



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

RICHINS AUDITORIUM

1885 W. UTE BLVD., PARK CITY, UT, 84098

TUESDAY, SEPTEMBER 23, 2025

Meeting also conducted via Zoom.

Welcome/Attendance

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

Peter Barnes
Amir Caus
Laura Kuhrmeyer
Lynda Viti
Carl Miller
Amy Price
Brian Craven
Craig Elliott
Adam Greenebaum
Justin Keys
Carla Lehigh

Regular Session (6:02 P.M.)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:03 P.M.)

Commission Chair Mooney opened the meeting for public comment at 6:03 p.m.

No members of the public came forward to speak.

Commission Chair Mooney closed the meeting for public comment at 6:03 p.m.

- 2) *****Applicant requested continuation to the October 14th meeting.** Public Hearing and possible recommendation to the Summit County Council regarding a proposed Amendment to the Development Agreement for the Utah Olympic Park Specially Planned Area. Parcels PP-63-A, PP-62-3-UAF,***

KJS-6-1AM, PP-62-KJS, PP-62-4, and PP-62-KJS, located in Summit County, Utah. Applicant: Utah Olympic Legacy Foundation (UOLF). Project #25-111. Laura Kuhrmeyer, County Planner.

Attachment: Cover Page

3) **Public hearing and action regarding an amendment to a Conditional Use Permit (CUP) proposing to expand the Uses of Light Manufacturing and Bar (previously approved within Suite 105) into Suite 104 of the existing building. 4175 N Forestdale Drive, Suite 105 and 104. Parcel PCBC-3 (0.84 acres). Applicant: Rob Nielson. Owner: Topmark Investments. Administrative Process. Project #25-161.** Laura Kuhrmeyer, County Planner. (6:03 P.M.)

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Attachment: Project 25-161 Offset Brewery Amended CUP Staff Report SBPC 9.23.25

Laura Kuhrmeyer, *Planner*, provided a brief history of the original Conditional Use Permit and presented the new proposed plans to expand into Suite 104. (6:04 P.M.)

Commissioners did not have any clarifying questions. (6:05 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:06 p.m. No members of the public came forward to speak.

Commission Chair Mooney closed the meeting for public hearing at 6:06 p.m.

Commissioners Nagie and Mooney shared brief comments regarding shared parking. (6:06 P.M.)

Spencer Young made a motion to approve the applicant's Conditional Use Permit according to the findings of fact, conclusions of law, and conditions of approval found in the staff report (6:07 P.M.). Eric Sagerman seconded, and all voted in favor, (6-0). Absent: Makena Hawley.

4) **Public hearing and possible action regarding a Master Planned Development for the Junction Commons, a 19-building mixed use redevelopment project at Junction Commons (formerly Outlets Park City), located at 6699 N Landmark Dr, Kimball Junction, Summit County, UT; Parcel FSE-1 (37.32 acres); Applicant: Elliott Workgroup representing SRE Ontario LLC; Legislative Process. Project #24-087.** Amir Caus, AICP, Senior Planner. (6:08 P.M.)

Attachment: Cover Page

Attachment: Junction Commons Master Planned Development Staff Report - September 23, 2025 Public Hearing.pdf

Amir Caus, *AICP Senior Planner*, presented a brief introduction for the mixed-use redevelopment project at Junction Commons (6:08 P.M.)

Adam Greenebaum, *Senior Vice President, Asset Management for Singerman Real Estate*, addressed the commissioners and supported the Master Planned Development introduced by Senior Planner Caus. (6:13 P.M.)

Craig Elliott, *Principal with the Elliott Workgroup*, provided a short history of the project and highlighted specific items within the project for discussion. (6:15 P.M.)

Commissioner Nagie asked for more detail regarding affordable housing. Justin Keys, *Hoggan Lee Hutchinson*, addressed his concerns. Mr. Elliott reviewed the housing numbers phase by phase. (6:31 P.M.)

Commissioner Young asked follow-up questions on affordable housing, community engagement, and green space. The applicants responded to his concerns. (6:37 P.M.)

Commissioner Peteroy thanked the applicants for their presentation and asked questions about the mix of affordable housing and traffic. (6:47 P.M.)

Commissioner Jeffrey requested elaboration on the height and roof of the parking structure as well as traffic. Applicants responded. (6:51 P.M.)

Commissioner Peteroy commented on the traffic study and service levels. (7:03 P.M.)

Commissioner Sagerman asked for clarification regarding the timing of phasing, affordable housing, and population. Mr. Keys and Mr. Elliot provided additional information. Director Barnes responded to Commissioner Sagerman's concern about population. (7:07 P.M.)

Commissioner Nagie had a follow-up question about ownership within the affordable housing. Mr. Keys addressed the question. (7:21 P.M.)

Commission Chair Mooney expressed concerns about the 60-foot height issue. Mr. Elliott responded. (7:23 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 7:25 p.m.

Chris Mega was called to speak at 7:26 p.m.

Marian Crosby was called to speak at 7:30 p.m.

Commissioner Chair Mooney closed the meeting for public hearing at 7:34 p.m.

The applicants addressed the questions that were raised during the public hearing. (7:34 P.M.)

Carl Miller, *Regional Transportation Planning Director*, addressed the Commissioners' concerns surrounding traffic issues. (7:44 P.M.)

Commissioners asked additional questions and provided comments on the project. Discussion continued. (7:57 P.M.)

Commissioners, staff, and the applicants weighed in on the possibility of an open house or site visit for members of the public to attend. Discussion continued. (8:07 P.M.)

Commission Chair Mooney summed up the discussion and suggested the next steps involve an open house and site visit. (8:25 P.M.)

The item was continued to a date certain of October 28th. (8:33 P.M.)

Commission Items (8:35 P.M.)

No Commission Items were heard.

Director Items (8:35 P.M.)

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

Adjournment (8:46 P.M.)

Heather Peteroy made a motion to adjourn. Matthew Nagie seconded, and all voted in favor, (6-0). Absent: Makena Hawley.

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.