



MINUTES

SUMMIT COUNTY

Summit County Council Meeting

RICHINS AUDITORIUM

1885 UTE BLVD., PARK CITY, UT, 84098

WEDNESDAY, APRIL 12, 2023

Meeting also conducted via Zoom.

Welcome/Attendance (11:54 A.M.)

Roger Armstrong
Malena Stevens
Chris Robinson
Tonja Hanson
Canice Harte

Shayne Scott
Janna Young
Margaret Olson
Dave Thomas
Patrick Putt
Brian Craven
Annette Singleton
Eve Furse
Ryan Stack
Dana Jones
Bob Zanetti
Patti Berry
Stephanie Poll
Cindy Keyes
Helen Strachan
Corrie Forsling
Amir Caus
Mike Kendell
Brandon Brady
Carl Miller

Work Session (11:55 A.M.)

- a. **Interview applicants for vacancies on the Snyderville Basin**

Planning Commission (11:55 A.M.)

Bruce Carmichael was interviewed.

Thomas Cooke was interviewed.

Makena Hawley was interviewed.

Dan Gillenwater was interviewed.

Susan Kutcher was interviewed.

Matthew Nagie was interviewed.

Vincent Novack was interviewed.

Attachment: SBPC Applicants

Malena Stevens made a motion to enter closed session for personnel. Tonja Hanson seconded, and all voted in favor, (5-0).

Closed Session (1:42 P.M.)

a. **Personnel**

The Summit County Council met in closed session from 1:42 P.M. to 2:02 P.M. to discuss personnel. The following people were present: Council Members Armstrong, Stevens, Hanson, Harte, Robinson, and Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas, Manager Shayne Scott, Deputy Manager Janna Young, Executive Assistant Annette Singleton.

Chris Robinson made a motion to leave closed session to discuss personnel and convene in closed session to discuss litigation. Tonja Hanson seconded, and all voted in favor, (5-0).

Attachment: Closed Meeting Affidavit

b. **Litigation**

The Summit County Council met in closed session from 2:02 P.M. to 2:52 P.M. to discuss litigation. The following people were present: Council Members Armstrong, Stevens, Hanson, Harte, Robinson, and Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas, Manager Shayne Scott, Deputy Manager Janna Young, Executive Assistant Annette Singleton.

Chris Robinson made a motion to leave closed session to discuss litigation and enter into open session. Tonja Hanson seconded, and all voted in favor, (5-0).

Work Session, Continued (3:02 P.M.)

- a. **Pledge of Allegiance** (3:02 P.M.)
- b. **Update of Snyderville Basin Special Recreation District's strategic planning efforts; Dana Jones** (3:03 P.M.)

Annaka Egan, SE Group, updated the Council with Basin Rec.'s progress on the community visioning piece of the strategic planning efforts for the Snyderville Basin Special Recreation District. Dana Jones, Basin Rec. Executive Director, supported the presentation. Council Members asked questions. Ms. Jones responded.

Attachment: Basin Recreation Presentation

Convene as the Governing Board of Park City Fire Special Service District (3:19 P.M.)

Chris Robinson made a motion to convene as the Governing Board of Park City Fire Special Service District. Malena Stevens seconded, and all voted in favor, (5-0).

- a. **Discussion and approval of amendments to the Personnel Policies; Bob Zanetti and Patti Berry** (3:20 P.M.)

Chief Bob Zanetti introduced the amendments to the Personnel Policies, and Patti Berry, PCFD Human Resource Director, provided detail.

Malena Stevens made a motion to approve amendments to the Park City Fire Special Service District Personnel Policies as contained in the packet. Tonja Hanson seconded, and all voted in favor, (5-0).

Attachment: Staff Report - PCFD Personnel Policy Amendments

Dismiss as the Governing Board of the Park City Fire Special Service District (3:23 P.M.)

Tonja Hanson made a motion to dismiss as the Governing Board of Park City Fire Special Service District and convene as the Board of Equalization. Malena Stevens seconded, and all voted in favor, (5-0).

Convene as the Board of Equalization (3:23 P.M.)

- a. **Discussion and approval of the final hearing officer decisions on stipulations; Stephanie Poll** (3:23 P.M.)

Chris Robinson made a motion to approve the final hearing officer decisions on adjustments as contained in the packet.

Tonja Hanson seconded, and all voted in favor, (5-0).

Attachment: Hearing Officer Adjustments

- b. **Discussion and approval of Applications for Exemption of 501(c)(3) organizations; Cindy Keyes, Stephanie Poll, and Helen Strachan (3:25 P.M.)**

Cindy Keyes, Auditor, and Stephanie Poll, Assessor, presented the applications for property tax exemptions of 501(c)(3) organizations and their positions on the exemptions for each organization.

2023 Property Tax Exemptions 501(c)(3) received on time and Benevolent and Protective Order of the Elks (B.P.O.E.) of Park City

Auditor Keyes and Assessor Poll provided information regarding 111 parcels as well as B.P.O. Elks of Park City.

Duncan Silver was sworn in and spoke on behalf of B.P.O. Elks of Park City. (3:29 P.M.)

Chris Robinson made a motion to approve the applications for the 501(c)(3) Property Tax Exemptions for the 111 parcels under the approved tab on the attachment included in the packet with the amendment of B.P.O. Elks Park City (Parcel PC-306) adjusted as discussed. Malena Stevens seconded, and all voted in favor, (5-0).

Creekside Christian Fellowship

Auditor Keyes provided information regarding the renewal application for Creekside Christian Fellowship. Council Members asked questions. Auditor Keyes and Assessor Poll responded.

Tonja Hanson made a motion to revoke the 501(c)(3) Property Tax Exemption of Creekside Christian Fellowship (Parcel SCCP-1) for failure to file a renewal application. Malena Stevens seconded, and all voted in favor, (5-0).

Summit County Clubhouse Home LLC and Park City Tots Inc.

Auditor Keyes provided information regarding the renewal applications for Summit County Clubhouse Home LLC and Park City Tots Inc.

Amber Mackay was sworn in and spoke on behalf of Summit County Clubhouse. (3:44 P.M.)

Jessica Brough was sworn in and spoke on behalf of PC Tots.

(3:46 P.M.)

Canice Harte made a motion to approve the applications for the 501(c)(3) Property Tax Exemption for Summit County Clubhouse (Parcel HE-B-232) and Park City Tots Inc (Parcel PCSM-410). Malena Stevens seconded, and all voted in favor, (5-0).

Habitat for Humanity of Summit & Wasatch Counties, Utah

Auditor Keyes and Assessor Poll provided information regarding the applications received for Habitat for Humanity of Summit & Wasatch Counties, Utah. Council Members and Assessor Poll asked questions of the speaker.

Meagan Neilsen was sworn in and spoke on behalf of Habitat for Humanity. (3:51 P.M.)

Chris Robinson made a motion to approve the applications for the 501(c)(3) Property Tax Exemption of Habitat for Humanity of Summit & Wasatch Counties, Utah (Parcels SCVC-81-82-5, SCVC-81-82-7, SCVC-81-82-9, SCVC-81-82-10, SCVC-81-82-12, SCVC-81-82-14). Canice Harte seconded, and all voted in favor, (5-0).

Center of Excellence Properties LLC

Brooke McAfee was sworn in and spoke on behalf of Center of Excellence Properties, LLC. (4:21 P.M.)

Alison Pitt was sworn in and spoke on behalf of Center of Excellence Properties, LLC. (4:27 P.M.)

Assessor Poll and Council Members asked questions. Ms. McAfee and Ms. Pitt responded.

Canice Harte made a motion to approve the application for 501(c)(3) Property Tax Exemption for Center of Excellence (Parcel IHPCMC-3-2AM) at an 84.7% tax exemption. Chris Robinson seconded, and all voted in favor, (5-0).

Camp Oakley LLC

Brent Andrewsen was sworn in and spoke on behalf of Camp Oakley LLC. (4:31 P.M.)

Richard Bliss was sworn in and spoke on behalf of Camp Oakley LLC. (4:31 P.M.)

Assessor Poll and Council Members asked questions. Mr. Andrewsen and Mr. Bliss responded.

Canice Harte made a motion to approve the applications for the 501(c)(3) Property Tax Exemption for Camp Oakley LLC (Parcels CD-391, CD-195, CD-195-A, CD-431-1-M). Tonja Hanson seconded, and all voted in favor, (5-0).

Church of Jesus Christ of Latter-Day Saints

Tyler Qualls was sworn in and spoke on behalf of the Church of Jesus Christ of Latter-day Saints. (4:40 P.M.)

Assessor Poll and Council Members asked questions. Mr. Qualls responded.

Chris Robinson made a motion to approve the application for the 501(c)(3) Property Tax Exemption for the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints (Parcel CD-431-1-M). Canice Harte seconded, and all voted in favor, (5-0).

Woods of Parley's Lane HOA

Auditor Keyes and Assessor Poll provided information regarding the application for Woods of Parleys Lane HOA. Council Members asked questions. Assessor Poll responded.

Canice Harte made a motion to deny the application for the 501(c)(3) Property Tax Exemption for Woods of Parley's Lane HOA (Parcel WPL-OL-AM). Chris Robinson seconded, and all voted in favor, (5-0).

Flingo Enterprises LLC

Auditor Keyes and Assessor Poll provided information regarding Flingo Enterprises.

Tonja Hanson made a motion to deny the application for the 501(c)(3) Property Tax Exemption for Flingo Enterprises LLC (Parcel PSA-27B-RE-1). Malena Stevens seconded, and all voted in favor, (5-0).

Elk Meadows Apartments Park City LLC

Marion Willey was sworn in and spoke on behalf of the Utah Nonprofit Housing Corporation and the Preservation Fund regarding the Elk Meadows property. (4:55 P.M.)

Lukas Ridd was sworn in and spoke on behalf of Utah Nonprofit Housing Corporation and the Preservation Fund

regarding the Elk Meadows property. (4:55 P.M.)

Council Members and Assessor Poll asked questions and made comments. Mr. Willey, Mr. Ridd and Dave Thomas, Chief Civil Deputy Attorney, responded.

Chris Robinson made a motion to approve the application for the 501(c)(3) Property Tax Exemption of Elk Meadows Apartments Park City LLC (Parcel HIP-1), upon receiving receipt of certificates of organization and operating agreements of the relevant entities showing nonprofit status. Malena Stevens seconded, and all voted in favor, (5-0).

Mountainlands Housing Partners LP & Parkside Park City LP

Assessor Poll provided information regarding the Mountainlands Housing Partners LP and Parkside Park City LP applications. Council Members asked questions and commented. Helen Strachan, Deputy Attorney, participated in the discussion.

Laura Elton was sworn in and spoke on behalf of Mountainlands Housing Partners. (5:11 P.M.)

Attachment: Property Tax Exemptions

Dismiss as the Board of Equalization (5:19 P.M.)

Malena Stevens made a motion to dismiss as the Board of Equalization and reconvene as the County Council. Chris Robinson seconded, and all voted in favor, (5-0).

Consideration of Approval (5:19 P.M.)

- a. **Discussion and approval of a property tax abatement request for Parcel VKCS-7, Kathyne Clark; Corrie Forsling and Stephanie Poll (5:19 P.M.)**

Corrie Forsling, Treasurer, provided background on Kathyne Clark's property tax abatement request.

Stephanie Poll, Assessor, provided background on the audit leading to the removal of the primary residential exemption.

Chris Robinson made a motion to approve a property tax abatement request for Parcel VKCS-7 due to a disability. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: Staff Report - Discretionary Abatement VLCS-7

- b. **Discussion and adoption of Ordinance No. 961, Amending the Snyderville Basin Zone Map to Rezone Parcels PP-52-1-X (71.93 acres) and PP-52-1 (1.00 acres) From "Hillside Stewardship (HS)" Zone to the "Rural Residential (RR)" Zone; Amir Caus (5:26 P.M.)**

Council Chair Armstrong reviewed the Ordinance. Amir Caus, Planner, provided a brief synopsis.

Tonja Hanson made a motion to approve Ordinance No. 961, Amending the Snyderville Basin Zone Map to Rezone Parcels PP-52-1-X (71.93 acres) and PP-52-1 (1.00 acres) From "Hillside Stewardship (HS)" Zone to the "Rural Residential (RR)" Zone. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: Ordinance No. 961

Attachment: Ordinance 961 executed

- c. **Discussion and Council direction on the Old Ranch Road project; Mike Kendall (5:28 P.M.)**

Mike Kendall, Engineer, explained the Old Ranch Road Project. Council Members discussed the issues. David Thomas, Chief Civil Deputy Attorney, responded to questions, as did Mr. Kendall. Council gave direction.

Attachment: Staff Report - Old Ranch Road

Public Input (6:08 P.M.)

Council Chair Armstrong opened the meeting for public comment. (6:09 P.M.)

No comment was offered.

Council Chair Armstrong closed the meeting for public comment. (6:09 P.M.)

Attachment: R. Streams Public Comment

Consideration of Approval, Continued (6:09 P.M.)

- d. **Advice and consent on County Manager's recommendation to appoint members to the Summit County Library Board of Directors (6:08 P.M.)**

Malena Stevens made a motion to reappoint Tina Pignatelli and Caroline Willoughby and appoint Lo Bannerman Dennis to serve on the Summit County Library Board of Directors with terms of service expiring February 28, 2027. Canice Harte seconded, and all voted in favor, (5-0).

Attachment: Library Board Of Director Appointments

- e. **Adoption of Resolution 2023-05, a Resolution Appointing a Member to Serve on the Timberline Special Service District (6:10 P.M.)**

Canice Harte made a motion to approve Resolution 2023-05, a Resolution appointing Christoph Gorder to fill the unexpired term of Tor Boschen to serve on the Timberline Special Service District with a term of service expiring 12/31/2024. Tonja Hanson seconded, and all voted in favor, (5-0).

Attachment: Resolution 2023-05

Attachment: Resolution 2023-05 Executed

- f. **Appoint members to serve on the Snyderville Basin Planning Commission (6:10 P.M.)**

Canice Harte made a motion to reappoint Bruce Carmichael and Thomas Cooke and appoint Mekena Hawley to serve on the Snyderville Basin Planning Commission with terms of service expiring February 28, 2026. Chris Robinson seconded, and all voted in favor, (5-0).

Attachment: SBPC Appointments

- g. **Council Minutes dated November 22, 2022, January 4, 2023, January 11, 2023, and March 3, 2023 (6:12 P.M.)**

Chris Robinson made a motion to approve Council Minutes dated November 22, 2022. Tonja Hanson seconded, and all voted in favor, (3-0).

Canice Harte made a motion to approve Council Minutes dated January 4, 2023, January 11, 2023, with correction, and March 3, 2023. Chris Robinson seconded, and all voted in favor, (4-0).

Attachment: Draft Minutes 1-4-23

Attachment: Draft Minutes 11-22-22

Attachment: Draft Minutes 1-11-23

Attachment: Draft Minutes 3-3-23

Council Member Stevens left meeting at 6:12 P.M.

Council comments (6:13 P.M.)

Chris Robinson provided notice about upcoming events and

communications on behalf of Council. (6:13 P.M.)

Tonja Hanson clarified that the 5/17/23 hearing has been cancelled. (6:15 P.M.)

Roger Armstrong asked about water fountains and commented on his activities on behalf of Council in the last week. (6:16 P.M.)

Canice Harte commented about County activities regarding flooding. (6:20 P.M.)

Manager comments (6:17 P.M.)

Shayne Scott updated Council on staff's activities.

Eve Furse, Clerk, gave the Council an update on the new minutes software. (6:24 P.M.)

Public Hearing (6:25 P.M.)

- a. **Continued public hearing and approval of Ordinance No. 959, an Ordinance Adopting a Summit County Transportation Impact Fee Facilities Plan; Brandon Brady and Helen Strachan** (6:25 P.M.)

Brandon Brady, Regional Transportation Coordinator, provided background on the proposed Ordinance. Council Members asked questions and commented. Carl Miller, Transportation Planning Director, supported the presentation. Josh Gibson, Hales Engineering, provided additional information.

Council Chair Armstrong opened the public hearing. (6:38 P.M.)

No public input was offered.

Council Chair Armstrong closed the public hearing. (6:38 P.M.)

Chris Robinson made a motion to approve Ordinance No. 959, Adopting a Summit County Transportation Impact Fee Facilities Plan. Tonja Hanson seconded, and all voted in favor, (4-0).

Attachment: Staff Report and Ordinance 959 Transportation Impact Fee Facilities Plan

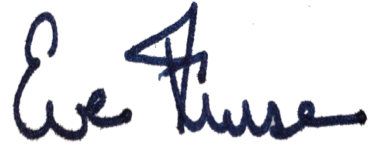
Attachment: Ordinance 959 executed

Adjourn (6:40 P.M.)

Chris Robinson made a motion to adjourn. Canice Harte seconded, and all voted in favor, (4-0).



Roger Armstrong, Chair



Eve Furse, Clerk