



MINUTES

SUMMIT COUNTY

County Council

RICHINS AUDITORIUM

1885 W. UTE BLVD., PARK CITY, UT, 84098

WEDNESDAY, MAY 14, 2025

Meeting also conducted via Zoom.

1. **Work Session (4:11 PM)**

Roger Armstrong

Tonja B Hanson

Canice Harte

Megan McKenna

Excused: Christopher Robinson

Shayne Scott

Dave Thomas

Rachael Brard

Chase Black

Stephanie Poll

John Angell

Jessika O'Brien

Eve Furse

Brian Craven

1) ***Pledge of Allegiance*** (4:11 PM)

2. **Consideration of Approval (4:11 PM)**

- 1) ***Discussion and action regarding a request, by Summit County Lands & Natural Resources Department, for an extension of time to use RAP Tax Recreation grant funds awarded in 2023; Jess Kirby*** (4:11 PM)

Attachment: Cover Page

Attachment: RAP Recreation Grant Extension Request by L&NR.pdf

Rachael Brard, Lands & Natural Resources Resource Program and Project Administrator, explained the basis for the requested extension. (4:12 PM)

Megan McKenna made a motion to approve a request by the Lands & Natural Resources Department for an extension of time to use RAP Tax Recreation grant funds awarded in 2023 until December 31, 2025. (4:13 PM). Roger Armstrong seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

- 2) ***Continued discussion and approval of Restaurant Tax Advisory Committee's 2025 grant recommendations; Billy Demong and Alyssa Marsh*** (4:14 PM)

Attachment: Cover Page

Attachment: SCRTAC Letter RES_45_2025 \$85000.docx

Attachment: 2025 SCRTAC Final Recommendations for Council Updated.docx

Alyssa Marsh, Summit County Restaurant Tax Advisory Committee Vice Chair, and Billy Demong, Summit County Restaurant Tax Advisory Committee Chair, explained that the Committee would prefer to roll the unallocated money to the 2026 grant fund. (4:15 PM)

Council Members commented. (4:16 PM)

Roger Armstrong made a motion to approve the Restaurant Tax Advisory Committee's 2025 grant recommendations as presented. (4:18 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

- 3) ***Discussion and action regarding a Discretionary Tax Abatement request from Yormann Danny Guanipa, Parcel #CVILLC-141*** (4:18 PM)

Attachment: Cover Page

Attachment: Discretionary Tax Abatement Request-Quanipa, Parcel CVILLC-141.pdf

Attachment: Staff Report for Discretionary Abatement Parcel #CVILLC-141.pdf

Ian Poor, President and Principle Lending Manager at Intermountain Mortgage Company appeared on behalf of Yormann Danny Guanipa and provided an initial overview of the request. (4:20 PM)

Mr. Guanipa provided further background to support his request. (4:22 PM)

Assessor Stephanie Poll explained the County's actions. (4:24 PM)

Council Members commented and asked questions. President Poor and Assessor Poll responded. (4:26 PM)

Roger Armstrong made a motion to deny the Discretionary Tax Abatement request from Yormann Danny Guanipa, Parcel #CVILLC-141. (4:45 PM). Canice Harte seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

4) *Discussion and action regarding tax lien sale of properties, Parcel ID#s: S-1175, PP-63-B, and SA-254-2; Chase Black (4:45 PM)*

Attachment: Cover Page

Attachment: 2025.05.14 Tax Sale Staff Report.pdf

Chief Deputy Auditor Chase Black presented on lien sale Parcel Number S-1175. He recommended the parcel be withdrawn from the 2025 tax sale, because the County had erroneously assessed set some of the mining claims on this property, and the owner will pay the balance attributable to the remaining mining claims. (4:46 PM)

Roger Armstrong made a motion to to withdraw Parcel S-1175 from the May tax sale to allow discretion to abate the taxes by the amount attributable to the erroneous assessment of the mining claims within this property, and, have the owner pay the balance attributable to the remaining mining claims in the amount of \$ 4,880.02. (4:52 PM) Megan McKenna seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

Auditing Technician Jessika O'Brien presented Parcel ID# PP-63-B for withdrawal from the 2025 Tax sale to allow time to complete the clean-up of ownership issues and deed to the County. (4:52 PM)

Megan McKenna made a motion to withdraw Parcel ID# PP-63-B from the 2025 Tax sale to allow time for clean-up and deed to the County for completion the tax lien will remain and interest on taxes due will continue to accrue; Attorney and Auditor will follow up with the Utah Athletic Foundation (UAF) and the Planning Department; once the deeds recorded, the delinquent taxes, interest, penalties, and fees will be abated and collection efforts will terminate afterward. (4:53 PM) Canice Harte seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

Auditing Technician O'Brien presented on Parcel SA-254-2. She recommended withdrawing this property from the 2025 Tax sale to allow Park City the opportunity to clear the title. (4:55 PM)

Roger Armstrong made a motion to withdraw SA-254-2 from the 2025 tax sale to allow Park City Municipal time to clear the title; the tax lien will remain, and interest on the outstanding taxes will continue to accrue as expected; The Attorney and Auditor will follow up with the City; if the title is cleared, delinquent taxes, interest, penalties, and fees should be abated, and collection efforts should be terminated. (4:57 PM) Megan McKenna seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

- 5) ***Discussion and approval of the RAP Tax Cultural Committee's 2025 grant recommendations; Sharon Serpico Hanson*** (4:57 PM)

Attachment: Cover Page

Attachment: 2025 RAP Cultural Recommendations.docx

Sharon Serpico Hanson, RAP Tax Cultural Committee Chair, presented the committee's recommendation. (4:58 PM)

Council members commented and asked questions. Chief Civil Deputy Attorney Dave Thomas, Manager Shayne Scott and Administrative Assistant Amy Jones responded. (5:07 PM)

Canice Harte made a motion to approve the RAP Tax Cultural Committee's 2025 grant recommendations as outlined in the packet. (5:20 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

- 6) ***Adoption of Proclamation No. 2025-04, a Proclamation Declaring May 18-24, 2025 National Public Works Week; John Angell*** (5:21 PM)

Attachment: Cover Page

Attachment: Proclamation 2025-04 Public Works Week.docx

Public Works Director John Angell presented the Proclamation. (5:21 PM)

Council members commented. (5:24 PM)

Roger Armstrong made a motion to adopt Proclamation No. 2025-04, a Proclamation Declaring May 18-24, 2025, National Public Works Week, as contained in the packet. (5:29 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

Attachment: Proclamation 2025-04 National Public Works Week Executed

- 7) ***Possible approval of Council Minutes dated March 19, 2025, March 26, 2025, and April 2, 2025*** (5:30 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 03-19-25.pdf

Attachment: SCC Draft Minutes 03-26-25.pdf

Attachment: SCC Draft Minutes 04-2-25.pdf

Canice Harte made a motion to approve Council Minutes dated March 19, 2025, March 26, 2025, and April 2, 2025 as presented in

the packet. (5:30 PM). Roger Armstrong seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

8) ***Council and Manager comments*** (5:31 PM)

Council member Canice Harte explained he would need to leave early. (5:31 PM)

Council member Rodger Armstrong provided updates about his activities on behalf of the Council last week. (5:31 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (5:33 PM)

Council Chair Tonja B Hanson provided updates about her activities on behalf of the Council last week. (5:35 PM)

Manager Shayne Scott updated Council on activities at the County. (5:35 PM)

Council member Armstrong asked a question about districting. Clerk Eve Furse and Chief Civil Deputy Attorney Dave Thomas answered. (5:37 PM)

3. **Public Input** (5:57 PM)

Roger Armstrong

Tonja B Hanson

Megan McKenna

Absent: Canice Harte

Excused: Christopher Robinson

Shayne Scott

Dave Thomas

Rachael Brard

Chase Black

Stephanie Poll

John Angell

Jessika O'Brien

Eve Furse

Brian Craven

Council Chair Hanson opened the meeting for public input. (5:57 PM)

No one appeared.

Council Chair Hanson closed the meeting for public input.

Roger Armstrong made a motion to enter closed session to discuss litigation. (6:01 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Christopher Robinson, Canice Harte.

4. **Closed Session** (6:01 PM)

1) ***Litigation*** (6:01 PM)

Council Member Christopher Robinson was present for closed session litigation. (6:01 PM)

Council Members Hanson, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy

Attorney Dave Thomas and Executive Secretary Annette Singleton met in closed session to discuss litigation. (6:01 PM)

Roger Armstrong made a motion to leave closed session to discuss litigation and enter into closed session to discuss property acquisition. (6:43 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

Council Member Christopher Robinson left closed session. (6:43 PM)

2) ***Property Acquisition*** (6:43 PM)

Council Members Hanson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (6:43 PM)

5. **Adjournment** (7:00 PM)

Roger Armstrong made a motion to adjourn. Megan McKenna seconded, and all voted in favor, (3-0). Absent: Christopher Robinson, Canice Harte.



Tonja Hanson, Chair



Eve Furse, Clerk