



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, AUGUST 12, 2025

Meeting also conducted via Zoom.

****AMENDED****

Welcome/Attendance

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

Lynda Viti
Ray Milliner
Laura Kuhrmeyer
Brian Craven

Regular Session (6:00 P.M.)

- 1) ***Public comment for items not on the agenda or pending applications.*** (6:00 P.M.)

Commission Chair Mooney opened the meeting for public comment at 6:00 p.m.

No public comments were heard.

Commission Chair Mooney closed the meeting for public comment at 6:01 p.m.

- 2) ***Public hearing and action regarding a Conditional Use Permit (CUP) for an "Accessory Dwelling Unit" (ADU) within Unit 6 of the Altitude Loft Condominiums. 4123 N Forestdale Drive, Unit 6. Parcel ALTLC-6. Applicant: Brock Milton. Owner: Mark A. Abbott. Administrative Process. Project #25-095.***Laura Kuhrmeyer, County Planner. (6:01 P.M.)

Attachment: Cover Page

Attachment: Project 25-095 CUP Altitude Lofts Unit 6 ADU Staff Report and Exhibits 8.12.25

Laura Kuhrmeyer, *Planner*, presented an application for a Conditional Use Permit for an Accessory Dwelling Unit in the Altitude Loft Condominiums. (6:02 P.M.)

Commissioners Sagerman, Peteroy, and Young asked brief clarifying questions. Planner Kuhrmeyer addressed their questions. (6:04 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:08 p.m.

Brock Milton, *Applicant*, introduced himself to the Commission and provided additional information on the project. (6:08 P.M.)

Commission Chair Mooney closed the meeting for public hearing at 6:09 p.m.

Commission Chair Mooney provided positive feedback to Planner Kuhrmeyer regarding the conditions of approval provided in the packet. (6:09 P.M.)

Spencer Young made a motion to approve the applicant's Conditional Use Permit for an Accessory Dwelling Unit in the Altitude Lofts Unit 6 according to the findings of fact, conclusions of law, and conditions of approval in the staff report. Eric Sagerman seconded, and all voted in favor, (6-0).

- 3) *****Applicant requested continuation to the September 9th meeting**. Public hearing and possible action regarding a Conditional Use Permit (CUP) for an expansion of an existing Trailhead Parking Lot for the East Canyon Creek Trailhead. Approximate address: 8566 N Bluebird Lane. Parcel PP-50-D-X and Parcel SS-1-A-7-X. Applicant: Phares Gines, representing Snyderville Basin Special Recreation District. Owner: Snyderville Basin Special Recreation District and Snyderville Basin Water Reclamation District (SBWRD). Administrative Process. Project #23-198.***Laura Kuhrmeyer, County Planner.

Attachment: Cover Page

This agenda item was continued by the applicant.

- 4) *****This Public Hearing has been moved to the August 26, 2025**. Public hearing and possible action regarding a Conditional Use Permit for a 5,710 square foot Major Accessory Building; 4865 N 500 W, Park City; Parcel PP-87-8. Applicant: Rosemary Stum, Lloyd Architecture. Owner: Nathan Wright. Administrative Process. Project #25-067.*** Jennifer Leslie, County Planner.

Attachment: Cover Page

Attachment: Wright Barn CUP Staff Report

This agenda item was continued due to noticing needs.

5) ***Approval of Minutes: July 8, 2025.*** (6:11 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 07.08.25.pdf

Spencer Young made a motion to approve the minutes from July 8, 2025. Makena Hawley seconded, and all voted in favor, (4-0).

Commission Items (6:12 P.M.)

Commission Chair Mooney asked the Commissioners for input and ideas for future training work sessions. (6:12 P.M.)

Director Items (6:13 P.M.)

Ray Milliner, *Principal Planner*, stated that the Commission would start seeing applications from Dakota Pacific since the County Manager had approved their application, and the appeals window had expired. Planner Milliner also provided a preview of agenda items for upcoming meetings. (6:13 P.M.)

Lynda Viti, *Civil Deputy Attorney*, informed the Commission of changes to the privacy act regarding the collecting of personal information from members of the public during meetings. (6:23 P.M.)

Adjournment (6:29 P.M.)

Heather Peteroy made a motion to adjourn. Eric Sagerman seconded, and all voted in favor, (6-0).

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.