
MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, JANUARY 20, 2016
SHELDON RICHINS BUILDING
PARK CITY, UTAH

PRESENT:

Roger Armstrong, Council Chair
Chris Robinson, Council Vice-Chair
Kim Carson, Council Member
Claudia McMullin, Council Member
Talbot Adair, Council Member

Tom Fisher, Manager
Anita Lewis, Assistant Manager
Robert Hilder, Attorney
Kent Jones, Clerk
Brandy Harris, Secretary

CLOSED SESSION

Vice-Chair Robinson made a motion to convene in closed session to discuss litigation. The motion was seconded by Council Member Adair and passed unanimously, 5 to 0.

The Summit County Council met in closed session for the purpose of discussing litigation from 2:10 p.m. to 2:38 p.m. Those in attendance were:

Roger Armstrong, Council Chair
Chris Robinson, Council Vice-Chair
Kim Carson, Council Member
Claudia McMullin, Council Member
Talbot Adair, Council Member

Tom Fisher, Manager
Anita Lewis, Assistant Manager
Robert Hilder, Attorney
David Thomas, Deputy Attorney

Council Member Carson made a motion to convene in closed session to discuss land acquisition. The motion was seconded by Vice-Chair Robinson and passed unanimously, 5 to 0.

The Summit County Council met in closed session for the purpose of discussing land acquisition from 2:38 p.m. to 3:25 p.m. Those in attendance were:

Roger Armstrong, Council Chair
Chris Robinson, Council Vice-Chair
Kim Carson, Council Member
Claudia McMullin, Council Member
Talbot Adair, Council Member

Tom Fisher, Manager
Anita Lewis, Assistant Manager
Robert Hilder, Attorney
David Thomas, Deputy Attorney
Patrick Putt, Community Development Director

Council Member Carson made a motion to dismiss from closed session and to convene in work session. The motion was seconded by Council Member Adair and passed unanimously, 5 to 0.

WORK SESSION

Chair Armstrong called the work session to order at 3:25 p.m.

INTERVIEW APPLICANTS FOR THE TIMBERLINE SPECIAL SERVICE DISTRICT

The following applicants were interviewed for positions on the Timberline Special Service District:

Argan Johnson (via phone interview)
Tor Boschen (via phone interview)
Doug Anderson (via phone interview)
Kyle Monez

DISCUSSION BETWEEN COUNCIL AND ELECTED REPRESENTATIVES REGARDING THE UPCOMING LEGISLATIVE SESSION

Chair Armstrong stated Council Member Carson is the Council's representative with UAC and with the legislative session coming asked that all officials communicate with each other as they notice issues that are relevant during the legislative session.

Council Member Carson explained update meetings are usually held at 10:00 a.m. in the Legislative Building and further information could be found online. She stated if more members attended the meetings it would provide better communication when issues come up, and it would allow the Council to have multiple voices supporting the positions important to the County.

Manager, Tom Fisher, explained there are bills the Council will be tracking. He stated Jami Brackin in the attorney's office is also keeping track of bills. Mr. Fisher will have Annette Singleton coordinate with Jami on a regular basis and they will alert leadership regarding important bills to the county.

Council Member Carson stated during those Thursday meetings the County gets a list from UAC that states the bills being tracked and the position UAC takes on those bills. Dave Thomas, Deputy Attorney, stated the Council is also tracking boxcar bills, which are bills that have titles, that have sponsors, but the bills themselves haven't been filed. He explained there is a deadline by which if you don't have a box-car filed, you can't file new bills, so the Council will still have the topics even of bills that aren't filed.

Robert Hilder, Attorney, stated Jami Brackin attends meetings every Wednesday, which are the civil bills section or civil lawyers section. Mr. Hilder follows the criminal bills and Mr. Thomas is heavily involved as well in attending meetings. Mr. Hilder asked the Council if they should report back directly to Chair Armstrong or Council Member Carson or the entire Council when

bringing a bill to their attention. Council Member Carson responded they should all receive this information.

Dave Thomas asked the Council how much they would like them to be involved in the legislative process. Chair Armstrong replied he thinks it's going to depend on the issue. He believes some land use issues will be possibly coming out of the east side of Summit County and the Council needs pay attention to those kind of things. Council Member Carson stated she agreed with Chair Armstrong, that it should be relative to the impact on the County and how important they see it to the work that they do. She stated if any County member feels there's an issue that comes up that the Council needs to have a discussion on to contact Chair Armstrong about putting it on the agenda.

UPDATE REGARDING DEVELOPMENT OF PLANS AND PERMITTING FOR NEW PEACE HOUSE LOCATION

Doug Clyde, Project Manager for the Peace House, presented the Council with a series of slides explaining the new design of the Peace House. Mr. Clyde stated he first got involved in the Peace House process approximately 18 months ago as a volunteer to help with the facility's design committee. He stated there was a committee of various professionals aiding in the design.

Mr. Clyde stated the Peace House now has a lease agreement with Intermountain Healthcare to be in their parcel adjacent to the hospital, right in between the County Health Department and the Physician's Clinic Center, known as Parcel 8.



DOUGLAS CLYDE
Mountain Resort Consulting Services, LLC

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

To: Summit County Council

Re: Update on Peace House Plans and Progress

Date: January 14, 2016

Dear Council Members,

During the last 18 months, the Peace House has been in the design development process for the new Peace House Campus which is located in the IHC subdivision adjacent to the County Health complex. The task of developing the site plan and the related architecture has been a major effort given the unique nature of the use. We have worked closely with County Staff from the beginning, which included the participation by Planning Staff in the initial design charrettes. As the building plans evolved, we have involved the Health Department in the detailed site plan. All of this effort culminated in the approval of our CUP by Park City Planning Commission on the 13th of this month.

With that as background, we want to take this opportunity to bring the Council up to date. We are, of course, thrilled with all of the progress that we have made and are grateful for the collective support that we have had from Staff and Council. The attached architecture is a tangible part of realizing our collective vision, but the implementation of that vision is much more than just the built facilities. We are extremely appreciative of the County's foresight and contributions to its implementation.

Sincerely,

Project Manager

Mountain Resort Consulting Services, LLC
Douglas Clyde its Managing Member
Phone: 435-333-8001 - Fax: 435-333-8002 - email: dcllyde@allwest.net



DOUGLAS CLYDE
Mountain Resort Consulting Services, LLC

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

September 30, 2015

Project Description
For
The Peace House Community Campus
November 10, 2015

Overview

Existing Facility

The Peace House currently operates inside the City Limits of Park City in a facility of roughly 2,500 sq. ft. plus garage space which is used as storage. The facility was built twenty years ago on land donated by Deer Valley. It has been servicing short-stay victims of domestic violence ever since. The existing facility is essentially a single-family dwelling used to house multiple residents, with shared facilities such as; kitchen, laundry, storage and communal living room.

The residents of the Peace House are considered trauma victims, the services offered are categorized as "trauma informed" and the facility is an "Emergency" shelter. The current mission of the shelter is one of interdicting violence on an immediate need basis. The people housed in the shelter are done so on a short term basis. The people served by this emergency shelter have needs that are analogous to people without health insurance who must wait until an illness becomes an emergency before they can receive help. As a result, and as a continuation of this analogy, the users of this facility are almost always repeat visitors.

The Staff and outreach offices associated with the Shelter are located in a separate facility. Administration and some victim services are provided from these offices. The location of the existing shelter is not a matter of public knowledge for security purposes.

The shelter has generally been at capacity for most of its existence and turns away victims continuously for lack of space. This problem is exacerbated when it comes to large families. The shelter is staffed around the clock by Peace House personnel. While the shelter attempts to offer counseling and provide links to government services, these services are generally inadequate to induce meaningful change in the victims' lives on a long-term basis.

Proposed Facility

The Project, as proposed, is a new and significantly expanded facility both in form and function. The new facilities will expand its role to provide for more holistic care for victims of domestic violence through the following facilities:

1. Provide expanded short term housing in a total of eight Emergency Shelter units with multiple bedrooms within each unit and a common kitchen
2. Provide 12 new Transitional Housing units for people who have terminated their violent relationships and need to rebuild their lives as emancipated individuals or families
3. Combine all therapy, training, childcare and support facilities for all residents in one location
4. Allow for outpatient uses for people transitioning in or out of the facility
5. Provide Staffing facilities for public outreach

The overall purpose of this expansion is not simply a larger facility of increased capacity, but rather a transition to a comprehensive care facility. Rather than simply interrupting violence, the new facility will concentrate on changing people's lives so that they can leave the cycle of violence.

Facility Description

Building and Uses

The new facility is approximately 38,000 sq feet (exclusive of parking) composed primarily of residential uses and Support facilities for those residents. The project is composed of eight Emergency shelter units that can house up to approximately 20 people when fully utilized. In addition, there will be 12 Transitional Housing units that will have a total capacity of roughly 30 people. Each Emergency or Transitional unit will contain only one family. A victims' advocates sleeping facility and office are in addition to these 20 units. Consequently the total nightly residence is in the range of 50 people at one time.

Support Facilities

The Transition and Emergency housing requires support facilities such as child care, common kitchen, laundry and storage. Additional Support is provided in the forms of counseling, training, exercise and common living area. Personnel to staff these functions will be officed on site. These Support facilities are in all senses considered "Support" as defined in the LMC.

Building Occupancy and Construction

The residential uses are of R1 and R2 in building classification with the remainder of the space (office, meeting rooms, etc) being type B (office). The

building will be of type IV construction. The material choices, insulation values, HVAC, and related items will be designed to a maximum level on energy conservation to the greatest extent practical. Details of the building energy design and durable/sustainable materials are provided in a separate memo from the Project's architect.

Parking and Transportation

The Project's parking is primarily for Staff and residents. Parking will be divided into three locations consisting of 12 stalls of enclosed parking and two separate surface lots. The enclosed parking and the surface lot to the south (rear) of the building are secure parking for residents and limited Staff. The parking in the front of the building will be used by Staff, outpatient services and some limited public interaction with Staff and visitors to the residents.

Transportation to the site is by private auto and on-demand transit. An existing bus shelter is located on the adjacent lot occupied by the County Health Clinic. With the development of this facility and in conjunction with the County Clinic, the People's Health Clinic, USSA, the NAC, the Park City recreational facilities and the other medical services in the IHC compound, the opportunity for regularly scheduled transit is optimal given the clustering.

Parking demand is generally driven by Staff and residents. The residential component of this demand is well known and is, on average, less than one car per family. For the purposes of Staff demand, a typical rate of 1.2 people per car would be considered normal. In addition, it is anticipated during the peak demand period that as many as 10 individuals may be visiting the facility, either as volunteers or outpatients. A conservative estimate for the latter uses would be an average of ~ 2 people per car given that they normally contain family members as well. With all of these factors considered the total parking demand is estimated to range between 35 and 45 spaces. While parking is segregated for residents, Staff will be allowed to use either secured parking or public parking. Evening uses of the facility may include up to 20 people for outpatient services (counseling and education) but will not be coincident with peak day time uses. Hence the comingled parking should result in the typical efficiencies observed in multiuse parking. A precise count of Code related parking is to some degree a matter of interpretation as AH units are parked on a one stall per bedroom rate which is not in any way comparable to the type of occupancy in this facility. The parking for office uses by code would likely be 3 per thousand of net leasable. While multiple and complex analyses of the parking per the LMC is possible, in general it would be a number in excess of 50 stalls. In the case of the uses within this facility, the number of employees, residents and people per car would produce numbers substantially less than the possible LMC requirements. As the project has sufficient land for abundant parking, a minimalist approach is proposed at the onset. More parking can be added if required in the future.

Shared Driveway

The facility will have two entrances and two separate parking facilities, as noted above. The back-of-house parking will be secured by gates and monitored by cameras. As this entrance is adjacent with the County Health facility, we have discussed using a common driveway. As the County has similar concerns over security with their own facility, it is likely that we will share a common and secured driveway.

Security

The overall security plan for the facility is multilayered and provides different levels of security for the range of exposures that are encountered within the population of the facility. A completed discussion of this is not appropriate for a public document.

Entitlements

The project is composed of transient and permanent residences, all of which are considered Affordable Housing (AH) units as per the LMC. The support facilities are integral to the residential uses along with the Staff offices. While some small amount of uses could be construed as not integral to Support they, at a minimum, are a subset of the Support uses and are likely not discernable in any meaningful way.

Affordable House Unit Entitlements

The Project's AH units are to be assigned to the IHC AH requirements. The existing Peace House facility is not a part of any other project's AH requirement and that existing usage will terminate when the new facility is built. Monies for the project will be, in part, funded by donations, the lease from IHC (1 \$/year) and an existing grant by the County that is subject to a contract between the County and Peace House. The County monies that are to be used by the Peace House are not associated with a specific requirement to supply AH units and are therefore free to be assigned to mitigation with any project as long as the monies are used by the Peace House as prescribed by that contract. The IHC AH requirement is based on 800 sq. ft. per AHU.

He explained the Peace House and Intermountain Healthcare have a cooperative agreement in which Intermountain Healthcare will provide the Peace House land, and the Peace House in return shall be responsible with providing them part of their affordable housing regulation within the city. Mr. Clyde stated the agreement is done; however, the whole concept of how much affordable housing IHC can benefit from the Peace House is still a fluid issue. The Peace House has a minimum agreement set with the City with the housing authority and that has been approved. He stated the Peace House received its planning commission approval last week for this project, and so they are essentially in title development.

Mr. Clyde presented the site plan and explained the overall process of the development of the new Peace House. He explained going forward the Peace House will be in large part concentrated on transitional housing, which means not only will they be doing the emergency care, but will also be providing transitional housing for people who will be moving out of immediate, threatening conditions and trying to put their life back together. There will be 12 units of residential housing for those people in transition, 8 for emergency care. The entire facility will probably have a capacity of nightly lodging in the range of 40 to 50 people at one time.

In addition to the transitional housing, the Peace House will also have all of their support facilities as well. That includes administration as well as child care for the residents of the facility, therapy rooms, and educational facilities to help them find jobs and learn new skills.

Mr. Clyde explained the total building is composed of approximately 37,000 square feet, of which the majority 22- to 25,000 square feet is the residential portion. The remaining square footage is the support to the residential and the staff related to the overall operation.

Council Member McMullin asked what the timeline on the build-out was. Jim Smith, Chair of the Design and Review Committee, responded that they will be ready to break ground perhaps as early as late summer or early fall of 2016, and expect the build to take about a year.

Vice-Chair Robinson asked if the County needed to provide the Peace House with any documentation stating they have met their next milestone of this process, as not to delay its development. Dave Thomas replied there is nothing the Council needs to provide; however, Tom Fisher would need to provide them with a letter stating the next milestone has been met.

Council Member Carson asked Mr. Clyde to explain the affordable housing unit entitlements better in terms of IHC versus the money the Peace House is using given from the County. Mr. Clyde responded the donation that the County made to the overall Peace House project did not come with a specific number of square feet or unit of building that had to be built. The Peace House is then fulfilling an affordable housing requirement IHC has with Park City Municipal Court, which is why IHC has agreed to work with them in this development. Mr. Clyde stated the Peace House has a 50-year lease with IHC, and since IHC is never relieved from their affordable housing obligation, so if for some reason the Peace House went away in 50 years IHC would still have to maintain that building as part of their affordable housing.

UPDATE REGARDING ANIMAL CONTROL

Clay Coleman, Animal Control Director, and Brian Bellamy, Personnel Director, met with the council regarding an animal control update: Now that Park City has taken a step to open up certain areas to off-leash, does it affect the County in any way? Does it affect enforcement? Is their ordinance for whatever changes they made consistent with the County's ordinance? Is it going to create any difficulties with enforcement because of differences between the two, or is it consistent and the County?

Mr. Coleman replied that Park City has designated the Round Valley area as off-leash and the Summit County Animal Control is honoring that. He stated Summit County Animal Control plans to patrol business as usual and will treat that area as off-leash and will not drive in or go in unless they have a phone call asking Animal Control to come in and investigate. Mr. Coleman stated they do not have any officers walking the trail and are currently not working with Park City Police Department on this issue. He stated he would like to meet with Chief Carpenter to discuss and figure out how they should go forward.

Robert Hilder, Attorney, asked what does the County have that governs them and what do they need to change or correct and what is the obligation to enforce within Park City limits.

Mr. Hilder stated Animal Control will not go into this area unless called and that under the MOU between the County and the City, which was signed in 2007, the agreement was that the County has no animal code enforcement in Park City unless the City requests the use of the County equipment or personnel.

Mr. Hilder stated this process has done some good in bringing both codes together. The code that deals with conduct in off-leash areas and dogs in general is entitled 7 of the Park City Municipal Code and Title 5 of the County's code. Mr. Hilder explained both titles have the same language and is attached in the memo he provided. Mr. Hilder stated the big gap is that the County doesn't define an off-leash dog area. The difference is the jurisdictions regulate the conduct within the off-leash animal area and they regulate conduct on any other trail or throughout the county. He stated within the boundaries of a designated off-leash area, up to four dogs maybe managed by voice and site control, and an electronic collar is permitted but not required. In any other area where a dog is out and about, it appears the dog may be off of the physical leash or lead as long as managed by voice and site control and by an electronic dog collar. That's an extra requirement that does not apply in the off-leash dog area, which is the only distinction.

Mr. Hilder explained there is a trailhead issue which states in a sensitive area a dog must be on a physical leash; however, this is not a defined term. Within the County's code it says within 150 feet of any trailhead, but those are probably not the only sensitive areas. Mr. Hilder made a recommendation that the Council and City look very carefully into maybe defining dog parks and off-leash dog areas, and to make this distinction to the conduct in these areas.

Council Member McMullin stated she learned that the County was only to enforce the ordinances at the request of Park City, and otherwise Park City was going to enforce their own ordinance regarding dogs being off-leash within their own municipal boundaries.

Chair Armstrong asked if somebody gets bitten or another dog gets bitten or if some issue arises within the Park City limits and the complaining person calls Clay Coleman, if Clay should then refer that call to Park City Police Department. Mr. Armstrong stated his understanding was that if it was within the city limits, Summit County Animal Control has zero jurisdiction unless they're asked. Clay Coleman stated that is not how things are being done at this point, and it is suggested that Park City PD be present for further discussion on this issue.

Council Member McMullin suggested the MOU needs to be rewritten, so the parties need to understand what it is they are agreeing to. She stated until that happens, the County doesn't enforce Park City's dog ordinance unless asked and unless they get a call.

Chair Armstrong concluded that Mr. Fisher, Mr. Coleman, Diane Foster, and anyone else related to this issue sit down and address how enforcement is expected to be handled among the jurisdictions.

CONVENE AS THE BOARD OF EQUALIZATION

Council Member McMullin made a motion to convene as the Summit County Board of Equalization. The motion was seconded by Council Member Adair and passed unanimously, 5 to 0.

The meeting of the Summit County Board of Equalization was called to order at 5:25 p.m.

CONSIDERATION AND POSSIBLE APPROVAL OF NUZZLES & CO. PET RESCUE & ADOPTION'S REQUEST FOR A PROPERTY TAX EXEMPTION

Ashley Berry, from the assessor's office, presented information regarding a request from Nuzzles & Co. regarding a tax exemption. Ms. Berry explained Friends of Animals underwent a name change to Nuzzles & Co. on October 20, 2015. She explained the assessor's office did not receive an application for tax exemption until January 11, 2016, which was not within 30 days, so the parcel was taxed for the remainder of 2015.

Ms. Berry stated Friends of Animals owned two properties and this is only one of them. The second entity is still owned by Friends of Animals and that one is still exempt, so it's just one property with the building on it.

JAN 11 2016

Application for Property Tax Exemption County Board of Equalization	UCA §59-2-1101 and 1102 Form PT-020 PT-020 of Rev. 10/99
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This application should be used to apply for exemption from ad valorem (value-based) property tax.

Nonprofit Entity Information

Name of organization applying Nuzzles & CO Pet Rescue - Adoption	EIN, SSN, or other tax ID number 87-0482464
Address 6466 North Highway Road	Tax year 2015
City Peco	State Utah
Contact person Kathleen Toth, President	Zip 84101
	Telephone 435-608-1424

Exemption Information

This property is exclusively used for (check one):

- Religious purposes Charitable purposes Educational purposes
 Other (specify) _____

Describe the purpose of this nonprofit organization:

Nuzzles & CO. is a cat and dog rescue organization that works with city and county animal shelters to rescue homeless dogs and cats. Nuzzles & CO. brings the animals to the Ranch and prepare them for adoption to their forever families.

Describe why this property should be exempt from ad valorem property taxes:

This property is used solely for charitable purposes and no commercial purposes.

Attachments Attach the following documentation

1. A certified copy of the Articles of Incorporation of the nonprofit entity.
2. A copy of current by-laws and/or other organizational information.
3. A copy of the 501(c)(3) certification issued by the IRS.
4. Completed schedules as follows:
 - Schedule A - Real Property; one schedule for each parcel of real property under consideration.
 - Schedule B - Personal Property used exclusively for religious, charitable, or educational purposes.
 - Schedule C - Financial information related to the property under consideration; complete only applicable portions.

Application for Exemption – Real Property Schedule A	UCA §59-2-1101 and 1102 Form PT-020A PT-020a.al Rev. 10/99
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Complete a separate Schedule A for each parcel of real property under consideration

Property Owner	
Full name of the owner of record <u>Muzzles & Co. Pet Rescue & Adoption</u>	EIN, SSN, or other tax ID number <u>97-0482464</u>
Address <u>10406 N. Highview Rd.</u>	Telephone <u>435-600-1424</u>
City <u>Peoa</u>	State <u>UT</u> Zip <u>84061</u>

Property Information and Description	
Property Location <u>lot 104 Parcel SS-67-9, 10406 N. Highview Rd.</u>	Property parcel number <u>SS-67-9</u>
Brief description of parcel	Date the property was acquired
	Acreage: <u>40</u> <input type="checkbox"/> Actual <input checked="" type="checkbox"/> Approximate

List separately and describe each building or physical structure on the property

16,000 sq. ft building

Use of Property

1. Complete this first question separately for each building or structure, use additional sheets as necessary.
 - a. Building or structure Pet Rescue Ranch
 - b. Activities or functions this building or structure is used for charitable purposes to house & care for animals, specifically dogs & cats
 - c. Percentage of building or structure used for this purpose 100%
 - d. Approximate hours per month building or structure is used for this purpose 24/7
 - e. Date use for this purpose began.....
2. Have all activities/functions listed in 1 continued without interruption since first starting? Yes No
If no, explain any interim or non-use: _____
3. Is there any use of the property, buildings or structures other than described in 1 above? Yes No
If yes, describe: _____
4. Is all or part of the property, buildings or structures rented or leased? Yes No
If yes, answer the following.
 - a. Name of person or entity renting or leasing the property _____
 - b. Describe the portion that is rented or leased _____
 - c. Amount of rent or other compensation received _____
 - d. How is the rent or compensation determined? _____

Attachments Attach the following items

1. A copy of the legal description of the real property under consideration.
2. A current photograph of the real property under consideration.

Application for Exemption – Personal Property Schedule B	UCA §59-2-1101 and 1102 Form PT-020B PT-020b1.st Rev. 10/99
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Property Owner	
Property owner <u>NIZZUS & Co</u>	EIN, SSN, or other tax ID number <u>87-0482404</u>
Address <u>6466 N. Highview Rd.</u>	Telephone <u>435-608-1424</u>
City <u>Proa</u>	State <u>UT</u> Zip <u>84001</u>

Property Information and Description	
Property Location <u>6466 N. Highview Rd.</u>	Personal property account number (if any)

Briefly describe the personal property under consideration for exemption
14,000 sq ft building, furniture, fixtures, equipment

List the original acquisition cost and year acquired.	Year Acquired	Acquisition Cost
Furniture and fixtures		\$54,000
Commercial and industrial equipment		\$103,000
Mobile homes		\$
Other personal property		\$
Estimated current value for items with unknown acquisition cost		\$

List all motor vehicles under consideration for exemption, including passenger cars, trucks and vans; motorcycles; campers, motor homes, travel trailers and other RVs; boats and watercraft; aircraft; and medium or heavy duty trucks.

License Plate No.	Type of Vehicle	Year	Make	Model	VIN/HIN	Location

Use of Property

1. Is the personal property used at a given parcel of real property? Yes No
 If yes, indicate the property parcel number or address: SS-67-9
 If no, where is the property usually located? _____

2. Describe in detail all activities and functions that the property is used for, and the date the use began.
HOUSE & CAR for ANIMALS
JUNE 2010

3. Have all activities and functions in 2 continued without interruption since the use began? Yes No
 If no, explain any interim or non use: _____

(continued on reverse)

**Application for Exemption – Benefactors
Schedule C**

UCA §59-2-1101 and 1102
Form PT-20C
PT-020c1.ed Rev. 9/00

Property Owner

Name of organization applying <i>Muzzles & Co. Pet Rescue & Adoption</i>	Property parcel or account number <i>55-107-9</i>
Contact person <i>Kathleen Toth</i>	Telephone <i>435-108-1424</i>
Property location <i>6666 N. Highview Rd., Peoa, Ut. 84061</i>	

Financial Information

1. Does the use of the property in any way create funds, revenue, products or services that are sold or given away? ___ Yes No

If yes, state the amount and describe in detail: \$ _____

2. If you answered Yes in question 1, what portion of funds, revenue, products or services:

a. Are used directly for the purposes for which exemption is claimed? _____ %
 Describe the individuals or organizations receiving benefits, and how they are selected: _____

b. Are used indirectly for the purposes for which exemption is claimed? _____ %
 Describe the individuals or organizations receiving benefits, and how they are selected: _____

c. Are given to any shareholder or individuals or are distributed from the use of the property _____ %
 Explain in detail: _____

3. Does anyone receive compensation in wages, goods, services or other benefits, for services rendered with respect to the property? ___ Yes No

If yes, attach the following information for each individual:

- Total compensation received in detail, e.g., money, goods, living quarters, services or other benefits.
- How the compensation is determined.
- Explanation of the services performed, including duties and working hours.
- Relationship of the individual to the owner, user or operator of the property, and whether the individual is a trustee, director, shareholder, lessor, member, employee or contributor of the owner.

(continued on reverse)

Attachments: Attach the following documentation

1. Copies of any financial statements, income statements, profit and loss statements or other records that accurately reflect the use of the described property, including the source of all funds, the amount received from each source, and the use of such funds for the most recent fiscal year available.
2. All information requested in question 3, above.
3. If the use of the property did not create any funds, revenue, products or services that are sold or given away, but did result in a benefit to any individual or organization, attach detailed documentation indicating the following:
 - a. All individuals or organizations benefited.
 - b. The amount of benefit received by each.
 - c. How such individuals or organizations were selected.

Certification:

I certify that all statements and information on this sheet are true and correct to the best of my knowledge, and that I will notify the Board of Equalization if any of the information should change. I further certify that I have authority to sign this document.

Name (printed) Kathleen Toth	Position or capacity President, Board of Directors
Signature x Kathleen Toth	Date signed 1/5/2016



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077589886
Sep. 29, 2015 LTR 4168C 0
87-0482464 000000 00

00021416

BODC: TE

NUZZLES & CO
% JAMES L DRUFFNER CPA
PO BOX 682155
PARK CITY UT 84068-2155



001217

Employer Identification Number: 87-0482464
Person to Contact: Mr. Schatz
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Sep. 02, 2015, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1994.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

4077589886
Sep. 29, 2015 LTR 4168C 0
87-0482464 000000 00
00021417

NUZZLES & CO
% JAMES L DRUFFNER CPA
PO BOX 682155
PARK CITY UT 84068-2155

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



Jeffrey I. Cooper
Director, EO Rulings & Agreement

01/01/2012 15:23 FAX

This form must be type written or computer generated.



State of Utah
DEPARTMENT OF COMMERCE
Division of Corporations & Commercial Code
Articles of Amendment to Articles of Incorporation (Non-Profit)

AMENDMENT

MAY 15 11:23 AM

Entity Number: 1078075-0148

Non-Resident Processing Fee: \$17.00

Pursuant to UCA §16-6a part 10, the individual named below causes this Amendment to the Articles of Incorporation to be delivered to the Utah Division of Corporations for filing, and states as follows:

1. The name of the corporation is: Friends of Animals Utah
2. The date the following amendment(s) was adopted: May 8, 2015
3. If changing the corporation name, the new name of the corporation is: Nuzzles & Co.
4. The text of each amendment adopted (includes attachment if additional space needed):

Article 11. Name of Corporation

The corporation, currently operating under the name "Friends of Animals Utah" shall be renamed to "Nuzzles & Co." based upon majority vote of the board of directors, such name change shall become effective June 15, 2015.

DELAYED EFFECTIVE DATE

5. Indicate the manner in which the amendment(s) was adopted (mark only one):
- The amendment was adopted by the board of directors or incorporators (without member action and member action was not required).
 - The amendment was adopted by the members AND the number of votes cast for the amendment by each voting group entitled to vote separately on the amendment was sufficient for approval by that voting group.
6. Delayed effective date (if not to be effective upon filing) June 15, 2015 (not to exceed 90 days)

I, under penalties of perjury, I declare that this Amendment of Articles of Incorporation has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

By: Abigail W. York Title: President

Dated this 8th day of May, 2015

Under Utah Code §16-2-2012, all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.
Mailing/Faxing Information: www.corporations.utah.gov/contactus.html Division's Website: www.corporations.utah.gov

Date: 05/11/2015
Receipt Number: 8001952
Amount Paid: \$22.00

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certified that the foregoing has been filed and approved as of this delayed effective date: 15 day of June, 2015
In this office of this Division and hereby issued This Certificate hereof.

Examiner to Date 5-11-15



Kathy Berg
Kathy Berg
Division Director



State of Utah
 DEPARTMENT OF COMMERCE
 Division of Corporations & Commercial Code
 Articles of Amendment to Articles of Incorporation (Non-Profit)

1079075-0140

RECEIVED

JAN 13 2009

Utah Div of Corp & Comm Code

File Number: _____

Non-Refundable Processing Fee: \$17.00

This form must be type written or computer generated.

AMENDMENT

Pursuant to UCA §16-6a part 10, the individual named below causes this Amendment to the Articles of Incorporation to be delivered to the Utah Division of Corporations for filing, and states as follows:

1. The name of the corporation is: Summit County Friends of Animals
2. The date the following amendment(s) was adopted: 1/1/09
3. If changing the corporation name, the new name of the corporation is:
Friends of Animals Utah
4. The text of each amendment adopted (include attachment if additional space needed):

ARTICLE I

NAME

The name of the corporation is Friends of Animals Utah.

5. Indicate the manner in which the amendment(s) was adopted (mark only one):

The amendment was adopted by the board of directors or incorporators without member action and member action was not required.

The amendment was adopted by the members AND the number of votes cast for the amendment by each voting group entitled to vote separately on the amendment was sufficient for approval by that voting group.

6. Delayed effective date (if not to be effective upon filing) _____ (not to exceed 90 days)

Under penalties of perjury, I declare that this Amendment of Articles of Incorporation has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

By: [Signature] Charlene Reust Title: Treasurer

Dated this 1 day of January, 2009

Under GRAMA (63-2-201), all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.

Mailing/Faxing Information: www.corporations.utah.gov/contactus.html Division's Website: www.corporations.utah.gov

State of Utah
 Department of Commerce
 Division of Corporations and Commercial Code

I hereby certify that the foregoing has been filed
 And approved on this 13 day of JAN 2009
 in this office of this Division and hereby issued
 this Certificate thereof.

Examine: [Signature] Date: 2-3-09



[Signature]
 Kathy Berg
 Division Director

ATTACHMENT

Articles of Amendment to Articles of Incorporation
of
Summit County Friends of Animals
A Utah Non-Profit Corporation

Entity # 1079075-0140
PO Box 682155
Park City, UT

The articles of incorporation shall be amended as set forth herein:

There is a name change to: Friends of Animals Utah

The amendment was adopted on the 1st day of January, 2009

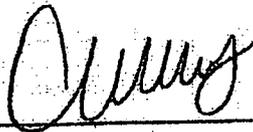
The amendment was adopted by the members as required by the articles and operating agreement.

Under penalties of perjury, I declare that this Amendment of Articles of Organization has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Charlene Brewster

Treasurer

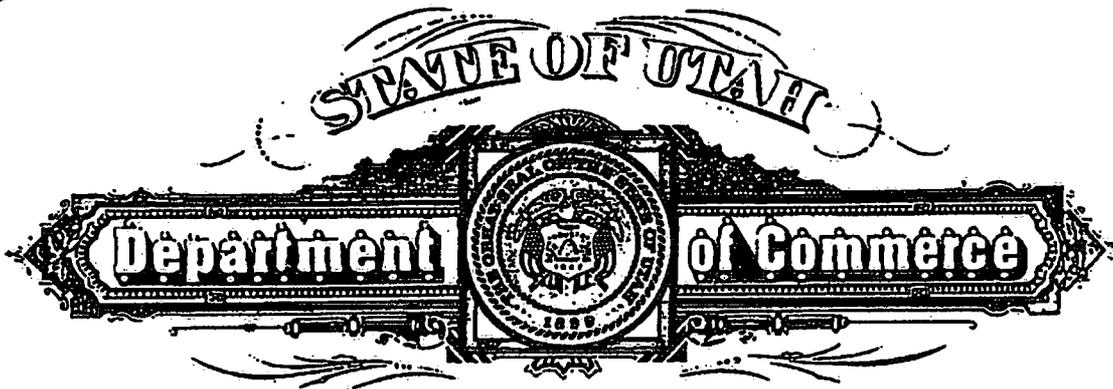
Signed



Dated this 1 day of January 2009

Date: 01/13/2009
Receipt Number: 2724291 ✓
Amount Paid: \$17.00





CERTIFICATE OF INCORPORATION

OF

SUMMIT COUNTY FRIENDS OF ANIMALS

THE UTAH DIVISION OF CORPORATIONS AND COMMERCIAL CODE, HEREBY CERTIFIES THAT DUPLICATE COPIES OF ARTICLES OF INCORPORATION FOR THE INCORPORATION OF

SUMMIT COUNTY FRIENDS OF ANIMALS

DULY SIGNED AND VERIFIED PURSUANT TO THE PROVISIONS OF THE UTAH NON-PROFIT CORPORATION AND COOPERATIVE ASSOCIATION ACT, HAVE BEEN RECEIVED IN THIS OFFICE AND ARE FOUND TO CONFORM TO LAW.

ACCORDINGLY, THE DIVISION OF CORPORATIONS AND COMMERCIAL CODE, HEREBY ISSUES THIS CERTIFICATE OF INCORPORATION OF

SUMMIT COUNTY FRIENDS OF ANIMALS

AND ATTACHES HERETO A DUPLICATE COPY OF THE ARTICLES OF INCORPORATION. 144587.



Dated this _____ 10TH _____ day
of _____ JANUARY _____, 1991 .


Peter Van Alstyne
Director, Division of
Corporations and Commercial Code

144587

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF CORPORATION AND COMMERCIAL CODE

I hereby certify that the foregoing has been filed

and approved on the 10th day of Jan 1991
in the office of the Director.

EX. 1. 1991 Date 1/10/91 ARTICLES OF INCORPORATION



Peter Van Alstyne

PETER VAN ALSTYNE
DIVISION DIRECTOR

OF

SUMMIT COUNTY FRIENDS OF ANIMALS

We, the undersigned natural persons of the age of twenty-one years or more, all being United States citizens, desiring to form a non-profit corporation, pursuant to the provisions of the "Utah Non-Profit Corporation and Cooperative Association Act", do act as incorporators, and adopt the following Articles of Incorporation and hereby certify:

ARTICLE I - NAME

FILED

The name of the corporation is Summit County Friends of Animals.

ARTICLE II - PERIOD OF DURATION

The life of the corporation shall be perpetual.

ARTICLE III - PURPOSE

Section 1. Purpose: The purposes of this organization are educational and charitable. The organization's objectives are:

(a) To provide County wide education in the matters of animal welfare and pet owner responsibility.

(b) To promote animal welfare within Summit County.

(c) To develop community awareness of the rights of animals and obtain services from the County to provide humane animal control.

(d) To aid the County in finding suitable homes for adoptable animals and to help screen these homes, educate prospective families on animal care, rights and responsibilities.

JAN 10 1991

(e) To provide resource information on the education, health and welfare of animals in the community and disseminate information regarding obedience training, Veterinarians, License information, groomers, and other pet care services within the County.

(f) To do all other things necessary as determined by the governing board to participate in programs which foster and promote the dissemination of information to insure the rights and welfare of animals.

(g) The corporation also has such powers as are now or may hereafter be granted by the General Not For Profit Corporation Act of the State of Utah.

ARTICLE IV - POWERS

In order to accomplish its objective, the corporation shall have the following powers, which shall be deemed to be in furtherance and not in limitation of the general powers conferred upon educational and charitable corporations under the laws of the "Utah Non-Profit Corporation and Cooperative Association Act":

1. To receive, acquire, hold, own, manage, administer, invest and reinvest any and all monies, securities, evidences of indebtedness or other property, real or personal, as may from time to time be given, sold, transferred, rented, conveyed or assigned to it by any person, firm, committee, association or corporation; to take by devise or bequest or otherwise, within the limitations provided by law, any and all property heretofore or hereafter devised or bequeathed by will or otherwise, or in any manner granted or conveyed to it; to exercise, in respect to any and all such property, any and all rights, powers and privileges of individual ownership; from time to time to pay, apply or otherwise utilize the principal and income thereof but only for the purposes for which the corporation is formed.

2. To purchase, or otherwise acquire, hold, sell, lease, convey, mortgage or otherwise dispose of real and personal property of any interest therein.

3. To cooperate with or engage the service of any person, firm, association, corporation, government, or public agency that may assist in carrying out the corporate purposes, and in furtherance of such purposes to grant financial or other voluntary assistance thereto.

4. To enter into affiliation, contracts, agreements, undertakings or otherwise within the limitations provided by law.

5. To do any and all things which may be necessary or proper in connection with its purpose.

ARTICLE V - NOT FOR PROFIT

The corporation is not organized for pecuniary profit; it shall not have any power to issue certificates of stock or declare dividends; no part of its net earning shall inure to the benefit of or be distributed to any members, trustees, officers or other private persons; and no officer, trustee, member or employee shall receive or be lawfully entitled to receive any pecuniary profit from the operation of the corporation, except a reasonable compensation for the services in effecting one or more of its purposes set forth herein. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

ARTICLE VI - DISSOLUTION

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE VII - BYLAWS

The members of the corporation shall be composed of such individuals as may be admitted to membership in the manner prescribed by the Bylaws of the Corporation.

ARTICLE VIII - OPERATION

The corporation will operate in some extent throughout the State of Utah, but the principal operations will be conducted in Summit County.

ARTICLE IX - OFFICE

The initial principal office of the corporation is to be located at 1108 Park Avenue, P.O. Box 3511, Park City, Utah 84060.

ARTICLE X - REGISTERED AGENT

The initial registered agent for service of process is Julie Morgan, P.O. Box 3511, 1108 Park Avenue, Park City, Utah 84060.

ARTICLE XI - GOVERNING BOARD

The initial number of trustees of the corporation, until the first meeting of the corporation, shall be at least three (5) and the names and addresses of these persons who are to act in the capacity of trustees until the selection of their successors are:

Name	Address
Julie Morgan	P.O. Box 3511 Park City, Ut 84060
Judy Lichtenstein	P.O. Box 4139 Park City, Ut 84060
Wendy Lavitt	439 Woodside Park City, Ut 84060
Lisa Dawson	P.O. Box 895 Park City, Ut 84060
Ann Zuspann	P.O. Box 3022 Park City, Ut 84060

ARTICLE XII - POWER OF BOARD OF TRUSTEES

The Board of Trustees of the corporation shall be elected in the manner prescribed by the bylaws of the corporation, and they shall have the power to make bylaws for the government of the corporation and to alter, change or amend such bylaws.

ARTICLE XIII - SUBSCRIBERS

All the subscribers hereto are of full age and are citizens of the State of Utah.

ARTICLE XIV - ACKNOWLEDGEMENTS

IN WITNESS WHEREOF, we have made, subscribed and acknowledged this certificate as of the 4 day of January 1991.

Julie Morgan
Julie Morgan

Judy Lichtenstein
Judy Lichtenstein

Wendy Lavitt
Wendy Lavitt

Lisa Dawson
Lisa Dawson

Ann Zuspahn
Ann Zuspahn

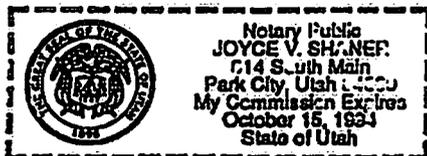
STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

On the 4 day of January, 1991,
personally appeared before me Julie Morgan, the signer of
the within instrument, who duly acknowledged that she
executed the same.

Joyce V. Shaffer
Notary Public

My commission expires: 10-15-94

Residing at: Park City



On the 3 day of January, 1991,
personally appeared before me Judy Lichtenstein, the signer
of the within instrument, who duly acknowledged that she
executed the

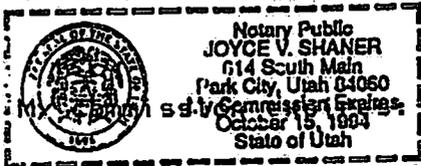


Margie McMichael
Notary Public

My commission expires: 1-1-92

Residing at: Park City

On the 7 day of January, 1991,
personally appeared before me Wendy Lavitt, the signer of
the within instrument, who duly acknowledged that she
executed the same.

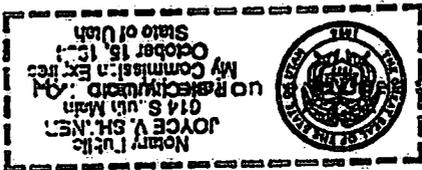


Wendy Lavitt
Notary Public

10-15-94

Residing at: Park City

On the 4 day of January, 1991,
personally appeared before me Lisa Dawson, the signer of the
within instrument, who duly acknowledged that she executed
the same.



Lisa Dawson
Notary Public

10-15-94

Residing at: Park City

On the 3 day of January, 1991,
personally appeared before me Ann Zuspahn, the signer of the
within instrument, who duly acknowledged that she executed
the same.

Ann Zuspahn
Notary Public

My commission expires: 1-1-92

Residing at: Park City



Council Member McMullin asked if the issue was a lack of application and if they need to apply every year for a tax exempt status. Ms. Berry replied because the tax exemption is granted under the ownership of Friends of Animals, it's a brand-new ownership under Nuzzles & Co. and needs a new application to be filed due to this name change. Ms. Berry stated under the state code it says if there is a change of name, there has to be an application under the new owner.

Vice Chair Robinson asked if there was a conveyance signed by Friends of Animals that put title to the property in a new entity called Nuzzles & Co.. Kathleen Toth, who serves on the board of Nuzzles & Co., explained that it's the same non-profit organization. There was no change in the board. There was no change in management. There was no change in ownership. They only changed the name of the organization.

Vice Chair Robinson asked if Nuzzles & Co. recorded a certificate of name change or if they recorded a deed from the old entity to the new one, and how it is currently titled. Ms. Berry replied it is Nuzzles & Co., and there was a deed filed. Ms. Toth stated they changed the articles of incorporation and amended those with the State Department to change their name.

Ms. Berry explained the company went from Friends of Animals to Nuzzles & Co. and the assessor's office was never notified that they were the same company. To the assessor's office it looked like a new owner without an application for exception, which in that case they prorate the taxes as of the date the ownership changes.

Ms. Berry stated there are currently taxes owing on the parcel and asked the Council what they would like the assessor's office to do in regards it accruing interest and penalties. Chair Armstrong stated they should be suspended for right now.

Chair Armstrong stated the Council needed additional information to sort through this issue and that Nuzzles & Co. would have to come back with further information before being granted the tax exemption. He stated if it was just supposed to be a name change or if there's a conservation easement, there should be no issue. However, if they conveyed something else to some land conservancy and that triggers a requirement for a new notice, then that's different. Ms. Toth stated she would come back to the Council with further information.

CONSIDERATION AND POSSIBLE APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW REGARDING REQUEST BY THE CHRISTIAN CENTER OF PARK CITY FOR A RELIGIOUS, CHARITABLE, OR EDUCATIONAL PROPERTY TAX EXEMPTION FOR TAX YEAR 2015

Ashley Berry, from the assessor's office, explained the reason for bringing this issue regarding the Christian Center before the Council was just findings and facts and conclusions of law, that the Council previously approved, and just needs to be accepted and signed by the Chair.

Chair Armstrong asked the Council if there were any questions or comments and there were none.

**BEFORE THE BOARD OF EQUALIZATION
OF SUMMIT COUNTY, UTAH**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
REGARDING REQUEST BY THE CHRISTIAN CENTER OF PARK CITY FOR A
RELIGIOUS, CHARITABLE OR EDUCATIONAL
PROPERTY TAX EXEMPTION FOR TAX YEAR 2015**

This matter came before the Board of Equalization of Summit County ("Board") on a request by the Christian Center of Park City for a property tax exemption under UCA § 59-2-1101(1)(a). Having considered the evidence presented by all interested parties and the entire record relating to this issue, the Board rendered its decision following discussion and deliberation as part of its regularly scheduled agenda on January 6, 2016, adopting a motion to GRANT the Christian Center of Park City's request for a property tax exemption with that decision to become final following the adoption of these findings and conclusions. In support of that decision, the Board adopts the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

- 1) The Christian Center of Park City is a 501(c)(3) non-profit corporation which is classified by the United States Internal Revenue Service as a religious organization for purposes of federal taxation (Tax Id. No. 87-0580795).
- 2) The Christian Center of Park City is a non-denominational Christian resource center where people can come to receive a wide range of assistance. They use the subject property for the following purposes: for counseling services to individuals and families, for discussion, bible study and prayer groups, for emergency financial assistance to those in immediate/critical need, as a food pantry serving over 1,000,000 meals locally in the past year, as a boutique where individuals can shop for gently used clothing and

household items, and for special events held in the Community Hall or in one of the three conference rooms. The organization's value to the community is measured by their support and service to anyone in need.

- 3) In 2010, the Christian Center of Park City applied for a property tax exemption on Parcel DVD-1 for tax year 2010, but was denied that exemption because they were not the record owner of the property.
- 4) The Christian Center of Park City has now requested a property tax exemption for tax year 2015 for Parcel DVD-1.
- 5) On or about December 2, 2015, the Christian Center of Park City formally closed on their acquisition of Parcel DVD-1 and a deed was recorded in the Summit County Recorder's Office on that same day, transferring ownership interest in Parcel DVD-1 to the Christian Center of Park City.
- 6) Parcel DVD-1 consists of an approximately 12,000 square feet building, as well as parking spaces for church attendees and landscaped areas.

BASED on the totality of facts and circumstances presented by the evidence and the entire record considered as part of the decision regarding this request for property tax exemption, the Board renders the following Conclusions of Law:

CONCLUSIONS OF LAW

- 1) UCA § 59-2-1101(3)(d) provides

The following property is exempt from taxation: . . . property owned by a nonprofit entity which is used exclusively for religious, charitable, or educational purposes; . . .

- 2) The Utah Supreme Court has repeatedly held that this exemption is to be "strictly

construed” because “[a] liberal construction of exemption provisions results in the loss of a major source of municipal revenue and places a greater burden on nonexempt taxpayers.” Utah County v. Intermountain Health Care, Inc., 709 P.2d 265, 268 (Utah 1985).

- 3) The Christian Center of Park City is the owner-operator of the subject property.
- 4) Utah County v. Intermountain Health Care, Inc., 709 P.2d 265 (Utah 1985) holds that a charitable purpose can be established in one of two ways; either by providing a service that the government has undertaken or would otherwise be required to perform (thus constituting a “quid pro quo” for essential services) or by providing a community gift.
- 5) The Utah Tax Commissions Standards of Practice, §2.15.5, provides guidelines as to the community gift test, borrowed from the Intermountain Health Care decision. Criteria that may be considered include, but is not limited to, the following: whether the stated purpose of the entity is to provide a significant service to others without immediate expectation of material reward, whether the entity is supported, and to what extent, by donations and gifts, whether the recipients of the charity are required to pay for the assistance received in whole or in part, and whether the income received from all sources produces a profit to the entity in the sense that the income exceeds operating and long-term maintenance expenses.
- 6) Further, in Howell v. County Board of Cache County, 881 P.2d 880, 888 (Utah 1994), the Supreme Court added an additional element to establishing a charity. Said the Court, “[i]n this manner, the quantifiable portions of the gift are totaled, and to be eligible for a charitable exemption, this total must exceed, on an annual basis, what would otherwise be the property tax liability for the year.”

- 7) Here, the Christian Center of Park City satisfies Intermountain Health Care, Inc., Howell, and the Standards of Practice §2.15.5 for providing a community gift. It provides a community gift because the services it provides the community, a myriad of resources ranging from basic human needs, a place to worship, financial assistance, and emergency resources to name a few, outweigh any material rewards the Christian Center of Park City receives. The Christian Center funds its programs exclusively through the financial contributions provided by individuals, churches, and other non-profit organizations. Upon dissolution of the organization, assets are to be distributed to the federal government or to a state or local government for a public purpose.
- 8) In addition to the community gift, state law further requires the property be used “exclusively” for charitable purposes. Parker v. Quinn, 23 Utah 332, 64 P. 961 (1901); Salt Lake Lodge No. 85 v. Groesbeck, 40 Utah 1, 120 P. 192 (1911), *overruled on other grounds*, Loyal Order of Moose #259 v. County Board of Equalization, 657 P.2d 257 (Utah 1982). Hence where a portion of the property is used for charitable purposes and another portion is used for purposes of revenue generation, only the portion of the property used for charitable purposes is tax exempt. Odd Fellow=s Bldg. Association v. Naylor, 53 Utah 111, 177 P. 214 (1918).
- 9) 100% of the property owned by the Christian Center of Park City is used exclusively for the charitable purposes described above. Consequentially, the property qualifies for a property tax exemption.

The property tax exemption for 2015 is prorated for that portion of the year that the Christian Center of Park City owned Parcel DVD-1 (i.e. from December 2, 2015, forward) and is granted for 2016 and beyond, assuming that the Christian Center maintains ownership of the property and continues to remain eligible for the exemption.

This is the final administrative decision of the Summit County Board of Equalization. As such, it may be appealed to the District Court or to the Utah State Tax Commission within the limitations provided by statute.

DATED this 20 day of January, 2016.

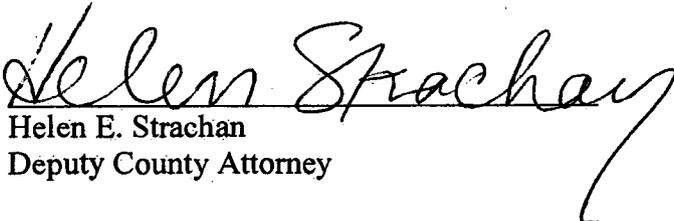
BOARD OF EQUALIZATION
OF SUMMIT COUNTY

BY: 
Chair

ATTEST:


Kathryn Rockhill
Clerk to the Board of Equalization

APPROVED AS TO FORM:


Helen E. Strachan
Deputy County Attorney

Board Member McMullin made a motion to approve the request for the Findings of Fact and Conclusion of Law Regarding Request by the Christian Center of Park City for a Religious, Charitable, or Education Property Tax Exemption for Tax Year 2015. The motion was seconded by Board Member Carson and passed unanimously, 5 to 0.

DISMISS AS THE BOARD OF EQUALIZATION AND RECONVENE AS THE SUMMIT COUNTY COUNCIL

Board Member McMullin made a motion to dismiss as the Summit County Board of Equalization and to reconvene as the Summit County Council. The motion was seconded by Board Member Carson and passed unanimously, 5 to 0.

The meeting of the Summit County Board of Equalization adjourned at 5:45 p.m.

- **Pledge of Allegiance**

APPOINT MEMBER TO THE TIMBERLINE SPECIAL SERVICE DISTRICT

Chair Armstrong accepted a motion for the appointment of three board members to the Timberline Special Service District.

Council Member Carson made a motion for the appointment of Tor Boschen, Argan Johnson, and Kyle Monez to the Timberline Special Service District for the terms outlined in Council's packet. The motion was seconded by Council Member Adair and passed unanimously, 5 to 0.

CONSIDERATION AND POSSIBLE APPROVAL OF ASSESSOR'S OFFICE ERRORS AND OMISSIONS

Steve Martin, Assessor, explained to the Council that in the course of going through County properties they found a double-wide trailer that was picked up as real property by the real estate appraiser, and was being assessed as personal property, and stated the total refunds for the 15 years is \$3,000, which is the difference between the personal property and the real property tax value. Mr. Martin stated generally the assessor's office doesn't go further back than five years in recapturing escape taxes, so the refund amount for the five years is \$973.25.

January 8, 2016

To: Summit County Council
From: Carla Dee Richins, Chief Deputy Assessor
Re: Double taxation of a double wide mobile home on NS-526-A owned by Glen Brown - Brown Dairy

Dear Council Members:

It has come to our attention that a double wide mobile home on the above referenced property has been taxed as personal property and also as real property for the past 15 years. Our office is requesting a refund of the personal property taxes and we will leave the mobile home on the real property card going forward since the taxpayer owns the land that the mobile home sits on.

The taxes for refund are as follows:

2015	\$187.95
2014	\$197.84
2013	\$196.50
2012	\$201.89
2011	\$189.07
Total for 5 years	\$973.25
2010	\$160.02
2009	\$151.93
2008	\$162.34
2007	\$191.63
2006	\$212.58
2005	\$219.27
2004	\$194.77
2003	\$195.24
2002	\$192.91
2001	\$194.90
2000	\$211.61
Total for 15 years	\$3060.45

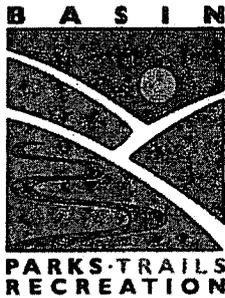
Thank you for your consideration in this matter.

Vice-Chair Robinson asked if the amounts that were proposed to refund were without interest and Mr. Martin replied that it was just a straight tax amount.

Vice-Chair Robinson made a motion to authorize the Assessor to refund \$973.25, which represents the taxes for the five years of 2011 to 2015 without interest. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION 2016-01, A RESOLUTION WITHDRAWING RICHARDS/PCMC AND ROUND VALLEY PROPERTIES, WHICH HAVE BEEN ANNEXED INTO THE BOUNDARIES OF PARK CITY, FROM THE SNYDERVILLE BASIN SPECIAL RECREATION SERVICE DISTRICT

Rena Jordan, Director of the Snyderville Basin Recreation Special Service District, stated the District and County Council were requested by Park City Municipal to take the necessary steps to withdraw the Round Valley parcel and the Richards parcel from the Basin Recreation boundaries, as they are being annexed into the Park City Municipal boundaries. She explained Park City municipal has satisfied all of their requirements to do so. Ms. Jordan stated their board has met and is forwarding a positive recommendation to the Council to approve the resolution to withdraw these parcels from their district and is requesting the Council's approval.



STAFF REPORT

To: Summit County Council

From: Megan Suhadolc, Business Manager

Subject: Park City Annexation of Richards/PCMC & Round Valley
Parcels

Date: January 13, 2016

Summary Request

Park City Municipal has requested that the Richards/PCMC and Round Valley parcels, which have already been approved under an annexation petition by Park City Municipal, be officially withdrawn from Snyderville Basin Special Recreation District's boundaries.

The Administrative Control Board of the Snyderville Basin Special Recreation District ("the District") recommends that the Summit County Council review the request from Park City Municipal Corporation ("PCMC") for the withdrawal of the Richards/PCMC and Round Valley annexation parcels from the boundaries of the District, and approve a resolution allowing for such withdrawal, subject to any applicable payments on outstanding District bonds.

Background

On June 12, 2015, the PCMC Legal Department submitted a request to the District and the Summit County Council to take the necessary steps to withdraw the Richards/PCMC and Round Valley annexation areas from District boundaries. This withdrawal is one of the steps required under Section 17D-1-403 of the Utah State Code to allow for incorporated cities to annex parcels in unincorporated areas into city boundaries.

The two adjacent parcels that comprise the Richards/PCMC property together consist of 33.49 acres. Located near the intersection of SR-224 and Payday Drive, the property includes an existing single family home and adjacent outbuildings on the western portion, and mostly undeveloped open space on the eastern portion. Seven additional homes could potentially be built on the western portion of the property (called "Thayne's

Creek Ranch Estates”), clustered around the existing home on Payday Drive. The existing and new homes when built, will continue to pay on District bonds issued through 2012. They are not subject to payment of District bonds approved after 2012. Twenty acres of the property along the eastern portion bordering SR-224 were placed under a conservation easement (held by Summit Land Conservancy) in March of 2005, and will not be developed.

The Round Valley property consists of approximately 1,368 acres of land stretching from near US-40 and SR-248 on the south to the Stone Ridge (Gillmor) property on the north, and includes the Osguthorpe Fields and Gordo parcels. Most of the property has been utilized as recreation open space for many years, contains several existing trails popular with trail users, and is home to a variety of wildlife species. The Gordo parcels are owned respectively by UDOT and PCMC, and are not deed-restricted. In the event they are developed at a future date (unlikely), the properties will be subject to property taxes for the payment of District bonds approved prior to May 2015. Summit County Auditor, Michael Howard, created a new tax area for the Round Valley property which will ensure the appropriate payment for outstanding bonds should the area be developed in the future.

The Richards/PCMC annexation petition was recorded on April 15, 2013, and the Round Valley annexation petition was recorded on May 18, 2015. The Administrative Control Board of the District reviewed the request at its July 15, 2015 Board meeting, and following discussion, voted to forward a positive recommendation to the County Council regarding this request. The recommendation included a provision for the payment of outstanding District bonds by applicable property owners.

Analysis

As mentioned, Section 17D-1-403 of the Utah State Code (annotated 1953 as amended) lays out the process for annexation of parcels of land in unincorporated areas by municipalities. It appears that PCMC has complied with the requirements set forward in the Code regarding the Richards/PCMC and Round Valley parcel annexations, and followed the proper steps, including legal noticing, holding the required discussions public hearings, creating the amended plats and legal descriptions, and approving the subsequent annexation petitions and agreements.

Recommendation

The Administrative Control Board of the District recommends that the Summit County Council approve a resolution allowing for the withdrawal of the Richards/PCMC and Round Valley areas, as described in Park City ordinances 13-06 and 14-59, from the boundaries of the Snyderville Basin Special Recreation District, with the condition that the properties in the annexed areas will continue to be subject to the payment of applicable outstanding District bonds.



Legal Department

June 12, 2015

Rena Jordan
District Director
Snyderville Basin Special Recreation District
5715 Trailside Dr.
Park City, UT 84098

Re: Recent Park City Annexations

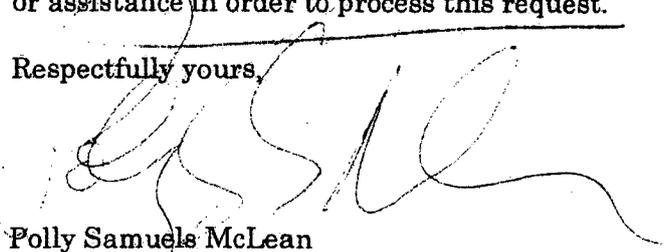
Dear Ms. Jordan:

I am writing to request that the Snyderville Basin Special Recreation District (SBSRD) and Summit County Council take steps necessary to withdraw the Richards and Round Valley annexation areas, as described in the attached Park City Ordinances, from the SBSRD.

As you know, under State law this may require making adequate provision for the payment of outstanding bonds, pursuant to Section 17D-1-602 of the Utah Code. Accordingly, I have copied the Summit County Auditor, Michael Howard, as well David L. Thomas, Chief Civil Deputy in the Summit County Attorney's Office.

The Richards annexation was recorded on April 15, 2013. The Round Valley annexation was recorded on May 18, 2015. Please let us know if you require any additional information or assistance in order to process this request.

Respectfully yours,



Polly Samuels McLean

CC: Michael Howard, Summit County Auditor
David L. Thomas, Chief Civil Deputy, Summit County Attorney's Office

Dave Thomas explained the County Auditor is setting up some specialized taxing districts because those parcels will still be subject to previous approved open space bonds. They're tax exempt since they're municipal owned property, but in case something happened in the future, they would still be part of that, which is the only real uniqueness to these parcels.

Vice Chair Robinson asked by withdrawing these parcels from the district boundary that it doesn't release them from the bonds they already have and Mr. Thomas stated it does not.

Vice-Chair Robinson asked if from a revenue generation standpoint there is no loss of revenue because there was none to begin with because they are being held by Park City, which is tax exempt. Ms. Jordan explained that is correct, with the exception of the Richards parcel because some of that is privately owned and there are property taxes being collected on that right now, so they're paying on property taxes for the debt service occurred through 2012.

Vice Chair Robinson made a motion to approve Resolution 2016-01, a Resolution Withdrawing Richards/PCMC and Round Valley Properties, Which Have Been Annexed into the Boundaries of Park City from the Snyderville Basin Special Recreation Service District. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

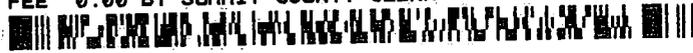
ENTRY NO. 01037397

01/21/2016 10:48:52 AM B: 2335 P: 0077

Resolution PAGE 1/9

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 0.00 BY SUMMIT COUNTY CLERK



Resolution No. 2016 - 01

**A RESOLUTION WITHDRAWING RICHARDS/PCMC & ROUND VALLEY
PROPERTIES, WHICH HAVE BEEN ANNEXED INTO THE BOUNDARIES OF
PARK CITY, FROM THE SNYDERVILLE BASIN SPECIAL
RECREATION SERVICE DISTRICT**

WHEREAS, having heretofore determined that adequate provision pursuant to UCA § 17D-1-602(1)(b) is made for the payment of outstanding bonds of the Snyderville Basin Special Recreation Service District (the "District") through action of the Summit County Auditor in setting up a separate taxing unit for the sole purpose of levying an appropriate tax for the payment of all outstanding bonds; and,

WHEREAS, on January 31, 2013, Park City Municipal Corporation ("Park City") annexed the Richards/PCMC property (the "Richards/PCMC Property"), as set forth in Exhibit A hereto, within its boundaries through its adoption of Ordinance 13-06; and,

WHEREAS, on April 20, 2015, Park City annexed the Round Valley property (the "Round Valley Property"), as set forth in Exhibit B hereto, within its boundaries through its adoption of Ordinance 14-59; and,

WHEREAS, the Lieutenant Governor has issued Certificates of Annexation for both the Richards/PCMC Property and the Round Valley Property; and,

WHEREAS, having furthermore determined that recreation services contemplated within the District duplicate those services already rendered by Park City in the incorporated

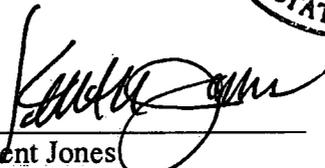
Park City area and therefore should not be supplied by the District;

NOW, THEREFORE, be it resolved by the County Council, Summit County, Utah, that pursuant to the provisions of Utah Code Annotated §17D-1-601, the Richards/PCMC Property and the Round Valley Property are hereby withdrawn from the Snyderville Basin Special Recreation Service District.

APPROVED AND ADOPTED this 20 day of January, 2016.

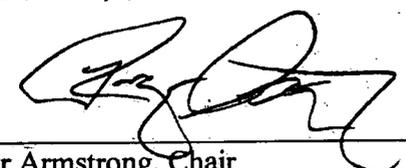


ATTEST:



Kent Jones
County Clerk

SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH

By: 

Roger Armstrong, Chair

APPROVED AS TO FORM:



David L. Thomas
Chief Civil Deputy

EXHIBIT A

PARK CITY MUNICIPAL CORPORATION ANNEXATION

January 6, 2012

A parcel of land located in the southwest quarter of the southeast quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at point that is North $00^{\circ}24'31''$ East 76.78 feet along section line and North $89^{\circ}53'23''$ West 1376.55 feet from the southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the north boundary of Thaynes Creek Ranch 1A, recorded July 11, 1991, as Entry No. 343985 in the office of the recorder, Summit County, Utah; and running thence along the north boundary of Thaynes Creek Ranch 1A North $89^{\circ}53'23''$ West 840.29 feet; thence North $00^{\circ}06'37''$ East 579.15 feet; thence North $89^{\circ}53'23''$ West 187.26 feet; thence North $00^{\circ}38'00''$ West 682.83 feet to a point on the southerly boundary of Park City Municipal Corporation parcel PCA-103-C-X; thence along said parcel boundary South $89^{\circ}53'23''$ East 401.11 feet to a point on the westerly boundary of the Chamber Bureau Kiosk Annexation Plat, recorded January 2, 1986, as Entry No. 244420, in the office of the recorder, Summit County, Utah; thence along said plat boundary the following two (2) courses: 1) South $21^{\circ}18'04''$ East 137.13 feet; thence 2) South $89^{\circ}15'12''$ East 138.87 feet to the westerly right-of-way of State Highway 224; thence along said right-of-way South $21^{\circ}23'54''$ East 1217.50 feet to the point of beginning.

Description contains 19.74 acres.

PCA-104-1-B-1-X

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RICHARDS ANNEXATION

January 6, 2012

A parcel of land located in the south half of Section 5 and the north half of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at point that is North $00^{\circ}24'31''$ East 76.78 feet along section line and North $89^{\circ}53'23''$ West 2216.84 feet from the southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being located on the north boundary of Thaynes Creek Ranch 1B Subdivision, recorded May 24, 1994, as Entry No. 400847 in the office of the recorder, Summit County, Utah; and running thence along said subdivision boundary the following two courses: 1) North $89^{\circ}53'23''$ West 188.31 feet; thence 2) South $00^{\circ}06'37''$ West 126.30 feet to a point on the northerly right-of-way of Payday Drive as shown on Thaynes Canyon Subdivision plat, recorded July 28, 1971, as Entry No. 113625 in the office of the recorder, Summit County, Utah; thence along said right-of-way the following four (4) courses: 1) North $89^{\circ}53'23''$ West 120.02 feet to a point on a curve to the left having a radius of 342.50 feet, of which the radius point bears South $00^{\circ}06'37''$ West; thence 2) along the arc of said curve 62.37 feet through a central angle of $10^{\circ}26'00''$ to a point of reverse curve to the right having a radius of 292.50 feet, of which the radius point bears North $10^{\circ}19'23''$ West; thence 3) westerly along the arc of said curve 53.26 feet through a central angle of $10^{\circ}26'00''$; thence 4) North $89^{\circ}53'23''$ West 236.05 feet; thence North $00^{\circ}10'49''$ East 15.65 feet to the southeast corner of Iron Canyon Subdivision, recorded October 28, 1983, as Entry No. 212520 in the office of the recorder, Summit County, Utah; thence along said subdivision boundary North $00^{\circ}10'49''$ East 589.65 feet to a point on the southerly boundary of the Annexation and Zoning Plat of the Ross Property, recorded March 17, 1994, as Entry No. 400284 in the office of the recorder, Summit County, Utah; thence along said plat boundary the following two (2) courses: 1) South $89^{\circ}53'23''$ East 139.26 feet; thence 2) North $00^{\circ}06'37''$ East 234.05 feet to a point on the southerly boundary of Aspen Springs Ranch, Phase 1 Subdivision, recorded October 31, 1991, as Entry No. 349163 in the office of the recorder, Summit County, Utah; thence along said subdivision boundary the following six (6) courses: 1) South $88^{\circ}45'51''$ East 89.24 feet; thence 2) North $82^{\circ}51'16''$ East 17.77 feet; thence 3) North $00^{\circ}07'59''$ East 185.26 feet; thence 4) North $04^{\circ}59'46''$ West 122.52 feet; thence 5) North $04^{\circ}02'36''$ West 269.07 feet; thence 6) South $88^{\circ}43'36''$ East 30.55 feet to a point on the westerly boundary of Park City Municipal Corporation parcel PCA-103-C-X; thence along said parcel boundary the following two (2) courses: 1) South $00^{\circ}07'58''$ West 16.15 feet; thence 2) South $89^{\circ}53'23''$ East 216.19 feet; thence South $00^{\circ}38'00''$ East 682.83 feet; thence South $89^{\circ}53'23''$ East 187.26 feet; thence South $00^{\circ}06'37''$ West 579.15 feet to the point of beginning.

Description contains 13.75 acres.

TCRE-1-Lot

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TCRE-2-Lot

EXHIBIT B

PUBLIC INPUT

Chair Armstrong opened the public input.

There was no public input.

Chair Armstrong closed the public input.

COUNCIL COMMENTS:

Council Member Adair stated he previously sat on a volunteer board prior to the County Council and had resigned but has never seen anything come from them and was wondering what the process was for someone to attain that position. Dave Thomas stated it is an appointed position and their board should forward that to Annette so they can go through the process of having a new appointee.

Council Member Carson stated the Council should have received some emails regarding Congressman Bishop's Public Lands Initiative. Ms. Carson stated changes have been made that do not reflect recommendations approved by the Council. Chair Armstrong asked Attorney Robert Hilder if the County Attorney's Office could do a comparison between what the Council sent to Congressman Bishop's office that the Council approved, and the actual bill to see what the changes are, and for the most recent version of that proposal.

Council Member Carson stated that she and Chair Armstrong attended the Utah Association of County Commissions and Councils meeting and explained that they are in the process of forming an urban caucus. She stated she will be talking to other third-class counties to see if they're going to have a separate caucus that would be called a Suburban caucus.

Chair Armstrong also commented a topic of discussion at the UAC meeting was amongst the counties as to what's working and what's not working in regards to citizen issues. For example, can a County take somebody out of a felony tract by providing a treatment program and how does this program get paid for? Are there means of providing support for affordable housing for job retraining to help support them and keep them from falling back into the same old problems? Chair Armstrong stated the governor talked about having generations of families that are stuck in poverty.

Chair Armstrong stated mental health resources and addiction resources in the County are lacking and the Council needs to make sure that they continue with their committees to work on that.

Council Member Carson stated the Health Department has identified a definite need to look at what resources are available and what issues the County is having that aren't being met, and so they have begun the behavioral health assessment. She explained to do a good job it's going to take most of this year to get it completed, but they hope by next October/November to have a draft available.

Council Member Carson suggested that depending on what comes up through the legislative session, the Council should have the Valley Behavioral Health working group come in and have a work session with the Council to discuss where they are and what challenges they're seeing.

Chair Armstrong stated another topic of discussion was with the state representatives and Governor Herbert about the likelihood of some sort of Medicaid legislation getting through this session. The governor and representatives are hopeful.

MANAGER COMMENTS

Manager, Tom Fisher, stated hearing of plans and marketing regarding an Uber helicopter service that's going to be provided during Sundance. He explained this could be an approved use within the County, but would have to be permitted. He stated Summit County currently does not have a zone that would allow it.

Patrick Putt, Community Development Director, stated the Snyderville Basin Development Code does not identify it as a permitted use on the land use table and there's a process in the code by which a use is added to the table. It would have to go to the Planning Commission to have that use formally identified.

Mr. Fisher stated Ubercar is a sponsor of Sundance but Ubercopter is different. They could be the same parent company, but they're different entities, and they have had no official communication with the County. Mr. Fisher stated that Mr. Putt has sent an email to the VP of the company that is supposedly providing the service saying that it's not a permitted use and the County is not going to allow it.

Council Member McMullin asked how does the County stop it from happening and Council Member Carson asked if the County should contact the FAA.

Deputy Attorney, Dave Thomas, stated they have a provision where they don't have to have advance notice if it is a temporary use, so the County may not get a lot out of the FAA. He stated the County does know some of the sites that have been proposed and the sheriff is aware of those proposed sites, and it's his understanding they will be patrolling those areas to make sure that they are not being used for helicopter landings.

Vice Chair Robinson asked if there was any way they could accommodate the Uber helicopters for Sundance. Mr. Fisher stated the County has initiated communication with the company and they never have contacted them back and this would be a different conversation if it were two months ago with official communication, rather than 24 hours before Sundance begins.

Mr. Fisher stated that Chair Armstrong got an email this week regarding an oil drilling proposal on the national forest, and the comment period on that proposal ends January 21st. There was a request for it to be extended and it's not going to be extended. Mr. Fisher stated Lisa Yoder is drafting a letter basically looking at the area that was studied for the Bishop proposal and stating the County has concerns based on the things that are around it.

Chair Armstrong asked if it's a critical water shed and Council Member Carson replied that it is a Bear River water shed and is very critical.

Chair Armstrong suggested to Mr. Fisher that they put a finer point on water shed and possible water contamination in the letter, and Mr. Fisher stated he would send the Chair the letter to review by morning.

Mr. Fisher's final comment was that County transportation officials are going to be meeting with the director of UDOT on Friday, January 22nd, to talk about the possible switch of lead on the I-80/Parley's study and the Mountain Accord from the County to UDOT. He stated he had a meeting with them to discuss the advantages and disadvantages. He explained one of the things that came up was that because UTA is not a lead in anything related to Mountain Accord anymore, it's part of the reason why UDOT is more willing to step forward now and take a larger role within Mountain Accord.

Chair Armstrong stated that while UDOT has been a good partner with the County generally speaking, that he has some concern with it being lead on highways 80, 40, 224, and 248 and losing an advantage to a larger agency where there are already larger participants in that group than Summit County.

Mr. Fisher explained one of the things being discussed was instead of having UDOT being the lead as a whole, if Region 2 could be the lead, which would provide a little bit more of a local picture from UDOT being a lead.

Council Member Carson stated she would like to have some assurance that the County would be able to help guide the process.

Chair Armstrong asked how Park City feels about this and Mr. Fisher replied that they share the same concerns and are waiting to see what the work plan is, and if they can both agree on the work plan and how that's going to go within the study.

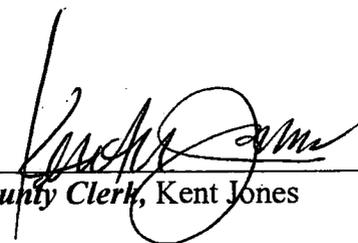
Mr. Fisher stated another question that needs to be answered is whether the lead is going to mean they're going to be the contracting agency and bring on a consultant or if they're going to take lead and actually do the work in-house.

The County Council meeting adjourned at 6:34 p.m.



Council Chair, Roger Armstrong





County Clerk, Kent Jones