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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, AUGUST 26, 2025

Meeting also conducted via Zoom.

#### **Welcome/Attendance (4:35 p.m.)**

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

Ryan Stack  
Peter Barnes  
Laura Kuhrmeyer  
Jennifer Leslie  
Melissa Mendez  
Brian Craven

#### **Work Session (4:35 p.m.)**

- 1) ***Work Session for a proposed Amendment to the Utah Olympic Park Specially Planned Area Development Agreement, 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. (4:35 p.m.)***

Attachment: Cover Page

Attachment: Project #25-111 UOP DA Amendment SBPC 8.26.25 WS Report and exhibits

Planner Laura Kuhrmeyer, along with Colin H. Hen, President and CEO of VOLF; Christopher Conabee, Principal at Utah Development & Construction; Jamie Kimball, General Manager of Utah Olympic Park; and Thomas Wadsworth, Real Estate Development and Construction Manager at Utah Development & Construction, presented a proposed

amendment to the Utah Olympic Park Specially Planned Area Development Agreement, located in Summit County. (4:36 p.m.)

Commissioner Matthew Nagie joined the meeting. (4:54 p.m.)

Tyann Mooney  
Makena Hawley  
Matthew Nagie  
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Commissioner Spencer Young inquired about SB333 and the process of obtaining designation as a major sporting event venue. He asked how this designation could assist with funding for the venue, the Olympics, and other initiatives. Colin H. Hen, President and CEO of VOLF, along with Christopher Conabee, Principal at Utah Development & Construction, provided their responses. Additionally, Commissioner Jeffrey raised questions about the decrease in building space and the associated public benefits. He also asked whether the hotel would contribute to community youth activities. The presenters responded. (5:19 pm)

Commissioner Tim Jeffrey stated, 'I know we want to look at height restrictions, but can you give me a summary of the agreement before and what we are amending right now?' Colin H. Hen, President and CEO of VOLF, responded. Commissioner Young asked about affordable housing. Colin H. Hen, President and CEO of VOLF, responded as well. (5:28 p.m.)

Commissioner Peteroy asked about impact fees. Planner Kuhrmeyer responded. Commissioner Peteroy then asked about traffic and U.S. State Route 224. Colin H. Hen, President and CEO of VOLF, responded. Commissioner Peteroy's last question: if at any point you decided to sell the park to someone that is not a non-profit, what would happen regarding the rights and obligations? Community Development Director, Peter Barnes, and Colin H. Hen, President and CEO of VOLF, responded. (5:30 p.m.)

Commissioner Hawley asked if all of the affordable units would have a deed restriction placed on them. Colin H. Hen, President and CEO of VOLF, and Christopher Conabee, Principal at Utah Development & Construction, responded. Commissioner Hawley clarified whether guests would be able to use the amenities or if it is club based. Additionally, to clarify, Commissioner Hawley inquired about affordable housing units for athletes and the workforce, athlete support facilities, and the creation of the Board for the Major Sporting Event Venue, as well as an integrated transportation planning question. The presenters responded. (5:36 p.m.)

Commissioner Nagie asked a question about square footage. He pointed out a possible correction in the Excel sheet. Planner Kuhrmeyer and Colin H. Hen, President and CEO of VOLF, responded.

Commissioner Nagie asked for clarification about Senate Bill 333, the tax structure, and permitting. Planner Kuhrmeyer and the presenters responded. (5:47 p.m.)

Commission Chair Mooney asked two clarifying questions: the first about a possible future expansion, and the second about a timeline for the completion. Colin H. Hen, President and CEO of VOLF, along with Christopher Conabee, Principal at Utah Development & Construction, provided their responses. (5:55 p.m.)

Commissioner Sagerman inquired whether units would be sold for the tax split, as well as about Parcel 6 and open space. Colin H. Hen, President and CEO of VOLF, responded. Commissioner Sagerman then inquired about the back gate, traffic, the ski jump/run, and requested more details on funding that would generate revenue going forward. The presenters responded. (6:01 p.m.)

### **Regular Session (6:14 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 6:14 p.m.

No public comments were heard.

Commission Chair Mooney closed the meeting for public comment at 6:15 p.m.

- 2) ***Public hearing and action regarding a Conditional Use Permit for a Major Accessory Building; 4865 N 400 W, Park City; Parcel PP-87-8. Applicant: Rosemary Stum, Lloyd Architecture. Owner: Nathan Wright. Administrative Process. Project #25-067. Jennifer Leslie, County Planner.*** (6:16 p.m.)

Attachment: Cover Page

Attachment: Wright Barn CUP Staff Report

Attachment: 25-067 SBPC Presentation

Planner Jennifer Leslie presented a Conditional Use Permit for a Accessory Building Parcel PP-87-8. (6:16 p.m.)

Commissioner Nagie clarified that this would be a single story and inquired about the size of the loft, as well as whether a future auxiliary building would be added. Rosemary Stum from Lloyd Architecture responded. (6:18 p.m.)

Commission Chair Mooney opened the meeting for a public hearing at 6:19 p.m.

Scott Kuehne was called to speak at 6:20 p.m.

Commission Chair Mooney closed the meeting for a public hearing at 6:21 p.m.

Commissioner Peteroy asked about a landscaping plan? Owner Nathan Wright responded. (6:23 p.m.)

Commissioner Hawley, is there a reason why the loft is not in the exhibits? Planner Leslie responded. (6:24 p.m.)

**Makena Hawley made a motion to approve the application pursuant to the finding of facts, the conclusions of law, and the conditions of approval as found in the staff report. (6:24 p.m.). Heather Peteroy seconded, and all voted in favor, (7-0).**

- 3) ***Public hearing and action regarding a Subdivision Plat Amendment to amend a building envelope on Lot 303A of the Timberline No. 3 Subdivision; 4922 Ponderosa Dr; Parcel TL-3-A-303A-AM. Applicant: Tyler York. Owner: Bitchby LLC. Administrative Review. Project #25-131. Jennifer Leslie, County Planner. (6:25 p.m.)***

Attachment: Cover Page

Attachment: Timberline Plat Amendment Staff Report

Attachment: 25-131 SBPC Presentation

Planner Jennifer Leslie presented a Subdivision Plat Amendment to amend a building envelope on Lot 303A of the Timberline No. 3 Subdivision. (6:26 p.m.)

Commissioner Hawley asked if there were critical lands or 30% or greater slopes on the property. Planner Leslie responded. (6:27 p.m.)

Commissioner Peteroy clarified whether the net area of the Parcel would be impacted at all by this change. Planner Leslie responded. (6:27 p.m.)

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

Susie Schultz was called to speak.

Commission Chair Mooney closed the meeting for a public hearing at 6:29 p.m.

Commission Chair Mooney restated Susie Schultz's question, asking if there was a plan to subdivide. Owner, Tyler York, responded. (6:31 p.m.)

Commissioner Peteroy inquired about the type of permit needed for a future accessory unit. Planner Leslie responded. (6:32 p.m.)

**Makena Hawley made a motion to approve the application pursuant to the finding of facts, the conclusions of law, and the conditions of approval as found in the staff report. (6:33 p.m.). Spencer Young seconded, and all voted in favor, (7-0).**

- 4) ***Public hearing and action regarding a Conditional Use Permit for a 999 square foot Accessory Dwelling Unit proposed on the third***

***floor of Unit 3 of the Altitude Loft Condominiums; 4123 N Forestdale Dr #3; Parcel ALTLC-3; Applicant: Molly Guinan, Elliott Workgroup. Owner: Altitude 3 LLC. Administrative Review. Project #24-128.***

***Jennifer Leslie, County Planner. (6:34 p.m.)***

Attachment: Cover Page

Attachment: Altitude Loft Unit 3 ADU CUP Staff Report

Attachment: 24-128 SBPC Presentation

Planner Jennifer Leslie presented a Conditional Use Permit for a 999 square foot Accessory Dwelling Unit proposed on the third floor of Unit 3 of the Altitude Loft Condominiums. (6:34 p.m.)

Commissioner Nagie asked Community Director Barnes, 'Can you talk a little bit more about that determination process?' Community Director Peter Barnes responded. (6:39 p.m.)

Commissioner Sagerman asked is this the third one of these units in this complex? If someone were to propose a fourth, would this trigger additional issues in this complex? Planner Leslie responded. (6:41 p.m.)

Commissioner Nagie asked a question about federal ADA compliance. Planner Leslie responded. (6:42 p.m.)

Commission Chair Mooney opened the meeting for a public hearing at 6:43 p.m.

No public comments were heard.

Commission Chair Mooney closed the meeting for a public hearing at 6:43 p.m.

Commissioner Peteroy asked if we knew the number of employees for this business and whether there were any regulations or restrictions on who could live there. Planner Leslie responded. (6:44 p.m.)

***Makena Hawley made a motion to approve the Conditional Use Permit for an Accessory Dwelling Unit in Altitude Loft Unit 3 in the pursuant to the finding of facts, the conclusions of law, and the conditions of approval as found in the staff report. (6:47 p.m.). Spencer Young seconded, and all voted in favor, (7-0).***

- 5) ***Public hearing and recommendation to the Community Development Director regarding a Low Impact Permit for a 5,322sf commercial structure on Lot 9 of the Quarry Junction at Pinebrook Subdivision; 3246 Santa Fe Rd; Parcel QJPB-A-9-1AM. Applicant: Chad Bollman, J. Ford Construction. Owner: RJ Ford Properties LLC. Administrative Process. Project #25-127. Jennifer Leslie, County Planner. (6:48 p.m.)***

Attachment: Cover Page

Attachment: Quarry Junction Lot 9 LIP Staff Report

Attachment: 25-127 SBPC Presentation

Jennifer Leslie presented a recommendation to the Community Development Director regarding a Low Impact Permit for Lot 9. Parcel QJPB-A-9-1AM. (6:48 p.m.)

Commissioner Hawley asked what the difference is between the mass gross building area and the mass gross footprint. Planner Leslie and Community Development Director responded. (6:51 p.m.)

Commissioner Jeffrey expressed his appreciation for the updated design of the architecture. (6:51 p.m.)

Commissioner Young inquired whether the developer was available to answer a few questions. He asked, "What would be the ideal tenant for you and the surrounding area? Do the employees of the business live nearby?" Chad Bollman, the applicant and owner, responded. (6:53 p.m.)

Commission Chair Mooney opened the meeting for a public hearing at 6:54 p.m.

David Breslauer was called to speak.

Commission Chair Mooney closed the meeting for a public hearing at 6:57 p.m.

Attachment: Public Sign-In Sheet 8.26.25

Commission Chair Mooney asked a question about parking spaces and wondered at what time the Gorgoza agreement was finalized. This raised a concern about how to address any potential issues for the community if they arise, and questioned whether there was a possibility of amending the agreement. Planner Leslie and Community Director Barnes responded. (6:59 p.m.)

Commissioner Hawley asked what determines a plaza to be sufficient. Planner Leslie responded. (7:03 p.m.)

**Makena Hawley made a motion to to make a positive recommendation to the Community Development Director to approve the application pursuant to the finding of facts, the conclusions of law, and the conditions of approval as found in the staff report. (7:06 p.m.). Spencer Young seconded, and all voted in favor, (7-0).**

6) ***Approval of Minutes: August 12, 2025.*** (7:06 p.m.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 08.12.25.pdf

**Matthew Nagie made a motion to approve Minutes for August 12, 2025. (7:06 p.m.). Makena Hawley seconded, and all voted in favor,**

**(7-0).**

**Commission Items (7:07 p.m.)**

No Commission items were brought forward. (7:07 p.m.)

**Director Items (7:07 p.m.)**

Community Director Peter Barnes announced that Planner Jennifer Leslie will be leaving the Summit County Team. Updated the Board on the agenda for next week. Looking for a volunteer for Silver Creek. Commissioner Peteroy volunteered. (7:07 p.m.)

**Adjournment (7:09 p.m.)**

**Spencer Young made a motion to adjourn. Makena Hawley seconded, and all voted in favor, (7-0).**

Meeting minutes and recordings appear at [summitcountyutah.gov/meetings](http://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.