MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

WEDNESDAY, MAY 21, 2025

Meeting also conducted via Zoom.

DRAFT

1. **Work Session** (12:03 PM)

Tonja B Hanson	Shayne Scott
Canice Harte	Janna Young
Megan McKenna	Dave Thomas
Absent: Roger Armstrong	Ben Nielson
Christopher Robinson	Nick Jarvis
	Peter Emery
	Peter Barnes
	Laura Kuhrmeyer
	Mike Owens
	Matt Boyer
	Eve Furse
	Brian Craven

1) ***Pledge of Allegiance*** (12:03 PM)

2. **Convene as the Governing Board of the North Summit Fire Service District** (12:03 PM)

Megan McKenna made a motion to convene as the North Summit Fire District. (12:03 PM). Canice Harte seconded, and all voted in favor, (3-0). Absent: Roger Armstrong, Christopher Robinson.

1) ***Discussion and approval of amendments to Policy Sections 314, 316, 318, 400, 401, 500, 501, 502, 503, 504, & 505; Ben Nielson and Nick Jarvis*** (12:03 PM)

Attachment: Cover Page

Attachment: NFSD Operating Policy Amendments.pdf

North Summit Fire Chief Ben Nielson and Deputy Fire Chief Nick Jarvis presented Amendments to District policy. (12:04 PM)

Council Members commented and asked questions. Fire Chief Ben Nielson and Deputy Fire Chief Nick Jarvis responded. (12:04 PM)

Canice Harte made a motion to approve amendments to Policy Sections 314, 316, 318, 400, 401, 500, 501, 502, 503, 504, & 505 as presented in the packet. (12:09 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Roger Armstrong, Christopher Robinson.

Canice Harte made a motion to dismiss as the Governing Board of the North Summit Fire Service District and reconvene as County Council. (12:09 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Roger Armstrong, Christopher Robinson.

Council Members Roger Armstrong and Christopher Robinson joined the meeting. (12:10 PM)

Roger Armstrong	Shayne Scott

Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Janna Young
Dave Thomas
Ben Nielson
Nick Jarvis
Peter Emery
Peter Barnes
Laura Kuhrmeyer
Mike Owens
Matt Boyer
Eve Furse
Brian Craven

3. **Consideration of Approval** (12:10 PM)

1) ***Discussion and action regarding restrictions on fireworks and open burning activities within the unincorporated areas of Summit County that fall within the boundaries of the Park City Fire District; Pete Emery*** (12:10 PM)

Attachment: Cover Page

Attachment: Letter from Park City Fire District.pdf

Attachment: Proposed Council Letter to State Forester.pdf

Park City Fire Chief Peter Emery and Park City Fire Marshal Mike Owens presented a recommendation on fireworks and burning. (12:11 PM)

Council Members commented and asked questions. Park City Fire Chief Peter Emery and Park City Fire Marshal Mike Owens responded. (12:15 PM)

Canice Harte made a motion to recommend for approval restrictions on fireworks and open burning activities within the unincorporated areas of Summit County that fall within the boundaries of the Park City Fire District.(12:17 PM). Megan McKenna seconded, and all voted in favor, (5-0).

2) ***Discussion of Resolution 2025-13, a Resolution Authorizing the Issuance and Sale of Not More than $30,000,000 Aggregate Principal Amount of Sale Tax Revenue Refunding Bonds, Series 2025; and Related Matters; Brad Patterson and Marcus Keller*** (12:18 PM)

Attachment: Cover Page

Attachment: Parameters Resolution (super) - Summit Co Sales Tax Rev Ref 2025.docx

Attachment: Bond Purchase Contract - Summit Co Sales Tax Rev Ref 2025.docx

Attachment: Preliminary Official Statement Summit Co Sales Tax Rev Ref 2025.docx

Attachment: Fourth Supplemental Indenture - Summit Co Sales Tax Rev Ref 2025.docx

Bradley D. Patterson, Gilmore Bell shareholder, Marcus Keller, Managing Director Crews & Associates, and Finance Officer Matt Leavitt proposed a bond refinancing. (12:18 PM)

Council Members commented and asked questions. Shareholder Patterson, Director Keller, and Officer Leavitt responded. (12:22 PM)

The Council tabled Resolution 2025-13 until June 4, 2025. (1:03 PM)

3) ***Discussion and action regarding a discretionary tax abatement for Stephen and Gina Rossi, Parcel RC-1-1; Stephanie Poll*** (1:05 PM)

Attachment: Cover Page

Attachment: RC-1-1 Discretionary Abatement.docx

Matt Boyer, Assessor Data Analyst, presented the proposed tax abatement. (1:05 PM)

Canice Harte made a motion to approve a discretionary tax abatement for $2,325.78 as presented in the packet. (1:06 PM). Megan McKenna seconded, and all voted in favor, (5-0).

4) ***Discussion regarding the Blazzard Annexation Petition (approximately 136.88 acres total) into the City of Kamas, Utah; County Planner: Laura Kuhrmeyer*** (1:06 PM)

Attachment: Blazzard Annexation into Kamas Staff Report

Attachment: Cover Page

Planner Laura Kuhrmeyer presented the proposed annexation to the Council. (1:06 PM)

Council commented and asked questions. No one objected. (1:08 PM)

5) ***Discussion and approval of Proclamation 2025-05, a Proclamation Declaring June, 2025 Pride Month in Summit County; Virginia Solomon*** (1:12 PM)

Attachment: Cover Page

Attachment: Proclamation 2025-05 Pride Month.docx

Summit Pride Foundation Board Member Virginia Solomon presented the proposed proclamation. (1:13 PM)

Council Members commented. (1:15 PM)

Roger Armstrong made a motion to approve Proclamation 2025-05, a Proclamation declaring June, 2025 Pride Month. (1:20 PM). Canice Harte seconded, and all voted in favor, (5-0).

Attachment: Proclamation 2025-05 Pride Month Executed

Canice Harte made a motion to enter closed session to discuss litigation. (1:21 PM). Megan McKenna seconded, and all voted in favor, (5-0).

4. **Closed Session** (1:22 PM)

1) ***Litigation*** (1:22 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 Secretary Annette Singleton met in closed session to discuss litigation. (1:22 PM)

Canice Harte made a motion to leave closed session and enter open session. (1:58 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

5. **Consideration of Approval continued.** (2:03 PM)

6) ***Consideration and approval of Ordinance No. 994, enacting Title 2, Chapter 45, to the Summit County Code, establishing the Summit County Districting Commission*** (2:03 PM)

Attachment: Cover Page

Attachment: Districting Commission Ordinance (Final 5.19.2025).doc

Chief Civil Deputy Attorney Dave Thomas introduced the proposed ordinance. (2:04 PM)

Council members commented and asked questions. Deputy Thomas responded. (2:08 PM)

Canice Harte made a motion to adopt Ordinance No. 994, enacting Title 2, Chapter 45, to the Summit County Code, establishing the Summit County Districting Commission. (2:11 PM). Christopher Robinson seconded, and the motion carried, (4-1).
Christopher Robinson voted AYE
Tonja B Hanson voted AYE
Canice Harte voted AYE
Megan McKenna voted AYE
Roger Armstrong voted NAY

Attachment: Ord 994 Executed

7) ***Discussion and appointment of members to the Districting Commission*** (2:11 PM)

Attachment: Cover Page

Canice Harte made a motion to appoint Malena Stevens as the member at large for the unincorporated part of the County. (2:11 PM). Christopher Robinson seconded, and the motion carried, (4-1).
Christopher Robinson voted AYE
Tonja B Hanson voted AYE
Canice Harte voted AYE
Megan McKenna voted AYE
Roger Armstrong voted NAY

8) ***Council Minutes dated April 9, 2025, April 23, 2025, and April 30, 2025*** (2:12 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 04-9-25

Attachment: SCC Draft Minutes 04-23-25

Attachment: SCC Draft Minutes 04-30-25

Canice Harte made a motion to approve Council Minutes dated April 9, 2025 and April 23, 2025 as presented in the packet. (2:12 PM). Megan McKenna seconded, and all voted in favor, (4-0). Abstain: Roger Armstrong.

Canice Harte made a motion to adopt Council Minutes dated April 30, 2025 as presented in the packet. (2:13 PM). Megan McKenna seconded, and all voted in favor, (4-0). Abstain: Christopher Robinson.

9) ***Council and Manager comments*** (2:13 PM)

No comments were given. (2:14 PM)

6. **Work Session** (2:14 PM)

1) ***Respondent presentations to Cline Dahle RFP*** (2:14 PM)

Attachment: Cover Page

Attachment: Staff Report-Cline Dahle and Fire Station 35 RFP.docx

Attachment: Presentation #1 Brinshore Development, L.L.C. and GTS Development Services-Cline Dahle.pdf

Attachment: Presentation #2 Evergreen Devco, Inc-Cline Dahle.pdf

Attachment: Presentation #3 Columbus Pacific Development-Cline Dahle.pdf

Attachment: Presentation #4 Layton Legacy Jeremy Village LLC-Cline Dahle.pdf

Attachment: Presentation #5 JF Development Group LLC-Cline Dahle.pdf

Attachment: Presentation #6 Crandall Capital-Cline Dahle.pdf

Brinshore Development, L.L.C., GTS Development Services, Berkshire Hathaway, and PC Tots presented their proposed development for the parcel. The presentation team included Katie Wilking, Senior Managing Director of Berkshire Hathaway Utah Properties; Nick Carney, VP Development Manager Brinshore; Jeff Knighton, Founder & Principle Architect, Knighton Architecture; Steve Swisker, Principal, AIA LEED AP, GTS Development Services; Lisa Dove Swisher, Principle, GTS Development for Brinshore. (2:15 PM)

Council Members asked the Brinshore team questions. The presenters responded. (2:35 PM)

Jeremy Carver, Evergreen DevCo Inc. Vice President, presented the team and the proposal. Matt Nielson, Evergreen DevCo Inc. Vice President of Acquisitions; Chris Jensen, Evergreen DevCo Inc. Sr. Vice President-Utah Multifamily; Steve Jones, Principle, Dwell Design Studio Architect, supported the proposal. (2:42 PM)

Council Members asked the Evergreen DevCO team questions. The presenters responded. (3:07 PM)

Attachment: Dwell Design Studio RFP Handout

Columbus Pacific Development Partner Tony Tyler introduced the proposal. Craig Elliot, Elliot Workgroup Managing Partner, Carla Lehigh, Elliot Work Group Project Manager, Jason Glidden, Mountainlands Community Housing Executive Director, Dana Jones, Snyderville Basin Recreation District Director, Parry Harrison, Habitat for Humanity Summit and Wasatch Counties Operations Director, Gary Sikora, Manager of Mountain Pacific Construction LLC, all supported the presentation. (3:13 PM)

Council Members asked the Columbus Pacific Development team questions. The presenters responded. (3:37 PM)

Donny Peeples III, founder of Legacy Development, introduced the proposed Layton Legacy Jeremy Village. Legacy Development partnered with Layton Construction and Eskew Dumez Ripple Architects. Alex Drecksel, Layton Construction’s Director of Development, presented the project overview. Marta Fenollosa, Eskew Dumez Ripple Senior Project Architect, presented design details. (3:42 PM)

Council Members asked the Layton Legacy Jeremy Village LLC team questions. The presenters responded. (4:01 PM)

Ryan Davis, J. Fisher Partner, introduced the team and the JF Development Group LLC, proposal. Rory Murphy and Jake Wood, J. Fisher Partners, along with Annie MacDonald, Henry Walker Homes Director, supported the presentation. (4:09 PM)

Council members commented and asked the JF Development Group questions. The presenters responded. (4:35 PM)

Attachment: J. Fisher Companies ClineDahle_RFP

Justin Keys, Hoggan Lee Hutchinson Partner, introduced the Crandall Capital team and project. Ryan Crandall and Matthew Crandall from Crandall Capital, Trent Smith, Modern Out West Architect, and Scott Steed, Steed Construction President and CEO, supported the presentation. (4:40 PM)

Council Members asked the Crandall Capital-Cline Dahle team questions. The presenters responded. (5:04 PM)

7. **Public Input** (5:10 PM)

Council Chair Hanson opened the meeting for public input. (5:10 PM)
No one appeared.
Council Chair Hanson closed the meeting for public input.

Canice Harte made a motion to enter closed session for Property Acquisition. (5:12 PM). Megan McKenna seconded, and all voted in favor, (5-0).

8. **Closed Session** (5:12 PM)

1) ***Property Acquisition*** (5:12 PM)

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Community Development Director Peter Barnes, Economic Development Director and Public Lands Manager Jessica Kirby met in closed session to discuss property acquisition. (5:12 PM)

9. **Adjournment** (6:28 PM)

Canice Harte made a motion to adjourn. Megan McKenna seconded, and all voted in favor, (5-0).

Tonja B. Hanson, Chair	**Eve Furse, Clerk**