



MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

WEDNESDAY, SEPTEMBER 24, 2025

Meeting also conducted via Zoom.

Draft

Closed Session (1:21 PM)

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

1) *Litigation* (1:21 PM)

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas, Civil Attorney Ryan Stack, Public Works Director John Angell, Land and Natural Resources Director Jessica Kirby and Executive Secretary Annette Singleton, met in closed session to discuss litigation. (1:21 PM)

Canice Harte made a motion to leave closed session to discuss litigation and enter into closed session to discuss property acquisition.(1:52 PM). Megan McKenna seconded, and all voted in favor, (5-0).

2) *Property acquisition* (1:52 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, Land and Natural Resources Director Jessica Kirby, and Executive Secretary Annette Singleton, met in closed session to discuss property acquisition. (1:52 PM)

Canice Harte made a motion to leave closed session and enter open session. (2:09 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Move to Council chambers (2:16 PM)

Christopher Robinson
Tonja B Hanson

Shayne Scott
Janna Young

Canice Harte
Megan McKenna
Excused: Roger Armstrong

Dave Thomas
Peter Barnes
Madlyn McDonough
Chase Black
Jarime Nance
Amir Caus
Matt Leavitt
Melissa Mendez
Brian Craven
Helen Strachan
Margaret Olson
Linda Viti
Scott Buchanan
Ray Milliner
Brandon Brady
Spencer Nielson
Nathan Brooks

1. **Work Session (2:16 PM)**

1) ***Pledge of Allegiance*** (2:17 PM)

2) ***Update on the process of strategically planning for affordable housing, including Strategic Plan 2035 and the Housing Authority's Strategic Plan; Peter Barnes and Madlyn McDonough*** (2:17 PM)

Attachment: Cover Page

Attachment: Staff Report_Housing Strategic Plans_9.24.25.pdf

Attachment: SCHA_Strategic Plan_9.18.25_ALL.pdf

Attachment: 1500_unit_strategic_plan_2035.pdf

Community Development Director Peter Barnes and Economic Development and Housing Community Development Director Madlyn McDonough presented a strategic plan for affordable housing as well as the Housing Authority's Strategic Plan 2035. (2:17 PM)

Council members commented and asked questions. Community Development Director Peter Barnes and Economic Development and Housing Community Development Director Madlyn McDonough responded. (2:28 PM)

3) ***Presentation of Facilities Plan; Shayne Scott and Janna Young*** (2:57 PM)

Attachment: Cover Page

Attachment: StaffReportFacilitiesMP_jby.doc

Attachment: FMP Recommendations.pdf

Attachment: Facility Study Recommendations.pdf

Manager Shayne Scott presented the Facilities Plan. (2:57 PM)

Council members commented and asked questions. Manager Shayne Scott responded. (2:58 PM)

2. **Convene as the Board of Equalization (3:25 PM)**

Canice Harte made a motion to convene as the Board of Equalization. (3:27 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Council member Roger Armstrong joined the meeting. (3:25 PM)

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Margaret Olson
Dave Thomas
Helen Strachan
Linda Viti
Peter Barnes
Madlyn McDonough
Chase Black
Jarime Nance
Amir Caus
Matt Leavitt
Ray Milliner
Scott Buchanan
Brandon Brady
Spencer Nielson
Nathan Brooks
Melissa Mendez
Brian Craven

- 1) ***Discussion and approval of Board of Equalization recommendations; Chase Black*** (3:27 PM)

Attachment: Cover Page

Attachment: BOE Adjustments Staff Report 2025.09.24.pdf

Chief Deputy Auditor Chase Black presented the Board of Equalization recommendations. (3:25 PM)

Council members had no questions or concerns. (3:27 PM)

Canice Harte made a motion to approve the Board of Equalization recommendations as outlined in the packet. (3:27 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Canice Harte made a motion to dismiss as the Board of Equalization and reconvene as the County Council. (3:28 PM). Megan McKenna seconded, and all voted in favor, (5-0).

3. **Consideration of Approval** (3:28 PM)

- 1) ***Discussion and approval of Resolution 2025-23, a Resolution Authorizing Board Member to Receive Compensation for Service on the Board of Directors of the Utah Local Governments Trust*** (3:28 PM)

Attachment: Cover Page

Attachment: Resolution 2025-23 ULGT CFR.docx

Council member Christopher Robinson presented Resolution 2025-23, which authorizes a board member to receive compensation for serving on the Board of Directors of the Utah Local Governments Trust. (3:28 PM)

Canice Harte made a motion to adopt Resolution 2025-23, a Resolution Authorizing Board Member to Receive Compensation for Service on the Board

of Directors of the Utah Local Governments Trust. (3:33 PM). Megan McKenna seconded, and all voted in favor, (4-0). Recuse: Christopher Robinson.

- 2) ***Discussion and approval of a Class A Franchise Agreement Between Summit County, Utah, and North Summit Pressurized Irrigation Company; Jarime Nance and Ben Keyes*** (3:34 PM)

Attachment: Cover Page

Attachment: Staff Report.pdf

Public Works Inspector II, Jarime Nance and President of North Summit Pressurized Irrigation Company, Ben Keyes presented the Class A Franchise Agreement between Summit County and North Summit Pressurized Irrigation Company. (3:34 PM)

Council members commented and asked questions. Public Works Inspector II Nance and Ben Keyes, as well as Chief Civil Attorney Dave Thomas, responded. (3:35 PM)

Canice Harte made a motion to approve the Class A Franchise Agreement Between Summit County, and North Summit Pressurized Irrigation Company as found in the packet. (3:44 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

- 3) ***Approval of Council Minutes dated July 9, 2025, and July 16, 2025*** (3:46 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 07-09-25.pdf

Attachment: SCC Draft Minutes 07-16-25.pdf

Canice Harte made a motion to approve the Minutes for July 9, 2025, as presented in the packet. (3:46 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Canice Harte made a motion to approve the Minutes for July 16, 2025 as presented in the packet. (3:46 PM). Megan McKenna seconded, and all voted in favor, (4-0). Abstain: Tonja B Hanson.

- 4) ***Council and Manager comments*** (3:47 PM)

Council member Megan McKenna reported on her recent activities on behalf of the Council. She expressed gratitude to Heritage and Arts Director Daniel Compton from the Library and also praised the transportation team for receiving the UTA Excellence in Advocacy Award for the new Van Pool initiative. (3:47 PM)

Council member Canice Harte praised High Valley Transit for promptly responding to a citizen. (3:50 PM)

Council Chair Tonja B. Hanson shared updates from last week, announcing that Summit County has been recognized by The Governor's Office of Economic Opportunity and the Utah Women & Leadership Project as one of Utah's 100 Companies Championing Women 2025. (3:51 PM)

Manager Shayne Scott updated the Council on future meetings. (3:52 PM)

Attorney Margaret Olson expressed gratitude to the Council and the public for the new building and acknowledged Chief Prosecuting Attorney Brad Bloodworth for receiving the Prosecutor of the Year Award. (3:53 PM)

- 5) ***Discussion and action regarding an appeal of the Eastern Summit County Planning Commission's revocation of a Conditional Use Permit (CUP) for a Recycling Facility, Class II, and Nursery/Greenhouse located at 7550 W. Lower Bowl Road, Parcel SS-70-11. Applicant/Business Owner: Kylee Mimbach. Property Owner: GT500KR LLC, Kristen Clayton as Registered Agent, represented by Kyle Reeder, Cannon Law Group; Amir Caus, Senior Planner; Helen Strachan, Deputy County Attorney (4:11 PM)***

Attachment: Cover Page

Attachment: Mimbach CUP Revocation Record Index.pdf

Attorney Kyle Reeder of Cannon Law, along with owners Jared and Kristen Clayton, presented their case to the Council. (4:12 PM)

Senior Planner Amir Caus and Civil Deputy Attorney Helen Strachan presented the revocation of a Conditional Use Permit by the Eastern Summit County Planning Commission. (4:53 PM)

Council members commented and asked questions. Civil Attorney Helen Strachan, Senior Planner Amir Caus, Owners Kristen and Jared Clayton responded. (5:23 PM)

Moved to Close Session (5:39 PM)

Christopher Robinson made a motion to enter closed session to discuss the Eastern Summit County Planning Commission's revocation of a Conditional Use Permit (CUP) for a Recycling Facility, Class II, and Nursery/Greenhouse. (5:39 PM). Megan McKenna seconded, and all voted in favor, (5-0).

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 and Executive Secretary Annette Singleton, met in closed session to discuss a possible revocation of a Conditional Use Permit. (5:39 PM)

Christopher Robinson made a motion to leave closed session and enter open session. (6:09 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to In the matter of the appeal of the Planning Commission's revocation of a Conditional Use Permit (CUP) for a Recycling Facility, Class II, and Nursery/Greenhouse located at 7550 W. Lower Bowl Road, Parcel SS-70-11 with Kylee Mimbach as the property owner and Kristen Clayton as a registered agent I would Move that we stay the planning commissions decision to revoke the CUP and task the County Staff to come back with specific and particularized notice of violation any violations that exist on the property as of this date or going forward what ever date that they are able to pull this together. Identifying any deviations or violations of the CUP and that they do that and have it ready for a reconvening of this appeal on Wednesday October the 15th at which time the Council will review the particularized notice of violation and will establish appropriate cure periods and the appellants would join us again on the 15th which I believe is 3 weeks from today. (6:10 PM). Megan McKenna seconded, and the motion carried, (3-2).

Christopher Robinson voted AYE

Tonja B Hanson voted AYE

Megan McKenna voted AYE

Roger Armstrong voted NAY

Canice Harte voted NAY

- 1) ***Presentation of the Summit County Fair Council youth art award; Raylan Woolsey, artist and the Summit County Fair Council adult art award; Sabina Morrey, artist*** (6:10 PM)

Attachment: Cover Page

Attachment: Cover Page

Attachment: Man's Best Friends, Raylan Woolsey.pdf

Attachment: Goldie at Golden Hour, Sabina Morrey.pdf

Artists Raylan Woolsey and Sabina Morrey presented their artwork to the Council. The Council members congratulated them and gave them a small gift. (6:10 PM)

5. **Public Input** (6:12 PM)

Council Chair Hanson opened the meeting for public input. (6:12 PM)

Debbie Scoggan was called to speak. (6:13 PM)

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

6. **Convene as the Governing Board of Snyderville Basin Special Recreation District** (6:14 PM)

Canice Harte made a motion to convene as the Governing Board of Snyderville Basin Special Recreation District. (6:14 PM). Megan McKenna seconded, and all voted in favor, (5-0).

- 1) ***Presentation of Snyderville Basin Special Recreation District's 2025 proposed budget amendments; Dana Jones & Brad Rogers*** (6:14 PM)

Attachment: Cover Page

Attachment: 2025-09-16_Staff Report_Amended Budget-Council_w-attachments.pdf

District Director of Snyderville Basin Special Recreation District (SBSRD), Dana Jones & Brad Rogers, Business Manager (SBSRD), Snyderville Basin Special Recreation District's 2025 proposed budget amendments presented the proposed 2025 budget. (6:14 PM)

Council member Christopher Robinson left the meeting. (6:15 PM)

Roger Armstrong
Tonja B Hanson
Canice Harte
Megan McKenna
Absent: Christopher Robinson

Shayne Scott
Janna Young
Margaret Olson
Dave Thomas
Helen Strachan
Linda Viti
Peter Barnes
Madlyn McDonough
Chase Black
Jarime Nance
Amir Caus
Matt Leavitt
Ray Milliner
Scott Buchanan
Brandon Brady
Spencer Nielson

Nathan Brooks
Melissa Mendez
Brian Craven

Council members commented and asked questions. District Director (SBSRD) Dana Jones and Business Manager (SBSRD) Brad Rogers responded. (6:20 PM)

7. **Public Hearings** (6:22 PM)

- 1) ***Convene as the Governing Board of Snyderville Basin Special Recreation District Public hearing and adoption of Resolution SBSRD 2025-24, a Budget Resolution of the SBSRD 2025 Budget Amendments; Dana Jones & Brad Rogers*** (6:22 PM)

Attachment: Cover Page

Attachment: 2025 Amended Budget Resolution (SBSRD 2025)

Attachment: 2025-09-16_Staff Report_Amended Budget-Council_w-attachments.pdf

Council Chair Hanson opened the meeting for a public hearing. (6:22 PM)

Debbie Scoggan was called to speak. (6:23 PM)

Council Chair Hanson closed the meeting for a public hearing. (6:24 PM)

adoption of Resolution SBSRD 2025-24, a Budget Resolution of the SBSRD 2025 Budget Amendments

Roger Armstrong made a motion to adopt Resolution SBSRD 2025-24, a Budget Resolution of the Snyderville Basin Special Recreation District 2025 Budget Amendments as presented in the packet. (6:25 PM). Canice Harte seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

Canice Harte made a motion to dismiss as the Governing Board of Snyderville Basin Special Recreation District. (6:25 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

- 2) ***Public hearing and action regarding a Special Exception to Section 10-4-10 (E) of the Code as well as County Ordinance 181-D, Appendix B, Section 3. The Applicant is requesting the use of a constructed driveway that has slopes over 12%, and a slope greater than 5% in the first 20 feet. The property is located at 1005 Primrose Place; Jarime Nance*** (6:25 PM)

Attachment: Cover Page

Attachment: Staff Report.pdf

Public Works Inspector II, Jarime Nance, and Engineer Brandon Brady presented an action regarding a Special Exception to Section 10-4-10 (E) and County Ordinance 181-D. The Contractor Charles Bergen, Jaffa Group, and Debbie Kairys spoke about the project process. Council members commented and asked questions. The presenters responded. (6:26 PM)

Council member Christopher Robison joined the meeting. (6:33 PM)

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Margaret Olson
Dave Thomas
Helen Strachan

Linda Viti
Peter Barnes
Madlyn McDonough
Chase Black
Jarime Nance
Amir Caus
Matt Leavitt
Ray Milliner
Scott Buchanan
Brandon Brady
Spencer Nielson
Nathan Brooks
Melissa Mendez
Brian Craven

Canice Harte made a motion to deny Special Exception to Section 10-4-10 (E) of the Code as well as County Ordinance 181-D, Appendix B, Section 3as found in the packet. (6:39 PM). Megan McKenna seconded, and all voted in favor, (5-0).

8. **Council Communications** (6:40 PM)

Attachment: Cover Page

Attachment: Summit County 2024 Audited Financial Statements.pdf

1) ***2024 Annual Comprehensive Financial Report; as seen in the packet.*** (6:40 PM)

9. **Adjournment** (6:40 PM)

Tonja B. 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.