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**MINUTES**

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**SUMMIT COUNTY**

County Council

RICHINS BUILDING AUDITORIUM, 1885 W. UTE BLVD

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

WEDNESDAY, MARCH 11, 2026

Meeting also conducted via Zoom.

**DRAFT**

1. **Closed Session (12:44 PM)**

**Tonja B Hanson made a motion to enter closed session to discuss property acquisition. (12:44 PM). Megan McKenna seconded, and all voted in favor, (5-0).**

1) ***Property acquisition*** (12:44 PM)

Council members Hanson, Harte, Armstrong, Robinson, and McKenna, 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. (12:44 PM)

**Tonja B Hanson made a motion to leave closed session to discuss property acquisition and enter closed session to discuss litigation. (1:11 PM). Christopher Robinson seconded, and all voted in favor, (5-0).**

2) ***Litigation*** (1:11 PM)

Council members Hanson, Harte, Armstrong, Robinson, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Civil Deputy Attorney Ryan Stack, Lands and Natural Resources Director Jessica Kirby, Public Works Director John Angell and Executive Secretary Annette Singleton met in closed session to discuss litigation. (1:11 PM)

**Tonja B Hanson made a motion to leave closed session to discuss litigation and enter closed session to discuss personnel (1:39 PM). Christopher Robinson seconded, and all voted in favor, (5-0).**

3) ***Personnel*** (1:39 PM)

Council members Hanson, Harte, Armstrong, Robinson, and McKenna, along with Manager Shayne Scott, Chief Civil Deputy Attorney Dave Thomas, Personnel Management Director

David Warnock and Executive Secretary Annette Singleton met in closed session to discuss personnel. (1:39 PM)

**Tonja B Hanson made a motion to leave closed session and enter open session (2:34 PM). Megan McKenna seconded, and all voted in favor, (5-0).**

Attachment: Closed Affidavit 3-11-26

2. **Work Session (2:40 PM)**

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

Shayne Scott  
Janna Young  
Dave Thomas  
Laura Kuhrmeyer  
Carl Miller  
Melissa Mendez  
Jennifer Chappell

1) ***Pledge of Allegiance (2:41 PM)***

2) ***Work Session - Interview applicants for vacancies on the Summit County Housing Authority Board of Commissioners (2:41 PM)***

Attachment: Cover Page

Joan Meixner interviewed for the Summit County Housing Authority Board of Commissioners. (2:42 PM)

Rich Sonntag interviewed for the Summit County Housing Authority Board of Commissioners. (2:50 PM)

Jennifer Lewis interviewed for the Summit County Housing Authority Board of Commissioners. (3:00 PM)

Dre Castella interviewed for the Summit County Housing Authority Board of Commissioners. (3:07 PM)

Ben Castro interviewed for the Summit County Housing Authority Board of Commissioners. (3:17 PM)

3) ***Update on PEAK Center, design, scope and budget; Shayne Scott and Janna Young (3:26 PM)***

Attachment: Cover Page

Attachment: Staff Report PEAK.doc

Attachment: Floor Plan Diagram.pdf

Manager Shayne Scott and Deputy Manager Janna Young presented updates on PEAK Center. (3:26 PM)

Council members commented and asked questions. Manager Scott and Deputy Young responded. (3:32 PM)

Council Chair Roger Armstrong joined the meeting. (3:35 PM)

Roger Armstrong  
Christopher Robinson  
Tonja B Hanson

Shayne Scott  
Janna Young  
Dave Thomas  
Laura Kuhrmeyer

Canice Harte  
Megan McKenna

Carl Miller  
Melissa Mendez  
Jennifer Chappell

Council Chair Roger Armstrong left the meeting. (3:54 PM)

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

Shayne Scott  
Janna Young  
Dave Thomas  
Laura Kuhmeyer  
Carl Miller  
Melissa Mendez  
Jennifer Chappell

3. **Closed Session - Personnel** (3:59 PM)

**Christopher Robinson made a motion to enter closed session to discuss personnel. (3:59 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).**

Council members Hanson, Harte, Robinson, and McKenna, along with Manager Shayne Scott and Chief Civil Deputy Attorney Dave Thomas met in closed session to discuss personnel. (3:59 PM)

**Tonja B Hanson made a motion to leave closed session to enter open session. (4:18 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.**

4. **Consideration of Approval** (4:18 PM)

- 1) ***Discussion and approval of members to be appointed to the Summit County Housing Authority Board of Commissioners*** (4:18 PM)

Attachment: Cover Page

Attachment: 031126 appt to Summit County Housing Authority Board of Commissioners.docx

**Megan McKenna made a motion to appoint Joan Meixner, Rich Sonntag, and Jennifer Lewis to new terms that would expire on February 28, 2030. (4:18 pm). Christopher Robinson seconded, and all voted in favor, (4-0).**

- 2) ***Approval of Council Minutes dated January 28, 2026, and February 25, 2026*** (4:18 PM)

Attachment: Cover Page

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

Attachment: SCC Draft Minutes 2-25-26.pdf

**Tonja B Hanson made a motion to approve January 28, 2026, meeting Minutes as presented in the packet. (4:19 PM). Megan McKenna seconded, and all voted in favor, (3-0). Abstain: Canice Harte.**

**Christopher Robinson made a motion to approve Minutes from the meeting held February 25, 2026. (4:19 PM). Tonja B Hanson seconded, and all voted in favor, (3-0). Abstain: Megan McKenna.**

- 3) ***Continued discussion and possible action regarding Ordinance No. 820-A, an Ordinance Approving and Adopting the 4th Amended Development Agreement (DA) for the Utah Olympic Park Specially Planned Area. Parcels PP-63-A, PP-***

**62-3-UAF, KJS-6-1AM, PP-62-KJS, PP-62-4, and PP-62-KJS, located in Summit County, Utah. Applicant: Utah Olympic Legacy Foundation (UOLF); Laura Kuhrmeyer, County Planner (4:20 PM)**

Attachment: Cover Page

Attachment: UOP 4th DA Amendment Council Work Session 3.11.26

Attachment: Exhibit A: January 28, 2026 Staff Report and Exhibits

Attachment: Exhibit B: Proposed Redlined Housing Agreement

Attachment: Exhibit C: January 13 2026 Planning Commission meeting Staff Report

Chief Civil Deputy Attorney Dave Thomas presented the process for Ordinance No. 820-A. (4:21 PM)

Planner Laura Kuhrmeyer presented the adoption of Ordinance No. 820-A to the County Council. (4:31 PM)

Applicants Colin Hilton, President and CEO of Utah Olympic Legacy Foundation (UOLF), along with Jamie Kimball, UOLF General Manager, Christopher Conebee, Principal of Utah Development and Construction, and Thomas Wadsworth, Real Estate Development and Construction Management of Utah Development and Construction, addressed questions from the last Council meeting on 1/28/2026 about the Utah Olympic Park Specially Planned Area (SPA). (4:35 PM)

Council members commented and asked questions. Planner Kuhrmeyer, applicants Hilton, Conebee, Kimball, and Wadsworth, along with Chief Civil Deputy Attorney Thomas, and Manager Scott responded. (5:02 PM)

Recess (5:55 PM)

5. **Public Input (6:01 PM)**

Council Chair Harte opened the meeting for public comment. (6:01 PM)

Madonna Marron came forward to speak. (6:03 PM)

Council Chair Harte closed the meeting for public comment. (6:10 PM)

Attachment: Sign-In Sheet 3-11-26

Attachment: Madonna Marron- Public Comment Materials

6. **Consideration of Approval Continued (6:11 PM)**

4) ***Continued discussion and adoption 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; Samuel Elder, and Laurel Simpson (6:11 PM)***

Attachment: Cover Page

Attachment: Resort Core PID Presentation - Summit County Council Meeting 3.11.25-corrected.pdf

Samuel Elder, DA Davidson Managing Director and Public Finance Banker, Laurel Simpson, Associate General Counsel, Development Associate, TC-FC, and Randell

Larsen, Gilmore & Bell, P.C., attorneys, presented Resolution 2026-07 to Council. (6:11 PM)

Council commented and asked questions. Director Elder, Attorney Simpson, Randall Larsen, Gilmore & Bell, P.C. attorneys, Chief Civil Deputy Attorney Dave Thomas responded. (6:19 PM)

**Christopher Robinson made a motion to adopt 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; approving a board of trustees consistent with HB 507's new change; authorizing other documents in connection therewith and related matters, subject to the following: that at bond issuance, from the proceeds or from whatever sources, there be made available up to \$1,000,000, not \$500,000, for use on the transit center at the Canyons as part of the High Valley Transit bus rapid transit project; the design of the transit center is in the discretion of and subject to the approval of High Valley Transit as worked out by counsel in the governing documents; and that the owner of the property where the road is and the transit center is convey to the County or license to it or otherwise legally make the property available in a manner that is acceptable to the County and High Valley in their sole discretion, and that if necessary in order for the funding to work that TCFC take over, within that million dollar limit, construction of the transit center if there are federal impediments to making it part of the federal project for the bus rapid transit. (6:35 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).**

Attachment: Resolution 2026-07 Providing for the creation of a resort Core Public Infrastructure District No.1 As An Independent District Executed

- 5) ***Discussion and approval of Ordinance No. 1006, an Ordinance of the County Council of Summit County, Utah, Enacting Title 2, Chapter 45 of the Summit County Code, Emergency Services Sales Tax Grant Program; Shayne Scott*** (6:41 PM)

Attachment: Cover Page

Attachment: Emergency Services Sales Tax Grant Program Ordinance (dlt 2.6.2026).doc

Manager Shayne Scott and Chief Civil Deputy Attorney Dave Thomas presented Ordinance No. 1006 to Council. (6:41 PM) Check Time Stamp

Council commented and asked questions. Manager Scott and Chief Civil Deputy Attorney Dave Thomas responded. (6:43 PM)

**Tonja B Hanson made a motion to approve Ordinance No. 1006, an Ordinance of the County Council of Summit County, Utah, Enacting Title 2, Chapter 45 of the Summit County Code, Emergency Services Sales Tax Grant Program as presented in the packet. (6:46 PM). Christopher Robinson seconded, and all voted in favor, (4-0).**

Attachment: Ord 1006 Emergency Services Sales Tax Grant Program Executed

- 6) ***Council and Manager comments*** (6:46 PM)

Attachment: Cover Page

Council member Christopher Robinson provided updates about his activities on behalf of the Council last week. (6:47 PM)

Council member Tonja B Hanson provided updates about her activities on behalf of the Council last week. (6:47 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (6:48 PM)

Manager Shayne Scott updated the Council about activities at the County. (6:50 PM)

- 7) ***Consideration and approval of Resolution No. 2026-09, a Resolution of the Summit County Council Expressing Support for Summit County and High Valley Transit's Fiscal Year 2027 Community Project Funding Request for a Kimball Junction Transit Center and Parking Structure and Certifying the County's Commitment to Provide any Required Matching Funds; Janna Young*** (6:51 PM)

Attachment: Cover Page

Attachment: Resolution\_Kimball Junction Transit Center CPF.docx

Deputy Manager Janna Young presented Resolution No. 2026-09 to Council. (6:51 PM)

Council members commented and asked questions. Deputy Young responded. (6:55 PM)

**Christopher Robinson made a motion to approve Resolution No. 2026-09, a Resolution of the Summit County Council Expressing Support for Summit County and High Valley Transit's Fiscal Year 2027 Community Project Funding Request for a Kimball Junction Transit Center and Parking Structure and Certifying the County's Commitment to Provide any Required Matching Funds already accumulated. (6:57 PM). Megan McKenna seconded, and all voted in favor, (4-0).**

Attachment: Res 2026-09 Summit County and High Valley Transit's Fiscal Year 2027 Community Project- Executed

## 8. **Council Communications**

- 1) State Route 32 Corridor and City Centers Plan; Carl Miller (0:00 PM)

Attachment: Cover Page

Attachment: SR 32 Corridor Plan County Council memo 031126.pdf

Attachment: SR32 Corridor Plan County Council 031126.pdf

## 9. **Adjournment** (6:58 PM)

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**Canice Harte, Chair**

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**Eve Furse, Clerk**

Meeting minutes and recordings appear at [summitcountyutah.gov/meetings](http://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.

