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# MINUTES

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**SUMMIT COUNTY  
BOARD OF COUNTY COUNCIL  
WEDNESDAY, MARCH 16, 2016  
SUMMIT COUNTY COURTHOUSE  
COALVILLE, 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**

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

The Summit County Council met in closed session for the purpose of discussing property acquisition from 12:45 p.m. to 2:28 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**  
**Dave Thomas, Deputy Attorney**

**Council Member McMullin 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.**

Chair Armstrong called the meeting to order at 2:28 p.m.

**CONSIDERATION OF APPROVAL**

- **Pledge of Allegiance**

## **COUNCIL COMMENTS**

Council Member McMullin stated she and Chair Armstrong have met with the transportation subcommittee. The group has put together a grid and started ranking every item on the grid based in part on their impact of taking cars off the road as one of the criteria. The rankings were based on several factors and ranked 1 through 5 in the critical areas, and next week they will be discussing financing. They plan on coming to the County Council with a recommendation on what they think the top priorities are based on cost impact.

Vice Chair Robinson stated he attended a workshop on a Mountain Accord proposed bill which is a federal designation that allows for the wilderness to be separated for a corridor going up big and Little Cottonwood Canyons. He explained Provision 4-F is a provision in the federal law that says in special recreation areas highway departments can't plan highways. He explained there are two main factors surrounding this bill. Some of the ski resorts have expressed they participated in Mountain Accord partnerships thinking they were going to get a transportation lift and maybe get a land exchange. And then there is the community that really wanted to protect the Wasatch. In turn, they have a draft bill that named the National Recreation Conservation Area which states these land exchanges still have to go through a public engagement process. Congress has said if the land owners want to offer this, they will leave it in the public interest. Vice Chair Robinson stated having it legislated that way is a valuable thing. There are some short-term solutions that can be obtained such as adding more busses until more large-scale transportation fixes can be put in place. He was asked whether or not the county wanted to include their thousand acres and Vice Chair Robinson replied, "darn right," as he thought that was a huge interest to their citizenry.

Chair Armstrong thanked Assistant Manager, Anita Lewis, for inviting the Council to the senior volunteers' recognition day. Council Member Carson, Council Member Adair, and Chair Armstrong attended to recognize 600 people who volunteered 80,000 hours of their time.

Council Member Carson stated she and Council Member Adair will be volunteering for Meals on Wheels on March 17, 2016.

## **MANAGER COMMENTS**

County Manager, Tom Fisher, gave an update on current recruitments. He stated currently there is a board opening for Service Area No. 5, a South Summit cemetery maintenance district opening, and a few other special service district administration opportunities that they are currently recruiting for.

He stated there is an upcoming joint Park City/Summit County Council meeting on Monday, April 11th, at 8:30 a.m. at the Sheldon Richins Building. Topics will include transportation. There will be a joint council meeting for Summit County, Park City, Wasatch County, and Heber City on May 16th at 6 p.m., and they are currently building an agenda for that meeting.

## APPROVAL OF MINUTES

FEBRUARY 3, 2016

FEBRUARY 8, 2016

Council Member Carson requested that the minutes of the February 3<sup>rd</sup> meeting be edited on Page 8, the first paragraph, last sentence, should state “losing a couple billion dollars” instead of “leading a couple billion dollars,” and to also add “wage income” to this same sentence, rather than just “income.” The second to the last paragraph on Page 8 of the February 3<sup>rd</sup> minutes should be edited from “Caroline Farris will be having a meeting with Mountain Core” to say: “Caroline Ferris (F-E-R-R-I-S) will be having a meeting with Mountain Accord (A-C-C-O-R-D).”

Vice Chair Robinson requested that the minutes of the February 3<sup>rd</sup> meeting be edited on Page 11 to correct the spelling of Jeff Ewchner to Jeff Gochnour.

**Council Member Adair made a motion to approve the minutes of the February 3, 2016, Summit County Council meeting as edited, and the minutes of the February 8, 2016 meeting, as written. The motion was seconded by Vice Chair Robinson and passed unanimously, 5 to 0.**

## WORK SESSION

Chair Armstrong called the work session to order at 2:59 p.m.

## NOTIFICATION OF ANNEXATION PETITION, FRANCIS CITY

County Clerk, Kent Jones, explained as part of the state code this Notification of Annexation Petition is a notice to the county that Francis has accepted a petition and certified that they are considering it. Francis is just required to give the county notice. The county doesn't have to take any action unless the Council wants to protest the annexation.

Kent Jones  
County Clerk

[www.summitcounty.org/clerk](http://www.summitcounty.org/clerk)  
[kent.jones@summitcounty.org](mailto:kent.jones@summitcounty.org)



Phone: (435) 336-3203  
FAX: (435) 336-3030  
60 North Main  
Coalville, UT 84017

March 11, 2016

Council,

I have received a petition for annexation of parcel CD-632 into Francis Town from the Francis Town Recorder. It has been reviewed by Sean Lewis in planning and no issues have been noted.

This is for your review and no action is needed unless the Council has a reason to protest the annexation request.

Thanks,

Kent

A handwritten signature in black ink, appearing to read "Kent Jones", written over the printed name "Kent".

Summit County Clerk



## MEMORANDUM

**Date:** March 8, 2016  
**To:** Summit County Council  
Kent Jones, Summit County Clerk  
**From:** Sean Lewis, County Planner  
**Re.:** Francis Town Annexation of Parcel CD-632

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Community Development Staff has reviewed the submitted petition for annexation of Parcel CD-632 into Francis Town. Staff has no objections to the proposal.

**AFFIDAVIT  
PROPERTY OWNER**

**STATE OF UTAH**

**COUNTY OF**

I (we) JERALD M. BUTLER being duly sworn, depose and say that I (we) am (are) owner(s) of the property identified in the attached documents and that the statements contained and the information provided herein are in all respects true and correct to the best of my (our) knowledge. I (we) attest that I (we) are aware that the purchasers of our property are going to acquire an annexation for the property to the city of Francis as well as will be actively marketing their real estate product on site and through other means during this process. I (we) attest that we have received written notification from the purchaser regarding this process and are in favor of their proposal.

Lorrie Butler Trust  
Property Owner

Jerald M. Butler Trust  
Property Owner

Subscribed and sworn to me this 18 day of Dec, 2015.

John Dalton  
Notary Public

Residing in: Salt Lake City, UTAH

My commission expires: May 20, 2019



NOTARY PUBLIC  
JOHN D DALTON  
683738  
COMMISSION EXPIRES  
MAY 20, 2019  
STATE OF UTAH



January 14, 2015

Francis City Council  
2317 So. Spring Hollow Rd.  
Francis, Utah 84036

Dear Mayor and Council,

This letter is to notify you that I have determined and certify that the petition for the Butler/ Christensen Annexation, accepted by the City for further consideration on January 14, 2016, meets the requirements of Utah State Code 10-2-403 (3), (4), and (5). Please contact me if you have any questions.

Sincerely,

Suzanne M. Gillett  
Francis City Recorder  
435-783-6236  
[francistown@allwest.net](mailto:francistown@allwest.net)

cc: Jerald Michael Butler  
Rick Christensen  
Summit County Council  
Summit County Clerk  
So. Summit School District  
Summit County Fire Protection District

## ANNEXATION NOTICE

A petition has been filed by Jerald Michael Butler and Rick Christensen proposing annexation of an area into Francis City. On February 11, 2016, the Francis City Council received notice of certification of the annexation petition from the Francis city recorder, pursuant to Utah Code Section 10-2-405(2)(c)(i). The area proposed for annexation is located at approximately Hwy. 32 and Paige Lane. The boundaries of the area proposed for annexation are defined in the following description:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN; THENCE, ALONG THE SECTION LINE, S.0°09'55" E. 1799.86' TO THE POINT OF BEGINNING; THENCE N.89°37'59"E.1341.47; THENCE S.00°32'40" E. 858.97 TO THE POINT OF BEGINNING. THENCE N.89°59'59"W. 688.19; THENCE S.02°22'26" E. 34.46; THENCE S.89°40'36" W. 659.97; THENCE N. 00°11'15" W.888.50; TO THE POINT OF BEGINNING.

The complete petition for annexation is available for inspection and copying at the office of the Francis City Recorder, 2317 South Spring Hollow Road, Francis, Utah 84036. Francis City may grant the petition for annexation and annex the area described in the petition unless by the end of business hours on March 10, 2016 a written protest to the petition is filed with the Summit County, Coalville, Utah 84017 by an entity authorized to file such a protest, and a copy of the protest is delivered to the Francis City Recorder at 2317 South Spring Hollow Road, Francis, Utah 84036. Published in the Summit County News February 19, 26, and March 4, 2016.

# Annexation Petition

I (We) the owner(s) of property located at

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## Petition the City of Francis, Utah for Annexation

Date 12/28/2015

Property Owner Jerald Michael Butler Phone # 801-641-0976

Developer/ Agent: Rick Christensen Phone # 801-636-2574

Email: rickbuilt@msn.com Fax \_\_\_\_\_ Cell # 801-636-2574

Mailing Address: 370 Wood Drive, Alpine Utah Zip Code 84004

Parcel # CD-632.

### Legal Description:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN; THENCE, ALONG THE SECTION LINE, S.0°09'55" E. 1799.86' TO THE POINT OF BEGINNING; THENCE N.89°37'59" E. 1341.47'; THENCE S.00°32'40" E. 858.97 TO THE POINT OF BEGINNING. THENCE N.89°59'59" W. 688.19'; THENCE S.02°22'26" E. 34.46'; THENCE S.89°40'36" W. 659.97'; THENCE N.00°11'15" W. 888.50; TO THE POINT OF BEGINNING.

**Total Area (acres, Square Footage):**26.92 Acres/ 1,172,707 Sq. Ft

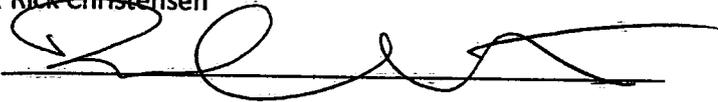
**Description:** We are proposing a 124 unit overnight stay development on the subject property (see attached), these units will be attached Town Homes that will be sold individually, the common grounds which will include a club house and or pool/ hot tub, playground and a pavilion that will be maintained by a community HOA, both entrances will be controlled by electronic security Gates. We are also actively pursuing a C-Store/ Fuel station to serve as the anchor for the 6 plus Acres of commercial development, this structure will be proposed on the corner on highway 32 and Page Lane, other Commercial we will be pursuing to fill the 6 plus acres are a Hotel and a restaurant.

I (we), the undersigned petitioner(s) and person(s) petitioning for annexation to and into the corporate limits of Francis City, pursuant to U C a Section 10-2-416, hereby certify by the signature(s) below that I (we) am (are) the owner(s) of real property shown on the attached plat or map, which is located within a certain territory which is contiguous to the corporate boundaries of Francis City. The territory is more fully described in the accompanying plat or map and legal description prepared for this annexation and

attached and incorporated hereto; and furthermore, I (we) by the signature(s) below so indicate my (our) desire to have said territory, including the real property I (we) own located within said territory, annexed to and into the corporate limits of Francis City and therefore do hereby submit this petition for annexation with the accompanying plat or map and legal description to Francis City by the filing of same with the Francis City Recorder. Furthermore, I (we) by the signature(s) below certify that I (we), along with the accompanying signature(s) of other landowner(s), certify I (we) am (are) the owner(s) of at least one-third in value of the real property as shown by the last assessment rolls located in the territory being proposed for annexation as described in the accompanying plat or map and legal description and that I (we) am (are) the majority of the owner(s) of the real property located in the territory described in the accompanying plat or map and legal description. Further, I (we) the petitioner(s), hereby request the Francis City Council to accept, by resolution or ordinance, this petition for annexation for the purpose of preparing a policy declaration relative to the proposed annexation.

Dated this day 28 of December, 2015.

Petitioner: Rick Christensen



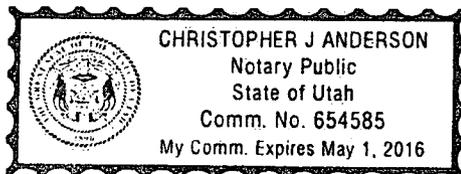
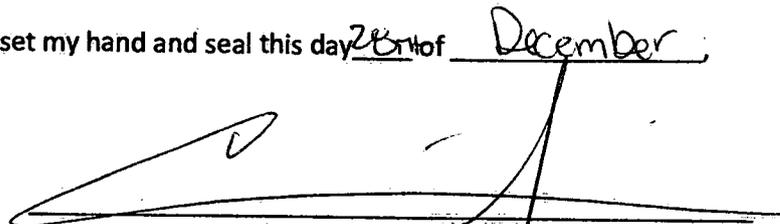
STATE OF Utah )

:ss

COUNTY OF Utah )

I hereby certify that on the day 28 of December, 2015, personally appeared before me, who being first duly sworn, declared that she/he is the person(s) who signed the foregoing petition and/or is the person(s) of said title and office indicated above and she/he by her/his title and office is so authorized to sign this petition.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day 28 of December, 2015.



Notary Public  
Residing in County, Utah  
My Commission expires 05/01/2016



## DISCUSSION REGARDING SUMMIT COUNTY COMMUNITY MENTAL HEALTH NEEDS ASSESSMENT

Summit County Health Director, Rich Bullough, presented the Council with a PowerPoint presentation regarding the Summit County Community Mental Health Needs Assessment. Mr. Bullough explained mental health is associated with every other chronic condition you can think of, such as all of the pain associated with conditions like arthritis, diabetes, obesity. Studies have found that suffering from mental illness, in particular depression, leads to being overweight. He explained in public health one of the things they try to do is empower and encourage people to make change, which is impossible to do without mental health and is the core of the issues that we face.

Mr. Bullough shared the national, state, and local data gathered for the mental health indicators of depression and suicide. He stated Utah suffers from a higher rate of depression than the U.S. does as a whole, with Summit County falling in the middle. Summit County is tied with Wasatch County for having the lowest rate of depression which is good news, except when you realize that Summit County's average rate for depression is higher than the national average. Mr. Bullough stated that even when you have only a moderate rate of depression, it's probably too high, and there are some things that can be done to offset that. Mr. Bullough stated Utah is off the charts with respect to suicide, and in particular in males, and especially in young males. Council Member McMullin asked if that would include drug overdose. Mr. Bullough replied not unless it's intentional. Again, Summit County's suicide rate is higher than the national rate.

Mr. Bullough explained the assessment is related to identifying what the mental health needs are for Summit County. He stated they will have a description of what their mental health delivery system is in Summit County, what services are available, and what services are not available. Through this assessment they will have an idea of what the needs are, the gaps are, and the barriers are in accessing those. He stated hopefully they can then match those up and say, "Here's a specific need for which we have a program and here's one for which we don't have program and here's some areas we need to focus on." He stated hopefully in a year from now they will have a real comprehensive approach to solving some issues. He explained there's never been a mental health needs assessment done in Summit County, and to his knowledge, never been done like the one they're doing in Utah. It's a very progressive, community-born assessment, and it's not part of an overall general health assessment. It is a mental health assessment. The reason for that is to bring focus to the issue. Ultimately they will use the data from this assessment to development a strategic plan and get in front of the Council and present that and have a conversation about how they should proceed. Mr. Bullough stated they have hired a facilitator and pulled together a steering committee to develop the assessment from the ground up. They have representatives from North Summit, South Summit, and Western Summit County.

# THERE IS NO HEALTH WITHOUT MENTAL HEALTH

Summit County  
Community Mental Health Assessment



Richard Bullough, PhD

## Overview

- Introduce the Summit County Health Department
- Describe a couple of Mental Health indicators
- Discuss the Community Mental Health Assessment and the Strategic Plan
- Engage your help and support for the assessment
- Expand the conversation about mental health in Summit County



Community Mental Health Assessment

## The Summit County Health Department

### What we do:

- Immunizations
- Communicable and Reportable Diseases
- Women's and Children's Health
- Environmental Health
- Health Promotion
- Emergency Preparedness
- Birth and Death Certificates
- Mental Health
  - Oversee a contract with Valley Behavioral Health
  - Work as liaison to communities
  - Facilitate and build community partnerships
  - Identify community needs



Community Mental Health Assessment

## Mental Health Impacts Life

There is a strong correlation between mental health and:

- Chronic disease
- Domestic violence
- Drug and alcohol abuse
- Homelessness
- Loss of productivity
- Incarceration
- And many other conditions



Community Mental Health Assessment

## Indicators of Mental Health

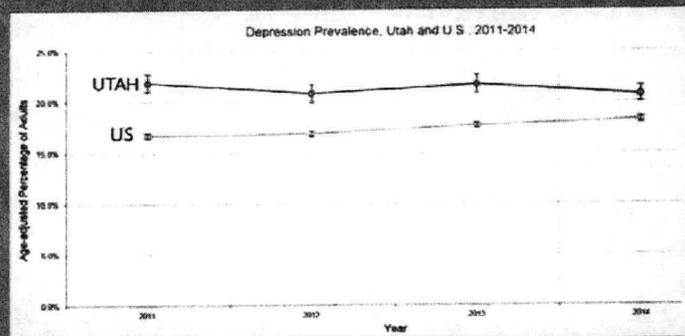
Mental health is a complex interrelationship of conditions, and is often difficult to accurately describe.

**Depression and suicide** are two mental health indicators for which we do have reliable data (BRFSS, Hospital Discharge, and Death Certificates).



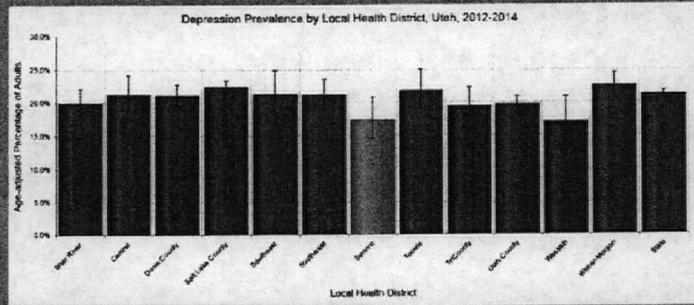
Community Mental Health Assessment

## Depression in US and Utah



Community Mental Health Assessment

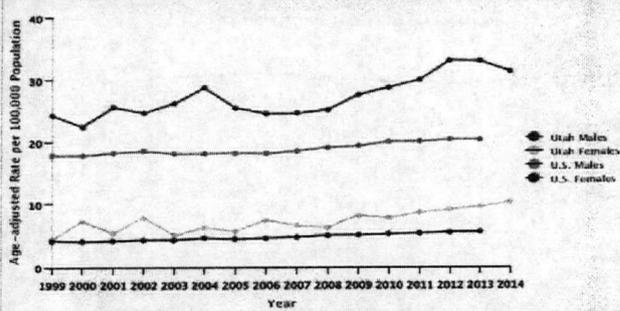
## Depression by Health Districts/Counties



Community Mental Health Assessment

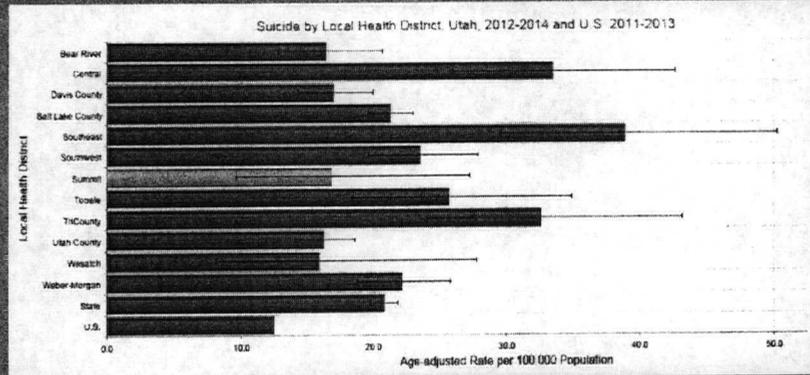
## Suicide in US and Utah

Suicide by Sex and Year, Utah and U.S., 1999-2014 and U.S. 1999-2013



Community Mental Health Assessment

## Suicides by Health Districts/Counties



Community Mental Health Assessment

## Why a Community Assessment?

While Summit County has lower rates of depression and suicide than most counties in Utah, rates still exceed national rates...and no rate is too low!

There has never been a comprehensive MH NEEDS (vs prevalence) assessment done in Summit County.

Resources are limited and priorities need to be established to best utilize the resources we have.

Data must drive decisions related to future programs and services.



Community Mental Health Assessment

## The Assessment Process

Summit County Council and Valley Behavioral Health committed funds to conduct the assessment.

Community-driven process to assure representation among all parts of the county.

- Facilitator hired to assure a productive, inclusive process.
- Community Steering Committee formed to develop survey, identify targets, and determine channels of survey implementation.
- Community partners are being identified and engaged to optimize representative samples... **THIS IS WHERE YOU COME IN!**
- Awareness activities are being implemented to "spread the word."



Community Mental Health Assessment

## The Steering Committee

Robbie Beck, Pres. Robbie L. Beck Inc.

Nora Buchanan, Latino Affairs Specialist Park City School District

Dean Evans, Counselor, South Summit School District

Ray Freer, Community Advocate

Mike Marsh, North Summit School District

Reverend Robin Nygaard, Spiritual Leader, Unity Spiritual Center of Park City

Lynne Rutan, Community Advocate

Shad Sorenson, Superintendent, South Summit School District

Malena Stevens, Victim Advocate Coordinator, Park City Police Department

*Facilitator: Dan Griffiths*



Community Mental Health Assessment

## The Process

- Develop survey tool
- Implement survey... community awareness
- Analyze and compile data
- Conduct systems analysis
- Develop Strategic Plan
- Present priorities to governing bodies and community partners
- Develop sustainable approach to meeting community needs



Community Mental Health Assessment

## Timeline

- Today: Survey is developed and awareness campaign begun!
- Today: Survey is implemented!
- May 2016: Mental Health Awareness Month
- July 2016: Data gathering completed
- September 2016: Data analyses completed
- November 2016: Strategic Plan developed and priorities set



Community Mental Health Assessment

## CONNECT



CONNECT is an advocacy group made up of Summit County residents working to increase awareness of mental health and substance abuse issues in our communities.

Regular meetings at St. Luke's Episcopal Church.

Developing a series of community events to celebrate May as Mental Health Awareness Month.

Contact Rev. Charles Robinson: [pastor@stlukes.org](mailto:pastor@stlukes.org)



Community Mental Health Assessment

## Summary



We need to know more about mental health needs in Summit County.

The assessment to help us do that is underway... and **WE NEED YOUR HELP!**

Priority needs will be identified and a strategic plan developed.

Governing bodies and community members/organizations will be engaged to assure a sustainable approach to better meeting needs.



Community Mental Health Assessment

The survey will be offered in English and in Spanish. He stated they would like county organizations, contacts, businesses, churches, and any organization that interacts with Summit County to be encouraged to complete this assessment. He explained one of the keys to make decisions based on data is that you have a representative population and that's their goal.

Vice Chair Robinson asked if the surveys were confidential. Mr. Bullough replied they are confidential but there is an opportunity to request follow-up information if someone would like to.

Mr. Bullough explained the survey has been implemented and the data gathering will be ongoing through approximately July. They will be having events in different communities throughout the county, including Mental Health Awareness Month in May, trying to get the word out and the momentum going to get a couple thousand people to respond to the survey. They anticipate the data will be analyzed in September and a strategic plan development will occur in November.

Mr. Bullough stated CONNECT is an advocacy group working to increase awareness of mental health and substance abuse issues in Summit County communities that has been meeting at St. Luke's Church in Park City. There is open invitation for anyone who would like to attend those meetings.

Council Member Carson asked if there is a link through the Summit County Health Department website to the survey and Mr. Bullough replied yes, that it's on their front page.

Council Member Adair asked if they have contacted the mayors and municipalities about this. Mr. Bullough responded that they are aware of it and he will be meeting with the Henefer Town Council to discuss this, and if other municipalities would like to invite him to discuss this topic, he would be happy to meet with them. Council Member Adair suggested putting some literature regarding this program in with resident's utility bills and Mr. Bullough thought that was a great idea.

Chair Armstrong asked what kind of help can county residents that are struggling with mental health issues today get from Valley Behavioral Health now. Mr. Bullough responded it is a five-day-a-week program and they've got offices in North Summit and South Summit. They are growing their services, and in particular their school-based services. They are co-funding this assessment and have contributed a significant amount of money to this assessment, but they are not controlling the project.

### **PROPOSED FORMATION OF AN ASSESSMENT AREA FOR SILVER CREEK SEWER**

Summit County Health Director, Rich Bullough, explained the county is under the process of trying to get sewer run to the Silver Creek businesses, which was made possible in large part by a sewer that was run to the Woodside Homes. Snyderville Basin Water Reclamation District has been very collaborative in that process by upsizing the line to ultimately provide services to a greater portion of Silver Creek to the commercial area and also the homes. The first step of that process is to get sewer to that business district and then in future reference start working up the hill. The line has been upsized so it will support that entire basin.

Silver Creek Sewer Project Cost Estimate Comparison

|  | SBWRD       |            | Gilson (Adjusted) |             | Difference in Estimate |
|--|-------------|------------|-------------------|-------------|------------------------|
| Mobilization   |             |            | 1 Lump            | \$53,500.00 | \$ 53,500              |
| Traffic Control  |             |            | 1 Lump            | \$35,500.00 | \$ 35,500              |
| 8" Dia. Sewer Line   | 2,750 L.F.  | \$ 50      | 2,885 L.F.        | \$ 65       | 310                    |
| 10" Dia. Sewer Line  |             |            | 175 L.F.          | \$ 75       | \$ 63,150              |
| 4' Dia. Manholes   | 10 Ea.      | \$ 4,500   | 6 Ea.             | \$ 4,000    | 2                      |
| 5' Dia. Manholes   |             |            | 6 Ea.             | \$ 4,500    | \$ 27,000              |
| Connect 10" to Existing M.H.                               |             |            | 1 Ea.             | \$ 2,500    | 1                      |
| Trench Dikes   |             |            | 3 Ea.             | \$ 350      | \$ 1,050               |
| 4" Lateral Stubs   | 29 Ea.      | \$ 1,000   | 10 Ea.            | \$ 1,550    | \$ 15,500              |
| 4" Lateral Stubs (Long)                                    |             |            | 2 Ea.             | \$ 2,750    | \$ 5,500               |
| 4" Lateral Stubs   |             |            | 2 Ea.             | \$ 1,350    | \$ 2,700               |
| 6" Lateral Stubs   |             |            | 7 Ea.             | \$ 1,750    | \$ 12,250              |
| 6" Lateral Stubs   |             |            | 7 Ea.             | \$ 1,525    | \$ 10,675              |
| 6" Lateral Stubs   |             |            | 5 Ea.             | \$ 1,975    | \$ 9,875               |
| Imported Backfill  |             |            | 8,700 C.Y.        | \$ 20       | \$ 174,000             |
| Pavement Repair  | 13,700 S.F. | \$ 4       | S.F.              | \$ 106,475  | 8,700                  |
| Adjust Manholes  |             |            | 12 Ea.            | \$ 275      | \$ 3,300               |
| Subtotal   |             | \$ 266,300 |                   | \$ 684,475  | \$ 392,550             |
| 20% Contingency  |             | \$ 53,260  |                   | \$ 68,525   |                        |
| Total Construction   |             | \$ 319,560 |                   | \$ 753,000  |                        |
| Consulting Engineer @ 12%                                  |             | \$ 38,347  |                   | \$ 32,300   |                        |
| SBWRD Design Review & Inspection @ 6% of Construction Cost |             | \$ 19,174  |                   | Waived      |                        |
| Total Main Line Construction                               |             | \$ 377,081 |                   | \$ 785,300  |                        |



**Silver Creek Sewer Project**

**Pro-Rata Construction Cost Table**

Est. Project Const. Cost \$377,081  
 Total Proj. Cost w/Int. \$518,704  
 Project Year 2016  
 Interest Rate (APR) 3.25%  
 Interest Penalty 2.00%  
 Max Term of Loan (years) 20  
 Total Annual Payment (\$25,935)

| ACTUAL<br>TOTAL<br>ANNUAL<br>PAYMENTS | Added Participants |              |              |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |      |      |  |  |  |  |  |
|---------------------------------------|--------------------|--------------|--------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|------|------|--|--|--|--|--|
|                                       | Initial            | Participants | Annual Cost  | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9  | 8  | 7  | 6  | 5  | 4  | 3  | 2  | 1  | 0    |      |  |  |  |  |  |
| (\$25,935)                            | 10                 | 6            | (\$2,593.52) | 7  | 7  | 7  | 7  | 7  | 8  | 8  | 8  | 9  | 9  | 10 | 10 | 11 | 11 | 12 | 13 | 13 | 14 | 15 | 17 | 18 | 18   | 20.0 |  |  |  |  |  |
| (\$25,935)                            | 11                 | 7            | (\$2,357.75) | 7  | 7  | 7  | 8  | 8  | 8  | 8  | 9  | 9  | 10 | 10 | 10 | 11 | 12 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 18   | 20.0 |  |  |  |  |  |
| (\$25,935)                            | 12                 |              | (\$2,161.27) |    | 8  | 8  | 8  | 8  | 9  | 9  | 9  | 10 | 10 | 10 | 11 | 11 | 12 | 13 | 13 | 14 | 15 | 16 | 17 | 18 | 18   | 20.0 |  |  |  |  |  |
| (\$25,935)                            | 13                 |              | (\$1,995.02) |    |    | 8  | 8  | 9  | 9  | 9  | 10 | 10 | 10 | 11 | 11 | 12 | 12 | 13 | 14 | 14 | 15 | 16 | 17 | 18 | 19   | 20.0 |  |  |  |  |  |
| (\$25,935)                            | 14                 |              | (\$1,852.51) |    |    |    | 9  | 9  | 9  | 10 | 10 | 10 | 11 | 11 | 12 | 12 | 13 | 13 | 14 | 15 | 16 | 16 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 15                 |              | (\$1,729.01) |    |    |    |    | 10 | 10 | 10 | 10 | 11 | 11 | 12 | 12 | 13 | 13 | 14 | 14 | 15 | 16 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 16                 |              | (\$1,620.95) |    |    |    |    |    | 10 | 11 | 11 | 11 | 12 | 12 | 13 | 13 | 14 | 14 | 15 | 15 | 16 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 17                 |              | (\$1,525.60) |    |    |    |    |    |    | 11 | 11 | 11 | 12 | 12 | 13 | 13 | 14 | 14 | 15 | 15 | 16 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 18                 |              | (\$1,440.84) |    |    |    |    |    |    |    | 12 | 12 | 12 | 13 | 13 | 14 | 14 | 15 | 15 | 16 | 16 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 19                 |              | (\$1,365.01) |    |    |    |    |    |    |    |    | 12 | 12 | 13 | 13 | 14 | 14 | 15 | 15 | 16 | 17 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 20                 |              | (\$1,296.76) |    |    |    |    |    |    |    |    |    | 12 | 13 | 13 | 14 | 14 | 15 | 15 | 16 | 16 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 21                 |              | (\$1,235.01) |    |    |    |    |    |    |    |    |    |    | 13 | 13 | 14 | 14 | 15 | 15 | 16 | 16 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 22                 |              | (\$1,178.87) |    |    |    |    |    |    |    |    |    |    |    | 14 | 14 | 14 | 15 | 15 | 16 | 16 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 23                 |              | (\$1,127.62) |    |    |    |    |    |    |    |    |    |    |    |    | 14 | 15 | 15 | 16 | 16 | 17 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 24                 |              | (\$1,080.63) |    |    |    |    |    |    |    |    |    |    |    |    |    | 15 | 15 | 16 | 16 | 17 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 25                 |              | (\$1,037.41) |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 15 | 16 | 16 | 17 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 26                 |              | (\$997.51)   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 16 | 16 | 17 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 27                 |              | (\$960.56)   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 17 | 17 | 17 | 18 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 28                 |              | (\$926.26)   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 17 | 18 | 19 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 29                 |              | (\$894.32)   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 18 | 19 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 30                 |              | (\$864.51)   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 19 | 19 | 20.0 |      |  |  |  |  |  |
| (\$25,935)                            | 31                 |              | (\$836.62)   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 19 | 20.0 |      |  |  |  |  |  |

Years on Payment Based on Added Participants

There's been an engineering firm hired. Council was given documents regarding cost estimates. Mr. Bullough explained if that number was divided by the number of initial participants who have signed a paper to join into this project, you end up with the annual cost for participant. For example, if there were 20 initial participants, the annual payment would be \$2700 per person. If there are other individuals that join into this project at a later date, the annual payment for those initial participants wouldn't change but the years of payback would shorten. The numbers presented to the Council was based on a 20-year payback. If other individuals join at a later date, then the payback may shorten to 19, 18, or 17 years.

Vice Chair Robinson asked if there were only 10 participants initially but if 21 more join, it would pay off in six years. Mr. Bullough stated that was correct. He stated right now they have 13 signed waivers, with the most participants they anticipate at about 24 to 25.

Council Member Carson asked if those were all commercial residents. Mr. Bullough replied no. He explained there are some residential homes that border this commercial area and right now they have one signed waiver from a homeowner and two homeowners on Pace Place who said they are going to sign the waiver. They also have a couple of businesses that they are fairly confident that are going to participate, but they haven't signed the waivers yet. Vice Chair Robinson asked if they would all pay the same amount and Mr. Bullough stated that was correct.

Mr. Bullough pulled up a map and explained in essence that included the two lines on Parkway and Division Street. The homes that also have an option of buying into this are those to the north of Parkway and the three parcels on Pace Place. Vice Chair Robinson asked if they were proposing anything east of Parkway or Division at this point. Mr. Bullough stated that was correct. He explained the only thing that would extend out of this area being discussed at this point in time is the Mountain Life Church, which has expressed interest and has indicated they have financing to do that.

Mr. Bullough stated ultimately the first step of the process is noticing for the formation of a voluntary assessment area. Following the meeting they will be doing the four consecutive weeks of noticing in the paper. If this continues to proceed, they will come before the Council again requesting formation of that voluntary assessment area. Until that time the individuals that have signed waivers still have an opportunity to opt out.

County Treasurer, Corrie Forsling, explained because it is a voluntary assessment area the county can bill through property taxes. They will calculate individually each participant's parcel of what their charge is and attach it to that bill. Participants can avoid that entirely and pay it up front if they choose. They can pay it annually through their property tax bill or they can pay it monthly. Ms. Forsling explained one of the issues that have been discussed is the interest rate. Ms. Forsling stated the interest rate if three-and-a-quarter percent more than satisfies the treasury's requirement and is more than fair. There is a two percent interest penalty for those that join at a later date.

Vice Chair Robinson stated when they sent out the letter it didn't identify what the potential amounts were for the annual assessment so these people that sent the waivers back did so blindly knowing they can get out later. Mr. Bullough stated the first numbers they presented them were numbers from Snyderville Reclamation Water District, which were significantly less at

\$400,000. Vice Chair Robinson asked Mr. Bullough if he thinks they will have more or less participants once people see what the real cost is. Mr. Bullough stated he can't speculate, but it's more money than they were perhaps expecting. Vice Chair Robinson asked what the incentive was for somebody right now to pay this. Mr. Bullough replied that he's had a couple of business owners tell him that they're pumping all the time and that, in fact, this isn't going to be any more money than maintaining their current system. That isn't true with all of the businesses and it's probably not true with the homes, but they know that those systems, based on history, are going to fail. At some point in time these residents are going to be looking at 10- to \$20,000 for a system repair. Most of the homes that are adjacent to this are 15 to 20 years old, which is about the life expectancy of a conventional septic system. So for the businesses and the homes, the obvious attraction is they have a system in the future that doesn't need to be maintained and long-term brings value to the property and probably doesn't cost them any more long-term than maintaining and repairing systems over and over. It's also beneficial to the county. There are groundwater issues because of the high water table. So that takes gets the county one step closer to ultimately getting sewer to a broader area. Council Member Carson stated it has to happen at one point and it will add value to their property. She stated she didn't feel it was a surprise to any residents because staff did a great job of holding meetings that residents could attend, so they knew what the range of costs was going to be. For a three-bedroom home it's in the \$8,000 range. He stated they made it very clear that they are required to charge impact fees, which goes towards the cost of paying for treatment facilities.

Chair Armstrong asked what a new septic system costs. Mr. Bullough stated an advanced system in areas where you cannot use conventional systems is between 20- \$25,000. Council Member Adair asked what happens if interest rates in the regular market are higher in a few years. Deputy Attorney, Dave Thomas, stated he built in the variable. So right now the first five years are fixed and then beginning on the sixth year it becomes variable attached to the prime, with a maximum rate not to exceed ten percent.

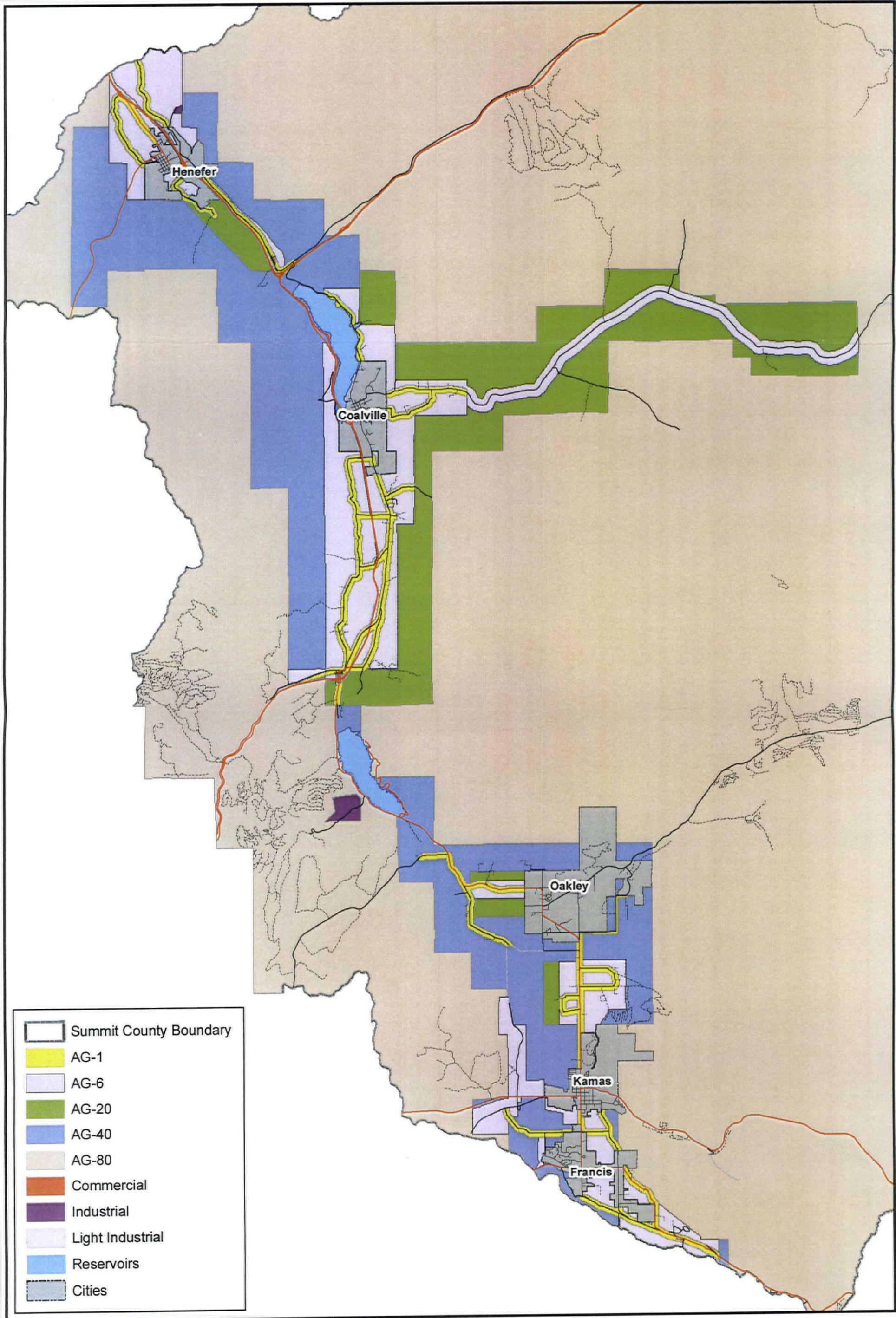
**JOINT WORK SESSION WITH THE EASTERN SUMMIT COUNTY PLANNING COMMISSION REGARDING POSSIBLE AMENDMENTS TO THE OFFICIAL ZONING MAP OF EASTERN SUMMIT COUNTY AND EASTERN SUMMIT COUNTY DEVELOPMENT CODE**

Community Development Director, Patrick Putt, stated this was an opportunity for the Planning Commission to have a discussion with the Council to help them better understand primarily what problems they're trying to solve. Mr. Putt explained they would be presenting to Council the culmination from the Planning Commission's perspective of a really long process. Mr. Putt stated they went through 32 work sessions and 22 public hearings to get to where they are presently. They've got a recommended set of changes to the Eastern Summit County Development Code and a recommended series of changes to the Eastern Summit County official zoning map, a revised base map. Mr. Putt stated the problems they are attempting to address came straight out of their general plan. What they're trying to fix was defined in the general plan that got revised in August of 2013. This included balancing property rights with the need to organize and facilitate the growth that we expect to occur over the next generation or longer. The idea that they recognize and value agricultural activities, but they recognize that the future in Eastern Summit County will change the emphasis in many respects and there will be a much

stronger emphasis on nonagricultural land uses and activities. With residential growth comes associated commercial growth and associated services with that as well. The plan talked about creating appropriate zones to accommodate this future growth. The other issue was they needed to fix a code that had a lot of problems, both in process and in how that code functioned.

Mr. Putt stated the key changes Council will see really affects Chapter 3 and Chapter 4. Those are the two chapters that establish the zones on the east side and also talks about the processes that people go through when they develop or subdivide their property. Mr. Putt stated the Planning Commission went through an exhaustive review of their definition sections to make sure the terms they were using in the code were as clear as possible. The current code doesn't even have a definition for development. It does now. They took a look at all the land-use tables and the various zones to make sure that the land uses that were in there were the appropriate ones, and if they needed to change or add things. Mr. Putt stated they spent a considerable amount of time discussing nonconforming parcel sizes, and they have a strategy that they believe is a viable solution. They looked at the subdivision process in an attempt to streamline it and make it as predictable as possible without throwing out necessary criteria that they think are important to review. They created a process for dealing with situations where land needs to be divided for non-development purposes and included the strategy for that. They've updated the development standards to deal with the issues they're dealing with now and what they anticipate in the future. They eliminated some development criteria they felt wasn't needed that wasn't aimed at a particular problem such as public health and public safety. They also tried to define their processes more easily in terms of flow charts.

Mr. Putt stated the area that they spent the most time with was the whole idea of an establishing a new base map. There's a highway corridor provision to the new map identified as an AG-1 Zone. Mr. Putt explained they have a couple new transition zones. An AG-6 Zone is a six-acre zone, with the idea of transition from that one-acre zoning. There is another transition zone, kind of blending out from those higher density areas called an AG-20 zone. The idea between the 6 and the 20 was it was a strategy they thought they would be able to utilize to cure some nonconforming parcel sizes that exist. Mr. Putt explained what they have existing today is a zoning map and there are very few or limited options to move from that zoning map to change to something else. Certainly they can consider rezones for commercial or for light industrial, but in terms of residential uses, the existing code is absent of those. They worked with the Planning Commission to evaluate the existing map that they have now and propose some changes to that. The new base map when it's completed and finalized and adopted will be a new starting point. From that base map there will be the opportunity to rezone and develop in other ways. The new base map includes a reworking and a rethinking of what is currently called "the highway corridor."

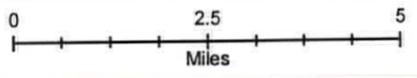


-  Summit County Boundary
-  AG-1
-  AG-6
-  AG-20
-  AG-40
-  AG-80
-  Commercial
-  Industrial
-  Light Industrial
-  Reservoirs
-  Cities



**Draft - Eastern Summit County - Draft**  
**Draft - Proposed Zoning - Draft**

Prepared February 2016 by Summit County Community Development Department

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.

The AG-100 and the AG-160 that currently exists on the map right now is being re-designated to an AG-80 designation. That stems from the ability under state code if you have property in excess of 100 acres, there's a provision in the code that allows you to split that. If you're allowed to split the 100 or the 160, the Planning Commission determines that it's probably appropriate just to go down to a lower base denominator of the 80. Mr. Putt stated the base map has included existing zones including AG-1, AG-20, AG-80, and AG-40.

Through review of the base map, the Planning Commission worked on creating some new zones that don't exist currently. One is rural-residential zone that is one unit per one acre. There is a residential-subdivision zone that is three units per one acre. There is a recreation-commercial zone for larger recreational developments. And then there was consideration of a village overlay zone. The whole idea of the village overlay zone would be to take a look at some of the existing town or village areas on the east side that aren't incorporated in the municipalities -- such as Echo, Upton, Hoytsville, Wanship, Peoa, Woodland, and Marion -- and would allow for the County Council to designate a boundary around those old historic village areas and go through a planning process whereby there could be mixed use, mixed housing types, some commercial, and actually plan those areas. Mr. Putt stated the criteria for creating the new base zoning map included: can they resolve the nonconforming parcel size? what's the physical situation of the property? what's the situation in terms of infrastructure? does it have access? what are the growth needs in the area? what are the municipalities doing in terms of planning?

Mr. Putt explained the series of initial analysis of base maps went through a review by the planning commission, modified over time, and went to two large public hearings on the north side and in South Summit. The map evolved over time based on comments from the public and direction from the Planning Commission.

Vice Chair Robinson asked what the residential subdivision was. Mr. Putt explained it was a higher density, more suburban three units per acre. He stated that would equate to a Jeremy Ranch or Silver Springs type of density.

Vice Chair Robinson asked why they would speculate that that might be useable. Douglas Clyde, a member of the Planning Commission, stated they talked broadly about the fact that the county needed tools to provide for density in certain areas where they could go through a master planning process and provide dense development. One of the places that could be a possibility is outside of Coalville, because Coalville has very limited intent to ever expand their density. Mr. Putt explained that was characteristic of the RS subdivision that would look a lot like real public streets, curb and gutter, public waste water system at a higher density. The rural residential one per acre would probably have to a degree a lesser standard in terms of a road and the hard utilities. Vice Chair Robinson asked how that was different from the AG-1. Mr. Putt explained the AG-1, also known as the highway corridor, has a lot of existing agricultural uses in that area and so the AG-1 was meant to recognize some of those existing agricultural uses and not all of a sudden create through a re-designation or a rezoning nonconforming use. The primary difference with the rural residential will have a more limited agricultural list of uses, but the density would be one unit per one acre.

Chair Armstrong stated the concerns he's heard from citizens include noncomplying properties and the ability to carve out properties for relatives and for children. Chair Armstrong asked what does personal property rights mean for the citizens east of Summit County. Tonja Hansen, Vice Chair of the Planning Commission, stated it depends on who you talk to. What she heard was people should be able to do anything they want with their property and that it's their God-given right. They're the property owner and they should be able to do anything they want with their parcel. Ms. Hansen stated depending on what end of the county they were on, things got more vocal and points of view shifted. In the North Summit area people were much more vocal in the personal property rights issue and the highway corridor and the zones and where they should go on the map. In the Kamas area people were a little more reluctant. They did hear from some people who said they should be able to development and do all of those things, but there was a different tone depending on the end of the county you were in. She stated her interpretation on it were the people in the South Summit area were a little more reluctant to move forward with this aggressive of a map and zones.

Chair Armstrong asked the Planning Commission what they attribute the differences from north to south to be, or do they not see those differences. He asked if there was something about growth pressure, something about the communities, and why would there be a difference. Planning Commission Chair, Chris Ure, stated there's definitely a difference and the map reflects that. On the north end there's a lot of AG-6 and a lot of 20. On the south end there's not so much AG-6 and not so much 20. A lot of it is that the south end has experienced a lot of growth over the last 10, 15 years and the people have come out and stated they don't want any more development-type deals.

Chair Armstrong asked if the distinction was in South Summit and Eastern Summit County if they're feeling growth pressures and they want to slow them down or they're feeling growth pressures and they want to be able to take advantage of those growth pressures and development or sell and subdivide to take advantage of an economic situation. Ken Henrie, Planning Commission member, stated he thinks it's a little bit of both. There is a feeling that they wanted to preserve the environment, the cultural feel, the rural feel, and not let that get too dense and destroy the feeling of the area. Louise Willoughby, Planning Commission member, stated on the south end part of what played into this is there are more cities there and by the time they take into consideration the annexation boundaries, with the commission trying to respect that space close to that, there's not a room there.

Chair Armstrong asked the commission to talk about the real economics on the ground of being somebody involved in agriculture. He stated his understanding is there are probably five families on the entire east side that are full-time involved in agriculture and that's their primary source of living. The rest are doing it on some other part-time basis, hobby basis, or whatever that maybe. He asked when you're operating a farm in today's economic climate, what does it mean to have flexibility with your property. Sean Wharton, Planning Commission member, stated he has a little farm on 40 acres and they have cows, chickens, goats, sheep, pigs, and horses. He stated all of those produce a fair bit of product. It contributes to our GEP of Summit County. He stated it's a hobby farm, not a full-time farm. He explained he doesn't have a great big mortgage so he doesn't have to make the whole mortgage on a farm. Chair Armstrong asked if he were to hit a tough economic time with his existing operation, would he have ability to take a loan on the land or carve off another piece of land. Mr. Wharton replied the ability to finance is really difficult

when and you have larger piece of property. The subdivision for non-development purposes that was put into Chapter 3 really gives these small farmers to be able to carve out a piece of land, put a house on that, and get a mortgage for it. They don't have to go through the farm lines of banking that they have now which makes it difficult for people to get financing. He stated they've made some tools in the development code that are really going to help people to be able to do that and create those financing options.

Chair Armstrong asked why there is a difference in North Summit County. Shawn Wharton stated there are less move-in people and less growth. The base population changes the feelings and the sentiments change. Mr. Wharton stated he believes the majority of the people who really oppose what the commission is doing are really small land owners who may have half an acre of land and feel like they're fine and don't need to change a thing because it's already great.

Chair Armstrong stated new development winds up naturally just flowing like water towards the east side and asked the commission in their discussions about what they've structured there if they took those fairly natural growth pressures into account. Ms. Willoughby replied her personal feeling is it mitigates its own, hopefully a lot. If they can give landowners some choices where they can have some children living next to them and have some help with their land they're not going to be forced to sell their land to a big developer. She explained they are trying to provide some options to people so that if they want to keep the growth a little bit slower, they can do that.

Mr. Henry stated there's another viewpoint on that. There's less density on the north side and less pressure for development. The density and the growth aren't near as much as it is on the south side. It's not uncommon to see landowners with hundreds of acres, several hundred acres, thousands of acres. He stated that he's heard comments that, "I have all of this land. It's kind of like my retirement account. It's my bank account. It's my savings. It's my ability to gain financial gain and it's limited right now by the zoning." He stated he doesn't know if he agrees with that too much but that's some sentiments that he has heard. When more development comes in he thinks the attitude will change more to like it is on the south side of, "I like the environment the way it is." He stated some citizens are trying to get the best of both worlds when they say they want to divide their land and make it a place to profit from, and also a place for their children to live and don't want to change the farming feel. Mr. Henrie stated he doesn't know that the density that they're proposing is a good compromise for that. He explained he's always looked for the justification. If they're going to change something from 160 acres to 6 acres in zoning, that's a huge increase. What's the justification for that? If we're going to change it from 40 acres to 1 acre or 6 acres, what's the justification? They want to plan for growth. They've had some projections on growth from two or three different sources, but the growth projections for the next 20 to 30 years are pretty big. It could double or triple. These are the numbers they want to plan for. So if it triples and they're planning for ten times the amount of growth rather than three times, he stated that's a concern for him. If these areas grow over the next 30 years 300%, what will it grow in the next 10 years? He stated, why plan for the next hundred years' worth of growth today and why not see how it goes?

Chair Armstrong stated as you look at the highway corridor, what would happen if everybody used all of that density that, one for one, right along the highway and what does that do from a transportation perspective as density grows. Chair Armstrong asked the commission if they've had discussions about access roads or clustering the density farther back and providing a

subdivision with a single-access going into a conflict. Chris Ure stated there was a suggestion of pushing the density back off and being able to take the AG1 zone and pushing it back to do that. Doug Clyde stated as a land planner you put the density where it belongs. If you're talking about a person who can't afford to put their road back, their water back or whatever back away from the road, then the answer is they put their density right on the highway corridor. Mr. Clyde stated their transportation plan says very clearly that Highway 32 is going to fail. It says also when you get to greater than 40 cuts per linear mile you're going to begin to severely impact the quality of the road capacity. As it's planned right now, they're going to have between 100 and 200 curb cuts per mile on Highway 32. Shawn Warton stated when a representative from UDOT came to talk to the commission about the highways and the roads in the county, what he heard was none of this proposed development was going to cause the highways or county roads to fail. He did say there are county roads that aren't at county standards currently. He suggested that the Council go and listen to the Transportation Department also and hear it for themselves.

Council Member Carson stated as she was reading through the public comments that were provided to the Council that there were a lot of concerns with water quality and quantity with septic tanks and everybody drilling their own wells. She stated then there were comments of "down the road the county will take care of that." She asked the commission if they could share their thought process on that. She explained the county is really restricted in their ability to create assessment districts to bring in sewer after the fact and once you start punching wells and you reduce the water quantity in an area and compromise wells there could be some trouble there. Ken Henry replied that speaks very closely to infrastructure along the roads. The reality is there isn't public water or sewer along those roads, only for a short distance in the municipalities. They don't have existing water or sewer along those roads. It would all have to be built. Chair Armstrong stated the Council just had a discussion about the Silver Creek area and that lower Silver Creek area and Woodside Homes, as part of their development, is required to put in some sewer. It's very expensive to put in these connections for sewer and water. Ms. Hanson stated that was one of the biggest reasons she was opposed to the map because she is really opposed to seeing density in the riparian areas and in the wetlands. She stated eventually there's going to be a problem with septic and water and she doesn't think this kind of density is good for that problem.

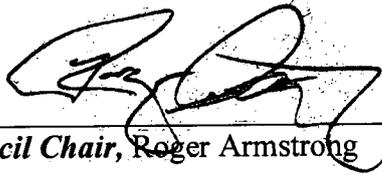
## **PUBLIC INPUT**

Summit County resident, Gale Pace, stated he wanted to talk about recycling. Every other week he takes his recycling out and it's always full. His milks jugs and papers and stuff like that goes into the garage and it goes to the landfill. He stated he just wanted to compliment the Council on doing recycling. He said unfortunately the public is not aware of what's happening and in 2017 the county will be signing new contract and he wanted to applaud the county for being there on top of it and doing recycling and more people should pay the money to get it.

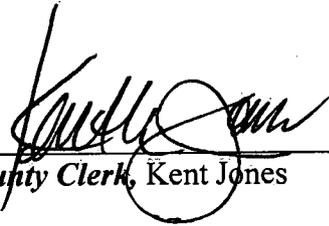
Citizen Heidi Smart asked the Council as they are master planning regarding the Eastern Summit County Development Code and Zoning Map to also look at master plan trail systems as well for the future.

Oakley Council Member, Tom Smart, stated Oakley does care about their annexation area and from what he's heard he believes that Oakley has a great plan. He stated roughly 95% of the edges of Oakley, before it even gets to the annexation, is five acres or larger. And then you have this AG-1 coming up right next to it where literally people might be fleeing the county to get into the cities to protect themselves from growth. It's very important for all the municipalities who have to deal with their own sewer systems and water systems to have the ability to control that area around them. He stated they have a very good sewer system and they can take a certain amount of it, but they've got to let the municipalities control how to do that. He stated High Star is a good example of where they took something and it became a win-win for the city of Kamas and for the Valley. They did a great job there and they paid for that. He stated by just giving density like that, he thinks the county would be promoting county gridlock without master plan trail systems. Mr. Smart explained when you're talking about something forever, you should be thinking about the quality of life for everybody there, and he knows plenty of big old-time ranchers up there who are against what's going on as well. He stated he doesn't look at master planning as a bad thing and needs to be considered for the generations to come, but he is against the one per one.

The County Council meeting adjourned at 6:15 p.m.



Council Chair, Roger Armstrong



County Clerk, Kent Jones

