



MINUTES

SUMMIT COUNTY

County Council

RICHINS AUDITORIUM

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

WEDNESDAY, JUNE 4, 2025

Meeting also conducted via Zoom.

1. Closed Session (1:21 PM)

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

1) *Property Acquisition* (1:21 PM)

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas, Civil Deputy Attorneys Lynda Viti and Helen Strachan, Community Development Director Peter Barnes, Public Works Director John Angell, Land and Natural Resources Director Jessica Kirby, and Executive Secretary Annette Singleton met in a closed session to discuss property acquisition. (1:21 PM)

Roger Armstrong made a motion to leave closed session to enter open session. (2:03 PM). Megan McKenna seconded, and all voted in favor, (5-0). Absent: .

Move to auditorium (2:14 PM)

2. Work Session (2:14 PM)

Roger Armstrong
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Margaret Olson
Dave Thomas

Excused: Christopher Robinson

Matt Leavitt
Peter Barnes
Jeff Jones
Phil Bondurant
Stephanie Poll
Jess Kirby
Eve Furse
Brian Craven

- 1) ***Pledge of Allegiance*** (2:14 PM)
- 2) ***Discussion regarding Moderate Income Housing Strategic Plan; Peter Barnes and Jeff Jones*** (2:15 PM)

Attachment: Cover Page

Attachment: Staff Report-Housing Strategic Plan.doc

Attachment: 1500 unit strategic plan 2035.docx

Attachment: Understanding Land Supply and Development requirement.docx

Attachment: Final Housing Strategic Plan.pdf

Community Development Director Peter Barnes introduced the plan. (2:15 PM)

Jeff Jones, Housing and Economic Development Director presented supporting data. (2:20 PM)

Council members asked questions and commented. Directors Barnes and Jones, along with Chief Civil Deputy Attorney Dave Thomas responded. (3:23 pm)

- 3) ***Presentation by the Environmental Protection Agency (EPA) regarding Richardson's Flat remediation efforts; James Hou and Missy Haniewicz*** (3:38 PM)

Attachment: Cover Page

Attachment: Richardson Flat Site Summit County Council Presentation.pdf

James Hou, EPA Region 8 Project Manager, and Maureen Petit, Utah Department of Environmental Quality (UDEQ) Project Manager, Richardson Flat site, provided an update about the Richardson Flat environmental plan. Missy Haniewicz, EPA Community Involvement Coordinator, and David Allison, UDEQ Community Involvement Coordinator, provided an update about the Richardson Flat environmental plan. (3:39 pm)

Council Members commented and asked questions. The presenters and Chief Civil Deputy Attorney Dave Thomas responded. (4:08 pm)

4) ***Impacts of federal funding cuts on County operations - what we know now; Phil Bondurant and Jess Kirby*** (4:22 PM)

Attachment: Cover Page

Attachment: Staff Report-Impacts of federal funding cuts-Natural Resources.pdf

Attachment: Presentation-Grant Impacts.pdf

Attachment: Funding Discussion-Health Dept.pdf

Jessica Kirby, Lands and Natural Resources Director, presented on the federal funding cuts that could affect the County's lands and natural resources. (4:24 PM)

Council members commented and asked questions. Director Kirby and Manager Shayne Scott responded. (4:39 PM)

Health Director Phil Bondurant presented the federal funding cuts affecting the Health Department. (4:44 PM)

Council Members commented and asked questions. Health Director Bondurant and Manager Shayne Scott responded. (5:02 PM)

Council member Roger Armstrong left the meeting. (5:07 PM)

Tonja B Hanson

Canice Harte

Megan McKenna

Absent: Roger Armstrong

Excused: Christopher Robinson

Shayne Scott

Janna Young

Margaret Olson

Dave Thomas

Matt Leavitt

Peter Barnes

Jeff Jones

Phil Bondurant

Stephanie Poll

Jess Kirby

Eve Furse

Brian Craven

3. **Consideration of Approval** (5:09 PM)

1) ***Discussion and approval of Third Amendment to Agreement on Use of Transient Room Tax; Jennifer Wesselhoff*** (5:09 PM)

Attachment: Cover Page

Attachment: TRT Agreement - 3rd Amendment (dlt clean 5.27.2025).docx

Jennifer Wesselhoff, CEO of the Park City Chamber of Commerce, presented the proposed Amendment necessitated by changes in state

legislation. Chief Civil Deputy Attorney Dave Thomas provided further details on these changes. (5:09 PM)

Council Members asked questions and commented. Deputy Thomas and CEO Wesselhoff responded. (5:16 PM)

Canice Harte made a motion to approve the Third Amendment to Agreement on Use of Transient Room Tax. (5:17 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Roger Armstrong, Christopher Robinson.

Attachment: 2025 third amendment TRT contact_signed

Council member Roger Armstrong returned to the meeting. (5:34 PM)

Roger Armstrong	Shayne Scott
Tonja B Hanson	Janna Young
Canice Harte	Margaret Olson
Megan McKenna	Dave Thomas
Excused: Christopher Robinson	Matt Leavitt
	Peter Barnes
	Jeff Jones
	Phil Bondurant
	Stephanie Poll
	Jess Kirby
	Eve Furse
	Brian Craven

- 2) ***Continued discussion and action regarding a Discretionary Tax Abatement for Karen Soika, Parcel HULBERT-1; Stephanie Poll***
(5:34 PM)

Attachment: HULBERT-1 Second Meeting Staff Report Follow-Up.pdf

Attachment: Cover Page

Attachment: Information from Karen Soika Part 1 of 2.pdf

Attachment: Information from Karen Soika Part 2 of 2.pdf

Assessor Stephanie Poll updated Council on the tax abatement. (5:36 PM)

Karen Soika provided additional information regarding her case. (5:39 PM)

Council Members commented. (5:41 PM)

Roger Armstrong made a motion to deny a Discretionary Tax Abatement for Karen Soika, Parcel HULBERT-1 for conversion from secondary to primary status due to lack of appropriate evidence establishing that. (5:43 PM). Canice Harte seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

3) **Approval of Council Minutes dated May 7, 2025, and May 14, 2025**
(5:44 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 05-07-25.pdf

Attachment: SCC Draft Minutes 05-14-25.pdf

Canice Harte made a motion to approve Council Minutes dated May 7, 2025, and May 14, 2025. (5:44 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

4) **Council and Manager comments** (5:45 PM)

Manager Shayne Scott updated the Council about activities at the County. (5:46 PM)

Attorney Margaret Olson spoke about training available from the County's multi-disciplinary team involving child abuse reporting obligations. (5:47 PM)

Council Member Roger Armstrong provided updates about his activities on behalf of the Council last week. (5:48 PM)

Council Member Megan McKenna provided updates about her activities on behalf of the Council last week. (5:51 PM)

Council Chair Tonja B Hanson provided updates about her activities on behalf of the Council last week. (5:52 PM)

Clerk Eve Furse spoke about the Clerk's Office's activities. (5:53 PM)

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

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

No one appeared to comment.

Council Chair Hanson closed the meeting for public input.

5. **Adjournment** (6:00 PM)



Tonja Hanson, Chair



Eve Furse, Clerk