



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, OCTOBER 28, 2025

Meeting also conducted via Zoom.

****AMENDED****

Work Session (4:30 P.M.)

- 1) ***Site Visit and Discussion 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; Applicant: Elliott Workgroup representing SRE Ontario LLC; Legislative Process. Project #24-087.*** Amir Caus, AICP, Senior Planner. (4:30 P.M.)

Attachment: Cover Page

The applicant, some commission members, and planning staff met at 4:30 p.m. at the entrance to the Junction Commons (lower parking lot area) for a site visit. (4:30 P.M.)

Commission members, planning staff, and the applicants reconvened at the Richins Building for discussion regarding the Master Planned Development for the Junction Commons. (5:44 P.M.)

Welcome/Attendance

Tyann Mooney
Makena Hawley
Matthew Nagie
Spencer Young

Peter Barnes
Lynda Viti
Amir Caus
Amanda Curtis

Tim Jeffrey
Heather Peteroy
Eric Sagerman

Carl Miller
Amy Price
Brian Craven
Craig Elliott
Justin Keys
Adam Greenbaum
Richard Clarke
Rob Budetti
Steve Borup

Regular Session (6:04 P.M.)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:04 P.M.)

Commissioner Hawley opened the meeting for public comment at 6:05 p.m.

No one came forward to speak.

Commissioner Hawley closed the meeting for public comment at 6:05 p.m.

- 2) ***Public hearing and action regarding a Conditional Use Permit for a 2,400 sq. ft. Major Accessory Building located on Lot 278 of the Silver Creek Estates Unit E Subdivision; 7765 N Silver Creek Rd, Park City, Utah; Parcel SL-E-278. Applicant: John Rohbock, US Custom Builders, INC. Owner: Joel Bakken. Administrative Review. Project # 25-173.*** Amanda Curtis, County Planner (6:05 P.M.)

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Attachment: 25-173 Staff Report.pdf

Attachment: Staff Presentation - Silver Creek Estates CUP

Amanda Curtis, *Planner*, presented a Conditional Use Permit for a Major Accessory Building in Silver Creek Estates for public hearing and approval. (6:06 P.M.)

Commissioner Sagerman asked a brief clarifying question about a driveway to the accessory building.

Commissioner Hawley opened the meeting for public hearing at 6:13 p.m.

No one came forward to speak.

Commissioner Hawley closed the meeting for public hearing at 6:13 p.m.

Spencer Young made a motion to approve the applicants request for a conditional use permit for a major accessory building according to the findings of fact, conclusions of law, and conditions of approval outlined in the staff report. Matthew Nagie seconded, and all voted in favor, (7-0).

- 3) ***Discussion Item: Introduction and initial review of the proposed Architectural Design Standards submitted pursuant to the Administrative Development Agreement between Park City Junction LLC and Summit County. Steve Borup of DPRE for Park City Junction LLC.*** Peter Barnes, Community Development Director. (6:15 P.M.)

Attachment: Cover Page

Attachment: Presentation - Park City Junction

Peter Barnes, *Community Development Director*, introduced the proposed Park City Junction Architectural Design Standards for initial review and discussion. (6:15 P.M.)

Steve Borup, *DPRE Director of Commercial Development*, introduced himself and gave a brief introduction of the AO Architecture Design team. (6:24 P.M.)

Rob Budgetti, Managing Partner, and Richard Clarke, Design Partner with AO, presented the project planning elements and design narrative for discussion. (6:26 P.M.)

Commissioner Hawley asked questions about UDOT's interaction with the bridge and the reasons behind the mountain modern design choice. (6:48 P.M.)

Commissioner Nagie asked for clarification on pedestrian connectivity and circulation, signage, and EV charging. (6:54 P.M.)

Commissioner Peteroy requested clarification on the local flavor of design elements, locations for snowmelt heating systems, snow removal management and processes, and amphitheater scale. (7:12 P.M.)

Commissioner Young asked the applicants about pedestrian access and bicycle pathways, ways to bring the public in without the need for cars, and a follow-up on EV chargers. (7:29 P.M.)

Commissioner Jeffrey commented on the Mountain Modern design choice, the ability to change the name of Tech Center Drive, and pedestrian rights of way. (7:38 P.M.)

Commissioner Sagerman asked for clarification regarding an image included in the presentation, the possibility of integrating commercial and residential communities, and inquired about how to design something that would look good in 100 years. (7:44 P.M.)

Commission Chair Mooney commented on mountain modern and the idea of creating something that is warm and charming, the tech drive character, transit center concerns, and commercial retail color coding. (7:54 P.M.)

Commissioners asked final questions. The applicants thanked the commissioners for their time and comments. (8:02 P.M.)

- 4) **Approval of Minutes: August 26, 2025, and September 9, 2025.** (8:15 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 08.26.25.pdf

Attachment: Draft SBPC Minutes 09.09.25.pdf

Tim Jeffrey made a motion to approve the minutes dated August 26, 2025. Tyann Mooney seconded, and all voted in favor, (7-0).

Tim Jeffrey made a motion to approve the minutes dated September 9, 2025. Eric Sagerman seconded, and all voted in favor, (6-0). Abstain: Tyann Mooney.

Commission Items (8:16 P.M.)

Commissioner Peteroy asked for clarification regarding transit center discussions and the commission's role in the process. Carl Miller, Transportation Director, and Community Development Director, Peter Barnes, responded to her concerns.

Director Items (8:24 P.M.)

Director Barnes discussed the November 25th agenda and agenda items for upcoming meetings.

Adjournment (8:25 P.M.)

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

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.