The Council was called to order at 1:29 P.M.

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

Closed Session (1:29 P.M.)

a. Personnel
The Summit County Council met in closed session from 1:29 P.M. to 3:01 P.M. to discuss personnel. The following people were present:
Roger Armstrong, Council Chair
Malena Stevens, Council Vice-Chair
Chris Robinson, Council Member
Tonja Hanson, Council Member
Canice Harte, Council Member
Margaret Olson, Attorney
Dave Thomas, Civil Chief Deputy Attorney

Malena Stevens made a motion to leave closed session to discuss personnel and convene in closed session to discuss property acquisition. Tonja Hanson seconded, and all voted in favor, (5-0).

b. Property acquisition
The Summit County Council met in closed session from 3:01 P.M. to 3:40 P.M. to discuss property acquisition. The following people were present:
Roger Armstrong, Council Chair
Malena Stevens, Council Vice-Chair  
Chris Robinson, Council Member  
Tonja Hanson, Council Member  
Canice Harte, Council Member  
Janna Young, Interim Manager  
Margaret Olson, Attorney  
Dave Thomas, Civil Chief Deputy Attorney  
Matt Leavitt, Finance Officer  
Jess Kirby, Public Lands Manager

Chris Robinson made a motion to leave closed session to discuss property acquisition and convene in open session. Malena Stevens seconded, and all voted in favor, (5-0).

Move to auditorium (4:16 P.M.)

Roger Armstrong  
Malena Stevens  
Chris Robinson  
Tonja Hanson  
Canice Harte  
Janna Young  
Margaret Olson  
Dave Thomas  
Helen Strachan  
Patrick Putt  
Ray Milliner  
John Angell  
Brian Craven  
Eve Furse  
Caroline Rodriguez  
Andy Garland  
Wes Chappell  
Dallin Peterson  
Michael Halcik  
Lauren Halcik  
Justin Keys  
Brandon Coyle  
Carly Coyle  
Mark Stanworth  
Jeff Gochnour  
Zach Clegg

Work Session (4:18 P.M.)

a. Pledge of Allegiance (4:19 P.M.)

b. Interview applicant for vacancy on North Summit Recreation Special Service District Administrative Control Board (4:20 P.M.)

Council interviewed Wes Chappell for the vacancy on North Summit Recreation Special Service District Administrative Control Board.

Attachment: Applicant Information NSRSSD

c. Legislative update; Interim County Manager Janna Young (4:29 P.M.)

Janna Young, Interim Manager, provided a legislative update to Council.
Attachment: Legislative Update

Consideration of Approval (4:37 P.M.)

a. **Appoint member to serve on North Summit Recreation Special Service District Administrative Control Board** (4:37 P.M.)

Malena Stevens made a motion to Appoint Wes Chappell to fill the unexpired term of Derrick Peterson on the North Summit Recreation Special Service District Administrative Control Board. Term of service to expire September 30, 2025. Tonja Hanson seconded, and all voted in favor, (5-0).

Attachment: Appointment to NSRSSD

b. **Discussion and action regarding appeal of a Conditional Use Permit approved by the Eastern Summit County Planning Commission for a Distillery/Microbrewery, and a guest ranch or lodge intended to attract visitors/patrons on a daily basis or an extended stay at 2617 State Road 32; Brandon and Carly Coyle, Applicant; Lauren and Michael Halcik, Appellants; Ray Milliner, County Planner** (4:38 P.M.)

Helen Strachan, Civil Deputy Attorney, provided background on the Conditional Use Permit application and timeline. Council Chair Armstrong asked procedural questions. Dave Thomas, Chief Civil Deputy Attorney, responded.

Justin Keys, Attorney, spoke on behalf of the applicants, Brandon and Carly Coyle. (4:59 P.M.)

Dallin Peterson, Attorney, spoke on behalf of the appellants, Lauren and Michael Halcik. (4:46 P.M.)

Helen Strachan, Civil Deputy Attorney, spoke on behalf of the Eastern Summit County Planning Commission. (5:06 P.M.)

Dallin Peterson, Attorney, spoke in rebuttal on behalf of the appellants, Lauren and Michael Halcik. (5:12 P.M.)

Ray Milliner, County Planner, commented. (5:18 P.M.)

Council Members asked questions and the parties responded.

Chris Robinson made a motion to deny the appeal of the Conditional Use Permit approved by the Eastern Summit County Planning Commission for a Distillery/Microbrewery, and a guest ranch or lodge intended to attract visitors/patrons on a daily basis or an extended stay at 2617 State Road 32 and directing County Counsel to draft findings of fact, conclusions of law, and conditions for the permit that specify that tasting room is an...
accessory use to the guesthouse and include further clarification of the difference between a tasting room and a restaurant, specifying that a tasting room is authorized, but not a restaurant to be approved by the Council Chair. Tonja Hanson seconded, and all voted in favor, (5-0).

Attachment: CUP Appeal

Break

Public Input (6:02 P.M.)

Council Chair Armstrong opened the meeting for public input. (6:02 P.M.)

Glenn Wright commented. (6:02 P.M.)

Council Chair Armstrong closed the meeting for public input. (6:05 P.M.)

Attachment: Instructions

Public Hearing (6:05 P.M.)

a. Public hearing and action on a special exception from the Summit County Code, Sections 10.4.2: Environmental Criteria; 10-2-4.D.1/10-4-22: Building Height; 10-4-10: Transportation Infrastructure and Access; and 7-2: Excavation, Grading and Filling on Private Property to allow a site-specific over-lot grading plan for Lots 1, 3, 4, 5, and 6 of the FJ Gillmor Subdivision and adjusted maximum building height elevations for Lots 1 and 6 of the FJ Gillmor Subdivision; Pat Putt

Caroline Rodriguez, Executive Director of High Valley Transit, John Angell, Public Works Director, and Patrick Putt, Community Development Director, presented to the Council.

Roger Armstrong Opened public hearing. (6:32 P.M.)

Taylor Leavitt commented. (6:32 P.M.)

Roger Armstrong closed the public hearing. (6:32 P.M.)

Council Members asked questions. Andy Garland, Mountain Regional Water Special Service District General Manager, Mr. Angell, and Ms. Rodriguez responded.

Canice Harte made a motion to approve a special exception from the Summit County Code, Sections 10.4.2: Environmental Criteria; 10-2-4.D.1/10-4-22: Building Height; 10-4-10: Transportation Infrastructure and Access; and 7-2: Excavation, Grading and Filling on Private Property to allow a site-specific over-lot grading plan for Lots 1, 3, 4, 5, and 6 of the FJ Gillmor Subdivision and adjusted maximum building height elevations for Lots 1 and 6 of the FJ Gillmor Subdivision subject to the findings of fact, conclusions of law, and conditions stated. Tonja Hanson seconded, and all voted
in favor, (5-0).

Attachment: Staff Report - HVT Special Exception

Break

Work Session, Continued (6:57 P.M.)

a. Discussion regarding Dakota Pacific Park City Tech Center amendment; Pat Putt

Patrick Putt, Community Development Director, provided information on discussion items that would be presented.

Marc Stanworth, Dakota Pacific Chief Executive Officer, Jeff Gochnour, Dakota Pacific Development Director, and Zach Clegg, Dakota Pacific VP of Capital Transactions, presented to the Council.

Council Members made comments and asked questions. Mr. Stanworth and Mr. Gochnour responded.

Attachment: Staff Report - Dakota Pacific

c. Council comments (08:27 P.M.)

Canice Harte provided an update on his activities on behalf of the Council. (8:27 P.M.)

Malena Stevens provided an update on her activities on behalf of the Council. (8:28 P.M.)

Tonja Hanson provided an update on her activities on behalf of the Council. (8:30 P.M.)

Chris Robinson provided an update on his activities on behalf of the Council. (8:32 P.M.)

Roger Armstrong provided an update on his activities on behalf of the Council. (8:33 P.M.)

d. Interim County Manager comments (8:35 P.M.)

Janna Young provided an update to the Council about upcoming events and activities.

Adjournment

Malena Stevens made a motion to adjourn. Chris Robinson seconded, and all voted in favor, (5-0).