



MINUTES

SUMMIT COUNTY

County Council

RICHINS BUILDING AUDITORIUM, 1885 W. UTE BLVD

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

WEDNESDAY, MAY 13, 2026

Meeting also conducted via Zoom.

DRAFT

1. ***Closed Session*** (11:43 PM)

Roger Armstrong made a motion to enter closed session to discuss litigation. (11:43 PM). Megan McKenna seconded, and all voted in favor, (4-0).

1) ***Litigation*** (11:43 PM)

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Civil Deputy Attorney Ryan Stack, Community Development Director Peter Barnes, Housing and Economic Development Director Jeff Jones, Lands and Natural Resources Director Jessica Kirby, Public Works Director John Angell and Executive Secretary Annette Singleton met in closed session to discuss litigation. (11:43 PM)

Roger Armstrong made a motion to leave closed session to discuss litigation and enter closed session to discuss property acquisition. (1:19 PM). Megan McKenna seconded, and all voted in favor, (5-0).

2) ***Property acquisition*** (1:19 PM)

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Deputy Manager Janna Young, Deputy Civil Attorney Ryan Stack, Community Development Director Peter Barnes, AO Architecture Managing Partner Rob Budetti, Partner Ioanna Magiati, Project Director Bryan Tessner, Design Principal Anthony Sanchez, Designer Erik Ceja, Senior Director Steve Borup of Six Ridge Partners, and Executive Secretary Annette Singleton met in closed session to discuss property acquisition. (1:19 PM)

Tonja B Hanson made a motion to approve and enter open session. (2:25 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Move to auditorium (2:34 PM)

Roger Armstrong
Christopher Robinson
Tonja B Hanson
Canice Harte
Megan McKenna

Shayne Scott
Janna Young
Ryan Stack
Amir Caus
Carl Miller
Madlyn McDonough
Brandon Brady
Daniel Compton
Katie Madsen
Amy Jones
Peter Barnes
Melissa Mendez
Brian Craven

2. **Work Session (2:34 PM)**

1) ***Pledge of Allegiance (2:34 PM)***

2) ***Interview applicants for a vacancy on the Snyderville Basin Planning Commission (2:34 PM)***

Attachment: Cover Page

Attachment: Interview Schedule SBPC.pdf

Debbie Steele interviewed for the Snyderville Basin Planning Commission. (2:35 PM)

Teague Cowley interviewed for the Snyderville Basin Planning Commission. (2:52 PM)

Philip Urofsky interviewed for the Snyderville Basin Planning Commission. (3:03 PM)

Bryan Edelman interviewed for the Snyderville Basin Planning Commission. (3:19 PM)

Recess (3:31 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 and Carl Miller (3:35 PM)***

Attachment: Cover Page

Attachment: Architect Supplemental Letter and Revised Plans.pdf

Attachment: Applicant Supplemental Letter.pdf

Attachment: Applicant Supplemental Traffic Memo Regarding Wider Kimball Junction Area.pdf

Attachment: Staff Memo for Traffic Impact Study.pdf

Planner Amir Caus and Partner Craig Elliot of Elliot Workgroup, Senior Vice President Adam Greenebaum of Singerman Real Estate of SRE Ontario LLC, and Attorney Justin Keyes of Jones, Waldo, Holbrook & McDonough presented the

Rezone and Master Planned Development for Junction Commons, a 19-building mixed-use redevelopment project focusing on housing. (3:36 PM)

Council members commented and asked questions. Planner Caus, Partner Elliot, and Attorney Keyes responded. (3:49 PM)

Regional Transportation Planning Director Carl Miller explained that staff are not yet ready to present on traffic, as there are key discrepancies in the packet that need to be resolved. The staff will address these issues before presenting to Council. Planner Caus invited Council members to submit any questions they would like covered at the future meeting. (4:33 PM)

Council members commented and asked questions. Attorney Keyes and Planner Caus responded. (4:34 PM)

Roger Armstrong made a motion to enter closed session to discuss personnel. (4:46 PM). Tonja B Hanson seconded.

Recess (5:00 PM)

3. Closed Session (4:47 PM)

Roger Armstrong made a motion to enter closed session to discuss personal. (4:47 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

1) *Personnel* (4:47 PM)

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with Manager Shayne Scott, Civil Deputy Attorney Ryan Stack and Executive Secretary Annette Singleton met in closed session to discuss personnel. (4:47 PM)

Roger Armstrong made a motion to leave closed session and enter open session. (5:05 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Attachment: Closed Affidavit 5-13-2026

4. Consideration of Approval (5:13 PM)

1) *Discussion and appointment of member to serve on the Snyderville Basin Planning Commission* (5:13 PM)

Attachment: Cover Page

Attachment: Appointment to SB Planning Commission.docx

Tonja B Hanson made a motion to approve Teague Cowley to the Snyderville Basin Planning Commission. The term will expire February 28, 2028. (5:13 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

2) *Discussion and action regarding a request, by Arts Council of Park City & Summit County, for an extension of time to use RAP Tax Cultural grant funds awarded in 2025; Jocelyn Scudder and Jenny Diersen* (5:13 PM)

Attachment: Cover Page

Attachment: RAP Grant Extension Request - Quilted Together Project_April 27, 2026.pdf

Arts Council of Park City & Summit County Executive Director Jocelyn Scudder and Library Director Daniel Compton requested an extension to use the RAP Tax Cultural grant funds awarded in 2025. (5:16 PM)

Council members commented and asked questions. Director Scudder and Director Compton responded. (5:19 PM)

Public Arts Advisory Board members Jocelyn Scudder and Library Director Daniel Compton requested an extension of time to use the RAP Tax Cultural grant funds awarded in 2025. (5:16 PM)

Christopher Robinson made a motion to approve the deadline extension request for the quilted together public art project. Which extension will create a new deadline of Sunday, May 31, 2026, as presented in the packet. (5:20 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

3) ***Discussion and approval of the RAP Tax Cultural Committee's 2026 grant recommendations; Sharon Serpico Hanson*** (5:22 PM)

Attachment: Cover Page

Attachment: 2026 RAP Tax Cultural Recommendations.docx

RAP Cultural Committee Chair Sharon Serpico Hanson presented the 2026 RAP Tax Cultural Committee grant recommendations. (5:22 PM)

Council members commented and asked questions. RAP Cultural Committee Chair Serpico Hanson responded. (5:30 PM)

Council member Christopher Robinson left the meeting. (5:34 PM)

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

Shayne Scott
Janna Young
Ryan Stack
Amir Caus
Carl Miller
Madlyn McDonough
Brandon Brady
Daniel Compton
Katie Madsen
Amy Jones
Peter Barnes
Melissa Mendez
Brian Craven

Roger Armstrong made a motion to approve the RAP Tax Cultural Committee's 2026 grant recommendations as are contained in the packet. (5:44 PM). Tonja B Hanson seconded, and all voted in favor, (4-0).

4) ***Council and Manager comments*** (5:44 PM)

Attachment: Cover Page

Council member Megan McKenna congratulated Health Director Philip Boundurant on receiving the 2026 Outstanding Public Health Professional award and shared updates on her recent Council activities. (5:45 PM)

Council member Roger Armstrong, adding to Council member McKenna's comment, requested the Public Information Officers issue a press release and promote the available commission openings. (5:48 PM)

Manager Shayne Scott updated the Council about upcoming activities at the County. (5:49 PM)

Council member Tonja Hanson announced that the North Summit Fire Department in Henefer will hold an open house. (5:50 PM)

Recess (5:50 PM)

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

Council Chair Harte opened the meeting for public comment at 6:00 p.m.

No one appeared to comment at 6:00 p.m.

Council Chair Harte closed the meeting for public comment at 6:00 p.m.

6. **Joint meeting with the Snyderville Basin Planning Commission** (6:01 PM)

Memorandum

Attachment: Cover Page

Attachment: Memo-Joint Meeting wSBPC.pdf

Community Development Director Peter Barnes introduced the Snyderville Basin Planning Commissioners. The Commission joined the Council to discuss strategic housing policy and incentives, code clarity and process improvement, operational concerns, and planning visions. Summit County Council members provided comments, asked questions, and responded. (6:02 PM)

7. **Adjournment** (7:47 PM)

Roger Armstrong made a motion to adjourn. Tonja B Hanson seconded, and all voted in favor, (4-0).

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.