



MINUTES

SUMMIT COUNTY

County Council

RICHINS BUILDING AUDITORIUM

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

WEDNESDAY, APRIL 1, 2026

Meeting also conducted via Zoom.

1. **Work Session (1:25 PM)**

Tonja B Hanson

Canice Harte

Megan McKenna

Excused: Roger Armstrong

Christopher Robinson

Shayne Scott

Janna Young

Dave Thomas

Dan Compton

Joe Frazier

Amir Caus

Carl Miller

Madalyn McDonough

Laura Kuhrmeyer

Chase Black

Stephanie Paice

Amy Price

Brian Craven

1) ***Pledge of Allegiance*** (1:26 PM)

2) ***Discussion regarding possible Title 2, Chapter 2, code changes for the Summit County Heritage and Landmark Commission; Joe Frazier*** (1:26 PM)

Attachment: Cover Page

Attachment: STAFF REPORT April 1.docx

Attachment: Ord 2026-XX [2-12-26 revisions].docx

The Summit County Historian Joe Frazier and Library Director Daniel Compton on behalf of the Heritage and Landmark Commission presented potential code amendments to Title 2, requesting to combine Chapter 37 with Chapter 2. (1:26 PM)

Council Members commented and asked questions. Summit County Historian Frazier responded to their concerns. (1:30 PM)

Council member Roger Armstrong joined the meeting. (1:30 PM)

Roger Armstrong	Shayne Scott
Tonja B Hanson	Janna Young
Canice Harte	Dave Thomas
Megan McKenna	Dan Compton
Excused: Christopher Robinson	Joe Frazier
	Amir Caus
	Carl Miller
	Madalyn McDonough
	Chase Black
	Laura Kuhrmeyer
	Stephanie Paice
	Amy Price
	Brian Craven

3) ***Discussion of land use public hearings and ex parte communications; Dave Thomas*** (1:33 PM)

Attachment: Cover Page

Dave Thomas, *Civil Chief Deputy Attorney*, led a discussion on ex parte communications regarding land use decisions. Council Members asked questions clarifying rules and procedures. Attorney Thomas responded to their concerns. (1:33 PM)

Peter Barnes, *Community Development Director*, responded to a question about the planning lab. (1:47 PM)

Shayne Scott, *County Manager*, provided additional comments to the discussion and asked a follow-up question of Attorney Thomas. (1:49 PM)

4) ***Update on 2026 Work Plan; Shayne Scott and Janna Young*** (1:51 PM)

Attachment: Cover Page

Attachment: Staff Report_2026WorkPlan_AprilUpdate.pdf

Attachment: Summit County 2026 Work Plan (final).pdf

Shayne Scott, *County Manager*, and Janna Young, *Deputy County Manager*, updated the Council on the seven priorities for the 2026 General Plan (1:51 PM).

Council members thanked Manager Scott and Deputy Manager Young for their work. (2:35 PM)

5) ***Council and Manager comments*** (2:36 PM)

Council member Megan McKenna provided updates about her activities last week on behalf of the Council. (2:36 PM)

Council member Roger Armstrong asked Attorney Thomas and the other Council Members about upcoming trainings. (2:39 PM)

County Manager Scott provided updates on the activities and events he attended on behalf of the County. (2:41 PM)

RECESS (2:42 PM)

6) ***Continued 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, Carl Miller, and Madlyn McDonough*** (2:52 PM)

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Memo - April 1, 2026 Work Session (Housing and Traffic).pdf

Amir Caus, *AICP, Senior Planner*, introduced the proposed Rezone and Master Planned Development for the Junction Commons, outlining planning objectives. (2:52 PM)

Craig Elliott, *Managing Partner at Elliott Workgroup*, and Justin Keys, *Attorney with Hoggan Lee Hutchinson*, addressed the County Council's questions from the last work session held on March 18, 2026. (2:53 PM)

Economic Development and Housing Manager Madlyn McDonough addressed the Council. She provided detailed information regarding phasing and unit types, building integration, population estimates, and affordability (3:06 PM)

Chris Robinson joined the meeting via Zoom at 3:14 PM.

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Dave Thomas
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Laura Kuhrmeyer

Eve Furse
Stephanie Paice
Amy Price
Brian Craven

Council Members commented on the housing portion of the development discussion and asked follow-up questions. Mr. Keys, Mr. Elliott, Planner Caus, and Manager McDonough responded. (3:15 PM)

Internet connection lost, meeting paused. (3:26 PM)

Internet reconnected, the meeting continued. (3:29 PM)

Discussion continued on the proposed Rezone and Master Planned Development for the Junction Commons. (3:30 PM)

Applicants responded to the comments given by the Council members. (4:06 PM)

Council Chair Harte suggested moving the transportation portion of the discussion to the April 15th meeting to allow for the additional time required. (4:14 PM)

RECESS (4:14 PM)

Tonja B Hanson made a motion to convene as the Board of Equalization (4:21 PM). Christopher Robinson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

2. Convene as the Board of Equalization (4:21 PM)

1) *Discussion and approval of 2026 Applications for Exemption of 501(c)3 organizations and Continued Property Tax Exemption Annual Statements; Chase Black* (4:21 PM)

Attachment: Cover Page

Attachment: 501c3 Exemptions Staff Report 2026.04.01.pdf

Chase Black, *Chief Deputy Auditor*, presented the 2026 501(c)(3) applications for property tax exemption. Lambert Lane Village Association was the first application discussed. (4:22 PM)

David Sutherland, representing the Lambert Lane Village Association, addressed the Council to provide additional context regarding the request for an exemption. Assessor Stephanie Paice and Council members commented and asked questions. Chief Civil Deputy Attorney Dave Thomas responded. (4:26 PM)

Council member Roger Armstrong left the meeting (4:32 PM)

Christopher Robinson
Tonja B Hanson

Shayne Scott
Janna Young
Dave Thomas

Canice Harte
Megan McKenna
Absent: Roger Armstrong

Dan Compton
Joe Frazier
Amir Caus
Carl Miller
Madalyn McDonough
Laura Kuhrmeyer
Chase Black
Stephanie Paice
Amy Price
Brian Craven

Christopher Robinson made a motion to deny the property tax exemption for the Lambert Lane Village Association parcel VLL-A (4:34 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Chief Deputy Black presented the application for a property tax exemption from the Daily Church. Staff recommended approval. (4:35 PM)

Dan Moke, applicant, addressed the Council on behalf of Daily Church. (4:35 PM)

Christopher Robinson made a motion to approve the non profit exemption to the Daily Church parcel number PC-72 as presented. (4:36 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Chief Deputy Black presented the application for a property tax exemption from the Church of Jesus Christ of Latter-day Saints. Staff recommended approval. (4:35 PM)

Tyler Qualls addressed the Council on behalf of the Church of Jesus Christ of Latter-day Saints. Council members commented and asked questions. Mr. Qualls responded. (4:36 PM)

Christopher Robinson made a motion to approve the exemption for the property taxes for the three parcels owned by the Church of Jesus Christ of Latter-Day Saints, namely SS23-26, SS23-27, and SS23-28, as shown in the packet. (4:38 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Chief Deputy Black presented the application for a property tax exemption from Ivory Innovations. Staff recommended approval. (4:39 PM)

Council member Roger Armstrong joined the meeting. (4:39 PM)

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
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Dan Compton
Joe Frazier
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Chase Black
Pete Emery
Ben Nielson
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Brian Craven

Ian Cahoon addressed the Council on behalf of Ivory Innovations. Council members commented and asked questions. Mr. Cahoon and Assessor Paice responded. (4:40 PM)

Christopher Robinson made a motion to approve tax exempt status for Ivory Innovations FC3-311-AM, FC3-312-AM, FC3-313-AM, FC3-314-AM, FC4-409, FC4-410, FC4-411, and FC4-412 as presented in the packet. (4:43 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Chief Deputy Black presented the Continued Property Tax Exemption Annual Statements to Council. (4:45PM)

Council member Roger Armstrong asked a clarifying question about the recent motions. Attorney Thomas responded. Council member Christopher Robinson restated the previous motions to include the language, findings of fact and conclusions of law, to the motions. (4:45 PM)

Christopher Robinson made a motion to deny the property tax exemption for the Lambert Lane Village Association Parcel VLL-A based on the findings of fact and conclusions of law as attached. (4:46 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to approve the property tax exemption for the Daily Church parcel number PC-72 based on the findings of fact and conclusions of law contained in the packet. (4:47 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to approve the property tax exemption for the Church of Jesus Christ of Latter-Day Saints Parcels SS23-26, SS23-27, and SS23-28 based on the findings of fact and conclusions of law contained in the packet. (4:47 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to approve the property tax exemption for Ivory Innovations on the following parcels FC3-311-AM, FC3-312-AM, FC3-313-AM, FC3-314-AM, FC4-409, FC4-410, FC4-411, and FC4-412 based on the findings of fact and conclusions of law contained in the packet. (4:48 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Christopher Robinson made a motion to approve for 2026 the Continuing Property Tax Exemptions for those parcels shown in the packet. (4:49 PM). Roger Armstrong 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. (4:49 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

3. **Consideration of Approval** (4:50 PM)

- 1) ***Discussion and action regarding restrictions on fireworks and open burning activities within the unincorporated areas of Summit County that fall within the boundaries of the Park City Fire District; Pete Emery*** (4:50 PM)

Attachment: Cover Page

Attachment: PCFD Fireworks and Open Burning Restrictions in Summit County Request Letter 3.16.26.doc

Attachment: PCFD [Proposed] Council letter to forester 2026.doc

Park City Fire Chief Pete Emery presented a fire ban for fireworks and open burning activities within the unincorporated areas of Summit County. Chief Emery noted the date for the ban had been moved up this year. (4:50 PM)

Roger Armstrong made a motion to approve the County Council Chair to sign a letter to Jamie Barnes, Director of the Utah Division of Forestry, Fire, and State Lands, supporting restrictions on fireworks and open burning in the unincorporated areas served by Park City Fire District, as contained in the packet. (4:52 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Attachment: Letter to Jamie Barnes - Executed

- 2) ***Discussion and action regarding restrictions on fireworks and open burning activities within the unincorporated areas of Summit County that fall within the boundaries of the North Summit Fire District; Ben Nielson*** (4:55 PM)

Attachment: Cover Page

Attachment: NSFD Summit County Letter Banning Open Burn 2026.pdf

Attachment: NSFD Draft letter to forester 2026.pdf

North Summit Fire Chief Ben Nielson addressed Council regarding restrictions on fireworks and burning activities within the North Summit Fire District. (4:55 PM)

Council member Christopher Robinson left the meeting. (4:58 PM)

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

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Roger Armstrong made a motion to authorize the County Council Chair to sign the April 1st letter to Jamie Barnes, Director of Utah Division of Forestry, Fire, and State Lands, supporting restrictions on fireworks and open burning in the unincorporated areas served by North Summit Fire District, as contained in that letter. (4:58 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

Attachment: Letter to Jamie Barnes - Executed

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

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
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RECESS (4:59 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 (5:08 PM)***

Attachment: Cover Page

Attachment: Summary of Proposed Modifications and Conditions

Attachment: Ordinance No. 820-A Amended and Restated DA for Utah Olympic Park

Laura Kuhrmeyer, *Planner*, summarized the modifications and conditions requested by Council members. Council Chair Harte clarified the information that was included by the Council. Chief Civil Deputy Attorney Dave Thomas provided further information to guide the discussion. (5:09 PM)

Applicants Colin Hilton, *President and CEO of Utah Olympic Legacy Foundation (UOLF)*, along with Jamie Kimball, *UOLF General Manager*, Christopher Conabee and Thomas Wadsworth with *Utah Development and Construction*, addressed the modifications and conditions requested by Council members from the last Council meeting held on March 18, 2026. (5:14 PM)

Council members commented and asked questions. Planner Kuhrmeyer, the applicants, along with Chief Civil Deputy Attorney Thomas, responded to the concerns raised during the discussion. (5:17 PM)

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

Council Chair Harte opened the meeting for public input. (6:00 PM)

Meta Haley was called to speak. (6:01 PM)

Dana Vanoy was called to speak (6:06 PM)

Chief Civil Deputy Attorney Thomas and Council Chair Harte responded to the questions raised during the public comment. (6:07 PM)

Council Chair Harte closed the meeting for public input. (6:12 PM)

Attachment: Sign-In Sheet 4-1-26

5. **Consideration of Approval Continued** (6:13 PM)

4) ***Discussion and approval of Proclamation 2026-02, a Proclamation Recognizing Evelyn Furse for Five Years of Service as the Summit County Clerk*** (6:13 PM)

Attachment: Cover Page

Attachment: Proclamation 2026-02 Evelyn Furse.docx

Amy Price, *Chief Deputy Clerk*, read Proclamation No. 2026-02 Recognizing Evelyn Furse for Five Years of Service as the Summit County Clerk. (6:13 PM)

Eve Furse, *Clerk*, thanked the Council for their recognition. (6:18 PM)

Janna Young, *Deputy County Manager*, presented Clerk Furse with a card; Council thanked Clerk Furse and stood for photos. (6:20 PM)

Attachment: Proclamations 2026-Executed

- 5) ***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*** (6:22 PM)

Discussion of the modifications and conditions requested by Council members continued among Council, staff, and the applicants. (6:23 PM)

Council members provided final thoughts and comments. Planner Kuhrmeyer, applicants President Hilton, Principal Conebee, Manager Kimball, and Vice President Wadsworth, along with Chief Civil Deputy Attorney Thomas, responded. (7:33 PM)

Council member Christopher Robinson left the meeting. (7:41 PM)

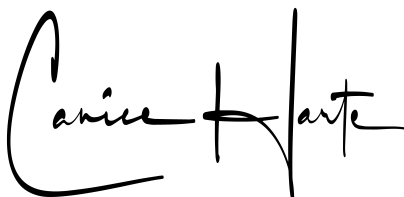
Roger Armstrong
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Applicants provided final thoughts and comments to the County Council. (7:45 PM)

6. **Adjournment** (7:51 PM)

Tonja B Hanson made a motion to adjourn. 0 seconded.







Canice Harte, Chair

Eve Furse, Clerk

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