



COUNTY COUNCIL SEAT B • 4-YEAR TERM

Colin DeFord
REPUBLICAN



Doug Clyde
DEMOCRAT

QUESTION 1

Why do you want to run for a seat on the Summit County Council and what are your qualifications to serve?

As a Snyderville Basin Planning Commissioner, I'm committed to this community, and have enjoyed serving at the appointment of the Summit County Council. It is my belief that a seat on the Summit County Council is a natural next step. I am motivated by teamwork, excited at the prospect of problem solving, interested in the implementation of cutting-edge technology and I aim to bring a fresh new perspective to the county. As a technical producer in the television entertainment and sports industry, my specialty is large-scale, national and live televised events. I have tremendous aptitude for prob-

lem solving, I'm an effective delegator, a mediator, and I approach issues with an open mind; all skills which I believe will make for a smooth and seamless transition. On the planning commission, I've worked with the commission, on average, on one major project monthly, have played a part in the successful completion of a rewrite of the general plan, and been part of a team that's been responsible for major code change. As I enter into my sixth year (and with well over 1,000 hours on the planning commission), it's my contention that these characteristics make me uniquely qualified to serve the county.

The beauty of our surroundings is what keeps me in Summit County. Protecting this gift has informed my professional life and is responsible for my interest in serving as a member of the Summit County Council. I also have the time and capacity to devote to this very demanding job.

As a candidate for County Council, I am the person with the experience that matters when it comes to the issues that face our county. I have worked for over 35 years in planning, land use and government relations on projects in resort communities in Utah, California and Nevada,

not to mention my service as a second term East Side planning commissioner. Throughout my career, the majority of projects I have managed have been subject to thorough environmental review, which includes mitigation of environmental impacts. In this regard, the issues that face our county are all problems I have faced before and, while they can be exceedingly complex, the mitigation of these problems are within areas of my expertise.

QUESTION 2

Do you support the decision to pursue an additional mass transit tax and county option sales tax to fund future transportation projects? If not, what funding option would you suggest?

I support the proposed mass transit and county option sales tax to fund future transportation projects, but I firmly believe Summit County needs a multimodal plan to effectively resolve our transportation woes. There is no one perfect solution to our community's transportation issues. I feel it will take a major cultural shift in the way we travel throughout our community; we cannot design our way out of this. More cars moving faster through the junction is not the efficient solution. This sales tax will work

towards the increased frequency of busses on routes, a commuter link between Park City and Kamas, remote parking areas with the intent of collecting visitors before they enter onto 224 and 248. Additionally, a circulator transport located within Kimball Junction would be implemented, with the sole purpose of encouraging local employees and shoppers to park their automobile once, in order to move through Kimball Junction.

Yes.

QUESTION 3

Is the County Council committing enough resources toward the affordable and workforce housing shortage? If not, how would you suggest increasing support?

Summit County has had several plans for affordable and workforce housing come to fruition over the years. These have been implemented predominantly through density incentives for developers. However, no new affordable housing has been built in the Basin since 2011, although a few units are coming online, through the recently finished Richer Place and soon-to-be Silver Creek Village. Our code language requires 20 percent of any new development to be affordable units, but with no new development in

the pipeline, and demand for over 1,000 units, we need a multi-faceted approach. The Basin Planning Commission is currently working with county planning staff on two new mixed-use zones that could potentially spur an exciting new variety of affordable housing. Community education is the first step in realizing a solution, as an increase in affordable housing contributes to reducing cars into the Basin, economic development, lowering our carbon footprint and economic diversity.

Affordable housing for resorts is a necessity as they require thousands of low-wage employees. We cannot change that dynamic, but we can keep the pressure on the resorts to provide adequate housing and transit for employees. The recent submittal by the Canyons is opaque on how they propose to address the issue.

Affordable housing for our citizens also means sustainable development. Urban scale lots or townhome developments are the only way that

the lower-income portion of our community can be sustained. We need to develop zoning that supports this. While the current development code in the Basin does have an inclusionary affordable housing element, it has largely been unsuccessful as it tends to only work if very large amounts of market rate housing is included. The county may have to purchase land to make progress on this issue, but this discussion needs to be put to the community at large.

QUESTION 4

Do you believe that the interests of the residents on the East Side of the county are adequately represented by the County Council? How are their needs different than those on the West Side?

If elected to the Summit County Council, as a councilperson I will represent the entire county. The East Side is divided into its own unique north and south sides, each with its own individual needs and goals. There are singular geography issues as well as soil, wastewater, and water supply considerations, made all the more complicated by the dispersion of the population. The East Side has land use regulation matters that need to be contemplated and

solved. These land-use details should be a priority for the council's forthcoming strategic plans. Through solid and dependable planning tools and an effective working relationship with private property owners, I feel strongly that the county can and will honor property rights, as well as growth and development, to help shape a positive vision for the East Side, for many generations to come.

I am a 23-year resident and two-term planning commissioner of the East Side. I know the East Side is more diverse than the West as it includes the full spectrum from ranches to urban and suburban development.

Code changes are being developed currently for clusters of family housing that are based on the needs of specific families. In contrast, the proposed large-scale rezone to provide roughly 8,000 new units on the East Side is simply caving into sprawl

and rampant land speculation, and is a non-answer to our needs for growth.

There is also a pending provision to provide for rezones for small "villages" outside of existing towns, but, they must provide for roads, sewer and water. The summary is that there are sufficient ways for the East Side to grow, if development provides its own infrastructure, or development occurs within the Cities and Towns that currently have infrastructure.

QUESTION 5

The County Council sometimes finds itself at odds with the state Legislature on issues related to public lands, the environment and funding for education, among others. Do you have any experience working with legislators and how would you go about resolving those conflicts?

The State Legislature has a high turnover in membership. What's most important is creating positive and lasting relationships through thoughtful and meaningful dialog. With high Republican representation at the capitol, membership affiliation goes a long way in getting a foot in the door. As a moderate Republican, I do believe I can play an effective role in helping to bridge that gap between the very specific needs and desires of Summit County and the

goals of a more conservative state legislature. I pride myself on being able to remain open; to seeing and hearing both sides of an argument. I vote on the individual issues at hand. But for government to be most effective, I do firmly believe we need fair balance in ideas and beliefs represented in all forms of government. To weigh too heavily on one side or another is detrimental to all.

The Legislature in Utah in general does not represent the values of the majority of the residents of Summit County; however, we have been successful in working with the Legislature in the past to further our interest when we can find outcomes that work for both parties. This is particularly true when it comes to our resort-related economy and in other areas where their "downstream" interests are effected by our "upstream"

impacts, e.g. water quality. As any facilitator will attest, one need to define clear expectations and areas of mutual interest if you are to get to successful outcomes. My experience in complex negotiations are directly applicable in these areas.

QUESTION 6

How do you differ from your opponent on specific issues?

One key area in which my opponent and I greatly differ is that I am not a developer; I do not benefit financially from 'land consultation' work, as does my opponent, who partially earns his living from finding existing loopholes in current code and then exploiting those loopholes for the benefit of his clients, who are often land developers. This directly equates to more building in the county, and oftentimes is a disservice to what we, as locals, would have been built. Exploiting loopholes absolutely does not equate to thoughtful and careful planning.

I, however, do this work as an aside from my career. I do this work because I like it, I find it both challenging and rewarding, and I think of it as a way to further serve this community that I, and my family, are so proud to call home. In my humble opinion, serving an elected local office is an enjoyable form of community service, and I am honored at the prospect of further serving Summit County as an elected Summit County councilperson.

My opponent has not identified our most pressing environmental issues as problems, so perhaps that is a clear difference. An example of the costliest of these are water quality and quantity. We are in violation of federal standards on both the Weber and East Canyon Creek. The county is only taking minimal steps to address these problems. The cost of cleaning up our water is the responsibility of the county, and waiting only makes the problem more expensive. We need to add regulations that improve water quality and not just maintain the status quo. Further, we need to add water quantity standards ("concurrency") to existing water sys-

tems on the East Side.

My background is extensive in environmental mitigation of land use impacts such as; traffic, transit, clean air and water. There have been no demonstrative changes to the development code on the West Side in this regard. While these are very complex problems, especially in the Utah legal environment, they must be a priority if we are to gain control over the problems that affect our quality of life. In contrast to my opponent, I have the experience to work in a legally exacting manner to achieve meaningful results.



COUNTY COUNCIL SEAT E • 2-YEAR TERM

Tal Adair
REPUBLICAN



Glenn Wright
DEMOCRAT



QUESTION 1

Why do you want to run for a seat on the Summit County Council and what are your qualifications to serve?

After being appointed to County Council last year, I am seeking election to the council so I can continue my efforts to oversee growth in a positive way and balance that growth with our revered mountain lifestyle.

Growing up in Utah has given me the ability to see how growth can work for the good, but can also become a negative if not managed correctly. I am a proven leader that takes the common sense approach to solving problems. I have the business experience of bringing people together and finding the best solutions to complex issues. I believe, with both my localized insight and business experience,

I am the best candidate to bridge current and future growth with our county's residential and lifestyle needs.

I see important issues that need to be addressed in Summit County: Affordable housing, transit, climate change and environment and economic diversity. Affordable housing is a critical economic and social requirement for Summit County. We need to reduce road congestion during critical periods during the year. It is important to build resilience into our local economy. I believe that climate change is an existential threat to the world and, unless curtailed, will drastically change Summit County. All of these issues are synergistically linked.

Background – My engineering degree coupled with military experience (six years, two combat

tours in the Vietnam War) and 30 years of industrial safety and loss prevention experience with medium to large industrial clients in the U.S. and Latin America have given me the background to tackle the issues facing Summit County. I have political organizing experience from working on the Fair Boundaries Initiative and many years working for Democratic candidates in Utah and Florida, as well as two runs for the Utah Legislature. I have good working relationships with many Utah legislators and the possible next governor and have testified in front of legislative committees on numerous occasions.

QUESTION 2

Do you support the decision to pursue an additional mass transit tax and county option sales tax to fund future transportation projects? If not, what funding option would you suggest?

I support sending the question to the voters and allowing them to decide if they think a sales tax increase is warranted. Ultimately, it is for the voters to determine what their priorities are and whether or not this is something they believe the council should move forward with.

Yes. I believe passage of both increments is vital to the future of Summit County.

QUESTION 3

Is the County Council committing enough resources toward the affordable and workforce housing shortage? If not, how would you suggest increasing support?

The community as a whole has to address the affordable housing situation. I believe government's role is to facilitate that process by bringing private industry, non-profit, and charitable interests to the table to help foster discussions and action on how best to tackle this issue.

I also believe there is a lot we can learn from other

resort cities and counties similar to Summit County. For instance, Aspen has college campus style dorms for seasonal workforce housing. By using what has worked in other similar communities we can have a higher probability of success and good understanding of how it would work in our communities.

I believe the county will need to commit actual dollars to help construction of affordable housing. The inclusionary zoning provisions that we have on the books are good, but actually getting affordable housing built through this mechanism has been extremely slow. The county will need to put money into affordable housing through land purchases and

impact fee abatements. We will need to consider a TDR mechanism to move development rights to existing transportation nodes and encourage multi use occupancies at these locations. We need to devise strategies for streamlining and prioritizing the development process for affordable housing.

QUESTION 4

Do you believe that the interests of the residents on the East Side of the county are adequately represented by the County Council? How are their needs different than those on the West Side?

As a long time East Side resident, I think it is imperative to have council representation for this side of the County. Many people move to Park City and the Snyderville Basin area and are unaware of the rich history of the county and its roots on the East Side. As the only member of the current County Council who resides there, I know how to work well with the residents, mayors, Forest Service, and other gov-

ernment and non-government entities to ensure this rich dynamic of our county will be represented fairly.

If both Doug Clyde and I are elected, the eastern county will continue to be represented on the council. I would consider a county charter change guaranteeing an East Side seat on the council. The needs on the East Side are similar but with differing emphasis. There is more affordable housing in the eastern county, but transportation to jobs on the West Side needs to be improved. Climate change will have equally severe impact on the East Side. More jobs

need to be created on the East Side and building and maintaining renewable energy sites on the eastside can boost the economy through additional well-paying jobs and lease payments to landowners. The sprawl that was initiated through land use decisions of the 80s and 90s on the West Side must be avoided on the East Side. Water and sewer infrastructure will need to proceed with development.

QUESTION 5

The County Council sometimes finds itself at odds with the state Legislature on issues related to public lands, the environment and funding for education, among others. Do you have any experience working with legislators and how would you go about resolving those conflicts?

I believe the best way to work with state leaders is to use common sense. I resolve differences by rolling up my sleeves and working face to face to solve problems. Having worked on the legislative committee for the Park City Board of Realtors for over 13 years, I also attend legislative hearings and closely monitor each legislative session. I have a great working relationship

with members of our Congressional Delegation, State Representatives, Senators and the Governor's Office. I believe you need to get involved in the process if you want to be part of the solution.

I worked extensively on the Fair Boundaries Initiative and testified many times in front of legislative committees on that subject. I have close working and personal relationships with many Democrats in the Legislature. Getting anything done with a heavily Republican Legislature will require building alliances with major business interests. The ski industry is vitally interested in climate change. Rocky

Mountain Power can be an ally or an adversary in facilitating the supply of renewable energy to Summit County. We must cultivate these partnerships, using what leverage we may have with them. When working with the Legislature, the old adage "Follow the Money" is wise. The Legislature listens to business interests with money.

QUESTION 6

How do you differ from your opponent on specific issues?

I am a Utah native and understand the issues and dynamics of the East and West Sides of our county and I also understand and respect the needs of those who come to this beautiful county seeking a better quality of life. I think I am the candidate that can bridge the needs of these geographic groups and can work to keep this county one that is respected worldwide.

I also believe that good government work does

not mean spending your way out of a problem. I see my role as more of a grassroots, roll-up-your-sleeves candidate that would seek solutions that don't necessarily involve spending tax-payer dollars. We are an innovative and transparent community and should not settle for outdated methods and candidates that would take a 'tax and spend' approach to problem solving. We are better than that and I believe I am the candidate to prove that.

I have not heard my opponent speak on most of the issues with which I am concerned. I specifically disagree with the vote he cast regarding the motocross park in Hoytsville. I think I have read that he had positive things to say about the proposed changes to the East Side planning and zoning code, which I think is a path to disaster for the eastern county. The Summit County Republican Party, which he leads, has come out in full support of

Trump. Trump's policies on climate change will destroy Summit County and his policies on immigration will break up hundreds of Summit County families and devastate the employment base.

Tal has generally spoken of less regulation and smaller government as the solution to all public issues. We will not solve the county's transportation, housing, and environmental problems with laissez faire policies.



COUNTY COUNCIL SEAT A • 4-YEAR TERM



Roger Armstrong
DEMOCRAT
Unopposed

QUESTION 1

Why do you want to run for a seat on the Summit County Council and what are your qualifications to serve?

I would like to continue working on the goals and strategies for achieving them that the current council started when I was first elected four years ago. We have made great strides in protecting open space; developing comprehensive transit and transportation

strategies that are currently, and will continue to be, implemented; furthering additional opportunities for renewable energy for county residents; requiring the inclusion of attainable housing as part of new developments; and protecting water supply and

water quality; and generally safeguarding our environmental quality. More work is required to attain our goals and help mitigate the impacts of increasing growth and maintain the lifestyle that brought us all here and beckons to others.

QUESTION 2

Do you support the decision to pursue an additional mass transit tax and county option sales tax to fund future transportation projects? If not, what funding option would you suggest?

Yes. The County Council and county staff worked hard for more than eighteen months to identify strategies that can have a meaningful impact on the growing challenges we have with respect to traffic, which is tied to growth – both locally and regionally. That work included extensive collaboration with Park City Municipal

Corporation's Mayor, City Council, city managers and transportation and transit staff. We believe that we have developed a set of strategies that can, with our residents' and visitors' participation, substantially improve traffic and congestion by offering efficient transit alternatives. The tax increases will provide us with signifi-

cant revenue to pay for those strategies and upgrades and will be controlled locally. Accordingly, we will not be dependent upon the state and federal governments for transit and transportation funding. Unlike a property tax, a sales tax increase means visitors to Summit County will also pay their fair share for their impacts.

QUESTION 3

Is the County Council committing enough resources toward the affordable and workforce housing shortage? If not, how would you suggest increasing support?

The County Council is actively seeking opportunities to increase affordable and workforce housing and is making strides. The Bob Richer Apartments were just dedicated in Kimball Junction with 28 units. When the Whole Foods development was approved in Canyon Corners, the Council required 21 units of workforce housing, which must be offered first to Whole Foods employees, then Tanger Outlet Mall employees and then in an ever-increasing series of rings. We also required that the affordable housing be

completed before the Whole Foods building. Both of those affordable housing developments are located next to public transportation. The council will also receive more than 330 units of workforce housing in the Silver Creek Village development, which also includes transit stops and some neighborhood commercial development to cut down on grocery trips. Increasing affordable housing remains one of the current council's most important goals and we are actively evaluating additional opportunities.

QUESTION 4

Do you believe that the interests of the residents on the East Side of the county are adequately represented by the County Council? How are their needs different than those on the West Side?

Eastern Summit County residents' interests are often distinct from residents in the Snyderville Basin. Agriculture remains important to eastern residents and they face severe economic pressures related to ranching and farming. Property rights issues are significant in that much of their wealth is tied up in land and they have serious concerns about transferring property to their children as they age. Significant growth pressures will be felt in eastern Summit County, as the

Summit and Wasatch counties continue to grow and it will be increasingly compelling for eastern residents to sell their properties to developers. I am very engaged with eastern Summit County residents and municipal officials, and other members of the Council also are focused on their issues, and make sure we address them directly. Nevertheless, it is beneficial to have an eastern resident on the council to provide direct perspective. Two good candidates are running in this election.

QUESTION 5

The County Council sometimes finds itself at odds with the state Legislature on issues related to public lands, the environment and funding for education, among others. Do you have any experience working with legislators and how would you go about resolving those conflicts?

We have had excellent relationships with our local state representatives – Kraig Powell, Brian King, Mel Brown and Kevin Van Tassell. With Reps. Powell and Brown leaving office, we will need to build new relationships with their replacements. The council also has an excellent working relationship with other Utah counties based on our very active involvement with the Utah Association of Coun-

ties. That relationship allows us to align our interests with other counties with similar interests in order to make our residents' voices appreciated more at the Utah State Legislature. We live in a very diverse state and our issues will not always align with those of every other county, but we are generally able to find commonality with one or more other counties to get the attention when necessary.



COUNTY COUNCIL SEAT C • 4-YEAR TERM



Kim Carson
DEMOCRAT
Unopposed

QUESTION 1

Why do you want to run for a seat on the Summit County Council and what are your qualifications to serve?

It has truly been an honor to serve Summit County as a council member for the past four years. I am running for a second term in order to continue progress made in critical areas and to build on the relationships required to effect positive outcomes for the County. The breadth of services that the County provides is immense, creating a steep learning curve, but I've enjoyed the challenge. It has been incredibly rewarding to work with the com-

munity and staff to identify issues and work towards finding workable, affordable solutions. Relationships are key, and I have made myself available to our constituents and built relationships with other local, regional and State elected officials and various organizations and interest groups. Serving on the Park City Board of Education for eight years and serving as chair for four helped to prepare me for this position, including budget develop-

ment, knowledge of local taxing structure and process, negotiations, and strategic planning. I currently serve on the Board of Directors of the Utah Association of Counties, Summit County Board of Health, Mountainland Association of Governments Executive Council and Steering Committee, National Forest Service Resource Advisory Committee, and other committees with relationships to county functions.

QUESTION 2

Do you support the decision to pursue an additional mass transit tax and county option sales tax to fund future transportation projects? If not, what funding option would you suggest?

Yes, I voted for putting both propositions on the ballot. After considerable research, including constituent surveys, interviews, and focus groups, the Council found that traffic, transportation and growth were overlapping top concerns. With significant local, workforce, and visitor traffic growth, we have been faced with the challenge of finding solu-

tions for reducing auto trips through increasing mass transit ridership, active transportation and other means to reduce congestion and improve safety. State and Federal funding for transportation projects like infrastructure improvements has been dramatically reduced. The Transportation Tax will give us the ability to provide critical funding to our

small cities, provide matching funds for grant opportunities, and control our own projects and timing. We have the opportunity to provide critical resources in both our transit and transportation funds to implement a clear set of projects and programs in order to make substantial improvements, and include our visitors in those efforts.

QUESTION 3

Is the County Council committing enough resources toward the affordable and workforce housing shortage? If not, how would you suggest increasing support?

Affordable and workforce housing are major concerns for the Council. Our community will be diminished without them. Lack of workforce housing is also contributing significantly to our traffic problem. This is not just a County Council issue; it is a community issue. It necessitates that the county, municipalities, businesses and other organizations work together on solutions. While development projects have a 20% affordable housing unit requirement, many approved units are not built due to a variety of rea-

sons. We are pursuing land acquisitions and partnerships in order to provide a variety of affordable housing options. Land acquisition is a major challenge. While on the recent Leadership City Tour to the Roaring Fork Valley, we learned of successful programs utilizing business participation, development code strategies, grants and private investment. The County is already exploring some of these. Existing programs have to be injected with new strategies to make needed progress.

QUESTION 4

Do you believe that the interests of the residents on the East Side of the county are adequately represented by the County Council? How are their needs different than those on the West Side?

There are many common interests between Eastern and Western Summit County. Both sides want effective and responsive government. Both care deeply about the land, and many pursue work and recreation activities on it. During my first term I have worked to get to know East side residents, officials and issues. Within the Council of Governments I have helped to change the tone of the interactions, and together we have addressed pressing issues. The East side is facing growth and is actively working on revi-

sions to its Development Code to allow for development, respect for property rights, and preservation of its agricultural heritage and water resources. We need to support them in developing workable, sustainable solutions. Economic development is important to local graduates for the opportunity to work and live in their hometowns, and for supporting infrastructure and services. I will continue to cultivate these relationships and work jointly on challenges.

QUESTION 5

The County Council sometimes finds itself at odds with the state Legislature on issues related to public lands, the environment and funding for education, among others. Do you have any experience working with legislators and how would you go about resolving those conflicts?

Summit County is often the "odd man out" on many issues facing our counties and State. It's easy to feel disenfranchised. I was asked to represent Summit County at the Utah Association of Counties. I was sent to its annual convention before I was sworn in and my first meeting was a Public Lands Committee meeting. That was an eye-opener! I now serve as a member of the Board of Directors, using the opportunity to educate other counties on Summit County is-

suess, and to better understand theirs. Most often there are opportunities to highlight our common interests and goals, but also to voice opposition to items not in line with our County's values. I regularly attend Legislative meetings, and work to strengthen our Legislative relationships through specific outreach opportunities. Public lands issues have created a lot of controversy and contention; I will continue to advocate for multi-use and environmental protections.