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## MINUTES

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### **SUMMIT COUNTY**

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, JUNE 10, 2025

Meeting also conducted via Zoom.

**DRAFT**

### **Welcome/Attendance**

Tyann Mooney  
Matthew Nagie  
Spencer Young  
Tim Jeffrey  
Heather Peteroy

Peter Barnes  
Lynda Viti  
Ray Milliner  
Amy Price  
Brian Craven  
Jason Boal  
Kristi Cumming

### **Regular Session (6:00 P.M.)**

- 1) ***Public comment for items not on the agenda or pending applications.*** (6:01 P.M.)

Commission Chair Mooney opened the meeting for public input at 6:02 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public input at 6:02 p.m.

- 2) ***Public hearing and action regarding a Conditional Use Permit (CUP) for Farm Stand for Plant and Agricultural Sales 1285 W. Old Ranch Road. Parcel PP-119 and CBE-2-AM; Applicant: Kristi Cumming. Owner: JDC Family Investment. Administrative Process. Project #25-072. Ray Milliner, Principal Planner.*** (6:02 P.M.)

Attachment: Cover Page

Attachment: Staff Report June 10, 2025.doc.pdf

Ray Milliner, *Principal Planner*, presented a Conditional Use Permit for the Copper Moose Farm Stand. The proposal was to continue the existing use as is, but rather than a temporary use it would be a permanent use.

Jason Boal, *Attorney for the Owner*, briefly addressed the Commission. (6:08 P.M.)

Kristi Cumming, *Owner*, provided additional information and a history of the farm. (6:09 pm)

Mr. Boal gave a presentation to the Commission. (6:12 P.M.)

Commissioners asked brief clarifying questions to which Mr. Boal and Ms. Cumming responded. (6:19 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:23 p.m.

Joanne Janduso was called to speak at 6:24 p.m.

Debbie Scoggin was called to speak at 6:24 p.m.

Joanne Janduso was called to speak again at 6:26 p.m.

Debbie Scoggin was called to speak again at 6:27 p.m.

Commission Chair Mooney closed the meeting for public hearing at 6:28 p.m.

Commission Chair Mooney and Commissioner Nagie provided additional comments to the discussion. (6:28 P.M.)

**Matthew Nagie made a motion to approve the Conditional Use Permit for the Farm Stand for Plant and Agricultural Sales at 1285 West Old Ranch Road subject to the findings of fact, conclusions of law, and conditions of approval found in the staff report. Spencer Young seconded, and all voted in favor, (5-0).**

3) ***Public hearing and recommendation to the County Council for amendments to the Snyderville Basin Development Code Chapters 10-3-2: General Provisions, 10-3-6: Zoning Variances, 10-9-10: Decision Making and Administrative Bodies, 10-9-22: Appeal Procedures, and 10-11-1 Terms Defined. The purpose of the amendments is to replace the Board of Adjustment with an Administrative Law Judge and to bring the process by which Variances are reviewed into compliance with Utah State Law. Legislative Process. Project #25-098. Ray Milliner, Principal Planner.*** (6:30 P.M.)

Attachment: Cover Page

Attachment: Staff Report June 10, 2025.pdf

Commissioner Young recused himself from the item discussion.

Ray Milliner, *Principal Planner*, presented changes to the Code to replace the Board of Adjustment with an Administrative Law Judge.

Commissioners asked detailed questions of Planner Milliner, Deputy Civil Attorney, Lynda Viti, and Community Development Director, Peter Barnes. (6:37 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 7:22 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public hearing at 7:22 p.m.

**Matthew Nagie made a motion to forward a positive recommendation to the County Council for the amendments to the Snyderville Basin Development Code based on the findings of fact and conclusions of law found in the staff report. Tim Jeffrey seconded, and all voted in favor, (4-0).**

4) ***Approval of Minutes: May 27, 2025.*** (7:25 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 05.27.25.pdf

**Matthew Nagie made a motion to approve the minutes from May 27, 2025. Tim Jeffrey seconded, and all voted in favor, (5-0).**

**Commission Items** (7:27 P.M.)

Commissioner Peteroy asked questions about Special Service Districts, impact fees, and nightly rental guidelines.

**Director Items** (7:33 P.M.)

Peter Barnes, *Community Development Director*, provided an overview of agenda items for upcoming meetings.

**Adjournment** (7:36 P.M.)

**Spencer Young made a motion to adjourn. Tim Jeffrey seconded, and all voted in favor, (5-0).**