



MINUTES

SUMMIT COUNTY

County Council

RICHINS CONFERENCE ROOM

1885 UTE BLVD., PARK CITY, UT, 84098

WEDNESDAY, JANUARY 15, 2025

1. **Closed Session (12:07 PM)**

Canice Harte made a motion to enter closed session to discuss property acquisition. (12:07 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

1) ***Property acquisition* (12:07 PM)**

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

Canice Harte made a motion to leave closed session to discuss property acquisition and enter into closed session to discuss litigation. (12:36 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

2) ***Litigation* (12:36 PM)**

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

Christopher Robinson made a motion to leave closed session to discuss litigation and enter into open session. (1:29 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

1:30 PM - Move to auditorium

2. **Work Session (1:40 PM)**

Tonja Hanson
Canice Harte
Christopher Robinson
Roger Armstrong
Megan McKenna
Eve Furse
Brian Craven

Shayne Scott
Dave Thomas
Chase Black
Brandon Brady
Jessica Kirby
John Angell
Stephanie Poll
Amir Caus

1) ***Pledge of Allegiance*** (1:40 PM)

2) ***Interview applicants for vacancy on the High Valley Transit District Board of Trustees*** (1:41 PM)

Attachment: Cover Page

Attachment: 011525 Interview Schedule.docx

Council Interviewed David Geffen. (1:41 PM)

Council Interviewed Peter Tomai. (1:58 PM)

Council Interviewed Richard Sonntag. (2:16 PM)

Council Interviewed Joseph Newcomb. (2:26 PM)

3) ***Interview applicants for vacancies on Timberline Special Service District*** (2:39 PM)

Attachment: Cover Page

Attachment: 011525 Interview Schedule.docx

Council interviewed Christoph Gorder. (2:39 PM)

Council interviewed Amy Cairn. (2:49 PM)

Council interviewed Stephen Meinhold. (3:16 PM)

Council interviewed Cedric Gamble. (3:23 PM)

Roger Armstrong made a motion to enter closed session to discuss personnel. (3:29 PM). Tonja Hanson seconded, and all voted in favor, (5-0).

3:29 PM - Move to conference room

3. **Closed Session - Personnel (3:29 PM)**

Attachment: Closed Mtg Affidavit

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna along with Chief Civil Deputy Attorney Dave Thomas, Personnel Director David Warnock and Executive Assistant Annette Singleton met in closed session to discuss personnel.

Christopher Robinson made a motion to leave closed session to discuss personnel and enter open session. (4:47 PM). Canice Harte seconded, and all voted in favor, (5-0).

4:47 PM - Move to auditorium

4. **Convene as the Board of Equalization (4:47 PM)**

Tonja Hanson
Canice Harte
Christopher Robinson
Megan McKenna

Shayne Scott
Dave Thomas
Chase Black
Brandon Brady
Jessica Kirby
John Angell
Stephanie Poll
Amir Caus
Eve Furse
Brian Craven

Canice Harte made a motion to convene as the Board of Equalization (4:47 PM). Megan McKenna seconded, and all voted in favor, (4-0).

1) ***Discussion and approval of Board of Equalization recommendations; Chase Black*** (4:48 PM)

Attachment: Cover Page

Attachment: BOE Adjustments Staff Report 2025.01.15

Chief Deputy Auditor Chase Black presented the Board of Equalization recommendations. Assessor Stephanie Poll was present to answer questions. (4:48 PM)

Canice Harte made a motion to approve the Board of Equalization recommendations. (4:49 PM). Megan McKenna seconded, and all voted in favor, (4-0).

5. **Consideration of Approval (4:49 PM)**

1) ***Discussion and approval of Road Dedication Plat for portions of 200 South and Lambert Lane; Brandon Brady, Jess Kirby, and John Angell*** (4:49 PM)

Attachment: Cover Page

Attachment: Ure Ranch Road Ded Plat Staff Report 011525.pdf

Engineer Brandon Brady, Lands and Resources Director Jess Kirby, and Public Works Director John Angell presented Council road dedication plats to be put in place prior to acquisition. Council Members commented and asked questions. The presenters responded. (4:50 PM)

Tonja Hanson
Canice Harte
Christopher Robinson
Roger Armstrong
Megan McKenna

Shayne Scott
Dave Thomas
Chase Black
Brandon Brady
Jessica Kirby
John Angell
Stephanie Poll
Amir Caus
Eve Furse
Brian Craven

Roger Armstrong made a motion to approve a Road Dedication Plat for portions of 200 South and Lambert Lane with the additional right of way on the Ure parcel section of Democrat Alley and 200 South. (5:09 PM). Canice Harte seconded, and all voted in favor, (5-0).

- 2) ***Discussion and appointment of a member to serve on the High Valley Transit District Board of Trustees*** (5:10 PM)

Attachment: Cover Page

Attachment: 011525 High Valley Transit District Board of Trustees.docx

Roger Armstrong made a motion to reappoint David Geffen to serve as a member on the High Valley Transit District Board of Trustees with term of service to expire January 31, 2028. (5:10 PM). Canice Harte seconded, and all voted in favor, (5-0).

- 3) ***Appointment and adoption of Resolution 2025-01, A Resolution Appointing Members to Serve on Timberline Special Service District Administrative Control Board*** (5:11 PM)

Attachment: Cover Page

Attachment: Resolution 2025-01-Appointment to Timberline SSD.docx

Roger Armstrong made a motion to adopt Resolution 2025-01 appointing Cedric Gamble with a term to expire December 31, 2026, Amy Cairn with a term to expire December 31, 2028, and reappointing Christoph Gorder and Stephen Meinhold with terms to expire December 31, 2028 to serve on Timberline Special Service District Administrative Control Board. (5:15 PM). Canice Harte seconded, and all voted in favor, (5-0).

Attachment: Res 2025-01 Timberline executed

- 4) ***Discussion and denial of a Discretionary Tax Abatement for Roger Price, Parcel KE-A-90; Stephanie Poll*** (5:17 PM)

Attachment: Cover Page

Attachment: Discretionary Tax Abatement Application-Roger Price.pdf

Attachment: Staff Recommendation Discretionary Abatement FPRV-7-A.pdf

Applicant Roger Price explained the basis for his request for abatement. Assessor Stephanie Poll explained the factual background. Council Members commented. (5:17 PM)

Roger Armstrong made a motion to deny a Discretionary Tax Abatement for Roger Price, Parcel KE-A-90. (5:23 PM). Canice Harte seconded, and all voted in favor, (5-0).

5) ***Approval of Council Minutes dated October 23, 2024, October 30, 2024, and November 6, 2024*** (5:23 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 10-23-24.pdf

Attachment: SCC Draft Minutes 10-30-24.pdf

Attachment: SCC Draft Minutes 11-6-24.pdf

Roger Armstrong made a motion to approve Council Minutes dated October 23, 2024, October 30, 2024, and November 6, 2024. (5:24 PM). Christopher Robinson seconded, and all voted in favor, (3-0).

6) ***Council and Manager comments*** (5:25 PM)

Manager Shayne Scott updated Council on the happenings with the County. (5:25 PM)

Council Member Harte provided information about his activities on behalf of the County. (5:26 PM)

Council Member McKenna provided information about her activities on behalf of the County. (5:28 PM)

Council Chair Hanson provided information about her activities on behalf of the County. (5:29 PM)

Clerk Eve Furse provided an update about the filing of the Referendum regarding the Dakota Pacific Real Estate Development Agreement. (5:30 PM)

6. **Public Input** (6:00 PM)

Council Chair Hanson opened the meeting for public input. (6:00 PM)

No one appeared.

Council Chair Hanson closed the meeting for public input.

7. **Public Hearing 6:01 PM**

- 1) ***Public hearing and approval of a Special Exception to Ordinance 828 (2014 Tanger Outlets Development Agreement). The currently expired 2014 Tanger Outlets Development Agreement limited Restaurant uses to 2,000 sq. ft. Since the development agreement expired, the applicant is requesting a Special Exception to allow for a restaurant of up to 3,500 sq. ft. in the 2014 Expansion portion of Outlets Park City, Parcel FSE-1 (37.32 acres), located at 6699 N Landmark Dr, Kimball Junction, Summit County, UT; Applicant, Justin Keys of Hoggan Lee Hutchinson representing SRE Ontario LLC; Administrative Review. Project #24-191. Amir Caus, AICP, Senior Planner. (6:01 PM)***

Attachment: Cover Page

Attachment: Outlets Park City Special Exception (Restaurant Use Increase) Staff Report FINAL.pdf

Senior Planner Amir Caus introduced the request for the Special Exception. Council Members asked questions. Planner Caus responded.

Justin Keys of Hoggan Lee Hutchinson representing SRE Ontario LLC presented the requested special exception. Adam Greenbaum from SRE Ontario LLC assisted in presenting the request. Council Members asked questions. The presenters and Planner Caus responded. (6:05 PM)

Council Chair Hanson opened the public hearing. (6:10 PM)

No one appeared to comment.

Council Chair Hanson closed the public hearing.

Council asked further questions, and the presenters and Planner Caus responded. (6:11 PM)

Roger Armstrong made a motion to approve a Special Exception to Ordinance 828 (2014 Tanger Outlets Development Agreement) to allow for a restaurant of up to 3,500 sq. ft. in the 2014 Expansion portion of Outlets Park City, Parcel FSE-1 (37.32 acres), located at 6699 N Landmark Dr, Kimball Junction, Summit County, UT in accordance with the findings of fact, conclusions of law, and find the request has met the requirements for a special exception as stated in the packet. (6:18 PM). Canice Harte seconded, and all voted in favor, (5-0).

8. **Adjournment (6:18 PM)**

Christopher Robinson made a motion to adjourn. 0 seconded, and all voted in favor, (0-0).

Tonja B. Hanson

Tonja Hanson, Chair



Eve Furse

Eve Furse, Clerk