



MINUTES

SUMMIT COUNTY

Snyderville Basin Planning Commission Meeting

SHELDON RICHINS BUILDING

1885 WEST UTE BOULEVARD, PARK CITY, UT, 84098

TUESDAY, JANUARY 13, 2026

Meeting also conducted via Zoom.

<i>DRAFT</i>

Welcome/Attendance

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

Lynda Viti
Jennifer Strader
Ray Milliner
Laura Kuhrmeyer
Tiffanie N. Robinson
Amy Price
Brian Craven
Colin Hilton
Chris Conabee
Thomas Wadsworth
Jamie Kimball

Regular Session (6:01 P.M.)

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

Commission Chair Mooney opened the meeting for public comment at 6:01 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public comment at 6:01 p.m.

- 2) ***Public Hearing and Recommendation for Amendments to the Snyderville Basin Development Code, Sections 10-3-5, 10-3-9, 10-3-15(A)(1) and (D)(2), 10-3-18(G)(1)(d)(1), 10-4-16(F)(2), 10-10-9-17(B)(4) 4-20(C)(4), 10-7-2(C)(3)-(4), 10-8-5(B)(1) and (2)(g), 10-8-13(C), 10-9-1, 10-9-2, 10-9-9(A), (B), and (C), 10-9-17(B)(4), 10-9-20(B), 10-9-21(A), 10-9-22(D)-(G), and Chapter 11. The proposed amendments align state code references, fix internal inconsistencies (numbering), capitalize defined terms, add definitions of words to match the Eastern Summit County Development Code, and make other non-substantive amendments.*** Jennifer Strader, Principal Planner (6:01 P.M.)

Attachment: Cover Page

Attachment: Staff Report SBPC 1.13.26 PH Code Amendments

Jennifer Strader, *Principal Planner*, presented amendments to the Snyderville Basin Development Code. (6:02 P.M.)

Commissioners asked brief clarifying questions to which Planner Strader and Attorney Lynda Viti responded. (6:04 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:10 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public hearing at 6:10 p.m.

Makena Hawley made a motion to forward a positive recommendation to amend certain sections of the Snyderville Basin Development Code to the County Council based on the findings of fact and conclusions of law found in the staff report. Matthew Nagie seconded, and all voted in favor, (7-0).

- 3) ***Public hearing and action regarding the proposed Plat Amendment for Silver Creek Commerce Center Lot 7A Amended Subdivision; 6342 Silver Creek Drive; Parcel SCO-C-AM-7A. Administrative Review. Applicant: Brandon Brady, Summit County. Owner: Silver Creek Commerce Park LLC, Don Craig. Project #25-200.*** Tiffanie N. Robinson, Senior Planner. (6:11 P.M.)

Attachment: Cover Page

Attachment: SCO-C-AM-7A Plat Amend SBPC Staff Report #25-200

Tiffanie Robinson, *Senior Planner*, presented a plat amendment for Parcel SCO-C-AM-7A in the Siler Creek Commerce Center (6:12 P.M.)

Commission Chair Mooney opened the meeting for public hearing at 6:14 p.m.

No one came forward to speak.

Commission Chair Mooney closed the meeting for public hearing 6:14 p.m.

Spencer Young made a motion to approve the applicant's request for a plat amendment according to the finds of fact, conclusions of law, and conditions of approval found in the staff report. Tim Jeffrey seconded, and all voted in favor, (7-0).

- 4) ***Continued Discussion and 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). Legislative Process. Project #25-111. Laura Kuhrmeyer, County Planner. (6:15 P.M.)***

Attachment: Cover Page

Attachment: Project #25-111 UOP 4th DA Amendment Staff Report SBPC 1.13.26

Attachment: Exhibit 1: Proposed Master Conceptual Site Plan

Attachment: Exhibit 2: Draft of Redlined Proposed DA 4th Amended

Attachment: Exhibit 2a: Proposed Land Use and Zoning Chart

Attachment: Exhibit 3: Revised Trip Generation Memo

Attachment: Exhibit 4: Proposed Site Plan with Wildlife Area and Previous Parcel Overlay

Attachment: Exhibit 5: DWR Letter

Attachment: Exhibit 5a: DWR Wildlife Habitat Analysis Tool Report

Attachment: Exhibit 6: Trails

Attachment: Exhibit 7: Utah Olympic Legacy Foundation A Living Legacy - Kem C. Gardner Policy Institute - U of U

Attachment: Exhibit 8: Kem C Gardner Policy Institute U of U Technical Memo

Attachment: UOP Staff Presentation

Attachment: UOP Presentation

Attachment: UOP View #1

Attachment: UOP View #2

Laura Kuhrmeyer, *Planner*, briefly reintroduced the application to amend the Development Agreement for the Utah Olympic Park Specially Planned Area. She reminded the Commissioners that the public hearing had been closed at the prior meeting, so no public comment would be taken. Her presentation summarized the primary items that were talked

about at the last meeting; a new master conceptual development plan, rearranging parcel locations and numbering, modifying the maximum building height, gross buildable area and principal uses, moving three uses from CUP to LIP, modifying the affordable housing calculation method, and requesting County Council to designate UOP as a Major Sporting Event Venue. (6:15 P.M.)

Applicants Colin Hilton, *CEO, Utah Olympic Legacy Foundation*, Chris Conebee, *Principal, Utah Development and Construction*, Jamie Kimball, *General Manager, Utah Olympic Park*, and Thomas Wadsworth, *Utah Development and Construction*, addressed the commission and presented refined information in response to questions and concerns raised during prior meetings including an update on the Freestyle Pool operations and Utah Olympic Park public benefits. (6:19 P.M.)

Chris Conebee, *Principal, Utah Development and Construction*, provided clarification on the development parcel overlay map. (6:21 P.M.)

Thomas Wadsworth, *Utah Development and Construction*, reviewed the land use and zoning tables for commercial use, affordable and attainable housing, and operational purposes. (6:29 P.M.)

Jamie Kimball, *General Manager, Utah Olympic Park*, provided an update on the freestyle pool operations. (6:31 P.M.)

Mr. Hilton provided a summary of the public benefits provided by the Utah Olympic Park. (6:34 P.M.)

Commission Chair Mooney thanked the applicants for their additional information and efforts. (6:48 P.M.)

The applicants presented images to further illustrate their proposed concept. (6:49 P.M.)

Commissioners thanked the applicants for the detailed information provided in the staff report and asked for clarification on topics such as the Bear Cub Drive extension and traffic, the benefits of public input and feedback, changes from a conditional use permit to a low-impact permit, and the frequency of changes to the agreement. Affordable/attainable housing agreements were discussed along with major sporting event venue processes, the need for commercial space, and limiting access beyond the gate. Commissioners had concerns about what triggers a public hearing, definition clarifications, the number of people in the park on a regular day, and post-construction lighting. The applicants, Attorney Lynda Viti and Planner Laura Kuhrmeyer, responded to the concerns raised during the lengthy discussion. (6:59 P.M.)

Additional discussion was held on the shift from a conditional use permit to a low-impact permit, the massing of the hotel, lifts, and ski runs and continued communication. (7:48 P.M.)

Spencer Young made a motion to forward to the Summit County Council with a positive recommendation the applicant's request to make several amendments, each outlined in the staff report, to the Utah Olympic Park Specially Planned Area Develop Agreement, according to the findings of fact, conclusions of law, and conditions of approval found in the staff report. Makena Hawley seconded, and all voted in favor, (7-0).

5) Approval of Minutes: October 14, 2025, and December 9, 2025. (8:12 P.M.)

Attachment: Cover Page

Attachment: Draft SBPC Minutes 10.14.25

Attachment: Draft SBPC Minutes 12.09.25

Makena Hawley made a motion to approve the minutes dated October 14, 2025. Heather Peteroy seconded, and all voted in favor, (6-0). Abstain: Tim Jeffrey.

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

Commission Items (8:13 P.M.)

Commissioners asked for an update on potential retreat dates. Principal Planner Ray Milliner responded to the question. (8:13 P.M.)

Director Items (8:15 P.M.)

Principal Planner Milliner noted that three commission terms were expiring and encouraged those members to apply for reappointment. Planner Milliner added that the Chair and Vice-Chair positions will need to be elected. He concluded director items by providing an overview of agenda items for the next commission meeting. (8:15 P.M.)

Adjournment (8:23 P.M.)

Matthew Nagie made a motion to adjourn. Eric Sagerman 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.