



MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UTAH, 84036

WEDNESDAY, FEBRUARY 25, 2026

Meeting also conducted via Zoom.

1. **Closed Session - Property acquisition (1:44 PM)**

Tonja B Hanson made a motion to enter closed session to discuss property acquisition. (1:44 PM). Christopher Robinson seconded, and all voted in favor, (3-0). Absent: Canice Harte, Megan McKenna.

Council members Hanson, Robinson, and Armstrong, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Lands and Natural Resources Director Jessica Kirby and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (1:44 PM)

Tonja B Hanson made a motion to leave closed session and enter open session. (2:27 PM). Christopher Robinson seconded, and all voted in favor, (3-0). Absent: Canice Harte, Megan McKenna.

Move to Council chambers (2:26 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Ryan Stack
Helen Strachan
Chase Black
Amir Caus
Scott Buchanan
Matt Leavitt

Melissa Mendez
Brian Craven

2. **Pledge of Allegiance (2:27 PM)**
3. **Convene as the Board of Equalization (2:27 PM)**

Tonja B Hanson made a motion to convene as the Board of Equalization. (2:27 PM). Christopher Robinson seconded, and all voted in favor, (3-0). Absent: Canice Harte, Megan McKenna.

- 1) ***Discussion and approval of Board of Equalization recommendations; Chase Black (2:27 PM)***

Attachment: Cover Page

Attachment: BOE Adjustments Staff Report 2026.02.25.pdf

Attachment: BOE Summary Staff Report.pdf

Chief Deputy Auditor Chase Black presented the Board of Equalization recommendations. (2:27 PM)

Tonja B Hanson made a motion to approve the Board of Equalization recommendations as outlined in the packet. (2:28 PM). Christopher Robinson seconded, and all voted in favor, (3-0). Absent: Canice Harte, Megan McKenna.

Deputy Black presented the Board of Equalization summary report for 2025. (2:29 PM)

Council members commented and asked questions. Deputy Black responded. (2:40 PM)

4. **Convene as the Governing Board of Mountain Regional Water Service District (2:44 PM)**

Tonja B Hanson made a motion to convene the Governing Board of Mountain Regional Water District. (2:44 PM). Christopher Robinson seconded, and all voted in favor, (3-0). Absent: Canice Harte, Megan McKenna.

- 1) ***Discussion and approval of Resolution No. MRW 2025-25 (Revised and Renumbered 2026-08), a Resolution Annexing Certain Real Property to the Mountain Regional Water Special Service District (Parcel PP-87-8); Andy Garland (2:44 PM)***

Attachment: Cover Page

Attachment: Redux - Council Memo_MRW Petition for Annexation.pdf

Attachment: MRW Annexation Resolution PP-87-8 Revised.pdf

Mountain Regional Water Service District Manager, Andy Garland, presented the revised Resolution No. MRW 2025-25, which was subsequently renumbered 2026-08. (2:44 PM)

Christopher Robinson made a motion to approve Resolution No. MRW 2025-25 (Revised and renumbered to 2026-08*), the resolution and annexing certain real property in the Mountain Regional Water Special Service district Parcel PP-87-8. (2:45 PM). Tonja B Hanson seconded, and all voted in favor, (3-0). Absent: Canice Harte, Megan McKenna.

*The Resolution number used was a technical error corrected to Resolution 2026-08.

Attachment: Res 2026-08 Executed

Tonja B Hanson made a motion to dismiss the Governing Board of Mountain Regional Water Service District and convene as the County Council. (2:46 PM). Christopher Robinson seconded, and all voted in favor, (3-0). Absent: Canice Harte, Megan McKenna.

5. **Work Session (2:47 PM)**

1) ***Discussion regarding Snyderville Basin Cemetery; Max Greenhalgh (2:47 PM)***

Attachment: Cover Page

Attachment: SB Cemetery Proposed Site.pdf

Attachment: UOP Deed Restrictions.pdf

Snyderville Basin Cemetery District Board of Trustees members Max Greenhalgh and Pete Gillwald presented a proposed site for the Snyderville Basin Cemetery. (2:47 PM)

Council members commented and asked questions. Board members Greenhalgh, Gillwald, and Civil Deputy Attorney Ryan Stack responded. (2:58 PM)

2) ***Legislative update/preview; Janna Young (3:26 PM)***

Attachment: Cover Page

Attachment: StaffReport_2026LegSession_Week6.pdf

Deputy Manager Janna Young presented a legislative update to Council. (3:26 PM)

Council members commented and asked questions. Deputy Young, Chief Civil Deputy Attorney Dave Thomas, and Community Development Director Peter Barnes responded. (3:41 PM)

- 3) **Notice of Violation status update regarding the Mimbach (a.k.a. Soil to Spoil) 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; Scott Buchanan, Code Enforcement Officer, Amir Caus, Senior Planner; Helen Strachan, Deputy County Attorney (4:05 PM)**

Attachment: Cover Page

Attachment: Mimbach NOVCUP 60 Day Inspection Report, Final Consolidated.pdf

Attachment: 60 day Response Letter from Kyle Reeder

Amir Caus, Senior Planner, Scott Buchanan, Code Enforcement Officer, and Deputy County Attorney Helen Strachan presented an update regarding a Conditional Use Permit (CUP) for a Recycling Facility, Class II, and Nursery/Greenhouse to Council. (4:06 PM)

Kyle Reeder, Cannon Law Group, and owner Jared Clayton, as Registered Agent, provided information about the Conditional Use Permit. (4:14 PM)

Council members commented and asked questions. Planner Caus, Code Enforcement Officer Buchanan, and Deputy Attorney Strachan responded. (4:24 PM)

Council member Canice Harte joined the meeting. (4:44 PM)

Roger Armstrong	Shayne Scott
Christopher Robinson	Janna Young
Tonja B Hanson	Dave Thomas
Canice Harte	Ryan Stack
Excused: Megan McKenna	Helen Strachan
	Chase Black
	Amir Caus
	Scott Buchanan
	Matt Leavitt
	Melissa Mendez
	Brian Craven

6. **Consideration of Approval (5:07 PM)**

- 1) **Discussion and approval of Ordinance No. 1005, an Ordinance of the County Council of Summit County, Utah, Enacting Title 3, Chapter 3K to the Summit County Code, Emergency Services Sales Tax; Matt Leavitt (5:07 PM)**

Attachment: Cover Page

Attachment: Ordinance No. 1005 Emergency Services Sales Tax.doc

Financial Officer Matt Leavitt presented Ordinance No. 1005 to Council. (5:08 PM)

Council members commented and asked questions. Financial Officer Leavitt and Chief Civil Deputy Attorney Dave Thomas responded. (5:09 PM)

Tonja B Hanson made a motion to approve Ordinance 1005, an Ordinance of the County Council of Summit County, Utah, Enacting Title 3, Chapter 3K to the Summit County Code, Emergency Services Sales Tax. (5:11 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Megan McKenna.

Attachment: Ord 1005 Emergency Services Sales Tax - Executed

- 2) ***Approval of Council Minutes dated January 14, 28, and February 4, 2026*** (5:12 PM)

Attachment: Cover Page

Attachment: SCC Draft Minutes 1-14-26.pdf

Attachment: SCC Draft Minutes 1-28-26.pdf

Attachment: SCC Draft Minutes 2-4-26.pdf

Christopher Robinson made a motion to approve Minutes dated January 14, 2026 and Minutes dated February 4, 2026 (5:13 PM). Canice Harte seconded, and all voted in favor, (4-0). Absent: Megan McKenna.

Approval of the Minutes dated January 28, 2026, 5:45 PM is deferred until a quorum of those attending is present. (5:14 PM)

- 3) **Council and Manager comments** (5:14 PM)

Council member Canice Harte provided updates about his activities on behalf of the Council last week. (5:14 PM)

Council member Tonja B Hanson provided updates about her activities on behalf of the Council last week. (5:15 PM)

Council member Christopher Robinson said he would be on KPCW on February 26, 2026. (5:21 PM)

Council member Roger Armstrong provided updates about his activities on behalf of the Council last week. (5:21 PM)

Manager Shayne Scott updated the Council on his activities on behalf of the County and on upcoming County activities. (5:22 PM)

Council Chair Harte left the meeting. (5:24 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Ryan Stack
Helen Strachan
Chase Black
Amir Caus
Scott Buchanan
Matt Leavitt
Melissa Mendez
Brian Craven

Deputy Manager Janna Young updated the Council about activities at the County. (5:25 PM)

Recess until 6:00 PM (5:27 PM)

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

Council Vice Chair Armstrong opened the meeting for public comment. (6:00 PM)

No one appeared to comment.

Council Vice Chair Armstrong closed the meeting for public comment.

8. **Public Hearing** (6:02 PM)

- 1) ***Discussion of Resolution No. 2026-07, 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. This public hearing is to allow for public input on (i) whether the requested service is needed in the area of the Proposed District, (ii) whether the service should be provided by the County or the Proposed District, and (iii) all other matters relating to the Proposed District. Resort Core Public Infrastructure District No. 1 is proposed to be created for the purpose of financing the construction of public infrastructure relating to Resort Core development, as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953; Samuel Elder and Laurel Simpson.*** (6:02 PM)

Attachment: Cover Page

Attachment: Governing Document - Resort Core PID No. 1.docx

Attachment: Resolution 2026-07 - Resort Core PID No. 1.docx

Attachment: Resort Core PID - Summit County Council Meeting 2.25.26_vF.pdf

Samuel Elder, DA Davidson Managing Director and Public Finance Banker, and Laurel Simpson, Associate General Counsel, Development Associate, TC-FC, presented Resolution 2026-07 to Council. (6:05 PM)

Council commented and asked questions. Director Elder, Attorney Simpson, Randall Larsen, Gilmore & Bell, P.C. attorneys, Chief Civil Deputy Attorney Dave Thomas, and Financial Officer Matt Leavitt responded. (6:31 PM)

9. **Adjournment** (7:36 PM)



Canice Harte, 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.