



MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 N. MAIN ST., COALVILLE, UT, 84060

WEDNESDAY, APRIL 17, 2024

Meeting also conducted via Zoom.

Draft

Welcome/Attendance

Roger Armstrong
Malena Stevens
Tonja B Hanson
Christopher Robinson

Frank Smith
Kacey Bates
Greg Maughan
Dana Jones
Chase Black
Shayne Scott
Janna Young
Stephanie Poll
Wendy Radkey
Jennifer Leslie

1. **Work Session (3:30 PM)**

1) ***Pledge of Allegiance*** (3:30 PM)

2) ***Recognition of a School Resource Deputy at the South Summit School District; Frank Smith, Kacey Bates, and Greg Maughan*** (3:32 PM)

Sheriff Frank Smith and Deputy Sheriff Kacey Bates recognized South Summit School District's Superintendent Greg Maughan. South Summit School Board Member Wendy Randke and Superintendent Maughan expressed their gratitude for the County's support of the School District.

2. **Convene as the Governing Board of the North Summit Special Recreation District (3:40 PM)**

Roger Armstrong made a motion to convene as the Governing Board of the North Summit Special Recreation District. Christopher Robinson seconded, and all voted in favor, (4-0).

- 1) ***Discussion and approval of Resolution NSSRD 2024-06, a Resolution Requesting Admission to the Public Employees' Retirement System; Dana Jones*** (3:41 PM)

Dana Jones, North Summit Special Recreation District (NSSRD) Board Member, presented the District's request to have its first full-time employee admitted to the Retirement System. Jaycee Dissan, NSSRD Acting Director, and Ryan Stack, Deputy Civil Attorney, supported the presentation.

Christopher Robinson made a motion to approve Resolution NSSRD 2024-06 Requesting Admission of the new Director's position to the Public Employees' Retirement System. (3:42 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

Attachment: Resolution NSSRD 2024-06-executed

Roger Armstrong made a motion to dismiss as the Governing Board of the North Summit Special Recreation District and convene as the Board of Equalization. (3:43 PM). Christopher Robinson seconded, and all voted in favor, (4-0).

3. **Convene as the Board of Equalization** (3:44 PM)

- 1) ***Discussion and approval of final recommendations and ratification of hearing officer decisions; Chase Black*** (3:44 PM)

Attachment: Cover Page

Attachment: BOE Adjustments Staff Report 2023.04.17.pdf

Tonja B Hanson made a motion to approve final recommendations and ratification of hearing officer decisions. (3:46 PM). Christopher Robinson seconded, and all voted in favor, (4-0).

- 2) ***Discussion regarding Senate Bill 182, review of qualifying properties and authorization of refunds; Stephanie Poll*** (3:46 PM)

Attachment: Cover Page

Attachment: Staff Report-SB182 Review Properties.pdf

Assessor Stephanie Poll presented the plan for the review of certain property valuations required by Senate Bill 182.

Council Members asked questions; Assessor Stephanie Poll and Chief Civil Deputy Attorney Dave Thomas responded. (3:49 PM)

Christopher Robinson made a motion to authorize refunds as contained in the packet. (3:55 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

- 3) ***Discussion and action on Applications for Exemption of 501(c)(3) organizations and Continued Property Tax Exemption Annual Statements with changes; Chase Black and Stephanie Poll*** (3:56 PM)

Attachment: Cover Page

Attachment: 501c3 Exemptions Staff Report 2024.04.17.pdf

Chief Deputy Auditor Chase Black presented applications from 501(c)(3) organizations that had continuing property tax exemption requests.

Christopher Robinson made a motion to approve applications for exemption of 501(c)(3) organizations with continued Property Tax Exemption Annual Statements. (4:02 PM). Roger Armstrong seconded, and all voted in favor, (4-0).

Chief Deputy Auditor Black introduced the applications for property tax exemption by 501(c)(3) entities starting with Utah Open Lands Conservation. (4:02 PM)

Assessor Stephanie Poll explained the concerns about Utah Open Lands Conservation's application. (4:03 PM)

Council Members asked questions. Assessor Poll and Chief Deputy Civil Attorney Dave Thomas responded. (4:05 PM)

Roger Armstrong made a motion to approve the application for a new property tax exemption for Utah Open Lands Conservation. (4:12 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

Chief Deputy Auditor Black explained the application for exemption from Mountain Trails Foundation, Inc.

Roger Armstrong made a motion to approve the application for a property tax exemption for Mountain Trails Foundation, Inc. (4:13 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

Chief Deputy Auditor Black introduced Ivory Innovations' application. (4:23 PM)

Darren Haskell, Ivory Innovations Chief Operating Officer, explained the basis for the application. (4:25 PM)

Council Members Robinson and Armstrong wanted further briefing as described from Ivory Innovations, and they will be heard at the May 1, 2024 Council Meeting.

Chief Deputy Auditor Black introduced Creekside Christian Fellowship's application for exemption. (5:01 PM)

Civil Chief Deputy Attorney Thomas responded to Council questions. (5:02 PM)

Roger Armstrong made a motion to deny Creekside Christian Fellowship's application for property tax exemption. (5:05 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

Chief Deputy Auditor Black introduced Recycle Utah's application. (5:05 PM)

Roger Armstrong made a motion to approve Recycle Utah's application for property tax exemption. (5:06 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

Christopher Robinson made a motion to dismiss as the Board of Equalization. (5:08 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

4. **Consideration of Approval (5:08 PM)**

- 1) ***Discussion regarding May Tax Sale proposed payment plan for parcel PB-IA-8, account #0061261, Scott Noel Bridges and Lois Wheeler; Chase Black and Cindy Keyes (5:08 PM)***

Attachment: Cover Page

Attachment: Payment Plan Staff Report 2024.04.17.pdf

Chief Deputy Auditor, Chase Black explained that the parcel owners had brought their payments current, and the tax sale was no longer needed.

- 2) ***Council Meeting Minutes dated February 21, 2024, February 22, 2024, February 28, 2024, March 4, 2024, and March 6, 2024 (5:08 PM)***

Attachment: Cover Page

Attachment: SCC Draft Min 2-21-24

Attachment: SCC Draft Min 2-22-24

Attachment: SCC Draft Min 2-28-24

Attachment: SCC Draft Min 3-4-24

Attachment: SCC Draft Min 3-6-24

Tonja B Hanson made a motion to approve the February 21, 2024 minutes. Roger Armstrong seconded, and all voted in favor, (4-0).

Roger Armstrong made a motion to approve the February 22, 2024 minutes. Tonja B Hanson seconded, and all voted in favor, (4-0).

Roger Armstrong made a motion to approve the February 28, 2024 minutes. Tonja B Hanson seconded, and all voted in favor, (4-0).

Roger Armstrong made a motion to approve the March 4, 2024 minutes. Tonja B Hanson seconded, and all voted in favor, (4-0).

Roger Armstrong made a motion to approve the March 6, 2024 minutes. Tonja B Hanson seconded, and all voted in favor, (4-0).

Roger Armstrong made a motion to enter closed session to discuss litigation. (5:11 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

5. **Closed Session-Litigation (5:11 PM)**

Council Members Stevens, Hanson, Robinson, and Armstrong, along with Manager Shayne Scott, Deputy Manager Janna Young, Attorney Margaret Olson, and Chief Civil Deputy Attorney Dave Thomas met in closed session to discuss litigation.

**Roger Armstrong made a motion to leave closed session . (5:58 PM)
. Tonja B Hanson seconded, and all voted in favor, (4-0).**

6. **Public Input (6:02 PM)**

Council Chair Stevens opened the meeting for public input. (6:02 PM)
No one appeared to comment.
Council Chair Stevens closed the meeting for public input.

7. **Public Hearing (6:02 PM)**

- 1) ***Public Hearing and action regarding a Special Exception application to allow a Major Accessory Building to be constructed approximately 2.5 feet over the 26-foot height limit, 7914 N Greenfield Dr, Parcel SL-F-350 (3.97 acres). Applicant: Tressa Roberts, Beehive Buildings. Owner: Cyrus DeVere.***

Legislative Process. Project #24-039. Jennifer Leslie, County Planner. (6:03 PM)

Attachment: Cover Page

Attachment: Staff Report-Special Exception.pdf

Attachment: Presentation Special Exception Request.pdf

Jennifer Leslie, County Planner, presented the Special Exception application. (6:04 PM)

Council Members commented and asked questions. (6:15 PM)

Cyrus DeVere, property owner, responded to Council questions. (6:18 PM)

Roger Armstrong made a motion to deny the Special Exception application to allow a Major Accessory Building to be constructed approximately 2.5 feet over the 26-foot height limit, 7914 N Greenfield Dr, Parcel SL-F-350 (3.97 acres) including the findings of fact and conclusion of law for denial included in the staff report. (6:29 PM). Tonja B Hanson seconded, and the motion carried, (3-1).

Roger Armstrong voted AYE

Malena Stevens voted AYE

Tonja B Hanson voted AYE

Christopher Robinson voted NAY

8. **Consideration of Approval, cont'd**

3) **Council comments** (6:29 PM)

Roger Armstrong commented on recent events within the County. (6:30 PM)

Chris Robinson added his thoughts. (6:32 PM)

Tonja B Hanson updated Council about her activities on behalf of the County. (6:34 PM)

Chris Robinson provided information about upcoming matters. (6:35 PM)

Malena Stevens updated Council about recent activities. (6:38 PM)

4) **Manager comments** (6:39 PM)

Manager Shayne Scott updated Council about his and the County's recent goings-on. (6:39 PM)

Attorney Margaret Olson commented on her recent activities on behalf of Council. (6:41 PM)

Adjournment (6:42 PM)

Tonja B Hanson made a motion to adjourn. Roger Armstrong seconded, and all voted in favor, (4-0).

Malena Stevens, Chair

Eve Furse, Clerk