



MINUTES

SUMMIT COUNTY

Summit County Council Meeting

COUNCIL CHAMBERS

60 N MAIN STREET, COALVILLE, UT, 84017

WEDNESDAY, JULY 5, 2023

Meeting also conducted via Zoom.

The Council was called to order at 3:04 P.M.

Roger Armstrong
Malena Stevens
Christopher Robinson
Tonja B Hanson
Canice Harte

Margaret Olson
Dave Thomas
Shayne Scott
Amir Caus
Mike Kendell
Karen West
Andy Garland
Steve Anderson
Amy Price
Brian Craven
Anna Peacock
Cindy Keyes
Helen Strachan
Brett Hollberg
Adam Breen
Nate Bullen
Karen Sawyer
Polly McLean
Nathan Brooks
Wade Budge
Christa Cassidy
Loretta Haslock

Work Session (3:04 P.M.)

- 1) **Pledge of Allegiance (3:04 P.M.)**
- 2) **Discussion regarding the Highland Flats General Plan Amendment and Rezone for a 410-unit multi-family and single-family attached dwelling unit development project on Parcels SS-32-B (25.48 acres) and SS-32-B-2 (16.13 acres), located at 479 E and 671 E Highland Drive, Park City, UT. The applicant has requested a work session to discuss potential revisions to the request. Colbreen PC LLC, Applicant, and Amir Caus, AICP, Senior Planner (3:04 P.M.)**

Amir Caus, *AICP, Senior Planner*, briefly presented an update on the Highland Flats General Plan Amendment and Rezone for a follow-up discussion.

Applicants, Nate Bullen, Adam Breen, and Polly McLean addressed the Council by providing a short recap of events leading up to the work session and sought direction moving forward.

Council Chair Armstrong joined the meeting at 3:07 P.M.

Council Members provided feedback and asked questions of the applicants.

Attachment: Staff Report-Highland Flats General Plan Amendment and Rezone.pdf

Consideration of Approval (3:54 PM)

- 1) **Discussion and approval of Franchise Agreement between Summit County and High Valley Water Company; Mike Kendell (3:55 P.M.)**

Mike Kendell, *Engineer*, presented background information and recommended approval of the Franchise Agreement between Summit County and High Valley Water Company

Karen Sawyer, *High Valley Water Company Manager*, and Dave Thomas, *Civil Chief Deputy Attorney*, added additional information to the discussion.

Tonja B Hanson made a motion to approve the Franchise Agreement between Summit County and the High Valley Water Company. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: High Valley Water Company Franchise Agreement - staff report.docx

Attachment: High Valley Water Company Franchise Agreement.pdf

Attachment: High Valley Water Company infrastructure.pdf

2) **Discussion and approval of discretionary tax abatement - personal property P951645; Karen West (4:01 P.M)**

Karen West, *Assessing Technician*, provided background information on the requested discretionary tax abatement.

Christopher Robinson made a motion to approve the discretionary tax abatement in the amount of \$1,322.55 for personal property number P951645. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: Staff Report-Discretionary Tax Abatement.pdf

3) **Council comments (4:04 P.M.)**

Council Member Hanson thanked Janna Young and others who worked to put the rodeo event together. She also attended the summer family festival at the fairgrounds and thanked HR for the event.

Council Member Robinson echoed Council Member Hanson's sentiments regarding the Rodeo. He stated he would not be able to attend the September 6th UAC meeting and suggested Vice Chair Stevens attend.

Vice Chair Stevens thanked the Chamber and County staff for the Rodeo. She attended a High Valley Transit meeting with Council Members Robinson and Harte. She has been working with Attorney Olson and the Criminal Justice Coordinating Council continuing the strategic plan.

Council Member Harte would be attending the housing authority meeting on Thursday and sought questions from the Council to take to the meeting.

Council Chair Armstrong thanked staff and the Chamber for hosting and bringing people together for the Rodeo. Chair Armstrong addressed HB 392 and Dave Thomas, *Civil Chief Deputy*, provided additional information.

4) **Manager comments (4:32 P.M.)**

Manager Scott provided a brief overview of his activities as well as a preview of the upcoming meeting.

Convene as the Governing Board of the Mountain Regional Water Special Service District (4:36 P.M.)

Malena Stevens made a motion to convene as the Governing Board of the Mountain Regional Water Special Service District (4:36 P.M.). Canice Harte seconded, and all voted in favor, (5-0).

- 1) **Discussion and approval of an amendment to the Mountain Regional Water Special Service District's 2023 Capital Budget for the Signal Hill Water Treatment Plant Floating Photovoltaic (PV) System Installation: Andy Garland and Steve Anderson (4:36 P.M.)**

Tonja B Hanson made a motion to approve an amendment to the Mountain Regional Water Special Service District's 2023 Capital Budget for the Signal Hill Water Treatment Plant Floating Photovoltaic (PV) System Installation. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: Staff Report-MRW 2023 Capital Budget Amendment.pdf

- 2) **Discussion and approval of Certification of Liens for the Past due Fees and Charges for 2023 for Mountain Regional Water Special Service District; Andy Garland and Anna Peacock (4:48 P.M.)**

Christopher Robinson made a motion to approve the Certification of Liens for the Past due Fees and Charges for 2023 for Mountain Regional Water Special Service District as presented in the packet. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: Staff Report-MRW Certifications of Annual Liens.pdf

Convene as the Board of Equalization (4:56 P.M.)

Malena Stevens made a motion to Dismiss as the Governing Board of the Mountain Regional Water Special Service District and convene as the Board of Equalization (4:56 P.M.). Christopher Robinson seconded, and all voted in favor, (5-0).

- 1) **Discussion and action regarding a property tax exemption request for Mountain Life Evangelical Free Church, Parcel PB-PR-50; Cindy Keyes and Helen Strachan (4:56 P.M.)**

Christopher Robinson made a motion to grant property tax exemption to Mountain Life Evangelical Free Church, Parcel PB-PR-50 as presented in the staff report. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: Staff Report-BOE Property Tax Exemption Request.pdf

Malena Stevens made a motion to dismiss as the Board of Equalization and convene as the Governing Board of the Eastern Summit County

Water Conservancy Special Service District. Christopher Robinson seconded, and all voted in favor, (5-0).

Convene as the Governing Board of the Eastern Summit County Water Conservancy Special Service District (5:01 P.M.)

- 1) **Continued discussion and action regarding the Large Underground Wastewater System (LUWS) which would serve the proposed Trail Ridge Subdivision Master Planned Development, located on Parcel NS-227-230 (337.16 acres). The applicant is requesting to install the wastewater system off-site on Parcel NS-227; Brett Hollberg, Applicant, and Amir Caus, AICP, Senior Planner (5:01 P.M.)**

Amir Caus, AICP, Senior Planner, started a discussion with Council regarding an agreement regarding the Large Underground Wastewater System to serve the proposed Trail ridge Subdivision MPD.

Council Members asked clarifying questions to which Attorney Strachan, Nate Brooks and Brett Hollberg responded.

Christopher Robinson made a motion to approve the Trail Ridge Subdivision Large Underground Wastewater System (LUWS) to be located on Parcel NS-227 all in accordance with Exhibits A through G attached with the changes in the maintenance agreement concerning an effective date, the change of the reserve to \$20,000 in the maintenance agreement, the deletion in Exhibit C of the indemnification by the grantees, and the replacement of the State of Utah Division of Water Quality approval in concept letter with the updated letter, all to be reviewed as to form by Council Member Robinson as to the changes he requested. Malena Stevens seconded, and all voted in favor, (5-0).

Attachment: Staff Report-Trail Ridge Subdivision MPD.pdf

Malena Stevens made a motion to dismiss as the Governing Board of the Eastern Summit County Summit County Water Conservancy Special Service District and reconvene as the County Council. Tonja B Hanson seconded, and all voted in favor, (5-0).

Work Session, Continued (5:26 P.M.)

-BREAK-

Interview applicants for vacancies on the Snyderville Basin Cemetery District Board of Trustees (5:40 P.M.)

Council Members interviewed Christa Cassidy to serve on the Board of the Snyderville Basin Cemetery District. (5:40 P.M.)

Council Members interviewed Loretta Haslock to serve on the Board of the Snyderville Basin Cemetery District. (5:54 P.M.)

Attachment: Interview Schedule-SB Cemetery District.pdf

Public Input (6:06 P.M.)

Council Chair Armstrong opened the meeting for public input at 6:06 P.M.
No public input was offered.
Council Chair Armstrong closed the meeting for public input at 6:07 P.M.

Attachment: Public Comment Instructions.pdf

Closed Session - Personnel (6:08 P.M.)

Christopher Robinson made a motion to convene in Closed Session to discuss personnel (6:08 P.M.). Malena Stevens seconded, and all voted in favor, (5-0).

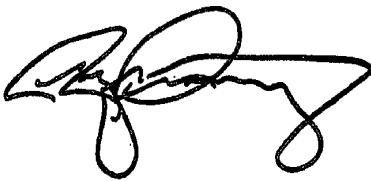
The Council met in closed session to discuss personnel. The following people were present:

Roger Armstrong
Malena Stevens
Chris Robinson
Tonja Hanson
Canice Harte
Margaret Olson
Dave Thomas
Shayne Scott
Annette Singleton

Attachment: Closed Meeting Affidavit

Adjournment (6:22 P.M.)

Tonja B Hanson made a motion to adjourn. Christopher Robinson seconded, and all voted in favor, (5-0).



Roger Armstrong, Chair



Eve Furse, Clerk