



MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

WEDNESDAY, DECEMBER 17, 2025

Meeting also conducted via Zoom.

DRAFT

1. Closed Session (3:57 PM)

Roger Armstrong made a motion to enter closed session to discuss litigation. (3:57 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

1) *Litigation* (3:57 PM)

Council members Hanson, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Civil Deputy Attorney Ryan Stack, and Executive Secretary Annette Singleton met in closed session to discuss litigation. (3:57 PM)

Christopher Robinson made a motion to leave closed session to discuss litigation and enter closed session to discuss property acquisition. (4:40 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

2) *Property acquisition* (4:40 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 property acquisition. (4:40 PM)

Christopher Robinson made a motion to leave closed session and enter open session. (4:49 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

Move to Council chambers (4:57 PM)

2. Pledge of Allegiance (4:57 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Chase Black
Eve Furse
Amy Price
Matt Leavitt
Ray Milliner
Melissa Mendez
Brian Craven

3. **Convene as the Board of Equalization (4:58 PM)**

Roger Armstrong made a motion to convene as the Board of Equalization. (4:58 PM). Megan McKenna seconded, and all voted in favor, (3-0). Absent: Christopher Robinson, Canice Harte.

1) ***Discussion and approval of Board of Equalization recommendations; Chase Black*** (4:58 PM)

Attachment: Cover Page

Attachment: BOE Adjustments Staff Report 2025.12.17.pdf

Chief Deputy Auditor Chase Black presented the Board of Equalization's recommendations. (4:58 PM)

Council members commented and asked questions. Chief Deputy Black responded. (4:59 PM)

Council member Christopher Robinson joined the meeting. (4:59 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Chase Black
Eve Furse
Amy Price
Matt Leavitt
Ray Milliner
Melissa Mendez
Brian Craven

Roger Armstrong made a motion to approve the stipulations as contained in the packet. (5:03 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Canice Harte.

2) ***Discussion and action on Board of Equalization Late Appeal Requests submissions; Chase Black*** (5:03 PM)

Attachment: Cover Page

Attachment: BOE Late Appeals Staff Report 2025.12.17.pdf

Chief Deputy Auditor Chase Black presented the Board of Equalization with requests for late appeals. (5:03 PM)

Council members commented and asked questions. Chief Deputy Black and Assessor Stephanie Poll responded. (5:05 PM)

Roger Armstrong made a motion to Accept the appeal for Parcel ID MW-1-27. (5:18 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

Roger Armstrong made a motion to deny the request to reopen the appeals for Parcel COTSS-C-10. (5:19 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

Roger Armstrong made a motion to amend the motion to deny the request to reopen the appeals for Parcel COTSS-C-10, to include that the denial is based on no finding of a probable notification or factual error. (5:20 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

Roger Armstrong made a motion to deny of reopening of the late Approval request for Parcel AC-59 based on no finding of extraordinary or unanticipated circumstances. (5:20 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

Roger Armstrong made a motion to deny the reopening for late appeal for Parcel PI-D-17, based on no finding of extraordinary and unanticipated circumstances or any finding of factual error in the County records. (5:20 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Canice Harte.

3) *Discussion and approval of Summit Land Conservancy 2025 Application for Exemption of 501(c)(3) organization; Chase Black* (5:21 PM)

Attachment: Cover Page

Attachment: 501c3 Exemption Staff Report 2025.12.17.pdf

Chase Black, the Chief Deputy Auditor, presented the Summit Land Conservancy's application for a property tax exemption based on its 501(c)(3) status for 2025. Marcia Griffiths, the Chief Financial Officer of the Summit Land Conservancy, and Lauren Page, a Conservation Specialist, supported the presentation. (5:21 PM)

Assessor Stephanie Poll made a recommendation, with additional input from CFO Griffiths and Conservation Specialist Page. Chief Civil Deputy Attorney Dave Thomas provided details of the Memorandum of Understanding. All presenters addressed the Council members' comments and questions. (5:24 PM)

Council member Canice Harte joined the meeting. (5:44 PM)

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Dave Thomas
Chase Black
Eve Furse
Amy Price
Matt Leavitt
Ray Milliner
Melissa Mendez
Brian Craven

Canice Harte made a motion to approve of Summit Land Conservancy 2025 Application for Exemption of 501(c)3 organization as presented in the packet, and the reasons why are that the Summit Land Conservancy is party to a Memorandum of Understanding between the County on the acquisition, especially in the Kamas Valley, of open space parcels, in some instances taking the lead, and that the Summit Land Conservancy purchased this property for the purpose of utimatly selling it to the County and preseving it with an easement and that is providing a community benefit and gift to the

County and therefore justifies the tax exemption and the effect that the County has an application in now that will grant funding to help purchase the parcel from Summit Land Conservancy. (5:45 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Roger Armstrong made a motion to dismiss as the Board of Equalization and reconvene as the County Council. (5:46 PM). Megan McKenna seconded, and all voted in favor, (5-0).

4. **Consideration of Approval** (5:46 PM)

1) ***Discussion and possible approval of the 2026 Work Plan and Council-Manager Compact; Shayne Scott and Janna Young*** (5:46 PM)

Attachment: Cover Page

Attachment: StaffReport_2026WorkPlan_and Compact.pdf

Attachment: Summit County 2026 Work Plan.pdf

Attachment: Council_ManagerCompact_2026.pdf

Deputy Manager Janna Young paused to acknowledge 2025 and the accomplishments our organization has achieved during the year. (5:46 PM)

Due to time, Council Chair Tonja Hanson tabled the 2026 Work Plan discussion to the January 7th Meeting. (5:56 PM)

Manager Shayne Scott and Deputy Manager Young presented the 2026 Work Plan and Council-Manager Compact. (5:54 PM)

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

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

Edward (Ted) Leh was called to speak. (5:58 PM)

Council Chair Hanson closed the meeting for public input. (5:59 PM)

Council member Armstrong asked the County Attorney a question. Chief Civil Deputy Attorney Dave Thomas responded. (6:00 PM)

Attachment: Sign-In Sheet 12-10-25

6. **Consideration of Approval Continued** (6:02 PM)

2) ***Consideration and approval of Contract with Zwick Construction Company for tenant improvements to Summit County's landmark facility in Kimball Junction (a.k.a. former Skullcandy Headquarters); Shayne Scott and Janna Young*** (6:02 PM)

Attachment: Cover Page

Attachment: StaffReport_SkullcandyTIContract.pdf

Attachment: Zwick Construction A102-2017 (Execution Copy 12.10.2025).docx

Attachment: Zwick Construction A102 - Exhibit A-2017 (Final 12.10.2025).docx

Attachment: Exhibit B Zwick RFP Response.pdf

Attachment: Exhibit C Indexes.pdf

Attachment: Zwick Construction A201 General Conditions (Final 12.11.2025).docx

Deputy Manager Janna Young presented the Zwick Construction Company Contract for tenant improvements to the Summit County facility in Kimball Junction. (6:02 PM)

Council members commented and asked questions. Deputy Manager Young and Chief Civil Attorney Dave Thomas responded. (6:04 PM)

Megan McKenna made a motion to approve the proposed contract with Zwick Construction to complete renovations to the former Skullcandy headquarters building for County Serves. (6:13 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

3) ***Discussion and approval of new precinct maps; Eve Furse*** (6:14 PM)

Attachment: Cover Page

Attachment: Precinct Changes Staff Report for 12 17 25.docx

Clerk Eve Furse and Chief Deputy Clerk Amy Price presented the proposed precinct maps. (6:14 PM)

Council members commented and asked questions. Clerk Furse responded. (6:17 PM)

Roger Armstrong made a motion to approve the new precinct maps. (6:20 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

4) ***Discussion and approval of Ordinance No. 1002, an Ordinance Adopting Campaign Financial Disclosures for Summit County; Eve Furse*** (6:20PM)

Attachment: Cover Page

Attachment: Financial Disclosure Ordinance Staff Report for 12 17 25.docx

Attachment: Campaign Finance Disclosures Ordinance 12-17-25.pdf

Clerk Eve Furse presented Ordinance No. 1002 to Council. (6:20 PM)

Council members commented and asked questions. Clerk Furse responded. (6:25 PM)

Roger Armstrong made a motion to approve of Ordinance No. 1002, an Ordinance Adopting Campaign Financial Disclosures for Summit County, as contained in the packet. (6:26 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: Ordinance 1002 Adopting Campaign Financial Disclosures Executed

5) ***Council and Manager comments*** (6:28 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (6:28 PM)

Council member Canice Harte provided updates about his activities on behalf of the Council last week. (6:30 PM)

Council member Roger Armstrong provided updates about his activities on behalf of the Council last week. (6:31 PM)

Council member Christopher Robinson provided updates about his activities on behalf of the Council last week. (6:33 PM)

Council Chair Tonja B Hanson provided updates about her activities on behalf of the Council last week. (6:34 PM)

7. **Convene as the Governing Board of the Snyderville Basin Recreation District** (6:36 PM)

Roger Armstrong made a motion to convene as the Governing Board of the Snyderville Basin Recreation District. (6:36 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

- 1) ***Continued discussion and adoption of Resolution SBSRD 2025-34, a Budget Resolution of the Snyderville Basin Recreation District 2026 Budgets; Brad Rogers and Ben Castro*** (6:36 PM)

Attachment: Cover Page

Attachment: 2026 Budget Resolution (SBSRD 2025)-Revised.pdf

Attachment: SBSRD 2026 Budget Packet_Board-Council_REVISED DRAFT.pdf

Brad Rogers, Snyderville Basin Special Recreation District Business Manager, and Ben Castro, Snyderville Basin Special Recreation District Board Chair, presented Resolution SBSRD 2025-34, a Budget Resolution of the Snyderville Basin Recreation District 2026 Budgets. (6:36 PM)

Council members commented and asked questions. Business Manager Rogers, and District Board Chair Castro responded. (6:37 PM)

Roger Armstrong made a motion to approve of Resolution SBSRD 2025-34, a Budget Resolution of the Snyderville Basin Recreation District 2026 Budgets. (6:38 PM). Canice Harte seconded, and all voted in favor, (5-0).

Attachment: Res SBSRD 2025-34-2026 Budget Executed

Roger Armstrong made a motion to dismiss as the Governing Board of the Snyderville Basin Recreation District and reconvene as the County Council. (6:39 PM). Megan McKenna seconded, and all voted in favor, (5-0).

8. **Public Hearings** (6:40 PM)

- 1) ***Public hearing regarding the Series 2026 bonds. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2026 Bonds and (b) any potential economic impact that the Series 2026 Project to be financed with the proceeds of the Series 2026 Bonds may have on the private sector. The Series 2026 Bonds will be issued for the purpose of (a) financing public infrastructure improvements, including transportation infrastructure, transit projects and related improvements, (b) funding any debt service reserve funds, as necessary, and (c) paying costs of issuance of the Series 2026 Bonds; Matt Leavitt*** (6:40 PM)

Attachment: Cover Page

Attachment: 2026 Sales Tax Bond Public Hearing.pdf

Financial Officer Matt Leavitt presented a Series of 2026 bonds with their potential outcomes to the Council. (6:40 PM)

Council members commented and asked questions. Financial Officer Matt Leavitt responded. (6:41 PM)

Council Chair Hanson opened the meeting for a public hearing. (6:43 PM)

Nicholas Schapper was called to speak. (6:43 PM)

Council Chair Hanson closed the meeting for a public hearing. (6:47 PM)

Council member Christopher Robinson commented. (6:47 PM)

- 2) ***Public hearing and adoption of Ordinance No. 1003, an Ordinance Amending the Snyderville Basin General Plan Creating Chapter 8 Sustainable Development, Water Use and Agriculture; Ray Milliner, County Planner*** (6:50 PM)

Attachment: Cover Page

Attachment: Council Staff Report December 17, 2025 Basin.pdf

Principal Planner Ray Milliner presented Ordinance 1003 to the Council, supported by Planner Mustapha Osman and Sustainability Analyst Megan Nick. (6:50 PM)

Council Chair Hanson opened the meeting for a public hearing. (6:59 PM)

No one came forward to speak.

Council Chair Hanson closed the meeting for a public hearing.

Council members commented and asked questions. Planner Milliner, Planner Osman, and Planner Curtis responded. (7:00 PM)

Council member Robinson disclosed he is on the Western Resource Advocates Board of Directors. (7:01 PM)

Christopher Robinson made a motion to approve of Ordinance No. 1003, an Ordinance Amending the Snyderville Basin General Plan Creating Chapter 8 Sustainable Development, Water Use and Agriculture as presented. (7:09 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Attachment: Ordinance 1003 Executed

- 3) ***Public hearing and adoption of Ordinance No. 1004, an Ordinance Amending the Eastern Summit County General Plan Creating Chapter 8 Sustainable Development, Water Use, and Agriculture; Ray Milliner, County Planner*** (7:10 PM)

Attachment: Cover Page

Attachment: Council Staff report December 17, 2025 East Side.pdf

Principal Planner Ray Milliner presented Ordinance 1004 to the Council, supported by Planner Mustapha Osman and Sustainability Analyst Megan Nick. (7:10 PM)

Council Chair Hanson opened the meeting for a public hearing. (7:17 PM)

No one came forward to speak.

Council Chair Hanson closed the meeting for a public hearing.

Council members commented and asked questions. Planner Milliner, Planner Osman, and Planner Curtis responded. (7:17 PM)

Megan McKenna made a motion to adopt of Ordinance No. 1004, an Ordinance Amending the Eastern Summit County General Plan Creating Chapter 8 Sustainable Development, Water Use, and Agriculture. (7:25 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Attachment: Ordinance 1004 Executed

- 4) ***Public hearing and discussion of Resolution No. 2025-39, a Resolution of the County Council of Summit County, Utah Providing for the Creation of Resort Core Public Infrastructure District No. 1 as an Independent District; Authorizing and Approving a Governing Document; Appointing a Board of Trustees; Authorizing Other Document in Connection Therewith; and Related Matters, Randy Larsen, Cody Deeter, and David Smith (7:26 PM)***

Attachment: Cover Page

Attachment: Resort Core PID No. 1 - Summit County Council Staff Report.docx

Attachment: Updated PID Presentation 4845-4952-7736 v.5_compressed.pdf

Attachment: Resort Core Petition 11.21.25.pdf

Attachment: Creation Resolution - Resort Core PID No. 1 12-10-25 Final.pdf

Aaron Wade and Randall Larsen, Gilmore & Bell, P.C. attorneys, along with Cody Deeter, Solar Farmers Financial Officer, and David Smith, Talisker Canyons Finance Company attorney, presented Resolution No. 2025-39. Sam Elder, DA Davidson Managing Director and Public Finance Banker, also supported the presentation to the Council. (7:27 PM)

Council members commented and asked questions. Attorneys Wade, Larsen, and Smith, along with Financial Officer Deeter and Public Finance Officer Elder responded. (7:33 PM)

Council Chair Hanson opened the meeting for a public hearing. (7:41 PM)

Nicholas Schapper was called to speak. (7:42 PM)

Meta Haley was called to speak. (7:46 PM)

Council Chair Hanson closed the meeting for a public hearing. (7:55 PM)

Council members commented and asked questions. Attorneys Wade, Larsen, and Smith, along with Financial Officer Deeter and Public Finance Officer Elder responded. (7:55 PM)

Canice Harte made a motion to deny the PID. (9:01 PM). Roger Armstrong seconded, and the motion carried, (3-2).

Roger Armstrong voted AYE

Canice Harte voted AYE

Megan McKenna voted AYE

Christopher Robinson voted NAY

Tonja B Hanson voted NAY

8. **Adjournment (9:01 PM)**

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.