



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, DECEMBER 9, 2025

Meeting also conducted via Zoom.

Welcome/Attendance

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

Peter Barnes
Lynda Viti
Ray Milliner
Tiffanie N. Robinson
Mustapha Osman
Amy Price
Brian Craven
Stevie Meier
Jason Rickard
Spencer White

Regular Session (6:02 P.M.)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:02 P.M.)

Commissioner Hawley opened the meeting for public input at 6:03 p.m.
No one came forward to speak.
Commission Hawley closed the meeting for public input at 6:03 p.m.

- 2) ***Public hearing and action regarding a Plat Amendment in the Timberline 1 subdivision; 7988 Cedar Way Park City; Parcel TL-1-54 & TL-1-55; Applicant: Toni Hampshire; Owner(s): Toni Hampshire; Administrative Review. Project #25-168 Mustapha Osman, County Planner.*** (6:04 P.M.)

Attachment: Cover Page

Attachment: Staff Report 25-168.pdf

Attachment: Timberline Presentation

Mustapha Osman, *Planner*, presented a plat amendment in the Timberland 1 Subdivision at 7988 Cedar Way. (6:05 P.M.)

Commissioner Hawley opened the meeting for public hearing at 6:06 p.m.

Stevie Meier was called to speak at 6:07 p.m.

Commissioner Hawley closed the meeting for public hearing at 6:09 p.m.

Commissioners Young, Peteroy, and Sagerman asked clarifying questions about the fees associated with the Timberline Special Service District. Attorney Lynda Viti responded to their concerns. (6:10 P.M.)

Commissioner Peteroy asked a follow-up question regarding subdividing the lot at a future date. Peter Barnes, *Community Development Director*, responded to the question. (6:10 P.M.)

Commission Chair Mooney asked for historical information regarding the application. Toni Hampshire, *Applicant*, and Director Barnes responded to her question. (6:13 P.M.)

Spencer Young made a motion to approve the applicant's request to combine Timberline parcels 1-54 and 1-55 according to the findings of fact, conclusions of law, and conditions of approval found in the staff report (6:23 P.M.). Tim Jeffrey seconded, and the motion carried, (4-2).

Makena Hawley voted AYE

Spencer Young voted AYE

Tim Jeffrey voted AYE

Heather Peteroy voted AYE

Tyann Mooney voted NAY

Eric Sagerman voted NAY

Absent: Matthew Nagie

- 3) ***Discussion and Recommendation for the Resort Core Development Area Master Plat RC24 Final Subdivision Plat on parcels PP-2-C-1, PP-2-D-2, PP-2-D-1, PP-2-D, PP-2-D-3, PP-2-B, PP-2-E, PP-2-E-2, PP-2-E-A, and PP-2-B-2-B-X, located on High Mountain Road at Canyons Resort. Administrative Review. Applicant: Robbie Thompson, authorized representative. Project #25-094. Tiffanie N. Robinson, Senior Planner. (6:25 P.M.)***

Attachment: Cover Page

Attachment: RC24 Final Subd SBPC Disc 12.09.2025 Staff Report - #25-094

Attachment: Resort Core Presentation

Tiffany Robinson, *Senior Planner*, presented the Resort Core Development Area Master Plat RC24 Final Subdivision Plat. (6:25 P.M.)

Jason Rickard, *Applicant*, briefly addressed the commission and thanked staff for their work. (6:31 P.M.)

Commissioner Sagerman asked for clarification regarding the expansion of High Mountain Road. Planner Robinson and Mr. Rickard responded. (6:31 P.M.)

Commissioner Peteroy asked for clarity on low-impact permits within the area to which Planner Robinson replied. (6:32 P.M.)

Spencer Young made a motion to forward the proposed Resort Core Development Area RC24 Final Subdivision Plat according to the findings of fact, conclusions of law, and conditions of approval in the staff report (6:34 P.M.). Tyann Mooney seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

Commissioner Young amended his motion at 6:48 p.m.

Spencer Young made a motion to forward a positive recommendation to the County Manager for the proposed Resort Core Development Area RC24 Final Subdivision Plat according to the findings of fact, conclusions of law, and conditions of approval in the staff report (6:48 P.M.). Tyann Mooney seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

- 4) ***Discussion and Recommendation for the West Willow Draw Development Area Master Plat Amended and RC7, WWD3 and WWD5 Subdivision Plat Amendment and Final Subdivision Plat on parcels WWDDAM-WWD-1, WWDDAM-WWD-2, WWDDAM-WWD-7, WWDDAM-WWD-8, PP-73-A, PP-73-C, PP-75-A-5, PP-75-H-1, P-75-H-1-A, PP-74-G, PP-75-A-2, PP-74-G-1, PP-74-D, PP-75-H-X, PP-75-A-3-X, PP-75-A-9-X, PP-75-H-5, PP-75-H-6, PP-75-J, located on West Willow Draw Road at Canyons Resort. Administrative Review. Applicant: Spencer White, authorized representative. Project #25-105 and 25-106. Tiffanie N. Robinson, Senior Planner. (6:35 P.M.)***

Attachment: Cover Page

Attachment: West Willow Draw Amended and Final Plat SBPC 12.9.2025 Staff Report - #25-105.pdf

Attachment: Willow West Presentation

Tiffany Robinson, *Senior Planner*, presented a Master Plat Amendment, Subdivision Plat Amendment, and Final Subdivision Plat within the West Willow Draw Development Area. (6:35 P.M.)

Commissioners asked brief clarifying questions to which Planner Robinson and Spencer White, *Applicant*, responded. (6:41 P.M.)

Spencer Young made a motion to forward the proposed West Willow Draw Development Area Master Plat Amended and the RC7, WWD-3, and WWD-5 Final Subdivision Plat with a positive recommendation to the County Manager according to the findings of fact, conclusions of law, and conditions of approval found in the staff report (6:47 P.M.). Heather Peteroy seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

- 5) ***Approval of Minutes: October 14, 2025, and October 28, 2025.*** (6:48 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 10.14.25.pdf

Attachment: Draft SBPC Minutes 10.28.25.pdf

Commissioner Sagerman asked a question about the October 14, 2025, minutes. (6:49 P.M.)

Eric Sagerman made a motion to continue the vote on the October 14, 2025, minutes to the next meeting (6:56 P.M.). Tyann Mooney seconded, and all voted in favor, (5-0). Absent: Matthew Nagie. Abstain: Tim Jeffrey.

Tim Jeffrey made a motion to approve the minutes dated October 28, 2025 (6:58 P.M.). Eric Sagerman seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

Commission Items (6:59 P.M.)

Commissioner Sagerman asked for clarification regarding the timing of a proposed retreat. Director Barnes responded. (6:59 P.M.)

Director Items (7:01 P.M.)

Director Barnes thanked the Commissioners for their work over the past year and wished them a Merry Christmas and a Happy New Year. (7:01 P.M.)

Adjournment of the Regular Session (7:01 P.M.)

Eric Sagerman made a motion to adjourn. Tim Jeffrey seconded, and all voted in favor, (6-0). Absent: Matthew Nagie.

Work Session (7:01 P.M.)

- 1) ***Work Session item regarding potential amendments to Section 10-8-17, Accessory Buildings, Chapter 10-2-10 Use Table; and Chapter 10-11, Definitions of the Snyderville Basin Development Code. Legislative Process. Ray Milliner, County Planner.*** (7:02 P.M.)

Attachment: Cover Page

Attachment: December 9, 2025 Staff Report.pdf

Attachment: Work Session Presentation

Ray Milliner, *Principal Planner*, presented for work-session discussion potential amendments to the County Code for accessory buildings. Big picture issues discussed were Issue No. 1) Number of Buildings Allowed, Issue No. 2) Definition of Major Requirement, Issue No. 3) No definition of footprint, Issue No. 4) Detached vs Attached Minimum Separation. (7:02 P.M.)

Director Barnes provided additional information for the discussion. Commissioners asked questions and commented on the potential amendments. Discussion followed. (7:16 P.M.)

Planner Milliner asked the commission members if they had any additional items they would like to discuss at a future work session. (7:55 P.M.)

Work session concluded at 8:02 p.m.

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.