

Interviews for Snyderville Basin Planning Commission

Wednesday, February 26, 2014

Conference Room #2, Coalville

We have 3 vacancies; 5 applicants

Wednesday, 2/26/14

3:20 PM Mike Franklin

3:30 PM Elizabeth Quinn Fregulia

3:40 PM Greg Lawson

3:50 PM Chris Hague

Ted Levy, was interviewed on 2/12/14

The three vacancies are a result of Mike Franklin, Greg Lawson, and Annette Velarde's terms expiring on 2/28/14.

Staff Report

To: Summit County Council
From: Alison Weyher
Report Date: February 21, 2013
Meeting Date: February 26, 2013
Type of Item: Work Session Discussion

Executive Summary: The County Council has scheduled a work session on February 26 to discuss economic development/diversity goals and priorities. Attached are copies of the Snyderville Basin Economic Diversity Strategic Plan adopted in December 2013, a draft of the Eastern Summit County Economic Development Strategic Plan that will be reviewed on the 26th, and a summary of incentives available through the State of Utah.

Council members may wish to review the Snyderville Basin Plan in advance of the meeting to determine if the goals adopted in December are still valid. Council members may also wish to review the incentives available to businesses through State programs as they may be relevant to a discussion concerning desirable types of businesses and appropriate locations for future growth.

Additionally, at Council's request, staff is preparing a power point presentation that will be emailed on Monday, indicating square footage amounts and location of built and unbuilt density in the Snyderville Basin, options for commercial development growth management and suggestions for policy direction.

Encl.

Snyderville Basin Economic Diversity Strategic Plan

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

GOALS

I. Strengthen and retain the existing business economy

- a. Identify ways to enhance the resort economy
 1. Promote Summit County as a year round tourist destination
 2. Identify ways to attract needed seasonal and part time employees
 3. Identify impediments to retail expansion and resolve where appropriate
 4. Participate in business group support activities, ie. Kimball Junction Business Alliance and others

- b. Expand employee base
 1. Coordinate transit schedules so that buses are more convenient for employees
 2. Explore the possibility of transit service between Summit County and Wasatch County and expand service on I-80
 3. Mitigate employee concerns with reverse commute
 4. Explore re-instituting job training programs in high schools
 5. Identify ways to provide additional workforce housing

- c. Facilitate expansion of existing businesses
 1. Streamline City/County processes, where appropriate
 2. Work in conjunction with cities, County, State and others to facilitate business expansion
 3. Explore ways to expand broadband service in the Snyderville Basin

- d. Identify a single assistance point of contact within the County government for businesses looking to expand or relocate to the Snyderville Basin
 1. Identify and provide support for businesses applying for State and federal funding

2. Provide contact information for Workforce Services, job training and other employer/employee related concerns.
3. Provide business development referrals to Microenterprise Loan Fund, Mountainland Association of Governments Business Assistance program, Small Business Resource Center, SCORE, Park City Angels and other relevant support entities
4. Assist businesses with completing County processes including licensing, permits, transportation, zoning

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

- a. Identify supplier ‘gaps’ in services and recruit businesses to fill those gaps
- b. Identify target industries, existing clusters of businesses, and find ways to enhance them
- c. Provide support for incubator/start up businesses
 1. Identify start up businesses that complement existing Summit County business community
 2. Participate in collective efforts for start-up growth and expansion

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

- a. Clarify uses allowed in each commercial/industrial area to facilitate business location, for example:
 1. Tech Park - Office/research facilities
 2. Park City Business Park – industrial uses
 3. Silver Creek Industrial Park – small industrial/offices uses
 4. Redstone/Newpark – resort oriented activities, retail and office facilities
 5. Pinebrook/Jeremy Ranch – office, commercial uses
- b. Consider rezoning property where appropriate to facilitate expansion of existing uses – ie Rasmussen Road, SR 224, Silver Creek Plat I (south of Woodside Homes project)
- c. Market sites to EDCU, GOED, Sure Sites, etc.
- d. Develop appropriate marketing materials that include demographic and geographic information as well as inserts that can be used for specific sites and incentives.

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

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

- b. Develop policy on use of incentives for new business growth and/or existing business expansion.
- c. Explore options for rezoning and conditional use permit facilitation where appropriate
- d. Promote use of Enterprise Zones and other GOED incentives for rural communities

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

- a. Incentives may include expedited permits, tax rebates, infrastructure assistance, fee waivers, special improvement districts, RDA and EDA project areas, and others.
- b. Consider salaries, number of employees, impacts on infrastructure and environment, potential to serve as anchor businesses, revenue generation to the County, etc. to determine if incentives are warranted.

Public Involvement

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

- *Meetings with the Planning Commission will be held to discuss land use patterns and ways commercial activities can be integrated.*
- *The joint City/County Economic Diversity Task Force will be utilized to foster cooperation between the County and City.*
- *A working group of professionals and representatives from the other committees will be established to serve as an Economic Development Council. Members will include bankers, loan officers, small business assistance advisors, Workforce Services. Ex officio members will include representatives from neighboring communities, service providers and others.*

Timeline

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

Snyderville Basin Target Industries

Introduction

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

Research has included:

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

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

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

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

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

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

Methodology

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

10/17/13

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

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

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

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

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

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

Selected articles which may be of interest include:

Cluster-Based Economic Development Strategies, ICMA, 2009

Downtown and Business District Market Analysis. Tools to Create Economically Vibrant Commercial Districts in Small Cities, University of Minnesota Extension, Ohio State University Extension and University of Wisconsin Extension, 2011

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

Suggested Targeted Industries

Tourism & Recreation

- Outdoor recreation & sports

- Training facilities

- Guided tours

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

Performing Arts, Film Summer Classes – educational partnerships

- Music - partnerships

- Theater - partnerships

- Film/Video/digital media - partnerships

Life Sciences

- Healthcare services

- Sports Medicine

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

Professional Services

- Financial activities

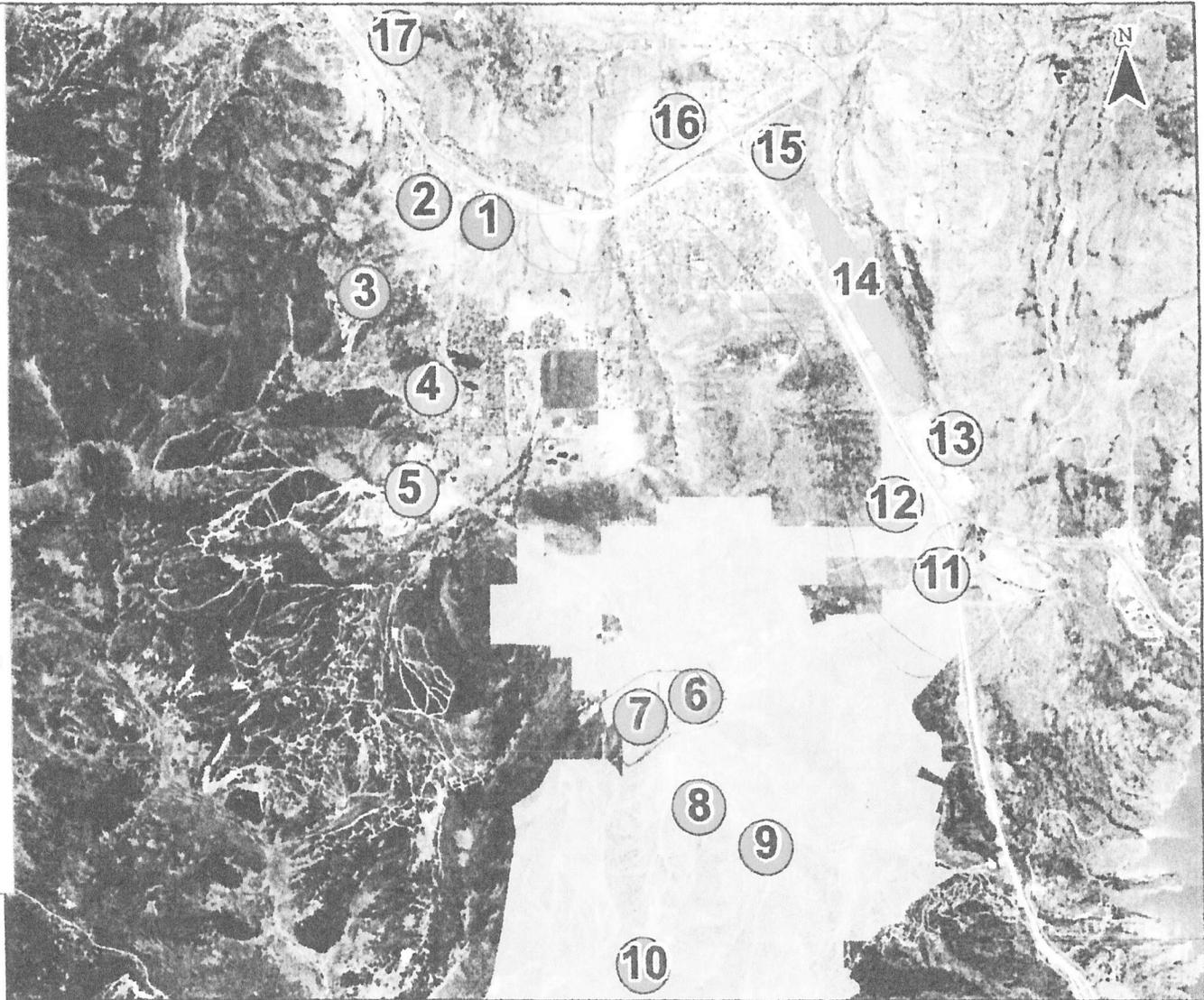
- Corporate Headquarters

Software & IT

- Software & Web Apps

Joint Areas of Economic Interest

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



SUMMIT

0 0.5 1 2 3 4 Miles

10/22/13

Snyderville Basin Economic Diversity Task Force

Bob Wheaton
Deer Valley

Becky Kearns
Zions Bank

Janet West
Cottonwood Corporate Partners

John Pierce
Veterans Trading

Mike Kilchenstein
Ramp Sports

Pat Coward (?)
Triumph Gear Systems

Jana Cole
Cole Sport

Ron Sharp
Silver Creek Business Park

**Ask Becky/Pat
IHC

Bill Malone
Park City Chamber Bureau

Tom Kelly
USSA

Judy Cullins*
Wasatch BrewPub

Kerry Heng
Waldorf Astoria

Jill Layfield
Backcountry

Eastern Summit County Economic Development Strategic Plan

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

GOALS

I. *Strengthen and retain the existing business economy*

- a. Identify ways to expand the resort/tourism economy
 1. Promote eastern Summit County as a destination for outdoor recreation
 - a. work with Life Elevated, Tourism Marketing Performance Fund, and Park City Chamber Bureau to develop regional exposure for eastern Summit County as a recreation destination
 1. Promote specific activities including; fishing, rafting, snowmobiling, mountain biking.
 2. Advertise local restaurants hotels, b & b's, sporting goods vendors
 - b. Create partnerships with recreation businesses who guide tours, in Eastern Summit County to spend money in eastern County
 1. Marketing booklet with coupons to be given at end of tour
 2. Purchase lunches, food, other supplies from eastern Summit County vendors
 2. Facilitate expansion of resort support businesses in eastern Summit County
 - a. Identify and promote "shovel ready" sites zoned for resort support activities such as landscape, snow removal, property management entities.
- b. Expand employee base
 1. Coordinate transit schedules so that buses are more convenient for employees

2. Expand bus service in eastern Summit County
 3. Explore the possibility of transit service between Summit County and Wasatch County
 4. Explore re-instituting job training programs in high schools
 5. Identify ways to provide additional workforce housing
- c. Facilitate expansion of existing businesses
1. Streamline City/County processes, where appropriate
 2. Promote new businesses with press releases, listings on Summit County webpage
 - a. Develop regular 'column' in Summit County News promoting new businesses
 - b. Feature 'business of the month' on County website
 - c. Maintain and enhance Summit County Business Directory
 3. Work in conjunction with cities, State and federal government (UDOT, Forest Service, etc.) to facilitate business growth
 - a. Work with Forest Service to expand grazing, logging and other activities
 - b. Maintain close relationship with UDOT to facilitate ingress/egress on State roads
- d. Create Enterprise Zones and other GOED incentive programs as appropriate.
1. Serve as contact and coordinator for State programs
- d. Identify a single assistance point of contact within the County government for businesses looking to expand or relocate to Summit County
1. Identify and provide support for businesses applying for State and federal funding
 2. Provide contact information for Workforce Services, job training and other employer/employee related concerns
 3. Provide business development referrals to Microenterprise Loan Fund, Mountainland Association of Governments Business Assistance program, Small Business Resource Center, SCORE, Park City Angels and other relevant support entities
- ***Identify desirable types of industries to attract to Eastern Summit County***
 - a. Identify 'gaps' in services and recruit businesses to fill them
 1. Use BEAR surveys and other interviews to identify goods and services that are needed

- b. Identify existing clusters of businesses and support them
 1. Timber related industries, including logging, cabinetmaking, other woodworking
 2. Agricultural production, including livestock breeders (horses too!) as well as hay production
 3. Recreation – (see above)
 4. Food manufacturing -
- c. Market eastern Summit County as a place to locate businesses
 1. List all appropriate sites on GOED SURE Site directory
 2. Prepare and circulate inventory of development sites, with frequent updates
 3. Identify possible locations for freight distribution facility
- d. Market Summit County as a desirable location for startup businesses
 1. Host seminars for funding start up small businesses with UMLF and others
 2. Work with, and promote entrepreneur programs
- e. Facilitate creation of additional special events in eastern Summit County where appropriate
 1. Work with cities to host events and ensure events financially support host communities
 2. Encourage existing events to make financial contributions to the communities impacted by their activities
- ***Develop a tool box of incentives and other types of assistance to be used to strengthen the business community.***
 - a. Work with cities in eastern Summit County to expand infrastructure and zoning to facilitate business growth
 1. Consider bonding and special improvement districts to fund needed infrastructure improvements in areas where business growth is desired.
 2. Develop policy on use of property tax rebates for new business growth and/or existing business expansion.
 3. Explore options for rezoning and conditional use permit facilitation where appropriate
- ***Develop matrix to identify types of incentives available and criteria to rate businesses for eligibility***
 - a. Incentives may include expedited permits, tax rebates, infrastructure assistance, fee waivers, special improvement districts, RDA and EDA project areas, and others
 - b. Consider salaries, number of employees, impacts on infrastructure and environment, potential to serve as anchor businesses, revenue generation to the County, etc. to determine if incentives are warranted.

II. Public Involvement

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

- *Joint meetings with the Eastern Summit County Planning Commission will be held to discuss land use patterns and ways commercial activities can be integrated.*
- *A steering committee of Mayors from cities in eastern Summit County will be utilized to ensure that County plans are compatible with each City's goals. Plans will be discussed and updated at COG meetings.*
 - a. Mayors will also be asked to identify incentives that their community may offer to new businesses.
 - b. Members of the County Council participate in COG meetings and will participate as appropriate.

III. Timeline

May – June, 2013	Research baseline economic demographic information
July, 2013	First briefing to County Council
August-October 2013	Meetings with Mayors
September, 2013	Progress report to Council
November, 2013	Complete plan, review with COG
December, 2013	Final report presented to Council
January, 2014	Print plan (note: partially funded through EDCUtah)

IV. Success Measurements

Success will be measured by:

1. Number of new businesses created
2. Increased number of employees working in eastern Summit County
3. Increased commercial development
4. Sales growth of existing businesses
5. Customer satisfaction

Business Incentives

STATE OF UTAH INCENTIVES

Businesses relocating to or expanding in Utah may be eligible for incentives from the state and/or local municipality. The following is a summary of these programs. The Governor's Office of Economic Development Board (GOED) meets on the second Thursday of each month to review and approve applications for state incentives. Applications submitted by the third Thursday last Friday of the preceding month will be considered.¹

EDTIF (Economic Development Tax Increment Financing)

A post-performance, refundable tax credit for up to 30% of new state revenues (sales taxes, corporate taxes and withholding taxes paid to the state) over the life of the project (typically 5 to 10 years). It is available to companies seeking relocation and expansion of operations to the State of Utah. For additional information please visit the following link: <http://goed.utah.gov/relocate/incentives/edtif/>

Policy

- Max credit of up to 30% over the life of the project
- No more than 50% credit in any one year
- The life of the incentive is typically 5 to 10 years
- In urban communities, new jobs created must pay at least 125% above the county average wage and must be within a specific target industry
- In rural communities, new jobs created must pay at least 100% of the county average wage
- Retail distribution projects are not applicable for this incentive
- Must meet minimum new job benchmarks

Requirements

- Obtain commitment from local government to provide local incentives and establish an Economic Development Zone
- Enter into an incentive agreement with GOED
- Create new high-paying jobs in Utah (at least 50 jobs in urban communities paying at least 125% of county average wage and create new jobs in rural communities paying at least 100% of county average wage)
- Generate new tax revenues
- Significant capital investment
- Significant purchases from Utah vendors/suppliers
- Demonstrate company stability and profitability
- Demonstrate competition with other locations outside of Utah

IAF (Industrial Assistance Fund)

A post-performance grant for the creation of high-paying jobs in the state. For additional information please visit the following link: <http://business.utah.gov/relocate/incentives/iaf/>

Requirements

- Obtain commitment from local government to provide local incentives
- Enter into an incentive agreement with GOED
- Create new high-paying jobs in Utah (paying at least 125% of county average wage and create new jobs in rural communities paying at least 100% of county average wage)

¹ Source: Governor's Office of Economic Development

REDI (Renewable Energy Development Incentive)

A post-performance, refundable tax credit for up to 100% of new state tax revenues (sales taxes, corporate taxes and withholding taxes paid to the state) over the life of the project (typically 5 to 10 years). For additional information please visit the following link: <http://business.utah.gov/relocate/incentives/energy/>

Requirements

- Project consists of renewable energy generation or related manufacturing
- Create new high-paying jobs in Utah (at least 50 jobs in urban communities paying at least 125% of county average wage and create new jobs in rural communities paying at least 100% of county average wage)
- Obtain commitment from local government to provide local incentives
- Demonstrate company stability sustainability
- Demonstrate competition with other locations outside of Utah
- Enter into an incentive agreement with GOED

Recycling Zones

More than twenty Utah communities have been designated by the State of Utah as Recycling Market Development Zones. The zone legislation was established to incent businesses to use recycled materials in their manufacturing processes and create new products for sale. It also benefits businesses that collect, process and distribute recycled materials. For additional information please visit the following link: http://business.utah.gov/relocate/incentives/incentives-recycling_zones/

Possible Tax Credits Include:

- 5% Utah state income tax credit on the cost of machinery and equipment
- 20% Utah state income tax credit of up to \$2,000 on eligible operating expenses
- Technical assistance from state recycling economic development professionals
- Various local incentives including zoning assistance, discounted business license fees, etc.

Research Tax Credits

Companies doing qualified research in Utah may be eligible for a non-refundable income tax credit of up to 5% of qualified research activities and 6% of qualified investments in research machinery and equipment. For additional information please visit the following link: http://incometax.utah.gov/credits_research.php

Custom Fit Training

This program provides specialized training for companies to train their employees. Custom Fit training is administered through the Utah College of Applied Technology centers and state colleges and universities. Training may be conducted at Salt Lake Community College campuses, Applied Technology Centers, or a business location. This incentive subsidizes \$200,000.00 total for professional training and requires a company match. For additional information please visit the following link: <http://www.ucat.edu/business/industry#customfit>

Sales Tax Exemption for Manufacturing Equipment

Manufacturers (SIC 2000-3999) may be eligible for exemption from sales tax on the purchase of new equipment for Utah plant start-ups. Replacement manufacturing equipment purchases may also be eligible for exemption. For additional information please visit the following link: <http://tax.utah.gov/forms/current/tc-721.pdf>

IRB (Industrial Revenue Bonds) / IDB's (Industrial Development Bonds)

Counties and municipalities issue IRB's/IDB's to promote industrial development and manufacturing facilities in the state of Utah. Funds must be used for manufacturing facilities. There is a \$10 million cap per issue and a \$240 million total annual state allocation cap.

RFTP (Rural Fast Track Program)

A post-performance grant available to small companies in rural Utah. The program provides an efficient way for existing small companies to receive incentives for creating jobs in the rural areas of the state and to further promote business and economic development. For additional information please visit the following link:

<http://business.utah.gov/relocate/incentives/rft/>

Requirements

- Project must locate in a Utah county with a population less than 30,000 and average household income less than \$60,000
- Existing business for at least two years
- At least two full-time employees
- Enter into an incentive agreement with GOED
- Demonstrate how the project will promote business and economic development in rural Utah
- Create and retain new high-paying jobs in rural Utah for at least 12 months

Enterprise Zone Tax Credits

An enterprise zone comprises an area identified by local elected and economic development officials and designated by the state. Certain types of businesses locating or expanding in a designated zone may claim state income tax credits. For additional information please click on the following link: http://business.utah.gov/relocate/incentives/enterprise_zones/

Motion Picture Incentive Fund

A post-performance rebate of production dollars spent in the State of Utah. An approved production is eligible for a rebate up to 25% on every dollar spent in the state. To qualify a production must spend a minimum of \$1 million in the state. The incentive is offered as either up to 25% tax credit or a 20% cash rebate for qualifying productions. Productions under \$1 million may be eligible for a 15% cash rebate. For additional information please visit the following link:

<http://film.utah.gov/mpif.htm>

LOCAL INCENTIVES

Tax Increment Financing

Cities and counties may award incentives to companies locating in Economic Development Areas (EDA), Urban Renewal Areas (URA) or Community Development Areas (CDA). The city or county determines EDA/URA/CDA areas on a local level. Incentive dollars are generated through the creation of new "property tax increment" that a development will generate. When a company constructs a new building, for example, its property tax increment is the result of the assessed value of the building multiplied by the property tax rate. In an EDA or URA, all public entities entitled to property tax agree to rebate their increment back to the new development for a specified period of time to incent the development to occur. In a CDA, public entities must opt-in on a property tax rebate if they see fit. Incentives are awarded as a percentage of the tax increment created by the development.

EDA / URA / CDA Designation

- EDA's are intended for development on land sites that will result in the value-added creation of jobs. There is no requirement for blight in an EDA and the property can be vacant or partially improved land.
- URA's are blighted areas that require local assistance to reasonably justify any type of economic renewal.
- CDA's are intended to undertake any economic or community development purpose of the city, including job growth or retail sales.

Revolving Loan Funds (RLF's)

Numerous RLF programs have been established in the state to promote economic development within Utah. RLF's are a gap financing measure used primarily for development and expansion of small businesses. Communities in Utah offer

RLF's to provide access to a flexible source of capital to be used in combination with more conventional sources. Often RLF's act as a bridge between the amount a borrower can obtain through private market funding and the amount needed to start or sustain a business. RLF's issue loans at competitive market rates. Durations and loan amounts vary according to the use of funds. For additional information please visit the following link:

<http://www.governor.utah.gov/budget/Budget/Agency%20Summaries/FY2010/revolving%20loan%20funds.pdf>

Here are links to some of the state's existing RLF programs:

- Salt Lake City RLF: <http://www.slcgov.com/ED/pdfs/smallbusloanapp.pdf>
- Davis County RLF: http://www.co.davis.ut.us/discoverdavis/incentives/revolving_loan_fund.cfm
- Mountainland RLF:
http://www.mountainland.org/index.php?option=com_content&view=article&id=383:revolving-loan-fund&catid=30:econdev&Itemid=74
- Utah's Five County Association of Governments: <http://www.fcaog.state.ut.us/programs/community/business.php>

WORKFORCE DEVELOPMENT INITIATIVES

DWS Small Business Bridge Program

The Small Business Bridge Program (Bridge Program) provides a limited reimbursement opportunity to small businesses that incur training costs from the creation of new jobs. The Bridge Program strives to provide training reimbursement and create new revenue to the Utah Unemployment Compensation Fund (Fund) from the creation of new jobs. The Bridge Program is being funded entirely by penalty and interest payments collected from the Fund and will not require any new funding sources for its operational or administrative costs.

The Bridge Program is being implemented to help small businesses offset the cost of training for newly created jobs by providing direct reimbursement to businesses that are willing to hire additional permanent employees. As small businesses make up approximately 97 percent of the existing employing entities in Utah, it serves that effective public programs will provide assistance to ensure that small businesses continue to grow.

Contact: Ben Hart, Director of Employer Support Initiatives
Utah Department of Workforce Services
140 East 300 South
Salt Lake City, UT 84111
Phone: 801-526-9247
Fax: 801-526-9211
Email: benhart@utah.gov

DWS Project Restart

Project Restart creates an opportunity for individuals with felony backgrounds to reclaim their potential while simultaneously benefiting one of our community's most important resources, local businesses. The process of selecting the right individual starts with evaluating individuals that are currently being monitored by Adult Probation and Parole. After handpicking the right person, the UDOWD Taskforce creates a referral for that person to program Restart, which is managed by DWS.

The program is in essence, an internship. DWS pays the individual a stipend of \$8.00 an hour, for a maximum of 40 hours weekly. The employer does not pay the intern, nor does the employer need to put the intern on their payroll in any way. After the internship has concluded, it is the intent of the program that the individual will have proven their worth and be hired on with full time employment at a wage no less than \$8.00 hourly. As a further incentive, upon successful completion of the internship and upon hiring the intern on to full time work, the employer will receive a \$500 incentive payment.

Contact: Teresa Fulton, Employment Counselor
Roy Employment Center

1951 West 5400 South
Roy, UT 84067
Phone: 801-776-7228
Email: tfulton@utah.gov

DWS Federal Bonding Program

Bonding is a free service provided to employers who are willing to hire hard to place job applicants. Employers can hire without risking the loss of money or property.

- Coverage includes theft, forgery, larceny or embezzlement.
- Coverage is effective the day a new employee begins work. There are no documents for the employer to sign or paperwork to complete.
- The bond has no deductible and reimburses the employer for any loss due to employee theft within the specified six-month period.
- Bonds can be issued to any employer regardless of whether the company has or has not commercially purchased a Fidelity Bond.

Additional information regarding the Federal Bonding Program can be accessed online at: <http://www.bonds4jobs.com/>.

DWS On-the-Job Training

The On-the-Job Training (OJT) Program offers reimbursement to employers who provide customized job training for participants. Employers can be in the public, private or nonprofit sector.

- Employers will be reimbursed for up to 50 percent of the participant wages during training.
- An OJT contract must be negotiated prior to the hire.
- OJT contracts will not exceed six months.

This training program provides the employer with a “custom trained” employee at a reduced cost, and helps the trainee to increase specific job-related skills through work experience in an occupation. This increases the trainee’s potential for future work opportunities and earnings.

- Obtain employees that are trained in the methods of your company, at a reduced cost.
- DWS will screen applicants for you, using the criteria you provide, and refer potential employees to you for your final interview and selection.
- The reimbursement will help to offset the expenses incurred during new employee training.

For additional information and to sign a contract to participate, contact the nearest DWS Employment Center. Locations are available at www.jobs.utah.gov/regions/ec.html.

DWS Work Experience and Paid Internships

Work Experience and Paid Internships are intended to assist participating employers with temporary work needs, while giving trainees hands-on experience in a career setting. The Department of Workforce Services (DWS) administers Work Experience and Paid Internships free of charge to employers. We will develop a training outline based on your needs and the needs of the trainee. As an employer, you will be responsible for helping the trainee upgrade his/her skills according to the agreed upon training outline.

Work Experience is intended to give trainees an opportunity to acquire the general skills, knowledge, and work habits necessary to obtain employment. Paid Internships are intended to give trainees hands-on experience to gain occupational skills in a career setting.

- You will have the opportunity to train potential employees exactly to your specifications.
- DWS will provide medical Workers Compensation coverage to trainees injured while participating at your worksite.
- You are encouraged to evaluate the arrangement at the end of the training experience to determine whether a more permanent placement at your business place is appropriate.

For additional information and to sign a contract to participate, contact the nearest DWS Employment Center. Locations are available at www.jobs.utah.gov/regions/ec.html.

DWS Federal Work Opportunity Tax Credit (WOTC)

WOTC is designed to help people in need of employment to gain on-the-job experience and move towards economic self-sufficiency. As an employer, WOTC can benefit you by reducing your federal tax liability when you hire from targeted groups of job seekers.

Annual tax credits can be as much as:

- \$2,400 for each new adult hire
- \$1,200 for each new summer youth hire
- \$4,800 for each new disabled veteran hire
- \$9,000 for each new long-term family assistance recipient hired over a two-year period

For more information on forms, the certification process, and State WOTC Unit contact information, please visit the web site at <http://jobs.utah.gov/employer/business/wotc.html>.

OTHER AVAILABLE INCENTIVES

Additional Financing Options

For additional information on financing options in Utah please visit the following link for our Business Financing Options: <http://www.edcutah.org/incentivesAndFinancing.php>

Foreign Trade Zone (FTZ) Reactivated

In March 2009, the U.S. Department of Commerce approved Salt Lake City's application to reactivate the state's FTZ. After 13 years of inactivity, the newly reactivated FTZ allows Utah to offer businesses great advantages to compete on a global scale.

Freeport Law

Goods used by retailers, wholesalers or manufacturers for processing and sale in Utah are exempt from ad valorem taxes.

Employee Recruiting / Screening / Training Assistance

The Utah Department of Workforce Services (DWS) provides employment and support services to help improve the economic opportunities in the state. The DWS Electronic Job Board is a qualified worker's database that allows employers to filter applicants for those that have specific abilities, trades, educational attainment and other such criteria. The Electronic Job Board is connected to the American Job Bank, which enables open positions to be posted and viewed nationwide. DWS will also set-up in-house recruitment efforts at the business location and provide office space at various locations for conducting interviews. For additional information please visit the following link: <http://jobs.utah.gov/employer/dwsdefault.asp>

Utah Business Resource List

For additional information on business resources please visit the following link for our Business Resource List: http://www.edcutah.org/documents/UtahBusinessResourcesList_080609_000.pdf

Economic Development Corporation of Utah (EDCUtah)

The Economic Development Corporation of Utah (EDCUtah) can provide relocation assistance through its diverse investor base. Please contact EDCUtah for more information: <http://www.edcutah.org/contactUs.php>



STAFF REPORT

To: County Council
Report Date: February 13, 2014
Meeting Date: February 26, 2014
Author: Brian Bellamy
Description: Elected Official's 2015 Salaries
Type of Item: Decision

A. Background

According to Utah State Code §17-6-4, the Council is required to set the salaries for the County's elected officials. Due to the coming election this year and the requirement of setting of filing fees for the candidates based upon their actual salaries, §20A-9-201 listed below are the salaries for the County's elected officials for budget year 2015.

Assessor	\$ 97,471
Attorney	\$135,000
Auditor	\$ 97,471
Clerk	\$ 97,471
Council	\$ 30,601
Recorder	\$ 97,471
Sheriff	\$111,000
Treasurer	\$ 97,471

I would be happy to answer any questions you may have.

B. Recommendation

Staff recommends the Council approve the listed salaries.



MEMORANDUM

To: Summit County Council
From: Jennifer Strader, County Planner
Date: February 19, 2014
Meeting Date: February 26, 2014
Project Name: Public Hearing, Possible Approval of Phase I of the Snyderville Basin General Plan

On January 15, 2014, the Summit County Council (SCC) conducted a public hearing for Phase I of the Snyderville Basin General Plan (Plan). The public hearing was closed and Staff was directed to meet with Councilors Robinson and Armstrong to ensure appropriate edits were made to the Plan prior to scheduling a final decision before the SCC.

Staff was not able to meet with Councilor Armstrong, but met with Councilor Robinson and incorporated additional edits into the Plan. Exhibit A is the final version of the Plan. Staff did not include a redlined version due to the size of the document, but would be happy to provide that if requested prior to this meeting.

Recommendation(s)/Alternatives

Staff recommends that the SCC vote to approve Phase I of the Snyderville Basin General Plan based on the following Findings of Fact and Conclusions of Law through the adoption of Ordinance #817 and with the following condition:

Findings of Fact:

1. State Code Section 17.27a.302 states that the role of the Planning Commission includes the preparation of and recommendation on the General Plan and updates to the General Plan.
2. State Code Section 17.27a.401 contains several items that are required for General Plans.
3. State Code Section 17.27a.403 outlines the preparation of General Plans and contains additional required elements, including land use, transportation, and housing.
4. State Code Section 17.27a.102 outlines the purpose of the State Land Use Code, with which the General Plan must comply, which includes provisions for the health, safety, and welfare of the County.
5. The proposed amendments are intended to make the Plan more effective and to better protect public health, safety, and welfare.
6. Chapters 1-8 of the General Plan were recommended by the SBPC on March 26, 2013; Chapter 9 was recommended on June 11, 2013.
7. The SCC held a public hearing on Chapters 1-8 on July 10, 2013; public hearings on Chapter 9 were held on July 17 & 31, and August 14, 2013, and public hearings were held on Chapters 1-9 on October 16, 2013 and January 15, 2014.

Conclusions of Law

1. The proposed amendments will not affect the existing character of the Snyderville Basin in an adverse or unreasonable manner.
2. The public health, safety, and welfare will not be adversely impacted by the proposed amendments.
3. The amendments comply with the process outlined in State Code Section 17.27a.302.
4. The amendments comply with the process outlined in State Code Section 17.27a.401.
5. The amendments comply with the process outlined in State Code Section 17.27a.403.
6. The amendments comply with the process outlined in State Code Section 17.27a.102.

Condition

1. The Ordinance for the General Plan shall be recorded simultaneously with the Ordinance adopting the Development Code amendments that are occurring in conjunction with the General Plan update.

Alternatives

The SCC may instead choose to **continue** the decision to another date with direction to Staff concerning changes or information needed to render a decision.

-OR-

The SCC may instead choose to **deny** the amendments, with appropriate Findings of Fact and Conclusions of Law.

Attachments

- Exhibit A: Proposed General Plan
Exhibit B: Ordinance #817

SNYDERVILLE BASIN

GENERAL PLAN

Contents

Chapter	Page
1. Vision and Background	3
2. Land Use	7
3. Open Space	10
4. Recreation	15
5. Cultural and Natural Resources	19
6. Housing	23
7. Services and Facilities	25
8. Transportation	26
9. Neighborhoods	29
Bitner	31
Canyons	32
Central Basin	33
East Basin	34
Highland Estates	35
Jeremy Ranch/Pinebrook	36
Kimball Junction	37
North Mountain	38
Old Ranch Road	39
Quinn's Junction	40
Rasmussen	41
Silver Creek	42
The Summit	43
Trailside	44
Utah Olympic Park	45
West Mountain	46

Chapter 1

Snyderville Basin General Plan

Vision and Background

MISSION STATEMENT

Summit County (the “County”) hereby establishes the mission of the General Plan (“the Plan”) for the Snyderville Basin (the “Basin”) as follows: “to preserve natural open space and vistas, prevent suburban sprawl, and promote our mountain resort community” (the “Mission”). This Mission will be accomplished through well managed growth that clusters density into designated mixed use centers, protects the natural environment, and supports recreation. The result will allow for a community and an economy that are diverse, cohesive, and sustainable.

ROLES OF THE GENERAL PLAN AND DEVELOPMENT CODE

The growth management plan for the Basin consists of this Plan and Snyderville Basin Development Code (the “Code”). The purpose of this Plan is to set forth the vision, mission, character, goals, objectives, and policies for the Basin. This Plan is an advisory document. The Code is the regulatory document that contains the rules and regulations for development that implements this Plan. The Code ensures the viability of this Plan by requiring that development applications are generally consistent with the spirit of this Plan. Unless otherwise defined herein, capitalized terms used herein have the meanings assigned to them in the Code.

GOALS

In concert with the community vision and in support of the Mission, the goals of the 2014 update to the Plan are to promote the following:

- Sustainability, both in terms of development and the environment
- Quality growth and economic development that provides a positive contribution to the community’s quality of life and the mountain resort economy
- Preservation of open space, view corridors and scenic mountainsides
- Preservation of Critical Lands (as defined in Section 10-4-3 of the Code) natural resources and the environment, including clean air and water
- Provide for interconnectivity and traffic mitigation through a variety of creative alternatives for all modes of transportation
- Provision and inclusion of affordable housing
- Healthy lifestyles based on resort and year round recreational opportunities compatible with a resort/residential community
- Preservation, recognition, and adaptive reuse of culturally significant structures, sites, and uses

BACKGROUND

In mid-2009, the Snyderville Basin Planning Commission (the “Planning Commission”) began the process of reviewing the 2004 General Plan for updates, which was last completed in 1998. The intent of this update is to make this Plan a more current and understandable document for the public and the Planning Commission as it guides future growth.

As part of this update, the Planning Commission sought to clarify the intent of the Plan, and ensure that the policies and implementation mechanisms of the Plan and Code would truly help meet the community priorities.

Community involvement has been a central part of the update process. In 2009, a subcommittee of the Planning Commission was formed to begin work on initial edits to the Plan. Based on their feedback, in April of 2010, the Planning Commission held two community open houses and conducted a survey. In the summer of 2011, the Planning Commission held workshops with each neighborhood planning area. Public hearings were held on each element of the Plan in 2011, and more work sessions and hearings were held in 2012.

From these open houses and workshops, the Planning Commission identified many community priorities and substantially reworked the mission statement to better reflect these priorities.

This Plan has also been substantially reformatted. While core principles remain in place, the format has been changed and the language simplified to communicate clear intent. Regulatory language remaining from the 1998 Plan has been removed and placed in the Code where appropriate. Policies have been divided into chapters and each chapter is based on a topic such as the environment, cultural and natural resources, and open space. The redesign is intended to make the Plan easier to follow and more effective to implement.

COMMUNITY VISION

Over 200 Basin residents participated in the 2010 open houses and hundreds more at the 2011 Neighborhood workshops. The many activities included a prioritization exercise where the public was asked to rank various topics, such as open space, recreation, and walkability. Based on that exercise, the Planning Commission learned that the issues, identified from most important to least important, were:

1. Open Space
2. Recreation
3. Walkability
4. Wildlife
5. Less Density
6. Critical Land Protection
7. Water Conservation
8. Affordable Housing
9. Mass Transit

10. Traffic
11. Natural Resource Preservation
12. Local Economy
13. Recycling/Compost
14. Local Food
15. Energy Efficiency
16. Mixed Use Development
17. Growth
18. Green Building/Construction

MOVING FORWARD

State government forecasts for population growth in the County, and the Basin in particular, clearly demonstrate a need to prepare by the Summit County Council (the “County Council”) and the Planning Commission. This Plan and Code, as amended, are designed to better encourage economic growth and diversification and to manage development and redevelopment in a manner that will preserve and enhance the Basin's quality of life, and in conformity with Section 17-27a-102 (a) of the Utah State Code which sets forth the standards for land use management:

(a) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each county and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.

This Plan reflects coordinated regional land use planning by and among the County for Basin and Eastern Summit County and Park City Municipal in preparation for anticipated growth.

The residents of the Basin agree that open space in the mountain setting of the Basin provides aesthetic value, recreational opportunities, wildlife management and protection, and promotes an amenity-rich community. Those amenities include:

- Large Tracts of Contiguous Open Space
- Recreation
- Interconnected Trail Systems (Walkability)
- Wildlife Preservation
- Density in Town and Resort Centers
- Sensitive Lands Protections
- Water Conservation
- Affordable Housing
- Mass Transit
- Traffic and Transportation Management
- Natural Resource Preservation

- Local Economy Protection and Enhancement

These core values define the purpose for land use planning and regulation to preserve and enhance the Basin. This Plan embraces and protects the mountain resort economy and character of the Basin by discouraging, and to the extent possible prohibiting, certain suburban development patterns which erode the unique character of the Basin. To that end, suburban development patterns in the Basin should be mountain resort in nature, with low densities of one unit per one hundred and twenty (120) acres, one unit per forty (40) acres, one unit per thirty (30) acres, one unit per twenty (20) acres, and one unit per ten (10) acres in certain instances. However, certain parcels of land may have previously approved and vested development entitlements by virtue of pre-existing development agreements, consent agreements, or settlement agreements. These agreements may have resulted in densities that are higher than the base densities described above.

MIXED USE CENTERS

This Plan guides the growth and economic development of the Basin to occur in harmony with the unique aesthetic qualities of a mountain environment. Town Centers and Resort Centers are permitted in designated locations that are intended as areas where density should be concentrated. Each type of center serves a specific function as further stated in the Plan. The character of these centers, particularly the Town Centers, should be designed to reflect both traditional and new patterns in urban communities and phased to ensure proper growth and concurrency management.

These centers should benefit, not detract from, the general health, safety and welfare of the entire community. Increases in density for Town and Resort Centers should only occur in instances where such increases result in significant benefit to the community at large, among other criteria. The use of density transfers may be an acceptable method to utilize development rights from an area where preservation is desired to acceptable growth areas, such as Town and Resort Centers.

The Basin's changing demographics have created an economy no longer solely dependent on seasonal mountain resort business. Social and economic diversity and its associated demands are encouraged for the long term health of the Basin. Accordingly, this Plan and Code form a foundation for the complex, long range use of land through managed growth--balanced between competing demands of residential and commercial interests and preservation of ample and continuous natural areas and open spaces.

Chapter 2

Land Use

GOAL: Promote sustainable Land Use Planning Principles that preserve Critical Lands, maintain neighborhood character, protect the economic base, prevent sprawl, and provide efficient delivery of services.

OBJECTIVE A: Guide appropriate development and redevelopment in the Basin through the following policies:

Policy 2.1 Mixed Use Centers: Identify specific areas where mixed use centers may be appropriate in order to preserve natural open space and vistas, prevent urban sprawl, and promote the mountain resort community through managed growth. These centers should contain an appropriate mix of residential and commercial development as well as recreational opportunities that provide connections to existing and future community trails and transit facilities.

Policy 2.2 Development Patterns: Encourage the following sustainable patterns of development:

- a. Housing subdivisions that may be comprised of a variety of types and styles of use, having a wide range of affordability. Generally, these subdivisions are not separated from one another. There may be an internal system of streets, but many connections should exist between individual subdivisions.
- b. Commercial, residential, resort, and other mixed-use development that contains multi-modal streets that are not exclusively oriented to the automobile use and that emphasize pedestrian accessibility.
- c. Civic institutions, such as churches and other public buildings, that are located near residential and commercial development.

Policy 2.3 Land Use Map: Show the following designations on a Basin-wide land use map:

- a. Existing land use map
- b. Critical Lands

Policy 2.4 Zone Districts: Utilize zone districts depicted on a zoning map and which establish a base density that generally reflects the existing character of the land (including open spaces and the natural landscapes) and takes into consideration infrastructure availability and existing neighborhood character.

Policy 2.5 Redevelopment: Promote the redevelopment of existing developments to reduce the visual impact of inappropriate site layout practices, large parking lot surfaces, inappropriate lighting, non-conforming signs, and

building mass through appropriate design, building configuration and consolidation, and height.

Policy 2.6 Growth Management: Manage the amount, type, location, rate, and design of growth in the Basin while coordinating the plans and programs of public service providers, community investment in facilities, infrastructure, amenities, and services to ensure a sustainable future for the community.

Policy 2.7 Strip Development: Strongly discourage roadside or strip commercial development where there is continuous or intermittent linear development generally one store deep, one or more access points for separate properties and with highly visible parking located between the road and the building.

Policy 2.8 Density Incentives: Maintain base density yet consider providing incentives for additional density where appropriate.

Policy 2.9 Transfer of Development Rights (TDR) – Receiving Areas: Pursue the creation of a TDR program to be offered as an inducement to property owners for creating density “receiving areas”. Such receiving areas should be located in designated mixed use centers which are intended for concentrated development and other areas deemed appropriate by the County. The purpose of this incentive should be to create a means to preserve substantial open space by transferring density from other parts of the Basin. Property owner participation in this incentive program should be voluntary.

Policy 2.10 Transfer of Development Rights (TDR) – Sending Areas: Pursue the creation of incentives to the owners of key lands (potential “sending areas”), to transfer density to an appropriate “receiving area” as outlined above or, when appropriate, purchase fee title or the development rights from the property.

Policy 2.11 Affordable Housing: Implement tools and mechanisms to achieve affordable housing.

Policy 2.12 Walkability: Promote interconnectivity, walkability, and a human scale of development.

OBJECTIVE B: Land use should be appropriate in scale and character to its surrounding environment and no structure should be allowed to dominate the natural features of any site.

Policy 2.13 Building Massing and Visual Compatibility: Building massing should, through height and bulk restrictions, relate to the size of the lot, roof pitch and orientation restrictions to ensure compatibility with visually sensitive areas.

Policy 2.14 Large Scale Commercial Structures: Large scale commercial “one story” structures are generally not appropriate. Whenever possible, large

scale retailers should be placed on two or more levels, or designed to encourage the smaller, customized format of the retailer, where appropriate.

Policy 2.15 Integration into Environment: All man-made elements should be integrated into the natural environment with a sense of quality, permanence, and sensitivity, respecting, enhancing, and preserving Critical Lands. Efforts should be made to minimize the removal or disturbance of trees and hillside shrub vegetation.

OBJECTIVE C: Ensure that landscaping, lighting, signs, and parking are designed in a manner that is functional yet minimal and in keeping with the mountain environment.

Policy 2.16 Landscaping: Appropriate landscaping should be installed and maintained in all new developments to ensure compatibility with the surrounding environments, including native vegetation and drought tolerant/water conserving species.

Policy 2.17 Lighting: Maintain lighting regulations for the amount, intensity, type, and location of all outdoor artificial illuminating devices to ensure that all such lighting is minimal, protective of the night sky, energy efficient, and minimizing impacts and light trespass onto surrounding properties, while appropriately addressing safety concerns.

Policy 2.18 Signs: Sign regulations should promote diversity of sign design within the Basin, but ensure that all signs, including size, location, colors, and materials, are compatible with the image of individual neighborhoods.

Policy 2.19 Parking Design: Parking lots should be functional, include snow storage, provide pedestrian access, and be designed as attractive landscapes. Large expansive parking areas that would be visible from public roadways are discouraged. Underground or structured parking is encouraged.

Chapter 3

Open Space

GOAL: To the extent possible, preserve open space in the Basin that contains Critical Lands and recreational, cultural, and scenic spaces. Preservation of these lands and connections between them is necessary in order to support a healthy environment and to retain the sense of place, quality of life, and the economic success of the resort economy.

In order to best achieve this goal, open space has been categorized into the following types of land identified for preservation:

1. Pristine Open Space
 - a. Critical for environmental quality, such as drinking water sources, watershed, and wildlife habitat and/or corridors.
 - b. Strictly limited development, use, access, or disturbance.
 - c. Undisturbed, natural environment is the priority.
 - d. Any access allowed for passive recreation should be very limited and should be non-motorized single-track trails solely for the purpose of connecting trail spines and corridors, subject to an approved trails plan.
 - e. Contiguous to other open spaces and is of sufficient size to achieve these purposes.
 - f. An example is the USU Swaner Nature Preserve.
2. Managed-Recreational Open Space
 - a. May include Critical Lands.
 - b. Adjacent to or in close proximity to other open space.
 - c. Supports and is managed for passive recreation with public access with non-motorized trails and trailheads and paved transportation trails.
 - d. Examples include the Summit Park Forest Legacy open space, Summit County Gardens, Hi Ute's Three Mile Canyon, Toll Canyon, and Quarry Mountain.
3. Active Open Space:
 - a. Easily accessible land that offers both passive and active recreational opportunities.
 - b. Fulfill recreational needs and services such as sports fields, non-motorized trails, trailheads, parks and facilities, bike parks, tennis courts, amphitheaters, golf courses, and ski trails.
 - c. Land suitable for civic needs that serve the public, such as cemeteries and fairground facilities.
 - d. Public use and enjoyment is the priority and is encouraged.

- e. Examples include Willow Creek Park, Matt Knoop Memorial Park, and Trailside Park.

4. Internal Public Spaces:

- a. Located in highly accessible public spaces for the purpose of providing areas for people to rest, gather, and socialize.
- b. Support features such as tables, benches, trash/recycling receptacles, bike racks, drinking fountains, public art, and restrooms where appropriate.
- c. Generally fragmented and contiguity to other open spaces is not a priority.
- d. Examples include Newpark Sun Calendar Plaza, pocket parks, and neighborhood playgrounds.



Pristine Open Space:
Swaner Nature Preserve



Managed-Recreational Open Space:
Summit Park Forest Legacy



Active Open Space:
Willow Creek Park



Internal Public Space:
Newpark Sun Calendar Plaza

OBJECTIVE A: Preserved open space should be maintained according to its classification.

Policy 3.1: Conservation easements, deed restrictions, trail easements, and/or plat notes should be recorded confirming the purpose of the land and identifying restrictions.

Policy 3.2: Appropriate ownership and management entity, either public or private, should be determined at time of preservation.

- a. When open space lands benefit only a single development with limited to no public access, those lands should remain under private ownership.
- b. When open space lands are preserved that benefit the greater community and allow for greater public access and civic needs, those should be owned and managed by a public entity.

Policy 3.3: Management plans and regular maintenance needs should be implemented to ensure that the land's conservation values are maintained.

- a. Open spaces should have a management plan that identifies operations and maintenance needs, including noxious weed control, on the property to ensure that its purposes are fulfilled.
- b. Management of Pristine Open Spaces should minimize the use of chemical treatments, machinery, and vehicles in an effort to avoid impacts on the open space, water quality, and air quality, and minimizes noise.

Policy 3.4: Concurrency policies should be in place for public entities to assure community recreation facilities and open spaces have adequate funding to address the impacts of future growth.

- a. Implementation of this policy should require that fees be collected in order to ensure that both residential and commercial projects contribute their proportional share.

OBJECTIVE B: Mechanisms, programs, and strategies should be in place to preserve lands as open space.

Policy 3.5: The County has established the Basin Open Space Advisory Committee or "BOSAC" as a formal committee, created for the purpose of advising and providing input to the County Manager and County Council regarding the creation, preservation, and identification of open space within the Basin. The mission statement of the BOSAC is hereby incorporated by reference. BOSAC should also:

- a. Establish evaluation criteria for the acquisition of open space, pursuant to and consistent with the open space and other policies set forth in this and other chapters of the Plan.

- b. Assist in identifying, prioritizing, and making recommendations regarding priority open space;
- c. Assist in identifying agreements related to the transfer of density for the purpose of acquiring pristine, managed, or recreational open space
- d. Recommend the acquisition of development rights from properties considered important to the community for open space purposes;
- e. Consider establishing cash-in-lieu of Density Transfer Program participation and other funds received by the County to recommend purchase receiving and/or sending sites to the preservation of open space.

Policy 3.6: The County should develop on-going revenue sources earmarked for open space preservation including partnership with the Snyderville Basin Special Recreation District in providing opportunities for voter authorization of bond funds and concurrency programs.

Policy 3.7: The County should establish a formal mechanism or program, such as a Transfer of Density/Master Planned Development for holding and transferring land and development rights from high priority open space areas.

Policy 3.8: The County should consider amending the zoning map and Code to support growth and development in identified concentrated centers to alleviate development pressure on land that meets the descriptions of open space.

Policy 3.9: The County should accept cash-in-lieu of open space where such funds can be more appropriately used to purchase development rights or open space at a more appropriate or significant location.

Policy 3.10: The County should establish and maintain cooperative strategies with local land trusts and, when possible, partner with other public, non-profit and private entities and/or other qualified land conservation groups to achieve the preservation of priority open spaces.

OBJECTIVE C: An adequate amount of open space should be preserved for all new developments and should be identified during the development review process.

Policy 3.11: Critical Lands may be counted towards the minimum required open space.

Policy 3.12: While development should meet the open space requirements, it may be appropriate in large lot developments to allow limited open space to be incorporated into individual lots, provided that the open space is outside of fenced areas and is contiguous to Pristine or Managed-Recreational open space.

Policy 3.14: Open space that is required to be set aside in each development should, whenever possible, be contiguous to adjacent open space and protect hillsides and natural resources.

Chapter 4

Recreation and Trails

GOAL: Promote a healthy lifestyle for residents and visitors through existing and new recreational opportunities and trail connections to meet the broad range of recreation needs of Basin residents and visitors.

OBJECTIVE A: Create a system of community parks, trails, and recreation facilities to service the entire population and visitors by working in conjunction with the Snyderville Basin Special Recreation District (“Basin Recreation”), a special service district of the County established for the purpose of providing public recreation facilities and services for residents of the Basin, their guests, businesses, and our resort visitors, including community parks, non-motorized community trails, recreational open space and public recreation facilities.

Policy 4.1: Community parks, trails and recreation facilities should be of sufficient size and located throughout the Basin in a manner that ties the neighborhoods together and promotes the overall sense of community and recreation family.

Policy 4.2: Ensure that recreation opportunities in the Basin grow in parallel with future growth.

Policy 4.3: Continue to seek opportunities for public parks, recreational open spaces, trails and recreation facilities.

Policy 4.4: Anticipate the need for future public park and recreation system improvements through a continuing review of existing inventory, analysis, and evaluation of resources.

Policy 4.5: Assess resident needs based on periodic community interest and opinion surveys conducted by Basin Recreation to help determine priorities for recreation facilities and track trends.

Policy 4.6: Foster regional recreational planning and interagency cooperation of public entities to collaborate on long term capital facility planning goals and development of joint use facilities to efficiently serve the taxpayers of the greater Park City community.

Policy 4.7: Basin Recreation has established “Mountain Recreation Standards” for recreation based on population. The Mountain Recreation standards are intended to provide a set of tools to establish clear direction for the amount, type and balance of recreation facilities to meet the needs of a growing population.

Policy 4.8: Work toward achieving an effective balance of Managed-Recreational Open Space preservation while meeting the need for active park space to include developed sports fields and support buildings.

Policy 4.9: The Snyderville Basin Community-Wide Trails Master Plan, as amended (the “Trails Master Plan”), provides detailed trail corridor mapping that identifies critical linkages in the Basin and connections to boundary trails. The intent of the Trails Master Plan is to ensure a public corridor to connect neighborhoods and activity centers, such as parks, schools, community facilities, and commercial areas, and to provide access to open areas, ridgelines, and public lands.

Policy 4.10 – The Basin Recreation’s Capital Facilities Plan, as amended, includes plans for future recreation facilities, recreation facilities improvements, and important amenities for recreation in the Basin.

Policy 4.11: Secure public trail easements in an effort to carry out the community vision, implement the Trails Master Plan, and create a complete network of interconnected multi-use non-motorized trails in cooperation with other public and private entities.

Policy 4.12: Ensure that trails connect with Park City Municipal’s trail system and other local and regional trails to create a comprehensive County trails plan. Trails should be considered as having both a transportation and non-motorized recreation function.

Policy 4.13: Trail system improvements should be designed with the intent to protect and enhance environmentally sensitive areas.

Policy 4.14: Ensure adequate capacity is provided at trailheads located throughout the Basin to provide points of staging and support facilities to serve multiple user groups.

OBJECTIVE B: Encourage neighborhood recreation facilities that are intended to serve neighborhoods or individual developments. These facilities should be designed to enhance a neighborhood as a part of good project design and to provide a higher quality of life for the residents. Neighborhood facilities are not intended to attract persons from the community as a whole, but rather function as public gathering places within the neighborhood.

Policy 4.15: Development should provide for the reasonable recreational needs of residents within a development project, which may include construction of neighborhood parks, internal trail systems, or other recreation facilities.

Policy 4.16: Neighborhood parks, trails and/or recreation facilities are most appropriately developed and managed by individual developers or neighborhood/homeowner associations. These spaces should be easily accessible and help strengthen the identity of the neighborhood.

Policy 4.17: The Code should establish reasonable standards for parks and recreational amenities specifically designed to serve the neighborhood or project level demand.

Policy 4.18: Where possible, internal neighborhood trails should connect to the Basin's community-wide public trails system as described in the Trails Master Plan (the "Community-Wide Trail System").

Policy 4.19: Where appropriate, ensure that adequate capacity is provided at trailheads within the development project or neighborhood to provide points of staging and support facilities to serve multiple user groups. Trailheads within a development project or neighborhood that provide access to the Community-Wide Trail System may be accepted for dedication by Basin Recreation.

OBJECTIVE C: Recognize the desirability of multiple types of recreational services to meet the broad range of health, wellness and leisure interests of Basin residents and visitors. Several different types of opportunities exist to meet this need.

Policy 4.20: Private commercial ventures are an important aspect of providing recreation services for residents and visitors of the Basin. They typically operate as independent businesses that provide facilities, amenities and programs. Ski and golf resorts, commercial outfitters and sports, health, wellness and fitness clubs fall into this category.

Policy 4.21: Non-profit recreation entities are organizations established for the purpose of developing recreation amenities and/or providing programs that complement the purpose and goals of public and private recreation sectors. Utah Athletic Foundation and National Ability Center are examples of these entities.

OBJECTIVE D: The County recognizes the importance of the natural resources within the Basin and the surrounding areas and desires to preserve and maintain access to these scenic areas.

Policy 4.22: Preserve public access to riparian corridors and fishable streams, including East Canyon Creek and Silver Creek Drainage (post remediation), for fishing, bird watching, wildlife viewing, and other passive recreational interests.

- a. These stream corridors are an important linear community parkway and all development should be sensitively sighted to protect this natural resource.
- b. New development should maintain public access to these corridors. Enhancement to these critical areas and habitats is encouraged.

Policy 4.23: Encourage and obtain access to the forest lands to promote hiking, mountain biking, bird watching, wildlife viewing and other similar non-motorized activities.

- a. All new development adjacent to these areas should ensure appropriate access to the back country through trail connections and open space view corridors.

- b. Provide adequate trailheads and parking to facilitate resident and visitor access to these backcountry areas.

Policy 4.24: Promote and encourage horseback riding and other equestrian uses. Equestrian trails should be designed to avoid “land locking” horse owners and provide them with trail access to appropriate areas.

Policy 4.25: Winter recreational opportunities, such as Nordic skiing, snow shoeing, dog sledding, and the like should be encouraged. Care should be taken to ensure that these activities are located sensitively, avoiding sensitive wildlife habitat.

Chapter 5

Cultural and Natural Resources

GOAL: Identify cultural and natural resources and ensure that all development undertaken is compatible with and in harmony with the surrounding mountain and resort environment while maintaining ecological balance and protecting the scenic and historic qualities of the Basin as well as the economic base.



OBJECTIVE A: Identify and recognize amenities important to the community heritage of the Basin and work to preserve such amenities to the greatest extent possible.

The County played an important role in the settlement of Utah and the West as a whole, with prominent westward trails, early settlements, and agricultural operations forming the foundation of the Basin. Therefore, heritage amenities are defined as:

- a. Sites where culturally significant historic events occurred
- b. Sites important to culturally significant people in history
- c. Historic trails, paths, and other transportation connections and corridors
- d. Structures more than 50 years old
- e. Past and present agricultural operations

Policy 5.1: Recognize agricultural operations as a significant and important use of the land and protect the rights of those uses.

Policy 5.2: A survey should be conducted to identify heritage amenities. Identified amenities should be of high priority for preservation through relocation, adaptive reuse, preservation in place, facade easements, conservation easements, or other methods.

Policy 5.3 Heritage Amenities and Cultural Arts Plan: Adopt a comprehensive Heritage Amenities and Cultural Arts Plan (the “Heritage Plan”) in the Basin. This Heritage Plan should provide specific provisions for the type, amount, and manner in which public art or heritage preservation will be incorporated into a development project, or cash-in-lieu contribution to public art in the Basin.

Policy 5.4 Heritage Preservation - Incentives: The County should consider appropriate incentives to property owners for the purposes of preserving heritage amenities.

Policy 5.5 Art and Economic Development: Allow opportunities for the arts and artists to participate in the visual enhancement of the Basin.

OBJECTIVE B: Identify and protect Critical Lands throughout the Basin, and ensure that development is limited or prohibited as appropriate.

Policy 5.6 Preservation: Work with developers to ensure that Critical Lands are properly identified within proposed project areas and preserved and avoided to the greatest extent possible.

Policy 5.7 Critical Lands Density: Development on Critical Lands is allowed at base density. No density incentives for development should be granted for preserving Critical Lands.

Policy 5.8 Critical Lands: Critical Lands defined in Chapter 11 of the Code are those lands which:

- a. Have slopes of thirty percent (30%) or greater, or
- b. Have geologic hazards and avalanche tracks, or
- c. Are within a 100-year flood plain, or
- d. Are Jurisdictional Wetlands as defined by the Army Corps of Engineers.
- e. Are on ridgelines

Policy 5.9 Critical Slopes: Slopes of thirty percent or more are declared to be critical areas because there is a high probability that onsite and downslope property damage and water quality, fisheries and wildlife habitat deterioration may result from their development. Revegetation difficulties are compounded by the Basin’s short growing season, making the reclamation of disturbed slopes more costly, and long term success of reclamation may be difficult. Development that accelerates the erosion of soil, and thereby contributes significantly to the sedimentation of stream corridors, should not be allowed.

Policy 5.10 Floodplains: All areas within a 100-year floodplain, or where the prevailing or potential natural vegetation is riparian, are declared to be critical to

the maintenance of the basin's hydrologic systems, fisheries and wildlife habitat. Development of floodplain areas has a significant potential to adversely affect wildlife, water quality, and, if it modifies the floodway, adjoining, upstream and downstream properties, roads and other public facilities. Development in floodplain areas may also be constrained by a high water table which raises the cost of installing and maintaining utilities. Finally, floodplain development adversely affects all taxpayers through public expenditures to prevent or clean up damages due to floods.

Policy 5.11 Avalanche Tracks: Development layout and design should avoid areas which may be adversely affected by avalanche tracks. All known avalanche tracks are declared to be critical areas because of the high probability that development in such hazardous areas may result in property damage, damage to public utilities and roads serving the development, and possible injury or loss of life.

Policy 5.12 Jurisdictional Wetlands: Jurisdictional Wetlands are declared to be critical since development in wetland areas has a significant adverse effect on water quality, the rate and volume of storm water discharge, and wildlife.

Policy 5.13 Ridgelines: Because of the importance of aesthetics to the economic viability of the Basin, views from the designated roadways (Interstate 80, State Roads 224 and 248, and US-40) are critical and ridgeline encroachment should be avoided.

OBJECTIVE C: Ensure that natural resources are protected so that they are available for current residents and future generations.

Policy 5.14 Water Resource Management: Encourage the integration of water conservation strategies in future development and redevelopment proposals and ensure that water sources are protected.

Policy 5.15 Water Quality: Ensure that water quality is suitable for project purposes, existing water uses, and public health and safety, and is in compliance with applicable Federal, State, and local water quality standards.

Policy 5.16 Restoration Incentives: Allow certain development incentives to promote the rehabilitation of important, but previously damaged environmental features of the Basin.

Policy 5.17 Limited Septic Systems: Discourage the use of septic tanks to the maximum extent possible.

Policy 5.18 Wastewater and Irrigation: Strongly encourage wastewater reuse on golf courses and other large irrigated areas.

Policy 5.19 Preservation of Air Quality: Ensure that development does not contribute significantly to the degradation of air quality and minimizes the impacts of wood burning stoves, automobiles, or other similar air quality pollutants.

Policy 5.20 Transportation: Continue to work with Park City Municipal, the Utah Department of Transportation (“UDOT”), and others to develop, maintain, and promote a regional transportation system to help reduce air pollution in the Basin.

Policy 5.21 Vehicle Idling: The County should continue to work to reduce the impact of idling vehicles through ordinances limiting the practice.

Policy 5.22 Commuter Trails: Continue to work with Basin Recreation on the completion of non-motorized commuter trail links to encourage a reduction in driving.

Policy 5.23 Site Design: Encourage site design that reduces the need for driving and idling, such as reduction or redesign of drive-through facilities and clustering of development.

Policy 5.24 Wildfire Management: Development layout and design should take into consideration the risks associated with wildfires.

Chapter 6

Housing Element

GOAL: Provide equal housing opportunities for all residents of the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing in order to meet the needs of people desiring to live in the County and to allow persons with moderate and low incomes to benefit from and fully participate in all aspects of neighborhood and community life.

OBJECTIVE A: Ensure an adequate supply of housing that meets the needs of various moderate and low income groups in the Basin identified in the Housing Needs Assessment as updated (**Appendix A**).

Policy 6.1: Identify and implement a wide range of strategies to increase housing density and diversity in appropriate locations. Such strategies may include:

- a. Increasing allowed densities for affordable housing projects where appropriate and where adequate levels of services and amenities and transit can be provided, or the impact otherwise mitigated.
- b. Requiring new residential development to allocate a percentage of the units to be affordable.
- c. Requiring commercial, industrial, and resort projects to provide housing for a percentage of their projected workforce.
- d. Requiring a long term commitment of affordability.
- e. Cooperating with surrounding jurisdictions in the development and implementation of regional affordable housing strategies.

Policy 6.2: Encourage the private sector to build affordable housing.

Policy 6.3: Ensure a variety of housing consisting of a balance of types of housing, styles of housing, ownership category, unit sizes, and a range of affordability.

Policy 6.4: Allow the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services for the elderly and others with special needs.

Policy 6.5: Allow the development of seasonal housing to address the needs of the resort economy, through cooperation with current and future employers and housing agencies in the area.

Chapter 7

Services and Facilities

GOAL: *Maintain adequate service levels in regards to services and facilities that are best operated at the local government or quasi-governmental level. These services could include: essential health and safety services such as fire, ambulance, law enforcement, public health, utilities and infrastructure; and other services such as libraries, parks and recreation, public transportation, weed or pest management, and waste management and recycling.*

OBJECTIVE A: Coordinate and collaborate with applicable service providers to identify acceptable service levels and develop standards for measuring service delivery success.

Policy 7.1: Ensure that public health and safety services and facilities are available to citizens dispersed throughout the Basin.

Policy 7.2: Essential facilities should be designed to provide an acceptable level of service to the peak service demand. Other facilities should be designed to accommodate average demand. Temporarily reduced service levels may occur at times of peak service demand; however, reductions should not produce a meaningful threat to the public safety.

OBJECTIVE B: Developers should pay their proportional share of the costs of future facilities and services necessitated by new development. Costs for added facilities and infrastructure as a result of new development should not be passed on to existing residents and businesses.

Policy 7.3: Ensure that new development is able to provide, or is located near, existing or future planned adequate infrastructure such as reliable water and sewage treatment prior to development approval.

Policy 7.4: Coordinate with utility providers to ensure they are planning for facilities consistent with the Plan.

Chapter 8

Transportation, Circulation, and Connectivity

GOAL: *Promote a variety of transportation alternatives that provide convenient and efficient service that meets the travel requirements of users.*

OBJECTIVE A: Use comprehensive multi-modal transportation planning to guide decision making.

Policy 8.1 Comprehensive Transportation Plan: The County has adopted and continues to update a comprehensive long range Snyderville Basin Transportation Master Plan (the “Transportation Master Plan”) that establishes a roadway classification system, a map showing the location of future roads and key improvements required, and a description of a local transit system needed to serve the community. The Transportation Master Plan serves as the primary transportation chapter of the Plan.

Policy 8.2 Trails Plan: The County has adopted the Basin Recreation’s Trails Master Plan that addresses such items as location, construction, maintenance, and funding of community wide and select neighborhood trails.

OBJECTIVE B: The following principles should be incorporated into all transportation planning efforts in all development in the Basin.

Policy 8.3 Multimodal Streets: Streets and adjacent spaces should not be just a corridor for moving traffic, but make allowances for social interaction, walking, horseback riding where appropriate, and cycling. Motorized roadways should be constructed, or existing motorized roadways reconstructed, to allow for non-motorized transportation activities to occur through the most location-appropriate means, such as on sidewalks near the road, on trails that are separated from the road, or on widened shoulders.

Policy 8.4 Exhaust Alternatives Before Increasing Capacity: All efforts should be made to use existing transportation resources to their maximum efficiency before new infrastructure is built. Expanding capacity of any roadway should be considered as a last resort.

Policy 8.5 Access and Level of Service: Access to major roadways, including highway and other arterial roads, should be limited and managed to maintain an adequate “level of service” and to maintain the “functional classification” of the roadway. Property owners should be responsible for coordinating access to optimize the location of roadway intersections.

Policy 8.6 Traffic Control and Management: The County should consider the implementation of traffic control and management measures, including, but not limited to the following components:

- a. Park and ride facilities at Kimball Junction, Quinn’s Junction, Town and Resort Centers, and other appropriate locations;
- b. Programs limiting portions of roads to non-motorized vehicles or pedestrian use;
- c. Bicycle programs;
- d. Employer-based carpooling;
- e. Employer-sponsored flexible work schedules;
- f. Car and van pool programs;
- g. Local programs directed toward the community center, special events, and other high traffic generators.

OBJECTIVE C: Development should be designed to provide multimodal connectivity between adjacent subdivisions, retail centers, or other developments.

Policy 8.7 Connectivity: All streets should be designed to connect to the larger network. Cul-de-sacs are generally discouraged, especially in areas where connectivity opportunities exist. The street pattern should be arranged to keep through traffic off local streets. Road patterns designed to allow traffic to speed through a neighborhood are not appropriate.

Policy 8.8 Internal Connectivity: Development should include a continuous system of sidewalks or pathways to connect all residential, commercial, parks, school and civic amenities, and other areas. Connections between internal pathway systems to the community system are also encouraged.

Policy 8.9 Walking distance: The distance between intersections should not exceed a distance that is comfortable for walking from place to place.

Policy 8.10 Traffic Calming: Traffic calming devices should be incorporated where appropriate. Reduced traffic speeds should be promoted on neighborhood roads with appropriate signs or other measures indicating road use by others such as children, horses, bicyclists, walkers, or fishermen.

Policy 8.11 Transit: Centrally located transit facilities should be placed within all new major developments.

Policy 8.12 Entry Corridors: The County, working with the UDOT, should adopt a landscape enhancement and management master plan for SR 224, SR 248, I-80, and US-40 corridors. The County should continue to work with UDOT to gain agreements regarding the placement of raised barrier curbs, landscaping along the road edges, and divided median strips within the identified entry corridors to provide additional enhancements in these areas.

OBJECTIVE D: The County should pursue local and regional mass transit opportunities to provide greater transportation efficiency.

Policy 8.13: Recognize the regional nature of traffic and commit to continue working with UDOT, Park City Municipal, Wasatch County, Salt Lake County, and other stakeholders to achieve regional mass transit cooperation.

Policy 8.14: Maximize existing infrastructure to accommodate for mass transit rather than building or expanding road

Chapter 9 Neighborhood Plans

In order to protect existing neighborhood characteristics and to promote cohesive planning in the future, the following Neighborhood Planning Areas have been identified in the Snyderville Basin: Bitner Road, Canyons, Central Basin, East Basin, Highland Estates, Jeremy/Pinebrook, Kimball Junction, North Mountain, Old Ranch Road, Quinn's Junction, Rasmussen Road, Silver Creek, The Summit, Utah Olympic Park, and West Mountain.

Although there are hard boundaries delineating each neighborhood planning area, it is important to recognize that how development occurs in one neighborhood may affect adjacent neighborhoods. It is the intent of this Plan to ensure that appropriate planning principles are adhered to not only within individual neighborhoods, but among them as well.

All neighborhoods within the Snyderville Basin should adhere to the goals, objectives, and policies found in the individual chapters of the Plan and summarized in the statements below. However, each neighborhood planning area will not lend itself equally to the application of only these goals, objectives, and policies based on their unique characteristics. Additional neighborhood design objectives and/or special considerations have been included for some neighborhoods.

Global Principles:

- **Chapter 1: Vision and Background**
All neighborhoods should support the resort and mountain character of the Snyderville Basin. Development should be designed to support a sense of community.
- **Chapter 2: Land Use**
All neighborhood development should focus on sustainable patterns of development with special attention given to the protection of critical lands, wildlife migrations corridors, and view sheds.
- **Chapter 3: Housing**
All neighborhood development should adhere to the commitment to provide housing for moderate or low income residents.
- **Chapter 4: Cultural and Natural Resources**
All neighborhood development should protect and preserve culturally beneficial historical structures and natural

resources with special attention given to access to and connectivity of the community-wide trail system.

- **Chapter 5: Open Space**
Preservation of open space is the highest priority of all neighborhoods. This is considered the most valuable characteristic which promotes the image and lifestyle enjoyed in the Snyderville Basin.
- **Chapter 6: Recreation and Trails**
All neighborhood development should give special attention to access for recreational opportunities for the residents of the neighborhood and Snyderville Basin.
- **Chapter 7: Services and Facilities**
All neighborhood development should provide for ease of access for public services such as police, fire trucks, and weed abatement.
- **Chapter 8: Transportation**
All neighborhood development should promote the community-wide connectivity and traffic flow of transportation.

BITNER ROAD

Location

The Bitner Road neighborhood is bordered on the north by East Canyon Creek; on the west by the east end of the Rasmussen Road Neighborhood; on the south by Bitner Road that runs east and west; and on the east just beyond Bitner Road that runs north and south.

Zoning

The current zoning in this neighborhood is Rural Residential. The base density is 1 unit per 20 acres.

Neighborhood Description

The Bitner Road neighborhood is highly visible from Interstate 80 and others areas in the immediate vicinity. It contains a mix of single family detached, multi-family, and neighborhood commercial uses. The East Canyon Creek is an important community amenity in this neighborhood, which is located within the Swaner Nature Preserve. A unique feature in this neighborhood is the historic Bitner Ranch. It is important to recognize this is a community amenity and provide opportunities for preservation of this Ranch.

There are a few undeveloped parcels located within this neighborhood. While this is a linear neighborhood that parallels I-80, future uses should not be designed to create typical strip

development patterns. Based on the boundaries of the neighborhood and current Development Code criteria, such as setbacks, development would occur in a linear pattern. The allowed uses are currently limited by the existing Rural Residential zoning. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

Any future development should be sensitive to its surroundings, especially the East Canyon Creek corridor. Enhancements, including stream bank restoration and riparian plantings are appropriate.

This neighborhood is bordered on the east by the Silver Creek Neighborhood, which has one access in and out of the subdivision. Future connectivity options between the two neighborhoods should be studied and considered, not only for motor vehicles, but for pedestrians and other recreational users as well.



Location

The Canyons neighborhood includes all the property located within the Canyons Specially Planned Area. It is bordered on the north by the Sunpeak area as well as the southern boundary of the West Mountain neighborhood; it is bordered on the east by a small section of SR-224 and the western boundary of the West Mountain neighborhood; it is bordered on the west by the Summit County/Salt Lake County boundary.

Zoning

The zoning in this neighborhood is a combination of Resort Center (RC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The density in the RC zone is determined through the Specially Planned Area process (SPA). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; and the base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The Canyons neighborhood planning area contains steep, mountainous terrain, and sensitive and critical areas. Canyons Resort is the fifth largest ski resort in the United States and has the most acreage in the States. The uses consist of a mix of single family detached, multi-family, commercial, and resort related facilities.

The Canyons planning area should be designed in accordance with the Canyons Specially Planned Area Development Agreement which is based on the following principles:

- Consideration should be given to the skiing capacity of the mountain for the development of future lifts, trails, and related on mountain services necessary to support the skiing operation.
- The density of the area should take into consideration the carrying capacity of the mountain for skiers, the ability of the developers to mitigate on and off-site impacts, and a substantial level of economic/tax base benefits accrued to Summit County.
- Development should be tightly clustered in and around the resort cores in a manner that is transit and pedestrian friendly to minimize the use of automobiles.
- In the Resort Core, resort accommodations should be provided rather than primary dwelling units. Primary dwelling units may be considered in areas outside of the Resort Core.
- Consideration should be given for the allowance of clustered, high density development in exchange for open space preservation in the Resort Core.
- A key objective in this area is to provide a quality recreation experience, without detracting from the aesthetic appearance of the landscape and causing disruptions of the existing mountain views.
- Environmental enhancements, conservation and preservation of the natural resources in the planning area should be considered.
- Traffic reduction measures and pedestrian connections are a high priority in this area. On-going opportunities to provide regional transportation solutions should be explored.
- Facilities and activities necessary to promote a year-round resort and meet the needs of the residents of the Snyderville Basin are encouraged to be developed in this planning area.
- Cooperation with the Snyderville Basin Special Recreation District regarding the incorporation of trails and other recreational facilities is a priority in this neighborhood.

CENTRAL BASIN

Location

Central Basin is located on both the east and west sides of SR-224. The east side is bordered on the north by the Swaner Nature Preserve; on the east by the western boundary of the Willow Creek Estates Subdivision; on the south by Old Ranch Road; and on the west by SR-224.

The west side includes Bear Hollow Village and is bordered by Utah Olympic Park; it is bordered on the east by SR-224; it is bordered on the south by Canyons Resort; and on the west by the eastern boundary of the West Mountain Neighborhood planning area.

Zoning

The zoning in this neighborhood is a combination Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres.

Neighborhood Description

The Central Basin neighborhood is comprised mainly of residential subdivisions that are mostly built out, with a few small pockets of neighborhood commercial uses, an elementary school, and institutional uses.

The east side of SR-224 is mostly flat while the area west of SR-224 contains varying degrees of topography. A section of the Millennium Trail is located in this planning area on the west side of SR-224. This is an important community amenity.

Future pedestrian connections should be considered to provide a safe passage across SR-224 for pedestrians wanting to access the elementary school, churches, or other existing commercial uses.

It is the goal of this neighborhood to maintain the existing residential characteristics, ensure that commercial uses are designed to be in scale with the neighborhood, and allow for redevelopment opportunities in the future.



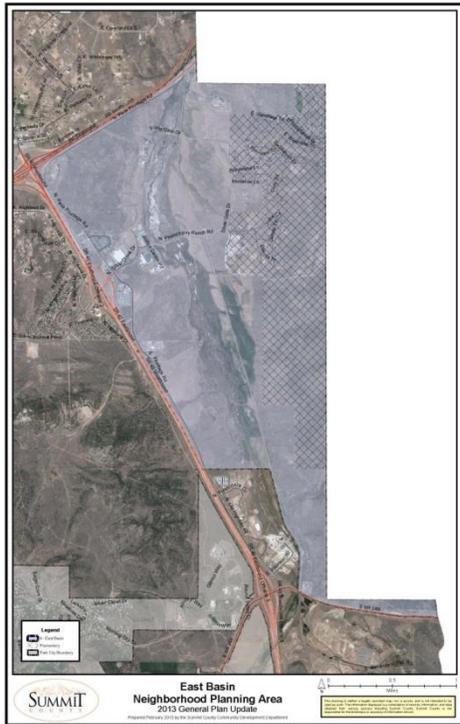
EAST BASIN

Location

The East Basin neighborhood is located east of US-40 and extends east to the Snyderville Basin Planning District boundary. It is bordered on the north by Interstate 80; and extends south to the northern boundary of the existing Space Place Storage.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR) and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres. The density in the CC zone is determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Development Code.



Neighborhood Description

The East Basin neighborhood is highly visible from US-40 and others areas in the immediate vicinity. It is an important entry corridor into

the Snyderville Basin and an additional entrance into Park City.

The dominant features of this planning area are large tracts of relatively flat open lands, a stream corridor, wetlands, floodplains, and soils contaminated by mine tailings. It also contains areas of clustered development around the interchange of US-40 and Silver Summit, with other commercial uses interspersed throughout. The Pace Frontage Road is a popular route for bikers.

The visual connectivity to the open meadow is an important community feature and should be preserved as much as possible. Future design objectives that support this goal, such as locating structures at the outer edge of the meadow, clustering development near existing uses, and avoiding strip mall type patterns of development are encouraged. Protection of existing wildlife corridors is an important community value.

Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located near existing development. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

There are no existing residential uses in this planning area; however, the Silver Creek Village Center, which is a mixed use development, has been approved to be located on the southeast quadrant of Interstate 80 and US-40. This is a large development that will have a significant impact on the character of the East Basin neighborhood, such as increased traffic at the US-40 and Silver Summit interchange.

HIGHLAND ESTATES

Location

The Highland Estates Neighborhood Planning Area is bordered on the north by Interstate 80; on the east by US-40; on the south by the northern boundary of the Trailside neighborhood; and on the west near Old Ranch Road.

Zoning

The zoning in this neighborhood is Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acre. The base density in the HS zone is 1 unit per 30 acres.

Neighborhood Description

The Highland Neighborhood Planning Area consists of the Park Ridge and Highland Estates subdivisions. This neighborhood is one of the oldest single-family residential areas in the Snyderville Basin. The neighborhood is predominately characterized by single-family detached residences with an average lot size of 1.5 acres. The neighborhood is primarily built-out. A limited number of home-based businesses and other commercial activities have established in the

area which may be inconsistent with the Code and current zoning. A goal of this Neighborhood Planning Area is to preserve the existing residential character and ensure that incompatible uses are addressed.

The neighborhood design objective is to:

- Reinforce the use of detached single-family residential structures and related small scale accessory structures.
- Investigate the potential for the future upgrade of individual septic tank systems to a regional sewer system.
- Maintain reasonable standards for equestrian activities.
- Mitigate traffic impacts through the neighborhood.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Fencing that impedes or adversely affects wildlife or wildlife migration corridors should be discouraged.



JEREMY RANCH / PINEBROOK

Location

Jeremy Ranch is located on the north side of I-80 and Pinebrook is located on the south side of I-80. Jeremy Ranch extends north, just past Daybreaker Drive. It is bordered on the east by The Ridge at Redhawk Subdivision; on the south by I-80; and it extends west, just past The Woods at Parleys Lane and Moose Hollow Subdivisions. The Jeremy Ranch Elementary School and the commercial property to the west of the school are also included in this neighborhood.

Pinebrook is bordered on the northeast by I-80. It extends south just past Ecker Hill Middle School and continues south to include the subdivisions in Pinebrook, such as Ecker Hill and Pineridge. It then continues west just past the boundaries of developments such as Sunridge, Pinebrook Pointe, and Cedar Ridge. The commercial area at Quarry Junction is also included in this neighborhood.

Zoning

The zoning in this neighborhood is a combination Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres.

Neighborhood Description

The Jeremy Ranch / Pinebrook neighborhood contains subdivisions that are largely built-out. They are primarily single family detached residential areas with some multi-family areas interspersed throughout. They both contain commercial areas; the commercial area in Jeremy Ranch is around the intersection of Rasmussen and Homestead Roads, and the commercial area in Pinebrook is primarily located in the southeast quadrant of Kilby and Pinebrook Roads. A significant portion of the

Jeremy Ranch subdivision is dedicated to a golf course.

This planning area is located in the entry corridor to the Snyderville Basin. Any future development should be compatible with the existing environment, including the preservation of open space, vegetation, and wildlife habitat.

Because this neighborhood is split by I-80, pedestrian and safer vehicular connections are a primary concern. Future alternatives should be explored in conjunction with the implementation of the Snyderville Basin Transportation Master Plan. Additional opportunities to provide for less congested and safer intersections should also be considered for the Rasmussen/Homestead and Pinebrook/Kilby Road areas.



KIMBALL JUNCTION

Location

The Kimball Junction neighborhood contains property on both the east and west sides of SR-224. The east side is bordered on the north by I-80; on the east and south by the Swaner Nature Preserve; and on the west by SR-224. The west side is bordered on the north by I-80; on the east by SR-224; on the south by Summit County open space; and on the west by the Hi-Ute Ranch.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Town Center (TC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the TC zone is determined through the Specially Planned Area process; the base density in the CC zone is determined by the ability of the development to meet all required development performance standards and criteria set forth in the Development Code.



Neighborhood Description

The Kimball Junction neighborhood is the designated Town Center in the Snyderville Basin, which is the focal point for living, working, shopping, entertainment, and social interaction. It serves as a vital hub and employment center of the area. The Park City Tech Center is a significant development located within this planning area which is governed by a Development Agreement. It is important that the Town Center should remain an economically and socially viable area at Kimball Junction that promotes a sense of place and community identity that supports the mountain resort economy of the Snyderville Basin.

There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. Additional density, including allowances for more height should be considered. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

SR-224 that divides this neighborhood is the entryway to the Snyderville Basin and Park City. It is critical that the view from the road be one of quality, interest and sensitivity to the mountain environment. It is equally important that the roadway be able to operate in a safe and efficient manner. Summit County should continue to work with U.D.O.T. on future improvements to the roadway.

NORTH MOUNTAIN

Location

North Mountain is bordered on the north by the Summit County/Morgan County boundary; on the east by Bitner Ranch Road; on the south by East Canyon Creek and on the west by the Salt Lake County/Summit County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.

Neighborhood Description

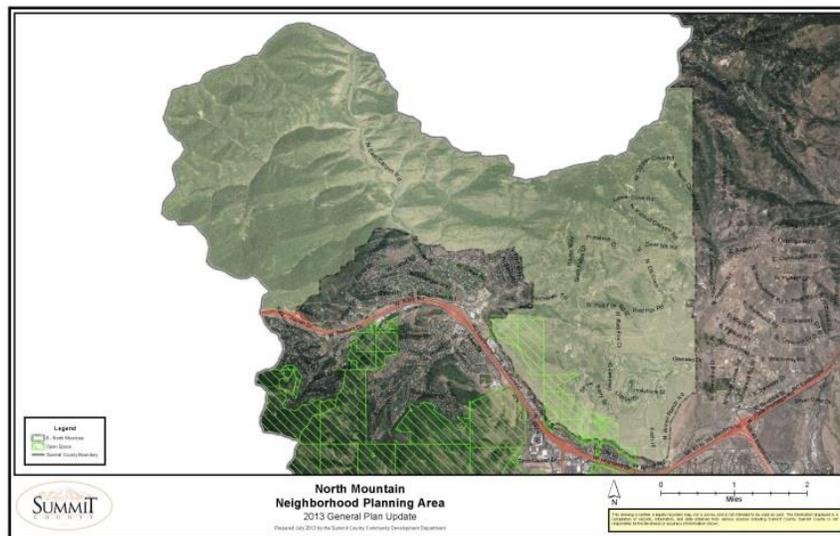
The North Mountain neighborhood contains large tracts of undeveloped land as well as existing subdivided areas for single family detached use. There are many miles of community trails throughout this neighborhood. The topography varies from generally flat to steeply sloped and the vegetation also varies from sagebrush to more dense hillside trees. Streams, wetlands, and other natural resources exist in this planning area. There are large tracts of preserved, protected open space in this neighborhood.

The appropriate long-term character is large lot single family detached residential uses, with

structures appropriately clustered and sensitively sited in the mountainous terrain. The continuation of recreational opportunities, including trails (equestrian, pedestrian, and bicycle) and large area of open space suitable for the continuation of wildlife in the area are encouraged.

Other design considerations include:

- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Streetlights are discouraged within this neighborhood, except those used to ensure the general health, safety, and welfare of the community.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.



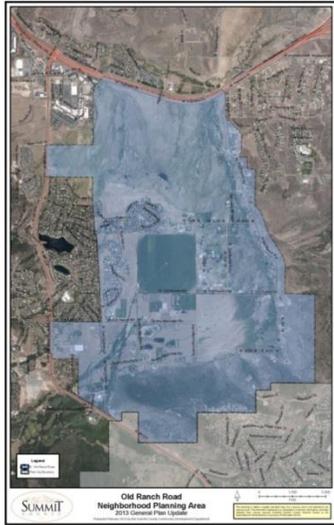
OLD RANCH ROAD

Location

The Old Ranch Road neighborhood is bordered on the north by Interstate 80; on the east just past Old Ranch Road; on the south by the boundary of Park City Municipal; and on the west by the east boundary of the existing North Shore, South Shore, Silver Springs, and other subdivisions in that vicinity.

Current Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acres and the base density in the HS zone is 1 unit per 30 acres.



Neighborhood Description

The Old Ranch Road neighborhood is a rural, residential area that contains mostly large lots for single family use. The Swaner Nature Preserve makes up approximately 725 acres on the north end of the neighborhood.

This planning area contains natural features, such as wetlands, stream corridors, agricultural meadows and hillsides. The area also contains some historic structures and equestrian uses. It is important to recognize the open, equestrian, and agricultural way of life in order to maintain the mountain-ranching feeling. Preservation and enhancement of the existing natural resources is an important aspect of this neighborhood.

Old Ranch Road is designated as a multi-use transportation and recreational corridor as part of a neighborhood traffic calming program that has become a popular route for horseback riding, bicyclists, runners, dog walkers, and for access to the Round Valley trailhead and the Swaner Nature Preserve. The safety of those using Old Ranch Road, including the area residents and the recreational users should be taken into consideration. The historic character of the winding, narrow Old Ranch Road should be preserved, with consideration given to widening the road for future trails.

This neighborhood contains numerous existing lots that are not located with the boundaries of recorded subdivisions and large tracts of agricultural land. It is anticipated that development will occur, but it should be compatible with the existing large lot single family detached dwellings and equestrian uses which would be consistent with the open, rural character of the area.

Other design considerations include:

- Streetlights are discouraged within this neighborhood, except for those used to ensure the health, safety, and welfare of the community.
- In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.
- Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open, rural character of the area. Preservation of the natural features should be taken into consideration with any future development.
- A neighborhood gateway that reflects the character of the area may be considered at each end of Old Ranch Road.
- To minimize traffic and to provide for safety, additional road connections from outside Old Ranch Road should not be permitted.

QUINN'S JUNCTION

Location

Quinn's Junction is generally located at the intersection of SR-248 and US-40. It begins on the south boundary of the existing Space Place Storage units; it is bordered on the east by the Rail Trail; it is bordered on the west by US-40.

The southeast section of Quinn's Junction is south of SR-248; it is bordered on the west by US-40 and bordered on the east by the Wasatch County line; it extends south to the Wasatch County line. There is a small section of this neighborhood that is located west of US-40 and east of the Park City Municipal boundary.

The property located west of US-40 is north of SR-248 and is surrounded by property in Park City Municipal's boundary.

Zoning

The zoning in this neighborhood is a combination of Service Commercial (SC), Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; the base density in the MR zone is 1 unit per 120 acres. The density in the SC zone is determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Development Code.

Neighborhood Description

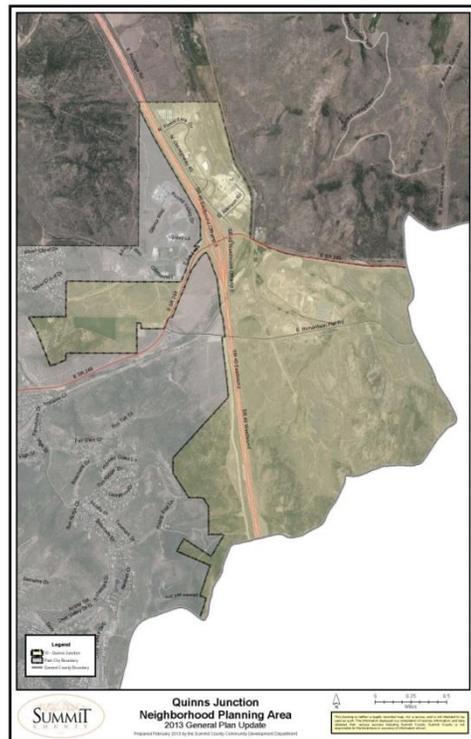
The property located in the Quinn's Junction neighborhood is relatively flat and very visible from SR-248 and US-40. There are existing industrial and service commercial uses, a stream corridor, large blocks of undeveloped land, a small section of the Rail Trail, and a significant area containing soils contaminated by mine tailings and used for remediation elsewhere.

The types of uses in this area support a viable economy in Summit County. Recognizing this, the continued use of and the expansion of additional service commercial and industrial

uses should be considered, especially near the existing development located in the northeast quadrant of SR-248 and US-40. Appropriate uses may include general offices, business parks, manufacturing, and other service related and industrial uses.

The Pace Frontage Road is a popular route for bikers. Future development plans should include appropriate truck routes to the individual uses that are designed to serve the area, while ensuring the safety of other users on the frontage road. Additional impacts associated with industrial uses include noise, odors, dust, air quality, and other significant environmental concerns. All of these impacts need to be evaluated and appropriately mitigated.

This neighborhood is adjacent to Park City Municipal and Wasatch County. Ongoing communication with these jurisdictions is vital to ensure appropriate growth strategies are implemented that respond to the needs of each community, both individually and on a regional level.



RASMUSSEN ROAD

Location

The Rasmussen Road neighborhood is bordered on the north by Jeremy Ranch Elementary School; on the southwest by Interstate 80; on the southeast by the Spring Creek Subdivision; and on the northeast it extends just beyond East Canyon Creek.

Zoning

The zoning in this neighborhood is Rural Residential. The base density is 1 unit per 20 acres.



Neighborhood Description

The Rasmussen Road corridor is highly visible from Interstate 80 and others areas in the immediate vicinity. It is considered to be a primary entry corridor into the community and consists mainly of commercial uses that cater to the residents.

There are no existing residential uses in this planning area. The current zoning on the property is Rural Residential, which is not reflective of the current uses, nor is it consistent

with the anticipated future growth pattern. Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

It is likely that some areas in the Rasmussen Road neighborhood are going to be redeveloped in the future as there are only a few remaining undeveloped parcels. Development of vacant parcels and redevelopment of existing uses are encouraged to provide economic vitality and more services and employment opportunities for area residents.

Because of the close proximity to the Jeremy Ranch Elementary School and the residences in the adjacent Spring Creek Subdivision, pedestrian connections are an important consideration for future development.

East Canyon Creek forms the neighborhood's northeast boundary and is an important community amenity, not just for this neighborhood, but the entire Basin. This corridor provides a significant opportunity for a trail connection along the north side of the creek between Jeremy Ranch and Kimball Junction. This trail meets the recreation and non-motorized transportation needs of area residents and businesses and fulfills Policy 4.9 of the General Plan as depicted in the Community-Wide Trails and Master Plan. New development or redevelopment of parcels along the corridor may provide opportunities for additional backcountry trail connections and trailhead/trailhead parking locations. Appropriate consideration should be given to property owners along the corridor who grant trail easements as a community contribution and as one criterion for incentive density.

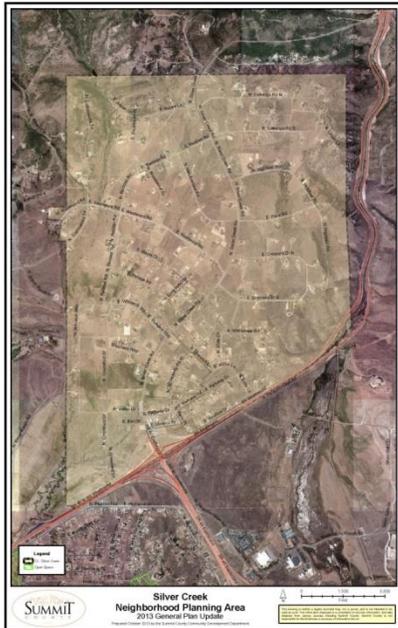
SILVER CREEK

Location

The Silver Creek neighborhood is bordered on the north and east by the Snyderville Basin/Eastern Summit County boundary; on the south by I-80; and on the west by the Bitner Neighborhood Planning Area boundary.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), Neighborhood Commercial (NC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the HS zone is 1 unit per 30 acres; the density in the NC zone allows structures to be up to, but not exceed 5,000 sq.ft.; the base density in the CC zone is determined based on the ability of a proposed development to meet all required development and performance standards and criteria set forth in the Development Code.



Neighborhood Description

The Silver Creek neighborhood contains mostly residential and equestrian uses on large, existing subdivided lots, as well as a node of existing commercial uses and lots intended to serve the needs of the residents of Silver Creek

and the surrounding area. The neighborhood contains hillsides and some mountainous terrain that is highly visible from I-80 and US-40. There is one point of ingress and egress for Silver Creek that is accessed from the northern most end of the US-40 corridor.

Because of the equestrian and open nature of the area, future development should occur in a manner that takes into consideration the need for equestrian uses, such as trails and other facilities and maintaining a low density residential use; however, consideration may be given for a potential mixed use development given the proximity of the neighborhood to the Interstate.

There are concerns in this neighborhood regarding ingress and egress, water availability, and wastewater capacity. Provisions that would allow for future transportation alternatives resulting in further points of ingress and egress for vehicular and emergency services are encouraged. This may include a connection from the Bitner Neighborhood to the west. Future development plans should help facilitate a discussion with Service Area #3 regarding the availability of water in the neighborhood, as well as the extension of a sewer line into the neighborhood.

Other design considerations include fencing, streetlights, and the use of curb and gutter. Fencing in the neighborhood is encouraged to be ranch style, wildlife sensitive fencing with consideration given to the need to safely enclose and protect large animals and to promote the open and mountain character of the area. Streetlights are generally discouraged in this neighborhood except those used to ensure the health, safety, and welfare of the community. In an effort to maintain an open, rural feeling, the use of curb and gutter is not appropriate; other methods, such as the use of ditches should be explored.

THE SUMMIT

Location

The Summit is located on both the north and south sides of I-80. The area on the north begins at the Summit Park interchange and extends east to the western boundary of The Woods at Parley's Lane subdivision; I-80 forms the neighborhoods southern boundary.

The area on the south is bordered on the north by I-80. It extends east past Gorgoza Park to subdivisions located in the Pinebrook area. It is bordered on the south by the boundary of Summit Park; and on the west by the Summit County/Salt Lake County boundary.

Zoning

The zoning in this neighborhood is a combination of Hillside Stewardship (HS) and Mountain Remote (MR). The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.

Neighborhood Description

The Summit neighborhood is located primarily on steep slopes and in dense vegetation, including Summit Park and Timberline. Both these subdivisions were subdivided and platted in the late 50's to early 60's, prior to zoning regulations in Summit County. The majority of the area on the south side of I-80 is subdivided and mostly built-out with single family detached dwellings. There is also preserved, public open space. The area on the north side is mostly undeveloped. This planning area is the first impression provided to visitors entering Summit County from the west.

As most of this planning area was developed prior to zoning regulations some of the roads don't comply with the current infrastructure standards. Efforts should be made in the

future to ensure that existing roads are modified to meet the Summit County regulations in order to ensure the safety of the residents and other users.

Due to the mountainous terrain, including dense vegetation and alpine meadows, this area is important for wildlife habitat.

Other design considerations include:

- Fencing is typically unnecessary, but where needed, should be wildlife sensitive so that it does not impede wildlife corridors or wildlife access to seasonal ranges, food, shelter, or water.
- Future development patterns should not create a hardscape wall effect or result in a linear development patterns. Views from the frontage road and I-80 should be maintained into the project.
- Drainage areas and hillsides should have limited development to help create view corridors and accomplish this objective.
- Special consideration should be given to the use of property located around the protected open space to ensure that future development won't diminish the character of that open space.



Location

The Trailside Neighborhood Planning Area is bordered on the north by the southern boundary of Park Ridge and Highland Estates; on the east by US-40; on the south by the southern edge of Round Valley; and on the west near Old Ranch Road. This neighborhood is the northern portal to the greater Park City area

Zoning

The zoning in this neighborhood is Rural Residential (RR) and Hillside Stewardship (HS). The base density in the RR zone is 1 unit per 20 acre. The base density in the HS zone is 1 unit per 30 acres.



Neighborhood Description

The Trailside Neighborhood Planning Area includes Mountain Ranch Estates, Trailside, and Silver Summit Subdivisions. It is characterized by community open space, parks, a church, an elementary school, sports fields, bike-park, non-

motorized trails, Basin Recreation District offices and Maintenance Facilities, and clustered, low-density detached single family residential development.

The north end of the planning area contains mostly clustered, detached single family residential lots in existing, platted subdivisions nearing build out. The south end of the neighborhood planning is comprised by the greater Round Valley area—a deed restricted open space preserve containing equestrian hiking and cycling trails, critical viewsheds, sensitive lands, and wildlife corridors. The viewsheds from this area are an important character defining feature of this neighborhood.

The remaining undeveloped lands in the neighborhood are critical for maintaining the strong and cohesive connectivity of the area.

The objective for this neighborhood is to:

- Preserve the existing public deed-restricted open space and recreation areas.
- Maintain and protect existing low-density, low profile single family detached residential, open space, and public land uses.
- Prevent development in sensitive lands or within critical viewsheds.
- Mitigate traffic impacts through the neighborhood to maintain safety for school, parks, pedestrian, equestrian, and cycling users.
- Enhance pedestrian, equestrian, and non-motorized trail connectivity between residential areas, schools, parks, and open space areas.
- Preserve and protect critical wildlife habitat and migration corridors.
- Streetlights and large parking area floodlighting should be discouraged within this neighborhood, except that which is necessary to ensure public safety.
- Fencing that impedes or adversely affects wildlife or wildlife migration patterns should be discouraged.

UTAH OLYMPIC PARK

Location

The Utah Olympic Park is surrounded by property located within the West Mountain neighborhood.

Zoning

The zoning in this neighborhood is Resort Center (RC). The density in the RC zone is determined through the Specially Planned Area process (SPA).



Neighborhood Description

The Utah Olympic Park neighborhood planning area consists of an Olympic venue from the 2002 Winter Olympics and associated resort support facilities and features. A portion of the facility is located on a hillside that is highly visible from many areas within the Snyderville Basin.

The goal of this planning area is to ensure that training opportunities and support services are available and can be sustained for athletes, as well as ensuring the Park provides a unique opportunity and experience to the surrounding community, and the general public. New development should be located in the most appropriate areas on the site taking into consideration topography and views from the Kimball Junction area.

In addition to resort related facilities, residential uses that provide limited housing opportunities for athletes as well as workers

are appropriate. This neighborhood should be designed in accordance with

the Utah Olympic Park Specially Planned Area Development Agreement. Should that Agreement expire or otherwise no longer be applicable, the following design principles should apply to any future development.

- Minimization of the visual impacts to the Kimball Junction area should be taken into consideration when locating future development.
- The mass of larger buildings should be broken down into groups of smaller buildings, which should be clustered in areas that will minimize disturbance to the hillsides and other sensitive areas.
- Future trails and/or trailhead locations should be considered in conjunction with the Snyderville Basin Special Recreation District.
- Due to the visibility of the neighborhood from the Kimball Junction area, efforts to minimize lighting should be explored.
- Buildings should be designed to follow the natural terrain and help break up the mass.
- Due to the variation in topography, rooftop designs should be taken into consideration as roofs may be visible from above.
- Existing vegetation should be preserved as much as possible.
- Consideration should be given to flexibility in the sign provisions to facilitate potential signage that could provide information for not only the Utah Olympic Park venue, but other community activities as well.
- Traffic reduction measures are a high priority in this area. On-going opportunities to provide transportation to and from the Park should be explored.

WEST MOUNTAIN

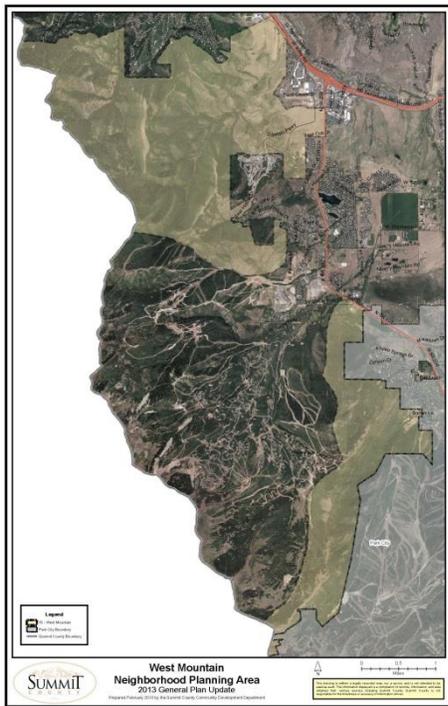
Location

West Mountain is located in 2 different areas. The first area is bordered on the north by the southern boundaries of Summit Park, Pineridge, and other adjacent subdivisions. It extends to the east, to the western boundary of the Park City Tech Center and includes the property surrounding the Utah Olympic Park; it continues south to the northern border of Canyons Resort; it is bordered on the west by the Summit County/Salt Lake County boundary.

The second area is bordered on the north by SR-224; on the east and south by the Summit County/Park City boundary; and on the west by the eastern boundary of property located in Canyons Resort.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Hillside Stewardship (HS), and Mountain Remote (MR). The base density in the RR zone is 1 unit per 20 acres. The base density in the HS zone is 1 unit per 30 acres. The base density in the MR zone is 1 unit per 120 acres.



Neighborhood Description

The West Mountain neighborhood is generally a remote, mountainous area that contains varying degrees of topography, wildlife habitat, and sensitive and critical areas, with little to no development. There is a large area of preserved, public open space located in this neighborhood.

The intent of this Plan is to protect the remote, mountain character of this neighborhood and preserve the sensitive and critical lands, including existing open spaces, trails, recreation, wildlife migration corridors, and the scenic qualities.

The appropriate character of the neighborhood includes trails (equestrian, pedestrian, and bicycle), equestrian uses and facilities, large lot single family detached dwellings, and other uses that are both compatible with and preserve the mountain and open character of the land.

While development should be placed on the periphery of open spaces, efforts should be made to minimize the removal or disturbance of trees and hillside shrub vegetation. Protection of wildlife and the enhancement of wildlife habitats should be a high priority in this area.

Other design considerations include:

- Traffic speeds should be consistent with the remote mountain character of the neighborhood, which could include narrow pavement surfaces and curves at appropriate locations.
- Fencing in the neighborhood is encouraged to be ranch style and wildlife sensitive with consideration given to the need to safely enclose and protect large animals and to promote the open character of the area.
- Curb and gutter is not appropriate in this neighborhood; drainage along roadways should be consistent with the rural character, such as the use of ditches.
- Special consideration should be given to the use of property located around the protected open space to ensure the future development won't diminish the character of that open space.

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 817**

AMENDING THE SNYDERVILLE BASIN GENERAL PLAN

WHEREAS, the current Snyderville Basin General Plan was adopted on December 22 2004; and

WHEREAS, in 2009, the Snyderville Basin Planning Commission (SBPC) formed a subcommittee to begin the General Plan amendment process; and

WHEREAS, between 2009 and 2013, there were SBPC subcommittee meetings, community open houses, neighborhood workshops, joint SBPC and Summit County Council (SCC) meetings, SBPC work sessions, and SBPC public hearings held regarding the updates to the General Plan; and

WHEREAS, on March 14, 2013, the SBPC voted unanimously for the General Plan to be an advisory document, rather than a regulatory document; and

WHEREAS, on March 26, 2013, the SBPC recommended approval of Chapters 1-8 of the General Plan; and

WHEREAS, on June 11, 2013, the SBPC recommended approval of Chapter 9 of the General Plan; and

WHEREAS, the SCC held a public hearing on Chapters 1-8 of the General Plan on July 10, 2013; public hearings on Chapter 9 were held on July 17, 31, and August 14, 2013; public hearings were held on Chapters 1-9 on October 16, 2013 and January 15, 2014; and

WHEREAS, the revised General Plan is consistent with direction provided by the community and is in the best interest of the citizens of the Snyderville Basin.

NOW THEREFORE, the County Legislative Body of the County of Summit, the State of Utah, hereby ordains the following:

Section 1. SNYDERVILLE BASIN GENERAL PLAN

The Snyderville Basin General Plan is amended as depicted in Exhibit A.

Section 2. Effective Date

This Ordinance shall take effect fifteen (15) days after the date of its publication.

APPROVED, ADOPTED, PASSED and ordered published by the Summit County Council, this 26th day of February, 2014

**SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH**

By: _____
Council Chair

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



MEMORANDUM

To: Summit County Council
From: Jennifer Strader, County Planner
Date: February 19, 2014
Meeting Date: February 26, 2014
Project Name: Public Hearing, Possible Approval of Amendments to the Snyderville Basin Development Code

On January 15, 2014, the Summit County Council (SCC) conducted a public hearing for proposed amendments to the Snyderville Basin Development Code (Code). The public hearing was closed and Staff was directed to meet with Councilors Robinson and Armstrong to ensure appropriate edits were made to the Code prior to scheduling a final decision before the SCC.

Staff was not able to meet with Councilor Armstrong, but met with Councilor Robinson and incorporated additional edits into the Code. Exhibit A is the redlined version of the Code Amendments and Exhibit B is the final version.

Recommendation(s)/Alternatives

Staff recommends that the SCC vote to approve the amendments to the Code based on the following Findings of Fact and Conclusions of Law through the adoption of Ordinance #818:

Findings of Fact

1. On March 14, 2013, the SBPC voted for the Plan to be an advisory document, with a recommendation to the SCC that any regulatory language removed from the Plan and added to the Code occur before or simultaneously with the adoption of Phase I of the Plan.
2. Phase I of the Plan includes Chapters 1-9 which address Land Use, Open Space, Recreation, Cultural and Natural Resources, Housing, Services and Facilities, Transportation, and Neighborhood Planning Areas.
3. On March 26, 2013, the SBPC voted to forward a positive recommendation to the SCC for the amendments to Chapters 1-8 of the Plan, excluding Chapter 9: Neighborhood Planning Areas.
4. On June 11, 2013, the SBPC voted to forward a positive recommendation to the SCC for the amendments to Chapter 9 of the Plan: Neighborhood Planning Areas.
5. The proposed Code amendments are intended for the entire Snyderville Basin Planning Area, not a specific parcel.

Conclusions of Law

1. The amendments are consistent with the goals, objectives, and policies of the *proposed and current* General Plan.

2. The amendments do not permit the use of a land that is not consistent with the uses of properties nearby as they affect the entire Snyderville Basin.
3. The amendments will not permit suitability of the properties affected by the proposed amendments for uses to which they have been restricted as they affect the entire Snyderville Basin.
4. The amendments will not grant special favors or circumstances solely for one property owner or developer.
5. The amendments will promote the public health, safety, and welfare better than the existing regulations for which the amendments are intended to change.

Alternatives

The SCC may instead choose to **continue** the decision to another date with direction to Staff concerning changes or information needed to render a decision.

-OR-

The SCC may instead choose to **deny** the amendments, with appropriate Findings of Fact and Conclusions of Law.

Attachments

- Exhibit A: Proposed Amendments with Changes Tracked
- Exhibit B: Proposed Amendments (clean version)
- Exhibit C: Ordinance #818

10-2-4: RURAL RESIDENTIAL (RR) ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/20 acres on Developable Lands and 1 unit/40 acres on Critical Lands.

10-2-5: HILLSIDE STEWARDSHIP (HS) ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/30 acres on Developable Lands and 1 unit/40 acres on Critical Lands.

10-2-6: MOUNTAIN REMOTE (MR) ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/120 acres on both Developable Lands and Critical Lands.

10-2-11: ~~DEVELOPMENT EXCEEDING BASE~~ INCENTIVE DENSITY:

- B. Density: The base and maximum potential densities within the RR, HS and MR zone districts are as stated below. Only Developable Lands shall be considered for Incentive Density. Critical Lands shall only be considered at Base Density and cannot be counted for incentive density.

Zone District	Base Density	Incentive Density
Rural Residential (Developable Lands)	1 unit / 20 acres	1 unit / 10 acres
Hillside Stewardship (Developable Lands)	1 unit / 30 acres	1 unit / 15 acres
Mountain Remote (Developable Lands)	1 unit / 120 acres	1 unit / 60 acres

Zone District	Base Density	Incentive Density
Rural Residential (Critical Lands)	1 unit/40 acres	n/a
Hillside Stewardship (Critical Lands)	1 unit/40 acres	n/a
Mountain Remote (Critical Lands)	1 unit/120 acres	n/a

- C. Base Density: The base density in Town and Resort Center Zone Districts is 1 unit/40 acres on Critical Lands and 1 unit/20 acres on Developable Lands in all Neighborhood Planning Areas.

10-3-5: CONDITIONAL USE PERMIT:

- C. Special Standards for Conditional Uses: In addition to the standards established in this Section and in Chapter 4 of this Title for particular uses, all conditional uses within a zoning district shall conform to the following standards and criteria:

1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...

~~8. Site design shall avoid, to the extent practicable, the placement of obstructions in any sensitive lands, other watercourses, and shall be maintained free from any obstruction not authorized by a site plan, and any pool of standing water which is formed in any watercourse within the County on account of any unauthorized obstruction shall be deemed to be a public nuisance.~~ **MOVED THIS TO CHAPTER 4 BECAUSE IT'S APPLICABLE TO ALL DEVELOPMENTS, NOT JUST CONDITIONAL USE PERMITS.**

~~98.~~ ...

~~409.~~ ...

10-3-9: MINOR DEVELOPMENT REVIEW:

- C. Criteria for Approval: In order to approve an application for Minor Development, the CDD or designated planning staff member shall first find that the application:

1. Complies with the "base zoned density" or "~~development exceeding base density~~ "Incentive Density" according to Section 10-2-11 of this Title, established for the property described in the application;
2. Is ~~consistent with all applicable~~ generally consistent with the spirit of the provisions of the General Plan;

3. Conforms to all pertinent provisions of this Title;
4. Complies with all appropriate concurrency and infrastructure provisions of Chapter 4 of this Title; and
5. Is not detrimental to the health, safety and general welfare of residents of the Snyderville Basin.

10-3-10: MAJOR DEVELOPMENT REVIEW FOR RESIDENTIAL DEVELOPMENT EXCEEDING TEN (10) LOTS IN THE RR, HS, & MR ZONE DISTRICTS:

B. Criteria for Approval: In order to approve an application for Major Development, the CDD or designated planning staff member shall first find that the application:

1. Is generally consistent with the spirit of the ~~Conforms to all goals, objectives, and policies of the~~ General Plan;
2. Conforms to all ~~relevant~~ pertinent provisions of this Title;
3. Has been designed so that all lots created are clustered to the maximum extent possible and in a manner that places development near existing county infrastructure and services.
4. Is compatible with the appropriate social, cultural, rural, mountain and natural resource characteristic of the Snyderville Basin;
5. Complies with appropriate concurrency management provisions of this Title and the appropriate infrastructure and level of service standards of this Title;
6. Will not generate unacceptable construction management impacts; and the appropriate mitigation measures are included in the development proposal;
7. Will meet or exceed development quality and aesthetic objectives of ~~the General Plan and~~ this Title;
8. Will protect life and property from natural and manmade hazards;
9. Will prevent harm to neighboring properties and lands, including nuisances;
10. Includes the written consent by each landowner whose property are included within the area described in the development; and
11. Will not adversely affect the health, safety and welfare of residents of the Snyderville Basin.

10-3-16: SPA PLAN SUBMISSION REQUIREMENTS:

- A-5. A map showing the existing zoning, including all Critical Lands, and the amount thereof, clearly delineated.
-

CHAPTER 4 STANDARDS FOR APPROVAL OF DEVELOPMENT PERMITS

SECTION:

- 10-4-1: Establishment of Development Standards
 - 10-4-2: Environmental Criteria
 - 10-4-3: Critical
 - 10-4-4: Open Space
 - 10-4-5: Water and Water Supply
 - 10-4-6: Sanitary Sewer
 - 10-4-7: Fire Protection
 - 10-4-8: Loading and Unloading
 - 10-4-9: Parking Requirements
-

10-4-3: CRITICAL LANDS:

- A. Development within "Critical Lands", as defined in this Title, is prohibited. Except as may be provided for in Section 10-4-3-B, all structures, buildings, impervious surfaces and other development on a lot or un-subdivided parcel shall be clustered, to the greatest extent possible, on areas of the lot or parcel that do not contain Critical Lands.
- B. Exceptions Allowing Development within Critical Lands:
 - 1. In the event a legally defined parcel or access to a legal lot of record consists of Critical Lands and there are no permissible locations to develop on the parcel, then the property owner will be allowed to locate development on the parcel in the most sensitive manner possible for both access and structure location.
 - 2. Road and driveway crossings shall bridge over all floodplains. The installation of culverts for such purposes shall be minimized and is generally not appropriate.
 - 3. Development may occur in jurisdictional wetlands only if the applicant obtains from the US Army Corps of Engineers a permit for such development, which shall be delivered to the County for review prior to final approval of a development permit.

4. Development upon lands containing geologic hazards may be allowed by approval of the County Manager in cases where the developer demonstrates that the geologic hazard is fully mitigated by appropriate design and construction techniques.
5. Structures located on Ridgelines which project into the horizon line as viewed from I-80, SR- 224, SR-248, and US-40 shall be prohibited. Development shall be prohibited within 100 vertical feet of elevation of any ridgeline that is identified by the Ridgeline Overlay Zone District, except for existing lots of records, previously entitled developments, and resort lifts and runs as provided for in this Section.

Applicability to lots of record and previously entitled developments:
 Development on lots of record or previously entitled developments in the Ridgeline Overlay Zone or on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from Interstate 80, Highways 224, 248, and 40 are subject to Low Impact Permit review and the special development standards outlined below.

1. Special Development Standards for Development in the Ridgeline Overlay Zone District or Development Affecting Ridgelines...

10-4-4: OPEN SPACE:

- A. Required Open Space: In order to ensure compatibility with the mountain environment, development shall meet the following minimum requirements.
 1. There shall be no open space requirement for those developments that comply with the "base zoned densities" identified in Chapter 2 of this Title.
 2. For any type of residential development exceeding base density in the RR, HS, & MR zone districts, a minimum of seventy-five percent (75%) of a parcel, inclusive of Developable Lands and Critical Lands, must be preserved as open space.
 3. For any type of development in the NC zone district, a minimum of sixty percent (60%) of a parcel must be preserved as open space.
 4. For any type of development in the CC and SC zone districts, a minimum of twenty-five percent (25%) of a parcel must be preserved as open space.
 5. Open space located in a designated town or resort center shall be determined through an approved SPA plan.
 6. Open space should be contiguous within a development site and, if possible, connect with open space on adjacent parcels.

- B. Inclusions and Exclusions in Open Space Calculation: Open space may include setback areas, easements within which no above ground structures are located, open space conservation easements, and other such areas. Open space shall not include any portion of a parcel on which any structure, parking lot or other such feature is located on or above the surface of the ground. Parking lot landscaping shall not be included in the required open space calculation. Lands that have been previously dedicated as part of a development approval shall not be considered in the open space calculation.
- C. Method of Owning/Maintaining Open Space:
1. Within all developments that comply with the base zone densities, open space is a function of the large lot zoning and setback requirements. In these instances, ownership and maintenance responsibilities shall remain with the owner of each lot or parcel.
 2. The landowner/developer for all other development shall determine how the open space will be held for ownership purposes. Open space can be held passively, owned by the landowner, or it can be held as active open space, open for public use, and owned by the landowner, the County, or third party, or preserved through a conservation easement. In certain instances, the County may chose not to accept ownership of open space that is not compatible with the County and Snyderville Basin Special Recreation District objectives. Whenever incentive density increases are granted in exchange for the preservation of open space, such open space shall be legally established and protected in perpetuity by the placement of a conservation easement upon such open spaces at the time of development approval.
- D. Cash In Lieu of Open Space: The County may, at its sole discretion, accept cash in lieu of open space where such funds can be more appropriately used to purchase development rights or open space at a more appropriate or significant location. Cash in lieu will not be accepted until the applicant delivers to the County an appraisal, in form and substance acceptable to the County, in the County's sole discretion, identifying the increase in value of the land based on the use which would be permitted if the open space requirement were removed, which increase in value determines the amount of cash in lieu which shall be offered.

10-4-2: ENVIRONMENTAL CRITERIA:

- A. Air Quality: ...
- B. Water Quality: ...
- C. Watershed Protection: ...
- D. Site design shall avoid, to the extent practicable, the placement of obstructions in watercourses. Any pool of standing water which is formed in any watercourse within the County on account of any unauthorized obstruction shall be deemed to be a

public nuisance.

10-4-9: PARKING REQUIREMENTS:

C-1: All parking lots shall be designed and located in accordance with the ~~policies of the General Plan and the~~ regulations provided herein. ~~In no instance shall large expanses of asphalt parking be permitted.~~ In situations where ~~an extensive amount of~~ parking is required and it will be visible from a public roadway, the parking shall be divided into smaller parking lots and screened to the maximum extent possible.

10-4-10: TRANSPORTATION INFRASTRUCTURE AND ACCESS DESIGN:

G-4: All road surfaces must be capable of providing all-weather, year-round access, with the exception of emergency access roads in mountain/remote areas and areas that contain Critical Lands, where emergency access roads must provide only summer access.

H. Bridges and Culverts: Bridges and culverts shall be constructed to support a gross vehicle weight of forty thousand (40,000) pounds; vehicle load limits will be posted. Permanent culverts shall be installed at all intermittent and perennial stream crossings. Specifications for bridges, culverts and other stream crossing devices shall take into account at least the 25-year frequency storm and upstream debris hazard. If the development is within the 100-year floodplain, then 100-year frequency storm shall be used in drainage design. Bridges and culverts shall be reviewed by the CDD or designated planning staff member. Bridges and culverts deemed to be visible from a public roadway shall include materials such as natural stone, wood, or steel.

10-4-20: ARCHITECTURAL REGULATIONS FOR ALL STRUCTURES:

H. Mechanical Equipment on Roofs: Mechanical equipment shall be hidden with a visual barrier so it is not readily visible from adjacent properties or public roadways, parks or other public spaces. All rooftop mechanical equipment shall be painted or coated with an appropriate color to blend with other rooftop materials and minimize visual impacts.

10-8-9: DRIVE-IN AND DRIVE-UP WINDOW COMMERCIAL USES:

E. Signage: Any new drive through facility shall be required to post signs informing customers of the County's anti-idling resolution.

CHAPTER 11: DEFINITIONS

- 10-11-1.84 **Critical Areas Lands:** ~~Critical areas as described in Section 10-4-3 herein.~~ For the purpose of this Title, Critical Lands shall be deemed to be the following:
1. Critical Slopes: Land areas having slopes of thirty percent (30%) or greater.
 2. Floodplains: All areas within a 100-year floodplain, as mapped for the Federal Flood Insurance Program, or as calculated by a qualified engineer, or where the prevailing or potential natural vegetation is riparian.
 3. Wetlands: Areas identified as “jurisdictional wetlands” by the U.S. Army Corps of Engineers.
 4. Avalanche Zones: Avalanche zones contain three points, the point of origin, the slide track, and the run-out area. The development layout and design shall avoid areas which may be adversely affected by avalanche tracks. All known avalanche tracks are declared to be critical areas because of the high probability that development in such hazardous areas will result in property damage, damage to public utilities and roads serving the development, and, possibly, injury or loss of life to occupants.
 5. Geologic Hazards: Geologic hazards include any kind of slope instability (landslides, rockfall, mudflows) or ground subsidence that may result from natural or manmade conditions and also any kind of seismic activity.
 6. Ridgelines: Those areas identified on the Ridgeline Overlay Zone Map.
- 10-11-1.94 **Developable Lands:** Lands that do not contain Critical Lands and are considered suitable for development.
- 10-11-1.152 **Incentive Density:** Density that exceeds base density.
- 10-11-1.15~~3~~² **Indoor Entertainment:**
- 10-11-1.15~~4~~³ **Infiltration Rate:**
- 10-11-1.15~~5~~⁴ **Irrigation:**
- 10-11-1.15~~6~~⁵ **Irrigation Designer:**

- | 10-11-1.15~~76~~**Irrigation Plan:**
- | 10-11-1.15~~87~~**Irrigation Schedule:**
- | 10-11-1.15~~98~~**Irrigation System:**
- | 10-11-1.1~~6059~~ **Landscape Architect:**
- | 10-11-1.16~~10~~**Landscape:**
- | 10-11-1.16~~24~~**Landscape Area:**
- | 10-11-1.16~~32~~**Landscape Designer:**
- | 10-11-1.16~~43~~**Laundromat:**
- | 10-11-1.16~~5~~ **Legislative Action:**
- | 10-11-1.16~~65~~**Level of Service:**
- | 10-11-1.16~~76~~**Level of Service, Adopted:**
- | 10-11-1.16~~87~~**Lift Line:**
- | 10-11-1.16~~98~~**Lift Terminal:**
- | 10-11-1.1~~7069~~ **Lift Tower:**
- | 10-11-1.17~~10~~**Limit of Disturbance Area:**
- | 10-11-1.17~~24~~**Loading and Unloading Spaces:**
- | 10-11-1.17~~32~~**Lockout Unit:**
- | 10-11-1.17~~43~~**Logging Camp:**
- | 10-11-1.17~~5~~ **Lot:**
- | 10-11-1.17~~65~~**Lot Area:**
- | 10-11-1.17~~76~~**Lot, Corner:**
- | 10-11-1.17~~87~~**Lot Coverage:**
- | 10-11-1.17~~98~~**Lot Depth:**
- | 10-11-1.1~~8079~~ **Lot, Interior:**
- | 10-11-1.18~~10~~**Lot Line:**

- | 10-11-1.18~~2~~4Lot Line, Front:
- | 10-11-1.18~~3~~2Lot Line, Rear:
- | 10-11-1.18~~4~~3Lot Line, Side:
- | 10-11-1.18~~5~~ Lot of Record (Lawfully Created Lot):
- | 10-11-1.18~~6~~ Lot, Through:
- | 10-11-1.18~~7~~6Lot Width:
- | 10-11-1.18~~8~~7Low Impact Permit:
- | 10-11-1.18~~9~~8Lumber Yard:
- | 10-11-1.1~~90~~89 Major Development Review:
- | 10-11-1.19~~1~~0Major Roads:
- | 10-11-1.19~~2~~4Manufacturing, Custom:
- | 10-11-1.19~~3~~2Manufacturing, Heavy:
- | 10-11-1.19~~4~~3Manufacturing, Light:
- | 10-11-1.19~~5~~4Medical Equipment Supply (Medical Support Facility):
- | 10-11-1.19~~6~~5Merchandise:
- | 10-11-1.19~~7~~6Mining, Resource Extraction:
- | 10-11-1.19~~8~~7Minor Development Review:
- | 10-11-1.19~~9~~8Model Home:
- | 10-11-1.~~200~~199 Modular Home:
- | 10-11-1.20~~1~~0Mulch:
- | 10-11-1.20~~2~~4Non-conforming Sign, Lawfully Created:
- | 10-11-1.20~~3~~2Non-conforming Use, Lawfully Created:
- | 10-11-1.20~~4~~3 Non-point Source:
- | 10-11-1.20~~5~~ Nursery, Retail:

- | 10-11-1.20~~65~~Nursery, Wholesale:
- | 10-11-1.20~~76~~Nursing Home:
- | 10-11-1.20~~87~~Offices, General:
- | 10-11-1.20~~98~~Offices, Intensive:
- | 10-11-1.2~~1009~~ Offices, Moderate:
- | 10-11-1.21~~10~~Offices, Medical and Dental:
- | 10-11-1.21~~24~~Off-Site:
- | 10-11-1.21~~32~~Open Space:
- | 10-11-1.21~~43~~Open Recreation:
- | 10-11-1.21~~5~~ Outside Display or Merchandise:
- | 10-11-1.21~~65~~Overhead Lines:
- | 10-11-1.21~~76~~PCFD:
- | 10-11-1.21~~87~~Park and Ride:
- | 10-11-1.21~~98~~Parks:
- | 10-11-1.2~~2049~~ Parking Lot:
- | 10-11-1.22~~10~~Parking Lot, Commercial:
- | 10-11-1.22~~24~~Parking Space:
- | 10-11-1.22~~32~~Parking Structure:
- | 10-11-1.22~~43~~Passenger Lift:
- | 10-11-1.22~~5~~ Pedestrian-Oriented Sign:
- | 10-11-1.22~~65~~Person:
- | 10-11-1.22~~76~~Personal Improvement Service:
- | 10-11-1.22~~87~~Personal Service:
- | 10-11-1.22~~98~~Pet Services and Grooming:
- | 10-11-1.2~~3029~~ Planting Plan:

- | 10-11-1.23~~10~~**10**Plat:
- | 10-11-1.23~~24~~**24**Point Source:
- | 10-11-1.23~~32~~**32**Political Sign:
- | 10-11-1.23~~43~~**43**Portable Sign:
- | 10-11-1.23~~5~~**5** Precipitation Rate:
- | 10-11-1.23~~65~~**65**Pressure Regulator:
- | 10-11-1.23~~76~~**76**Prime Farmland:
- | 10-11-1.23~~87~~**87**Principal Use:
- | 10-11-1.23~~98~~**98**Private Utilities:
- | 10-11-1.2~~4039~~**4039** Psi:
- | 10-11-1.24~~10~~**10**Public Facilities, Major:
- | 10-11-1.24~~24~~**24**Public Facilities, Minor:
- | 10-11-1.24~~32~~**32**Public Assemblies:
- | 10-11-1.24~~43~~**43**Quasi-Public Use:
- | 10-11-1.24~~54~~**54**Rain Shut-Off Device:
- | 10-11-1.24~~65~~**65**Recreation and Athletic Facilities, Commercial:
- | 10-11-1.24~~76~~**76**Recreation and Athletic Facilities, Private:
- | 10-11-1.24~~87~~**87**Recreation, Public:
- | 10-11-1.24~~98~~**98**Recreational Vehicle:
- | 10-11-1.2~~5049~~**5049** Recreational Vehicle Park:
- | 10-11-1.25~~10~~**10**Recycling Facility, Class I:
- | 10-11-1.25~~24~~**24**Recycling Facility, Class II:
- | 10-11-1.25~~32~~**32**Recycling Facilities:
- | 10-11-1.25~~43~~**43**Repair Services, Consumer:
- | 10-11-1.25~~5~~**5** Residential Treatment Facility:

- | 10-11-1.25~~65~~**65**Resort:
- | 10-11-1.25~~67~~**67**Resort Lifts:
- | 10-11-1.25~~78~~**78**Resort Operations:
- | 10-11-1.25~~89~~**89**Resort Runs:
- | 10-11-1.2~~6059~~**6059** Resort Structures:
- | 10-11-1.26~~10~~**10**Restaurant, Deli or Take-Out Intended to Serve a Neighborhood:
- | 10-11-1.26~~24~~**24**Restaurant, Drive-in or Drive-up Window:
- | 10-11-1.26~~32~~**32**Restaurant, Full Service:
- | 10-11-1.26~~43~~**43**Restrictive Covenant:
- | 10-11-1.26~~54~~**54**Retail Sales, Convenience Store:
- | 10-11-1.26~~65~~**65**Retail Sales, Food:
- | 10-11-1.26~~76~~**76**Retail Sales, General:
- | 10-11-1.26~~87~~**87**Retail Sales, Wholesale:
- | 10-11-1.26~~98~~**98**Retention:
- | 10-11-1.2~~7069~~**7069** Ridgeline:
- | 10-11-1.27~~10~~**10**Riding Academy:
- | 10-11-1.27~~24~~**24**Right-of-Way:
- | 10-11-1.27~~32~~**32**Road, Roadway:
- | 10-11-1.27~~43~~**43**Road, Arterial:
- | 10-11-1.27~~5~~**5** Road, Collector:
- | 10-11-1.27~~65~~**65**Road, Local:
- | 10-11-1.27~~76~~**76**Runoff:
- | 10-11-1.27~~87~~**87**SBPC:
- | 10-11-1.27~~98~~**98**SBSRD:

| 10-11-1.28~~79~~ **SBWRD:**

| 10-11-1.28~~10~~ **Satellite Dish Antenna:**

| 10-11-1.28~~24~~ **School, Public:**

| 10-11-1.28~~32~~ **Seasonal Plant and Agricultural Product Sales:**

| ~~10-11-1.283~~ **Sensitive Lands:** Are lands with slopes of thirty (30) percent or greater, lands located in 100-year flood plains, and jurisdictional wetlands identified by the U.S. Army Corp of Engineers.

10-2-4: RURAL RESIDENTIAL (RR) ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/20 acres on Developable Lands and 1 unit/40 acres on Critical Lands.

10-2-5: HILLSIDE STEWARDSHIP (HS) ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/30 acres on Developable Lands and 1 unit/40 acres on Critical Lands.

10-2-6: MOUNTAIN REMOTE (MR) ZONE:

- B. Density: In areas that are not already platted, or otherwise entitled, the Base Density shall be 1 unit/120 acres on both Developable Lands and Critical Lands.

10-2-11: INCENTIVE DENSITY:

- B. Density: The base and maximum potential densities within the RR, HS and MR zone districts are as stated below. Only Developable Lands shall be considered for Incentive Density. Critical Lands shall only be considered at Base Density and cannot be counted for incentive density.

Zone District	Base Density	Incentive Density
Rural Residential (Developable Lands)	1 unit / 20 acres	1 unit / 10 acres
Hillside Stewardship (Developable Lands)	1 unit / 30 acres	1 unit / 15 acres
Mountain Remote (Developable Lands)	1 unit / 120 acres	1 unit / 60 acres

Zone District	Base Density	Incentive Density
Rural Residential (Critical Lands)	1 unit/40 acres	n/a
Hillside Stewardship (Critical Lands)	1 unit/40 acres	n/a
Mountain Remote (Critical Lands)	1 unit/120 acres	n/a

- C. Base Density: The base density in Town and Resort Center Zone Districts is 1 unit/40 acres on Critical Lands and 1 unit/20 acres on Developable Lands in all Neighborhood Planning Areas.
-

10-3-5: CONDITIONAL USE PERMIT:

- C. Special Standards for Conditional Uses: In addition to the standards established in this Section and in Chapter 4 of this Title for particular uses, all conditional uses within a zoning district shall conform to the following standards and criteria:
1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
-

10-3-9: MINOR DEVELOPMENT REVIEW:

- C. Criteria for Approval: In order to approve an application for Minor Development, the CDD or designated planning staff member shall first find that the application:
1. Complies with the “base zoned density” or “Incentive Density” according to Section 10-2-11 of this Title, established for the property described in the application;
 2. Is generally consistent with the spirit of the General Plan;
 3. Conforms to all pertinent provisions of this Title;
 4. Complies with all appropriate concurrency and infrastructure provisions of Chapter 4 of this Title; and
 5. Is not detrimental to the health, safety and general welfare of residents of the Snyderville Basin.
-

10-3-10: MAJOR DEVELOPMENT REVIEW FOR RESIDENTIAL DEVELOPMENT EXCEEDING TEN (10) LOTS IN THE RR, HS, & MR ZONE DISTRICTS:

B. Criteria for Approval: In order to approve an application for Major Development, the CDD or designated planning staff member shall first find that the application:

1. Is generally consistent with the spirit of the General Plan;
2. Conforms to all pertinent provisions of this Title;
3. Has been designed so that all lots created are clustered to the maximum extent possible and in a manner that places development near existing county infrastructure and services.
4. Is compatible with the appropriate social, cultural, rural, mountain and natural resource characteristic of the Snyderville Basin;
5. Complies with appropriate concurrency management provisions of this Title and the appropriate infrastructure and level of service standards of this Title;
6. Will not generate unacceptable construction management impacts; and the appropriate mitigation measures are included in the development proposal;
7. Will meet or exceed development quality and aesthetic objectives of this Title;
8. Will protect life and property from natural and manmade hazards;
9. Will prevent harm to neighboring properties and lands, including nuisances;
10. Includes the written consent by each landowner whose property are included within the area described in the development; and
11. Will not adversely affect the health, safety and welfare of residents of the Snyderville Basin.

10-3-16: SPA PLAN SUBMISSION REQUIREMENTS:

A-5. A map showing the existing zoning, including all Critical Lands, and the amount thereof, clearly delineated.

CHAPTER 4 STANDARDS FOR APPROVAL OF DEVELOPMENT PERMITS

SECTION:

- 10-4-1: Establishment of Development Standards
 - 10-4-2: Environmental Criteria
 - 10-4-3: Critical 10-4-4: Open Space
 - 10-4-5: Water and Water Supply
 - 10-4-6: Sanitary Sewer
 - 10-4-7: Fire Protection
 - 10-4-8: Loading and Unloading
 - 10-4-9: Parking Requirements
-

10-4-3: CRITICAL LANDS:

- A. Development within "Critical Lands", as defined in this Title, is prohibited. Except as may be provided for in Section 10-4-3-B, all structures, buildings, impervious surfaces and other development on a lot or un-subdivided parcel shall be clustered, to the greatest extent possible, on areas of the lot or parcel that do not contain Critical Lands.
- B. Exceptions Allowing Development within Critical Lands:
 - 1. In the event a legally defined parcel or access to a legal lot of record consists of Critical Lands and there are no permissible locations to develop on the parcel, then the property owner will be allowed to locate development on the parcel in the most sensitive manner possible for both access and structure location.
 - 2. Road and driveway crossings shall bridge over all floodplains. The installation of culverts for such purposes shall be minimized and is generally not appropriate.
 - 3. Development may occur in jurisdictional wetlands only if the applicant obtains from the US Army Corps of Engineers a permit for such development, which shall be delivered to the County for review prior to final approval of a development permit.
 - 4. Development upon lands containing geologic hazards may be allowed by approval of the County Manager in cases where the developer demonstrates that the geologic hazard is fully mitigated by appropriate design and construction techniques.
 - 5. Structures located on Ridgelines which project into the horizon line as viewed from I-80, SR- 224, SR-248, and US-40 shall be prohibited. Development shall be prohibited within 100 vertical feet of elevation of any ridgeline that is identified by the Ridgeline Overlay Zone District, except

for existing lots of records, previously entitled developments, and resort lifts and runs as provided for in this Section.

Applicability to lots of record and previously entitled developments: Development on lots of record or previously entitled developments in the Ridgeline Overlay Zone or on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from Interstate 80, Highways 224, 248, and 40 are subject to Low Impact Permit review and the special development standards outlined below.

1. Special Development Standards for Development in the Ridgeline Overlay Zone District or Development Affecting Ridgelines...

10-4-4: OPEN SPACE:

- A. Required Open Space: In order to ensure compatibility with the mountain environment, development shall meet the following minimum requirements.
1. There shall be no open space requirement for those developments that comply with the "base zoned densities" identified in Chapter 2 of this Title.
 2. For any type of residential development exceeding base density in the RR, HS, & MR zone districts, a minimum of seventy-five percent (75%) of a parcel, inclusive of Developable Lands and Critical Lands, must be preserved as open space.
 3. For any type of development in the NC zone district, a minimum of sixty percent (60%) of a parcel must be preserved as open space.
 4. For any type of development in the CC and SC zone districts, a minimum of twenty-five percent (25%) of a parcel must be preserved as open space.
 5. Open space located in a designated town or resort center shall be determined through an approved SPA plan.
 6. Open space should be contiguous within a development site and, if possible, connect with open space on adjacent parcels.
- B. Inclusions and Exclusions in Open Space Calculation: Open space may include setback areas, easements within which no above ground structures are located, open space conservation easements, and other such areas. Open space shall not include any portion of a parcel on which any structure, parking lot or other such feature is located on or above the surface of the ground. Parking lot landscaping shall not be included in the required open space calculation. Lands that have been previously dedicated as part of a development approval shall not be considered in the open space calculation.

C. Method of Owning/Maintaining Open Space:

1. Within all developments that comply with the base zone densities, open space is a function of the large lot zoning and setback requirements. In these instances, ownership and maintenance responsibilities shall remain with the owner of each lot or parcel.
2. The landowner/developer for all other development shall determine how the open space will be held for ownership purposes. Open space can be held passively, owned by the landowner, or it can be held as active open space, open for public use, and owned by the landowner, the County, or third party, or preserved through a conservation easement. In certain instances, the County may chose not to accept ownership of open space that is not compatible with the County and Snyderville Basin Special Recreation District objectives. Whenever incentive density increases are granted in exchange for the preservation of open space, such open space shall be legally established and protected in perpetuity by the placement of a conservation easement upon such open spaces at the time of development approval.

D. Cash In Lieu of Open Space: The County may, at its sole discretion, accept cash in lieu of open space where such funds can be more appropriately used to purchase development rights or open space at a more appropriate or significant location. Cash in lieu will not be accepted until the applicant delivers to the County an appraisal, in form and substance acceptable to the County, in the County's sole discretion, identifying the increase in value of the land based on the use which would be permitted if the open space requirement were removed, which increase in value determines the amount of cash in lieu which shall be offered.

10-4-2: ENVIRONMENTAL CRITERIA:

- A. Air Quality: ...
- B. Water Quality: ...
- C. Watershed Protection: ...
- D. Site design shall avoid, to the extent practicable, the placement of obstructions in watercourses. Any pool of standing water which is formed in any watercourse within the County on account of any unauthorized obstruction shall be deemed to be a public nuisance.

10-4-9: PARKING REQUIREMENTS:

- C-1: All parking lots shall be designed and located in accordance with the regulations provided herein. e In situations where parking is required and it will be visible from a public roadway, the parking shall be divided into smaller parking lots and

screened to the maximum extent possible.

10-4-10: TRANSPORTATION INFRASTRUCTURE AND ACCESS DESIGN:

- G-4: All road surfaces must be capable of providing all-weather, year-round access, with the exception of emergency access roads in mountain/remote areas and areas that contain Critical Lands, where emergency access roads must provide only summer access.
- H. Bridges and Culverts: Bridges and culverts shall be constructed to support a gross vehicle weight of forty thousand (40,000) pounds; vehicle load limits will be posted. Permanent culverts shall be installed at all intermittent and perennial stream crossings. Specifications for bridges, culverts and other stream crossing devices shall take into account at least the 25-year frequency storm and upstream debris hazard. If the development is within the 100-year floodplain, then 100-year frequency storm shall be used in drainage design. Bridges and culverts shall be reviewed by the CDD or designated planning staff member. Bridges and culverts deemed to be visible from a public roadway shall include materials such as natural stone, wood, or steel.
-

10-4-20: ARCHITECTURAL REGULATIONS FOR ALL STRUCTURES:

- H. Mechanical Equipment on Roofs: Mechanical equipment shall be hidden with a visual barrier so it is not readily visible from adjacent properties or public roadways, parks or other public spaces. All rooftop mechanical equipment shall be painted or coated with an appropriate color to blend with other rooftop materials and minimize visual impacts.
-

10-8-9: DRIVE-IN AND DRIVE-UP WINDOW COMMERCIAL USES:

- E. Signage: Any new drive through facility shall be required to post signs informing customers of the County's anti-idling resolution.
-

CHAPTER 11: DEFINITIONS

- 10-11-1.84 **Critical Lands:** For the purpose of this Title, Critical Lands shall be deemed to be the following:
1. Critical Slopes: Land areas having slopes of thirty percent (30%) or greater.
 2. Floodplains: All areas within a 100-year floodplain, as mapped for the

Federal Flood Insurance Program, or as calculated by a qualified engineer, or where the prevailing or potential natural vegetation is riparian.

3. Wetlands: Areas identified as “jurisdictional wetlands” by the U.S. Army Corps of Engineers.
4. Avalanche Zones: Avalanche zones contain three points, the point of origin, the slide track, and the run-out area. The development layout and design shall avoid areas which may be adversely affected by avalanche tracks. All known avalanche tracks are declared to be critical areas because of the high probability that development in such hazardous areas will result in property damage, damage to public utilities and roads serving the development, and, possibly, injury or loss of life to occupants.
5. Geologic Hazards: Geologic hazards include any kind of slope instability (landslides, rockfall, mudflows) or ground subsidence that may result from natural or manmade conditions and also any kind of seismic activity.
6. Ridgelines: Those areas identified on the Ridgeline Overlay Zone Map.

10-11-1.94 **Developable Lands:** Lands that do not contain Critical Lands and are considered suitable for development.

10-11-1.152 **Incentive Density:** Density that exceeds base density.

10-11-1.153 **Indoor Entertainment:**

10-11-1.154 **Infiltration Rate:**

10-11-1.155 **Irrigation:**

10-11-1.156 **Irrigation Designer:**

10-11-1.157 **Irrigation Plan:**

10-11-1.158 **Irrigation Schedule:**

10-11-1.159 **Irrigation System:**

10-11-1.160 **Landscape Architect:**

10-11-1.161 **Landscape:**

10-11-1.162 **Landscape Area:**

10-11-1.163 **Landscape Designer:**

10-11-1.164 **Laundromat:**

10-11-1.165 **Legislative Action:**

10-11-1.166 **Level of Service:**

10-11-1.167 **Level of Service, Adopted:**

10-11-1.168 **Lift Line:**

10-11-1.169 **Lift Terminal:**

10-11-1.170 **Lift Tower:**

10-11-1.171 **Limit of Disturbance Area:**

10-11-1.172 **Loading and Unloading Spaces:**

10-11-1.173 **Lockout Unit:**

10-11-1.174 **Logging Camp:**

10-11-1.175 **Lot:**

10-11-1.176 **Lot Area:**

10-11-1.177 **Lot, Corner:**

10-11-1.178 **Lot Coverage:**

10-11-1.179 **Lot Depth:**

10-11-1.180 **Lot, Interior:**

10-11-1.181 **Lot Line:**

10-11-1.182 **Lot Line, Front:**

10-11-1.183 **Lot Line, Rear:**

10-11-1.184 **Lot Line, Side:**

10-11-1.185 **Lot of Record (Lawfully Created Lot):**

10-11-1.186 **Lot, Through:**

10-11-1.187 **Lot Width:**

- 10-11-1.188 **Low Impact Permit:**
- 10-11-1.189 **Lumber Yard:**
- 10-11-1.190 **Major Development Review:**
- 10-11-1.191 **Major Roads:**
- 10-11-1.192 **Manufacturing, Custom:**
- 10-11-1.193 **Manufacturing, Heavy:**
- 10-11-1.194 **Manufacturing, Light:**
- 10-11-1.195 **Medical Equipment Supply (Medical Support Facility):**
- 10-11-1.196 **Merchandise:**
- 10-11-1.197 **Mining, Resource Extraction:**
- 10-11-1.198 **Minor Development Review:**
- 10-11-1.199 **Model Home:**
- 10-11-1.200 **Modular Home:**
- 10-11-1.201 **Mulch:**
- 10-11-1.202 **Non-conforming Sign, Lawfully Created:**
- 10-11-1.203 **Non-conforming Use, Lawfully Created:**
- 10-11-1.204 **Non-point Source:**
- 10-11-1.205 **Nursery, Retail:**
- 10-11-1.206 **Nursery, Wholesale:**
- 10-11-1.207 **Nursing Home:**
- 10-11-1.208 **Offices, General:**
- 10-11-1.209 **Offices, Intensive:**
- 10-11-1.210 **Offices, Moderate:**
- 10-11-1.211 **Offices, Medical and Dental:**

10-11-1.212 **Off-Site:**

10-11-1.213 **Open Space:**

10-11-1.214 **Open Recreation:**

10-11-1.215 **Outside Display or Merchandise:**

10-11-1.216 **Overhead Lines:**

10-11-1.217 **PCFD:**

10-11-1.218 **Park and Ride:**

10-11-1.219 **Parks:**

10-11-1.220 **Parking Lot:**

10-11-1.221 **Parking Lot, Commercial:**

10-11-1.222 **Parking Space:**

10-11-1.223 **Parking Structure:**

10-11-1.224 **Passenger Lift:**

10-11-1.225 **Pedestrian-Oriented Sign:**

10-11-1.226 **Person:**

10-11-1.227 **Personal Improvement Service:**

10-11-1.228 **Personal Service:**

10-11-1.229 **Pet Services and Grooming:**

10-11-1.230 **Planting Plan:**

10-11-1.231 **Plat:**

10-11-1.232 **Point Source:**

10-11-1.233 **Political Sign:**

10-11-1.234 **Portable Sign:**

10-11-1.235 **Precipitation Rate:**

10-11-1.236 **Pressure Regulator:**

- 10-11-1.237 **Prime Farmland:**
- 10-11-1.238 **Principal Use:**
- 10-11-1.239 **Private Utilities:**
- 10-11-1.240 **Psi:**
- 10-11-1.241 **Public Facilities, Major:**
- 10-11-1.242 **Public Facilities, Minor:**
- 10-11-1.243 **Public Assemblies:**
- 10-11-1.244 **Quasi-Public Use:**
- 10-11-1.245 **Rain Shut-Off Device:**
- 10-11-1.246 **Recreation and Athletic Facilities, Commercial:**
- 10-11-1.247 **Recreation and Athletic Facilities, Private:**
- 10-11-1.248 **Recreation, Public:**
- 10-11-1.249 **Recreational Vehicle:**
- 10-11-1.250 **Recreational Vehicle Park:**
- 10-11-1.251 **Recycling Facility, Class I:**
- 10-11-1.252 **Recycling Facility, Class II:**
- 10-11-1.253 **Recycling Facilities:**
- 10-11-1.254 **Repair Services, Consumer:**
- 10-11-1.255 **Residential Treatment Facility:**
- 10-11-1.256 **Resort:**
- 10-11-1.257 **Resort Lifts:**
- 10-11-1.258 **Resort Operations:**
- 10-11-1.259 **Resort Runs:**
- 10-11-1.260 **Resort Structures:**

- 10-11-1.261 **Restaurant, Deli or Take-Out Intended to Serve a Neighborhood:**
- 10-11-1.262 **Restaurant, Drive-in or Drive-up Window:**
- 10-11-1.263 **Restaurant, Full Service:**
- 10-11-1.264 **Restrictive Covenant:**
- 10-11-1.265 **Retail Sales, Convenience Store:**
- 10-11-1.266 **Retail Sales, Food:**
- 10-11-1.267 **Retail Sales, General:**
- 10-11-1.268 **Retail Sales, Wholesale:**
- 10-11-1.269 **Retention:**
- 10-11-1.270 **Ridgeline:**
- 10-11-1.271 **Riding Academy:**
- 10-11-1.272 **Right-of-Way:**
- 10-11-1.273 **Road, Roadway:**
- 10-11-1.274 **Road, Arterial:**
- 10-11-1.275 **Road, Collector:**
- 10-11-1.276 **Road, Local:**
- 10-11-1.277 **Runoff:**
- 10-11-1.278 **SBPC:**
- 10-11-1.279 **SBSRD:**
- 10-11-1.280 **SBWRD:**
- 10-11-1.281 **Satellite Dish Antenna:**
- 10-11-1.282 **School, Public:**
- 10-11-1.283 **Seasonal Plant and Agricultural Product Sales:**

**SUMMIT COUNTY, UTAH
ORDINANCE NO. 818**

AMENDING THE SNYDERVILLE BASIN DEVELOPMENT CODE

WHEREAS, the current Snyderville Basin Development Code (Code) was adopted on December 22 2004; and

WHEREAS, in 2009, the Snyderville Basin Planning Commission (SBPC) began the General Plan amendment process; and

WHEREAS, in conjunction with amendments to the General Plan, the SBPC directed Staff to prepare Code amendments for any regulatory language that was proposed to be removed from the Plan and added to the Code; and

WHEREAS, on September 27, 2011, the SBPC recommended approval of amendments to Sections 10-4-4-A, 10-4-4-A-1, 10-4-4-B, 10-4-4-A-6, 10-4-3-A, and Chapter 11 of the Code; and

WHEREAS, on March 14, 2013, the SBPC formally voted in favor of the Plan to be an advisory document rather than a regulatory document; and

WHEREAS, on August 13, 2013, the SBPC recommended approval of amendments to Sections 10-4-10-H, 10-4-9-C-1, and 10-4-2 of the Code; and

WHEREAS, the SCC held public hearings on October 16, 2013 and January 15, 2014 and; and

WHEREAS, the revised Development Code is consistent with the General Plan and the amendments are in the best interest of the citizens of the Snyderville Basin.

NOW THEREFORE, the County Legislative Body of the County of Summit, the State of Utah, hereby ordains the following:

Section 1. SNYDERVILLE BASIN DEVELOPMENT CODE

The Snyderville Basin Development Code is amended as depicted in Exhibit A.

Section 2. Effective Date

This Ordinance shall take effect fifteen (15) days after the date of its publication.

APPROVED, ADOPTED, PASSED and ordered published by the Summit County Council, this 26th day of February, 2014

**SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH**

By: _____
Council Chair

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

MANAGER'S REPORT
February 26, 2014

To: Council Members
 From: Robert Jasper

<u>Department</u>	<u>Description of Updates</u>
Administration	<u>Submitted by Robert Jasper, County Manager:</u> Documents and transactions are listed on the Manager Approval lists dated 2/6/14, 2/13/14 and 2/20/14, posted on the website at: http://www.summitcounty.org/manager/index.php
Auditor	
Assessor	
Attorney	
Clerk	
Community Development	<u>Submitted by Pat Putt, Community Development Director:</u> See attached Community Development reports
Engineering	<u>Submitted by Leslie Crawford, Engineer:</u> <ul style="list-style-type: none"> • Water Quality Advisory Board Meeting • Meeting with Questar to discuss erosion control procedures • Meeting with APWA to plan fall conference • Meeting Snyderville Basin Water Reclamation District to discuss upcoming projects • RFQ Transportation meeting with Park City and the Canyons • Old Ranch Road right-of-way acquisition • Management Team meeting • Mountain Accord training conference call • Wasatch Back Mountain Accord meeting • Attendance at Mountain Accord open house • Meeting regarding rail trail acquisition • Attendance at Council Meeting to discuss Uinta Express Pipeline • Researched Uinta Express Pipeline • Attendance at Solar Meeting to discuss GUEP • Researched status of building permit for UOP • Worked to create Road Respect program and event in June • Reviewed Echo Sewer Plans • Review of Engineer II resumes • Boyer / Canyons temporary parking consideration • Hallam Road Extension: <ul style="list-style-type: none"> ○ Meeting with Francis-Kamas Engineer ○ Weber Provo diversion canal research ○ Alternatives - Land Owner information – set meeting • Mountain Accord <ul style="list-style-type: none"> ○ Current Park City and County Goals ○ Macro Alternatives ○ Model input data refine with Fehr and Peers ○ Training and open house • Silver Creek Roundabout – Appraisals, general design, design engineer contract • Impact Fees management • Old bonds management • Village at Kimball Junction – Winter road cut ordinance • Snyderville Basin Transportation Master Plan – RFQ with Park City • Council of Governments – Corridor Preservation Fund management

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none"> • Echo Henefer Historic Loop Trail Alternatives – Land Acquisition – Public inquiry • Special Events – Tour of Utah coordination • SR-224 UDOT model of Kimball Junction, Traffic input volumes review • Promontory Mylar • Frontage Road Trails project • Desk & Office rearrange • New Park Terrace Plat review • Pine Mountain Plat Amendment review, • Parkview Drive Reconstruction Project • Misc. Material Project • Public Work/Engineering Projects <ul style="list-style-type: none"> ○ 5 Blue Sky Inspections ○ 2 Canyon Links inspections ○ 1 final for Park City Tech Center ○ 1 complaint inspection ○ 3 Golf Maintenance Inspections • Right of Way Permit Activity <ul style="list-style-type: none"> ○ 6 permits issued ○ 4 field inspections for Questar ○ 1 field inspection for Allwest ○ 1 High Mountain Water ○ 1 Century Link • Residential Permit Activity <ul style="list-style-type: none"> ○ 24 plans reviewed ○ 10 driveway inspections ○ 10 erosion control inspections ○ 2 code enforcement ○ 4 over the counter reviews
Facilities	<p><u>Submitted by Mike Crystal, Facilities Director:</u></p> <p>1 - Sent out RFQ for architectural services.</p> <p>2 - Working on district court remodel</p> <p>3 - Working with various offices on painting and relocating staff</p>
Health Department	<p><u>Submitted by Rich Bullough, Health Director:</u></p> <p>Public health can only be successful through partnerships, and the Summit County Health Department works hard to build and support the partnerships needs to meet community needs. Below are some examples of recent partnership successes:</p> <p><u>Public Health Preparedness Partnerships</u></p> <p>With the Sheriff's office:</p> <ul style="list-style-type: none"> • funding of the R-911 system, • working with them on public information during wildland fires, • They provided security and parking lot control during the H1N1 vaccine clinics in 2009 • They routinely assist and play a role in PHEP exercises and drills <p>With local fire agencies (specifically wildland fires);</p> <ul style="list-style-type: none"> • Work together to provide public information and communications • Worked closely with Building Dept and Public Works to inspect the safety of homes after the Rockport fire <p>With the County Emergency Management program:</p> <ul style="list-style-type: none"> • Work closely with Kevin Callahan in developing a county EOC, expanding emergency response plans, and providing funding for training

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none"> • Work with Julie Booth on county crisis communication program and plans <p>Other miscellaneous partnerships:</p> <ul style="list-style-type: none"> • Have created a variety of posters and flyers for other programs' events and information <p><u>WIC and Jail Nutrition Partnership</u></p> <p>The Summit County Health Department WIC nutritionist worked closely with the Summit County Jail to develop nutrition plans for prisoners with special nutritional needs. Examples include those with lactose intolerant, gluten free, and diabetes, for example. Colleen Blonquist, the WIC nutritionist, and Katie Booth, from the jail, worked closely on this project</p>
Information Technology	<p><u>Submitted by Ron Boyer, I.T. Director:</u></p> <p>Scheduled and held finalist meetings with four firms that would do redesign on summitcounty.org. Selection committee consisted of Ron Boyer, Julie Booth, David Ure, and three citizen volunteers, Josh Mann, Judy Horwitz, and Nancy Carreno.</p> <p>Scheduled ESRI to come out and provide training and a process to change cadastral mapping in Recorder's office to a GIS format in ESRI's parcel fabric layer.</p> <p>Received bid back from phone vendor to upgrade our phone system.</p> <p>Worked on network outage between the Health Department and the County Courthouse, because of problems we are pursuing disassociating our network with the State of Utah.</p> <p>Support calls for Jan 31-30, 126 opened, 150 closed, 135 still open</p>
Justice Center	
Library	<p><u>Submitted by Dan Compton, Library Director:</u></p> <p>Our "Date with the Library" event last Wednesday, February 12th turned out to be a huge success. Here is a quick rundown of what happened at the Summit County Library branches (Bookmobile, Coalville, Kamas, & Kimball Junction) on this one day. 1,530 people visited the libraries. We circulated 1,441 items from the collection. Someone was reading aloud at each branch (not the Bookmobile) for the entire day. We had a total of 72 readers between the Coalville, Kamas, & Kimball Junction Branches. We had 10 readers read works in Spanish and 1 read in French. We had 778 people listen to the readers throughout the day. County Council member Kim Carson read at the Kimball Junction Branch. We had published authors, firefighters, the Summit County Sheriff, and even 2 dogs participated! 412 people signed the Declaration for the Right to Libraries. We set up 126 people on a blind date with a book. There were many other activities going on, but this gives a pretty good snapshot of an incredible day at the library and the influence the library has on individuals, families, and our communities. We want to thank you all for your support of libraries and literacy.</p> <p>Our first Book to Film Club meeting on Thursday, February 13th was also a success. We screened the film <i>Captain Phillips</i> and then discussed the film and the book <i>A Captain's Duty</i>. Our next meeting is scheduled for Thursday, March 13th at 6:00 p.m. We will be screening <i>Philomena</i> based on the book <i>The Lost Child of Philomena Lee: A Mother, Her Son and A Fifty-Year Search</i> by Martin Sixsmith</p>
Mountain Regional Water	
Park City Fire Service District	<p><u>Submitted by Paul Hewitt, Fire Chief:</u></p> <p>See attached Monthly Operations Report</p>
Personnel	<p><u>Submitted by Brian Bellamy, Personnel Director:</u></p> <p>Personnel</p> <ol style="list-style-type: none"> 1. Jobs Advertised <ol style="list-style-type: none"> a. Environmental Health Director – Closed January 24 b. Sheriff Secretary I – Closed January 24 c. Building Inspector II – Closed January 24 (in-house) d. Commercial Appraiser – Closed January 31 e. Engineer II – Closed January 31 f. IT Specialist – Closed January 31

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none"> g. Library Clerk – Closed February 14 h. CJC Director – Closes March 7 2. Applications Received <ul style="list-style-type: none"> a. Environmental Health Director – 19 b. Sheriff Secretary I – 33 c. Building Inspector – 1 d. Commercial Appraiser – 28 e. Engineer II - 26 f. IT Specialist – 52 g. Library Clerk – 28 h. CJC Director - 3 3. Job Offers Made <ul style="list-style-type: none"> a. Corrections Officer (4) b. Deputy County Attorney c. Engineer Secretary d. Environmental Health Director e. Environmental Health Scientist f. Library Clerk g. Principal Planner 4. Interviews/Testing set up - 50/0 5. Positions Advertised in 2013/2014 – 36/11 6. Applications received in 2013/2014 – 1629/346 7. 8 new hire orientations 8. 7 E-verify 9. 8 biometric testing 10. 0 seasonal employee furloughed 11. 94 letters sent to unsuccessful candidates 12. 0 new Worker’s Comp claims filed for total of 1 claims for 2014 13. 0 employee out on Worker’s Comp 14. 0 employees returned to work from Worker’s Comp 15. 1 employee on Worker’s Comp light duty 16. 2 new disability claims filed, includes FMLA documentation for total of 3 claims for 2014 17. 3 employees on short term disability 18. 0 employees on disability light duty 19. 2 unemployment claims filed 20. 2 unemployment claims being paid 21. 2 employees resigned their positions 22. 1 employee retired 23. 0 employee terminated 24. 8 pre-employ drug test 25. 0 random drug test 26. 0 post accident drug test 27. 1 follow up drug test 28. 4 employees met personally with 401k representative 29. Worked with Department Heads and employees on evaluations 30. All former employee personnel records are digitized 31. Met with employee to discuss retirement and URS 32. Multiple requests for salary and policy information from other agencies 33. Multiple telephonic and in person verifications of employment 34. Working on Personnel Policy changes (Goal to finish in 2014)

<u>Department</u>	<u>Description of Updates</u>
	<p>35. Worked with three department heads and County Attorney's Office regarding employee discipline issues</p> <p>36. Met multiple times with department heads and employees regarding employee issues</p> <p>37. Continue to answer public inquiries regarding county employment</p> <p>38. Serve county employee's needs</p>
Public Works	<p><u>Submitted by Derrick Radke, Public Works Director:</u></p> <p>Road Crew</p> <ul style="list-style-type: none"> • Various Meetings on Transit Operations and Planning • Equipment Bids (Motor Grader, Pick-Up, 4 x 4 Bob-tail Snow Plow) • Routine Equipment Maintenance • Sign Build/Installation/Replacement • Guardrail Reflector Replacement • Sign Reflectivity Plan Development • Attended Sign Reflectivity Workshop • Bus Shelter Maintenance • Pothole Patching • Clean-Up of Fallen/Dead Trees in R/W • Flood Control, Filled 2500 sandbags, Distributed approximately 1200 sandbags, Delivered another 6 tons of sand and bags to areas of Wanship and Hoytsville. • Provided approximately 150 filled sandbags to Coalville City and approximately 1000 empty bags • Seven Snow Events. Pushed back snow in the Snyderville Basin Area. <p>Public Works Misc.</p> <ul style="list-style-type: none"> • Equipment Bid Specifications, Materials and Services Bid <p>Weed Dept.</p> <ul style="list-style-type: none"> • No Report <p>Solid Waste</p> <ul style="list-style-type: none"> • Working on new compactor bid • Struggled with run-off control and access due to mud at the landfills from all the moisture the past 2 weeks • Met with Issa and have an operations plan rough draft that I am reviewing. • Prepared an outline for the Solid Waste Master Plan. (We are planning a Council Workshop in the near future) • Contacted Auditor, Blake Frasier, for annual financial assurance letter. Will attach it to the Landfills' annual reports and the annual groundwater monitoring report. • Submitted annual agreement with Recycle Utah to Manager for his signature. <p>Wildland Fire</p> <ul style="list-style-type: none"> • No Report
Recorder	
Treasurer	
Sheriff	
Snyderville Basin Recreation	
USU Extension	<p><u>Submitted by Sterling Banks:</u></p> <ul style="list-style-type: none"> - USU/Summit County Extension held an agricultural weed control/pesticide applicator meeting in the county with 18 farmers/applicators in attendance. Each participant received 2 pesticide license CEU's for attending. - USU/Summit County Extension started a basic sewing class for 4-H youth in the county with 7 youth participating.

<u>Department</u>	<u>Description of Updates</u>
	<ul style="list-style-type: none">- USU/Summit County Extension held their weekly master gardener class with 26 homeowners in attendance.- USU/Summit County Extension is still offering VITA (Volunteer Income Tax Assistance) income tax preparation assistance to low income residents in Summit County

COMMUNITY DEVELOPMENT

- The department received 9 new building applications and 6 new planning applications this past week as follows:

NEW BUILDING PERMITS February 5 - 12, 2014

DATE	ADDRESS	DESCRIPTION
02/05/14	1975 KIDD CIR	BASEMENT FINISH
02/06/14	8358 N BITNER RANCH ROAD	SINGLE FAMILY DWELLING
02/06/14	5049 N 400 W	DEMOLITION
02/07/14	2049 E WESTVIEW TRAIL DR	SINGLE FAMILY DWELLING
02/07/14	2049 E WESTVIEW TRAIL DR	RETAINING WALL
02/07/14	8417A N RANCH CLUB TRAIL	INGROUND SWIMMING POOL
02/11/14	8867 PARLEYS LANE	SINGLE FAMILY DWELLING
02/05/14	1975 KIDD CIR	BASEMENT FINISH
02/06/14	8358 N BITNER RANCH ROAD	SINGLE FAMILY DWELLING

NEW PLANNING APPLICATIONS February 6 - 12, 2014

Project Number	Description
2014-025	Madson Lot of Record Lot of Record 84 West 2100 North
2014-026	Summit Water Maintenance CUP Conditional Use Permit 8506 Blue Bird
2014-027	East Canyon/Echo Road Race Special Event Henefer
2014-028	AT&T VKJ Sign Sign Permit 1708 Uinta Way, #F1
2014-029	Nevis at Newpark Final Site Plan Final Site Plan Newpark Parcel P Sub.
2014-030	Nevis at Newpark Condominium Plat Condominium Plat Newpark Parcel P Sub

Respectfully Submitted, Patrick Putt
Community Development Director

COMMUNITY DEVELOPMENT

- The department received 12 new building applications and 7 new planning applications this past week as follows:

NEW BUILDING PERMITS February 13 - 19, 2014

02/13/14	PAUL JENNINGS	7400 N WEST HILLS TRAIL	SINGLE FAMILY DWELLING
02/13/14	BLUE SKY RANCH	27649 OLD LINCOLN HIGHWAY	WASTE WATER TREATMENT
02/13/14	MCKAY DOUGLAS	879 ROB YOUNG LANE	POWER TO PANEL
02/14/14	WALFORF ASTORIA	2100 FROSTWOOD	TEMPORARY TENT
02/14/14	GREG PACK	489 FORGOTTEN LANE	TREE HOUSE
02/18/14	NANCY HEWITT	358 HIGHLAND DR	REPLACE FURNACE
02/18/14	TRACE WORTHINGTON	4971 N 400 W	REPLACE FURNACE
02/18/14	JUDITH VAN LANEN	1303 COUNTRY LN	INSTALL FURNACE
02/18/14	FRANZ SIEP	4903 CHARLAIS LN	INSTALL WATERHEATER
02/18/14	CRAIG & CARLA LEVER	5860 E CARABOU DR	GARAGE & REMODEL
02/19/14	RICHARD RECTOR	7991 WESTERN SKY	REPAIR WATER DAMAGE
02/19/14	JONATHAN WEINBERG	7484 STAGECOACH DR	KITCHEN DEMOLITION

NEW PLANNING APPLICATIONS February 13 - 19, 2014

Project Number	Description
2014-031	Copper Moose Farm TUP Temporary Use Permit 1285 Old Ranch Road PP-119
2014-032	Waldorf Astoria Temp Tent TUP Temporary Use Permit 2100 Frostwood Drive
2014-033	Jimmy John's Temp Banner Sign Permit Sign Permit 1626 Uinta Way B-3
2014-034	Park City Marathon 2014 Special Event Special Event Throughout Snyderville Basin
2014-035	Park City Lacrosse Shootout 2014 Special Event Snyderville Basin
2014-036	McGregor Lot of Record Lot of Record Rockport Ranches RR-A-AA
2014-037	Lattin Board of Adjustment Board of Adjustment 6221 Daisy Meadow Lane

Respectfully Submitted, Patrick Putt
Community Development Director

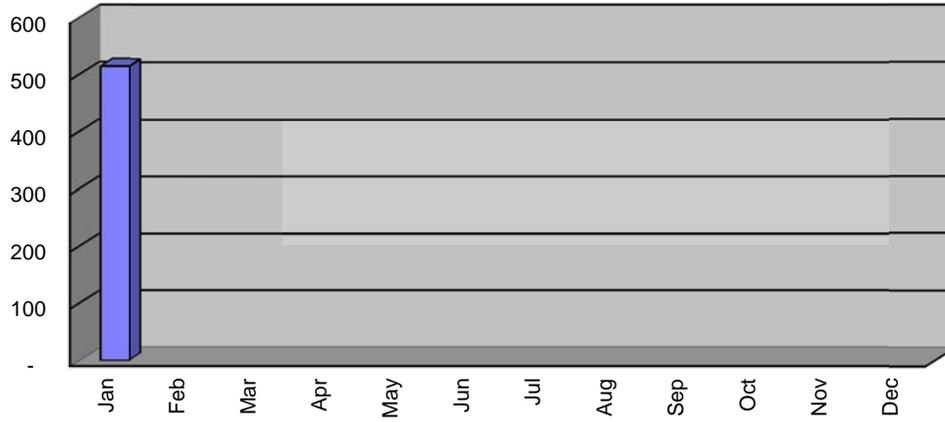
Monthly Operations Report - January 2014

Park City Fire District

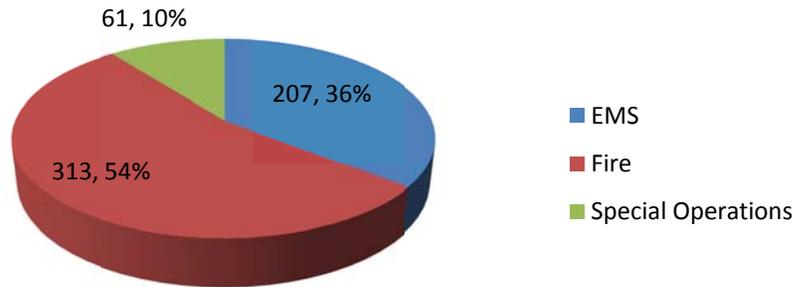


Monthly Operations Report January - 2014

Monthly Calls - 2014



Total Training Hours by Category - January 2014 Park City Fire District



Monthly Operations Report

January - 2014

Fire Summary

This month, each crew was tasked with developing and filming a five minute training video on any fire service subject. The purpose of this assignment was two-fold; to get the crews experience with the creation of videos and to put a systematic, organized training outline together. Some of the resulting videos were extremely creative and well done and have since been placed on the PCFD youtube channel. The training was also entertaining and the crews seemed to enjoy seeing what other crews had come up with. The added benefit was to increase our video training capabilities.

The upgrade to a larger bandwidth and faster internet speeds has already begun to enhance our video training capabilities. Some crews have begun to utilize video conferencing as a daily means of communication, training, and other meeting coverage. This helps to keep crews available in their first-in response areas while reducing fuel consumption and other vehicle maintenance costs. Our goal is to use this interactive capability for more classroom training as the year progresses and instructors get more comfortable with the functions and features.

Bryce Boyer, Summit Co. Fire Warden, delivered training to PCFD employees covering aspects of communication on a wildland fire incident. Crews learned the “ins and outs” of the 150 radios (VHF) which are very different from the 800 mhz radios we use in daily operations. The need for this training was identified in the After Action Review following the Rockport 5 Fire. VHF radios are the main means of communication on a multi-jurisdiction wildland fire such as this one. During the incident, PCFD had difficulty contacting command and communicating with other agencies or individual units. The crews now feel comfortable with these radios and know how to use them when we have our next large wild fire.

Sixteen PCFD Firefighters were submitted for recertification in January. This requires 120 hours of specific training on job related knowledge, skills, and abilities over a four year period. We typically exceed this by 2-3 times. The process for AEMT and Paramedic recertification was also initiated for sixteen different individuals, with a goal of completion for March 31.

The Safety Committee met to prepare for 2014 and make assignments for PPE inspections, Line of Duty Death reports and the Monthly Safety Message.

EMS Summary

This month’s Medical Control Meeting with Dr. McIntosh involved a lecture related to skiing and snowboarding injuries. Following the discussion, we reviewed specific cases from the past month. Dr. McIntosh’s lecture was mostly epidemiological in its approach, which just means we went over some statistics related to frequency of different types of skiing and snowboarding injuries. Specific cases were reviewed and there was also a discussion on spinal immobilization.

Paramedic Zach Smith followed up this training with CME on orthopedic injuries. After covering various types of fractures and other musculoskeletal injuries with graphic video footage, crews practiced patient immobilization, splinting and packaging.

Paramedics received training on a new Zoll Defibrillator/Monitor that was placed into service on A31. The device comes with added capabilities that other district monitors currently do not have, such as End Tidal

Monthly Operations Report January - 2014

CO2 monitoring capabilities. Captain Briley helped with the research and purchasing the unit and organizing the training through the local Zoll sales representative.

Special Operations Summary

All firefighters were required to complete Ice Rescue Awareness and Operations training during the month of January. The training involved a presentation, skills evaluation, and written test. This training was unique in that all the information, testing, and documentation were on the CoWeb, enabling stations to complete the training in their individual stations. This new model of training will be used for much of the 2014 Special Operations and Hazmat Training with the intention of saving money on vehicle fuel, keeping crews available during peak hours, and allowing crews to tailor their training schedule around crew needs.

All PCFD Hazmat Technicians attended approximately 2 hours of training on Hazmat IQ on swimming pool/hot tub chemicals. The need for this training was made evident by a chemical exposure at a local facility where several people were affected by a dangerously high concentration of pool chemicals. PCFD has responded on many of these dangerous incidents over the years and this refresher training will surely be used frequently.

A new battery powered extrication tool was placed into service on Rescue 36 during January. The new tool provides the same capabilities of the traditional gas powered tools currently in use, but without the added weight of a power unit. The tool can either be plugged into a regular 110v outlet or generator. It can also be operated from a small attached battery on the tool. Currently, PCFD has complete extrication, lifting, cribbing, and vehicle stabilization tools and equipment on E33, R36, and E38. All other stations are outfitted with smaller combination-tool units, which are most effective for an uncomplicated, rapid extrication scenario.

UTTF1

January was open enrollment for UT-TF1. Several members of the PCFD completed applications and are now awaiting the entry interview required to be a member of the task force. PCFD currently has 15 members assigned to the task force and may have several more involved by the end of February.

Additional Highlights

An updated Procedural Order for scheduling was completed which better explains the allocation of extra shifts, extra shift turn-ins, and general strategies around daily staffing. An updated Hazmat Response SOG was also completed to better mirror how we currently respond to Hazmat incidents.

PC Municipal and PCFD teamed up to provide nightly inspections during the Sundance Film Festival. This program began with initial training from the PC Building Department with the goal of making Sundance a safer event. Crews from 31 and 38 completed inspections and walk-throughs of many sanctioned and un-sanctioned Sundance events. The crews mainly performed inspections between the hours of midnight and 0400 when the "add-on" night clubs were in full swing. PCFD, PCPD, and PC Building officials found many hazardous violations and required club managers to make changes. This program proved to be very effective in enforcing occupancy, open flame, and evacuation codes, despite the many challenges.

Monthly Operations Report January - 2014

Significant Incidents:

1/16 E31, E38, A31, B3 responded to a male in his forties in full-arrest at (address withheld). The patient collapsed in the kitchen after just arriving for the.... Crews used the new Zoll X-Series monitor to run the code. Among many new features, they were able to see the underlying heart rhythm despite CPR.

1/23 Two patrons of the (location withheld) were exposed to a high dose of chlorine when a maintenance worker opened a valve on an automatic chemical supply line. The patients were treated and transported to (withheld) for further evaluation.

1/28 E34 and A34 responded to (address withheld) on a traumatic arrest (skier vs. tree). Witnesses stated the skier fell high on the run but, due to icy conditions, slid and built speed and he eventually hit a tree. The impact was devastating, destroying the patient's helmet.

1/28 E38, A34, B3 responded to (Address withheld) where a young man had who had just been terminated from his job, ran outside and dove off the parking structure amidst a large crowd. The fall was at least 30 feet, but thankfully he landed in a manner which caused no serious injuries. Crews transported the patient based on mechanism and mindset to.....

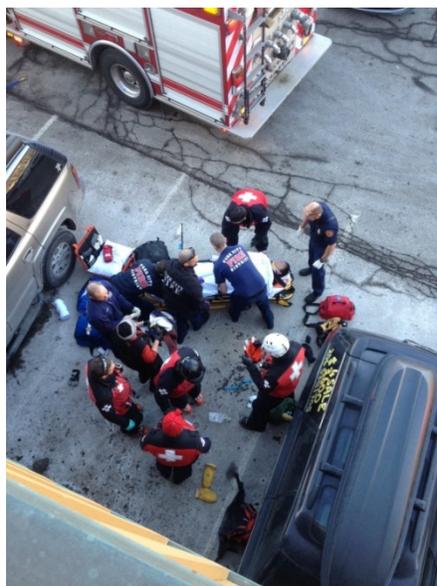
The Polaris Ranger was delivered this month. The Ranger will be outfitted with tracks for year round back country access and a gurney for transporting patients.

The Sundance Film Festival requested crews to standby for opening and closing ceremonies.

Ambulance crews stood by for the UOP Aerial Competition.

Ambulance crews stood by for the PCMR Slope Side Ski Competition.

* On twelve days in January, all on duty PCFD ambulances were assigned to simultaneous medical calls. On four of those days, a fifth ambulance was also placed in service and assigned a medical call.



MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, FEBRUARY 5, 2014
SHELDON RICHINS BUILDING
PARK CITY, UTAH

PRESENT:

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

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

COUNCIL TO ATTEND THE PARK CITY CHAMBER BUREAU 2014 ECONOMIC FORECAST LUNCHEON AT THE PARK CITY MARRIOTT HOTEL

The Council Members attended the Park City Chamber Bureau 2014 Economic Forecast luncheon at the Park City Marriott Hotel from 11:00 a.m. to 1:30 p.m.

CLOSED SESSION

Council Member Carson made a motion to convene in closed session to discuss property acquisition. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.

The Summit County Council met in closed session for the purpose of discussing property acquisition from 2:00 p.m. to 3:10 p.m. Those in attendance were:

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

Robert Jasper, Manager
Anita Lewis, Assistant Manager
Dave Thomas, Deputy Attorney
Lisa Yoder, Sustainability Coordinator
Rena Jordan, Snyderville Basin Recreation District

Council Member Armstrong made a motion to dismiss from closed session to discuss property acquisition and to convene in closed session to discuss personnel. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

The Summit County Council met in closed session for the purpose of discussing personnel from 3:10 p.m. to 3:35 p.m. Those in attendance were:

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

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 convene in work session. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.

WORK SESSION

Chair Robinson called the work session to order at 3:40 pm.

- **Interview applicants for vacancy on the Summit County Restaurant Tax Advisory Committee**

The Council Members interviewed Kirstie Rosenfield and Rick Anderson for one vacancy on the Restaurant Tax Advisory Committee. Questions included why the candidates want to serve on the committee, what skills they would bring to the committee, and their availability at the time the applications are reviewed.

CLOSED SESSION

Council Member McMullin made a motion to convene in closed session to discuss personnel. The motion was seconded by Council Member Carson and passed unanimously, 3 to 0. Council Members Armstrong and Ure were not present for the vote.

The Summit County Council met in closed session for the purpose of discussing personnel from 3:55 p.m. to 4:00 p.m. Those in attendance were:

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

Anita Lewis, *Assistant Manager*

Council Member McMullin made a motion to dismiss from closed session and to reconvene in work session. The motion was seconded by Council Member Carson and passed unanimously, 3 to 0. Council Members Armstrong and Ure were not present for the vote.

- **Operational update by Rocky Mountain Power; Chad Ambrose and Steve Rush**

Chad Ambrose with Rocky Mountain Power explained that his role with Rocky Mountain Power has changed, and he will now be working on renewable energy. Steve Rush will replace him as Customer Community Manager for the Summit County area. The Council Members commented that renewable energy is important to the County, and they hope to continue to work with Rocky Mountain Power in that area.

Mr. Rush explained that he has been working with Park City for the last year or so, and he looks forward to the opportunity of working with Summit County and continuing what Mr. Ambrose has been doing with the County.

- **Discussion regarding 2014 snow pack/water levels; Dave Ure**

Council Member Ure gave a presentation on the 2014 snow pack and water levels and explained that drought conditions exist throughout the western United States. He explained that Trial Lake and Thayne's Canyon are about 72% of normal so far this year, which is about the same percentage as last year. However, last year the reservoirs were half full, and this year they are empty. Since there is no backup water in the reservoirs, the situation is worse than it was last year. He reviewed the status of other reservoirs and waterways in the area surrounding Summit County. He stated that it is only a matter of time before they may have to ration water for outdoor use, and it is important for people to know so they can plan accordingly. He provided information showing the storage capacity in the reservoirs and the current reservoir content. He also explained that soil moisture throughout the Weber basin and Provo River basin is at a 25-year low, and because of that, runoff will be lower than normal, as more than half the moisture will go into the ground. He clarified that Weber Basin Water would make the decision as to how much they might cut the supply to secondary systems, and Mountain Regional and Summit Water would make their own decisions with regard to cutting back on water usage. He believed they would see a benefit to the contract with Weber Basin this year. He explained that, if they start to get a significant amount of moisture, the situation could change, but he felt it was important for people to know what the circumstances are.

Council Member McMullin asked if Council Member Ure believes the County should change the Land Management Code with regard to the types of plants people can use and incentivize people to conserve. Council Member Ure believed they should. It was his opinion that water would become more and more expensive.

County Manager Bob Jasper asked if they should start to take emergency measures for the summer and work with the water companies and the cities. Council Member Ure stated that he would not want to micromanage that, and those entities know their limitations. This information is simply to make the Council aware of the conditions. He commented that the Department of Agriculture is starting to work with farmers to help them with their water resources. He expressed concern about not having enough water in the Weber River and Provo River to be able to water the cattle.

CONVENE AS THE SUMMIT COUNTY SERVICE AREA #6 BOARD OF TRUSTEES

Council Member Carson made a motion to convene as the Summit County Service Area #6 Board of Trustees. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.

The meeting of the Summit County Service Area #6 Board of Trustees was called to order at 4:30 p.m.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2014-05 ANNEXING CERTAIN REAL PROPERTY TO THE SUMMIT COUNTY SERVICE AREA #6, KILBY ROAD PLANNED UNIT DEVELOPMENT; DERRICK RADKE, PUBLIC WORKS DIRECTOR

Public Works Director Derrick Radke recalled that this action has been in process for some time. Due to public notice requirements, it was necessary to ask the application to resubmit their

petitions. Notice has been appropriately published, and to his knowledge, there were no protests, which means it is not necessary to hold a public hearing. He noted that the resolutions for this agenda item and the following agenda item were included in the Council packet.

Chair Robinson noted that they also need to approve the plats. Mr. Radke explained that Deputy County Attorney Dave Thomas is still reviewing the plats, and they will be addressed later. He recommended that the Council approve the resolutions. Chair Robinson noted that both resolutions reference Engen Loop Road and requested that be corrected on the resolution for Jeremy Point Condominiums.

Board Member Armstrong made a motion to approve Resolution No. 2014-05 annexing certain real property to the Summit County Service Area #6 for the Kilby Road Planned Unit Development. The motion was seconded by Board Member McMullin and passed unanimously, 5 to 0.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION NO. 2014-06 ANNEXING CERTAIN REAL PROPERTY TO THE SUMMIT COUNTY SERVICE AREA #6, JEREMY POINT CONDOMINIUMS; DERRICK RADKE, PUBLIC WORKS DIRECTOR

Board Member Armstrong made a motion to approve Resolution No. 2014-06 annexing certain real property to the Summit County Service Area #6, Jeremy Point Condominiums, with a correction to change the reference to Engen Loop Road to read Jeremy Point Court. The motion was seconded by Board Member McMullin and passed unanimously, 5 to 0.

DISMISS AS THE SUMMIT COUNTY SERVICE AREA #6 BOARD OF TRUSTEES AND CONVENE AS THE SUMMIT COUNTY COUNCIL

Board Member Carson made a motion to dismiss as the Summit County Service Area #6 Board of Trustees and to convene as the Summit County Council. The motion was seconded by Council Member McMullin and passed unanimously, 5 to 0.

The meeting of the Summit County Service Area #6 Board of Trustees adjourned at 4:35 p.m.

REGULAR MEETING

Chair Robinson called the regular meeting to order at 4:35 p.m.

- **Pledge of Allegiance**

POSSIBLE APPROVAL OF ROAD DEDICATION PLAT FOR THE KILBY ROAD PLANNED UNIT DEVELOPMENT

POSSIBLE APPROVAL OF ROAD DEDICATION PLAT FOR THE JEREMY POINT CONDOMINIUMS

CONSIDERATION AND POSSIBLE APPROVAL OF A ROAD DEDICATION PLAT FOR THE NORTH QUAIL MEADOW ROAD AND THE WEST QUAIL MEADOW ROAD; DERRICK RADKE, PUBLIC WORKS DIRECTOR

Mr. Radke explained that the plats are essentially the original plats as recorded but with a better description of the roads now being proposed for dedication. He requested that the Council approve the three plats subject to Mr. Thomas's final review and signature.

Council Member McMullin made a motion to approve the road dedication plats for the Kilby Road Planned Unit Development, the Jeremy Point Condominiums, and the North Quail Meadow Road and West Quail Meadow Road, authorizing the Chair to sign, and subject to approval by the Legal Department. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

**CONTINUED DISCUSSION AND POSSIBLE ADOPTION OF ORDINANCE #787
AMENDING TITLE 1, CHAPTER 12B OF THE SUMMIT COUNTY CODE
REGARDING RESIDENTIAL PROPERTY TAX EXEMPTION; DAVE THOMAS,
CHIEF CIVIL ATTORNEY**

Mr. Thomas reported that, based on Council Member Carson's request for information about what other counties are doing, he found that the county that is most analogous to Summit County is Washington County. They do something very similar, but they use a specific time of 183 days in determining whether a residence is the primary domicile, and there must be 183 days of occupancy in the home to claim the exemption. Summit County does not have any limitation in its proposed ordinance. He recalled that the Council discussed whether allowing nightly rentals for more than 14 days in a year would bring into question whether the home is entitled to the primary residential exemption. He noted that Washington County has a provision that deals with rest homes and assisted living facilities in which the resident loses their primary residential property tax exemption, and that exemption is passed to the assisted living facility.

Council Member Carson requested additional conversation about nightly rentals and whether they want to restrict them to 14 days or expand them to 30 days. County Assessor Steve Martin explained that, if a homeowner lives in their home for six months of the year and rents it out the rest of the time as a nightly rental, it is clear that the intent is for the homeowner to make money from the rentals. A time limit would assure that the home is only rented out on an incidental basis, not with the intent of making money.

Council Member Ure asked how they could enforce what they are proposing. Ashley Rowser with the Assessor's Office explained that most homeowners they have talked to agree with the 14-day limit, especially with the IRS 14-day limitation. For most of them it is a matter of renting out their home for Sundance or winter break. She stated that the only ones who argue that they should not be penalized are those who live here six months and one day and rent their home out for longer terms. County Clerk Kent Jones explained that, if someone wants to rent their home out for more than 30 days, a business license is required.

Council Member Carson asked if there would be an issue with moving away from the IRS standard of 14 days. Ms. Rowser stated that the only issue she could see is that they have told people in the past that there is a 14-day limit, and they might be affected if they change the standard to 30 days.

Mr. Jasper asked what Park City has decided regarding nightly rentals versus primary residence. Ms. Rowser explained that the City wants anyone who rents their property out at all as a nightly rental to obtain a business license, because they want the home to be inspected to be sure it has fire extinguishers and that it is safe to rent nightly. They also want them to pay the transient

room tax and sales tax. Mr. Jasper explained that the County hopes to piggy-back on Park City's process and use the software they are buying which constantly searches the internet to see who is advertising their property for nightly rentals. Chair Robinson explained that the County oversees property taxes and the primary versus secondary classification, and what other jurisdictions require in terms of obtaining a business license is not the County's business. He suggested that they leave the language at 14 days for nightly rentals.

Mr. Thomas referred to 1-12B-2-B and noted that he changed the word claimant to applicant, but it should actually state property inhabitant, because there could be an applicant who is not an inhabitant of the property. Council Member Armstrong suggested that section be worded to state "shall be determined by an analysis or examination of the following factors and a determination made by a preponderance of the evidence." As it is currently worded, it would appear that failure to comply with any of the factors would disqualify the property from receiving a primary residential exemption.

Council Member Robinson asked if the Council Members would like to include the 183-day test. The Council Members agreed that they should include the 183-day test, and Council Member Armstrong felt that should be a precondition before they get to the criteria in 1-12B-2-B.

Council Member Carson requested that the language in 1-12B-1-A be clarified to show that the applicant must use the form provided by the County. Chair Robinson requested that the language be consistent in referring to an application, rather than referring to a statement in some instance. He requested several other edits to the ordinance for clarification of the meaning.

Council Member Carson made a motion to adopt Ordinance #787, amending Title 1, Chapter 12B, of the Summit County Code regarding Residential Property Tax Exemption as amended in today's meeting. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.

APPEAL OF AN ADMINISTRATIVE DECISION, WINTER EXCAVATION IN THE COUNTY ROADWAY, ROSS VARNER, VILLAGE AT KIMBALL JUNCTION, PAD E; KENT WILKERSON, COUNTY TRANSPORTATION ENGINEER

County Transportation Engineer Kent Wilkerson presented the staff report and explained that the Excavation Ordinance designates the County Council as the road authority. The Ordinance also does not grant authority to excavate in a roadway during the winter months. He recommended approval of the excavation with the conditions shown in the staff report.

Council Member Ure asked who would be in charge of maintaining the road once the pipe is installed until May 1 when the road would be re-excavated to put in the appropriate materials. He did not see a condition that would make the applicant accountable for keeping the road in a safe condition until it is permanently paved, and he wanted to protect the public. Mr. Wilkerson explained that the field inspector would be aware of any problems that may occur, and they would have the applicant take care of the problem. If the applicant does not take care of it, the County will take care of it and secure reimbursement through the bonding.

Chair Robinson noted that the conditions do not say the excavation will be cold patched with asphalt at the completion of the work, and he requested that the condition include that information. He also requested that the condition contain a date certain for completion of the

asphalt work after May 1. Ross Varner, the applicant, confirmed that it could be completed by May 31.

Council Member Carson commented that it appears the problem was caused by the poor map that was provided and asked if something could be done in the future to resolve that problem. Mr. Wilkerson replied that he was not sure what could be done, because changes have occurred in roadway realignments, and they did not know the line was in the road right-of-way.

Council Member Ure made a motion to grant the appeal to an administrative decision regarding winter excavation in the County roadway for the Village at Kimball Junction, Pad E, with the following conditions of approval as shown in the staff report and amended at this meeting:

Conditions of Approval:

- 1. The applicant shall be subject to all typical Ordinance 181-D requirements, including bonding.**
- 2. Work shall be complete within three days of starting.**
- 3. All natural material will be removed, and backfill materials are to be compacted, cold patched, and tested to the standards of the Ordinance (96% MDD).**
- 4. Road base and asphalt shall be re-excavated and replaced with materials meeting the specifications of the Ordinance after May 1 and before May 31, 2014.**

The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

APPROVAL OF COUNCIL MINUTES

JANUARY 15, 2014

JANUARY 22, 2014

Council Member McMullin made a motion to approve the minutes of the January 15, 2014, and January 22, 2014, County Council meetings as written. The motion was seconded by Council Member Armstrong.

Council Member Armstrong requested a change to page 3 of the January 15 minutes to add to his statement regarding town hall meetings in the Silver Creek area the wording, “concerning septic, sewer, and water quality issues.” Chair Robinson noted that the signature line in the January 15 minutes states Council Chair Claudia McMullin, and it should read Council Chair Chris Robinson.

He referred to his motion regarding the SPA for the Tanger Outlet Stores and noted that it does not list the community benefits very well. He requested that the motion include the total dollar amount of the workforce housing community benefits provided by the applicant.

Council Member Carson referred to page 6 of the January 22 minutes and noted that she was corrected after she stated that the difference between the 2009 and 2012 calculations was \$200,000, and the minutes should show that correction.

Council Member McMullin amended her motion to approve the minutes of the January 15 and January 22, 2014, County Council meetings as corrected. The amendment was accepted by Council Member Armstrong.

MANAGER COMMENTS

Mr. Jasper discussed the proposed Uinta Express Pipeline and stated that the County would like to be an active participant in the Forest Service discussions about preparation of the Environmental Impact Statement (EIS).

Public Affairs Specialist Julie Booth explained that she received a call from the *Park Record* and a call from the *Salt Lake Tribune* asking where the County stands on the pipeline issue. That came as a surprise, because the County had heard nothing about it. She researched the proposed pipeline and provided a fact sheet to the Council Members. Her research showed that, because this is a 12-inch pipeline, it is an allowed use in the County Code. The County Engineer has indicated that the Forest Service needs to take several steps in order to proceed further. Sustainability Coordinator Lisa Yoder expressed concerns about the oil being paraffinic. Three route options are proposed. The northern route would go through Eastern Summit County, and one alternate route would go through East Canyon, with the third (southern) option paralleling a current Chevron pipeline. Fourteen miles of the pipeline would be within the Uintah-Cache-Wasatch National Forest within Summit County. The Council Members reviewed a map of the proposed routes. Ms. Booth explained that the biggest concern is that the County was not notified, but now that they are aware of it, they will be stakeholders at the meetings. She reported that the County Engineer and Transportation Engineer will attend the two meetings, and the County Engineer has contacted the National Forest Service asking them to respond and involve the County.

Council Member McMullin asked what the County's role would be in this process. Ms. Booth replied that the Planning Department would have a minimal role unless a pump house or utility shed is built. County Engineer Leslie Crawford explained that the County's Ordinance says the pipeline company can apply for an excavation permit and a stormwater pollution prevention permit. They would also have to meet with the County to get the rights-of-way and easements and cannot just put the line wherever they want to. She explained that the use is allowed in Eastern Summit County but not in the Snyderville Basin. Engineering will monitor the pipeline to be sure they have all the correct easements and rights-of-way.

Council Member Armstrong asked Staff to learn as much about this as possible as soon as possible. He would like to know what governs pipelines on the State and federal level as well as the County level so they know what can and cannot be done. He also requested an analysis from Planning of what can and cannot be done and where pipelines can be located. He was especially concerned about locations in riparian areas and near riverbeds, waterways, and reservoirs.

Mr. Jasper explained that the County can give input on what happens on Forest Service land, but they have no authority over that land. Once the pipeline leaves Forest Service land, the County would have more say about what happens. He recalled that a year or two ago he met with the forest managers and requested that they let the County know what they are doing. He would continue to pursue this on the federal side and, in the meantime, find out more about the County's options. Council Member Armstrong agreed that the County needs to be a participant, but it needs to be a smart participant and know as much as they can before they get involved in the process.

Mr. Thomas explained that a State statute passed a year or two ago designating the counties as the coordinating agencies for purposes of NEPA when they go through counties, and the Forest Service is required to contact the coordinating agencies. Council Member Armstrong stated that,

if that is the case, he would like the County to contact the Forest Service, and if the County was inadvertently or intentionally omitted from the process, let them know they expect that to be changed.

Council Member Ure asked when the EIS would be completed. Ms. Crawford replied that the notice she received says it would be done by the end of 2015. Chair Robinson asked when the scoping would end. Ms. Crawford stated that she believed the comment period is open for six months. Chair Robinson noted that they are just at the beginning of the process, and the County should not overreact. He noted that the Forest Service is not responsible for contacting the County yet.

COUNCIL COMMENTS

Council Member Carson reported that she and Council Member Armstrong attended the Finance Committee meeting, and they continue to look at a fund balance policy and long-range budgeting policy. She reported that she attended the Board of Health meeting on Monday, February 3, and they approved two policies that will come to the Council to adopt as ordinances. Mr. Thomas clarified that they will not come to the Council and based on the nature of the Board of Health, they put their policies into law. He explained that he is working with Health Director Rich Bullough to develop a Health Code that will include those and other regulations for the Board of Health to adopt that will ultimately become the regulatory guidance for the Board of Health. Council Member Carson explained that the two policies were a nuisance policy relating to housing health and safety and a liquid scavenger rule for septic tank pumpers. She reported that the leash law committee has held several meetings, and they hope to bring recommendations to the Council in March. She explained that the recommendations will add to the current policies, but they will not solve every problem, and she would like to encourage people to be respectful of their neighbors. Council Member Carson reported on proposed legislation at the State that would require a majority vote of the entire body, not just a majority of the quorum present, in order to pass legislation. Council Member McMullin commented that she believes it makes sense, because she would not want to pass legislation without the whole Council present. Council Member Carson expressed concern that, if a member of a body did not want some piece of legislation passed, they could stonewall it by not showing up at the meeting. She offered to get more information about the proposed legislation.

Council Member McMullin reported that she attended the Mountain Accord meeting on February 4, and she believed it was well presented and liked the comments that were made.

Council Member Armstrong reported that he and Chair Robinson attended the GOED day at the legislature on Friday, January 31. He noted that there is a rural fast track grant program for economic development for which Eastern Summit County may be eligible and wanted to be sure the County takes advantage of that opportunity. He also had an opportunity speak to Grant Peterson, whom the Governor's Office says is the only outdoor recreation czar of any state. He talked to him about some of the municipalities in Eastern Summit County with regard to economic development, and Mr. Peterson has agreed to come to a meeting once they start to identify some of the issues to see how he might help. Council Member Armstrong reported that the Governor will host an outdoor summit on May 8 and will give two free passes to each County. He suggested that Summit County have a presence there to see what the Governor's Office is doing with outdoor retailing and recreation for economic development purposes. He stated that Senator Okerlund is pushing the sage grouse legislation, and he believed that is a priority for the Governor's Office. There are some discussions about the gas tax, but he did not

believe anything would happen with it this session. There are also discussions about how to help the rural infrastructure to assist businesses that are trying to get started. There is an organization called the Community Impact Board which gets money from oil and gas impact fees and provides planning and assistance and may be able to help with things like a possible industrial park in Echo or sewer systems, etc. It is used for planning, and they seem to have quite a bit of money. He reported that Senator Reid is running a bill to eight counties with economic development, and he does not know what that bill is about yet, but it should be fairly simple and beneficial to the counties. He suggested that they keep an eye on that bill. He reported that he had a conversation yesterday with Lean Energy California about community choice aggregation, and they have invited Summit County to have discussions with them. He suggested that they make plans to visit with them.

PUBLIC INPUT

Chair Robinson opened the public input.

There was no public input.

Chair Robinson closed the public input.

PUBLIC HEARING REGARDING MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT'S PROPOSED IMPACT FEES, INCLUDING THE IMPACT FEE FACILITIES PLAN AND SUMMARY, THE IMPACT FEE ANALYSIS AND SUMMARY, THE DRAFT RESOLUTIONS, OR ANY OTHER MATTERS RELATED TO THE PROPOSED IMPACT FEES

Council Member Armstrong disclosed that he has a relationship with Promontory through one of its executives, but he did not believe it would be a conflict of interest for him to vote on the impact fee.

Andy Armstrong, General Manager of Mountain Regional Water Special Service District, stated that they received quite a bit of feedback from developers after the work session with the County Council. Based on that feedback, they changed the curve and the calculation to determine the ERCs associated with a house. A house up to 3,000 square feet would be equivalent to 1 ERC, and an 8,000-square-foot house would be 2 ERCs. Any size between those two would be pro rata. Any home 1,700 square feet and below would be .75 ERC. Another change is that the Service District is committed contractually to .75 acre feet for any residential lot in Promontory, regardless of the size of the home. Therefore, they will have to limit their fee to a factor of 1.25 ERCs for Promontory.

Chair Robinson asked if the changes are reflected in any written communication that will be part of what is adopted this evening. Craig Smith, attorney for Mountain Regional, noted that Section 3.4 of the proposed resolution says unless the District is otherwise bound by a contractual requirement, any contractual requirements will control rather than these changes.

Chair Robinson noted that most of the feedback the Council received had to do with Promontory, and he asked for a summary of what is required in that contract and how it would change what is proposed. Mr. Armstrong stated that in 2004, there was an impact fee specific to Promontory of \$14,132, and the District's impact fee at that time was \$1,787, for a total of \$15,919. With the proposed changes, the Promontory impact fee component will be \$9,980, partly due to the

revenue bond to refinance the SID, which saved both Mountain Regional and Promontory money. In addition, the new District impact fee would be \$3,082, for a total of \$13,063. Chair Robinson felt a skeptic could argue that, while they mutually agreed to reduce the \$14,132 by refinancing the revenue bonds, resulting in the reduction to \$9,980, what they are suggesting today is an increase of almost 100% from \$1,780 to \$3,082. He asked how Mountain Regional decided on \$3,082 and why it should be increased from the previous \$1,787. Mr. Armstrong explained that they looked at the level of service they have decided to provide and the improvements needed in the next six years, and mathematically, that is what the participation by Promontory would be for the upcoming impact that will occur from new customers they sign on. They did the same thing for the general service area. Chair Robinson asked what the change would be in the general service area, recalling that Mountain Regional had various impact fees in different areas of the District. Mr. Armstrong replied that the new impact fee for the general service area is \$10,515. In the Colony, a 5,000-square-foot home paid \$15,429 in 2004, and the new impact fee would be \$14,718. A home in Atkinson in 2004 paid \$11,291, and today they would pay \$10,515. In Silver Springs, in 2004 the fee would have been \$16,105, and today it would be \$10,515. A 3,000-square-foot home in Summit Park would have been \$16,736 in 2004, and they will now pay \$10,515. Chair Robinson asked how many impact fees the District has other than Promontory. Mr. Armstrong replied that under this proposal there will be one impact fee for the entire District, except for Promontory. Chair Robinson asked if there is a chart in the impact fee study that shows the improvements proposed over the next six years. Mr. Armstrong stated that he would like to prepare a new table reflecting the information they received from the County Attorney's Office regarding the contractual agreement with Promontory. He explained that a resort unit in Promontory is obligated to pay based on .45 acre feet, which would be .75 ERCs. All other units will be 1.25 ERCs.

Council Member Ure asked if there was a breakdown by size of home in 2004. Mr. Armstrong replied that there was not; they charged a standard fee. Council Member Ure verified with Mr. Armstrong that with the proposed changes, a person building a 10,000-square-foot home would pay the equivalent of approximately 2.4 ERCs.

Scott Green, Financial Officer for Mountain Regional, suggested that the Council look at the projects included in the impact fee that would impact Promontory. He noted that information is shown on page 17 of the impact fee study. Doug Evans, energy and resource manager for Mountain Regional, explained that the projects that apply to Promontory are the upgrade to the Lost Canyon project that happened a few years ago and the pump station that connected it to the reservoir, and the cost of those projects is applied to everyone in the District. Also included are some treatment plant improvements and Well 15B, which is a backup source, as well as a future Well 15C, which is also a backup project. Mr. Evans reviewed the items on pages 26 and 27 in the report related to a future storage tank, a regional interconnect, and a lower Promontory transmission project and explained that those costs are included in the fees for the entire District.

Chair Robinson opened the public hearing.

Rich Sonntag, Managing Director of Promontory, recalled that Promontory started 15 years ago, and the circumstances were unique. It was born out of a long lawsuit with a complicated settlement, and the public benefits were complex. He stated that their entitlements were specifically conditioned on a certain type of growth with large houses, and they were not allowed to have anything other than resort units smaller than 2,500 square feet. Those resort units are not allowed to be occupied permanently, and they pay a penalty for that. The resort units were set to be .5 ERC, and complicated agreements involving Mountain Regional were entered into as part

of their entitlement. He stated that their agreements regarding water are based on the principle that an ERC is 1 Equivalent Residential Connection, and resort units are .5 ERC. One ERC is allocated .75 acre feet of water. Chair Robinson confirmed with Mr. Sonntag that his concern is that this proposal would count residential lots in Promontory as 1.25 ERC rather than 1 ERC. Mr. Sonntag explained that another concern is what is being allocated. He explained that Promontory was required to fund and build up front all of their source capacity and water rights, and they have done that. Chair Robinson asked if Mr. Sonntag is saying that the improvements discussed by the Mountain Regional Staff are not needed to benefit Promontory and should not be included in the impact fee. Mr. Sonntag responded that all the improvements on the first page have already been constructed and barely justify the current \$1,800 impact fee Promontory residents pay. The additional improvements are all system improvements to build redundancy into the system to benefit everyone in the District, and he believed they should be part of the base rate rather than part of the impact fee. He stated that those improvements are not part of the Promontory system, because Promontory's system is complete, and any part of their system that is not complete will be funded by the developer as they add more storage. He summarized that Promontory is special, was treated specially, and agreed to fund certain things up front and has funded a lot of things up front unlike other types of development. He stated that they value their relationship with Mountain Regional and claimed that Promontory is the reason Mountain Regional continues to exist and that Mountain Regional would not be solvent today if Promontory had not built the pipeline. He felt strongly that Promontory has done what it was supposed to do according to a set of agreements and rules that should not be changed. Chair Robinson noted that counsel for Mountain Regional has acknowledged that whatever the Council adopts will be subject to pre-existing agreements and rights of third parties, and that may have to be determined by counsel between Promontory and Mountain Regional to determine what pre-existing rights are preserved in agreements. He explained that the Council is trying to figure out whether to adopt the impact fees and would like to hear specifics about that. Mr. Sonntag stated that he has a problem with the studies underlying the report, because it is full of inaccuracies, as well as the recommendation itself, because it contains items related to Promontory that he believes are counter to their agreements. He did not know how this document could be sustainable with the amounts allocated as proposed.

Tom Ellison, counsel for Promontory, stated that the SID funding adopted in 2003 has in place source capacity, storage capacity, and all the requisite capacities for all existing lots in Promontory. All the items of improvement on the list are in place and being paid for separately by Promontory. He stated that the impact fee law requires that the study consider the relative extent to which development activity will contribute to financing excess capacity. He asserted that SID financing has financed a huge amount of excess capacity already, which is consistent with Promontory's ultimate needs and in excess of Promontory's current needs. He stated that the report must consider the relative extent to which development activity will contribute to the cost of public facilities and system improvements in the future, but the next 600 homes built in Promontory will not put additional demand on any public facilities or justify the need for the construction Well 15C or other items on the list, because that development activity will occur within Promontory where all the infrastructure and capacity already exist. He stated that the law has prohibitions relative to the issues discussed here. The impact fee is not allowed to cure deficiencies in a public facility, to raise the established level of service in a public facility, or recoup more than the local political subdivision costs actually incurred for excess capacity. He stated that there has been proper treatment of Promontory to a point on page 27, which shows the County's share of the original Lost Creek project, but that does not address the legal requirements that say that new development has to contribute to the need for additional facilities before they can charge the new development with an additional impact fee. It was his position

that, if the analysis had been done to fully consider the effect of Promontory supply of capacity with Promontory demand, it would show they match up now and in the future, and there is no basis for assessing the particular items shown in the report that raise a substantial portion of the fee. He stated that Well 15C is not necessary to serve Promontory demand, but it may be necessary to serve other anticipated development activity. With respect to Promontory only, it would raise the level of service, which cannot be done under the law regarding impact fees as they relate to Promontory. It is not an impact caused by future homes in Promontory, because all the infrastructure is already in place. He questioned how they got into this position, and when they take out all the future additive projects, they are back to the \$1,787 impact fee. Nothing would prevent the District from going ahead with their additional projects for the balance of the District, but it would not apply to an assessment against Promontory. With regard to the 1.25 ERC multiplier, it is correct that the Promontory agreement includes a .75 ERC, and for the last eight years the District has said that 1 ERC equals 1 ERC. Promontory's ERC is \$1,787, and there has been no multiplier. He maintained that not just 1 ERC was vested, but also the way in which it was interpreted. The District has had a .6 water rights piece of the impact fee for a number of years and has never added on the 1.25% in its treatment of Promontory.

Chair Robinson asked if the \$1,787 for 1 ERC of .75 acre feet for Promontory was determined through an impact fee study or if it was contractual. Mr. Ellison replied that he believed it has historically been the County's impact fee practice through this period. Chair Robinson recalled that Mr. Ellison and Mr. Sonntag have indicated that they started all of this 15 years ago, helped foster Mountain Regional getting started, and spent some \$18 million on water infrastructure that was intended to meet all of Promontory's source, water right, transmission, and storage needs for the full buildout of Promontory and that Mountain Regional is prohibited from calculating any higher impact fee for any additional infrastructure to cure deficiencies or increase level of service, because they already had the benefit of the bargain when they made a deal 15 years ago to spend \$18 million. He asked if that is Promontory's position. Mr. Ellison clarified that the original project included source capacity in particular; i.e., size of pipes and those types of items that were necessary for the entire project. The issue of sizing of treatment in the original bond may be an area where additions might be necessary. He stated that Promontory has an arrangement where it will install its own additional supplemental storage as new development phases come along. He explained that there is a working infrastructure build that goes above and beyond the original amount. Chair Robinson asked if it is Promontory's contention that Mountain Regional is out of line to adjust the \$1,787 impact fee in any way as it relates to increasing level of service or correcting deficiencies and that they have no legal grounds for changing that fee. Mr. Ellison replied that he does not have sufficient system knowledge to know what may be necessary in the future that would fall within an authentic expenditure. He is just looking at what is proposed today and applying the statutory test. For instance, Well 15C would provide excess capacity into a source capacity system where excess capacity already exists. When getting deeply into the analysis of the impact fee study, there is no difference between the capacities reflected for the District as a whole and Promontory. He believed there was a failure to consider the statutory charge to make sure that Promontory's additional development was contributing to the need to pay for additional capacity or in fairness would be appropriate to reimburse the County for excess capacity of a type that it had. At some point, the County may need more treatment, and that would not violate his reading of the rules, but the current expenditures do.

Rod Bradshaw stated that he was asked to be here to represent a non-developer builder in Promontory. He agreed with what Mr. Sonntag and Mr. Ellison said.

Chair Robinson closed the public hearing.

Mr. Armstrong stated that, fundamentally, this comes down to trying to define what it means to be part of a regionalized water system. He stated that Promontory has made the claim that the interconnect, the expansion to Lost Canyon, and the expansion of the water treatment plant does not benefit them, is not needed, and is an upgrade. He explained that, if there were a problem with Lost Canyon, that is the sole source that keeps Promontory in water, and if they are comfortable with operating on that basis, then the interconnects and 15C well are not necessary. However, he believed it is bold and shortsighted and not in keeping with the directives from the Mountain Regional Administrative Control Board and the County Council that there is a strong desire to have a resilient, redundant water system. That includes all customers, not Promontory as an island with one sole source. He recalled that is why 11 failed water systems were taken over by Mountain Regional. If they start looking at things divisively, they will fail. He believed they are trying to create a water system that is correct and in tune with the directives they have received from their ACB and the Council. He did not believe they are luxuries or upgrades, he believes they are critical. Chair Robinson commented that they may be critical, but they may not be legal.

Mr. Smith stated that they will abide by their contracts and are not asking to change any contract. They are asking to update their impact fees, and nothing in the impact fee law says they cannot build redundancy into their system. Chair Robinson stated that he believed the Council needs a better understanding, because it is awkward to say they will grandfather and respect any existing contracts when a large segment of what they are being asked to adopt specifically deals with what the rules will be going forward for a given project.

Mr. Green explained that when they did the initial impact fee study in 2003, every water company and developer had a different acre-foot ERC equivalent in their agreement. At that point, they determined they would set a standard of .6 acre foot per ERC but honor whatever the previous agreement said. If someone has a contract that says their ERC is .75, they would multiply by .75 to get the impact fee. Because they calculate impact fees by acre foot, whatever the ERC unit is in the agreement, they would still get the same impact fee. The decision was made by the County Commission in 2003 after many meetings with many developers to base the impact fee on meter size, and their consultant came up with a calculation to correlate an ERC with meter size. The Promontory impact fee of \$1,787 is based on a 1.5-inch meter, which is the meter size in Promontory. Elsewhere, a standard ERU was .6 acre feet out of a ¾-inch connection.

Chair Robinson stated that he believed they need more information on this matter than they have tonight and a better understanding of the legal documents that govern this before they can approve an impact fee for Promontory.

Council Member Armstrong stated that the entire Promontory issue is complicated. It was his understanding that Promontory paid an assessment for the Lost Canyon pipeline that exceeds the amount of water and has overpaid already, and there needs to be an analysis of that. He stated that he also understands the redundancy issue. He believed that, unless they get to the bottom of this and get all the parties talking, there will be a problem, and he would like to do what they can to avoid that problem. He stated that the impact study is complicated, and when he asked last week what the overall impact would be on water users, the answer he received was that the impact fees would go down, but it would have been nice to hear that Promontory's impact fees would significantly increase. He was unwilling to approve the impact fees tonight and stated that

more work needs to be done on this, because they are calling out a specific part of the County to be treated differently, and they need to understand that there will be equitable treatment.

Chair Robinson requested that the attorneys meet together to address the Council's concerns and questions and stated that he would be happy to participate in those discussions. The Council Members agreed to postpone this item and hold a work session discussion on February 26 and consider approval at a subsequent date.

POSSIBLE ADOPTION OF RESOLUTION NO. 2014-07 MRW, A RESOLUTION ADOPTING THE IMPACT FEES FACILITIES PLAN

This item was postponed to a later date.

POSSIBLE ADOPTION OF RESOLUTION NO. 2014-08 MRW, A RESOLUTION ADOPTING AN IMPACT FEE ANALYSIS AND IMPOSING WATER SYSTEM IMPACT FEES, PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES, PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME, AND OTHE RELATED MATTERS

This item was postponed to a later date.

Council Member Carson noted that Discovery CORE is on next week's agenda, but it was her understanding that they need to cancel that item. Mr. Thomas suggested that they cancel the item and put it on the agenda again with proper public notice when it is ready.

Council Member Carson made a motion to cancel the Discovery CORE public hearing scheduled for next week. The motion was seconded by Council Member Armstrong and passed unanimously, 5 to 0.

The County Council meeting adjourned at 7:15 p.m.

Council Chair, Chris Robinson

County Clerk, Kent Jones

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, FEBRUARY 12, 2014
SHELDON RICHINS BUILDING
PARK CITY, UTAH

PRESENT:

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

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

In the absence of Chair Chris Robinson, Vice Chair Kim Carson assumed the Chair.

COUNCIL TO ATTEND THE LEADERSHIP 101 LUNCHEON AT THE YARROW HOTEL AND CONFERENCE CENTER

The County Council attended the Leadership 101 Luncheon at the Yarrow Hotel and Conference Center from 11:20 a.m. to 1:00 p.m.

CLOSED SESSION

Council Member McMullin made a motion to convene in closed session to discuss property acquisition. The motion was seconded by Council Member Ure and passed unanimously, 3 to 0. Council Member Armstrong was not present for the vote.

The Summit County Council met in closed session for the purpose of discussing property acquisition from 4:05 p.m. to 4:35 p.m. Those in attendance were:

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

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

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

WORK SESSION

Vice Chair Carson called the work session to order at 4:35 pm.

- **Interview applicant for vacancy on the Snyderville Basin Planning Commission**

The Council Members interviewed Ted Levy for a position on the Snyderville Basin Planning Commission. Questions included why he wishes to serve on the Planning Commission, what skills he would bring to the Commission, the top issues that need to be addressed in the Snyderville Basin, and how he would perceive his role on the Planning Commission in shaping the future of the County.

- **Discuss the Snyderville Basin Cemetery District and draft Governing Ordinance; Helen Strachan, Deputy County Attorney**

Deputy County Attorney Helen Strachan recalled that the Snyderville Basin Cemetery District was created last year, and last summer they looked at possible land for a cemetery in the Snyderville Basin, but that search proved to be unfruitful. She explained that Staff has prepared a governing ordinance that would allow the Council to appoint a board of trustees for the Cemetery District and give that board the potential to levy taxes, find land, and do what is necessary to get a cemetery established in the Snyderville Basin.

Council Member McMullin asked if the Council is obligated to create the Cemetery District because it was voted on in an election. Ms. Strachan explained that the Cemetery District has already been created, because the citizens did vote on it. Council Member McMullin asked about the Council's obligations at this point. Ms. Strachan explained that her staff report discusses steps that need to be taken to insure the District is not dissolved by the State Auditor's Department. She explained that there is a 5-year window from the time the District was created to move forward, and if nothing is done within five years, the State Auditor could take steps to dissolve the District.

County Manager Bob Jasper recalled that they looked at possibly developing a cemetery on the PRI parcel and commented that, once they have the land, a cemetery district can be close to self-sufficient. He suggested at that time that the Council wait to appoint a board of trustees until they had the land. However, there does not seem to be an interest in using the PRI property, and no other land has been identified, so he suggested they appoint a board and let them find the property. He recalled that a cemetery district was passed overwhelmingly by the voters, and he believes they want a cemetery district. Since he originally asked the Council to hold off on appointing a board to see if they could identify some land, and they have been unable to do that, he suggested they discuss it again.

Council Member Armstrong recalled some discussion with Park City to see if there was more cemetery availability there than they had originally thought. Mr. Jasper explained that he and Ms. Strachan explored the Glenwood Cemetery. Ms. Strachan reported that those buried in the Glenwood Cemetery have historical mining ties, and they would like to maintain that historical atmosphere in their cemetery. Mr. Jasper stated that the last he heard from Park City is that they want to reserve their cemetery for Park City residents due to limited space.

Council Member Ure did not think it would be good to appoint a board without a better foundation under them. He believed the County should find the land and then appoint a board.

Vice Chair Carson asked whether Staff would have time to look for land if the Council does not create a board of trustees to do that. Ms. Strachan stated that she was not sure which staff would be asked to do that. Mr. Jasper stated that Staff could look for land, but it would cost some money. Vice Chair Carson stated that the last she heard, there was to have been an analysis of the soils on the PRI property and research on the conservation easement to see what would be possible. Mr. Jasper responded that he did not think the Council was interested in putting a cemetery on the PRI parcel. Council Member McMullin stated that she was not certain that is accurate, but she does not have a big interest in creating a cemetery. Council Member Armstrong affirmed that he did not object to the PRI property, and he thought there was some space there that could work.

Mr. Jasper stated that he could have Staff look for property. Council Member Armstrong agreed that they should have Staff look for property, because creating a board would just add time and additional people to the process, and Staff would probably be involved in the process anyway.

REGULAR MEETING

Vice Chair Carson called the regular meeting to order at 5:05 p.m.

- **Pledge of Allegiance**

MAY TAX SALE PAYMENT AGREEMENT FOR PARCEL WRVR-2; KATHRYN ROCKHILL AND PAT SHEERAN

Pat Sheeran explained that he works in construction, and when the market went down, he got behind on his taxes. When it started to pick up, they had a tragedy in their family, and he did not get back to construction for a while. He is now getting back into construction, and he has the property listed for sale and hopes to be able to sell it this summer. He would like to set up arrangements to keep the property from going to tax sale.

Council Member McMullin asked if Mr. Sheeran agrees with the payment plan proposed by the Auditor's Office to pay \$3,000 now and make payments of \$715 for the next 12 months. Mr. Sheeran stated that he would prefer to pay \$3,000 now and \$500 per month. If there is more to pay at the end of the year and he is unable to sell the house, he could pay the balance then.

Council Member Armstrong verified with Staff that a lien would be placed on the property so the taxes could be collected in the event Mr. Sheeran sells the house.

Council Member Ure made a motion to approve a payment agreement for Parcel WRVR-2, with \$3,000 to be paid now, monthly payments of \$500 per month, and a balloon payment of the balance due at the end of one year. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

DISCUSSION AND POSSIBLE APPROVAL OF AMENDMENTS TO THE CULTURAL RAP TAX POLICY AND AMENDMENT TO TITLE 2, CHAPTER 14, RAP TAX COMMITTEE; HELEN STRACHAN, DEPUTY COUNTY ATTORNEY

Ms. Strachan explained that some minor changes need to be made in the Recreation Arts and Parks (RAP) Committee language in the Code. She noted that the Code currently states that the funding cycle for recreation grants is in April, but those grants have been made in the fall, and

they need to change the Code to reflect how the grants are actually made, with recommendations in November and funds distributed by the end of the year. She noted that she also made a change showing that recreation funds are distributed either annually or biannually, depending on how much money is in the pool.

DISCUSSION AND POSSIBLE ADOPTION OF AN AMENDMENT TO THE COUNTY-WIDE POLICY ON RECREATION ARTS AND PARKS PROGRAM; HELEN STRACHAN, DEPUTY COUNTY ATTORNEY

Vice Chair Carson asked for clarification of the percentages shown in Policy 4.9. Ms. Strachan explained that the intent is that an applicant could not receive grant money for more than 50% of their projected program costs, or more than 50% of their projected project costs, or more than 33% of their projected administration costs.

Mr. Jasper expressed concern about the added language in Policy 1.0, because it appears the County would be required to spend all the money every year and could not set money aside for an upcoming bigger allocation. Tom Fey, Chair of the RAP Cultural Committee, stated that is how State statute reads. It requires that all the money be disbursed every year and that the organization receiving the money spend it within the ensuing 12 months. Mr. Jasper asked Ms. Strachan to confirm whether that is required in State statute. Mr. Fey explained that they typically receive requests for twice as much money as they have available, and the committee struggles with how to cut back the requests to what is actually available. Mr. Jasper argued that this language would prohibit the County from setting aside money in one year if they know a major event that would need additional funding might be coming the following year.

Vice Chair Carson referred to Policy 3.6 and asked in what cases it may not be necessary to file a compliance report. Ms. Strachan replied that would apply to a first-time applicant or someone who did not receive funds the previous year. Mr. Fey explained that he has visited with Salt Lake County, and they include that requirement in the application document. If an applicant received money the previous year and is not applying this year, they must still complete the form and explain how much money they got, how it was awarded, and how they spent it.

Council Member Armstrong explained that Policy 3.6 does not say what will happen if the applicant received funds that were not spent the previous year. Ms. Strachan explained that the service agreement the applicant enters into with the County contemplates what would happen with those funds. Council Member Armstrong requested that information be included in the policies.

Deputy County Attorney Dave Thomas read from Section 6 of the State Code that in a county except for a county of the first class, the county legislative body shall by ordinance provide for the distribution of the entire amount of the revenue generated by the tax imposed by this section, as provided in this section and as stated in the opinion question. He did not believe that means they must spend all the money during that year, but by ordinance they must provide for how all of it will be distributed.

Council Member Armstrong referred to Section 3.1 and noted that it should state sales and use tax revenues. He suggested that the words "if any" be added to Policy 4.7. He asked for clarification of the Summit County financial health assessment in Policy 5.3.1., which is shown in the policy as a defined term. Ms. Strachan replied that she did not believe it is supposed to be a defined term. Mr. Fey explained that two or three years ago Summit County started to use the

financial assessment that Salt Lake County uses, and that document has been approved by the County Council and is referenced in this policy. Council Member Armstrong suggested that they delete the defined term and leave it as a financial health determination as required by the County. That would leave some flexibility if the County decides to use some other assessment in the future. He asked about the services agreement referred to in Policy 7.1. Ms. Strachan clarified that is not a defined term and that it is the contract the applicant enters into when the funds are disbursed. It details what funds are being disbursed, how they are to be used, and the consequences of not using them as agreed to. Council Member Armstrong suggested that the term not be capitalized as a defined term, which would provide some flexibility and not lock the County into a specific document.

Mr. Jasper reiterated his concern that, as the policies are worded, the County is locked into spending every penny they get every year, and there may be times when the RAP Board might suggest they hold a little money back to do a two- or three-year project. Ms. Strachan suggested that they could change the wording to say that the funds shall be distributed according to State law, which would give them flexibility. Council Member Armstrong suggested the following language, "Under the Cultural RAP Program the County Council shall distribute revenues collected annually," deleting the phrase, "The distribution shall be as follows," and deleting, "and the balance of the revenues shall be distributed annually to qualifying organizations as defined below." He believed that would give them the greatest flexibility. Mr. Fey suggested that they include language that would allow them to allocate a certain amount of money in a given year for an event they know will happen in a couple of years. That would allow the committee to make a definite decision, make their recommendations based on the knowledge of the event that is coming up, and allocate money toward that event that would not be spent for a couple of years. That would give them something specific to consider. Vice Chair Carson suggested that changing the word distributed to allocated would show that the money is allocated for the future event, and that is where it will go. Mr. Jasper agreed with using the word allocated.

Vice Chair Carson asked Ms. Strachan to make the suggested changes to the policy and check State statute regarding distribution of the RAP tax money before bringing it back to the Council for action.

DISCUSSION AND POSSIBLE ADOPTION OF ORDINANCE #790-A REGARDING AMENDMENTS TO SUMMIT COUNTY CODE, TITLE 2, CHAPTER 14, SUMMIT COUNTY RECREATION ARTS AND PARKS ADVISORY COMMITTEE; HELEN STRACHAN, DEPUTY COUNTY ATTORNEY

Council Member Ure made a motion to adopt Ordinance #790-A regarding amendments to Summit County Code, Title 2, Chapter 14, Summit County Recreation Arts and Parks Advisory Committee. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

APPOINT MEMBER TO THE SUMMIT COUNTY RESTAURANT TAX ADVISORY COMMITTEE

Council Member Ure made a motion to appoint Rick Anderson to the Summit County Restaurant Tax Advisory Committee, with his term to expire July 31, 2017. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

ADVICE AND CONSENT OF COUNTY MANAGER TO APPOINT MEMBERS TO THE SUMMIT COUNTY BOARD OF ADJUSTMENT

Council Member McMullin made a motion to consent to the County Manager's recommendation to appoint Shawn Wiest and Doug Matheson and to reappoint Bentley Peay to the Summit County Board of Adjustment, with Mr. Peay's and Mr. Wiest's terms to expire November 30, 2016, and Mr. Matheson's term to expire November 30 2014. The motion was seconded by Council Member Armstrong and passed unanimously, 4 to 0.

ADVICE AND CONSENT OF COUNTY MANAGER TO APPOINT MEMBERS TO THE EASTERN SUMMIT COUNTY SEWER ADVISORY COMMITTEE (ESAC)

Council Member Armstrong made a motion to consent to the County Manager's recommendation to appoint Leslie Crawford, Phil Bondurant, and Patrick Putt to the Eastern Summit County Sewer Advisory Committee. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

ADVICE AND CONSENT OF COUNTY MANAGER TO APPOINT MEMBERS TO THE COUNTY FAIR ADVISORY BOARD

Council Member Armstrong made a motion to consent to the County Manager's recommendation to appoint Melanie Bosworth and to reappoint Tassie Williams, Sterling Banks, and Marla Howard to the County Fair Advisory Board, with their terms to expire December 31, 2016. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0.

ADVICE AND CONSENT OF COUNTY MANAGER TO APPOINT MEMBERS TO THE SUMMIT COUNTY HISTORICAL SOCIETY

Council Member Armstrong made a motion to appoint Marion Wheaton and to reappoint Russ Judd to the Summit County Historical Society, with their terms to expire October 31, 2016. The motion was seconded by Council Member Ure and passed unanimously, 4 to 0.

MANAGER COMMENTS

There were no Manager comments.

COUNCIL COMMENTS

Vice Chair Carson reported that she attended the legislative session and UAC meetings last week, and there is nothing pressing at this time.

Council Member Armstrong stated that Kraig Powell submitted a bill regarding allowing counties to get into the energy business, but today's hearing was canceled. He noted that a bill was introduced in the Senate today that would restricts a municipality's ability to levy a business license fee under certain circumstances, such as home-based businesses where there are not employees and customers coming to the business. He believed the League of Cities and Towns would have a problem with that and commented that a home-based business can have a substantial impact on a neighborhood.

Vice Chair Carson recalled that she referred to Representative Powell's bill last week that would require the entire body to be present to take a vote on any legislative matter. She explained that it would not affect three-member commissions, but now that some counties have changed their form of government, it is an issue. She stated that Representative Powell is being asked to look at that and possibly restrict it to budgetary decisions and ordinances. Council Member Armstrong commented that it could put the Council in a difficult position if they do not have 100% attendance to make a legislative decision, and someone who is opposed to legislation could choose not to attend to prevent a piece of legislation from passing.

APPROVAL OF COUNCIL MINUTES

JANUARY 29, 2014

Council Member McMullin made a motion to approve the minutes of the January 29, 2104, County Council meeting as written. The motion was seconded by Council Member Armstrong and passed unanimously, 4 to 0.

PUBLIC INPUT

Vice Chair Carson opened the public input.

Josh Mann stated that he received an e-mail from someone claiming to be Mark McCain who wanted to know about the pipeline and how it would affect his view as a resident of the Canyon Creek Club and property values of all the north-facing condominium owners in Canyon Creek. He also wanted to know how it would affect the Swaner Nature Preserve in the event of a spill, whether the pipeline would be above ground, and when construction of the pipeline would begin.

Council Member McMullin recalled that the route Mr. McCain is concerned about was the second proposed route, and the preferred route would go through Eastern Summit County and above the East Canyon Reservoir. She asked why that is the preferred route. County Clerk Kent Jones stated that he believed it is because there are already easements and pipelines in place along that route. Vice Chair Carson explained that there are fewer people living in that area, which was also a consideration. She noted that the County was not provided any information about the pipeline, and Staff is in the process of making contacts to get more official information. The pipe will evidently be buried deep in the ground, because this type of crude needs to keep warm. She reported that an information session will be held next Wednesday, February 19, at 6:00 p.m. at Wasatch High School. She encouraged anyone who is concerned or interested to attend that meeting. Assistant Manager Anita Lewis reported that there will also be an information hotline for people to call. Council Member Armstrong added that the oil is a waxy crude, which has difficulty moving in cold weather, and if heating elements are needed, it will require Conditional Use Permits from the County. He explained that the County will also be very concerned about their watersheds, and they do not have enough information right now, but they will have more as time goes on.

Vice Chair Carson closed the public input.

The County Council meeting adjourned at 6:05 p.m.

Council Vice Chair, Kim Carson

County Clerk, Kent Jones



STAFF REPORT

To: Summit County Council (SCC)
Report Date: Thursday, February 20, 2014
Meeting Date: Wednesday, February 27, 2014
Author: Sean Lewis, County Planner
Project Name & Type: Snyderville Basin Water Reclamation District (S.B.W.R.D.)
Fleet/Training Building Special Exception

EXECUTIVE SUMMARY: The Snyderville Basin Water Reclamation District (S.B.W.R.D.) has applied to replace an existing building at their Homestead Road Facility near Jeremy Ranch. The footprint of the proposed building would be 4,598 square feet larger than the existing structure. As part of the request, the S.B.W.R.D. would like the new expansion be 44 feet in height as opposed to the development code allowed 32 feet.

Staff recommends that the SCC conduct a public hearing and vote to approve the Special Exception.

A. **Project Description**

- **Project Name:** S.B.W.R.D. Training / Fleet Building Replacement
- **Applicant(s):** S.B.W.R.D., Michael Boyle
- **Property Owner(s):** S.B.W.R.D.
- **Location:** 2909 Sackett Dr.
- **Zone District:** Rural Residential (RR)
- **Adjacent Land Uses:** Residential, Golf Course, East Canyon Creek
- **Existing Uses:** Water Treatment / Fleet Facility
- **Parcel Number and Size:** SS-1-A-1-X, 8.79 acres
- **Type of Item:** Special Exception
- **Land Use Authority:** Summit County Council (SCC)
- **Type of Process:** Administrative

B. **Background**

S.B.W.R.D. has operated a water treatment facility at this location for several years. The building that is proposed to be replaced was erected in 1979 and is the oldest building on the S.B.W.R.D. campus. The building is used for employee training and fleet storage.

S.B.W.R.D. is proposing to replace the current 4,905 square foot footprint with a two story structure with a 9,503 square foot footprint. The applicant is requesting a Special Exception to increase the maximum allowed building height from 32 to 44 feet.

C. Community Review

This item appears on the agenda as a public hearing and has been publicly noticed as such. Notice of the public hearing was published in the February 15, 2013 issue of *The Park Record*. Postcard notices were mailed to adjacent property owners within 1,000 feet of parcel SS-1-A-1-X. At the time of this report, Staff has received no comments from the public regarding the merits this item.

The Snyderville Basin Planning Commission (SBPC) will hold a public hearing to discuss approving a Conditional Use Permit for the building replacement on Tuesday, March 11, 2013.

D. Service Provider Review

There were no service provider comments regarding the height of the proposed building.

E. Code Criteria / Staff Analysis

Staff is processing this application as a Special Exception to the Snyderville Basin Development Code (the Code).

Section 10-3-7 of the Code lists the criteria that all proposed Special Exceptions must meet prior to approval.

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

The S.B.W.R.D. campus is in a relatively remote location and is set back more than 400 feet away from surrounding residential uses. Due to the location of the campus and the main function of the campus as a sewer treatment facility, Staff finds that the height of the proposed building will have no detrimental effect to the public health, safety, or welfare.

2. The intent of the Development Code and General Plan will be met.

The intent of the Development Code and General Plan is to ensure that services are provided to residents in an efficient manner. Replacement of the existing structure will help S.B.W.R.D. to provide services to residents. The intent of the Rural Residential zone is maintained, as the distance from adjacent residential areas is such that a reasonable person would not notice the increased height.

3. The applicant does not reasonably qualify for any other equitable processes provided through the provisions of this Title.

The applicant could apply for a variance, but would be unlikely to meet the criteria of approval as required by the State of Utah due to not having a hardship to overcome.

The SCC has instructed Staff to not require applicants to go through unnecessary processes when it is clear that the SCC will be the eventual decision maker.

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

The use of the campus as a sewer treatment plant creates a unique circumstance as the service provided is not commonly found elsewhere in the RR zone. The service of wastewater treatment is necessary to ensure the health safety and welfare of the public.

The previous building was built in 1979 as part of the original S.B.W.R.D. campus. A seismic study commissioned by the applicant determined that the current structure would not survive a major seismic event. S.B.W.R.D. would like to replace the building to ensure that in case of a catastrophic event, the S.B.W.R.D. campus may remain operational.

F. Recommendation(s)/Alternatives

Staff recommends that the SCC conduct a public hearing. Based upon the review outlined in this report, and unless members of the public bring to light new issues or concerns that may affect the findings, Staff also recommends that the SCC vote to approve the proposed Special Exception request based on the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. The applicant, Michael Boyle, represents the Snyderville Basin Water Reclamation District, the fee title owner of record for Parcel SS-1-A-1-X.
2. Parcel SS-1-A-1-X is 8.79 acres in size.
3. Parcel SS-1-A-1-X is located at 2909 Sackett Dr.
4. Parcel SS-1-A-1-X was lawfully created and is considered to be one (1) Lot of Record.
5. Parcel SS-1-A-1-X is currently zoned Rural Residential (RR).
6. Section 10-3-7 of the Code states: "Where the county council finds that an applicant has a unique circumstance or equitable claim which makes strict enforcement of the provisions of this title unduly burdensome, it may, after a public hearing, approve special exceptions to the zoning provisions of this title so that substantial justice may be done and the public interest secured; provided that the special exception does not have the effect of nullifying the intent and purpose of this title or any provision thereof."

7. The S.B.W.R.D. campus provides essential wastewater treatment services to the surrounding community.

Conclusions of Law:

1. Allowing increased height is not detrimental to the public health, safety, or welfare.
2. The increased height of the building meets the intent of the Development Code to protect and enhance the residential qualities of the adjacent neighborhood.
3. The applicant would not qualify for a variance.
4. The condition of the existing structure is a unique circumstance warranting approval of the exception.

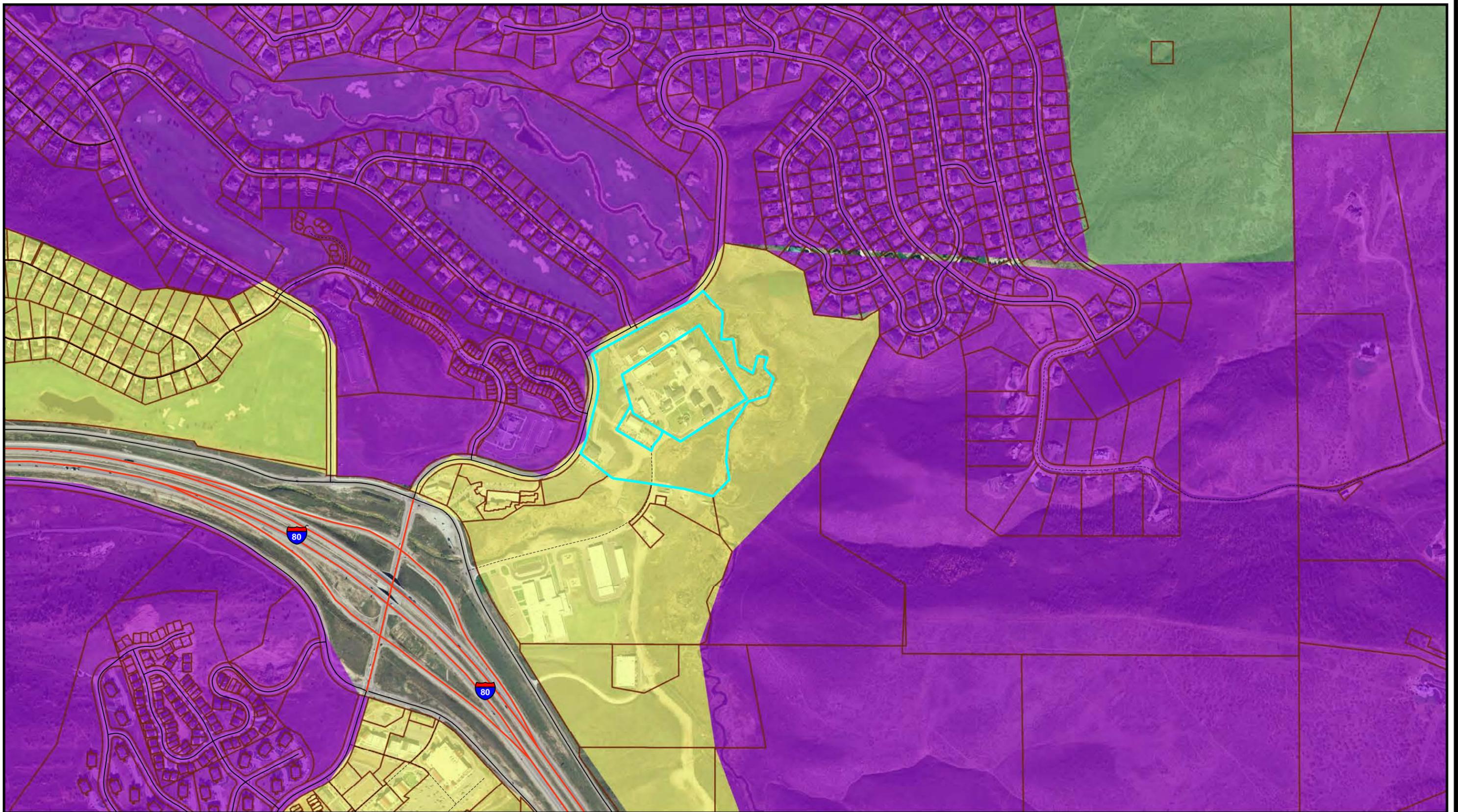
Attachment(s)

Exhibit A – Zoning map

Exhibit B – Vicinity map

Exhibit C – Proposed Plan

<S:\SHARED\Sean Lewis\Conditional Use\SBWRD Fleet Training\Staff Report\SCC Staff Report 2-26-14.docx>



S.B.W.R.D. Homestead Facility
 Snyderville Basin Zoning Vicinity

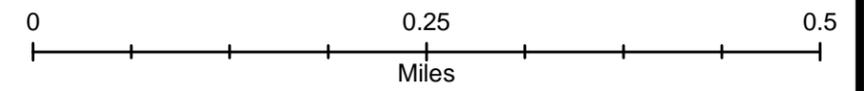
Prepared February 2011 by Summit County Community Development Department

Parcels

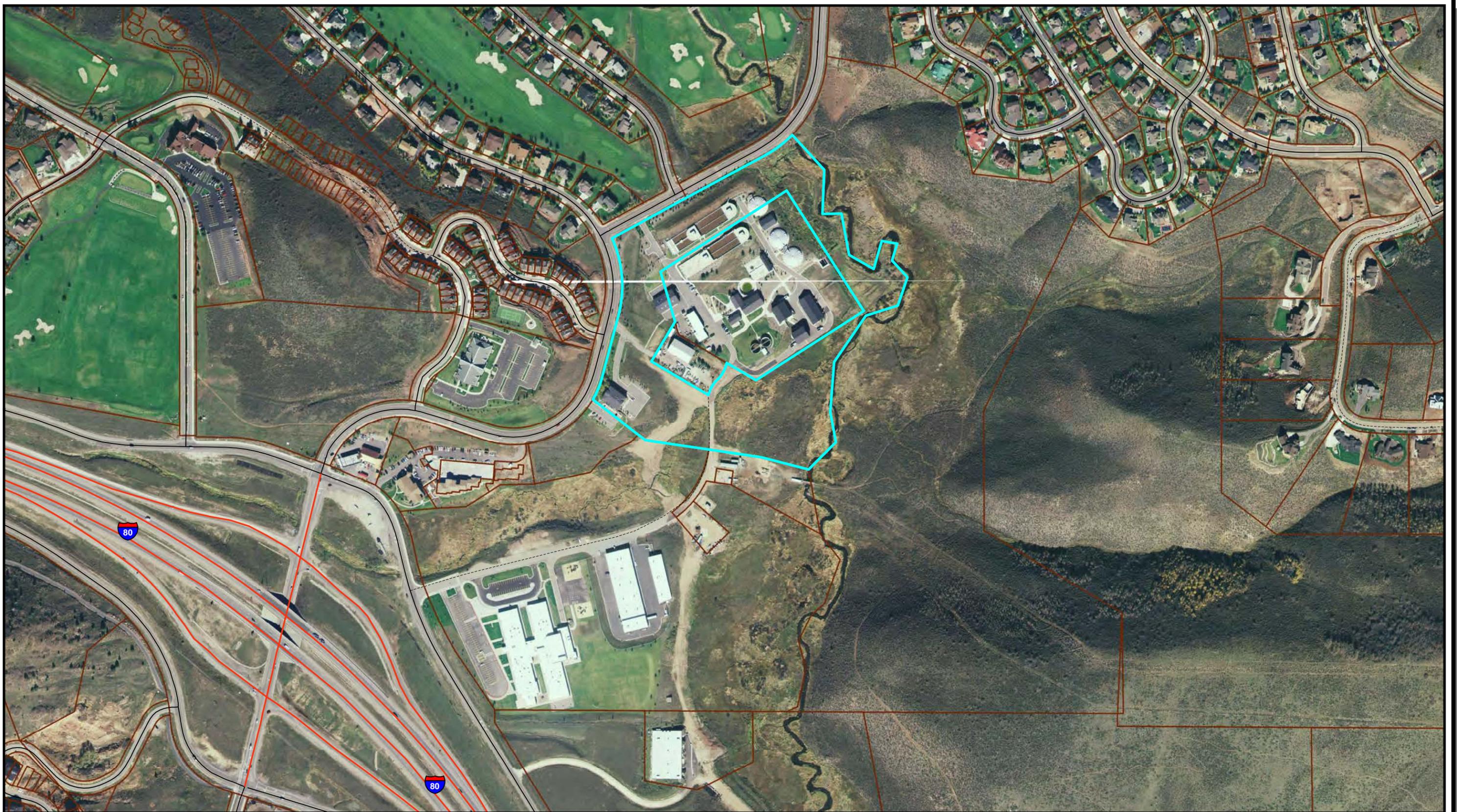
Rural Residential (RR)

Hillside Stewardship (HS)

Mountain Remote (MR)



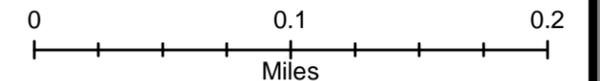
This drawing is neither a legally recorded map, nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources including Summit County. Summit County is not responsible for the timeliness or accuracy of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



S.B.W.R.D. Homestead Facility
 Snyderville Basin Vicinity

Prepared March 2011 by Summit County Community Development Department

- Parcel SS-1-A-1-X
- Parcels



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

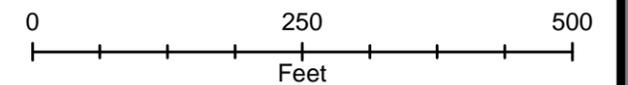


S.B.W.R.D. Homestead Facility

Snyderville Basin Vicinity

Prepared March 2011 by Summit County Community Development Department

-  Parcel SS-1-A-1-X
-  Parcels



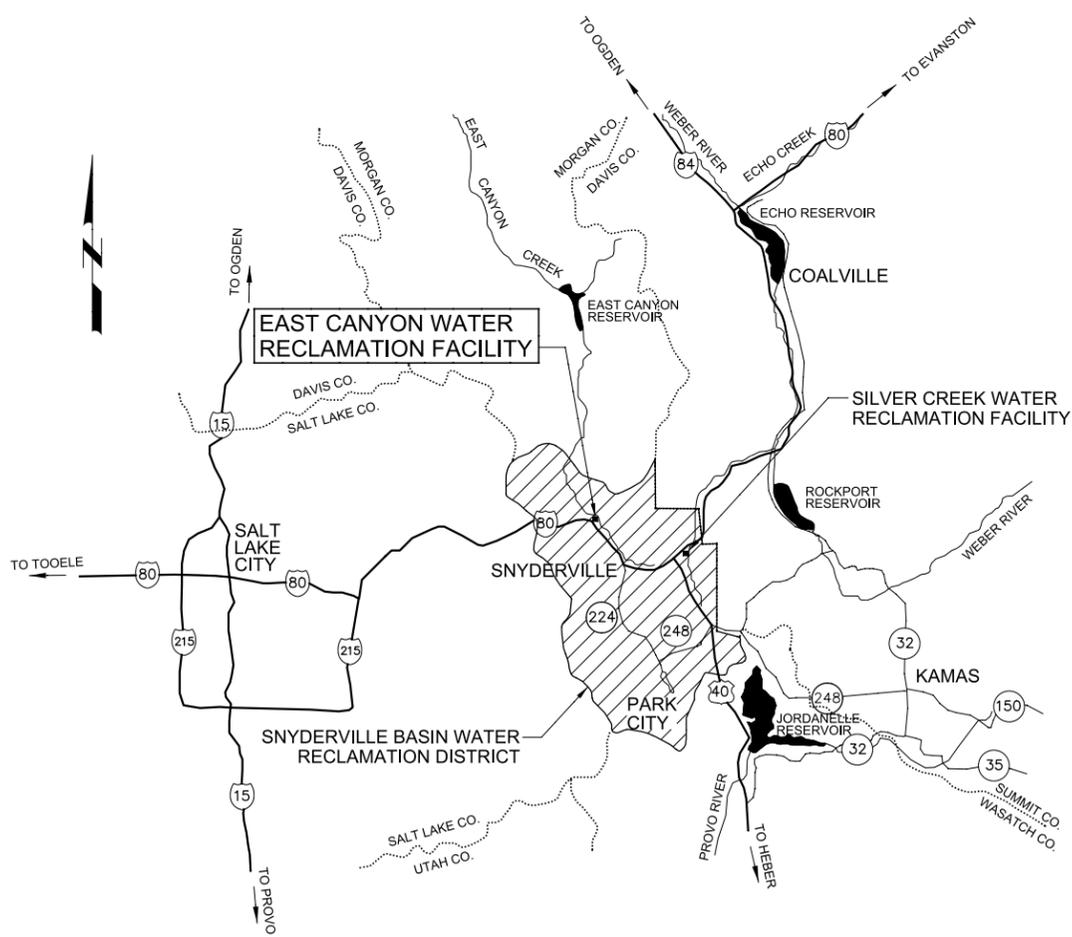
This drawing is neither a legally recorded map, nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources including Summit County. Summit County is not responsible for the timeliness or accuracy of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



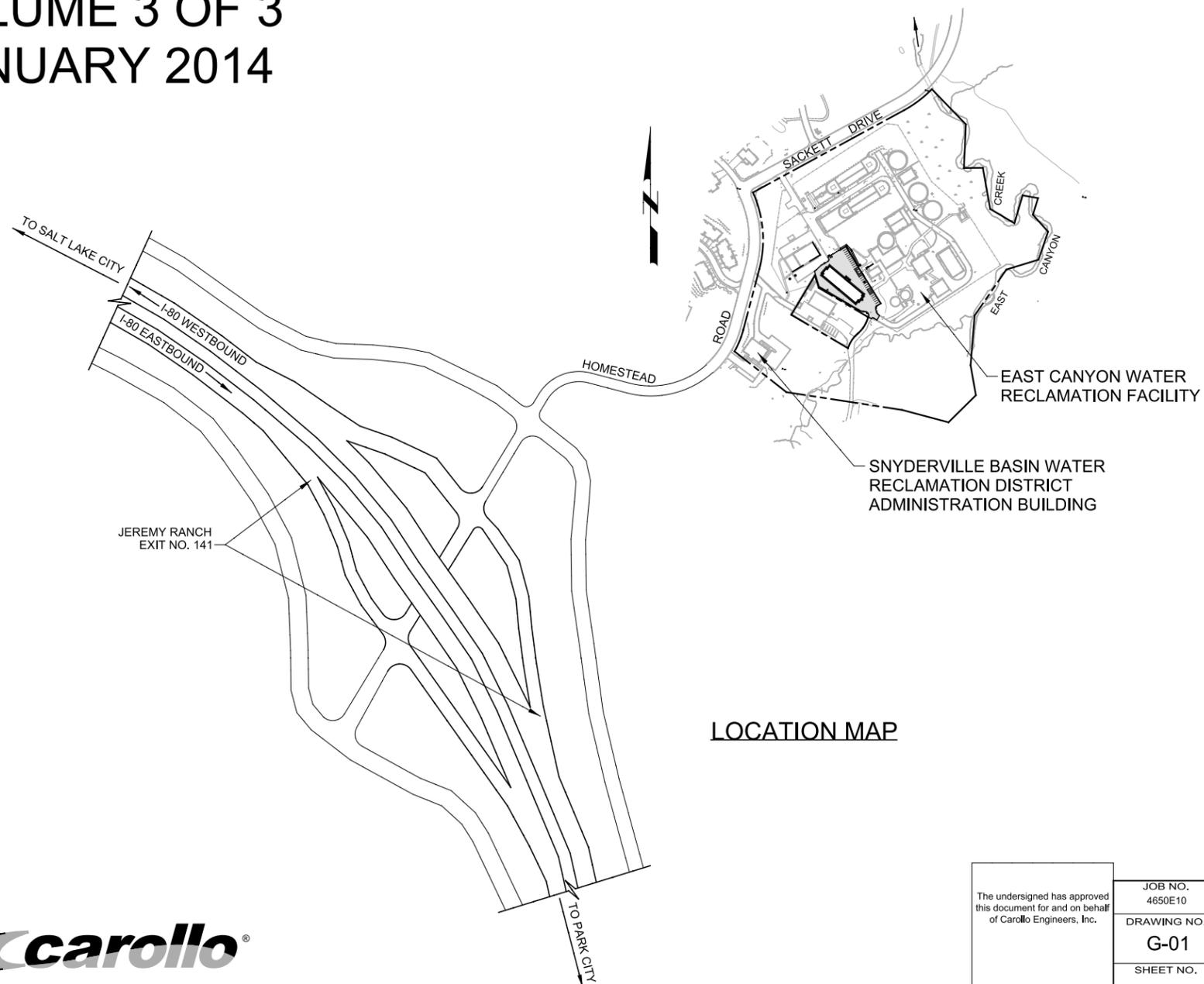
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

EAST CANYON WATER RECLAMATION FACILITY TRAINING / FLEET FACILITY AND SEISMIC UPGRADES

VOLUME 3 OF 3
JANUARY 2014



VICINITY MAP



LOCATION MAP



The undersigned has approved this document for and on behalf of Carollo Engineers, Inc.
Senior Vice President

JOB NO. 4650E10
DRAWING NO. G-01
SHEET NO. 1 OF XX

Plot Date: 14-NOV-2013 11:16:59 AM
User: TDonnell
Model: Layout1
ColorTable: gshade.ctb
DesignScript: Carollo_Sld_Pen_v0905.pen
PlotScale: 2:1
LAST SAVED BY: itdonnell

Plot Date: 25-NOV-2013 9:20:59 AM

User: TDonnell

Model: Layout1

ColorTable: gshades.ctb

DesignScript: Carollo_Sld_Pen_v0005.pen

PlotScale: 2:1

ColorTable: gshades.ctb

Model: Layout1

User: TDonnell

ColorTable: gshades.ctb

DesignScript: Carollo_Sld_Pen_v0005.pen

PlotScale: 2:1

INDEX OF DRAWINGS

DRAWING NUMBER	SHEET NUMBER	TITLE
GENERAL		
G-01	1	COVER SHEET, LOCATION AND VICINITY MAPS
G-02	2	INDEX OF DRAWINGS, PROPERTY INFORMATION AND CONDITIONAL USE PERMIT INFORMATION
G-03	3	ABBREVIATIONS & DRAWING CROSS REFERENCE DETAIL
G-04	4	GENERAL SYMBOLS
DEMOLITION		
D-01	5	PARTIAL SITE PLAN - DEMOLITION
D-02	6	
D-03	7	
CIVIL		
GC-01	8	CIVIL NOTES AND SYMBOLS AND COORDINATES
C-01	9	SITE PLAN AND FACILITIES INDEX
C-02	10	SEISMIC UPGRADES KEY PLAN
C-03	11	PARTIAL SITE PLAN - GRADING AND PAVING
C-04	12	PARTIAL SITE PLAN - YARD PIPING
C-05	13	RETAINING WALLS - PROFILES
C-06	14	SECTIONS
C-07	15	SECTIONS AND DETAILS
ARCHITECTURAL		
GA-01	16	3D MODEL - TRAINING / FLEET FACILITY
GA-02	17	CODE INFORMATION AND ROOM FINISH SCHEDULES
GA-03	18	DOOR AND HARDWARE SCHEDULE
TF-A-01	19	TRAINING / FLEET FACILITY - FLOOR PLANS
TF-A-02	20	TRAINING / FLEET FACILITY - BUILDING SECTIONS
TF-A-03	21	TRAINING / FLEET FACILITY - EXTERIOR ELEVATIONS 1
TF-A-04	22	TRAINING / FLEET FACILITY - EXTERIOR ELEVATIONS 2
TF-A-05	23	TRAINING / FLEET FACILITY - REFLECTED CEILING PLANS
TF-A-06	24	TRAINING / FLEET FACILITY - DETAIL PLANS AND INTERIOR ELEVATIONS 1
TF-A-07	25	TRAINING / FLEET FACILITY - DETAIL PLANS AND INTERIOR ELEVATIONS 2
STRUCTURAL		
GS-01	26	STRUCTURAL NOTES
TF-S-01	27	TRAINING / FLEET FACILITY - FOUNDATION PLAN
TF-S-02	28	TRAINING / FLEET FACILITY - LOWER PLAN
TF-S-03	29	TRAINING / FLEET FACILITY - FRAMING PLAN @ TOS 6288.66
TF-S-04	30	TRAINING / FLEET FACILITY - UPPER PLAN @ TOC 6289.33
TF-S-05	31	TRAINING / FLEET FACILITY - ROOF FRAMING PLAN
TF-S-06	32	TRAINING / FLEET FACILITY - OVERALL SECTIONS
TF-S-07	33	TRAINING / FLEET FACILITY -
TF-S-08	34	TRAINING / FLEET FACILITY -
TF-S-09	35	TRAINING / FLEET FACILITY -
TF-S-10	36	TRAINING / FLEET FACILITY -
TF-S-11	37	TRAINING / FLEET FACILITY -
RW-S-01	38	RAS/WAS BUILDING SEISMIC UPGRADES - DETAILS 1
RW-S-02	39	RAS/WAS BUILDING SEISMIC UPGRADES - DETAILS 2
SL-S-01	40	SOLIDS BUILDING SEISMIC UPGRADES - DETAILS 1
SL-S-02	41	SOLIDS BUILDING SEISMIC UPGRADES - DETAILS 2
SU-S-01	42	SEISMIC UPGRADES - DETAILS 1
SU-S-02	43	SEISMIC UPGRADES - DETAILS 2
SU-S-03	44	SEISMIC UPGRADES - DETAILS 3
SU-S-04	45	SEISMIC UPGRADES - DETAILS 4
MECHANICAL		
GM-01	46	GENERAL MECHANICAL NOTES
GM-02	47	TRAINING / FLEET FACILITY - PLUMBING & PIPING LOWER PLAN
TF-M-01	48	TRAINING / FLEET FACILITY - PLUMBING & PIPING UPPER PLAN
TF-M-02	49	TRAINING / FLEET FACILITY - SECTIONS & DETAILS 1
TF-M-03	50	TRAINING / FLEET FACILITY - SECTIONS & DETAILS 2
HVAC		
GH-01	51	HVAC GENERAL NOTES LEGEND AND SYMBOLS
TF-H-01	52	TRAINING / FLEET FACILITY - LOWER PLAN
TF-H-02	53	TRAINING / FLEET FACILITY - UPPER PLAN
TF-H-03	54	TRAINING / FLEET FACILITY - SECTIONS & DETAILS 1
TF-H-04	55	TRAINING / FLEET FACILITY - SECTIONS & DETAILS 2
ELECTRICAL		
G-E-01	56	LEGEND I
G-E-02	57	LEGEND II
G-E-03	58	LEGEND III
G-E-04	59	PARTIAL SITE PLAN
G-E-05	60	
G-E-06	61	
G-E-07	62	
G-E-08	63	
G-E-09	64	
G-E-10	65	
G-E-11	66	
G-E-12	67	
G-E-13	68	
G-E-14	69	
G-E-15	70	
G-E-16	71	
G-E-17	72	
G-E-18	73	
G-E-19	74	
TF-E-01	75	TRAINING / FLEET FACILITY - LOWER PLAN
TF-E-02	76	TRAINING / FLEET FACILITY - UPPER PLAN

INDEX OF DRAWINGS (CONT'D)

DRAWING NUMBER	SHEET NUMBER	TITLE
TYPICAL DETAILS		
TA-01	77	ARCHITECTURAL TYPICAL DETAILS - 1
TA-02	78	ARCHITECTURAL TYPICAL DETAILS - 2
TA-03	79	ARCHITECTURAL TYPICAL DETAILS - 3
TA-04	80	ARCHITECTURAL TYPICAL DETAILS - 4
TC-01	81	CIVIL TYPICAL DETAILS - 1
TE-01	82	ELECTRICAL TYPICAL DETAILS - 1
TE-02	83	ELECTRICAL TYPICAL DETAILS - 2
TE-03	84	ELECTRICAL TYPICAL DETAILS - 3
TE-04	85	ELECTRICAL TYPICAL DETAILS - 4
TE-05	86	ELECTRICAL TYPICAL DETAILS - 5
TH-01	87	HVAC TYPICAL DETAILS
TM-01	88	MECHANICAL TYPICAL DETAILS
TP-01	89	PIPING TYPICAL DETAILS - 1
TP-02	90	PIPING TYPICAL DETAILS - 2
TP-03	91	PIPING TYPICAL DETAILS - 3
TS-01	92	STRUCTURAL TYPICAL DETAILS - 1
TS-02	93	STRUCTURAL TYPICAL DETAILS - 2
TS-03	94	STRUCTURAL TYPICAL DETAILS - 3
TS-04	95	STRUCTURAL TYPICAL DETAILS - 4
TS-05	96	STRUCTURAL TYPICAL DETAILS - 5

PROPERTY INFORMATION	
OWNER:	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
PARCEL NUMBER:	SS-1-A-1-X (8.79 ACRES)
PARCEL NUMBER:	SS-1-A-7-X (16.15 ACRES)

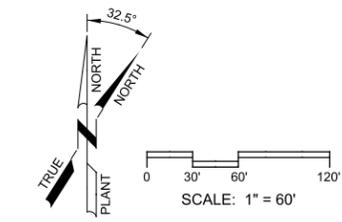
CONDITIONAL USE PERMIT INFORMATION			
DESCRIPTION	UNITS	QUANTITY	TOTAL
● AREA OF PARCEL	ACRES	24.9	24.9
● AREA OF AC PAVEMENT			
EXISTING	SF	115,713	115,713
PROPOSED ADDITIONAL	SF	8,770	8,770
TOTAL	SF	124,483	124,483
● NUMBER OF DWELLING UNITS	EACH	NA	NA
● NON-RESIDENTIAL DENSITY	UNITS/ACRE	NA	NA
● TOTAL FLOOR AREA			
TRAINING / FLEET FACILITY	SF	9,503	9,503
● AREA OF OPEN SPACE AND TRAILS	SF	NA	NA
● AREA OF RECREATION OPEN SPACE	SF	NA	NA
● NUMBER OF OFF ROAD PARKING			
EXISTING	EACH	63	63
PROPOSED ADDITIONAL	EACH	3	3
TOTAL	EACH	66	66

DESIGNED	TSD	PROJECT ENGINEER	PROJECT MANAGER
DRAWN	TSD		
CHECKED			
DATE	2014		
REV	DATE	BY	DESCRIPTION




EAST CANYON WATER RECLAMATION FACILITY		VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0  1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	JOB NO. 4650E10 DRAWING NO. G-02 SHEET NO. OF XX
TRAINING / FLEET FACILITY AND SEISMIC UPGRADES			
GENERAL			
INDEX OF DRAWINGS, PROPERTY INFORMATION AND CONDITIONAL USE PERMIT INFORMATION			

Plot Date: 10-DEC-2013 2:57:09 PM
 User: TDonnell
 Model: Layout1 ColorTable: gshade.ctb DesignScript: Carollo_Sld_Pen_v0905.pen PlotScale: 2:1
 LAST SAVED BY: idonnell



NEW FACILITIES INDEX

- (A) NEW TRAINING / FLEET FACILITY
 - (B) NEW PARKING SPACES
- MODIFIED FACILITIES**
- (C) SOLIDS BUILDING
 - (D) RAS BUILDING
- TEMPORARY FACILITIES**
- (E) CONSTRUCTION TRAILER
 - (F) 30 YARD DUMPSTER
 - (G) PORT-O-POTTY
 - (H) CONSTRUCTION PARKING AREA

EXISTING FACILITIES INDEX

- 1 BIOLOGICAL REACTOR NO. 1
- 2 BIOLOGICAL REACTOR NO. 2
- 3 CLARIFIER SPLITTER BOX NO. 1
- 4 SECONDARY CLARIFIER NO. 1
- 5 RAS/WAS BUILDING
- 6 SECONDARY CLARIFIER NO. 2
- 7 CLARIFIER SPLITTER BOX NO. 2
- 8 SECONDARY CLARIFIER NO. 3
- 9 INFLUENT PUMP STATION
- 10 EQUALIZATION BASIN NO. 1
- 11 EQUALIZATION BASIN NO. 2
- 12 SOLIDS HOLDING TANK NO. 3
- 13 OPERATIONS BUILDING
- 14 EMERGENCY GENERATOR BUILDING
- 15 MAINTENANCE BUILDING
- 16 MAINTENANCE SHOP (TO BE DEMOLISHED)
- 17 OFFICES (TO BE DEMOLISHED)
- 18 SOLIDS HOLDING TANK NO. 2
- 19 SOLIDS HOLDING TANK NO. 1
- 20 BLOWER BUILDING
- 21 HEADWORKS BUILDING
- 22 ODOR CONTROL GAC COLUMNS
- 23 POST-AERATION BASIN
- 24 CHEMICAL PHOSPHORUS BUILDING
- 25 SOLIDS BUILDING
- 26 RAS SPLITTER BOX
- 27 ELECTRICAL BUILDING
- 28 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT ADMINISTRATION BUILDING
- 29 JEREMY RANCH GOLF COURSE MAINTENANCE BUILDING

REV	DATE	BY	DESCRIPTION

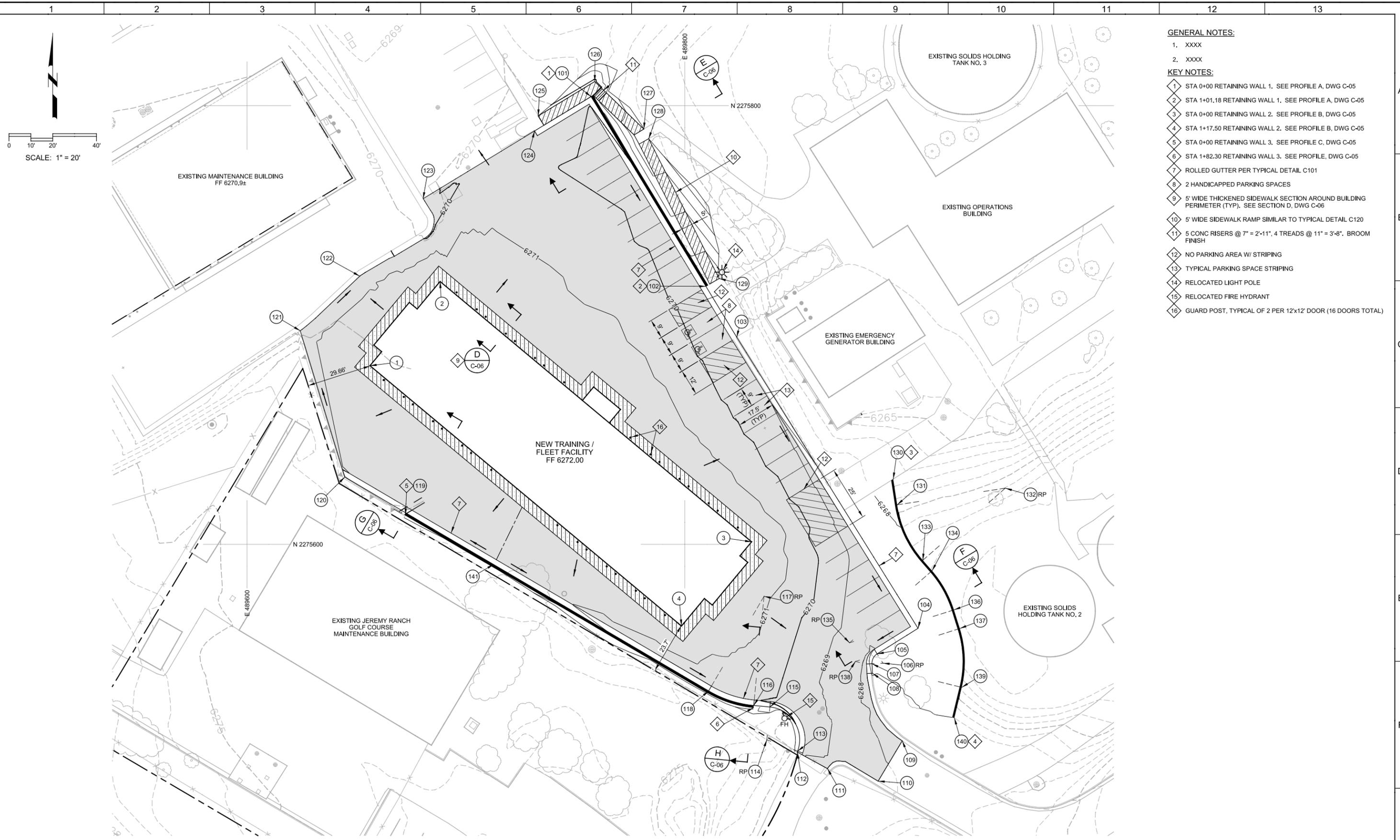
DESIGNED	
DRAWN TSD	
CHECKED	
DATE	2014
PROJECT ENGINEER	
PROJECT MANAGER	



EAST CANYON WATER RECLAMATION FACILITY
TRAINING / FLEET FACILITY AND SEISMIC UPGRADES
 CIVIL
SITE PLAN & FACILITIES INDEX

VERIFY SCALES	JOB NO.
BAR IS ONE INCH ON ORIGINAL DRAWING	4650E10
0 1"	DRAWING NO.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	C-01
	SHEET NO.
	OF XX

Plot Date: 11-DEC-2013 10:33:39 AM
 User: TDonnell
 Model: Layout1 ColorTable: gshade.ctb DesignScript: Carollo_Sld_Pen_v0905.pen PlotScale: 2:1
 LAST SAVED BY: idonnell



- GENERAL NOTES:**
1. XXXX
 2. XXXX
- KEY NOTES:**
- 1 STA 0+00 RETAINING WALL 1. SEE PROFILE A, DWG C-05
 - 2 STA 1+01.18 RETAINING WALL 1. SEE PROFILE A, DWG C-05
 - 3 STA 0+00 RETAINING WALL 2. SEE PROFILE B, DWG C-05
 - 4 STA 1+17.50 RETAINING WALL 2. SEE PROFILE B, DWG C-05
 - 5 STA 0+00 RETAINING WALL 3. SEE PROFILE C, DWG C-05
 - 6 STA 1+82.30 RETAINING WALL 3. SEE PROFILE, DWG C-05
 - 7 ROLLED GUTTER PER TYPICAL DETAIL C101
 - 8 2 HANDICAPPED PARKING SPACES
 - 9 5' WIDE THICKENED SIDEWALK SECTION AROUND BUILDING PERIMETER (TYP). SEE SECTION D, DWG C-06
 - 10 5' WIDE SIDEWALK RAMP SIMILAR TO TYPICAL DETAIL C120
 - 11 5 CONC RISERS @ 7" = 2'-11", 4 TREADS @ 11" = 3'-8". BROOM FINISH
 - 12 NO PARKING AREA W/ STRIPING
 - 13 TYPICAL PARKING SPACE STRIPING
 - 14 RELOCATED LIGHT POLE
 - 15 RELOCATED FIRE HYDRANT
 - 16 GUARD POST, TYPICAL OF 2 PER 12'x12' DOOR (16 DOORS TOTAL)

REV	DATE	BY	DESCRIPTION

DESIGNED JCB	PROJECT ENGINEER	PROJECT MANAGER
DRAWN TSD		
CHECKED		
DATE JANUARY 2014		



EAST CANYON WATER RECLAMATION FACILITY
TRAINING / FLEET FACILITY AND SEISMIC UPGRADES
 CIVIL
PARTIAL SITE PLAN
GRADING AND PAVING

VERIFY SCALES	JOB NO. 4650E10
BAR IS ONE INCH ON ORIGINAL DRAWING	DRAWING NO. C-03
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	SHEET NO. OF XX

Plot Date: 10-DEC-2013 1:47:34 PM

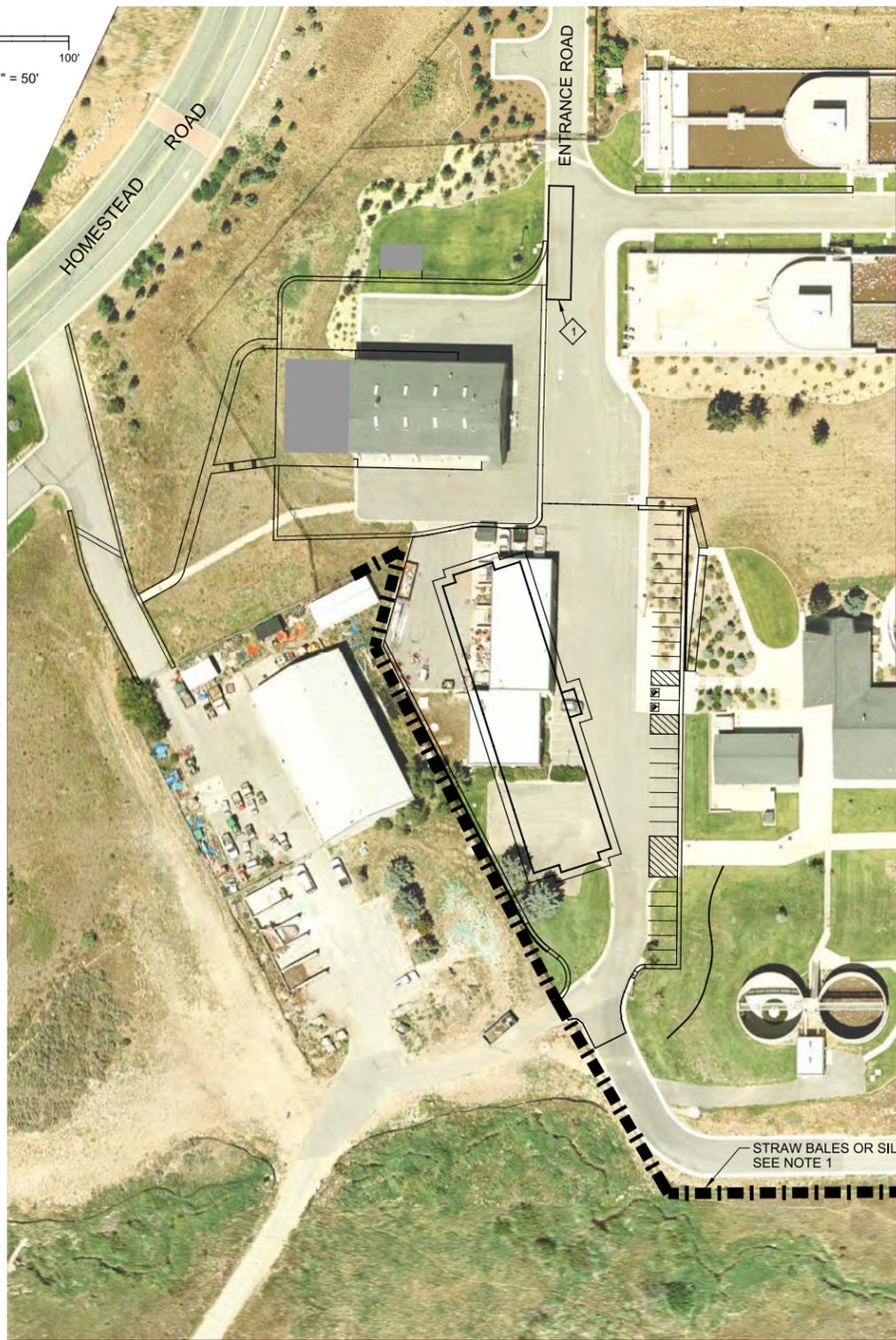
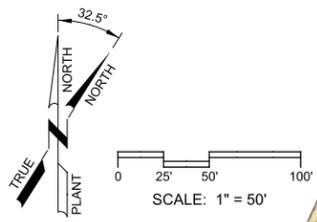
User: TDonnell

Model: Layout1 ColorTable: gshade.ctb DesignScript: Carollo_Sld_Pen_v0905.pen PlotScale: 2:1

LAST SAVED BY: tdonnell

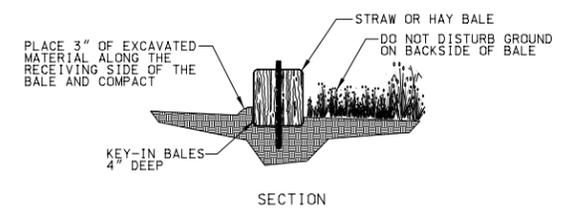
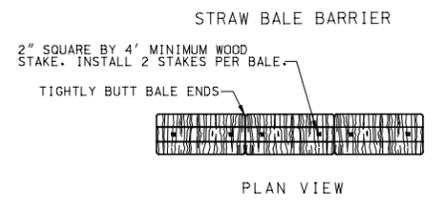
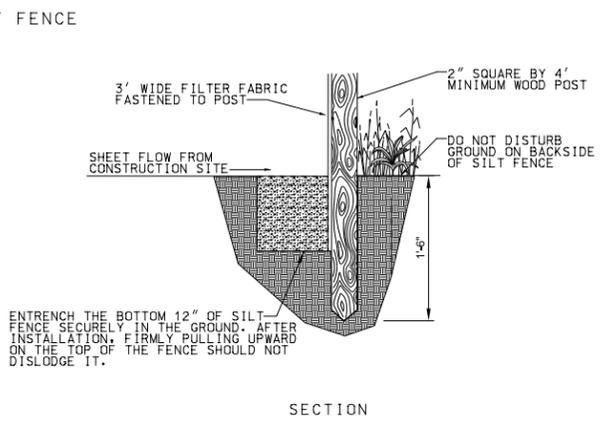
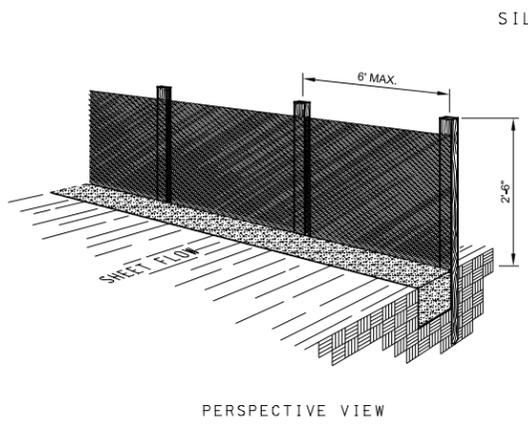
1 2 3 4 5 6 7 8 9 10 11 12 13

A B C D E F G



- GENERAL NOTES:**
1. PROVIDE SILT FENCE OR STRAW BALES PER LATEST EDITION OF UDOT TEMPORARY EROSION AND SEDIMENT CONTROL MANUAL. SILT FENCE OR STRAW BALES TO BE PLACED ON PLANT SIDE OF FENCE LINE.
 2. CONTRACTOR SHALL PREVENT MUD FROM BEING TRACKED ONTO PUBLIC STREET. CONTRACTOR SHALL REMOVE ANY MUD ON PUBLIC STREET DAILY.

- KEY NOTES:**
- 1. TEMPORARY GRAVEL TRUCK WASHDOWN AREA - APPROX 70' LONG x 15' WIDE x 1" TO 2-1/2" DIAMETER ROCK, 8" DEEP MIN. (SEE NOTE 2 ABOVE)
 - 2. STRAW BALES TO BE PLACED ACROSS GUTTER DRAINAGE OPENINGS. APPROXIMATE LOCATIONS SHOWN. FIELD VERIFY.



EAST CANYON WATER RECLAMATION FACILITY
 TRAINING / FLEET FACILITY AND SEISMIC UPGRADES
 CIVIL
 EROSION CONTROL PLAN AND
 TEMPORARY TRUCK WASHDOWN AREA

VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO. 4650E10
 DRAWING NO. C-08
 SHEET NO. OF XX

Plot Date: 25-NOV-2013 11:57:09 AM
 User: TDonnell
 Model: Layout1 ColorTable: gshades.ctb DesignScript: Carollo_Std_Pen_v0905.pen PlotScale: 2:1
 LAST SAVED BY: tdonnell

GENERAL CIVIL NOTES

- EXISTING FACILITY AND UTILITY INFORMATION SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE RECORDS OR ELECTRONIC FILES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR FACILITIES AND UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, SIZES, MATERIAL TYPES AND ELEVATIONS SHOWN AND AROUND OR NEAR AREAS OF NEW CONSTRUCTION PRIOR TO START OF CONSTRUCTION. COMPLETE SUBSURFACE UTILITY ENGINEERING PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING FACILITIES AND UTILITIES SHOWN OR NOT SHOWN WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL FACILITIES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION.
- THE CONTRACTOR SHALL COMPLY WITH THE STATE DEPARTMENT OF HEALTH SERVICES CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS.
- PROVIDE A MINIMUM OF 54 INCHES (4'-6") COVER ON ALL PIPELINES UNLESS OTHERWISE SHOWN OR DIRECTED.
- STRAIGHT ALIGNMENT AND UNIFORM SLOPES OF 2% UNLESS NOTED OTHERWISE SHALL BE MAINTAINED BETWEEN INVERTS SHOWN.
- ADJUST ALL VALVE BOXES, VAULTS, PULL BOXES AND MANHOLES TO FINISHED GRADE UNLESS OTHERWISE SHOWN OR DIRECTED. MANHOLES IN OPEN FIELDS SHALL BE SET 1 FOOT ABOVE FINISHED GRADE AND VAULTS SHALL BE 6 INCHES ABOVE FINISHED GRADE. APPROXIMATE RIM ELEVATIONS ARE SHOWN ON DRAWINGS.
- ALL DEBRIS FROM DEMOLITION IS TO BE DISPOSED OF PROPERLY OFF SITE. ANY SALVAGEABLE MATERIALS OR EQUIPMENTS SHALL BE THE PROPERTY OF THE OWNER AND REMOVED TO LOCATION AS DIRECTED BY THE OWNER.
- ALL TRENCHING AND BACKFILL SHALL BE IN ACCORDANCE WITH TYPICAL DETAIL P002, UNLESS NOTED OTHERWISE.
- ALL BURIED VALVE INSTALLATIONS SHALL BE IN ACCORDANCE WITH TYPICAL DETAIL P022.
- THE CONTRACTOR SHALL SHORE, SUPPORT AND PROTECT EXISTING STRUCTURES AND FACILITIES IN ACCORDANCE WITH SECTION 02260.
- WHERE REPLACING EXISTING PAVEMENT, MATCH EXISTING GRADE AT EXISTING STRUCTURES AND BUILDINGS, EXCEPT WHEN NOTED OTHERWISE.
- PROVIDE NEW FACILITIES IN ACCORDANCE WITH THE LATEST EDITION OF THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR WASTEWATER FACILITIES UNLESS SPECIFICALLY NOTED OTHERWISE. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. DETAILS SHALL BE REFERENCED AS "SBWRD STD DETAIL XX-XX" WHERE "XX-XX" DENOTES STANDARD DETAIL NUMBER. SBWRD STANDARD DETAILS ARE ON DWG TC-01.
- WASTEWATER FLOWS IN THE EXISTING SYSTEM SHALL BE MAINTAINED AT ALL TIMES. TEMPORARY BYPASS PUMPING SHALL BE REQUIRED WITH REDUNDANT PUMPS, DUAL FORCE MAINS AND 24-HOUR CONTINUOUS MONITORING DURING THE INSTALLATION AND TESTING OF THE PROPOSED WASTEWATER SYSTEM. AT A MINIMUM, WASTEWATER FLOWS SHALL BE BYPASSED AS PART OF REMOVAL OF EXISTING MANHOLES AND PIPING IN CONJUNCTION WITH INSTALLATION OF NEW MANHOLES. SEE SPECIFICATION 02552 FOR DETAILED REQUIREMENTS AND APPROXIMATE FLOWS.

CIVIL SYMBOLS

	SOIL BORING		EXISTING PIPE (SINGLE LINE)
	HORIZONTAL AND VERTICAL CONTROL POINT		EXISTING PIPE (TRIPLE LINE)
	NEW STRUCTURE OR FACILITY		NEW PIPELINE (TRIPLE LINE)
	EXISTING STRUCTURE OR FACILITY		NEW PIPELINE (SINGLE LINE)
	FUTURE STRUCTURE OR FACILITY		CENTERLINE
	CONTRACTOR STAGING AREA		PROPERTY LINE
	DEMOLITION		NEW PIPE CALLOUT
	NEW AC PAVEMENT		EXISTING PIPE CALLOUT
	NEW SIDEWALK, CONCRETE FLATWORK		NEW EQUIPMENT CALLOUT
	NEW RETAINING WALL		
	INDEX CONTOUR LINE, FINISHED GRADE		
	INTERMEDIATE CONTOUR LINE, FINISHED GRADE		
	INDEX CONTOUR LINE, EXISTING GROUND		
	INTERMEDIATE CONTOUR LINE, EXISTING GROUND		
	FINISHED ELEVATION		
	EXISTING SPOT ELEVATION		
	DRAINAGE FLOW OR PIPE FLOW DIRECTION		
	NEW FENCE		
	EXISTING FENCE		
	CUT OR FILL SLOPE		
	NEW FIRE HYDRANT		
	NEW CLEANOUT		
	EXISTING TREE(S) OR BUSH(ES)		
	EXISTING MANHOLE		
	NEW MANHOLE		
	NEW GUARD POST		
	EXISTING VALVE BOX (HANDHOLE)		
	EXISTING POWER POLE		
	EXISTING LIGHT POLE		
	NEW LIGHT POLE		
	EXISTING UNDERGROUND VALVE		
	EXISTING HYDRANT		
	EXISTING GUARD POST		

COORDINATES

SURVEY CONTROL POINTS

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEV	REMARKS
401	BM-1 BRASS CAP IN CONCRETE WALL	2275964.97	489625.44	6272.07	TOP OF BRASS CAP
402	BM-2 BRASS CAP IN CONCRETE WALL	2276028.88	489725.08	6270.07	TOP OF BRASS CAP

NEW STRUCTURES

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEV	REMARKS
1	NW CORNER - TRAINING/FLEET FACILITY	2275681.44	489656.17	6272.00	TOP OF CONCRETE
2	NE CORNER - TRAINING/FLEET FACILITY	2275719.84	489688.20	6272.00	TOP OF CONCRETE
3	SE CORNER - TRAINING/FLEET FACILITY	2275601.13	489830.53	6272.00	TOP OF CONCRETE
4	SW CORNER - TRAINING/FLEET FACILITY	2275562.73	489798.50	6272.00	TOP OF CONCRETE

GRADING, ROADWAY, MISCELLANEOUS CONCRETE

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEV	REMARKS
101	TBC / BEGIN RETAINING WALL 1	2275804.13	489757.18	6270.21	TBC = 6270.21, TOP OF WALL 1 = 6273.71
102	TBC / END RETAINING WALL 1	2275717.65	489809.65	6269.59	TBC = 6269.59, TOP OF WALL 1 = 6273.09
103	TBC - HORIZ ANGLE POINT	2275694.47	489823.71	6269.42	TBC
104	TBC - 90° CORNER	2275561.68	489906.58	6268.46	TBC
105	TBC - BEGIN CURVE	2275550.05	489887.89	6268.17	TBC
106	TBC - RADIUS POINT	2275545.80	489890.53	6268.10	Δ = 60°51'38" R=5.00' L=5.31'
107	TBC - END CURVE	2275545.56	489885.54	6268.04	TBC
108	TBC - END OF ROLLED GUTTER	2275541.20	489885.75	6268.04	TBC
109	END NEW PAVEMENT = SAWCUT	2275510.39	489899.33	6267.82	MATCH EXISTING GUTTER AND PAVEMENT
110	END NEW PAVEMENT = SAWCUT	2275492.02	489888.33	6268.22	MATCH EXISTING GUTTER AND PAVEMENT
111	END NEW PAVEMENT = SAWCUT	2275497.77	489865.13	6268.82	MATCH EXISTING GUTTER AND PAVEMENT
112	TBC - END OF ROLLED GUTTER	2275505.28	489851.39	6269.86	TBC
113	TBC - BEGIN CURVE	2275505.68	489851.54	6269.87	TBC
114	TBC - RADIUS POINT	2275510.89	489837.47	6270.15	Δ = 104°56'09" R=15.00' L=27.47'
115	TBC - END CURVE	2275525.83	489838.88	6270.22	TBC
116	TBC / BEGIN RETAINING WALL 3	2275526.52	489831.51	6270.22	TBC = 6269.57, TOP OF WALL 3 = 62XX.XX
117	TBC - RADIUS POINT	2275576.30	489836.21	6271.19	Δ = 25°00' R=50.00' L=21.82'
118	TBC / END RETAINING WALL 3	2275533.17	489810.91	6270.45	TBC = 6269.97, TOP OF WALL 3 = 62XX.XX
119	TBC / END RETAINING WALL 3	2275614.15	489672.86	6271.36	TBC = 6271.35, TOP OF WALL 3 = 62XX.XX, APPROX END EXIST WALL
120	TBC - END ROLLED GUTTER	2275630.68	489644.67	6271.19	TBC
121	PAVEMENT AT EXISTING GUTTER	2275697.36	489624.32	6270.72	MATCH EXISTING
122	PAVEMENT AT EXISTING GUTTER	2275722.26	489651.50	6270.52	MATCH EXISTING
123	PAVEMENT AT EXISTING GUTTER = SAWCUT	2275757.61	489680.50	6269.82	MATCH EXISTING - END NEW PAVEMENT
124	PAVEMENT AT EXIST SIDEWALK = SAWCUT	2275788.46	489731.36	6270.42	BEGIN NEW ROLLED GUTTER
125	SIDEWALK - BEGIN 5' WIDE SIDEWALK	2275795.31	489733.01	6270.32	MATCH EXISTING SIDEWALK TO WEST, MATCH NEW ROLLED GUTTER TO SOUTH
126	SIDEWALK - ANGLE POINT	2275811.00	489758.86	6270.25	TOP OF CONCRETE
127	SIDEWALK - END AT EXISTING SIDEWALK	2275789.33	489781.27	6266.22	TOP OF CONCRETE - MATCH EXISTING SIDEWALK
128	SIDEWALK RAMP - BEGIN AT EXISTING SIDEWALK	2275784.93	489783.49	6266.22	TOP OF CONCRETE - MATCH EXISTING SIDEWALK
129	SIDEWALK RAMP - END AT EXISTING SIDEWALK	2275721.18	489815.71	6268.72	TOP OF CONCRETE - MATCH EXISTING SIDEWALK
130	BEGIN RETAINING WALL 2	2275629.74	489895.22	6268.79	TOP OF WALL 6268.79, FG WEST & EAST 6267.45
131	RETAINING WALL 2 - BEGIN CURVE	2275618.00	489897.03	6269.30	FG EAST 6269.30, FG WEST 6267.74
132	RETAINING WALL 2 - RADIUS POINT	2275625.61	489946.45	6270.00	Δ = 32°20'51" R=50.00' L=28.23'
133	RETAINING WALL 2 - END CURVE	2275592.74	489908.77	6272.70	FG EAST 6272.70, FG WEST 6268.46
134	RETAINING WALL 2 - BEGIN CURVE	2275587.94	489912.96	6273.03	FG EAST 6273.03, FG WEST 6268.62
135	RETAINING WALL 2 - RADIUS POINT	2275555.07	489875.28	6273.76	Δ = 23°36'21" R=50.00' L=20.60'
136	RETAINING WALL 2 - END CURVE	2275570.10	489922.97	6273.87	FG EAST 6273.76, FG WEST 6268.91
137	RETAINING WALL 2 - BEGIN CURVE	2275561.61	489925.64	6273.87	FG EAST 6273.87, FG WEST 6268.75
138	RETAINING WALL 2 - RADIUS POINT	2275546.59	489877.95	6271.18	Δ = 31°08'29" R=50.00' L=27.18'
139	RETAINING WALL 2 - END CURVE	2275534.79	489926.54	6271.27	FG EAST 6271.27, FG WEST 6268.26
140	END RETAINING WALL 2	2275520.83	489923.15	6269.45	TOP OF WALL 6269.45, FG WEST & EAST 6268.00
141	TBC - HIGH POINT	2275592.97	489713.91	6271.61	TBC

NOTE:
 ALL SYMBOLS SHOWN MAY NOT BE INCLUDED WITHIN THIS PROJECT OR SHOWN ON THE PLANS OR DRAWINGS. ALL SCREENED SYMBOLS SHOWN ON THE DRAWINGS REPRESENT EXISTING OR DISCIPLINE BACKGROUND (TYP).

DESIGNED TSD	PROJECT ENGINEER	PROJECT MANAGER	
DRAWN TSD			
CHECKED			
DATE 2014			
REV	DATE	BY	DESCRIPTION
1			



EAST CANYON WATER RECLAMATION FACILITY
 TRAINING / FLEET FACILITY AND SEISMIC UPGRADES
 CIVIL
 CIVIL NOTES AND SYMBOLS
 AND COORDINATES

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"	JOB NO. 4650E10
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DRAWING NO. GC-01
	SHEET NO. OF XX

Plot Date: 11-DEC-2013 11:37:35 AM

User: Jalband

PlotScale: 2:1

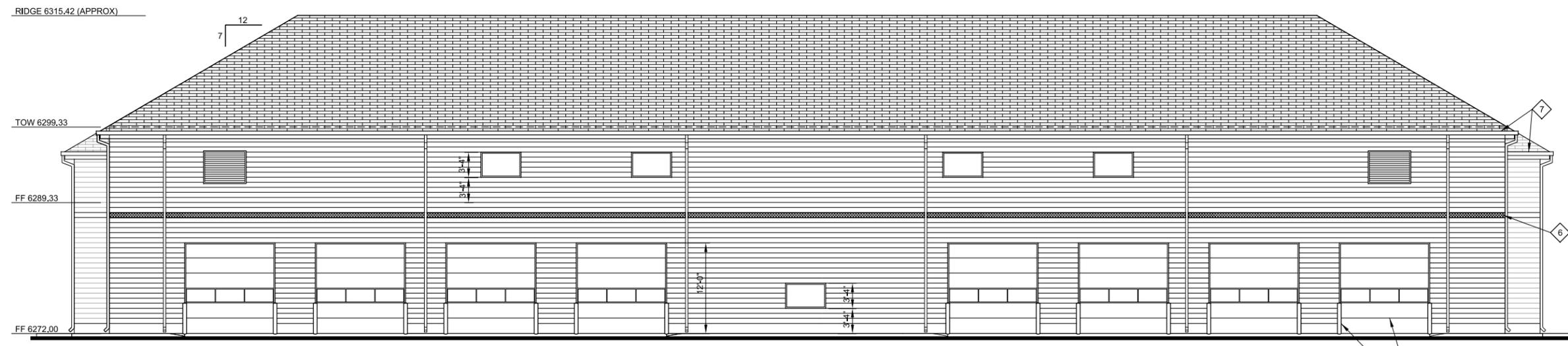
Model: Layout1 ColorTable: gshade.ctb DesignScript: Carollo_Sld_Pen_v0805.pen

LAST SAVED BY: Jalband



H EAST ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"
 FILE: 4650E10_TF-A-502

- GENERAL NOTES:**
- SEE DWG GA-02 FOR DOOR AND HARDWARE SCHEDULE
 - SEE STRUCT DWGS FOR MASONRY DETAILS AND DIMENSIONS
- KEY NOTES:**
- OVERHEAD SECTIONAL DOOR (TYP OF 16)
 - 5'-4" W x 4'-0" H WINDOW (TYP OF)
 - 8" HIGH ACCENT BAND OF PAINTED STD FACE CMU TO MATCH EXISTING BUILDINGS
 - GUARDPOST, TYP EACH SIDE OF OVERHEAD DOOR
 - TOP OF MASONRY
 - FINISHED FLOOR
 - GUTTER AND DOWNSPOUTS, TYP AROUND BLDG



J WEST ELEVATION (BACK)
 SCALE: 1/8" = 1'-0"
 FILE: 4650E10_TF-A-501

REV	DATE	BY	DESCRIPTION

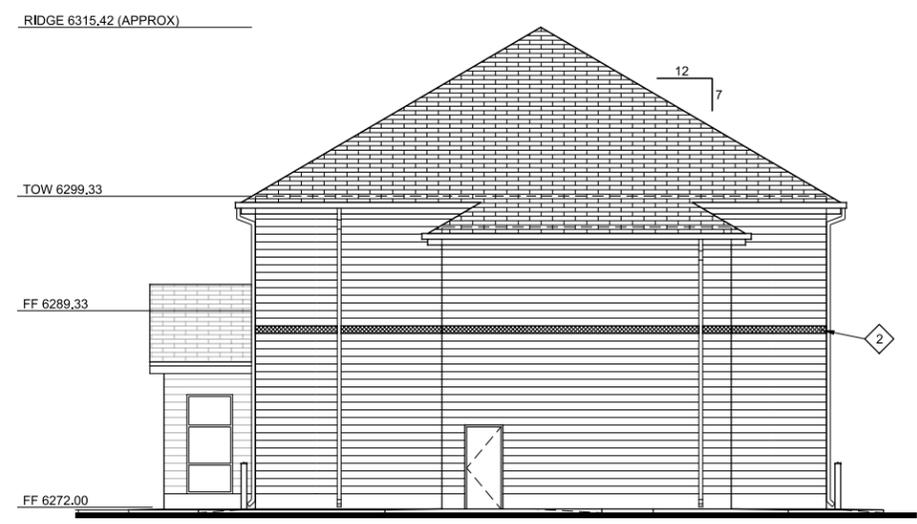
DESIGNED JCA	PROJECT ENGINEER	PROJECT MANAGER
DRAWN		
CHECKED		
DATE JANUARY 2014		



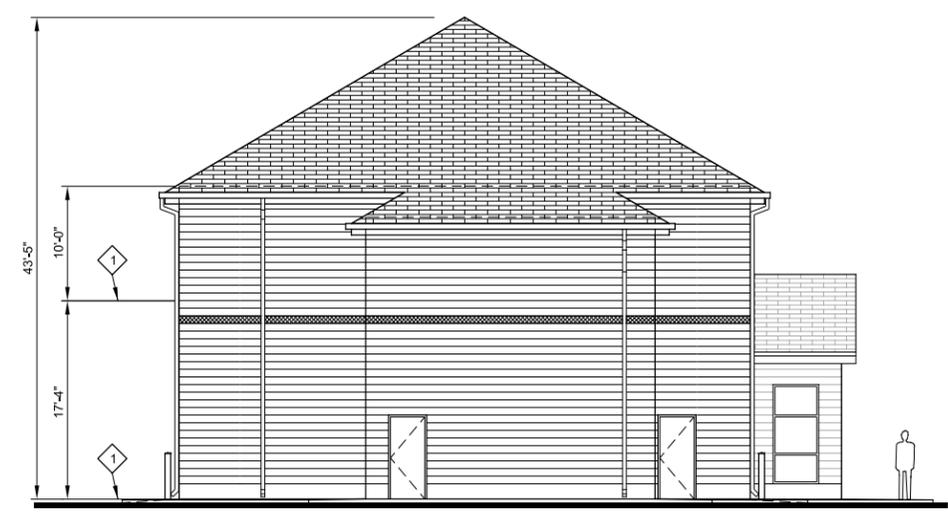
EAST CANYON WATER RECLAMATION FACILITY
 TRAINING / FLEET FACILITY AND SEISMIC UPGRADES
 ARCHITECTURAL
**TRAINING / FLEET FACILITY
 EXTERIOR ELEVATIONS 1**

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	JOB NO. 4650E10 DRAWING NO. TF-A-03 SHEET NO. OF XX
--	---

Plot Date: 11-DEC-2013 11:27:01 AM
User: Jalband



K NORTH ELEVATION
SCALE: 1/8" = 1'-0"
FILE: 4650E10_TF-A-503



L SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
FILE: 4650E10_TF-A-504

GENERAL NOTES:

- 1. XXXX
- 2. XXXX

KEY NOTES:

- 1 TOP OF FINISHED FLOOR - 2ND STORY
- 2 8" HIGH ACCENT BAND OF PAINTED STD FACE CMU TO MATCH EXISTING BUILDINGS

Model: Layout1 ColorTable: gshade.ctb DesignScript: Carollo_Sld_Pen_v0805.pen PlotScale: 2:1
LAST SAVED BY: Jalband

REV	DATE	BY	DESCRIPTION

DESIGNED JCA	PROJECT ENGINEER	PROJECT MANAGER
DRAWN		
CHECKED		
DATE JANUARY 2014		



EAST CANYON WATER RECLAMATION FACILITY
TRAINING / FLEET FACILITY AND SEISMIC UPGRADES
ARCHITECTURAL
TRAINING / FLEET FACILITY
EXTERIOR ELEVATIONS 2

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO.
4650E10
DRAWING NO.
TF-A-04
SHEET NO.
OF XX