



MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

WEDNESDAY, AUGUST 6, 2025

Meeting also conducted via Zoom.

1. **Work Session (3:00 PM)**

Roger Armstrong

Tonja B Hanson

Canice Harte

Megan McKenna

Excused: Christopher Robinson

Shayne Scott

Janna Young

Ryan Stack

Tyler Orgill

Spencer Nielson

Jennifer Leslie

Eve Furse

Brian Craven

Jen Chappell

1) ***Pledge of Allegiance*** (3:00 PM)

2) ***Introductions of the Miss Summit County Volunteer, Miss Summit County Teen, and the Rodeo Royalties*** (3:01 PM)

Attachment: Cover Page

Attachment: Royalty Council Attachment.pdf

Tyler Orgill, the Fair and Events Manager, introduced the Fair Royalty, who each took a moment to introduce themselves:

- Rodeo Royalty: Queen: Isabelle Lenthe, 1st Attendant: Peyton Bristol, 2nd Attendant: Brixton Howcroft

- Miss Summit County Volunteer Royalty: Queen: Katie Ferry, 1st Attendant: Kalystah Comer, 2nd Attendant: Scarlett Brock

- Miss Summit County Teen: Queen: Taylor Staley, 1st Attendant: Callie Gibson, 2nd Attendant: Bella Weston (3:03 PM)

Council members asked questions and expressed their gratitude to the winners for their contributions. (3:07 PM)

3) ***Interview applicants for vacancies on the Summit County Arts & Park Advisory Committee - Recreation (RAP Tax Recreation Committee)*** (3:11 PM)

Attachment: Cover Page

Attachment: Interview Schedule-RAP Tax Recreation.pdf

Aaron Williams was interviewed by Council. (3:12 PM)

Jess Kirby was interviewed by Council. (3:23 PM)

Breke Harnagle was interviewed by Council. (3:32 PM)

Ian Hartley was interviewed by Council. (3:47 PM)

Council member Christopher Robinson joined the meeting. (3:53 PM)

Roger Armstrong	Shayne Scott
Tonja B Hanson	Janna Young
Christopher Robinson	Ryan Stack
Canice Harte	Tyler Orgill
Megan McKenna	Spencer Nielson
	Jennifer Leslie
	Eve Furse
	Brian Craven
	Jen Chappell

Benjamin Zaniello was interviewed by Council. (4:09 PM)

4) ***Interview applicant for vacancies on North Summit Recreation Special Service District Administrative Control Board*** (4:17 PM)

Attachment: Cover Page

Attachment: 080625 NS Recreation Interview Schedule.docx

Chantal Guadarrama was interviewed by Council. (4:17 PM)

2. **Consideration of Approval** (4:27 PM)

1) ***Discussion and adoption of Resolution 2025-18, a Resolution of the Summit County Council Admitting the City of Holladay as a Member of the Central Wasatch Commission*** (4:27 PM)

Attachment: Cover Page

Attachment: Resolution 2025-18 Admitting Holladay as CWC Member.docx

Council Member Robinson explained the need for Resolution 2025-18. (4:27 PM)

Roger Armstrong made a motion to approve Resolution 2025-18, a Resolution of the Summit County Council Admitting the City of Holladay as a Member of the Central Wasatch Commission as contained in the packet. (4:28 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Attachment: Res 2025-18 SCC Admitting the City of Holladay as a member of the CWC Executed

Roger Armstrong made a motion to enter closed session to discuss personnel. (4:28 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

3. **Closed Session (4:28 PM)**

1) ***Personnel*** (4:29 PM)

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Civil Deputy Attorney Ryan Stack and Executive Assistant Annette Singleton met in closed session to discuss personnel. (4:29 PM)

Attachment: Closed Meeting Affidavit 8-6-2025

Roger Armstrong made a motion to leave closed session to discuss personnel and enter closed session to discuss property acquisition. (4:41 PM). Megan McKenna seconded, and all voted in favor, (5-0).

2) ***Property acquisition*** (4:41 PM)

Council Members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Civil Deputy Attorney Ryan Stack and Executive Assistant Annette Singleton met in closed session to discuss property acquisition. (4:41 PM)

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

Move to Council chambers (5:50 PM)

4. **Consideration of Approvals Continued. (5:50 PM)**

2) ***Adoption of Resolution 2025-19, a Resolution Appointing Members to Serve on North Summit Recreation Special Service District Administrative Control Board*** (5:50 PM)

Attachment: Cover Page

Attachment: Resolution 2025-19 Appointment to NS Recreation.docx

Council Chair Hanson opened the meeting for public comment. (5:52 PM)

No one appeared to comment.

Council Chair Hanson closed the meeting for public comment.

Megan McKenna made a motion to adopt Resolution 2025-19, a Resolution Appointing Chantal Guadarama as a Member to Serve on North Summit Recreation Special Service District Administrative Control Board with a term to expire September 30, 2028. (5:53 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Attachment: Res 2025-19 Appointing a member to serve on th NSRSSDACB Executed

- 3) ***Discussion and appointment of members to serve on the Summit County Arts & Park Advisory Committee - Recreation (RAP Tax Recreation Committee)*** (5:53 PM)

Attachment: Cover Page

Attachment: 080625 appt to SC RAP REC committee.docx

Roger Armstrong made a motion to appoint Benjamin Zaniello and reappoint Jessica Kirby, Breke Harnagel, and Ian Hartley to serve on the Summit County Arts & Park Advisory Committee - Recreation (RAP Tax Recreation Committee). Terms of service expire May 31, 2028. (5:56 PM). Canice Harte seconded, and all voted in favor, (5-0).

- 4) **Council and Manager comments** (5:56 PM)

Council member Megan McKenna commented on her activities on behalf of the County in the last week. (5:56 PM)

Council member Canice Harte commented on his activities on behalf of the County in the last week. (5:57 PM)

Council Chair Tonja B Hanson commented on her activities on behalf of the County in the last week. (5:59 PM)

Deputy Manager Janna Young commented on activities at the County. (6:02 PM)

Clerk Eve Furse commented on the Municipal Primary Election. (6:07 PM)

5. **Public Input** (6:08 PM)

Council Chair Hanson opened the meeting for public input. (6:09 PM)

Council Chair Hanson closed the meeting for public comment. (6:14 PM)

Andrea Morgan addressed Council about the importance of the Recycle Center. (6:09 PM)

6. **Public Hearings** (6:14 PM)

- 1) ***Public hearing and action regarding a Special Exception to Section 10-4-10.B.1 of the Code. The applicant, J. Christopher Stuhmer, is proposing to rebuild the entry way of White Pine Ln at its intersection with White Pine Canyon Rd. the reconstructed Road would have a 3% slope for the first 70 feet and transition into a 10% slope; Spencer Nielson*** (6:14 PM)

Attachment: Cover Page

Attachment: Staff Report-White Pine Ranches Subdivision Entry Remodel.pdf

Attachment: White Pine Ranches Subdivision Entry Remodel

Attachment: Email-White Pine Ranches Special Exception

Attachment: Handout White Pine Ranches

Spencer Nielson, Engineer II, presented the proposed request for White Pine Ranches. (6:15 PM)

Douglas Clyde, Mountain Resort Consulting Principal, and Rick Nemeroff, Nemeroff Law Firm, appeared to support the application and respond to questions. (6:18 PM)

Council members commented and asked questions. Engineer Neilson, Principal Clyde, and Attorney Nemeroff responded. (6:27 PM)

Council Chair Hanson opened the matter for public hearing. (6:39 PM)

No one appeared.

Council Chair Hanson closed the matter for public hearing.

Christopher Robinson made a motion to approve a Special Exception to Section 10-4-10.B.1 of the Code as outlined in the packet. (6:40 PM). Canice Harte seconded, and all voted in favor, (5-0).

- 2) ***Public hearing and approval of Ordinance No. 995, regarding a proposal to remove the Final Site Plan requirements included in Section 11-4-6 of the Eastern Summit County Development Code. File #25-016. Jennifer Leslie, County Planner*** (6:41 PM)

Attachment: Cover Page

Attachment: Staff Report-Public Hearing and Ordinance 995.pdf

Jennifer Leslie, Planner, presented the proposed Ordinance. (6:41 PM)

Council Members asked questions. Planner Leslie and Community Development Director Peter Barnes responded. (6:43 PM)

Council Chair Hanson opened the meeting for a public hearing. (6:50 PM)

No one appeared.

Council Chair Hanson closed the meeting for a public hearing.

Roger Armstrong made a motion to approve Ordinance No. 995, containing a proposal to remove the Final Site Plan requirements included in Section 11-4-6 of the Eastern Summit County Development Code, File #25-016, in accordance with the changes contained in the packet. (6:51 PM). Canice Harte seconded, and all voted in favor, (5-0).

Attachment: Ord 995 - Amending ESC Development Code Executed

7. **Adjournment** (6:51 PM)



Tonja Hanson, Chair



Eve Furse, Clerk

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.