



MINUTES

SUMMIT COUNTY

County Council

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UTAH, 84017

WEDNESDAY, APRIL 15, 2026

Meeting also conducted via Zoom.

1. **Work Session (1:11 PM)**

Canice Harte
Roger Armstrong
Christopher Robinson
Tonja B Hanson
Megan McKenna

Shayne Scott
Dave Thomas
Matt Leavitt
Carl Miller
Amir Caus
Travis Lewis
Emily Quinton
Laura Kuhrmeyer
Ray Milliner
Malena Stevens
Ryan Stack
Brandon Brady
Melissa Mendez
Brian Craven

1) ***Pledge of Allegiance*** (1:11 PM)

2) ***Discussion regarding sales tax revenues; Matt Leavitt*** (1:11 PM)

Attachment: Cover Page

Attachment: Staff Presentation - 2026 1st Qtr Summit County Sales Tax Update.pdf

Financial Officer Matt Leavitt updated the Council regarding sales tax revenues. (1:12 PM)

Council commented and asked Questions. Financial Officer Leavitt responded. (1:25 PM)

- 3) ***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, AICP, Senior Planner*** (1:35 PM)

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Memo - April 15, 2026 Work Session (Housing and Traffic).pdf

Regional Transportation Planning Director Carl Miller and supported by Planner Amir Caus presented the traffic impacts of the Rezone and Master Planned Development for Junction Commons to the Council. (1:36 PM)

Director Miller paused for Council comments and questions along with Chief Civil Deputy Attorney Dave Thomas. Director Miller and Planner Caus responded, while Craig Elliot, Partner at Elliot Workgroup, and Adam Greenebaum, Senior Vice President at Singerman Real Estate of SRE Ontario LLC, addressed the County Council's transportation questions regarding Junction Commons. (1:46 PM)

Director Miller and Planner Caus continued the presentation. (2:03 PM)

Council members continued commenting and asking questions. Director Miller, Planner Caus, Partner Elliot, Senior Vice President Greenebaum, and Justin Keyes from Jones, Waldo, Holbrook & McDonough A Professional Corporation responded. (2:20 PM)

Craig Elliot, Partner at Elliot Workgroup, Adam Greenebaum, Senior Vice President at Singerman Real Estate of SRE Ontario LLC, and Justin Keyes from Jones, Waldo, Holbrook & McDonough A Professional Corporation presented on the redevelopment project at the Junction Commons, focusing on traffic. (2:28 PM)

Council members continued commenting and asking questions. Director Miller, Planner Caus, Partner Elliot, Senior Vice President Greenebaum, and Attorney Keyes responded. (2:46 PM)

2. **Convene as the Governing Board of North Summit Fire Service District** (2:51 PM)

Recess (2:51 PM)

Tonja B Hanson made a motion to convene as the Governing Board of North Summit Fire Service District (2:57 PM). Megan McKenna seconded, and all voted in favor, (5-0).

- 1) ***Review and approval of amendments to Section 9 and Section 12 of the Personnel Policies, replacing vacation and sick time with paid time off (PTO), and updating the tattoo/body art policy; Ben Nielson and Tyler Rowser (2:57 PM)***

Attachment: Cover Page

Attachment: NSFD Personnel Policy Updates.pdf

Attachment: NSFD_Personnel_Policy_Updates

North Summit Fire Chief Ben Nielson presented the Employer Social Security Coverage to Council. (2:57 PM)

Council members commented and asked questions. Fire Chief Nielson responded. (3:04 PM)

Tonja B Hanson made a motion to approve the North Summit Fire District amendments to Section 9 and Section 12 of the Personnel Policies, replacing vacation and sick time with paid time off (PTO), and updating the tattoo/body art policy. (3:13 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

- 2) ***Review and approval of the Notification of Employer Social Security Coverage (District Social Security Exemption) to Utah Retirement Systems; Ben Nielson and Tyler Rowser (3:14 PM)***

Attachment: Cover Page

Attachment: NSFD Staff Report Notification to URS.pdf

Attachment: Henefer Fire Station 22 Flyer

North Summit Fire Chief Ben Nielson and Civil Deputy Attorney Ryan Stack presented the option for employees to opt out of Social Security to the Council. (3:14 PM)

Council members commented and asked questions. Chief Nielson and Attorney Stack responded. (3:16 PM)

Roger Armstrong made a motion to approve the Notification of Employer Social Security Coverage (District Social Security Exemption) to Utah Retirement Systems as contained in the packet. (3:17 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Roger Armstrong made a motion to dismiss as the Governing Board of the North Summit Fire District and reconvene as the County Council. (3:17 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Chief Neilson announced an open house for the Henefer remodel on May 15, 2026, and invited the Council and Community to attend. (3:17

PM)

3. **Work Session, Continued (3:18 PM)**

- 1) ***Update from UDOT on bridge reconstruction at Jeremy Ranch; Jessica Rice*** (3:18 PM)

Attachment: Cover Page

Attachment: Jeremy Ranch Bridges Reconstruction by UDOT.pdf

UDOT Project Manager Jessica Rice presented an update to the Council. (3:18 PM)

Council member Christopher Robinson left the meeting. (3:27 PM)

Canice Harte	Shayne Scott
Roger Armstrong	Dave Thomas
Tonja B Hanson	Matt Leavitt
Megan McKenna	Carl Miller
Excused: Christopher Robinson	Amir Caus
	Travis Lewis
	Emily Quinton
	Laura Kuhrmeyer
	Ray Milliner
	Malena Stevens
	Ryan Stack
	Melissa Mendez
	Brian Craven

Council members commented and asked questions. Manager Rice responded. (3:29 PM)

Engineer Brandon Brady supported the Council's traffic questions. (3:31 PM)

4. **Consideration of Approval (3:34 PM)**

- 1) ***Discussion and action regarding a discretionary tax abatement for Parcel SS-67-13; Stephanie Paice*** (3:34 PM)

Attachment: Cover Page

Attachment: Staff Report Discretionary Abatement for SS-67-13.pdf

Chief Deputy Auditor Travis Lewis presented a discretionary tax abatement for Parcel SS-67-13 to the Council. (3:34 PM)

Council commented and asked questions. Deputy Lewis and Chief Civil Deputy Attorney Dave Thomas responded. (3:36 PM)

Roger Armstrong made a motion to approve the discretionary tax abatement concerning Parcel SS-67-13 is returned to the primary

exemption and a refund in the amount in the amount of \$1,766.17 (3:37 PM). Megan McKenna seconded, and all voted in favor, (4-0).

- 2) ***Discussion and adoption of Ordinance No. 1007, An Ordinance of Summit County Enacting Title 8, Chapter 2 to the Summit County Code, Community Clean Energy Program; Emily Quinton*** (3:38 PM)

Attachment: Cover Page

Attachment: Consideration of Ordinance No 1007 - Slides.pdf

Attachment: Consideration of Ordinance No 1007 - Staff Report.pdf

Attachment: Summit County Ordinance No 1007 Community Clean Energy Program.pdf

Sustainability Director Emily Quinton presented Ordinance 1007 to Council. (3:39 PM)

Council members commented and asked Questions. Director Quinton responded. (4:06 PM)

Council member Christopher Robison joined the meeting. (4:14 PM)

Canice Harte
Roger Armstrong
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Brian Craven

Roger Armstrong made a motion to approve Summit County Ordinance No. 1007, An Ordinance of Summit County Enacting Title 8, Chapter 2 to the Summit County Code, Community Clean Energy Program as contained in the packet. (4:20 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Attachment: Ord 1007 Community Clean Energy Program Executed

- 3) ***Discussion and adoption of Proclamation No. 2026-03, a Proclamation Recognizing National Animal Care and Control Appreciation Week and Summit County's Animal Control Employees*** (4:22 PM)

Attachment: Cover Page

Attachment: Proclamation_AnimalControlAppreciationWeek_2026.pdf

Manager Shayne Scott read the Proclamation 2026-03 Recognizing National Animal Care and Control Appreciation Week and Summit County's Animal Control Employees. (4:22 PM)

Tonja B Hanson made a motion to adopt Proclamation No. 2026-03, a Proclamation Recognizing National Animal Care and Control Appreciation Week and Summit County's Animal Control Employees (4:24 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

Attachment: Proclamation 2026-03 National Animal Care and Control Appreciation Week and Animal Control Employees Executed

- 4) ***Continued discussion and action regarding Ordinance No. 820-A, An Ordinance Approving and Adopting the Amended and Restated Development Agreement for the Utah Olympic Park (Parcels PP-62-KJS, KJS-6-1AM, PP-62-3-UAF-X, PP-62-4, PP-63-A, PP-63-A-2-X, and PP-65-A). Utah Olympic Legacy Foundation*** (Applicant); Laura Kuhrmeyer (4:25 PM)

Attachment: Cover Page

Attachment: Amended and Restated UOP DA redline 4.9.2026

Chief Civil Deputy Attorney Dave Thomas updated the Council on Ordinance No. 820-A redlines, moving the Ordinance forward. (4:26 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, Vice President at The Cynosure Group, addressed the modifications and conditions requested by Council members from the last Council meeting on 3/18/2026. (4:43 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. (4:45 PM)

Roger Armstrong made a motion to approve Ordinance No. 820-A, An Ordinance Approving and Adopting the Amended and Restated Development Agreement for the Utah Olympic Park Parcels listed in the agreement (5:01 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Attachment: Ord No 820-A Approving and Adopting the Amended and Restated Development Agreement for the Utah Olympic Park Executed

- 5) ***Discussion and approval of Ordinance No. 1008, an Ordinance Amending Title 1, Chapter 11 to the Summit County Code, Disposition of County Real and Personal Property; Dave Thomas*** (5:02 PM)

Attachment: Cover Page

Attachment: Legal Memorandum - Disposal of Real Property.docx

Attachment: Ordinance No. 1008 Disposition of Real Property.docx

Chief Civil Deputy Attorney Dave Thomas presented Ordinance 1008 to Council. (5:02 PM)

Council commented and asked questions. Attorney Thomas responded. (5:10 PM)

Megan McKenna made a motion to approve Ordinance No. 1008, an Ordinance Amending Title 1, Chapter 11 to the Summit County Code, Disposition of County Real and Personal Property (5:17 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Attachment: Ord 1008 Amending Title 1, Chapter 11 Disposition of County Real & Personal Property Executed

7) ***Council and Manager comments*** (5:17 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (5:19 PM)

Council member Tonja B Hanson provided updates about her activities on behalf of the Council last week. (5:22 PM)

Council member Christopher Robinson provided updates about his activities on behalf of the Council last week. (5:23 PM)

Manager Shayne Scott updated the Council about activities at the County. (5:24 PM)

Council Chair Canice Harte provided updates about his activities on behalf of the Council last week. (5:26 PM)

Clerk Malena Stevens was called to speak. (5:27 PM)

Recess (5:27 PM)

5. **Public Input** (5:54 PM)

Council member Roger Armstrong left the meeting. (5:55 PM)

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

Shayne Scott
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Brian Craven

Council Chair Harte opened the meeting for public comment. (5:55 PM)

No one appeared to comment. (5:56 PM)

Council Chair Harte closed the meeting for public comment. (5:57 PM)

6. **Public Hearing** (5:57 PM)

- 1) ***Public Hearing and approval of Ordinance No. 1009, and Ordinance Amending the Snyderville Basin Development Code Chapters 10-8-17, Accessory Buildings, 10-2-10 Use Table, and Chapter 10-11-1 Definitions; Ray Milliner, Principal Planner*** (5:57 PM)

Attachment: Cover Page

Attachment: Staff Report Accessory Buildings Structures.pdf

Attachment: Ordinance 1009 Accessory Buildings.pdf

Principal Planner Ray Milliner presented Ordinance No. 1009 to Council. (5:57 PM)

Council Chair Harte opened the public hearing. (6:04 PM)

Chris Rakowski was called to speak. (6:05 PM)

Council Chair Harte closed the public hearing. (6:13 PM)

Council member Robinson commented and asked questions of the speakers. The speakers responded. (6:13 PM)

Casey Norton was called to speak. (6:15 PM)

Council members commented and asked questions. Principal Planner Ray Milliner responded. (6:17 PM)

Christopher Robinson made a motion to approve Ordinance No. 1009, and Ordinance Amending the Snyderville Basin Development Code Chapters 10-8-17, Accessory Buildings, 10-2-10 Use Table, and Chapter 10-11-1 Definitions, with the change that the maximum height be modified from the existing 26 feet to 32 feet, and otherwise that we accept it as proposed. (6:29 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Roger Armstrong.

Attachment: Ord 1009 Amending SBDC Chapters 10-8-17, 10-2-10 & 10-11-1 Executed

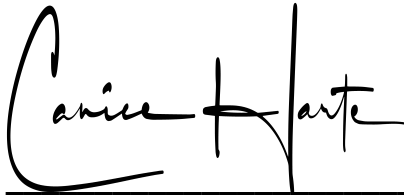
7. **Council Communications**

1) ***Fiscal year 2025 and 2026 Fraud Risk Assessment; Cindy Keyes***

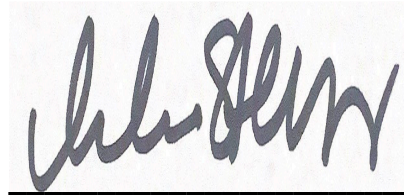
Attachment: Cover Page

Attachment: Staff Report 2025 2026 Fraud Risk Assessment.pdf

8. **Adjournment (6:32 PM)**



Canice Harte, Chair



Malena Stevens, 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.