



MINUTES

SUMMIT COUNTY

County Council

RICHINS CONFERENCE ROOM

1885 UTE BLVD., PARK CITY, UT, 84098

WEDNESDAY, AUGUST 14, 2024

Meeting also conducted via Zoom.

DRAFT

1. Closed Session - Property acquisition (2:41 PM)

Roger Armstrong made a motion to enter closed session to discuss property acquisition. (2:41 PM). Canice Harte seconded, and all voted in favor, (5-0).

Council Members Stevens, Hanson, Harte, Robinson, and Armstrong along with Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Solid Waste Superintendent Tim Loveday, Sustainability Manager Emily Quinton, Lands and Natural Resource Director Jess Kirby and Executive Assistant Annette Singleton met in closed session to discuss property acquisition.

Tonja B Hanson made a motion to leave closed session and return to open session. (4:22 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Move to auditorium. (4:23 PM)

2. Work Session (4:29 PM)

Roger Armstrong
Malena Stevens
Tonja B Hanson
Christopher Robinson
Canice Harte

Janna Young
Dave Thomas
Andy Garland
Ben Nielson
Laura Kuhrmeyer
Peter Barnes
Lynda Viti
Mike Kendell
Chris Conabee
Bruce Carmichael
Makena Hawley
Tyann Mooney
Matt Nagie
Luke Searle

Steve Farrell
Erik Rowland
Kendall Crittenden
Mark Nelson
Karl McMillan
Spencer Park
Eve Furse
Bryan Craven

1) ***Pledge of Allegiance*** (4:29 PM)

3. **Convene as the Governing Board of Mountain Regional Water Special Service District**
(4:29 PM)

Roger Armstrong made a motion to convene as the Governing Board of Mountain Regional Water Special Service District. (4:30 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

1) ***Discussion and approval of Resolution No. MRW 2024-12, a Resolution Annexing Certain Real Property to the Mountain Regional Water Special Service District (Parcel PP-S-MC-1-A); Andy Garland*** (4:30 PM)

Attachment: Cover Page

Attachment: Resolution MRW 2024-12 Annexation of PP-S-MC-1-A.pdf

Mountain Regional Water Special Service District General Manager Andy Garland presented the proposed annexation. Dave Thomas, Chief Civil Deputy Attorney provided additional information.

Council Members asked questions. Manager Garland and Deputy Thomas responded.

Canice Harte made a motion to approve Resolution No. MRW 2024-12 Annexing Certain Real Property to the Mountain Regional Water Special Service District (Parcel PP-S-MC-1-A). (4:33 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Attachment: Res No MRW 2024-12 executed

Canice Harte made a motion to dismiss as the Governing Board of Mountain Regional Water Special Service District and convene as the Governing Board of the North Summit Fire Service District. Christopher Robinson seconded, and all voted in favor, (5-0).

4. **Convene as the Governing Board of the North Summit Fire Service District** (4:34 PM)

1) ***Discussion and approval of District's amended Policies and Procedures; Chief Nielson*** (4:34 PM)

Attachment: Cover Page

Attachment: Staff Report and Policies.pdf

North Summit Fire Chief Ben Nielson presented the request for approval of amended policies and procedures. Council Members discussed the changes.

Canice Harte made a motion to approve North Summit Fire District's amended Policies and Procedures. (4:38 PM). Christopher Robinson seconded, and all

voted in favor, (5-0).

Tonja B Hanson made a motion to dismiss as the Governing Board of the North Summit Fire Service District and convene as the County Council. (4:40 PM). Canice Harte seconded, and all voted in favor, (5-0).

5. **Consideration of Approval** (4:40 PM)

- 1) ***Discussion and direction from Council regarding the Ballerina Farms Annexation petition (CD-580-A, CD-580, CD-581, CD-618, CD-577-X, CD-582-A) into Kamas City, Utah; County Planner: Laura Kuhrmeyer*** (4:40 PM)

Attachment: Ballerina Farms Annexation into Kamas Staff Report

Attachment: Cover Page

Planner Laura Kuhrmeyer presented the proposed annexation. Council Members commented and asked questions. Planner Kuhrmeyer and Chief Civil Deputy Attorney Dave Thomas responded.

- 2) ***Council Minutes dated August 9, 2023, July 9, 2024, July 10, 2024, July 17, 2024, and July 19, 2024*** (4:45 PM)

Attachment: Cover Page

Attachment: SCC Draft Min 8-9-23

Attachment: SCC Draft Min 7-9-24

Attachment: SCC Draft Min 7-10-24

Attachment: SCC Draft Min 7-17-24

Attachment: SCC Draft Min 7-19-24

Tonja B Hanson made a motion to approve Minutes dated August 9, 2023. (4:45 PM). Canice Harte seconded, and all voted in favor, (3-0). Abstain: Christopher Robinson, Malena Stevens.

Canice Harte made a motion to approve Minutes dated July 9, 2024. (4:46 PM). Christopher Robinson seconded, and all voted in favor, (3-0). Recuse: Roger Armstrong, Tonja B Hanson.

Canice Harte made a motion to approve Minutes dated July 10, 2024. (4:46 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Abstain: Roger Armstrong.

Canice Harte made a motion to approve the Minutes dated July 17, 2024. (4:47 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Roger Armstrong made a motion to approve the Minutes dated July 19, 2024. (4:47 PM). Canice Harte seconded, and all voted in favor, (5-0).

- 3) ***Council and Manager comments*** (4:47 PM)

Tonja B Hanson provided updates about her activities on behalf of the County in the last two weeks.

Christopher Robinson provided updates about his activities on behalf of the County in

the last two weeks.

Canice Harte provided updates about his activities on behalf of the County in the last two weeks.

Malena Stevens provided updates about her activities on behalf of the County in the last two weeks.

Deputy Manager Janna Young updated Council about County activities over the last two weeks.

6. **Joint meeting with Snyderville Basin Planning Commission; Peter Barnes (5:07 PM)**

Council Members asked questions. (5:10 PM)

Bruce Carmichael, SBPC Commissioner, added his thoughts about the challenges facing the Commission. (5:21 PM)

Council Chair Stevens welcomed the Snyderville Basin Planning Commission (SBPC). Community Development Director Peter Barnes introduced the history and purpose of the joint meeting.

Chris Conabee, SBPC Chair, informed Council about the Commission's current concerns and sought direction from Council. (5:17 PM)

Tyann Mooney, SBPC Commissioner, echoed Commissioner Carmichael's comments and added further concerns. (5:24 PM)

Makena Hawley, SBPC Commissioner, raised additional questions. (5:26 PM)

Council Members asked questions. (5:29 PM) Director Barnes and the Commissioners responded.

7. **Public Input (6:05 PM)**

Council Chair Stevens opened the meeting for public input.

Scott Pedler talked to Council about how County Code addresses commercial use on residential property and the noise ordinance. (6:06 PM)

Attachment: Noise Ordinance Article

Debi Scoggan asked Council about the usefulness of Conditional Use Permits and suggested alternatives. (6:13 PM)

Chair Stevens closed the meeting to public input. (6:21 PM)

8. **Joint meeting with Snyderville Basin Planning Commission; Peter Barnes (cont'd) (6:22 PM)**

Council continued to comment and ask questions. Director Barnes and Chief Civil Deputy Attorney Thomas responded.

Commissioner Carmichael introduced SBPC Commissioner Matt Nagie. (6:26 PM)

9. **Work Session cont'd (6:37 PM)**

1) ***Discussion regarding West 200 South (the Gun Club Road)*** (6:38 PM)

Attachment: Cover Page

Attachment: Staff Report-Tuhaye-Wakara Construction Traffic along 200 South.docx

Wasatch Council Member Kendall Crittenden talked about prior times when the matter came in front of the Summit County Council. (7:02 PM) Summit Council Members responded.

Mike Kendell, Public Works Project Manager, introduced the topic for discussion. (6:40 PM)

Dave Thomas, Chief Civil Deputy Attorney, provided the factual background about the road in question. (6:43 PM)

Council Members commented and asked questions. Manager Kendell responded. (6:51 PM)

Jon Woodard, Wasatch Deputy County Attorney, provided information about the Wasatch County approvals of the Tuhaye-Wakara project. (6:55 PM) Summit County Council Members commented and asked questions. Attorney Woodard and Attorney Thomas responded.

Council Chair Stevens welcomed the Wasatch County Council, and the two Councils introduced themselves.

Wasatch Council Member Erik Rowland asked questions, and Summit County Council Members responded. (7:04 PM)

Dustin Grabeau, Wasatch County Manager, responded to questions from the Summit County Council. (7:09 PM)

Steve Farrell, Wasatch County Council Member, added his comments. (7:15 PM)

Rhett Riding, Tuhaye Development Director, addressed Council's questions. (7:17 PM)

Jeremy Reutzel, Legal Counsel for Wakara, was called to speak. (7:21 PM)

Russell Skousen, in-house counsel for the Wakara Ridge Development, responded to Council's questions. (7:29 PM)

Rich Walper, Wakara Ridge owner, added his thoughts about the road. (7:45 PM)

Wasatch Council Member Luke Searle also commented. (7:52 PM)

Christopher Robinson made a motion to enter closed session to discuss litigation. (8:01 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

10. **Closed Session-Litigation (8:06 PM)**

Council Members Stevens, Hanson, Harte, Robinson, and Armstrong along with Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas and Executive Assistant Annette Singleton met in closed session to discuss litigation.

Tonja B Hanson made a motion to leave closed session , enter into open session, and adjourn. (8:29 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Adjournment (8:29 PM)

Malena Stevens, Chair

Eve Furse, Clerk