellow dog". They also seek to promote the use of yellow ribbons to identify yellow dogs needing extra space.

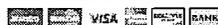
As a not for profit organization, all of the monies raised/donated are used to buy more material for ribbons, t-shirts for representatives, and posters for display.

The Yellow Dog Project encourages people to find their local positive reinforcement trainer and look for programs to help their pets. From Grisha Stewarts "Behaviour Adjustment Training" to fearfuldogs.com; Victoria Stillwell to Karen Pryor; Ian Dunbar to Dr. Sophia Yin; and beyond - The Yellow Dog Project encourages all forms of positive training to help yellow dogs.

[Download the Press Release](#)

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Donate



IN THE NEWS

Washington Times - May 2013
 USA Today - March 2013
 Examiner - March 2013
 Fox 8 - March 2013

ONLINE

Solo - Jun 2013
 Netherland News - April 2013
 Post Record - April 2013
 Jazelbe - March 2013
 PetLynx InfoStream - February 2013
 Leash And Paws - February 2013
 Fox Record - April 2013
 Online Canine - November 2012
 Global Animal - October 2012

Article by Hari Hyslop

AUDIO/VIDEO

Early Edition (29:18) - May 2013
 The Morning Blend (1:15) - Feb 2013
 The Weekend Edition - Feb 2013

The Yellow Dog Project

Contact: Tara Palardy

FOR IMMEDIATE RELEASE

Tel. (403) 872-5686

Email: info@theyellowdogproject.com

The Yellow Dog Project is a global movement for owners of dogs that need space. It hopes to educate the public and dog owners to identify dogs needing space, promote appropriate contact of dogs and assist dog parents to identify their dog as needing space.

Yellow Dogs are dogs who need space - they are not necessarily aggressive dogs but more often are dogs who have issues of fear; pain from recent surgery; are a rescue or shelter dog who has not yet had sufficient training or mastered obedience; are in training for work or service; are in service; or other reasons specific to the dog.

The Yellow Dog Project seeks to educate appropriate ways to approach or make contact with a dog with permission of a dog owner only, whether or not a dog is a "yellow dog". They also seek to promote the use of yellow ribbons to identify yellow dogs needing extra space.

The Yellow Dog Project was started by Tara Palardy; a dog trainer in the city of Red Deer, Alberta, Canada. In a statement to supporters, she said, "I started to teach owners how to deal with their yellow dogs and that's where this whole thing started - locally." She is also the manager of a dog daycare in the same city; volunteers every Sunday to the Central Alberta Junior K9 Club; and provides dog walking services.

About the project Tara says, "I had no idea thousands of people would join. I figured some friends, other trainers...but nothing global. And Surprise! Here we are."

###

The Yellow Dog Project can be found via their website <http://www.theyellowdogproject.com>, their Facebook social media page "The Yellow Dog Project", their Twitter account @yellowdogproj, and by email info@theyellowdogproject.com

History

My name is Tara, and I started The Yellow Dog Project in Red Deer, Alberta, Canada. I am a positive reinforcement trainer and ran into a number of clients who complained about people approaching their dogs, kids getting too close to their nervous dog, or even puppies who jump all over people. These people needed something to help identify their dogs as not being approachable, or needing a moment of training before being approached.

Although not the FIRST Yellow Dog idea (I had seen two posters previously on Facebook, one from Gulahund and one from a pitbull advocacy site), We are THE Yellow Dog Project. We introduced our page to 250 of my friends and clients on September 13, 2012, and 6 months later, we have 15k+ followers on the Facebook page alone. We also put up our website, and subsequently had requests for translations. Our original poster was created by Lili Chin of www.doggiedrawings.net and has been translated more than 20 times!

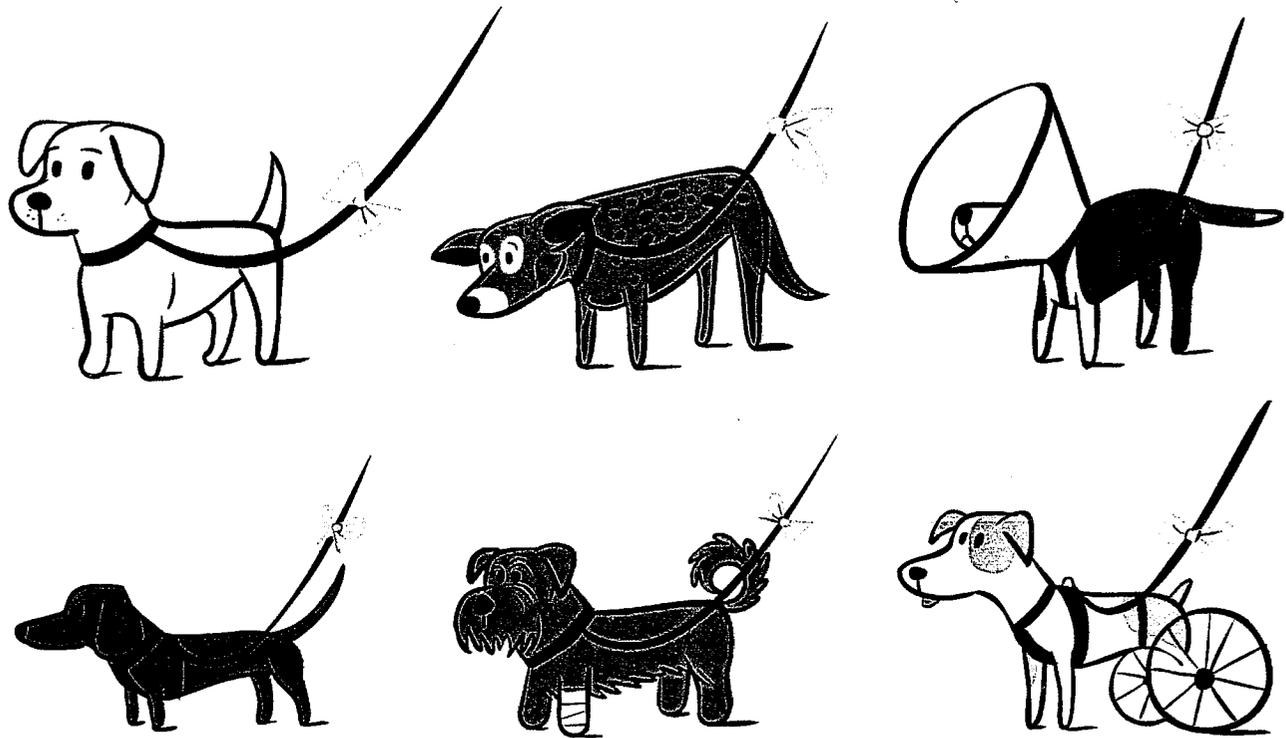
We began producing our ribbons in late January 2013, after multiple colour trials. While we encourage people to use their own materials, like ribbon, duct tape or poop bags, we have had numerous requests for a standard yellow ribbon.

As a not for profit organization, all of our monies raised/donated are used to buy more material for ribbons, t-shirts for our representatives, and posters for display.

We encourage people to find their local positive reinforcement trainer and look for programs to help their pets. From Grisha Stewarts "Behaviour Adjustment Training" to fearfuldogs.com; Victoria Stillwell to Karen Pryor; Ian Dunbar to Dr. Sophia Yin - we encourage all forms of positive training to help yellow dogs.

THE YELLOW DOG PROJECT.com

If you see a dog with a **YELLOW RIBBON** or something yellow on the leash, **this is a dog who needs some space.** Please do not approach this dog with your dog. Please maintain distance or give this dog and his/her person time to move out of your way.



There are many reasons why a dog may need space:

HEALTH ISSUES

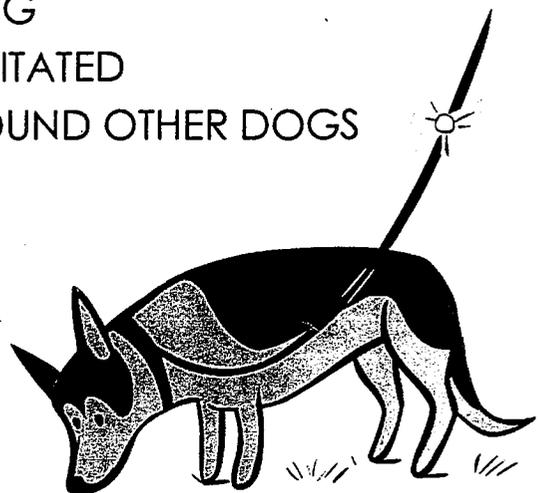
IN TRAINING

BEING REHABILITATED

SCARED OR REACTIVE AROUND OTHER DOGS

THANK YOU!

Those of us who own these dogs appreciate your help and respect!



**SUMMIT COUNTY, UTAH
RESOLUTION NO. 2013-21**

**RESOLUTION RECOGNIZING THE “YELLOW DOG PROJECT”
AWARENESS PROGRAM**

WHEREAS, at Summit County it is vital that we protect the health, safety and welfare of our residents and visitors alike; and

WHEREAS, Summit County provides animal control services to the entire County and, as part of that service, strives to educate and inform the public wherever possible to minimize conflicts in the community between dogs and others; and

WHEREAS, the Yellow Dog Project is a well-recognized community outreach and educational project designed to educate the public and dog owners about those dogs that need distance; and

WHEREAS, the Yellow Dog Project is in line with Summit County’s desire to maintain a safe and peaceful community;

NOW, THEREFORE, BE IT RESOLVED, that we, the Summit County Council, do hereby proclaim its support for and recognition of the Yellow Dog Project. This Resolution shall take effect immediately upon its adoption.

APPROVE, ADOPTED, AND PASSED and ordered published by the Summit County Council, this _____ day of December, 2013

SUMMIT COUNTY COUNCIL, SUMMIT COUNTY, UTAH

By: _____
Claudia McMullin, Chair

Councilor Carson voted _____
Councilor Armstrong voted _____
Councilor McMullin voted _____
Councilor Ure voted _____
Councilor Robinson voted _____



MEMORANDUM:

Date: December 11, 2013

To: Council Members

From: Annette Singleton

Re: Mountain Regional Water Special Service District Administrative Control Board

Reappoint Brett Mickelson to the Mountain Regional Water Special Service District Administrative Control Board. Brett's term to expire December 31, 2017.

COMMUNITY DEVELOPMENT

- The department received 11 new building applications and 7 new planning applications this past week as follows:

NEW BUILDING PERMITS November 27 – December 4, 2013

Number	Full Address	Description
2013-1638	4119 WORTHINGTO DR	Remove existing furnace and install new furnace
2013-1640	183 No Address on File	Solar PV
2013-1641	1459 RIO GRANDE RD West	Replace Heater
2013-1642	224 WHITE PINE CANYON RD	Basement Finish
2013-1644	1389 CENTER DR	TI/ Assemble
2013-1645	2914 QUICK DRAW	Single Family Dwelling
2013-1646	2902 QUICK DRAW	Single Family Dwelling
2013-1628	1626 UINTA Way	Online Commercial Small
2013-1639	7316 WHILEAWAY RD W RD North	Sunroom
2013-1643	1964 SPLENDOR VALLEY RD	Lot 9 Kamas East
2013-1647	6864 SADDLE CT	Small remodel

**Planning Applications
November 21 – December 4, 2013**

Project Number	Description
2013-790	Jimmy Johns Banner Sign Permit VKJ-SPA-1A 1626 Uinta Way B-3
2013-791	White Investments Ag Exempt Ag Exempt PP-93 & PP-93-A SR224 & Bobsled Blvd
2013-792	Henshaw LOR Lot of Record CD-2253-A
2013-793	Gibbons/Pace Ag Protection Ag Protection NS-125-G, NS-127, NS-139, NS-145, NS-145-A, NS-147, NS-147-B, NS-151, NS-152-4, NS-153, SS-182
2013-794	Williams Family Heritage Ranch Ag Protection Ag Protection WIIIFAM 1,2,3,4,5, WILFAM-AGR, NS-215-A, NS-223, NS-226, NS 229
2013-795	Silver Creek Woodside LOR Garrett Seely Lot of Record SLI9, SLI9B Silver Creek
2013-796	Pizza Hut Sign Bob Harman/20th Century Lights Sign Permit KJCC 1680 West Ute Blvd Unit B

Respectfully Submitted, Patrick Putt
Community Development Director

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, NOVEMBER 13, 2013
COUNCIL CHAMBERS
COALVILLE, UTAH

PRESENT:

Chris Robinson, Council Vice Chair
Kim Carson, Council Member
Roger Armstrong, Council Member

Robert Jasper, Manager
Anita Lewis, Assistant Manager
Dave Thomas, Deputy Attorney
Karen McLaws, Secretary

In the absence of Chair McMullin, Vice Chair Robinson assumed the chair.

CONVENE AS THE GOVERNING BOARD OF ECHO SEWER SPECIAL SERVICE DISTRICT

Council Member Carson made a motion to convene as the Governing Board of the Echo Sewer Special Service District. The motion was seconded by Council Member Armstrong and passed unanimously, 3 to 0.

The meeting of the Governing Board of the Echo Sewer Special Service District was called to order at 3:10 p.m.

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2013-15, A RESOLUTION OF THE COUNTY COUNCIL ACTING AS THE GOVERNING AUTHORITY OF THE ECHO SEWER SPECIAL SERVICE DISTRICT AUTHORIZING AN ASSIGNMENT RIDER BETWEEN UNION PACIFIC RAILROAD, THE ECHO SEWER COMPANY, AND THE ECHO SEWER SPECIAL SERVICE DISTRICT TO ASSIGN THE ECHO SEWER COMPANY'S RIGHTS ACROSS RAILROAD LANDS TO THE DISTRICT; AND AUTHORIZING THE DISTRICT TO ACQUIRE THE ASSETS AND LIABILITIES OF THE ECHO SEWER COMPANY AND TO ENTER INTO AND EXECUTE A SEWER SYSTEM TRANSFER AGREEMENT TO TRANSFER THE SYSTEM ASSETS AND LIABILITIES FROM THE ECHO SEWER COMPANY TO THE DISTRICT AND RELATED MATTERS

Eric Johnson, Bond Counsel for the Echo Sewer Special Service District, explain that this action would transfer all of the assets, rights-of-way, and everything the Sewer District will need in order to construct the project and operate the system to the Echo Sewer Special Service District.

Vice Chair Robinson confirmed with Deputy County Attorney Dave Thomas that he made the changes to the resolution requested by Vice Chair Robinson.

Board Member Carson made a motion to approve Resolution No. 2013-15, a resolution of the County Council acting as the Governing Authority of the Echo Sewer Special Service District authorizing an assignment rider between Union Pacific Railroad, the Echo Sewer Company, and the Echo Sewer Special Service District to assign the Echo Sewer Company's rights across railroad land to the District; and authorizing the District to acquire the assets and liabilities of the Echo Sewer Company and to enter into and execute a sewer system transfer agreement to transfer the system assets and liabilities from the Echo Sewer Company to the District, and related matters. The motion was seconded by Board Member Armstrong and passed unanimously, 3 to 0.

CONSIDERATION AND POSSIBLE APPROVAL OF AN EASEMENT DEED GRANTING USE OF THE LAND FOR PART OF THE PHYSICAL SYSTEM; ECHO COMMUNITY AND HISTORICAL ORGANIZATION INCORPORATED AS GRANTOR, AND ECHO SEWER SPECIAL SERVICE DISTRICT AS GRANTEE

CONSIDERATION AND POSSIBLE APPROVAL OF AN EASEMENT DEED GRANTING USE OF THE LAND FOR DELIVERY OF POWER TO THE SYSTEM; ECHO COMMUNITY AND HISTORICAL ORGANIZATION INCORPORATED AS GRANTOR, AND ECHO SEWER SPECIAL SERVICE DISTRICT AS GRANTEE

CONSIDERATION AND POSSIBLE APPROVAL OF AN AGREEMENT FOR AN EASEMENT FOR THE CONSTRUCTION AND USE OF A CULVERT BETWEEN ECHO DITCH COMPANY AND ECHO SEWER SPECIAL SERVICE DISTRICT

Board Member Armstrong made a motion to approve an easement deed granting use of the land for part of the physical system, Echo Community and Historical Organization Incorporated as Grantor and Echo Sewer Special Service District as Grantee; and to approve an easement deed granting use of the land for delivery of power to the system, Echo Community and Historical Organization Incorporated as Grantor and Echo Sewer Special Service District as Grantee; and to approve an agreement for an easement for the construction and use of a culvert between Echo Ditch Company and Echo Sewer Special Service District. The motion was seconded by Board Member Carson and passed unanimously, 3 to 0.

Mr. Johnson reported that the Sewer Company will take action next week on its side of the agreements, and the notices inviting bids will go out this month and be opened the first part of December. They are scheduled to close on the financing the third week of December and to transfer everything at that time.

DISMISS AS THE GOVERNING BOARD OF THE ECHO SEWER SPECIAL SERVICE DISTRICT

Board Member Carson made a motion to dismiss as the Governing Board of the Echo Sewer Special Service District and to convene as the Summit County Council in regular session. The motion was seconded by Board Member Armstrong and passed unanimously, 3 to 0.

The meeting of the Governing Board of the Echo Sewer Special Service District adjourned at 3:20 p.m.

REGULAR MEETING

Vice Chair Robinson called the regular meeting to order at 3:20 p.m.

- **Pledge of Allegiance**

CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE #821 REGARDING THE REZONING AND DESIGNATING THE UTAH OLYMPIC PARK SPECIALLY PLANNED AREA AS APPROVED ON MARCH 14, 2012, BY THE SUMMIT COUNTY COUNCIL

Vice Chair Robinson noted that this is a clean-up item. On March 14, 2012, the County Council approved the rezone, but an ordinance was not enacted at that time.

Council Member Carson made a motion to approve Ordinance #821 amending the Snyderville Basin Zoning Map to rezone the Utah Olympic Park and designate it as a Specially Planned Area. The motion was seconded by Council Member Armstrong and passed unanimously, 3 to 0.

CONSIDERATION AND APPROVAL OF RESOLUTION 2013-16, A RESOLUTION AUTHORIZING AN EASEMENT FROM THE COUNTY TO THE ECHO SEWER SPECIAL SERVICE DISTRICT FOR LAND FOR WASTEWATER TREATMENT AND RELATED MATTERS

Mr. Thomas explained that this item should be withdrawn from the agenda and will be addressed by the County Manager.

MANAGER COMMENTS

There were no Manager comments.

COUNCIL COMMENTS

Council Member Carson reviewed the items on the calendar for next week's meetings.

CLOSED SESSION

Council Member Carson made a motion to convene in closed session to discuss litigation. The motion was seconded by Council Member Armstrong and passed unanimously, 3 to 0.

The Summit County Council met in closed session from 3:25 p.m. to 4:05 p.m. for the purpose of discussing litigation. Those in attendance were:

Chris Robinson, *Council Vice Chair*
Kim Carson, *Council Member*
Roger Armstrong, *Council Member*

Robert Jasper, *Manager*
Dave Thomas, *Deputy Attorney*

Council Member Armstrong made a motion to dismiss from closed session to discuss litigation and to reconvene in regular session. The motion was seconded by Council Member Carson and passed unanimously, 3 to 0.

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

Council Member Carson made a motion to convene as the Governing Board of the Mountain Regional Water Special Service District. The motion was seconded by Council Member Armstrong and passed unanimously, 3 to 0.

The meeting of the Governing Board of the Mountain Regional Water Special Service District was called to order at 4:05 p.m.

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2013-17 MRW, A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (TAX PARCEL NUMBER: PP-38-C-3)

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2013-18 MRW, A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (TAX PARCEL NUMBER: PP-39)

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2013-19 MRW, A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (TAX PARCEL NUMBER: PP-38-C)

General Manager Andy Armstrong explained that these three parcels basically comprise the Discovery CORE project, and the Administrative Control Board has forwarded a positive recommendation to the Governing Board for annexation of these three parcels. He explained that approval of these annexations is necessary in order to provide water service for this property.

Board Member Armstrong made a motion to approve Resolution No. 2013-17 MRW, a resolution annexing certain real property to the Mountain Regional Water Special Service District (Tax Parcel Number: PP-38-C-3); to approve Resolution No. 2013-18 MRW, a resolution annexing certain real property to the Mountain Regional Water Special Service District (Tax Parcel Number: PP-39); and to approve Resolution 2013-19 MRW, a resolution annexing certain real property to the Mountain Regional Water Special Service District (Tax Parcel Number: PP-38-C). The motion was seconded by Board Member Carson and passed unanimously, 3 to 0.

DISMISS AS THE GOVERNING BOARD OF THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT AND RECONVENE AS THE SUMMIT COUNTY COUNCIL

Board Member Armstrong made a motion to dismiss as the Governing Board of the Mountain Regional Water Special Service District and to reconvene as the Summit County Council in work session. The motion was seconded by Board Member Carson and passed unanimously, 3 to 0.

The meeting of the Governing Board of the Mountain Regional Water Special Service District adjourned at 4:10 p.m.

WORK SESSION – BUDGET PRESENTATIONS

Vice Chair Robinson called the work session to order at 4:10 p.m.

- **North Summit Fire Service District**

Kenneth Smith, Chief of the North Summit Fire District, discussed a tanker fire that had occurred that morning and explained that, because of the Fire District's quick response, they were able to avert a disaster. He explained that with the funding available to them they avert fires, educate the public, do training, and acquire the proper equipment to respond to emergencies. He noted that 54 miles of interstate highway runs through the North Summit Fire District, and they must be prepared to respond to hazmat situations. He stated that the Fire District consists of volunteers who are very dedicated to responding to emergencies.

Council Member Carson asked why charges for services is dropping to \$7,000 from \$34,800. Chief Smith explained that they budget that item low, because it depends on how much reimbursement they get from other agencies. The reason it was so high this year was because of reimbursement from the State for the Rockport fire. He explained that most of the reimbursements they receive are for wildfires. Council Member Carson asked about the capital outlay budget. Chief Smith explained that they would like to purchase a UTV to get to remote areas when there are lightning strikes. He explained that their brush truck in Coalville is quite old and needs a new chassis and components to repair it. Council Member Armstrong commented that he had a conversation with Fire Marshall Bryce Boyer, who confirmed that it would be very helpful to have a UTV. Chief Smith explained that they should be able to get good all-season use out of a UTV.

Vice Chair Robinson asked about the lease proceeds and contribution from the general fund. Chief Financial Officer Mark Robertson explained that they purchased two fire trucks, and the Henefer truck will be paid off in 2014. They also bought generators for the three fire stations and remodeled the Coalville fire station. He clarified that the engines were purchased on a lease-purchase arrangement.

- **Park City Fire Special Service District**

Eric Hales with the Park City Fire Special Service District noted that they cover 110 square miles and have 78 full-time fire fighters and administrators. He stated that things are progressing well under Chief Hewitt, and they currently have 26 personnel per day in seven fire stations. They have seven new recruits coming on who will fill some current vacancies and add one person at Station 38. In 2012 the District answered 5,700 calls, the majority of which were emergency medical calls, and fire is a very small portion of what they do.

Council Member Carson asked if the Fire District is seeing an increase in alarm calls. Mr. Hales replied that there are a large number of alarm calls due to the number of secondary homes and businesses, and as more people come to the community, the call volume increases.

Mr. Hales noted that their calls now increase in the summer, whereas in the past calls decreased in the summer season. He explained that when they are not responding to calls, they train for fires and rescues. He noted that their budget has increased slightly each year, and the South Summit Ambulance District is also incorporated into their budget in 2014.

Bill Pyper with the Fire District reviewed the 2014 budget and stated that part of the reason for the increase in the budget is an increase in health care costs and contributions to the health savings plan. He noted that they try to replace one apparatus each year, which is shown in the capital outlay budget. He stated that most of their revenue comes from property taxes and ambulance fees.

Council Member Armstrong asked how much of the budget is attributable to taking over the South Summit Ambulance District. Mr. Pyper replied that it is about \$240,000. The Council Members and Mr. Pyper discussed the compensation and benefits package for Fire District employees. Vice Chair Robinson expressed frustration that the Council does not have information about the Fire District's revenues, only their expenditures, and requested that they e-mail information regarding their revenues to the Council Members.

County Manager Bob Jasper explained that he had asked the departments to provide more of a broad brush overview of what is happening in their departments rather than detailed budgets like they have in the past.

- **Introduction of County expenditures; Matt Leavitt, Auditor's Office**

Matt Leavitt with the Auditor's Office reviewed the County expenditures and focused on the \$43.5 million in the municipal and assessing and collecting funds, which fund most of the County departments. That \$43.5 million represents a 2.5% increase over last year's budget and about a 6.5% increase over the 2012 audited actual expenditures in the operating fund. He provided a pie chart showing how the money was spent by department in 2012 on a percentage basis, a chart showing what was proposed in 2013, and one showing what is proposed for 2014. He explained that part of the increase in other departments in 2013 was due to the Council's decision to delay spending \$1.4 million in municipal services pending the tax increase. He explained that a net of four additional full-time positions are proposed in the 2014 budget and described the proposed additional positions. He also noted that three part-time positions have been proposed, and he discussed the need for those positions. He reviewed the proposed

expenditure items, which will be more than 10% higher than the previous year, and explained the reason for those increases. He also reviewed areas where the expenditures will decrease in 2014.

Mr. Leavitt explained that the instructions the departments were given for making their presentations was to report on the services they provide, to whom they provide those services, well they did that in 2013, and what they plan to do in 2014. They were not asked to provide their budget information in detail. He also distributed copies of the budget line item detail showing estimated 2013 and Manager's recommended budget for 2014.

- **Administration, including Council, Seniors, Fair, Economic Development, and Sustainability**

Assistant Manager Anita Lewis presented the administrative budget and explained that their goal is to assist the departments in moving forward with their strategic goals and plans. She stated that they have also worked to improve the granting process, which is now working better. She stated that Administration's priorities for next year are to see all of the Council's goals accomplished, with appropriate policies adopted. She reviewed the Council's mission statement and vision statement, their successes in meeting their goals in 2013, and their goals for 2014. She reviewed the seniors program and what the County is responsible for providing and additional services provided by the County beyond the core services. She also reviewed the 2014 goals for the County seniors program.

Council Member Armstrong asked Public Relations Specialist Julie Booth to do some public relations regarding senior services so people will know what services are available to them.

Ms. Lewis reviewed the mission of the Summit County Fair, the successes in 2013, and the goals for 2014, which include better utilizing the existing fairgrounds and continued efforts to find a location for new fairgrounds. She reviewed the mission statement and goals for improving the County's communications. She reviewed the goals for the County's economic diversity program and what has been accomplished in 2013 toward those goals. She reviewed the Council's goals for sustainability, the accomplishments in 2013, and the goals for 2014. She also reviewed the Historical Society accomplishments and goals.

REGULAR MEETING – (Continued)

PUBLIC INPUT

Vice Chair Robinson opened the public input.

Chris Hague asked why this meeting is being held in Coalville when the focus of the meeting involves an issue in the Snyderville Basin. He observed that it seemed to him that three out of four Council meetings that deal mostly with matters that pertain to the Snyderville Basin are held in Coalville. That requires people who have an interest in the subject to travel 20 to 25 miles to attend the meeting, which is a sustainability issue. He asked that meetings that pertain mainly to the Snyderville Basin be held in the Richins building, not in Coalville. He noted that four of the five Council Members live on the west side of the County, and it would be more convenient for the Council Members to hold the meetings in the Snyderville Basin.

Vice Chair Robinson explained that, with regard to this hearing, he tried to have the meeting moved, but it would have created a number of untoward consequences, and they could not move the meeting. He stated that, as a matter of general policy, they have tried to hold meetings in the location where there is the greatest interest. He explained that there is also a political and legal concern that Coalville is the County seat, and they try not to move the County seat to the Snyderville Basin by de facto measures. He acknowledged that this public hearing should have been scheduled for the Snyderville Basin and apologized that it was not. Their general rule is to hold one meeting a month in the Snyderville Basin to preserve Coalville as the County seat.

Mr. Hague requested that the Council consider splitting the meetings evenly between Coalville and the Snyderville Basin. He believed there is a lot more going on in the Snyderville Basin than there is on the eastern side of the County.

Insa Riepen with Recycle Utah distributed Summit County shopping bags to the Council Members. She reported that Jaren Scott is pleased with having fewer plastic bags at the landfill.

Vice Chair Robinson closed the public input.

PUBLIC HEARING AND POSSIBLE APPROVAL OF REQUEST FOR SPECIAL EXCEPTION FOR BUILDING SETBACKS, ROAD GRADE STANDARDS, RIGHT-OF-WAY STANDARDS, CURB AND GUTTER STANDARDS, AND SIDEWALK STANDARDS FOR THE DISCOVERY CORE SUBDIVISION, GLEN LENT, APPLICANT; AMIR CAUS, COUNTY PLANNER; LESLIE CRAWFORD, COUNTY ENGINEER

County Planner Amir Caus presented the staff report and provided a brief history of the Discovery CORE project. He explained that the project was approved on October 5, 2011, with the Council requiring the developer to place the development within specific bubble areas on the site to preserve viewsheds and maximize open space. He explained that the applicant is requesting an exception to the building setbacks as described in the staff report as well as an exception to the road grade standards, right-of-way standards, curb and gutter standards, and sidewalk standards required by the County Engineer's Office. He reported that notice was published in the Park Record, and notices were mailed to all property owners within 1,000 feet, and Staff has received comment expressing concern that the project was granted too much density and that the special exception request should be denied based on that.

Vice Chair Robinson noted for the record that the Council has received additional e-mails from JoAnn Funseth and Janet Mann. He confirmed with Glen Lent, the applicant, that the plan for the project has remained basically the same since it was approved.

Planner Caus provided a visual analysis of the project with the units located in the development bubbles as designated by the Council at the time of development approval. Mr. Lent explained that he created the bubble map to help resolve the viewshed concerns as the project was being considered. Planner Caus stated that Staff recommends that the Council approve the special exception regarding the setbacks as recommended in the staff report. He noted that the special exceptions being requested this evening rely on each other, and if one is denied, the others would also be inapplicable.

Leslie Crawford, County Engineer, reviewed the requested exceptions to the County Engineering Codes and Ordinances for the Discovery CORE subdivision as outlined in the staff report. The exception requests included variances in road grades at intersections, variances in right-of-way and pavement widths, driveway access to more than five residences, and a variance to the requirement that driveway access must be a minimum of 50 feet from an intersection. She reviewed the criteria for granting a special exception and stated that Staff recommended the County Council conduct a public hearing, take into consideration any public comment, and approve the special exception for this development. If they choose to deny the special exception they should make appropriate findings.

Glen Lent, the applicant, commented that the setbacks may be shorter, but every townhome would have at least an 18-foot driveway, and every single-family home would have at least a 21-foot driveway. He noted that there is a 10-foot easement from the back of curb, and they have added at least eight feet beyond that, so every townhome will have a two-car garage as well as the ability to park two cars outside the garage.

Mr. Thomas asked Mr. Lent to address the issue of snow storage. He asked where the snow would be stored with less setback and less right-of-way. Mr. Lent replied that he has worked with Staff on that issue. He noted that the easement is only 3 feet short on each side of the road, and they have 10-feet beyond the curb on both sides of the road to allow for snow storage and utilities. On the 60-foot roads, there is ample space beyond the curb, with 16 feet on both sides of the road.

Vice Chair Robinson noted that the minutes state that the split between workforce housing and market rate units was to be determined at a later time and asked what split is proposed. Mr. Lent explained that certain provisions in the Code allow them to build larger workforce units and target an AMI of 50% or less to reduce the number of units required. Each workforce unit is a larger unit, which is what the community needs, resulting in 28 affordable units, with the rest being market rate units. Council Member Armstrong asked if Mr. Lent has consulted with Scott Loomis and Mountainlands Community Housing Trust to be sure these units will meet the community's needs. Mr. Lent replied that he has been meeting with Mr. Loomis for about six years, and Mr. Loomis has always indicated that the larger the affordable housing unit, the better it would be. He stated that he has met with Mr. Loomis about three times in the last four months, and they are working on a housing agreement.

Mr. Thomas noted that the exception request seems to be based on open space visibility and hiding the development and asked if Mr. Lent could still build the project within the bubbles without a special exception. Mr. Lent replied that they would not be able to. Tom Spencer, also representing the applicant, stated that under the Hillside Stewardship (HS) standards they would not be able to build a single house. Without these exceptions, the project would be unbuildable.

Vice Chair Robinson questioned why that was not discussed at the time of the CORE approval. Mr. Lent replied that he was surprised that they had to apply for a special exception and noted that they have not changed the size of the roads since the original application. He had been under the impression that was generally accepted and part of the CORE Rezone itself. He explained that many of the standards in the HS Zone are not designed for a mountain community with clustering, and the standards he is requesting are not much different than the Town Center

standards, while the general development standards are similar to what might be seen in Sandy or Draper.

Vice Chair Robinson opened the public hearing.

Art Lang stated that he lives close to this development and believes the request for a steeper road grade would be a safety hazard. He commented that these roads might not be quite as bad as those in Summit Park, but over the years the County Council and County Commission have said they would never approve a road structure like that in Summit Park because it has been so difficult and dangerous to maintain the roads. He stated that special equipment had to be purchased in order to maintain the roads in Summit Park and asked if the County would have to have special equipment to maintain the roads in Discovery. He recalled that, in the beginning, the roads were intended to be private roads, but now that they are public roads, the County has inherited a safety and maintenance problem. He recalled that the stipulated order in the lawsuit talked about the roads being built to County standards or standards agreed to between the County and the developer, and he did not believe the special exceptions would be in the spirit of that agreement. Another issue that is important to him is that the road crosses the stream in two places, and Toll Canyon Creek is important wildlife habitat. The stipulated order indicated there would be a bridge span over that creek, and to him that means a clear spanning of a waterway, but it does not make sense to call what is proposed a span. He provided pictures of Toll Canyon Creek in the spring, when it routinely floods, and what the applicant proposes as a span across the creek. He did not believe this meets the spirit of the Code or the spirit of the stipulated order, and he believed it would damage the environment.

Chris Hague, a resident of the Trailside area, recalled that the Planning Commission recommended disapproval of this project, and the CORE Rezone was repealed during the processing of the Discovery project. He believed the Discovery project was approved by the Council based on sympathy for the developer, who had been jerked around by the Planning Department for two years. He noted that the developer has stated the project cannot go forward without these exceptions, which is a typical case where the developer comes before the Planning Commission knowing they will come back later asking for exceptions. He claimed that these issues were not part of the original application because of the problems involved in the exceptions. He believed the Planning Commission objected to this project because of the viewshed, and he did not believe it has been improved or that the proposed exceptions would enhance the project. He stated that there will be a tremendous incursion on the viewshed for traffic coming from the west on I-80 into the Snyderville Basin, and these exceptions will not improve that.

Becky Rambo stated that what they have heard tonight only reinforces that this project was a bad idea from the start, and the developer cannot even put 105 homes on the site and still meet the Code. She believed this is a matter of principle and recalled that the applicant said in many meetings that he would do what is required by the Code to address their concerns, and now he is asking for exceptions to that Code. She was surprised that the Engineering Staff had made a positive recommendation even though they say this does not meet the Code. If that is the case, she questioned why they even have a Code. She believed the applicant has had plenty of time to determine whether he could make this development viable with 105 units and requested that the Council deny the special exceptions.

Josh Mann stated that his objection is based on fairness. He recalled that someone came in from Red Hawk a couple of months ago to request an exception because his driveway was a little too steep, and he was told that he knew the rules when he came in and was forced to redo his driveway to raise or lower it by about 4 inches. In this case, if they allow all these exceptions, the Council is saying they will do it for this developer, but they are not willing to do it for the little guy. He also recalled that the Manager has said a lot of private roads want to be annexed into the service areas, but they are only 20 feet wide and do not fit what the County wants, so before they can be annexed, they have to be increased to 24 feet. He did not see how they could allow this developer to put in 20-foot roads while requiring other people to meet the 24-foot width requirement. If they think the exceptions are all right, they should make that the Code and make it fair for everyone, not give a special exception to a development just because it has been around for a long time.

Michael Milner, one of the owners of about two-thirds of the property in Discovery, stated that they have owned the property for 32 years, and the Weilenmanns have owned it longer than that. They have also had Mr. Lent under contract for five years. He believed people may be forgetting the purpose of this meeting, which is affordable housing. He stated that they went forward with this under the CORE to provide affordable housing because it was needed, and it is still needed. He explained that they will not make anything on the affordable lots; they will be provided at cost. He stated that they will be contributing real affordable housing that allows people to live here. They are accomplishing that goal as well as keeping almost 80% open space, which is almost an impossible combination, and he believed the exceptions seem very reasonable to accomplish those two goals.

Nicholas Schapper, a Trailside resident, asked whether the County is going to build a standards-based organization and apply a certain amount of common sense. He stated that this project was very controversial, and during the past five years, they have had time to do their due diligence and get everything right. When they made the deal for 105 units, no one said exceptions would be needed to get 105 units. He stated that they can either apply the standards or not, and there are exceptions to every rule, but they need to be exceptional, not simply saying they can't do the project. Anyone who has developed a piece of property would look at this land and know it would not be easy. Another thing that has always been a controversy is that, when Staff prepares a report, it has to look at both sides, not just say there are no safety issues. It should say what the consequences will be if they make the exception, because there are consequences to what the applicant is requesting. He stated that he did not see any pros and cons in the staff report; it just said it is all good. He stated that the staff report was dated November 11, which hardly gave any time for the public to review it. He asked for an analysis of the pros and cons of the special exceptions and what the impacts would be on both sides.

Art Lang read a letter from Lorin Redden, who could not attend the meeting this evening. Mr. Redden's letter reviewed the process for determining the density for this project and stated that Staff and the applicant made an incorrect assumption that 105 units is the only option for this site, not that it is the correct number. He stated that the correct procedure would have been to account for the geological site constraints, Codes, etc., and determine the appropriate number of units based on that. He believed the affordable housing would appeal to young families, but there is not enough space for children to play, and the narrow streets would create significant public safety hazards. He asked the County Council and the developer to look at the development based on site constraints and applicable codes. He did not believe the proposed

setbacks were reasonable or practical, and it was clear to him that 105 units are too many for the available space.

Cathy Rasmussen, a resident of Coalville, explained that the property for the Discovery CORE was purchased from her family and was originally transferred to her family through a U.S. Patent. She stated that they owned the property for over 100 years and have seen a lot of changes during that time. She stated that her nieces and nephews cannot afford to live in this area that they pioneered where she went to Park City High School, and her father and uncles worked in the mines. She stated that affordable housing is needed, and that is one reason this project was approved. People who have been here well over 100 years can see nothing from their property for themselves from generation to generation, and now the great-great-grandchildren cannot even afford to live there. When this project was approved based on affordable housing, she thinks that says something about the process. She encouraged the Council to approve this application for the affordable housing aspect. She believed if they are going to have affordable housing in this area, some exceptions will be needed.

Mike Weilenmann, one of the property owners, stated that they originally got the idea of building affordable housing because the County sent them a letter indicating their property was one of several possible sites that would work for affordable housing. At that point they talked to Mr. Lent and felt they were doing something to help the community. He recalled that there had also been opposition to the Weilenmann School, but he believed it was a benefit to have the two close together, and he could see a teacher buying a home in this development and being able to walk to school. With regard to a culvert in the stream, he explained that they have had a culvert in the stream ever since they purchased their property about 60 years ago, and what the developer has proposed would be better than what is there now. He explained that they are part of this community and are not planning to sell this project and move on. They want to do something that will be positive for the community.

Rob Burton, a resident of Timberline, stated that he received notice of this meeting just a couple of days ago, which was not enough time to go over the plans. Vice Chair Robinson confirmed with Mr. Burton that he received a post card because he lives within 1,000 feet of this property and stated that he believed those are usually mailed out 14 days in advance of the meeting. Mr. Burton admitted that he had just picked up his mail a few days ago, but the drawings were not available, and there was not enough time for a legitimate public comment period. He believed if there had been more time, more people would be here to refute these exceptions. He stated that the exceptions would increase the density of the population in the area, which would increase traffic. He believed it was ludicrous that the Engineering Department would say that this is safe, and the Codes are there for a reason. He did not believe a 10% slope on a road in a crowded area was safe. He questioned whether the outcome would have been different if these points had been brought up in the original consideration of this project, and he believed making these exceptions and possibly further exceptions is a slippery slope that is unacceptable to him.

Vice Chair Robinson kept the public hearing open.

Mr. Spencer stated that he did not believe anyone was trying to mislead the Council when the Discovery CORE was approved. At the time it was approved, it was a concept plan, and there was no engineering and no way for Staff or anyone else to assess what exceptions might be needed. He explained that they have just been working on the engineering over the last eight

months and have had several meetings with Staff about it. He also noted that the CORE Code indicated that, in order to achieve the objective of the CORE, it was presumed that the Council would allow exceptions to the Development Code in order to achieve those objectives. He recalled that they tried to meet as many of the existing criteria in the current Code as possible, and he found it interesting that, in areas where they need to allow for 10% road grades, the Code does not allow them. The Code allows for 10% grades in flatter zone districts, but in the Hillside Stewardship area, they only allow 8%, so there seems to be a dichotomy in the design standards. He explained that they did not just pull the numbers for the special exception request out of the air. They are all in the existing Code, but just not for this zone district. He clarified that the setbacks are very tight and not all of them meet what is in the Code.

Mr. Lent explained that the images they used in their original presentation were intended to show an open-bottomed culvert, and they agreed to span the creek with an open-bottom culvert. He stated that their wetlands consultant suggested that the Army Corps would want the culverts that are put on the side for the health of the downstream wetlands. That was explained thoroughly to the attorney for the CAGE group, and the construction was agreed to through the stipulation order. He explained that the setbacks are very similar to those in Bear Hollow. He suggested that, if the Council feels strongly about clustering and preserving viewshed corridors, they come up with a new standard. He stated that these standards are not unusual for a higher density development.

Council Member Carson expressed concern about snow removal and stated that she believed these changes would exacerbate that issue. She expressed concern that snow might end up back on the public road and impede walkability and transportation. Mr. Lent explained that these standards are the same ones they have proposed all along. In talking with the engineers, they felt a minimum of 10 feet past the curb was needed for snow storage. They originally asked Red Barn, which does snow removal for Bear Hollow, to review the plans, and they issued a letter saying that the Discovery standards were acceptable and could be met. Ms. Crawford explained that they have had discussions about snow storage and reviewed the plans, and Engineering believes there is adequate space for snow storage. Mr. Spencer explained that even on the narrowest roads they are using the 44-foot right-of-way standards for Resort Centers that allows for snow storage behind the curb. Mr. Lent noted that, in working with the engineers, they actually moved some of the roads to accommodate the snow storage.

Council Member Carson recalled that part of the CORE requirements involved walkability and transit and that there were some issues with the transportation plan. She asked how these changes would affect walkability and access to transportation. Mr. Lent stated that he believes this development makes the whole community more walkable. They will extend the Millennial Trail through the project and provide a trailhead for the Recreation District. He noted that the Toll Canyon open space has limited access, and they are working with the Recreation District on donating 40 acres at the back of the project and an easement to the Toll Canyon property. The Mid-Mountain Trail will also ultimately come down to this project through the Toll Canyon purchase. They also have internal sidewalks throughout the project, and the emergency access road will be plowed so they can allow people to use it as a pedestrian trail. Will Pratt with the Snyderville Basin Recreation District indicated the 40-acre parcel being donated by the Discovery project and the access from Kilby Road to the open space parcel. He also indicated that the Millennium Trail is scheduled to be completed between I-80 and Kilby Road, which is

not on the Discovery parcel. They will also need to request space on the bridge for the trail because of wetland requirements.

Council Member Armstrong explained that they are not here to revisit the approval of the Discovery CORE project; the developer has come to ask for a special exception. He commented that special exceptions should be special, with some overriding unique issue that needs to be addressed, and they are in danger every time they see a special exception request of it not being unique. He explained that the Council has tried to establish that there is a Development Code and that they want to stick with it, and special exceptions really should be special. He stated that he was disappointed in the analysis in the staff report of the factors looked at in granting special exceptions, because he has no idea what the unique or equitable elements are in this circumstance. As they look at the requests being made by the developer for a variance in the standards and ordinances, he would like to understand why they exist in the first place. He stated that comparing the zoning established for this project to the Resort Center and Town Center Zones is not helpful, because this is a different area, a hillside area, and he would like to know the purpose of the standards for this area. Ms. Crawford replied that they were established for the health, safety, and welfare of the public. Council Member Armstrong noted that this area is on a north slope with snow for substantial periods of the year. He asked about the purpose of the road width standards. Ms. Crawford replied that they provide for safety and snow storage and room for cars and pedestrians to travel. Council Member Armstrong stated that he did not believe those safety factors are arbitrary and asked about the standard for the number of units per driveway. Ms. Crawford replied that is for fire safety and for emergency vehicles to access the homes. She reported that they discussed this with Fire Marshall Scott Adams, who indicated that they could have access to seven units if they would provide a turnaround or hammerhead. Council Member Armstrong asked about the purpose of the restriction regarding driveway distance from intersections. Ms. Crawford replied that it is so cars will not back out onto roadways where other cars are turning and to keep cars backing out as far from the intersection as possible. The standard is 50 feet, and the applicant is asking for as close as 10 feet from the intersection.

Council Member Armstrong asked about the setback requirements. Planner Caus stated that he does not have the background on the setbacks, but this amount of density could not meet the zone-required standards. Council Member Armstrong suggested that they determine why they have standards in place and whether the exception creates a problem with respect to what the standard was designed to protect from or to do and whether there will be a problem if the standard is not met, and that is how the analysis should be done. He asked if Staff has done an analysis of what impacts narrowing the road will have on emergency vehicles, snow plows, and school buses and asked if street parking would be allowed. Ms. Crawford replied that no street parking will be allowed, snow plows will be able to function, and they have not talked about school bus access to the area. She stated that one reason she believed the road standard exceptions do not present a health and safety concern is that she was told the speed limit would be 15 mph. She noted that the main road has a 24-foot pavement width with a 50-foot right-of-way, and that is what most people will travel on. She was also told initially that these roads would be private roads, and now the developer is asking the County to take over the roads. From a health, safety, welfare standpoint for private roads, Engineering does not have a problem with the roads, but they do not meet County standards. Council Member Armstrong commented that he would find it very difficult to drive 15 mph.

Council Member Armstrong stated that he believed the developer had indicated that there was not another mix of housing or configuration they could develop within the bubbles that were approved. Mr. Lent explained that there was another bubble area on the south side of the creek, but they felt that area needed to be preserved. It is by the trailhead, and there is some significant slope on it which would make it difficult to develop. He believed there might be some savings if they develop only townhomes, but they would prefer not to do that. He stated that they never anticipated that there would not be a single-family element to this development. He stated that the biggest problem is the road grades, and developing roads at 8% would require a substantial amount of cuts and fills in the hillside, which he did not believe anyone would want to see. There would have to be a fair amount of retaining walls, and the bridges would be very high. Council Member Armstrong stated that he assumed there would be a fair number of children in the workforce housing units and expressed concern about setbacks in areas where children might congregate and play. He asked how the children would move around this development and if the developer has done an analysis of whether this is safe for children. Mr. Lent explained that the planners and architects designed this development to be a community, to make it walkable, and with a park. He noted that some of the smaller road widths are essentially alleys that are being built to road standards. He explained that there is also a whole network of trails on the open space. He indicated the sidewalks proposed within the development.

Council Member Carson expressed concern that these things were not brought up when the project was approved. She agreed that they need to know why the standards were put in place and stated that one of the Council's biggest charges is to protect the public's health, safety, and welfare. Mr. Lent suggested that the Council look at some locations where there are 10% slopes. Council Member Carson stated that she would also like Scott Loomis's input.

Council Member Armstrong asked about the pricing on the affordable units. Mr. Lent replied that it is anticipated that they would be between \$200,000 and \$260,000.

Vice Chair Robinson stated that he is disappointed that they had all these iterations of units and locations and agreed on the bubbles and certain density. He noted that one condition of approval for the CORE Rezone was that it would not be recorded and effective unless and until the associated major development is granted approval. He asked if the CORE said they would waive the other requirements in the Code. He believed the developer should have known whether what he proposed would meet the Code and should have raised that issue at the time. He questioned whether the outcome would have been the same if the Council had known that. He also asked why they have these standards and commented that everyone might like a lesser side yard or to not provide a hammerhead or make other exceptions to the Code. He expressed frustration that they are at this point and getting all these exception requests. He believed many of the special exception requests are predicated on the County owning the roads. The County has not been inclined to approve public or private roads that do not meet County standards, because over the years developers have built private roads and eventually the property owners want the County to take care of the roads when they start to fall apart, and they do not want to perpetuate that. He noted that the settlement agreement states that the road will be offered to the County and asked what that means. Mr. Lent explained that was a request of the CAGE group. He thought they were doing the better thing by not making the roads private and not putting that burden on the HOA in an affordable housing project. He stated that he would prefer that they be County roads.

Vice Chair Robinson asked if a County road could have 20 feet of asphalt. Ms. Crawford replied that they could not; the Code requires that all roads be 24 feet wide. She explained that the Code does not have dimensions for private roads. Vice Chair Robinson asked about setbacks. Planner Caus explained that the Planning Department does not distinguish between private and public roads as far as setbacks are concerned. If no right-of-way is identified, in most zones the setback requirement is 55 feet from the center line of the road. Otherwise the setbacks are 30 feet from the right-of-way and 12 feet for side yards. Mr. Lent asked how Bear Hollow was approved. Mr. Thomas replied that Bear Hollow was one of the County's first Specially Planned Areas. Vice Chair Robinson explained that they should have been having these discussions as part of the original approval. Mr. Lent stated that he thought there was flexibility within the CORE Zone, and it was not until about three months ago that Staff sent a detailed list of what was needed, including special exceptions.

Vice Chair Robinson asked Staff and the applicant to get together and brainstorm the road issue and what exceptions are necessary while finding a way to live within the bubbles and within the Code. He stated that he did not anticipate throwing the Code out the window when he voted on the Discovery project.

Council Member Carson requested feedback from Scott Loomis and information from the service providers. She stated that she would also like illustrations of what the two grades mean.

Council Member Carson made a motion to continue this item to the first Wednesday in December at the Richins Building and to keep the public hearing open. The motion was seconded by Council Member Armstrong and passed unanimously, 3 to 0.

The County Council meeting adjourned at 8:00 p.m.

Council Chair, Claudia McMullin

County Clerk, Kent Jones

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
MONDAY, NOVEMBER 18, 2013
SUMMIT COUNTY COURTHOUSE
COALVILLE, UTAH

PRESENT:

Claudia McMullin, *Council Chair*
Kim Carson, *Council Member*
Roger Armstrong, *Council Member*
David Ure, *Council Member*

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Kent Jones, *Clerk*

Chair McMullin called the Council to order at 12:00p.m.

2014 BUDGET SESSION WITH DEPARTMENT HEADS, ELECTED OFFICIALS

The Council met with various department heads and elected officials to review 2014 budget requests, including Snyderville Basin Recreation District, Clerk, Treasurer, Recorder, Assessor Ag and Extension, Attorney, and Sheriff. The budget committee along with the Auditor and County Manager, have also forwarded their recommendations for Council review. Questions were asked and answered. No decisions were made or actions taken.

ANNUAL MEETING WITH LEADERSHIP GROUP

The Council then met with members of the 2013 Leadership Group to discuss operations of local government and answer any questions posed regarding their elected positions. After which they had a dinner social at Denise's Home Plate as a group.

All other business being completed, the Council adjourned at 6:00 p.m.

Claudia McMullin, Council Chair

Kent Jones, Clerk

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, NOVEMBER 20, 2013
SHELDON RICHINS BUILDING
PARK CITY, UTAH

PRESENT:

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

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*
Kent Jones, *Clerk*
Karen McLaws, *Secretary*

CONVENE AS THE SUMMIT COUNTY 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 1:55 pm.

CONSIDERATION AND POSSIBLE APPROVAL OF A SETTLEMENT AGREEMENT FOR THE TALISKER EMPIRE PASS HOTEL, LLC (REAL PROPERTY TAX – 0474974 HRECRC-HOTEL), TAX YEARS 2011-2015

CONSIDERATION AND POSSIBLE APPROVAL OF ORDER OF APPROVAL FOR 2012 TAX YEAR, TALISKER EMPIRE PASS HOTEL, LLC (REAL PROPERTY TAX 0474974 HRECRC-HOTEL)

CONSIDERATION AND POSSIBLE APPROVAL OF ORDER OF APPROVAL FOR 2013 TAX YEAR, TALISKER EMPIRE PASS HOTEL, LLC (REAL PROPERTY TAX – 0474974 HRECRC-HOTEL)

Deputy County Attorney Dave Thomas explained that the Montage let out a contract to start building in 2007 when the real estate market was at its peak. By the time the construction was complete and the hotel was open for business in December 2010, the bottom had fallen out of the market. The County had assessed the Montage using a cost approach based on the 2007 values of about \$216 million. By 2011 the value had dropped substantially, and by using the income approach, which is generally used for assessing commercial properties, the values were substantially lower. The 2011 values went to the State Tax Commission, and their decision was to reduce the value to \$128,700,000. The Montage also appealed the 2012 and 2013 taxes, but they had not yet been adjudicated as final by the Board of Equalization. The County held

discussions with the Montage regarding a global settlement for tax years 2011 through 2015, resulting in this proposed settlement agreement. The agreement uses the \$128,700,000 valuation determined by the Tax Commission for tax year 2011. In 2012, that value increases to \$140 million, and in 2013 the values decreases to \$137 million. He explained that the Tax Commission used the appraisals of The Pinnacle Group for 2011. The Pinnacle appraisals were \$140 million for 2012 and \$137 million for 2013, and the County agreed to those values as part of the settlement. Most appraisals the County has seen show a 3% increase in value, so they built a 3% increase into the values for 2014 and 2015, for a value of \$141,110,000 for 2014 and \$145,343,300 for 2015. He requested that the Board approve the settlement agreement and the two orders from the Board of Equalization for 2012 and 2013 that implement the settlement agreement. He explained that he and the attorney for the Montage will go to the State Tax Commission to get the final 2011 order based on the settlement agreement.

Board Member Robinson asked about the plans for refunds from the taxing entities. Mr. Thomas replied that there are three options, with each entity having the right to choose the option they prefer. The first option would be to enact a Judgment Levy with a lump sum payment, in which they would pay the full refund by December 31, 2014; the second option would be a lump sum payment option with no Judgment Levy, with the full refund being paid by January 10, 2014; and the third option is an installment payment that would allow two equal payments on July 10, 2014, and July 10, 2015. He noted that the election by the taxing entities must be made by January 10, 2014. He confirmed that all entities other than the Mosquito Abatement District and Weber Basin have been notified of the settlement and their options.

Board Member Carson commented that the economy has been quite stagnant the last few years, and it is now starting to become more active. She questioned whether a 3% increase is sufficient for the 2014 and 2015 tax years. Mr. Thomas explained that is why they only projected the values for two years. Looking at current appraisals and forecasts, it appears that 3% is being projected for the future. Board Member Robinson noted that a big jump to \$140 million in 2012 has already occurred, and he believed 3% was appropriate going up from \$137 million in 2013. He felt there needed to be some method for not having to do revaluations in 2014 and 2015. After that, both parties will have an opportunity to make their cases as to the appropriate values. Board Member Carson noted that when Talisker first appealed the value, it was rejected by the Board. County Assessor Steve Martin explained the process, clarifying that the appeal first comes to the County, and if the appellant is dissatisfied with the recommendation, it goes to the local Board of Equalization hearing officer. Board Member Carson asked if they had brought up the difference between the two appraisal approaches. Mr. Martin explained that the hearing officer brought up the idea of economic obsolescence, but neither he nor the Assessor's Office could determine what that might be at that time, and eventually the hearing officer denied the appeal. Board Member Carson questioned whether this could have been caught earlier in the process before going into the 2012 tax year. Mr. Martin explained that the Assessor's Office did not have a commercial appraiser who could review an income approach or try to find the economic obsolescence as it applied to this property. Without someone to do the income approach, the default is to use the cost approach, with the assumption that no one would build anything they could not sell for at least the investment they had in the project. The construction started at the peak of the market and was finished at not quite the trough of the economic decline, and there may have been an opportunity to catch it, but no one in the Assessor's Office had the expertise to do so.

Board Member Robinson made a motion to approve the Settlement Agreement for the Talisker Empire Pass Hotel, LLC, concerning real property tax number 0474974 HRECRC-HOTEL for the tax years 2011 through 2015. The motion was seconded by Board Member Ure and passed unanimously, 4 to 0.

Board Member Robinson made a motion to approve the Order of Approval for the 2012 tax year for the Talisker Empire Pass Hotel, LLC, concerning real property tax number 0474974 HRECRC-HOTEL. The motion was seconded by Board Member Carson and passed unanimously, 4 to 0.

Board Member Robinson made a motion to approve the Order of Approval for the 2013 tax year for the Talisker Empire Pass Hotel, LLC, concerning real property tax number 0474974 HRECRC-HOTEL. The motion was seconded by Board Member Ure and passed unanimously, 4 to 0.

DISMISS AS THE SUMMIT COUNTY BOARD OF EQUALIZATION

Board Member Robinson made a motion to dismiss as the Summit County Board of Equalization and to convene as the Summit County Council in regular session. The motion was seconded by Board Member Carson and passed unanimously, 4 to 0.

The meeting of the Summit County Board of Equalization adjourned at 2:10 p.m.

REGULAR MEETING

Chair McMullin called the regular meeting to order at 2:10 p.m.

- **Pledge of Allegiance**

NOMINATE THREE INDIVIDUALS FOR A SEAT ON THE WEBER BASIN WATER CONSERVANCY DISTRICT BOARD

Council Member Ure stated that he would like to substitute Chris Robinson's name as the second choice for nomination to the Weber Basin Board of Trustees instead of William Loughlin.

Council Member Carson made a motion to nominate David Ure as first choice, Chris Robinson as second choice, and Matthew Linden as third choice for consideration by Governor Gary Herbert to serve as Trustees on the Weber Basin Water Conservancy District Board. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0.

MANAGER COMMENTS

County Manager Bob Jasper explained that the Eastern Summit County Sewer Advisory Committee has been meeting recently to look at needs and issues on the east side of the County. He proposed setting up a meeting with the Eastern Summit County Sewer Advisory Committee, the Board of Health, the County Council, and the Snyderville Basin Water Reclamation District. He explained that they are looking at sewer options in a number of neighborhoods, and he has

asked the Planning Department to set up a public meeting where they can talk to the residents of Silver Creek regarding the sewer line going into Plat I. He reported that he met with the new Mayor of Coalville and discussed the possibility of bringing a sewer line out Hoytsville Road, and he was open to that idea. He has asked Community Development Director Patrick Putt to look at what those communities might look like in terms of planning and zoning.

Council Member Ure suggested that they also look at putting in a secondary pressurized water system through the Hoytsville valley in conjunction with a sewer line so they only tear up the roads once. Mr. Jasper noted that, once they start to put sewer and water into areas it will present development opportunities that might not otherwise exist. He wanted to let the Council and the public know before they proceed too far with those concepts.

COUNCIL COMMENTS

The Council Members discussed the Council of Governments meeting the previous evening. Council Member Carson reported that they welcomed new mayors Wade Woolstenhulme in Oakley and Trevor Johnson in Coalville. She stated that they had a presentation by Kevin Callahan on emergency management, the types of services the County can provide, and how to expedite getting funds in case of an emergency. Alison Weyher reviewed the Eastern Summit County economic development plan, and Kent Wilkerson provided an overview of the Corridor Preservation Fund and the plans for 2014. Derrick Radke presented the idea of having the cities and the County cooperatively bid out their road maintenance work to benefit from higher volume pricing. She commented that there are many advantages to them all working together.

Chair McMullin reported that she, Council Member Robinson, and Mr. Jasper met with Laynee Jones from Wasatch Summit and discussed where things stand currently, the timeline going forward, and the public role in the process. She has asked Ms. Jones to make a presentation to the entire Council after the budget hearings. She reported that she and Council Member Robinson have been meeting for the last six months with the Joint Economic Development Task Force and a presentation will be made at the next joint meeting regarding what they have accomplished and what the next steps are. She will schedule a work session with the Council before that. By the end of December they hope to have a completed economic development strategic plan for both the Snyderville Basin and Eastern Summit County, to be presented by Ms. Weyher, hopefully in December. Chair McMullin reported that she and Ms. Weyher and other representatives from the County and Park City will travel to Ogden to talk to their economic development person and take a tour of the city. She noted that Ogden has been very successful in attracting strategically identified business opportunities. Council Member Ure requested that Chair McMullin ask how much of Ogden's economic growth is tied to Hill Air Force Base and MIDA. Chair McMullin replied that she would ask that question, but she believed they would be particularly looking at economic development that is tied to outdoor recreation.

WORK SESSION – BUDGET PRESENTATIONS

Chair McMullin called the work session to order at 2:25 p.m.

- **Library**

Library Director Dan Compton explained that the purpose of the Summit County Library is to foster life-long learning and enrich lives, and everything they do has that purpose in mind. He stated that a community that places high value on education and life-long learning will be more engaged and more likely to prosper. He explained that the bookmobile provides library services to the rural areas of the County, day care centers, schools, senior centers, and homebound residents. The Library provide a diverse variety of materials for all age groups, and there are currently about 100,000 items in the collection, which circulated about 139,000 times in 2012. He reported that the library currently services just over 29,000 patrons, which is a large portion of the County. He discussed the online services available through the library and explained that those resources are available 24 hours a day and reach more people. He explained that the library provides programming for all ages and can be a great asset to the County in improving communications and engaging citizens. He commented that providing high-speed internet access is another critical service the library provides for Summit County residents. He thanked the Council for their support and explained that they have opportunities to improve and expand in the future, particularly in the Kamas area.

Mr. Jasper explained that he has included money in the budget to explore what they can do to improve the library building in Kamas.

Council Member Ure asked about the agreement with Park City. Mr. Compton explained that the agreement still exists for Summit County students to get a library card at the Park City Library. Park City has decided to fund that program for this year, and he will work with the Park City Library Director to see what they can do to expand that to citizens other than students. He noted that the computers systems for both libraries are compatible, and he has a good working relationship with the Park City Library Director. He clarified that Park City will cover the costs this year. In the past the County has contributed, but they did not in 2013, and it is not budgeted for 2014. He suggested that they reevaluate the costs, because he believes they have gone down considerably, and they either need to study the costs or come up with some other arrangement.

- **Community Development**

Chair McMullin stated that the Community Development Department is one of the highest priorities for her in the budget, and she would like to see money and positions restored, get the most they can for their money out of this department, and get the best people they can.

Council Member Carson stated that she would like to emphasize and improve community or customer service in all departments.

Community Development Director Patrick Putt stated that planners use five important words in three sentences – Why? What if? Why not? He stated that his budget has to do with the Why and the What if. He explained that his budget is not about being in a defensive mode but is about having a strategy that accomplishes their goals. He believed the best way to predict the future is to create the future, and he is committed to proving that local government can work. He stated that the Community Development Department has been on the receiving end of a lot of criticism for a long time, and they are about to change that. He believed they have been in the mode of

being permit pushers rather than being community builders and planners, and his budget is about going from reactive to proactive with people and targets.

Mr. Putt explained that their first objective is to increase service to the public and stakeholders within the organization by being able to be reached, to get information, and to respond. Another goal is to update and improve the Department's processes, because there are too many processes that create insulation and do not create the desired effects. They need Codes that are clear in their meaning and intended purpose and that streamline the process. He recalled that the Eastern Summit County General Plan was completed earlier this year, with the objective of completing the Development Code in 2014 to go with that, and he is committed to delivering a draft to the Council in the spring. Phase I of the Snyderville Basin General Plan update is ready for the Council to approve as soon as he can get it on the agenda, and they are well into the technical/research portion of Phase II of the General Plan, which will be completed in 2014 along with Development Code changes to implement it. He wants his organization to be heavily involved and take a leadership role in regional planning with Park City, Wasatch County, and other regional planning efforts. He wants to advocate for where Summit County sees itself going in the future, and this budget is designed to help them take a leadership role.

Mr. Putt provided data showing the permits issued from 2008-2013 and noted that by the end of 2013 a significant number of permits will be issued. He stated that there was a rush on permits in October. He also reviewed valuations from 2008 to 2013 and noted that current valuations exceed the height of the bubble in 2008, even though they are only three-quarters of the way through the year, which indicates that they have expensive construction going on. That also means that, although there may not be as many inspections, they are more complicated and time consuming. He presented the revenues as of October 13 and clarified that they do not include the proposed fee increases.

Mr. Putt introduced the new Planning and Zoning Administrator, Peter Barnes. In terms of the Planning Department, Mr. Putt noted that in 2013 they have already exceeded the applications in 2009, and the applications have been for significant development that is more complicated. He explained that the Planning Staff serves both Planning Commissions, the County Council, and the Board of Adjustment, and there was a spike in the needs in 2013, particularly because of the General Plan updates. He provided a graph showing the trend in the number of planners in the last few years, going from eight planners down to four in 2013. His goal is to have clear targets and a staff that is professional in nature to hit those targets, and the vehicle to accomplish that is his budget.

Mr. Putt reported that he and Mr. Jasper have recently had discussions with the Park City Homebuilders Association. As a result of those conversations, he and Chief Building Official Robert Taylor have looked at the budget again and suggest an amendment to the Building budget to provide for an additional building inspector and a counter person who will be responsible for working with the web-based system for obtaining permits.

Council Member Carson noted that there is a difference of \$65,000 between what Mr. Putt is requesting and what Mr. Jasper has recommended. Mr. Putt explained that two positions in the Planning Department have not been filled, one of which was the Principal Planner position. He is requesting to unfreeze that position and fill it. The open position created by the departure of Kimber Gabryszak was expanded to create the Planning and Zoning Administrator position. He

has also included in the budget changes to some positions and potential upgrades in the future. The budget also contemplates the Building Department request for an additional inspector and the additional permit technician.

Matt Leavitt with the Auditor's Office clarified that the additional building inspector position is not included in the figures the Council Members have, and that item will be on the table for the Council's discussion. Mr. Jasper stated that he is recommending the additional building inspector, but the Homebuilders said they would be willing to help pay for the cost of an additional inspector, so Staff will be bringing back a revision in the building permit fees. Mr. Leavitt explained that the budget takes into account that the fees in the Planning and Building Department will increase by about 20% based on the fee scheduled discussed previously along with an increase in volume.

Council Member Ure agreed that they need more inspectors, but when it comes to affordable housing and young couples trying to build a home for the first time, those increased fees affect them as well. Chair McMullin asked if they could do something other than an across-the-board increase and whether there has been discussion of an applicant paying higher fees for expedited service. Mr. Putt replied that they have money in the budget for outside plan checks when necessary to help expedite more complicated and bigger projects. Chair McMullin suggested that they explore alternative fee structures so the first-time homebuilder does not get hit with a big increase when there are developers willing to pay more to get a certain level of service. She asked about the possibility of dedicating certain inspectors to specific complicated projects.

Mr. Taylor explained that costs to the first-time home builder have been considered. He recalled that when the fee schedule was adopted, it was a tiered rate based on the square footage and cost of the home. Above the \$1 million point, the fees actually dropped, which pushed the revenue curve back to homes that were of lesser value, and for the last three years the homebuilders have actually benefited from a decrease in fees. He would like to remedy that to help the smaller homes and remodels so their fees will remain unaffected. He explained that they have discussed alternate means and methods for charging building fees, how to provide inspectors for larger projects, and how to expedite the process.

Mr. Jasper stated that he would return with a recommendation that includes an additional building inspector, a counter technician, and additional funds for contract inspectors.

Council Member Robinson noted that they are down to four inspectors from the seven they had prior to 2009 and questioned whether they are missing the mark and might need more inspectors. He felt this was being approached very tentatively, when the problem may be more serious. Council Member Ure stated that is why he wants money in the budget for contract inspectors if they are needed. Council Member Robinson believed they should determine their goal for level of service on inspections and plan for next-day service. As long as Mr. Taylor has a system that is adaptable and the budget to support it, he would be willing to support that. He wanted to be convinced that the system is flexible enough to meet the demand when it arises.

Chair McMullin emphasized that these two departments are very important to the Council, and it is important that they function at the highest level they can given the monetary constraints. She stated that, if they need more money in their budget, now is the time to ask for it.

Council Member Carson stated that she appreciates Mr. Taylor's expertise and his recommendations, and she believed that is a good starting point as long as they have a back-up plan and the ability to make some adjustments if necessary.

Mr. Taylor suggested that, rather than hiring a second new inspector, which would require additional costs such as another vehicle, they could put the cost of an additional inspector in the professional consultant budget, which would allow him to bring in contract inspectors to help if necessary. Then if they find that another inspector is a necessity, they could come back and request that money be converted into another full-time inspector.

- **Precinct Court**

Judge Shauna Kerr explained that little changes in the Justice Court budget from year to year, and revenues generated by the Court offset more than the costs of the budget. She noted that the budget has decreased this year, as they have replaced an employee who was at the top end of the pay schedule with an entry level person. She also noted that an adjustment was necessary in the Justice Court budget in 2013, because the retiring employee had accrued a lot of vacation and sick time, resulting in a large payout. She noted that their case filings are down substantially in 2013, which may be partially due to electronic filing, but the numbers were actually down even before electronic filing was implemented. She explained that cases are falling through the cracks throughout the State, because if they are not electronically filed and the prosecutor does not file a formal information, there is no case according to the statute. She believed law enforcement has been spending more of its resources on more serious offenses, because the cases for those offenses have increased. Mr. Thomas commented that part of the issue is the training of the law enforcement officers to better understand how to do electronic filing.

Judge Kerr reported that the Bureau of Criminal Identification is refining its system for prior violations and is requiring a full set of prints on all Class B misdemeanors and some Class C misdemeanors and a booking photo. That has resulted in a lot of book and releases, which has overtaxed the Sheriff's Office in bookings, especially on Mondays. She has requested and received a security and technology grant from the State for their own fingerprinting machine, but there are some IT issues with getting the machine to communicate with the appropriate entities. If it is not cost effective to do that, she will turn the grant back to the State.

Judge Kerr encouraged the Council to approve the salary increases recommended by the Auditor's Office, the budget committee, and the County Manager. She suggested that, if the Council is serious about getting employees onto the high deductible health plan, they should think about front-end loading the savings accounts on January 1, because employees are not likely to have the first \$1,500 of the deductible in their savings account at the beginning of the year. She also suggested that they make a commitment for subsequent years so employees who jump to the high deductible plan will have some assurance of coverage from then on.

- **Personnel**

Personnel Director Brian Bellamy distributed copies of the vision statement and goals for 2013. He explained that the biggest change in the 2014 budget is his request for a part-time employee to help with recruitment, verifying drug tests, paying bills, etc. He has had discussions with Julie

Booth about a training opportunity for some of the employees to learn conversational Spanish, and he explained that they can train 15 people for about \$6,000.

Chair McMullin asked about the Summit Academy. Mr. Bellamy explained that they have been doing training with the University of Utah for the past five years to teach employees such skills as budgeting for non-financial people. This in-house training allows employees to learn the skills they need to be able to become a better employee and hopefully become a supervisor.

Mr. Bellamy described the biometrics program for the Council Members. He also answered a question as to whether the County would have saved money if they had gone to a lower reinsurance rate than the current \$150,000. Looking at actual claims for 2012 and where claims stand so far in 2013, a reinsurance rate of \$75,000 would have cost the County an additional \$15,000 in 2012. If the reinsurance rate had been \$100,000, they would have saved \$2,100, and if it had been \$125,000, it would have cost the County an additional \$12,000. Using 2013 data through July, a \$75,000 reinsurance rate would have cost the County an additional \$29,000; a \$100,000 reinsurance rate would have cost the County an additional \$35,000; and the \$125,000 reinsurance rate would have cost the County an additional \$47,000. He reported that the County is in a good spot with its current reinsurance rate.

- **Animal Control**

Mr. Bellamy noted that the budget committee included the request for a new animal control officer. He stated that one of his goals was to decrease euthanasia by 15%, and they have actually decreased it by 28% in 2013. If they remove from the statistics the situations where the owner asked Animal Control to euthanize an animal that was dying, the decrease is actually 57%. He stated that they do not euthanize any animal that is healthy or adoptable. They have built a run behind the animal control building where the animals can run around and socialize, and they have a huge kennel that was built with donations, which allows them to take care of more animals. He explained that they are talking about on-line licensing and paying fines online.

Chair McMullin asked if it might be possible to complete animal control complaints online rather than having an officer go to the person's home to take the information. Mr. Bellamy explained that sometimes animal control gets caught in the middle of neighbors' squabbles, and it might be too simple if they only had to file a complaint online. He believed it would keep the complaints down if someone goes out to speak to them personally and has them sign the complaint.

CLOSED SESSION

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

The Summit County Council met in closed session from 4:20 p.m. to 4:35 p.m. for the purpose of discussion personnel. Those in attendance were:

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

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*
Brian Bellamy, *Personnel Director*

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

WORK SESSION (Continued)

- **Emergency Management**

Emergency Manager Kevin Callahan explained that his department continuously looks at the hazards in the community and monitors potential problems. They are also updating the County Emergency Management Plan, which is five years old. He noted that most of the County Staff has not been trained significantly in emergency management issues, much of which has to do with understanding the procedures. He has worked with Julie Booth on additional ways to reach out to the public. He reported that he manages the homeland security grants that come to the County, and the 2014 budget represents only that grant money that goes directly to County departments. In the past, the County managed the Fire Districts' money and ambulance money, but those agencies will now be responsible for managing their own funds. He reported on the funds that have been received for rehabilitation related to the Rockport Fire. He stated that emergency management is all about coordination, and he will start a regional meeting that includes anyone in Summit County or Wasatch County involved in emergency management. They will meet four times a year and review what the various agencies are doing to be able to respond to emergencies and build up their network to be sure all those resources are available and ask each other to do more. His main area of concern is wildfire, and as a result of the community wildfire plan, they will do outreach to neighborhoods and give homeowners associations an assessment of the risk in their neighborhood. They will ask them to partner with the County in helping their neighbors do more in terms of fuel mitigation and look at whether there are things in their CC&Rs that could be changed to assist in that.

Chair McMullin stated that she would have no problem with mandating wildfire mitigation measures.

Mr. Callahan reported that he will work with the Mayors on emergency management issues. He stated that the County also needs to have a proactive plan for managing wildfire fuels on the County's open space lands. He noted that homeland security funds are dwindling, and the County may have to take on a larger share of this budget, which is now funded mostly by federal money. He stated that he is pleased with the Manager's recommendation for the 2014 budget for emergency management.

Mr. Jasper noted that he has added money in the salary account to allow Mr. Callahan to work three-quarters time, because there is a lot to do to catch up on their plan.

On behalf of the County Council, Council Member Carson recognized Mr. Callahan on his retirement from Public Works and thanked him for his service in that position.

- **Ambulance Services**

Battalion Chief Eric Hales with the Park City Fire District reported that the Park City Fire District now manages all three ambulance services within the County. He explained that the Park City Ambulance Service dovetails with Park City Fire District operations under the direction of a Battalion Chief. Since taking on the South Summit Ambulance Service, they have appointed individuals in the North and South Summit ambulance services to be daily operational managers for their respective districts. The Park City Fire District has at least 26 personnel on duty each day who are trained to at least the EMT level, with most having advanced life support techniques, and some being paramedics. He also reviewed the staff for South Summit and North Summit and their certifications. He reported that 66% of the emergency calls in the Park City Fire District each year are medical responses. North Summit Ambulance responds to about 350 calls per year and spends a lot of time responding to traffic accidents on the two Interstate highways in their district. He noted that South Summit answers about 300 calls per year, many of which are in recreation areas in the Uinta Mountains. He explained that the ambulance personnel continually have to train and build upon their certifications. He reviewed a budget summary for the ambulance service from 2012 to 2014.

- **Engineering and Public Works, including weeds, fire warden, waste disposal, etc.**

Public Works Director Derrick Radke reviewed the services provided by Public Works and how they tie into the County's strategic plan and the Council's priority performance objectives as outlined in his staff report. He reviewed a comparison of the 2013 and 2014 road maintenance budget for the municipal fund, Service Area 6, Service Area 8, and Class B Road Funds, noting that the increase in the 2014 Manager's recommended budget over last year's budget is about \$2.6 million in the municipal fund, \$324,000 in Service Area 6, \$5,000 in Service Area 8, and \$111,000 in Class B road funds. The total Manager's recommended budget for 2014 is about \$6.33 million, which is a \$3 million increase over last year. He reviewed the proposed road projects for 2014.

Mr. Radke reviewed projects that will be completed by the Engineering Department in 2014, including a stormwater pollution prevention plan that is required by the EPA and Division of Environmental Quality. Additional projects in engineering include the Snyderville Basin Transportation Plan update; design, construction, and monitoring of road maintenance and improvement projects; and reviewing an increasing number of new development projects.

Mr. Jasper discussed his rationale for requesting additional funding in Engineering to hire a consultant to work on the Snyderville Basin Transportation Master Plan and to add to the Engineering staff to handle the anticipated increased workload. Council Member Ure stated that he wants to see the effect on the total budget before he starts adding all the things Mr. Jasper has indicated he wants to add to the budget.

Mr. Radke explained that the weed control budget will be about the same as last year, and they expect the wildland fire budget to increase by about \$16,000 for the suppression cost to be paid to the State based on the average fire suppression cost from 2006 to 2012. It is estimated that the transit costs with Park City will go up by about \$145,000 based on increases in fuel costs, wages, and an aging fleet. He noted that ridership on the Salt Lake-Park City UTA route has still not

increased sufficiently to offset the maximum contractual payment of \$235,000, so that amount is included in the 2014 budget.

Chair McMullin noted that there are some big issues that need to be address regarding transit and suggested that two Council Members participate on the Joint Transportation Advisory Board (JTAB) and hold JTAB meetings more frequently to address some of the meaty issues they need to deal with.

Mr. Radke reported that the County Attorney and the courts have asked that the transit system implement a route to the courts building at least twice a day, once in the morning and once in the afternoon. The budget committee has recommended that they annex that area into the transit district before implementing that route. Chair McMullin noted that incorporating this area into the transit system will have an impact on businesses in the area and those that might want to move into the area, because they will have to pay impact fees for transit, which could be an impediment to business development. Mr. Jasper agreed that a number of policy issues have to be addressed when expanding bus routes into other areas.

Mr. Radke presented the budget information for solid waste and recalled that it was set up as an enterprise fund in 2013. Although revenues are supposed to pay for solid waste management, that is not yet the case, and Public Works will present a proposal early in 2014 to increase fees. It is anticipated that the existing landfill site will be full and due to be closed in 2017, and there is currently no money in the enterprise fund to cover the costs of closing it. It will also cost about \$700,000 to implement the new cell that must be in place by 2017.

Solid Waste Manager Jaren Scott reported that Republic Services has asked for extended service hours at the landfill, because they cannot get to the landfill to dump their trucks by 3:30 p.m. Mr. Scott stated that he has done an analysis of that, and they would need 16 hours of part-time help in order to extend those hours. He explained that he lost one employee shortly after he started working for the County, and this would replace that employee. He noted that extending the hours would also help the general public, because they turn people away almost every day who come about 4:00 in the afternoon. He reported on the recycling tonnage and noted that almost 200 tons more a month is being diverted from the landfill than before curbside recycling was implemented, which equates to about 20% of solid waste being diverted from the landfill.

REGULAR MEETING (Continued)

PUBLIC INPUT

Chair McMullin opened the public input.

There was no public input.

Chair McMullin closed the public input.

PUBLIC HEARING AND POSSIBLE ACTION FOR SILVER CREEK BUSINESS PARK LOT 9, 10, 11, AND 12 PLAT AMENDMENT AND AMENDMENT TO ORDINANCE 344; TIFFANIE NORTHRUP-ROBINSON, COUNTY PLANNER

County Planner Tiffanie Northrup-Robinson presented the staff report and explained that, although the Council does not usually approve plat amendments, the Silver Creek Business Park was originally adopted in 1998 through an ordinance with a specific plan. Because it was adopted by ordinance and the specific plan is being amended, it is necessary for the Council to adopt the amendment by an additional ordinance. She explained that the applicants propose to amend the lot line between Lots 9 and 10 and to combine Lots 10, 11, and 12 to provide better open space. She reported that this went through a public hearing before the Snyderville Basin Planning Commission, with no public comment throughout the entire process, and the Planning Commission forwarded a positive recommendation to the County Council. Staff recommended approval of the plat amendment and specific plan through adoption of Ordinance 344-A.

Planner Northrup-Robinson answered questions for Council Member Robinson regarding the amended plat, open space, wetlands, landscaping plans, and setbacks. Planner Northrup-Robinson confirmed that this plan is actually much better than the original specific plan. Council Member Carson confirmed with Planner Northrup-Robinson that this plan will create more open space along the Highway 40 corridor.

Chair McMullin opened the public hearing.

There was no public comment.

Chair McMullin closed the public hearing.

Council Member Carson asked if it would be possible to put a trail in the open space along Highway 40. Planner Northrup-Robinson explained that there are sidewalks and other existing trail connections along the Pace frontage road, and the Recreation District did not feel it would be necessary to connect anything in the back of the parcel.

Council Member Carson made a motion to approve the plat amendment for Silver Creek Business Park Lots 9, 10, 11, and 12 through adoption of Ordinance 344-A with the following Findings of Fact, Conclusions of Law, and Conditions of Approval as shown in the staff report:

Findings of Fact:

- 1. The Board of County Commissioners approved the Silver Creek Business Park plat in 1997, and it was recorded on June 30, 1997.**
- 2. The Silver Creek Business Park consisted of 13 lots.**
- 3. In 1999 the Board of County Commissioners via Summit County Ordinance 344 approved amendments to the specific plan, the plat, and also included a recorded open space and landscaping plan for the Silver Creek Business Park.**
- 4. The applicant, Robert Holmes, represents the owners of Lot 9, LLC & Fisher Creek, LLC.**
- 5. The subject properties are legally described as Lot 9, 10, 11, and 12, The Silver Creek Business Park Amended and are further identified as Assessor's Parcels SCBP-9-AM, SCBP-10-AM, SCBP-11-AM, and SCBP-12-AM.**

6. The applicant is requesting the proposed amendment to ensure the building pads are located on the parcels indicating clear setbacks for future development.
7. The applicant is proposing to modify the open space and landscaping plan to be consistent with the intent of the original approval and create a greater buffer on the south end of the property near existing wetlands.
8. The Snyderville Basin Planning Commission made a positive recommendation to the Summit County Council on September 1, 2013, for the proposed subdivision plat amendment and also for the open space and landscaping plan amendment, which was adopted by Ordinance 344.
9. Public notice of the public hearing was published in the November 9, 2013, issue of *The Park Record*.
10. Postcard notices announcing the public hearing were also mailed to property owners within 1,000 feet of the subject property.

Conclusions of Law:

1. No person will be materially injured as a result of the amendment.
2. There will be no increase in density as a result of the amendment.
3. There is good cause for the amendment, as overall density will be reduced as a result of the amendment.

Conditions of Approval:

1. The Summit County Assessor, Engineer, and Recorder will review the amended plat, and a current title report will be provided for final review by the County Attorney prior to recordation.
2. The amended plat and amended ordinance shall be recorded within one (1) year if approved by the SCC.

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

The County Council meeting adjourned at 6:25 p.m.

Council Chair, Claudia McMullin

County Clerk, Kent Jones

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
MONDAY, NOVEMBER 25, 2013
SHELDON RICHINS BUILDING
PARK CITY, UTAH

PRESENT:

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

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*

Chair McMullin called the Council to order at 9:00 a.m.

WORK SESSION – 2014 BUDGET PRESENTATIONS

The Council continued 2014 budget discussions with department heads and elected officials including Health, Information Technology, Facilities, and Auditor.

At the conclusion of the presentations, the Council discussed recommendations with the County Auditor and County Manager. No action was taken or motions made.

CLOSED SESSION – PROPERTY ACQUISITION

Council Member Carson made a motion to convene in closed session to discuss property acquisition matters. The motion was seconded by Council Member Robinson and passed unanimously, 4 to 0. Those present were:

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

Robert Jasper, *Manager*
Anita Lewis, *Assistant Manager*
Dave Thomas, *Deputy Attorney*
Pat Putt, *Community Development Director*

The Summit County Council met in closed session from 12:15 p.m. to 1:35 p.m.

Council Member Robinson made a motion to dismiss from closed session. The motion was seconded by Council Member Carson and passed unanimously, 4 to 0.

All other business being completed, the Council adjourned at 1:35 p.m.

Claudia McMullin, Council Chair

Kent Jones, Clerk