



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

RICHINS AUDITORIUM

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

TUESDAY, SEPTEMBER 9, 2025

Meeting also conducted via Zoom.

Work Session (4:30 p.m.)

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

Linda Viti
Peter Barnes
Tiffanie N. Robinson
Melissa Mendez
Brian Craven

- 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.*** (4:30 p.m.)

Attachment: Cover Page

Attachment: Red Pine Dev Area access DA Amendment WS 9.9.2025 Staff Report #23-064

Attachment: Red Pine Road

Tiffanie N. Robinson, Senior Planner, presented the Canyons Development Agreement Amendment to modify Section 3.15 regarding Automobile Access. Project #23-064. (4:30 p.m.)

Commissioner Matthew Nagie asked to clarify the process. Planner Robinson responded. (4:32 p.m.)

Dave Smith and Spencer White, TCFC representative, updated the Commissioners on the Canyons Development Agreement and discussed clarifications and changes

to the language concerning life safety issues for Red Pine Village. Mike Owens, Fire Marshal, Park City Fire Department, supported the presentation. (4:33 p.m.)

Commissioner Makena Hawley asked if the other commissioners had any questions. (4:39 p.m.)

Commissioner Matthew Nagie inquired about fire safety information. Fire Marshal Mike Owens responded. (4:39 p.m.)

Commissioner Tim Jeffrey, we are talking about a winding road with hairpin turns. Do you feel comfortable getting people out of there? Fire Marshal Owens responded. (4:43 p.m.)

Commissioner Heather Peteroy asked, Can you tell us about how mountain towns have changed in the last 10 or 20 years? Additionally, could you discuss the evacuation thresholds or density limits? Fire Marshal Owens and Spencer White of TCFC responded. (4:43 p.m.)

Commissioner Eric Sagerman requested clarification regarding the emergency exit plan. He noted an inconsistency in stating that the gondola would serve as the primary emergency exit. He asked how many residents and vehicles would be present at full capacity in order to develop a comprehensive exit plan. Spencer White, a representative from TCFC, along with Fire Marshal Owens, responded. (4:48 p.m.)

Commissioner Heather Peteroy stated, thinking through evacuations and forest fires, obviously, this is going to drain down to Highway 224. Is Highway 224 going to become an issue? Fire Marshal Owens and Spencer White, a representative of TCFC, responded. (4:56 p.m.)

Commissioner Makena Hawley asked about the use of shuttle buses for safety and emergency situations. Fire Marshal Owens and Spencer White from the TCFC responded. (5:04 p.m.)

Commissioner Matthew Nagie asked about automobile access to the development. What criteria are there for Commissioners to look at? Planner Robinson, Community Development Director Peter Barnes, and Spencer White, a representative of TCFC, responded. (5:12 p.m.)

Commissioner Heather Peteroy wants more detailed information on capacity, density, and the number of cars that could be on the mountain, as well as how these factors influence evacuation. Spencer White, a representative from TCFC, responded. (5:12 p.m.)

Commissioner Eric Sagerman, would you contemplate a different policy for winter and summer? Commissioner Nagie and Spencer White, a representative from TCFC, responded. (5:15 p.m.)

Regular Session (6:02 p.m.)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:01 p.m.)

Commission Vice Chair Hawley opened the meeting for public comment at 6:02 p.m. No public comments were heard.

Commission Vice Chair Hawley closed the meeting for public comment at 6:02 p.m.

- 2) ***Public hearing and action regarding the proposed two-lot Silver Creek Commerce Center Lot 4A Preliminary Subdivision; 6341 Silver Creek Drive; Parcel SCO-A-4A-AM. Administrative Review. Applicant: John Angell, Summit***

**County. Owner: Market Place at Silver Creek IV, LLC. Project #25-136.
Tiffanie N. Robinson, Senior Planner.** (6:03 p.m.)

Attachment: Cover Page

Attachment: SCO-A-4A Preliminary Subdivision Staff Report SBPC 9.9.2025 #25-136

Senior Planner Tiffanie Robinson presented an action regarding the proposed two-lot Silver Creek Commerce Center Lot 4A Preliminary Subdivision. (6:03 p.m.)

Commissioner Tim Jeffrey clarified that we are exploring the acquisition of 4c for a future roundabout and inquired about the access points for it. Planner Robinson and Public Works Director John Angell responded. (6:08 p.m.)

Commissioner Nagie clarified that the community commercial density components, when essentially subdivided, would not anticipate any additional density; it provides flexibility without triggering further density. Planner Robinson responded. (6:10 p.m.)

Heather Peteroy, Thank you for the very clear report, and I asked one clarifying question for Mountain Regional Water: What is the process with the possibility of conflicts with existing water lines? How would the water redesign work? Planner Robinson and Public Works Director Angell responded. (6:23 p.m.)

Commission Vice Chair Hawley opened the meeting for a public hearing at 6:24 p.m. No public comments were heard.

Commission Vice Chair Hawley closed the meeting for a public hearing at 6:24 p.m.

Matthew Nagie made a motion to approve the two-lot Silver Creek Commerce Center Lot 4A Preliminary Subdivision, subject to the findings of facts, conclusions of law, and conditions of approval found in the staff report. (6:25 p.m.). Heather Peteroy seconded, and all voted in favor, (5-0). Absent: Tyann Mooney, Spencer Young.

- 3) *****Applicant requested continuation to the September 23rd 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

Commission Items (6:32 p.m.)

Commissioner Peteroy, when we request that applicants provide traffic data, what exactly are we asking for? Is there a specific criteria we should consider, such as evening peak traffic? Is there a standardized format for the report? How can we best interpret this data? The Community Development Director, Peter Barnes, responded. (6:32 p.m.)

Director Items (6:38 p.m.)

The Community Development Director presented the upcoming agendas. (6:39 p.m.)

Adjournment (6:44 p.m.)

Matthew Nagie made a motion to adjourn. Heather Peteroy seconded, and all voted in favor, (5-0). Absent: Tyann Mooney, Spencer Young.

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.