



MINUTES

SUMMIT COUNTY

County Council

RICHINS BUILDING AUDITORIUM, 1885 W. UTE BLVD

1885 W. UTE BLVD., PARK CITY, UTAH, 84060

WEDNESDAY, MARCH 18, 2026

Meeting also conducted via Zoom.

1. Closed Session - Personnel (12:40 PM)

Megan McKenna made a motion to enter closed session to discuss personnel. (12:40 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott and Human Resources Director David Warnock met in closed session to discuss personnel. (12:40 PM)

Tonja B Hanson made a motion to leave closed session and enter open session. (1:57 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Attachment: Closed Affidavit 3-18-26

Move to Council chambers (2:00 PM)

2. Work Session (2:00 PM)

Roger Armstrong
Tonja B Hanson
Christopher Robinson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Amir Caus
Chase Black
Laura Kuhrmeyer
Melissa Mendez
Brian Craven

1) Pledge of Allegiance (2:00 PM)

2) Discussion regarding a proposed Rezone and Master Planned Development for the Junction Commons, a 19-building mixed use redevelopment project at Junction Commons (formerly Outlets Park City), located at 6699 N Landmark Dr, Kimball Junction, Summit County, UT; Parcel FSE-1; Applicant: Elliott

Workgroup representing SRE Ontario LLC; Project #24-087; Amir Caus, AICP, Senior Planner (2:00 PM)

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Report - March 18, 2026 Work Session.pdf

Planner Amir Caus presented a proposed rezoning and Master Planned Development for the Junction Commons, along with Partner at Elliot Workgroup Craig Elliot, Justin Keyes, Jones, Waldo, Holbrook & McDonough A Professional Corporation, and Adam Greenbaum, SRE Ontario LLC, presented to the Council. (2:01 PM)

Council Chair Harte asked Planner Caus to explain how the project would be assessed, share the department's perspective, and describe how it complies with the Neighborhood Mixed Use (NMU) designation. Planner Caus responded. (2:28 PM)

Council members commented and asked questions. Partner Elliot, Attorney Keyes, Mr. Greenbaum, and Planner Caus responded. (2:31 PM)

3) ***Discussion regarding the upcoming 2026 construction occurring on SR-224 as part of the Bus Rapid Transit (BRT) project, and other High Valley Transit updates; Gabriel Shields (3:06 PM)***

Attachment: Cover Page

Attachment: SR-224 BRT 2026 Construction Update.pdf

High Valley Transit Executive Director Caroline Rodriguez, Chief Operations Officer Bradley Herkimer, and Board member Kim Carsen provided High Valley Transit updates. (3:07 PM)

Council members commented and asked questions. Executive Director Rodriguez responded. (3:19 PM)

High Valley Transit Chief Development Officer Gabriel Shields, Stacy Witbeck Contractor, Maverick Gibbons, Project Manager, and Kathryn La Chapelle, Construction Manager, along with Diane Olsen, Construction Communication, presented the SR-224 Bus Rapid Transit (BRT) 2026 construction update. (3:23 PM)

Council members commented and asked questions, which were addressed by Chief Development Officer Shields, Manager La Capelle, Construction Communications Manager Olsen, and Board Member Carsen. (3:45 PM)

Recess (3:48 PM)

3. **Consideration of Approval (3:56 PM)**

Council member Armstrong left the meeting. (3:56 PM)

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

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Amir Caus
Chase Black
Laura Kuhrmeyer
Melissa Mendez
Brian Craven

- 1) ***Discussion and approval of May Tax Sale proposed payment plan for parcel DMS-3, account #0498114, Isabella Wright (represented by Robert Wright); Chase Black*** (3:56 PM)

Attachment: Cover Page

Attachment: Payment Plan Staff Report 2026.03.18.pdf

Chief Deputy Auditor Chase Black presented the May Tax Sale and proposed a payment plan for parcel DMS-3 to the Council. Robert Wright supported the proposal. (3:56 PM)

Council members commented and asked questions. Deputy Black responded. (4:00 PM)

Christopher Robinson made a motion to approve the proposed payment plan and to withhold parcel DMS-3 connected to account #0498114 from the 2026 tax lien sale. (4:01 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

- 2) ***Discussion and approval of Resolution 2026-10, a Resolution Amending the Bylaws to the Summit County Housing Authority, and appointing a new member; Dave Thomas*** (4:02 PM)

Attachment: Cover Page

Attachment: Resolution 2026-10 re Housing Authority Bylaws

Chief Civil Deputy Attorney Dave Thomas presented Resolution 2026-10 to Council. (4:02 PM)

Council members commented and asked questions. Attorney Thomas responded. (4:05 PM)

Tonja B Hanson made a motion to approve Resolution 2026-10, a Resolution Amending the Bylaws of the Summit County Housing Authority. (4:06 PM). Megan McKenna seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Tonja B Hanson made a motion to appoint Dre Castella to the Summit County Housing Authority Board. (4:07 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Attachment: Res 2026-10 Amending the Bylaws for the Summit County Housing Authority-Executed

Recess (4:08 PM)

- 3) ***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*** (4:18 PM)

Attachment: Cover Page

Attachment: UOP 4th DA Amendment Council Work Session 3.18.26

Planner Laura Kuhrmeyer presented Ordinance No. 820-A, an Ordinance Approving and Adopting the 4th Amended Development Agreement (DA) for the Utah Olympic

Park Specially Planned Area, to the Council. (4:20 PM)

Chief Civil Deputy Attorney Dave Thomas updated the Council on the Amended and Restated Agreement. (4:21 PM)

Council member Roger Armstrong joined the meeting. (4:28 PM)

Roger Armstrong
Tonja B Hanson
Christopher Robinson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Dave Thomas
Peter Barnes
Amir Caus
Chase Black
Laura Kuhrmeyer
Melissa Mendez
Brian Craven

Applicants Colin Hilton, President and CEO of Utah Olympic Legacy Foundation (UOLF), along with Jamie Kimball, UOLF General Manager, Christopher Conabee, Principal of Utah Development and Construction, and Thomas Wadsworth, Vice President at The Cynosure Group, addressed questions from the last Council meeting on 2/11/2026 about the Utah Olympic Park Specially Planned Area (SPA). (4:34 PM)

Council members commented and asked questions. Planner Kuhrmeyer, applicants President Hilton, Principal Conebee, Manager Kimball, and Vice President Wadsworth, along with Chief Civil Deputy Attorney Thomas, responded. (4:50 PM)

Council Chair Canice Harte appointed Christopher Robinson, Megan McKenna, and Chief Civil Deputy Thomas to a subcommittee for the Utah Olympic Legacy Foundation. (5:59 PM)

4) ***Council and Manager comments*** (6:01 PM)

Council member Tonja B Hanson provided updates about her activities on behalf of the Council last week. (6:01 PM)

Manager Shayne Scott updated the Council about activities at the County. (6:02 PM)

4. **Public Input** (6:04 PM)

Council Chair Harte opened the meeting for public comment. (6:04 PM)

Paul Zimmermann was called to speak. (6:05PM)

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

5. **Public Hearing** (6:10 PM)

- 1) ***Joint public hearing of Summit County Council and Snyderville Basin Cemetery District Board of Trustees to discuss and possibly take action on a proposal to create a cemetery on the West side of Highway 224 between Bear Cub Run and Olympic Boulevard; Max Greenhalgh*** (6:10 PM)

Attachment: Cover Page

Attachment: SB Cemetery Proposed Site.pdf

Attachment: SB Cemetery council presentation 031826

Snyderville Basin Cemetery District Board of Trustees, Chair Max Greenhalgh, Vice Chair Daniel Whitehurst, Treasurer Will Seggos, and Member Pete Gillwald presented a proposal to create a Snyderville Basin Cemetery to the Council. (6:11 PM)

Council Chair Harte raised a few procedural questions. Attorney Thomas explained the process for the joint hearing between Summit County Council and the Snyderville Basin Cemetery District Board of Trustees. The hearing focused on discussing and possibly acting on a proposal to establish a new cemetery. Attorney Ryan Stack also offered support and clarification on the process for the Snyderville Basin Cemetery. (6:31 PM)

Council Chair Harte opened the public hearing. (6:38 PM)

Paul Zimmerman was called to speak. (6:39 PM)

Jim Ingalls was called to speak. (6:41 PM)

Andrea Griffis Ingalls was called to speak. (6:44 PM)

Sherrie West was called to speak. (6:49 PM)

Andrew Amx (Aronson) was called to speak. (6:53 PM)

Sandra Feldner Vandergriff was called to speak. (6:58 PM)

John Mullinar was called to speak. (7:02 PM)

Erick Iverson was called to speak. (7:04 PM)

Brent M Harman was called to speak. (7:07 PM)

Olga Pechuga was called to speak. (7:12 PM)

Jack Campbell was called to speak. (7:12 PM)

David Chavez was called to speak. (7:15 PM)

Suzanne Burkett was called to speak. (7:18 PM)

Stan Merrill was called to speak. (7:19 PM)

Justin Petty was called to speak. (7:19 PM)

Eric Boone was called to speak. (7:21 PM)

Mark Christensen was called to speak. (7:22 PM)

Alissa Schofield was called to speak. (7:25 PM)

Mike Versagli was called to speak. (7:28 PM)

Council Chair Harte closed the public hearing. (7:29 PM)

Board Chair Greenhalgh read a letter from Burke and Elaine Jolley. (7:30 PM)

Council members commented and asked questions. Board Chair Greenhalgh, Vice Chair Whitehurst, and Board member Gillwald responded. (7:31 PM)

Jim Ingalls was called to speak. (7:35 PM)

Council members followed up with additional questions, and the Board members continued to provide clarification. The exchange concluded with Council members acknowledging the responses. (7:36 PM)

Attachment: Burke and Elaine Jolley Public Comment Letter

Attachment: Sign-In Sheet 3-18-26

6. **Adjournment** (8:08 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.