



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, JULY 8, 2025

Meeting also conducted via Zoom.

Welcome/Attendance

Tyann Mooney
Makena Hawley
Matthew Nagie
Spencer Young
Tim Jeffrey
Heather Peteroy
Eric Sagerman

Peter Barnes
Lynda Viti
Tiffanie N. Robinson
Amy Price
Brian Craven
Dave Smith
Spencer White
Tony Tyler
Steve Borup
Marc Stanworth

Work Session (4:43 P.M.)

- 1) ***Discussion, Canyons Development Agreement Amendment to modify Section 3.15 regarding Automobile Access to Red Pine Village Development Area, located in the Red Pine Village, Tombstone and Red Pine Lake Development Areas of the Canyons Resort. Legislative review, Applicant: Dave Smith, authorized representative. Project #23-064.*** Tiffanie N. Robinson, Senior Planner.
(4:43 P.M.)

Attachment: Cover Page

Attachment: Red Pine Dev Area access DA Amendment SBPC 7.8.2025
Staff Report #23-064

Tiffanie N. Robinson, *Senior Planner*, provided a history of the application and an overview of the requested amendment to the development agreement regarding Automobile Access to the Red Pine Village Development area. (4:43 P.M.)

Commissioner Sagerman asked clarifying questions about insurance and the additional traffic, to which Spencer White, CVMA representative, responded. (4:51 P.M.)

Commissioner Peteroy asked the applicants questions about various usage of potential structures, traffic data, and the CVMA. Mr. White and Planner Robinson responded to her questions. (4:59 P.M.)

Commission Chair Mooney raised additional concerns about the request to amend the development agreement for automobile access. Spencer White and Dave Smith, TCFC representative, addressed her concerns. (5:15 P.M.)

Commissioner Jeffrey asked a follow-up question regarding insurance, the mileage of the road, and shuttle options. (5:25 P.M.)

Commissioner Young inquired about the potential for a hotel at Red Pine Lake. Planner Robinson responded to the question. Commissioner Young asked an additional question about the process and impacts of creating a new road. Mr. White responded to the question. (5:29 P.M.)

Commissioner Nagie provided additional comments to the applicants regarding changes to the development agreement. (5:33 P.M.)

Commissioner Hawley provided additional comments regarding evacuation plan options and offered additional questions for the applicants to consider. (5:35 P.M.)

- 2) ***Discussion, Crossroads at Silver Creek Rezone for Parcel SL-I-9-A-AM located at 7131 N. Silver Creek Drive, from Rural Residential to the Community Commercial Zone. The proposal includes 72 multi-family residential units, ~32,000 sq. ft. of commercial space, and 24 affordable housing units. Legislative review. Applicant: Tony Tyler, authorized representative. Project #23-021 and #25-023.*** Tiffanie N. Robinson, Senior Planner. (5:43 P.M.)

Attachment: Cover Page

Attachment: Crossroads Rezone MPD Staff Report - SBPC Work Session 7.8.2025 #25-021

Attachment: Crossroads at Silver Creek Presentation

Senior Planner, Tiffanie N. Robinson, provided a brief history and introduction of the project and then turned the remaining time over to Applicant, Tony Tyler, who presented an overview of the project and focused the discussion on specific areas where he was seeking feedback. (5:44 P.M.)

Commissioner Members thanked Mr. Tyler for his presentation, asked brief clarifying questions, and provided feedback and direction to Mr. Tyler. (6:08 P.M.)

Regular Session (6:19 P.M.)

- 1) ***Public comment for items not on the agenda or pending applications.*** (6:19 P.M.)

Commission Chair Mooney opened the meeting for public input at 6:20 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public input at 6:20 p.m.

Tyann Mooney
Makena Hawley
Matthew Nagie
Spencer Young

Peter Barnes
Lynda Viti
Tiffanie N. Robinson
Amy Price
Brian Craven
Steve Borup
Marc Stanworth

Commissioners Jeffrey, Peteroy, and Sagerman recused themselves from the discussion. (6:20 P.M.)

- 2) ***Discussion and Action for a proposed Development Agreement Amendment for Park City Tech Center, proposing a mixed-use project, located in Kimball Junction on Parcels PCTC-5B-AM, PCTC-402-AM, PCTC-403-AM, PCTC-404-AM, and SCPS-1-X. Applicant: Steve Borup. Owner: Park City Junction, LLC and High Valley Transit District. Peter Barnes, Community Development Director*** (6:20 P.M.)

Attachment: Cover Page

Attachment: DA report final w DA attached.pdf

Attachment: DPRE Presentation

Peter Barnes, *Community Development Director*, introduced the proposed Park City Junction Administrative Development Agreement for discussion and possible action. (6:21 P.M.)

Steve Borup, *DPRE Director of Real Estate*, and Marc Stanworth, *DPRE CEO*, provided background information on the project, the vision for the mixed-use project, benefits to the community, and next steps.

Commissioner Hawley asked brief clarifying questions about HTRZ funds and the change in the number of proposed units. Mr. Borup and Director Barnes responded to her concerns. (6:55 P.M.)

Commissioner Nagie asked follow-up questions about the transit center changes, parking stalls, and the purpose of the discussion. Mr. Borup,

Director Barnes, and Mr. Stanworth responded. (6:57 P.M.)

Commissioner Young asked for additional detail regarding the proposed community and public benefits, as well as how the project has evolved. (7:12 P.M.)

Commission Chair Mooney asked Director Barnes for clarification regarding timelines and an omitted paragraph. (7:23 P.M.)

Makena Hawley made a motion to forward a positive recommendation to the Summit County Manager for the Park City Junction Administrative Development Agreement based on the proposed findings of fact and conclusions of law found in the staff report. Spencer Young seconded, and all voted in favor, (4-0).

Tyann Mooney
Makena Hawley
Matthew Nagie
Spencer Young
Tim Jeffrey

Peter Barnes
Lynda Viti
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Brian Craven

Commissioner Jeffrey rejoined the meeting at 7:30 P.M.

3) ***Approval: SBPC Meeting Minutes June 24, 2025*** (7:31 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 6.24.25.pdf

Matthew Nagie made a motion to approve the minutes from June 24, 2025. Makena Hawley seconded, and all voted in favor, (5-0).

Director Items (7:32 P.M.)

Community Development Director, Peter Barnes, provided a preview of agenda items and potential trainings for upcoming meetings.

Commission Items (7:34 P.M.)

Commissioner Hawley stated that she was not able to be present for the July 22nd meeting.

Adjournment (7:34 P.M.)

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